

COMMUNITY MEETING REPORT
Petitioner: Grubb Properties, Inc.
Rezoning Petition No. 2015-120

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 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 October 29, 2015. A copy of the written notices is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, November 23, 2015 at 6:00 p.m. at Pfeiffer University, 4701 Park Road, Charlotte, NC 28209.

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 Dan Gualtieri and Rachel Russel with Grubb Properties, Inc., as well as the Petitioner's agent, Collin Brown with K&L Gates. Eric Hampton, a civil engineer with Kimley-Horn, Hong Choe and Brian Bunce with BB+M Architecture, and Randy Goddard, a traffic engineer with Design Resource Group, also attended on behalf of the Petitioner.

SUMMARY:

Rachel Russell with Grubb Properties, Inc. opened the meeting by welcoming attendees and explaining Grubb Properties' projects generally, followed by an introduction of Petitioner's team. Ms. Russell then used a PowerPoint presentation to provide an overview of the Petitioner's rezoning proposal. A copy of Petitioner's presentation is attached as Exhibit D.

Ms. Russell began by showing existing conditions at the Site and the surrounding neighborhood. Ms. Russell explained that the design team looked at other developments around the area and hosted meetings with other nearby developers to discuss the future of this neighborhood. A few issues came up in these meetings, including problems with connectivity in the area. There is a lack of sidewalks, signalized intersections and on-street bicycle lanes. This problem was also voiced in previous community meetings. The Petitioner plans to help increase connectivity by adding sidewalks all around the Site's block, by making accommodations for a bicycle lane along Park Road in the future, and by assisting with the signalization of the intersection at Mockingbird Lane and Park Road.

Ms. Russell acknowledged that attendees at past community meetings complained that there is no clear brand for the neighborhood. The Petitioner pulled together various members of the

neighborhood, including office property owners, retail owners, and members of Home Owners Associations, to help guide discussion of what the community would like the neighborhood to be branded as. In future community meetings, the Petitioner plans to get input on a name and logo for the neighborhood.

Ms. Russell explained that there were nine development principles for the neighborhood that came out of the urban design facilitated process. These include: (1) valuing the history of the neighborhood; (2) executing the City's vision of expanding the street network (3) connecting all forms of transportation, including bicycle, pedestrian, and automotive; (4) creating and enhancing public space; (5) balancing new development with preservation of existing trees; (6) promoting sustainability throughout sites; (7) providing and fostering a mix of uses; (8) providing sufficient parking but with a smaller footprint; and (9) designing the built environment to enhance the pedestrian experience.

Ms. Russell then transitioned from discussing broader issues to a discussion of the Petitioner's plans for the Site. She stated that the Petitioner will be preserving and improving the existing buildings at Park Seneca and 4601 Park, with improvements such as replacing windows and enhancing the modern design of the buildings.

Ms. Russell explained that this is a challenging property to develop due to its large size, existing buildings, and drastic changes in grading. The Petitioner plans to construct a street through the middle of the Site and break the block into different development areas. The Petitioner plans to reduce surface level parking, as recommended by the Park-Woodlawn Area Plan. The Petitioner will utilize centrally located parking structures that will be mostly wrapped with buildings so that multiple uses can share parking. Shared uses of these parking decks will result in the need for less parking overall. Additionally, the Petitioner will utilize on-street parking on the adjacent streets to help alleviate the neighborhood parking demands. Since these streets are currently wide enough to allow for on-street parking, the Petitioner will add paint striping in order to achieve this improvement.

The Petitioner proposes a mix of uses. Only the first phase is planned with specificity at this point. The Petitioner is currently planning for the first phase to be residential and to allow for office, retail, hospitality and residential elsewhere on the Site. The Petitioner proposes up to 600,000 square feet of commercial development, including the 230,000 square feet of existing buildings. The Petitioner is further proposing up to 450 units of residential development, which may include apartments, condominiums, single family homes, or age-restricted living such as senior housing. The Petitioner has proposed a condition that would provide the flexibility to expand residential units above the 450 unit threshold by exchanging it for lowering commercial square footage by 1,000 square feet for each additional residential unit.

