



St. Paul Baptist Church Rezoning

Petition #2010-009

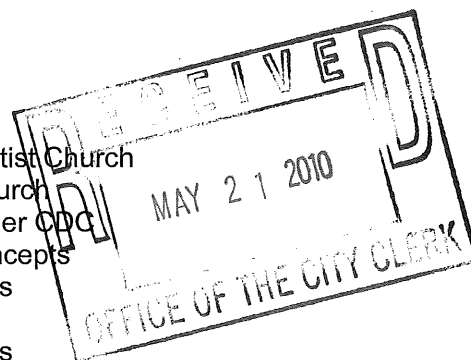
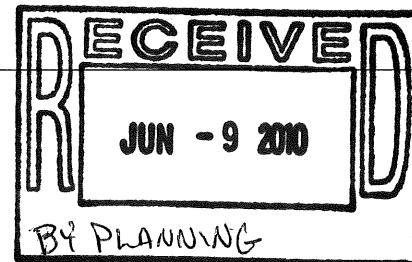
Petitioner Community Meeting #2

Meeting Date: Friday, May 7, 2010; 6:00 PM – 8:00 PM

Location: St. Paul Baptist Church (Youth Sanctuary)
1401 Allen Street; Charlotte, NC 28205

Attendees: Brian St. Clair, Local Resident
Roger Lovelett
Doug Bradley
Wanda McNeil, Local Resident
Kathleen Nixon, Local Resident
Elson Baldwin
Jerry Clark
Dr. Gregory K. Moss, St. Paul Baptist Church
Allen Thomas, St. Paul Baptist Church
Timothy Lewis, Zechariah Alexander CDC
Chris Ogunrinde, Neighboring Concepts
Eric Orozco, Neighboring Concepts

Prepared By: Eric Orozco, Neighboring Concepts



MINUTES OF THE PUBLIC MEETING

The purpose of the meeting was to receive comments from the public regarding the revised update to St. Paul Baptist Church (SPBC) Rezoning Petition (Petition #2010-009), including additional properties and different proposed zoning categories from those presented at the Petitioner's Community Meeting held on December 21, 2009. The petition proposes to rezone all the properties owned by SPBC in order to develop higher and better uses on them in addition to parking. The properties, which now include the block of the SPBC proper (bounded by 17th Street, Harrill Street, 18th Street and Allen Street) and a newly acquired single-family lot on Harrill Street (Parcel ID# 081-135-14), represent a total of approximately 9.1 acres. This new site proposed for rezoning represents an update to the previous site area of 6.9 acres total. For the updated petition, the SPBC Block is proposed to be rezoned from O-2(CD) to MUDD(CD). All of the other SPBC properties for rezoning consist of four block areas of contiguous lots (each of which presently includes one of the four existing parking lots of SPBC). These properties are proposed to be rezoned from R-5 and O-2(CD) to UR-C(CD), in order to develop up to 60 elderly multi-family units, up to 29 townhome units (with potential home-office/work spaces), a Child Development and Adult Care Center, a mixed use Community Building with non-residential office/meeting space and up to 25 multi-family

units. At the meeting, residents were given a forum to voice their thoughts, concerns, priorities and recommendations regarding SPBC's development proposal. The public input and comments that were recorded at the meeting are summarized herein following, and will provide the city staff and petitioner with a preliminary response of local homeowners and stakeholders toward the proposal.

1) Opening Remarks

Agenda and Introductions

Chris Ogunrinde opened the meeting and welcomed the attendees. Chris explained that the purpose of the meeting is to meet with the community to update the community concerning the SPBC development plan being petitioned for rezoning, and to gather the attendees' feedback or field any questions concerning the petition and development proposal.

Rezoning Petition Status Update

Chris then gave a brief update of the status of the rezoning process. He explained that the rezoning proposal effort began last year to determine how the SPBC properties could be redeveloped. The first proposal was presented to the community in late December of last year. Originally, the church had begun with a vision to include parking decks to achieve the Church's parking needs under the present zoning category, but the density to support such an investment would have provided an impact that was felt to be out of scale with the single-family residential context of the neighborhood. Charlotte-Mecklenburg Planning (CMP), thus, was not willing to support the petition. Therefore SPBC has been in discussion with CMP to come up with a proposal that would address CMP's concerns while still achieving the Church's vision for the development. The proposal here represents the latest iteration of that process to ensure that the overall development supports the neighborhood context better. Now that CMP is more comfortable with the proposal, we have come back to the community tonight for your input.

