

## COMMUNITY MEETING REPORT

**Petitioner: Lincoln Harris, LLC**

**Rezoning Petition No.: 2009-042**

**Property: Approximately 24.00 acres, West Mallard Creek Church Road**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing the Community meeting Notice in the U.S. mail on April 28, 2009. A copy of the written notice is attached hereto as Exhibit B.

### **DATES, TIMES AND LOCATIONS OF MEETINGS:**

The Community Meeting was held on Wednesday, May 13, 2009 at 6:45 p.m. at the Charlotte Public Library, 301 East W.T. Harris Boulevard, in Charlotte, North Carolina.

### **PERSONS IN ATTENDANCE AT MEETINGS:**

The Community Meeting was attended by the individuals set forth on the sign-in sheet attached as Exhibit C. City Council member Michael Barnes also attended a portion of the meeting. The Petitioner's representative at the Community Meeting was Trey Dempsey with Lincoln Harris and Mark Holoman with Bank of America. Also in attendance representing the Petitioner were Jim Williams of LS3P Associates, Ltd. and Jeff Brown, Keith MacVean and Bambi Lohr of King & Spalding.

### **SUMMARY OF ISSUES DISCUSSED:**

Jeff Brown opened the meeting and those attending were asked to sign in and introduce themselves. Jeff then introduced the development team and reviewed the rezoning application process schedule and status. Trey Dempsey presented an overview of the location, the surrounding development activity, building design, specifics about the site plan and elevations. Mark Holoman also gave an overview of Bank of America's vision for the property and their approach to the development of this site.

### **QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:**

1) When will the project start?

**Response:** Bank of America is hoping to start the first phase in the near future, but there are no detail drawings at this time. The exact timing is dependent on economic conditions and recovery. The first step is to complete the rezoning process so that construction can begin when the economic conditions have improved.

2) Have there been any issues regarding the height of the proposed buildings?

**Response:** The Planning Staff has inquired about the proposed height of some of the buildings. The Petitioner has provided the Planning Staff a rational for the proposed height which is higher along North Tryon and scales down somewhat from there along Mallard Creek Church road. Other comments regarding the proposed building height have been positive.

3) How far away will the Northeast light rail station be from the site?

**Response:** The site is located within a quarter mile of the proposed light rail station located on East Mallard Creek Church Road.

4) Is the owner planning to use the site and are they considering purchasing any additional acres surrounding the site?

**Response:** Bank of America's intention is to develop and use the site as a campus for their employees. There are no discussions to purchase additional land at this time.

5) How many employees does the Bank anticipate will use this facility?

**Response:** It is possible that over 2,000 employees could be employed here upon full build-out.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

There were no requests for changes to the rezoning plan at the community meeting.

LINCOLN HARRIS, LLC

cc: Michael D. Barnes, Charlotte City Council, District 4  
Mayor Pat McCrory, Members of Charlotte City Council  
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Mr. Trey Dempsey, Lincoln Harris, LLC  
Mr. Mark Holoman, Bank of America  
Ms. Betty Turner, Bank of America  
Mr. Jim Williams, LS3P Associates, Ltd.

**Lincoln Harris, LLC**  
**Rezoning Petition No. 2009-042**  
**Community Meeting Sign-in Sheet**  
**Charlotte Public Library - University City Regional Branch**  
**301 W.T. Harris Boulevard, Charlotte, NC**  
**May 13, 2009**  
**6:45 p.m.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Michael D. Barnes	Charlotte City Council		
2	MC Hogpen	U City Partners		
3	Cary Poole	Market Research		
4	Jo Ann Abbott	216 W. MARLARD GUYCH RD	980-226-7453	JABBOTT@EPRI.COM
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