

Meeting: Somerset Development Meeting	
Date:	2/19/2020
Time:	7:00 PM EST
Location:	Wellington Park Clubhouse

Board Attendees	Attended (Y/N)
Bailey Barretto	Y
Nora Roehm	Y
Vince Penrose	Y
Fred Kolzaf	Y

Agenda

- Cambridge Properties Somerset Development Meeting

Notes

- 40 residents in attendance from Wellington Park and Townhouses
- Nora Roehm, WPHOA President kicked off meeting at 7:01 PM
- Representative Jack Smith introduced his three staff members (traffic, stormwater, and development)
- Glenda Topp
 - Hired by Cambridge Properties to facilitate rezoning
 - Current zoning is residential I-40

- Initial rezoning meeting was held for residents within 800 feet of rezoning
- Next step is to have a public meeting with town council
 - Notification will be sent out to notify adjacent property owners
- Nate from Cambridge Properties
 - From Charlotte, NC
 - Initial plan had a lot of concerns from residents, he is back with a new plan so it's in alignment with redevelopment plans from Town of Cary
 - Proposing retail, office, and hospitality
 - No longer residential in plan
 - 75,000 thousand ft retail space in red area
 - 360,000 ft of office-class A office space-daytime employment
 - Future hotel- up to 175 rooms
 - Concerns they've addressed: buffer, open space, noise
 - Tried to create a buffer space
- Diana Howell, Civil Engineer
 - Talked about stormwater
 - There is a 100 year floodplain (FEMA designated) within property
 - Have 3 ponds proposed, designed to meet stormwater ordinance and to not stress floodplain
 - Nate says not a drop of water will touch Wellington neighborhood
 - Nora asked about the part in Marla Dorrell that floods
 - Diana said their portion will not dump more into that part that already floods
 - Diana said everything they put down will go into their ponds
 - Diana said 3 ponds will be built in first phase of development
- Nate
 - Traffic Analysis Report (TAR)
 - Plan to install new traffic light at proposed sight as well as right turn lanes to entrance points
 - Feel comfortable that traffic will not be a big impact-he is putting in robust improvements that will alleviate traffic
 - None of Thurston is changing
 - Ingress & Egress is all on Cary Parkway
 - Cary Parkway is sole way you can access the development
 - Fitness place, mini mart, coffee shop, maybe fitness trail are proposed
 - Would now have a pathway through neighborhood (condos)
 - Fitness would be anchor spot
 - Bailey would like pilates, Vince would like brewery
 - Think retail they are bringing will be really beneficial to us
 - Nora asked about different throughways
 - Town of Cary allows just one throughway for development
 - Open space will be vested and not developed going further
 - Security was asked about

- Class A tenants-there will be lights
 - This will be a high class hotel, not a motel 6
 - Planned stories for office building is 5
 - Planned stories for hotel would be 5ish
 - Zoning is for up to 175 rooms in hotel
 - Trees along Cary Parkway
 - Meeting 50 foot of buffer, exceeding Cary planting standards
 - Trees will screen development-called a core buffer
 - Studies that residents asked about
 - Spent 2 years working with a retail developer planning this and vetting out market. Talking to potential tenants, traffic patterns, etc...
 - They feel confident about success of retail
 - This is one of few remaining development opportunities left in town of Cary
 - Pleasants Family (Land owner) for Office 2 track
 - Pink will be phase 1, orange will be phase 2
 - Office 2 track has been landlocked
 - Basically need road through to hotel-Nate assured they will create the road
 - Proposed timeline
 - 8 months for initial site work, then full construction
 - First phase completed in a year and a half
 - Would plan to start sometime next year
 - Phases: 1 phase will be in red plus ponds, then work their way back
 - Sidewalk
 - Inputting sidewalk to property on Cary Parkway
 - 40 acres is what project encompasses
 - Leaving 20 acres of open space (unmanaged forest area)
 - Buffer along US 1
 - US 1 wall barrier
 - Will be a retaining wall above US 1-will see development from US 1
 - No sound barrier
- Piney Plains exit ramp instead of Walnut is paused due to budget concerns
 - Will probably start back up later this spring or later this summer
 - This is state DOT project, not Town of Cary
- Studies of Property Values
 - Class A Development historically increases property values across United States