2) Plan Presentation

Chris provided an overview of 9.1 acre rezoning site. Chris explained the different uses of the updated plan block by block. On Block "A" (directly west of the Church across from 17th Street), an elderly housing multi-family building would be located. This building will provide up to 60 (age-restricted) units and will be architecturally treated to match the scale of the surrounding neighborhood. Since it will be reserved for the elderly, Chris explained that it would provide a peaceful, safe and serene environment. On Block "B" (Across Allen Street from Block "A", catty-corner from the Church), 20 affordable (for-sale) townhomes are proposed. They will face Allen Street and 17th Street. On Block "C" (Across Allen Street from the Church), which Chris referred to as the "Community Block", will be a daycare facility with an adjacent playground and a mixed use building with community and/or office uses on the ground level and multi-family housing above. Chris explained that this block would help create a "campus" of church related activities. Since the block will be located between the Church, the Ray of

Hope Center, and Hawthorne High School, it would thus build up a supportive environment for community and youth activities that could take advantage of cooperative opportunities between public and non-profit entities. On Block "D" (Across 18th Street from the Church), a small parcel fill in is proposed with neighborhood appropriate housing of 9 affordable (for-sale) townhomes.

3) Question and Answer / Discussion

During and following Chris's walk through of the proposed development, the following concerns or questions were raised by the attendees.

Q: Will you comment on the operation of the Daycare Center?

A (Mr. Thomas): The CDC of the Church (Zechariah Alexander Community Development Corporation) will oversee the operation of the center. We operated a daycare center in this facility for 26 years previously, but we closed it down last year as there were certain problems associated with the basement location downstairs. We felt that it would be better to close it down and to reintroduce the service with the development proposed here.

Q: What is the "CDC"?

A (Mr. Thomas): Our Community Development Corporation is the operating arm set up by the Church to oversee and/or partner with service providers to run the daycare center, manage the elderly housing and anything else that is "hands-on" (and not directly involved with the operation of the Church itself). We established it as a non-profit entity to provide a vehicle for fundraising. Many churches establish such corporations (with their own separate board) as churches historically cannot have funds passed on to their activities from governmental agencies.

Q: What kind of market is the housing intended for?

A: The housing for the townhomes will be classified as "work force housing". In other words, for average folks like policemen, teachers, and so on.

Q: Is the senior housing going to be run by the Church?

A: That depends on who is brought on as a partner for the operation. This will not be operated as a CCRC (Continuing Care Retirement Community), however.

Q: How is St. Paul coordinating with partners?

A: We will choose partners to operate for their experience and expertise.

Q: My daughter came to the daycare here. She is now 21 and we really need a daycare for my grandchild. Daycare-wise will this daycare facility serve this community? We've been here since the hard times.

A (Mr. Thomas): The child development center will be operated as before, and vouchers from the city will be provided as before. For this community, the child care agency of the City said that is what we would do. How old is the grandchild?

Response: Three.

A: Well...we need to build this fast, then!

Q: Will the townhomes on Block "D", be market rate?

A: Most-likely with some mixture of affordable. Percentage to be reserved.

Homeowner adjacent to Block "D": I don't want Townhomes there. "Do you have any suggestions?", was not asked of us. I feel like all these things going on around us, and the City and everyone else treats us badly. We are educated people, and we don't want all this going on around us without our input. How can this change help us, because right now the church has not done anything for this neighborhood; when they haven't done anything for the last 20 years. I have a problem with townhouses next to me. A parking area would be best for me with a privacy fence.

A (Mr. Thomas): We have talked to different community organizations. Our intention is to include home ownership as part of the mix. We want to create in a mixed-income community. The reason we have had these community meetings is to make sure we hear your concerns. We have to capture your concern right now and we will respond. We remember how this neighborhood has been; we've been here from '69 and have been active to serve the community. That is why we created the recreation center. We are trying to make a community, not fill it with parking lots. We will bring more eyes on the street, folks that can watch over the neighborhood. We want to create more for the Belmont community.

Homeowner: Let the people who are buying live together. I want to know from my perspective, what is all this new development going to do for our community. I want to see more for our community. Something besides daycare.

A: Don't see this as a rental unit development. The CDC exists to provide outreach for the community. The whole focus of this plan was to use the land not just for Church but to do something for the community. To create places for seniors to live, for example.

Homeowner: I just want to know more of the criteria, the vision.

