

Neighborhood Meeting Agenda
Rezoning Petition 2012-001
MUDD-O (Site Plan Amendment)
Mercury NoDa

Location:

The Neighborhood Theatre
511 E. 36th St. Charlotte, NC 28205

Date: December 21, 2011

Time: 6:00 PM – 7:00 PM

Project Team:

Tyler Foster - Mercury NoDa, LLC
Tripp Beacham & Roger Manley - BB+M Architecture
Nate Doolittle & Richard Petersheim - Land Design

- I. Introduction of Mercury NoDa project by Tyler Foster.
- II. Description of Zoning Classification and Site Plan Amendment.
- III. Timeline of Rezoning and Project.
- IV. Review of site plan and rezoning renderings - BB+M/Land Design
- V. Description of rezoning process between development team and the NoDa Neighborhood.
- VI. Question and Answer Session

Additional Notes:

Please sign the attendance sheet at the entrance before leaving the meeting.

All renderings are in an early stage of design and are shown to give attendees a basic understanding of massing and design intent. Materials and finishes have not been selected at this early point in design.

Neighborhood Meeting Minutes
Rezoning Petition 2012-001
MUDD-O (SPA)
Mercury NoDa Project

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- I. Tyler Foster (Owner/Developer) opened the meeting with the location and history of the property and the basic design of the site plan amendment.
- II. Nate Doolittle (Civil Engineer) described the site plan, pointing out auto and pedestrian entrances, parking deck layout and general building placement. This was followed by limited Q & A with neighbors about parking and traffic flow.
- III. Tripp Beacham (Architect) then gave a general description of SPA renderings.
- IV. Tyler Foster summarized the project team's design intent and how it translated with the existing Neighborhood Theatre building to be saved. Team then described shared plaza/driveway feature. Team also described previous neighborhood concerns that had been addressed successfully.
- V. Q & A
 - Two neighbors expressed concern over heavy traffic already in the neighborhood. Project team responded stating that the project is parked well beyond city requirements – 1 per bedroom vs. 1 per unit and extra parking for retail.
 - One neighbor (on the same city block) offered her general support of the project and described her work with the project team on details about her property.
 - One neighbor expressed support for the general design and wanted more information. He was given contact information after the meeting.
 - Neighbor asked if units in the project would have balconies. The answer was yes.
 - Neighbor stated that she did not like people parking in front of her house on 37th St. Team stated that the new SPA has more parking than the first MUDD rezoning plan in 2008 and that parking outside of the project was more of a general neighborhood or city enforcement issue.
- VI. Closing. All parties casually chatted about the project and neighborhood issues for around ten minutes after the meeting and then dispersed.

Rezoning Petition 2012-001

Community Meeting

Sign-In Sheet

December 21, 2011

Name	Address
DALE TREML	704 E. 37th ST.
Steve Hart	617 E. 37th St.
Matt Lemere	811 E 36th St
Lauren Schaberg	816 E 37th St.
ERIK SCHLUDERK	" "
Jenny Cole	701 E. 37th St.
Kate Tomaszewski	3215 Santa Ana Ave. S.W.
Greg Alvarado	623 Mercury St.
MICHAEL KUHN	611 E 37th STREET

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