

COMMUNITY MEETING REPORT
Petitioner: Double Oaks Development, LLC
Rezoning Petition No. 2014-046

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 DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner, Agent; Frank S. Quattrocchi, Shook Kelley, 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 such notice in the U.S. mail on 5/19/2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on 5/29/2014 at 6:00 PM – 7:30 PM at The Alexander Apartments Community Room, 2425 Statesville Ave. Charlotte, N.C. 28206.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by the Petitioner's Representatives; Julie Porter, President, The Charlotte Mecklenburg Housing Partnership, David Howard, Strategic Initiatives, The Charlotte Mecklenburg Housing Partnership & Agent, Frank S. Quattrocchi, Shook Kelley.

SUMMARY OF PRESENTATION/DISCUSSION:

Per request of the Petitioner an informal Agenda was prepared for the meeting by the Agent attached hereto as Exhibit D. The Petitioner's representative, Julie Porter, welcomed the attendees and introduced the Petitioner's team and gave a brief update on the history of The Housing Partnership's role in the redevelopment of Brightwalk (Double Oaks). Frank Quattrocchi, the Petitioner's Agent, indicated that the Petitioner proposed to rezone an approximately 3.374 acre site abutting the existing Brightwalk community at the intersection of Moretz St. and Statesville Ave. and an area along Moss Lane and Double Oaks Rd. from the current zoning district, R-MF-22 to the proposed zoning district, UR2 (CD) as a continuation of the current pattern of rezoning within the Brightwalk development. The Agent, Frank Quattrocchi, explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Julie Porter provided background information concerning the Petitioner's experience and the typical operation of its facilities, including the site of the Community Meeting, The Alexander Apartments. Frank Quattrocchi then presented the site plan and pointed out the various commitments made by the Petitioner. Mr. Quattrocchi showed an overall master plan as proposed to date of the entire Brightwalk community and discussed the design of the proposed continuation of the established residential block and alley plan along with intentions for the type of attached and detached residential units to be constructed by Standard Pacific pursuant to the approval of the rezoning. Mr. Quattrocchi used the rezoning submittal plan, proposed lot layout plan and rendered master plan to explain the site's design concepts, and operations.

The following represent the detailed comments and conversations between the Petitioner, Agent and neighborhood participants attending the meeting:

Aaron Moore (Neighboring Parcel Owner at Intersection of Norris Ave. & Statesville Ave)

(Q) Concerns with existing Norris Newland intersection with no traffic light for children crossing to the pool.

(A) Petitioner discussed history of coordination with CDOT & NCDOT and final determination of need by those entities. Petitioner discussed optional locations for the relocation of the Park & Recreation pool currently in process that might alleviate the problem with potential relocation of the facility at the intersection of Woodward Ave. and Statesville Ave.

(Q) Very complimentary of the overall development of Brightwalk. Mr. Moore and his family have been a homeowner /property owner of four consecutive parcels in the neighborhood at corner of Norris and Statesville Ave. He noted that he might be interested in selling parcels to the Petitioner.

(A) The Petitioner noted that it was the intent of the development to improve the character and quality of life along the Statesville corridor and to engage the existing Druid Hills community across from Brightwalk.

Stefanie Young (Neighboring Parcel Owner within Brightwalk on Woodward Ave.)

(Q) Spoke to Al Austin, City Council District 2 Representative, in attendance, about proposed sound walls and influence of the proposed HOV lanes along I-77.

(A) Mr. Austin and Petitioner responded with additional information on the proposed plans for the walls, increased heights and material finish in relation to the decorative brick walls currently in place that do not have any real bearing on noise levels.

(Q) Questioned the timing of the clean up of Double Oaks Park and the staging area along Double Oaks Rd. along the park edge where The Partnership is currently storing site construction materials; crushed asphalt, brick, gravel and excess dirt.

(A) Debris piles; recycled materials used for the street infrastructure of the development by CMHP, is to start to be removed the week of June 1. Concurrently, DEHNR is to start initial phases of the clean up of the Double Oaks Park.

(Q) Questioned possible opening date of the bridge at Double Oaks Rd to Genesis Park.

(A) Petitioner noted that the bridgework is nearly complete but is in a holding pattern. The opening of the bridge and connection to Genesis Park will be coordinated with CDOT. Timing will be determined between CDOT, DEHNR and Standard Pacific based on projected completion of the necessary construction traffic for Phase II of Standard Pacific's development within Brightwalk currently in process between Double Oaks Rd. and the I-77 buffer and in conjunction with the clean up of the Double Oaks Park by DEHNR. The bridge will likely remain closed until the majority of the construction traffic for both is complete as it is the intention of all parties to minimize the interface of local traffic with the required construction traffic.