A: This ministry is an ongoing outreach of various components. The NACA (Neighborhood Assistance Corporation of America) seminar has met here for at least 5 years. We have a program on 3rd floor for substance abusers. We have had these for years. Ray of Hope offers supervised activities, and our partnership with Park & Recreation is ongoing. It is not a matter of the Church profiting; this is going to cost a lot of money, and its use is for the community. We are talking a lot about the church, but we need to stress that the CDC is a separate arm and a certain amount of separation from church; with its own board of directors. The CDC is looking at long range plan whose central purpose is the Community. We have been openly reaching out to Belmont Neighborhood Association. We want to become a member and participate, and we've invited them to different things we are doing (though we understand it has seen a lot of transitions lately). From a community standpoint, we want to be an active member of the community. The CDC will be the administrative arm that the developer will partner with (not the Church). It is the CDC that will work with civic leaders.

Q: What about traffic? That is a big issue.

A: We are providing parking areas strictly for church use and have created an arrangement with Hawthorne H.S. to use their parking facilities there. At the end of day, we will have a community with edges, porches, where people feel safe to walk down street. Empty parking lots are not a way to create holistic, traffic-free community. We

will be providing access for the elderly and youth. If you want to get a feel for the type of community we want to create, take a look across 277 at First Ward. Homes in First Ward were once \$120,000 and today they are \$250-350K, and most of the houses there are townhouses. There is a mixture of housing options. Community tastes change, and folks search for that kind of variety. The Elderly Housing will not just be for our parishioners. Everything we do is for the public. It is about ministry and serving people. The Community building proposed here, for example, we envision as an important building for the community. We will be able to provide community services, such as internet and a training center. It will be a building for the community. With regards to city infrastructure, the City is requiring us to implement only the highest standards. For security, our new residents will put eyes on the street. More residents watching and making sure security issues are taken care of. The daycare center will have its own separate security. And as you get more and more homeownership, you get a different concern on the streets; the new residents will be watchful.

Homeowner: My concern is that I was broken into 5 times in 17 years. We are worried about turnover, as some new homes have recently turned to crack houses. I want it to work, too, because this is my community.

Q: Would jobs be generated?

A: Support for employment will be contributed to construction jobs. Of course, there are the staffing needs for the daycare facilities. We will have a computer lab and internships to help train people for jobs. Vacant land provides no jobs. So you also have to look at the big picture. More people coming in to the neighborhood will bring more purchasing power and demand for local services. People buying things for their homes brings income, overall, to the neighborhood.

Q: What about teenagers and housewives; how can they be trained? What are you doing for people that live here?

A: We have always offered jobs for teachers, assistants, and so on, as well as continue to offer training opportunities for jobs, internships in summer to work around the church. We have a strategy chair to develop empowerment programs for local people (and we've increased that program by 200%). Last summer, we employed 5 interns (not just for custodial work). We run after school programs. We've been a part of the community since the 70s and we intend to expand our involvement. We want to be an anchor in this community. We make our church facilities completely available to new nonprofit groups that want to come into this community, and we don't charge them a dime. AA and NACA meet here. Anything that is going on that is community minded we want to help them out and we make our facilities of use. We've been in long partnership with the Park and Recreation Department to run the Ray of Hope center, running activities for youth, including arts and crafts, Friday Night Phenom, basketball camps, and so on. As for security, the Church is staffed and patrolled up till 10:00 p.m. Security will increase not dissipate with the development. We have also adopted Hawthorne High School as "our school", providing mentors and offering training for young people. We just had a cookout with the High School in fact. We realize that many paradigms in this neighborhood have shifted since '92. We went from a neighborhood whose property values averaged \$60,000-70,000 to \$250,000 and above. We want to continue to help

improve this neighborhood, and to be an active partner to make sure everyone benefits. That is what this is about.

Q: What is the time frame for the development?

A: The Senior Building will most likely be first. But we also have a need to begin the other parts of the program. This building is 140 years old. We recently got the daycare out of the basement. We know we have the most reasonable daycare in Charlotte. Those kind of activities are always in need.

Q: When are you starting the construction? When do you want them to be completed?

A: The market will control when we can begin with the townhomes, which at this moment, obviously, that will be a challenge. The Senior Building, on the other hand, is a use with real demand and tax credits will enable it to happen first. The child development center may be next, but none of this "A, B, C, D"; any piece of the development can happen at any moment and simultaneously depending on resources. We are looking 5-6 years down the road for the last nail. Once we get through the planning stages, we will get started within a year.