Ms. Russell then expanded on the plans for the first residential phase of the project. Phase 1 would likely be a Link Apartments concept, with an urban feel, competitive rents, large amenity program, and efficient design. The current surface parking lots will remain until that phase is redeveloped. The Petition has a lot of flexibility written into it because the remaining phases of the development are not planned out yet. The Petitioner also plans to create a central green space that will serve as a "pocket park" for residents, employees, and the community as a whole. In order to connect the green space to the rest of the Site, the Petitioner plans to use eight (8) foot sidewalks around the Site (and ten foot sidewalks on the corner of Hedgemore Drive and Abbey Place to mirror development across the street).

Ms. Russell then turned to the discussion of transportation. The Petitioner has been working with CDOT to develop a traffic mitigation plan, which includes the following improvements: (1) placing a traffic signal at Park Road and Mockingbird Lane; (2) elongating storage lanes with median work and striping; (3) contributing towards CDOT's efforts of putting in a traffic signal at Montford Drive and Woodlawn Road, including a pedestrian refuge; and (4) contributing towards CDOT's efforts at the intersection of Park Road and Woodlawn Road.

Ms. Russell explained that, despite her strong desire, saving trees at the Site is particularly difficult due to the extreme grade changes. The Petitioner is unable to provide the desired sidewalks and save existing trees at the same time. After much discussion with City Staff, the Petitioner determined that they will be unable to save the existing trees at Abbey Place and Hedgemore Drive. However, existing trees will be saved along Park Road and around the existing buildings, where feasible. The Petitioner will also plant new trees around the site. The first phase of development has planned a larger caliber street tree than required by the tree ordinance.

The Petitioner plans to propose design guidelines that will emphasize the pedestrian experience. Ms. Russell used several existing projects as examples to demonstrate aspects the Petitioner plans to incorporate into their project. Ms. Russell showed pictures of Latta Pavilion and Morrison, as well as renderings of Grubb Properties' developments in Greenville, Richmond and Raleigh, to show similar efforts to create planting strips, trees, awnings, and making the first floor feel like active retail spaces.

Ms. Russell then opened the meeting up to questions and comments by attendees.

One attendee commented that there are already flooding conditions along Hedgemore Drive when it rains. Collin Brown responded by reassuring the attendee that the currently existing impervious surfaces will not be increased, but rather the development will have stormwater retention components and water quality treatment improvements to address the flooding. He pointed out that the current development has no on-site stormwater controls and that the redevelopment could improve conditions.

An attendee wished to suggest ideas for the Park Road green area. She liked the idea of having food trucks brought in, but would also like to see a space where outdoor movies or concerts could be shown. Ms. Russell answered by saying that the Petitioner is currently looking into having an option for showing movies in the space.

Another attendee inquired about another developments along Hedgemore Drive and Abbey Place. He was curious whether that development was still going to happen. Ms. Russell said that was not one of the Petitioner's projects but that the project's representatives were still very involved and had come to meetings recently with an interest in seeing the neighborhood succeed. The attendee followed up by asking what the neighborhood members could do to encourage the traffic light at the intersection of Woodlawn Road and Montford Drive. Another attendee suggested that the community send letters to CDOT.

An attendee had concerns about having a traffic light a short distance down the road from another traffic light. Randy Goddard explained that hopefully CDOT would synchronize the lights so that they flow effectively along the street.

The meeting concluded at 7:00 p.m. Following the formal question and answer session, the Petitioner's team continued to answer individual concerns and departed at 7:30 p.m.

Respectfully submitted, this 6th day of January, 2016.

cc: Ms. Rachel Russell
Mr. Kenny Smith
Ms. Tammie Keplinger
Mr. John Kinley
Clerk to Charlotte City Council

