

Hilton Garden Inn Carrboro

Notes from town meeting 7/22/15 (prepared by Barbara Leedy, Atma Hotel Group)

Meeting overview:

Presenters Laura Van Sant, Main Street Properties, and Manish Atma, Tarheel Lodging

- In attendance: representatives for architect, engineering, Marty Roupe from town planning
- Approximately 15 people came from the community, nine of whom signed in (see attached). Some in attendance include owner of Cameron's, Mgr of Carr Mill Mall, Amante's, St Paul's Church, Apartment complex behind deck, resident from Greenbridge, residents from Roberson Place, Maple Ave.
- Laura gave presentation showing plans. Manish discussed scope of hotel project

Comments and questions:

- Dan May with Edwin Andrews Properties, who manages the 60 apartments behind the parking deck – concerned about drainage issues. Said drainage was not an issue until recently as detention basin (on his property?) has silted in.
- Follow up – Jacquie Gist asked who was responsible for current drainage issues at apartment complex – town or property owner. Answer was property owner but town would work with them.
- Neighbor – asked what capacity was for runoff. Engineer explained how the storage tank system works to hold rain from heavy storm and release it slowly once storm is over.
- Neighbor – concerned about having enough parking and traffic getting in and out of hotel. (Laura reviewed parking plan for expanded deck, parking under hotel and flat lot next to hotel)
- Nathan Milian (Carr Mill) – asked when town lease on parking ends and what will be impact of new hotel demand on space. (Laura advised that there is a clause in contract with town that allows 300E Main to reduce number of spaces available to town and town payment would reduce accordingly)
- Neighbor – asked about size of lot (less than an acre)
- Neighbor – asked about timeline (Manish said goal is to break ground in 2016 and open by end of 2017)
- Amante's manager asked about construction staging areas and how local businesses would be impacted. Manish informed everyone that he and 300 E Main have purchased house behind parking deck and will use that as entrance for most construction traffic. Well received.
- Loralyn DiMoro (Redi-Mix Concrete) – provided info on new pervious concrete that they are using. Suggested it for parking areas.
- Couple from St. Paul's Church asked about traffic

- Neighbor – questions about bike path – will it be altered? Shut down at any time? (Laura said it will actually be safer and more attractive. Will be narrowed during hotel construction and may need brief shut-down for utility work)
- Bridget Pemberton-Smith (Cameron's) said they get a lot of business from the Hampton Inn and look forward to another hotel. She said construction inconveniences were a sign that new customers were on the way.
- Neighbor – what will happen to grave yard? (Assured it would not be touched)
- Neighbor – concern about construction noise (assured noise ordinance would be respected. Manish reminded group that Hampton guests are sleeping as well and he has 100% policy)

Meeting lasted less than an hour. Many lingered to look over renderings and ask questions on the side. No major issues came up.

Meeting sign-up sheet:

Future Hotel Information Meeting - July 22, 2015		
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