4) Closing

Chris adjourned the meeting and provided his contact information to the remaining attendees. Church representatives and community members continued discussing property matters.

| NAME | EMAIL / CONTACT |
|--|---|
| ERIC OROZCO | eric@neighboring concepts.com |
| Brian ST. Clair | Briansta@hotmail.com |
| Rogen Lovelett | rogenlovelett@gmail.com |
| Doug Bradley | doug@bradleyconstruct.com |
| WANDA McNEIL | WANDAMCN1@bellsouth.net |
| Timothy Lewis | tim.lewis75@hotmail.com |
| Elson Baldridge Plan Dir. (City of Belmont) | elsonb@bellsouth.net PLANNING DIRECTOR |
| Jerry Clark | Jerry-clark@bellsouth.net |
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| PASTOR MOSS | |
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St. Paul Baptist Church Rezoning

Petition #2010-009

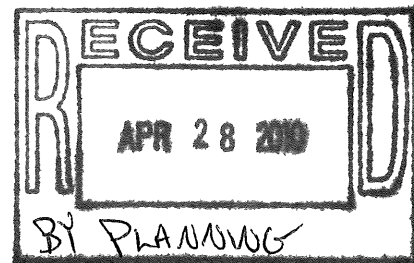
Petitioner Community Meeting

Meeting Date: Monday, December 21, 2009; 6:00 PM – 8:00 PM

Location: St. Paul Baptist Church (Youth Sanctuary)
1401 Allen Street; Charlotte, NC 28205

Attendees: Alfred James Robinson, Local Resident
Florence Davis, Local Resident
Shirlene King, Local Resident
Robert Lunn, Local Business Owner
Angela Lang, Local Resident
Jim Ogburn, Local Resident
Scott C. Johnson, Local Resident
Annie Campbell, Local Resident
Tarik Hameed, Local Resident
Madelaine Malone, Local Resident
Elizabeth Bergmann, Local Resident
Brian St. Clair, Local Resident
Andre Kerr, Local Resident
Carolyn Cook, Local Resident
Andrea Cook, Local Resident
Terry Cook, Local Resident
Allen Thomas, St. Paul Baptist Church
Aileen Thomas, St. Paul Baptist Church
Jerry Clark, St. Paul Baptist Church
Deborah Miller, St. Paul Baptist Church
Timothy Lewis, Zechariah Alexander CDC
Sandra Grzemski, Neighboring Concepts
Chris Ogunrinde, Neighboring Concepts
Eric Orozco, Neighboring Concepts

Prepared By: Eric Orozco, Neighboring Concepts



MINUTES OF THE PUBLIC MEETING

The purpose of the meeting was to receive comments from the public regarding the St. Paul Baptist Church (SPBC) Rezoning Petition (Petition #2010-009). The petition proposes to rezone properties owned by SPBC in order to develop higher and better uses on them in addition to parking. The properties, which represent a total of approximately 6.9 acres, consist of contiguous parcels on four blocks surrounding St. Paul Baptist Church. Each assembled block area presently includes one of the four existing parking lots of SPBC. Some of the recently acquired parcels are adjacent residential properties

most of which have already been cleared. The petition is to rezone these properties from R-5 and O-2(CD) to MUDD-O, in order to develop up to 168 multi-family units and/or Townhome/Flat units (with potential home-office/work spaces), a Child Development and Adult Daycare Center, and open space areas and residential amenities. Among the multi-family units are included up to 84 units reserved for age-restricted housing. At the meeting, residents were given a forum to voice their thoughts, concerns, priorities and recommendations regarding SPBC's development proposal for the four blocks. The public input and comments that were recorded at the meeting are summarized herein following, and will provide the city staff and petitioner with a preliminary response of local homeowners and stakeholders toward the proposal.

1) Opening Remarks

Agenda and Introductions

Chris Ogunrinde opened the meeting by thanking the attendees for coming. He introduced Mr. Thomas from St. Paul Baptist Church (representing the SPBC's Community Development Corporation – the Zechariah Alexander CDC), and he introduced himself, Sandra Grzemeski and Eric Orozco of Neighboring Concepts, the architecture/planning firm preparing the rezoning petition on behalf of St. Paul Baptist Church (SPBC).

