



Red Storm (18-REZ-27) Town of Cary Neighborhood Meeting:

Date: 12/11/2018
Start Time: 6:30 pm (EST)
Location: Cary Town hall (Council Chambers)

RE: 18-REZ-27 Weston PDD (O&I 1C) Amendment (3001 Weston Pkwy)

The following are meeting minutes for plan review meeting for the Red Storm building site improvements.

Meeting Minutes:

Meeting called to order 6:32pm

Introduction:

Lead Planner Dylan Paul introduced the project to the attendees and gave an overview of the Town of Cary rezoning process associated with this PDD Amendment. Explained that this is a neighborhood meeting to introduce the project requests to the neighbors and that a public hearing will be held by Town Council at a later date. He then turned the meeting over to the applicant for a presentation of the project.

Project Presentation:

Jamie Loyack, RLA of HagerSmith Design, PA introduced the applicant and the development team. In attendance were Steve Reid and Brian Parker of RedStorm Entertainment, Hank Harris of CBRE and Brian Kisko of HagerSmith Design, PA.

Mr. Loyack gave a brief overview of client and the purpose of the applicants request for a PDD Amendment for this parcel. RedStorm Entertainment is a video game developer and has been located in the Cary area for over 20 years. They have been located in the Centregreen Office complex in Weston for the last 10 years.

RedStorm has been in the market to purchase a building in Weston since a majority of their employees currently live in Cary. They recently purchased the 3001 Weston property and are going to renovate the existing 52,000 sf building. Based on the way they operate they will require more parking on the site. After looking at several options, expanding the surface parking presented itself as the best solution.

The request for the PDD Amendment is for (1) partial reduction to the 50' streetyard along Weston Parkway; (2) reduce the Western Boundary sideyard buffer and; (3) add an additional 57 parking spaces to the site.

Mr. Loyack proceeded to present the plans and impacts to the site. A panoramic photograph of the existing streetscape was shown both in the Summer and Winter. The streetscape is very dense and due to an existing waterline easement internal to the site, the project will have limited impacts to the existing streetscape. The applicant is also offering a Type B buffer to supplement the existing streetscape and sideyard buffer. This request is only a partial reduction to the existing 50' streetyard. It will meet the current Town of Cary LDO streetyard standards on a thoroughfare. The additional parking will meet all of the Town of Cary's current design standards and will bring the parking in compliance with current ADA standards. The applicant is also providing a 10' multi-use trail along the frontage of Weston Parkway.

Audience Questions

1. What is a Type B buffer?
A type B buffer is a semi-opaque landscape buffer consisting of a mix of deciduous and evergreen plant material. Planner, Doug Loveland responded with numerical requirements and is based on a number of shrubs and trees per 100 linear feet.
2. What about parking lot lighting?
Any lighting required for the new parking lot will meet the minimum Town of Cary standards for safety. Doug Loveland of the TOC explained that there are maximum levels that parking lot lighting must meet at the property lines.
3. Are trees coming down on either property line?
Some trees may be removed along the property line, but for the most part they will remain. The root zones of the trees may be impacted by construction.
4. How many parking spaces are currently on-site?
There are currently 203 spaces on-site. We are asking for an additional 57 spaces for a maximum of 260 spaces. Any parking spaces over 30% of the maximum requires Council approval. Any parking spaces over 228 spaces exceeds the 30% maximum allowed. The added parking does not trigger a transportation analysis.
5. Are trees coming down in the interior?
There is an existing island that has some trees and those trees will be removed. The reconfiguration of the parking areas will still have to meet the Town of Cary standards for providing shade trees in a parking area.
6. What about people coming to the site and schedule and traffic flow? What is the volume of traffic and what hours?
RedStorm has a flexible work schedule for its employees for work/life balance and to be competitive to attract employees. Some employees come in early and leave early afternoon. Others will come in late morning and leave late afternoon. There is on occasion important project deadlines and some project teams will work longer hours for important project milestones.
7. How long will it take for construction?
Demolition of the interior of the building has already been completed. Construction for the interior of the building will take 5-6 months and will begin in late December 2018. The site improvements will take approximately 4-5 months and will begin in spring/summer of 2019. The applicant has provided his cell phone number at each entry door if anyone needs to contact him.
8. Will south buffer be looked at for any improvements?
May be opportunity for supplemental plantings along south buffer to neighborhood where there are barespots.
9. Access points will neighbor path out be affected?
Both points of egress into the site will remain as they currently are. One is a full movement egress and one is right in/right out.
10. Concern for traffic along Weston Parkway with new additional traffic volume?
Applicant is requesting an additional 57 parking spaces. Their current offices are located off of Weston Parkway and the move to this site will just transfer the traffic.
11. What is current traffic like leaving current red storm building?
RedStorm has flex schedule and not all employees come in at the same time. Employees leaving work for the day is very staggered.

12. Neighbor is concerned with light pollution and noise pollution
Any lighting required for the new parking lot will meet the minimum Town of Cary standards for safety. The applicant's business activities occur entirely inside the building. Other than people getting to and from work there should be no noise.
13. Why west buffer but not east buffer?
Based on the current configuration of the parking lot on the East side, the project would require significantly more impervious surface and the topography was a considerable challenge. Parking on the West side requires less disturbance, less impervious and opportunity to save more vegetation. Parking distribution for employees is also considerably better.
14. View along Weston is a big deal?
The partial reduction that the applicant is requesting is limited to the area directly along the building frontage where an existing 20' utility easement resides. This easement is in the 50' streetyard and consists of a lawn area. By providing a small retaining wall the majority of the streetscape will remain intact.

Meeting adjourned 7:29