



Transmittal

DATE: MARCH 1, 2010

TO: Claire Lyte-Graham

FROM: Charles McClure

PROJECT: The Park Condos
Rezoning Petition: 2010-029

Message:

On behalf of the petitioner James Small, you will find attached the following:

1. Notice of the Community Meeting
2. List of residents, businesses, and neighborhood organizations
3. Community Meeting Sign-in Sheet
4. Community Meeting Summary

If you have any questions or comments, please do not hesitate to contact me.

Thank you.

cc: Tim Manes, Small Brothers Charlotte, LLC, Cleveland Construction, Inc.



Community Meeting Summary

Date: February 23, 2010
Petition #: 2010-029
Petitioner: James Small
Existing Zoning: UMUD-O
Proposed Zoning: UMUD-O, SPA
Location: 222 S. Caldwell St.

Comments:

A brief description of the Park Condos ownership group - Small Brothers and Cleveland Construction was presented by Mark Small. Also, a brief description of their history with the project, beginning with the initial bidding process after the original owner went into foreclosure was presented.

The current plans for and status of the project was discussed including:

- the best use for the project is a mixed-use which will include condominiums.
- preliminary discussion with several higher-end hotel "flags" - nothing has been finalized.
- preliminary discussions with several potential restaurants - the restaurant is planned for the rooftop.
- the possibility of a penthouse condominium located above the rooftop restaurant.
- a single retail space located on the corner of 3rd and Caldwell streets.
- the owners are encouraged by the initial structural review. Further structural analysis is under way.
- currently the project is moving through the rezoning - site plan amendment process, which this meeting was a part.
- current life-safety issues within the existing building were being addressed with Mecklenburg County Code Enforcement.
 - One of the Charlotte National Building condominium owners expressed concern with the existing canopy. Mark Small obtained his contact information and said that someone with Cleveland Construction would contact him first thing in the morning to address the issue and stressed that resolving any other life-safety issue in the existing building was a priority for Cleveland Construction.

Questions primarily focused on the schedule for the project and its program.

- Q: What is the anticipated schedule?
- A: 18-20 month construction period. Construction start is not known. The rezoning process and selection of a hotel flag must be finalized.

- Q: What is the program for the project?
- A: It will be mixed use. The number of hotel rooms or condominium units is not known until the hotel flag is selected. Once the hotel flag is known then the finishes and style of the condominiums will match.
- Q: How will parking be addressed?
- A: All parking will be within the building parking deck.
- Q: How will drop-off be addressed?"
- A: Within the building.
- Q: Are there any air-rights issues?
- A: There are no air-rights issues on the property.
- Q: Will the building have a stucco finish as originally designed?
- A: No. The owners are currently studying other materials.
- Q: Will there be any demolition of the existing building?
- A: There will be no major demolition of the existing building. The existing "skin" (metal studs, sheathing, and windows) will be removed, and there will be some existing interior demolition.
- Q: Will the new mixed-use design require adding to the structure?
- A: No.
- Q: Have any traffic studies been completed considering the new uses?
- A: No. We are currently working with CDOT and once the final number of hotel rooms and condominium units is known, then the traffic impact can be determined.
- Q: Will there be need for a lane closure on Caldwell?
- A: Yes, during construction.

In closing, it was agreed by both the petitioner and the community members attending that the completion of the project will be very good for the surrounding business and government entities and for the uptown core as a whole. The petitioners stated their willingness to work with the community and address any concerns as the project progresses.