Exhibit A

Case No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2015-120	Carla	Weyrick	Ashbrook NA	1315 Holmes Drive	Charlotte	NC 28209
2015-120	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2015-120	Bobby	Curtis	Kimberlee Apartments	1300 Reece Road, Unit 316	Charlotte	NC 28209
2015-120	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209
2015-120	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209
2015-120	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC 28209
2015-120	Jim	Foster	Selwyn/Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC 28209
2015-120	Irwin	Bostian	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC 28209
2015-120	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC 28209
2015-120	Brad	Wallace	Myers Park Manor	215 Tranquil Avenue	Charlotte	NC 28209
2015-120	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28209
2015-120	Patrick	Schaber	Hope Creek NA	4244 Castlewood Road	Charlotte	NC 28209
2015-120	Mike	Rains	Ashbrook NA	1312 Bywood Lane	Charlotte	NC 28209
2015-120	Wendy	Parks	Falcon Ridge HOA	Post Office Box 11906	Charlotte	NC 28209
2015-120	Shelly	Jackson	Huntington Forest HOA	4523 Park Road	Charlotte	NC 28237
2015-120	Maddy	Baer	Wrencrest HOA	5617 Fairview Rd #7	Charlotte	NC 28209
2015-120	Pamela	Hayes	Pines of Woodlawn HOA	1201 Scaleybark Road	Charlotte	NC 28209
2015-120	Judy	Smith	Ashbrook NA	1300 Drexel Place	Charlotte	NC 28209
2015-120	Spencer	Brown	Madsion Park HOA	4454 Halstead Drive	Charlotte	NC 28209
2015-120	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC 28211
2015-120	Russell	Heydorn	Selwyn Park NA	4807 Buckingham Drive	Charlotte	NC 28209
2015-120	Douglas	Welton	Madison Park Homeowners Association	5601 Murrayhill Road	Charlotte	NC 28210