Chris explained that the meeting was the first of a series of meetings in the rezoning process. Its purpose is to meet with the community to present the SPBC development plan being petitioned for rezoning to Charlotte-Mecklenburg Planning, and to gather the attendees' feedback or field any questions concerning the petition and development proposal.

Project Overview

Chris then gave a brief overview of the proposed development project. He explained that approximately two years ago, SPBC approached Neighboring Concepts to prepare a master plan for the SPBC properties and the adjacent residential properties that the SPBC planned to assemble. The SPBC has recently managed to assemble 6.9 acres and is employing Neighboring Concepts to prepare the rezoning petition for the proposed development.

Chris pointed out the bird's eye view rendering of the proposed development as a character representation of the proposed development. The intention is to screen as much as possible the Church's parking facilities with neighborhood appropriate uses. The SPBC is petitioning for MUDD-O Zoning in order to include an effective mixture of higher and better uses supportive of the Church's vision to serve the local community. These include life services such as a daycare center along with housing and home-offices. Chris explained that the "optional" (MUDD-O) zoning category is needed in order to help integrate an (independent living) elderly housing facility into the development mixture.

2) Plan Presentation

Chris provided an overview of 6.9 acre development, including the location of the Church and description of the parking area blocks. Chris described the plan and briefly explained the different uses and their site locations. He pointed out that the proposed elderly housing multi-family building would be located on “Block A” (directly west of the Church across from 17th Street). This facility will provide 80-100 elderly units and front 17th Street and Allen Street. It would be three to four stories, matching the scale of the Church’s adjacent Youth Sanctuary. The rest of the blocks would provide apartment and/or townhomes (up to three levels with parking underneath), which would wrap around the main parking facilities of the SPBC. There is a potential to include work spaces or home-offices on the ground level for a few of these units. All the required parking for the Church and for MUDD-O requirements for the new development will be met (in total, up to 518 parking spaces). The development will be pedestrian-friendly, improving and introducing sidewalks, and providing on-street parking and tree-lined streets.

3) Question and Answer Session

Chris then asked the attendees if there were any concerns or questions. The following questions, comments and answers were provided at the meeting:

Q: Will any green building practices be employed in the proposed development?

A: Chris responded that the building designs will employ green materials and that his firm will propose things that the Church can do to employ green building practices. Part of the values of his firm is to approach all sites and design work with sustainability in mind. By virtue of its location, he pointed out, the development is creating higher utilization of parcels in the Center City and is therefore “green” from that perspective.

Q: Will you build market townhomes and will they have enough parking spaces?

A: Chris: Each townhome will have a dedicated parking space. Market price points will be determined through a market analysis. The first phase is the elderly housing and some of these units will be set aside for below market units. Mr. Thomas responded: All the housing will be priced for affordability. Even the townhomes will be affordable or slightly above the limit.

Q/Comment: Will you make any of the townhome units accessible for the elderly? You can design townhome units with seniors in mind and use the slope to your advantage to tuck senior units at the access level.

A: Great idea! (Serving the elderly/disabled) can give us a great theme for the development.

Q: Is the multi-family building all rental?

A: Yes...available for elderly only.

Q: And the townhomes?

A: Yes, also for rent.

Q: How will people be able to apply for housing?

A: Mr. Thomas responded: We are looking at a 10 to 15 year window to complete the entire development. The first phase will be the senior building and we're looking at completion 2-3 years from now. At that time, an application will be made available by the Church for anyone interested in applying for the senior housing.

Q: How will you define "affordable"?

A: Mr. Thomas: We will follow the Federal housing designations of affordability. For "work force housing" this means development equivalent to \$130-160K for dwelling units. A certain percentage of the elderly housing units will be tax-credit units.

Q: Will the Church finance the development?

A: Mr. Thomas: For the elderly housing we will use a tax-credit partner to bring in equity (for North Carolina housing tax credits). Most of the townhomes will be bank financed.

Q: Why is the Church doing this?

A: Mr. Thomas: It was simply the vision of the pastor. Beginning around 1970 the Church began to buy up surrounding property for church use, but the Church saw it already has what it needs, therefore we want to use our properties to help the community we are in.

Q: Are all the parcels currently owned by the Church?

A: Yes all 6.9 acres are now in Church ownership.

Q: Who can be a candidate for the housing?

A: It is open to absolutely anyone. For the elderly housing, the requirements for tax credit units are to be determined. We anticipate partnering with the Charlotte Housing Authority and we know that for their requirements a certain number of the units will be designated for those with incomes a third of the Area Median Income (AMI).