- (Q) Questioned if the Catholic Church would become more involved in the neighborhood or if they had been approached for coordination/connections to Brightwalk.
- (A) The Petitioner noted that CMHP worked with the church from the beginning of design process on coordination and design around their campus. It was noted that the Church has gone through several Fathers and various options for the existing buildings and uses of the Church campus.
- (Q) Discussed CMHP preparations to make Brightwalk a LEED ND (Neighborhood Development) neighborhood and plans for her personal home in Brightwalk to be LEED certified.
- (A) The Petitioner is collaborating with Ms. Young on the LEED ND options and status for ongoing coordination.
- (Q) Questioned potential for future additional stream restoration between Double Oaks Rd & BMP (Water Quality) Lake along the Anita Stroud Park.
- (A) The Petitioner noted a stream restoration was included as part of the original site work along the new Woodward Ave. from Statesville Ave. to the current BMP. The portion of the stream from the new Double Oaks bridge to the I-77 buffer is pleasant and in good shape and The Partnership is looking for funding options to complete the stream restoration within the Anita Stroud Park from the BMP to Double Oaks Rd. as funding or grants become available, although this was not a requirement of the existing or any past rezonings.
- (Q) Questioned benefit of building more proposed townhomes as opposed to more single family and asked how many of the built products were still on market.
- (A) CMHP noted that a few of the original units were still for sale and the latest Phase II units just completed construction. The proposed units by Standard Pacific are still in the design stage and would be of varying and different design from those constructed based on the developer's market direction for the community. The Petitioner noted that both the single-family detached and attached town home lots had been selling at a brisk rate.

Lucille Smith (Neighboring resident of Genesis Park)

- (Q) Questioned timing of start of construction if rezoning is passed.
- (A) Petitioner noted if rezoning was approved the land would then be conveyed to Standard Pacific after July of this year and construction would likely begin at the beginning of 2015.
- (Q) Ms. Smith inquired about potential for retail in the area.
- (A) CMHP noted that retail typically comes last in the development process but that they had been working with potential retailers for the last phase of the community development yet to be rezoned. The proposed commercial areas might be included within the last phase of development within the area bounded by the existing Newland Road, Statesville Ave. and Lasalle St.

Al Austin, District 2 City Council Representative

Mr. Austin discussed issues related to the proposed sound walls that have been approved for construction along I-77.

General Discussion Items

- The Petitioner and Agent discussed continuation of housing development pattern based on purchase of the proposed rezoned property by Standard Pacific to match the existing portions of Brightwalk.
- The Petitioner discussed the proposed townhome product to be constructed within the rezoned area as 'tuck under' and different from the units already constructed and that all units would have alley access for resident parking with the fronts (entrances) of all homes facing the new or existing public streets, similar to the existing built portions of Brightwalk.
- The Petitioner discussed ongoing arts projects proposed within the Brightwalk development as sponsored by The McColl Center for the Arts. A combination art and landscape project is in the design process along the new linear park median of Woodward Ave. between Badger Ct. and Double Oaks Rd.
- The overall tone of the meeting comments were very positive and the attending residents and neighbors felt that the Brightwalk community was a positive influence on the surrounding neighborhoods.

Respectfully submitted, this 4th day of June 2014.

Agent: Shook Kelley

Frank S. Quattrocchi, Principal
LEED AP

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

EXHIBIT D
2014-046
COMMUNITY MEETING AGENDA

Project: Community Meeting - Rezoning Petition 2014-046 filed by Double Oaks Development, LLC To rezone approximately 3.374 acres located within Brightwalk-Double Oaks to allow the development of a maximum of 118 residential dwelling units as part of the expansion of Brightwalk Phase 3. The parcels to be rezoned are located at the intersections of Statesville Ave, Moretz St. and Tranquil Oaks Lane and along Moss St. and Double Oaks Road.

Date and Time of Meeting: May 29, 2014 (6:00 PM – 7:30 PM)

Place of Meeting: The Alexander Apartments (Community Room)
2425 Statesville Avenue
Charlotte, NC 28206
1.888.793.6330

Petitioner: Double Oaks
Development, LLC

Petition No.: 2014-46

Agenda:

INTRODUCTION & WELCOME

Julie Porter, President
Charlotte Mecklenburg Housing Partnership, Inc.
(Petitioner) Double Oaks Development, LLC

REZONING SITE PLAN & BRIGHWALK MASTER PLAN REVIEW

Frank Quattrocchi, Principal (Agent)
Shook Kelley (Architect / Master Plan)

QUESTIONS & ANSWERS (Q & A)

Open discussion

NEXT STEPS

6/06/2014 Community Meeting Report Due to Planning Commission
6/16/2014 City Council Public Hearing (6:00 PM)
6/20/2014 Revised Site Plans Due to Planning Commission
6/25/2014 Zoning Committee Work Session (No Public Comments)
7/21/2014 City Council Decision Public Hearing (6:00 PM)