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-120	17514527	1601 AP PRIVATE INVESTOR I LLC			1601 PRIVATE INVESTOR XIII LLC	670 MARINA DR #100		CHARLESTON	SC	29492
2015-120	17514528	1601 AP PRIVATE INVESTOR I LLC			1601 AP PRIVATE INVESTOR XIII	670 MARINA DR #100		CHARLESTON	SC	29492
2015-120	17514509	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-120	17514510	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-120	17514512	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-120	17514513	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-120	17514516	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-120	17514517	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-120	17514209	4539 HEDGEMORE, LLC				4539 HEDGEMORE DR STE 100		CHARLOTTE	NC	28209
2015-120	17514604	AIKEN	JOSEPH H			5501 TOPPING PL		CHARLOTTE	NC	28209
2015-120	17514646	AIKEN	MARTHA MITCHELL		(BY MARRIAGE)	5501 TOPPING PL		CHARLOTTE	NC	28209
2015-120	17514679	ALLEN	DAVID MICHAEL	ANNE M	ALLEN	3013 MASON CT		LAKE WYLIE	SC	29710
2015-120	17514669	ANDERSON	ROBERTA L			4735 HEDGEMORE DR UNIT C		CHARLOTTE	NC	28209
2015-120	17514326	ANDREWS	WALTER GLENN			PO BOX 543		PENDLETON	SC	29670
2015-120	17514620	ANDREWS	WALTER GLENN JR	PATRICIA E	ANDREWS	PO BOX 543		PENDLETON	SC	29670
2015-120	17514615	ARMET	TIMOTHY R			4747 F HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514220	AUSTIN	ELIZABETH JANE			4603-A HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514605	AUSTIN	KATHRYN D	DAVID W	AUSTIN	4755 HEDGEMORE DR	UNIT E	CHARLOTTE	NC	28209-3203
2015-120	17514225	AUSTIN	WILLIAM O IV	STEPHANIE D	AUSTIN	4008 HUCKLEBERRY DR		RALEIGH	NC	27612
2015-120	17514262	BAGWELL	P RYAN			4914 SHARONVIEW RD		CHARLOTTE	NC	28226
2015-120	17514638	BAHERI	MEHRDAD			4323 APPLGATE RD		CHARLOTTE	NC	28209
2015-120	17514331	BARNES	JOHN F			206 SAMUEL GUILFORD CT		CHARLOTTE	NC	28270
2015-120	17514345	BARNES	JOHN F	NATALIE C	BARNES	4754-L HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17109143	BECKHAM	JEAN ISOM	ELIZABETH	NEAL	4700 PARK RD		CHARLOTTE	NC	28209
2015-120	17514259	BECKWITH	MARION S			5630 COLONY RD		CHARLOTTE	NC	28226
2015-120	17514626	BERTRAND	JANET A	JOHN J JR	BERTRAND	4747 HEDGEMORE DR	UNIT 4P	CHARLOTTE	NC	28209-3259
2015-120	17514684	BLACK	PATRICIA COLLINS			4735 HEDGEMORE DR	UNIT R	CHARLOTTE	NC	28209-3271
2015-120	17514323	BLEVINS	ANDREA			4736 HEDGEMORE DR #1J		CHARLOTTE	NC	28209
2015-120	17514254	BOLEN	BLAIR D.			4609-G HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514230	BRANCH	KARON SMALL			4605 C HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17108236	BRAWLEY	JOHN MICHAEL		BRENDA JEAN C	8323 OLDE TROON DR		CHARLOTTE	NC	28277
2015-120	17514682	BROADWAY	ROSEMARIE FRINZI			1701 JAMESTON DR		CHARLOTTE	NC	28209
2015-120	17514644	BUBBA PROPERTIES LLC			C/O MARSH LAW FIRM P.A	PO BOX 11815		CHARLOTTE	NC	28220-1815
2015-120	17514267	BUCHANAN	HEATHER			4611 HEDGEMORE DR #J		CHARLOTTE	NC	28209-3246
2015-120	17514224	BUCKALEW	CYNTHIA LYNN	SCOTT MAURICE	HOLBROOK	9301 AYLESBURY LN		CHARLOTTE	NC	28227
2015-120	17514610	BURKE	BETH ANN			5351 MURRAYHILL RD		CHARLOTTE	NC	28210
2015-120	17514636	BURKE	BETH ANN			5351 MURRAYHILL RD		CHARLOTTE	NC	28210
2015-120	17514674	BURNETT	ALEX RAY			2940 7TH STREET DR NE		HICKORY	NC	28601
2015-120	17514340	BURNS	KIMBERLY GAYLE			304 MORNING DEW LN		MOUNT HOLLY	NC	28120
2015-120	17514681	BURNSIDE	DOROTHY H			4741 HEDGEMORE DR #7-O		CHARLOTTE	NC	28209
2015-120	17514217	BUSH	JOSHUA A	LIA P	BUSH	4601 HEDGEMORE DR #D		CHARLOTTE	NC	28209-3241
2015-120	17514339	CALDWELL	IRENE B			4754 HEDGEMORE DR #F		CHARLOTTE	NC	28209
2015-120	17514628	CAMPBELL	BRENDA B		GINGER M CAMPBELL	4747 HEDGEMORE DR	UNIT R	CHARLOTTE	NC	28209-3260
2015-120	17514612	CAMPBELL	SAUNDERS O			4747-B HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514307	CAMPUS AT PFEIFFER LLC (THE)				4701 PARK RD		CHARLOTTE	NC	28209
2015-120	17514301	CAMPUS AT PFEIFFER LLC THE				4701 PARK RD		CHARLOTTE	NC	28209
2015-120	17514223	CANZANO	DONNA LAURA			4603 HEDGEMORE DR APT D		CHARLOTTE	NC	28209-3242
2015-120	17514619	CARDAIS	ZACHARY JAMES			4747 HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514258	CARPENTER	PATRICIA P			4611 HEDGEMORE DR APT A		CHARLOTTE	NC	28209-3246
2015-120	17514263	CERNYAK	SUSAN E			3516 COLONY RD APT A		CHARLOTTE	NC	28211-3366
2015-120	17514659	CHERRY	KIMBERLY L	CHRISTOPHER M	CHERRY	4739 HEDGEMORE DR #M		CHARLOTTE	NC	28209-3266
2015-120	17514321	CLAPP	JEREMY			4736 HEDGEMORE DR UNIT H		CHARLOTTE	NC	28209
2015-120	17514651	COCHRAN	LISA			4739 HEDGEMORE DR	UNIT E	CHARLOTTE	NC	28209
2015-120	17514647	COHN	MARGARET RUTH			4739 HEDGEMORE DR	UNIT A	CHARLOTTE	NC	28209-3233
2015-120	17514236	COPLEY	DAVID WENDELL	MARIA	COPLEY	115 MAPLE RIDGE LN		HUNTINGTON	WV	25705
2015-120	17514624	COTTON	JAMES		LOIS ANN	6828 ARONOMINK DR		CHARLOTTE	NC	28210
2015-120	17514634	COX	BARRY A			4743 HEDGEMORE DR	UNIT D	CHARLOTTE	NC	28209-3229
2015-120	17514252	CRITCHER	DEREK C			4609 HEDGEMORE DR APT E		CHARLOTTE	NC	28209-3245
2015-120	17514251	CRUSE	TARA ELAINE			4609 HEDGEMORE DR #D		CHARLOTTE	NC	28209
2015-120	17514332	CUNNINGHAM	CONSTANCE	VIRGIL M	CUNNINGHAM	3555 CHARMING CR		WINNSBORO	SC	29180
2015-120	17514686	CZERVENY	ARNO	ALESSANDRA	CZERVENY	11131 VALLEY SPRING DR		CHARLOTTE	NC	28277
2015-120	17514235	DANIEL	BLAIR MCREA			4605-H HEDGEMORE DR		CHARLOTTE	NC	28209