Q: What is the estimated roll-out plan?

A: The elderly housing will happen sooner. If all goes well, we will begin design in one year, and construction will last the next 2 to 2-1/2 years. The rest will depend on the market.

Q: Will this be an assisted living facility? From a design standpoint, how will you help the elderly remain there long-term?

A: The elderly housing will be for independent living only.

A discussion ensued in the audience about how design for accessibility can help serve the elderly, and help them to remain independent and active long term, thus providing an overall theme for the development. An audience member noted that housing for the elderly would be a great need, as it is the fastest growing portion of the population.

Q: Will there be any retail?

A: Mr. Thomas: There are possibilities to have retail; we would look for neighborhood appropriate retail.

Audience members responded noting the need for the elderly to have retail in close proximity. They also noted that having retail in walking distance would make the project more sustainable: "The goal should be to get people out of their cars and using sidewalks." The Revitalization Plan, they noted, was "outdated", and they recounted their frustrations with the City's position against retail arising over the Stewart "green project".

(Audience members offered various suggestions for elderly-appropriate development. The consultant team noted the following recommendations: 1) Create walkable streets with safe and generous sidewalks, ramps, etc; 2) Ensure good access at ground level to all buildings; 3) Make sure there are restrooms at ground level in all buildings; 4) Place shops and services in close proximity – include retail in mixed use buildings; 5) Architecture and amenities must keep in mind those with disabilities; 6) Create uses and activities to engage the elderly, e.g. perhaps elderly can help out with the daycare center.)

Chris: Any other comments?

An attendee commented: "I just want to say that I live here and I love this neighborhood...and people seem to be getting pushed out. So I'm really glad you are doing this for the community."

Q: Will there be provisions for retention ponds?

A: Yes. Eric indicated that they are the areas indicated in darker green in the plan rendering.

Q: My organization is working on implementing ideas to help green our neighborhood. One idea we want to pitch for potential stimulus funding is putting shading structures on parking lots with PV panels on top. Would you consider such an idea for the parking areas?

A: Chris: We would love to do anything like that, so give us more information about the program. Something like that could represent an exciting pilot project for the area. Mr. Thomas: We have investigated green projects, and we have a desire to build that way, especially if such features and green energy products can help us qualify for certain tax credits.

Q: What happens if the Church grows?

A: If the Church increases in attendance, it will simply provide more services, so there are no plans to extend beyond the present capacity.

Q: What kind of daycare facility are you proposing?

A: It will be a multigenerational facility, providing child as well as adult daycare.

Q: When is the rezoning?

A: A public hearing will be held on January 19. The City Council decision will be on February 15.

Q: Who do we contact to discuss the proposals further?

A: You can contact the Church to make an appointment with the CDC (the Zechariah Alexander CDC).

Comment: Please use the development to provide employment for tradesmen and workers in the Belmont Neighborhood.

4) Closing Remarks

Chris asked if there were any further comments. He stated that he can be reached at 704-374-0916, ext. 227. He also encouraged the audience to feel free to contact the rest of the design team for any further comments and ideas (Eric Orozco's extension is 234; Sandra Grzemski's is 241). He thanked all for attending and encouraged everyone to keep in touch.

April 27, 2010

Dear Residents of Belmont Community:

There will be a public meeting to discuss an update to a proposal to rezone approximately 9.06 acres located inside the blocks that includes the intersection of Harrill Street and East 16th Street; the intersection of Pegram and East 18th Street; and the intersection of Allen and 17th street. This meeting will be held in the Youth Sanctuary at the intersection of Allen and 17th street (1401 Allen Street, Charlotte NC 28205) on Friday May 7, 2010 beginning at 6:00 pm.

Neighboring Concepts an architecture, planning and interior design firm is making this proposal on behalf of St. Paul Baptist Church and has filed an application for rezoning with the Charlotte-Mecklenburg Planning Commission.

The meeting is an effort to provide you with an update to the original proposal and to obtain feedback from neighborhood residents. A public hearing before Charlotte City Council and the Charlotte Mecklenburg Planning Commission will be held at the Government Center on June 21, 2010.

We are amending the original rezoning application from the current zoning of R5 and O2(CD) to MUDD(O) and UR-C(CD) to allow for the development of a mixture of uses of elderly housing, market rate housing and community facilities.

We look forward to seeing you at the meeting.

Regards,



Chris Ogunrinde