

**Notes from Rio/Hydraulic CAC meeting
Springhill Suites
6-20-16**

Mike Myers, applicant, presented a description of the project, showing existing and future development on the site. He superimposed images of the future buildings on the existing landscape to demonstrate visibility of the development and features. Elaine Echols explained the land use designation from the Comprehensive Plan (Places29 Master Plan). The applicant made the following points:

- The parking garage will not be visible from Rt. 29 and it will barely be visible through the vegetation from Hillsdale.
- One of the two entrances will be closed on site, but there will be an emergency entrance on the south side for fire/rescue.
- Vegetation in the back of the site is slated to remain so that the view from Hillsdale is very much buffered,

The following questions and comments were made.

Q: Will the Flaming Wok be staying or going?

A: The building will be removed, but, there is no future use planned as of yet.

Q: Does this mean that there will be 3 motels in a row on Rt. 29?

A: There will be 2 different facilities and the one under review is actually a single business with 2 different buildings, and 2 different roles.

Q: Will there be a road connection between Rt. 29 and Hillsdale?

A: No.

Q: Will you have 20' lighting poles?

A: Yes, but, we have to meet County standards. That will be done at the site plan stage.

Q: Where will you put signage?

A: Don't know exactly where we will put signage, yet. It has to be approved by ARB.

Q: What are the plans for drainage? Water already dumps into a creek that is at capacity. Water rises and comes within 6 inches of townhouses. Water in the creek rises 6 feet.

A: (from Brad Sheffield – whatever they do will probably improve the runoff situation)
There will be underground storage for stormwater. We have to meet the County requirements.

Q: Why couldn't you use the runoff for irrigation and watering of the landscape? The rooftop drains could divert water so that it can be used.

A: We can explore these ideas. The idea of a green roof can also be explored.

Q: What is the County thinking about the whole drainage system for the area? Will the runoff from this project be part of the Hillsdale Drive project? Frank Pohl knows all about the drainage problems, said a resident from Branchlands.

A: Staff will need to get back with you on this one and will do it via email.

Q: Why is the roadway for Fire and Rescue paved and have curb and gutter? Won't this just invite traffic towards a road that is intended for emergency use only? Having a walkway with a different surface that the fire trucks can use would make more sense.

A: We can look into that.

Comment from owner at the end of the meeting: We can provide stairway connections between the two Marriott properties.