2015-120	17514268	DANIEL	ZACHARY G	GREGORY L	SMITH	4611 HEDGEMORE DR APT K	CHARLOTTE	NC	28209-3246
2015-120	17109146	DARAFESH	MOHAMED R	RAFAT R	DEMNEH	6601 LANCER DR	CHARLOTTE	NC	28226
2015-120	17109147	DAVIS	NUNTIA			10726 OLD BRIDGE LN	CHARLOTTE	NC	28269
2015-120	17514680	DEHOFF	PHILIP W	HELENYA D	DEHOFF	116 AMRITA CT	CHARLOTTE	NC	28211-4019
2015-120	17514524	DENNIS D LOWERY LLC				4525 PARK RD #B-202	CHARLOTTE	NC	28209
2015-120	17514671	DEPENNING	STEVEN L			4735 HEDGEMORE DR #E	CHARLOTTE	NC	28209
2015-120	17514338	DERR	CATHERINE WINGATE			4741 HEDGEMORE DR	CHARLOTTE	NC	28209-3224
2015-120	17514623	DYER	DEBORAH A			4747 HEDGEMORE DR #M	CHARLOTTE	NC	28209-3203
2015-120	17514260	ECKARD	LAURA HOLMES			4611 HEDGEMORE DR #C	CHARLOTTE	NC	28209-3246
2015-120	17514639	EDWARDS-BELCH PROPERTIES LLC				21307 NORMAN SHORES DR	CORNELIUS	NC	28031
2015-120	17514672	EFIRD	PERRY d	MARGARET J	EFIRD	4735 HEDGEMORE DR	CHARLOTTE	NC	28209-3219
2015-120	17109140	ESTATES AT CHARLOTTE 1 LLC				PO BOX 11739	COLUMBIA	SC	29211
2015-120	17514664	FEDERAL	MARY V			4739 HEDGEMORE DR #6R	CHARLOTTE	NC	28209
2015-120	17514627	FEDERAL NATIONAL MORTGAGE ASSO				P O BOX 650043	DALLAS	TX	75265
2015-120	17514227	FENDER	MARGARET LUCILLE			3042 HARMONY GROVE RD	NEBO	NC	28761
2015-120	17514232	FERGUSON	MICHELLE M			4605 HEDGEMORE DR APT E	CHARLOTTE	NC	28209-3243
2015-120	17514210	FINNICAN	GREGORY J			4525 HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514508A	FIRST STATES INVESTORS 4100A	LLC		C/O BURR WOLFF, LP	PO BOX 961025	FORT WORTH	TX	76161-0025
2015-120	17514508B	FIRST STATES INVESTORS 4100A	LLC		C/O BURR WOLFF, LP	PO BOX 961025	FORT WORTH	TX	76161-0025
2015-120	17514656	FISHER	THOMAS EDWARD			5924 DOWNFIELD DR	CHARLOTTE	NC	28269
2015-120	17514614	FRANCIS	MARY C			4747 HEDGEMORE DR	CHARLOTTE	NC	28209-3227
2015-120	17514654	FRANCISCAN TERRACE HOMEOWNERS			C/O HOME REALTY & MANAGEMENT	PO BOX 35144	CHARLOTTE	NC	28235
2015-120	17514402	FSP PARK SENICA LIMITED			% FRANKLIN STREET PARTNERSHIP	401 EDGEWATER PLACE	WAKEFIELD	MA	01880-6210
2015-120	17514320	FULENWIDER	JON O			4736 HEDGEMORE DR	CHARLOTTE	NC	28209-3222
2015-120	17514253	GATES	BRENT P			4609 HEDGEMORE DR #F	CHARLOTTE	NC	28209
2015-120	17514645	GETZ	CASEY EDWARD			159 QUEENS ST	CHARLESTON	SC	29401
2015-120	17514637	GORAYA	MANMOHAN SINGH			4743 HEDGEMORE DR #5-G	CHARLOTTE	NC	28209
2015-120	17514687	GREEN BROWN HOLDINGS LLC				4731 HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514653	GRIFFIN	THOMAS G	SHERRY R	GRIFFIN	4739 HEDGEMORE DR UNIT G	CHARLOTTE	NC	28209
2015-120	17514344	GROS	FRANCOIS	JULIE H	GROS	4215 D ALDERSHOT CT	CHARLOTTE	NC	28211
2015-120	17514518	GROS	FRANCOIS	JULIE H	GROS	4525 PARK RD UNIT B-103	CHARLOTTE	NC	28209
2015-120	17514520	GROS	FRANCOIS	JULIE H	GROS	4525 PARK RD #B103	CHARLOTTE	NC	28209
2015-120	17514648	GROVES	LINDSEY E			4739-B HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514318	GU	WEIJIANG	JIMII	XIAS	4736 HEDGEMORE DR #E	CHARLOTTE	NC	28209-3232
2015-120	17514611	HADRIAN WAY LLC				4747 HEDGEMORE DR #A	CHARLOTTE	NC	28209-3226
2015-120	17514525	HALL JOHNSTON HEIRS LLC				1065 E MOREHEAD ST	CHARLOTTE	NC	28204
2015-120	17514652	HARDIAN WAY LLC				2611 RICHARDSON DR	CHARLOTTE	NC	28211
2015-120	17514330	HAYES	NICHOLS COOK			4736 HEDGEMORE DR	CHARLOTTE	NC	28209-3250
2015-120	17514662	HENRY	LEONARD O III	JOHN PATRICK	HENRY	720 POND BRANCH RD	LEXINGTON	SC	29073
2015-120	17514347	HERNDON	PATRICIA G			4754 HEDGEMORE DR #2-N	CHARLOTTE	NC	28209-3254
2015-120	17514350	HERNDON	PATRICIA G			4754 HEDGEMORE DR #Q	CHARLOTTE	NC	28209-3254
2015-120	17514336	HERTZLER	ALLISON SUZANNE			4754 HEDGEMORE DR	CHARLOTTE	NC	28209-3224
2015-120	17514226	HODGE	CECIL R	RAMONA B	HODGE	4603 HEDGEMORE DR APT G	CHARLOTTE	NC	28209-3242
2015-120	17514650	HOFFMAN	RENEE			4739 HEDGEMORE DR, D	CHARLOTTE	NC	28209
2015-120	17514249	HOLDER	PRESTON NELSON II			4609 HEDGEMORE DR APT B	CHARLOTTE	NC	28209-3245
2015-120	17514261	HORNSBY	ANN KIME R/T/U/A			4611 HEDGEMORE DR #D	CHARLOTTE	NC	28209-3246
2015-120	17514665	HUGHES	KATHERINE JANE			4739 HEDGEMORE DR	CHARLOTTE	NC	28209-3267
2015-120	17514247	HUNNICUTT	BILL B	JOAN H	HUNNICUTT	4607-J HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514322	HUNTER	DEBORAH A			4736 HEDGEMORE DR	CHARLOTTE	NC	28209-3222
2015-120	17514678	JEANETTE S TURNER IRREVOCABLE	TRUST		CRYSTAL DAWN PETTIT	4735 HEDGEMORE DR #7-L	CHARLOTTE	NC	28209-3269
2015-120	17514685	JESSUP	GRADY			4735 HEDGEMORE DR #S	CHARLOTTE	NC	28209
2015-120	17514264	JOHNSON	DOUGLAS ORVAL			4023 HALEYON LN	MONROE	NC	28112
2015-120	17514244	JOLLY	LINDA WARWICK			4607 HEDGEMORE DR APT G	CHARLOTTE	NC	28209-3244
2015-120	17514608	JORDAN	JOHN			4755 HEDGEMORE DR #H	CHARLOTTE	NC	28209-3256
2015-120	17514635	KAKACEK	ELIZABETH			4743 HEDGEMORE DR UNIT E	CHARLOTTE	NC	28209
2015-120	17514514	KASPER LEASING LLC				111917 SAM ROPER DR #200	CHARLOTTE	NC	28269
2015-120	17514257	KERLEY	LINDA E			4609 HEDGEMORE DR APT J	CHARLOTTE	NC	28209-3245
2015-120	17514670	KIDD	VIRGINIA LEE			4735 HEDGEMORE DR	CHARLOTTE	NC	28209-3219
2015-120	17514622	KIRBY	SUSAN M			4747 HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514327	LAUGHLIN	LYNNE C.			4736 HEDGEMORE DR Unit N	CHARLOTTE	NC	28209
2015-120	17514621	LECARPENTIER	DEANNA M			1747-K HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514335	LEDFORD	CHRISTOPHER A			4754-B HEDGEMORE DR	CHARLOTTE	NC	28209
2015-120	17514334	LINKER	JEFFREY R	PATSY D	LINKER	1449 QUEENS RD WEST	CHARLOTTE	NC	28207

2015-120	17514239	LOGSDON	DARRYL D			4607 HEDGEMORE DR APT B		CHARLOTTE	NC	28209-3244
2015-120	17514633	LOISEAU	GERARD G		JENNIFER O LOISEAU	6400 SHARON HILLS RD		CHARLOTTE	NC	28210
2015-120	17514663	LUCEY	R DANIEL			4739 HEDGEMORE DR	UNIT Q	CHARLOTTE	NC	28209-3267
2015-120	17514238	MACKAY	ALICE			4607 -A HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514641	MANGUM	ROBERT E			4743 HEDGEMORE DR K		CHARLOTTE	NC	28209
2015-120	17514603	MANZ	ANGELA N	TRUST	CAROLYN W HICKS IRREVOCABLE	4755 HEDGEMORE DR #C		CHARLOTTE	NC	28209-3255
2015-120	17514501	MARSH MORTGAGE CO				PO BOX 35329		CHARLOTTE	NC	28235
2015-120	17514606	MARTIN	ELAINE G			4755 HEDGEMORE DR	UNIT F	CHARLOTTE	NC	28209-3255
2015-120	17514657	MARVIN	RICHARD FREDERICK		MARTHA ALSPAUGH MARVIN (H/W)	310 WINGRAVE DR		CHARLOTTE	NC	28270
2015-120	17514231	MATERA	ROBERT W			4605 HEDGEMORE DR #D		CHARLOTTE	NC	28209
2015-120	17514314	MELVIN	MATT			4736 HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514208	METROTIMWATCH LLC				3825 FORRESTGATE DR		WINSTON-SALEM	NC	27103
2015-120	17514255	MILLER	SARAH CANNON			4609-H HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514346	MILLS	ELENA	JENNIFER	MILLS	4754 HEDGEMORE DR #2M		CHARLOTTE	NC	28209-3253
2015-120	17514315	MOLINA	MAGDALENE			4736 HEDGEMORE DR UNIT B		CHARLOTTE	NC	28209
2015-120	17514677	MOORE	KAREN S			188 S SPRING ST		HOT SPRING	NC	28743
2015-120	17514243	MORRIS	AMY C	ALAN D	LORD	4607 HEDGEMORE DR APT F		CHARLOTTE	NC	28209-3244
2015-120	17108103	MOTTRAM	CHRISTOPHER A			1438 MONTFORD DR		CHARLOTTE	NC	28209
2015-120	17514215	MUELLER	FRANCIS ALOYS			4601 HEDGEMORE DR APT B		CHARLOTTE	NC	28209-3241
2015-120	17514348	MULLINS	LINDA A			4754 HEDGEMORE DR #O		CHARLOTTE	NC	28209-3221
2015-120	17514248	MUSE	ELIZABETH P			4609 HEDGEMORE DR #A		CHARLOTTE	NC	28209-3245
2015-120	17514214	MYERS	HARRISON LEE			4601 HEDGEMORE DR APT A		CHARLOTTE	NC	28209-3241
2015-120	17514666	MYERS	LINDA SUE			4739 HEDGEMORE DR	UNIT T	CHARLOTTE	NC	28209-3267
2015-120	17514683	NADERI	BABAK	BETTY	NADERI	4735 HEDGEMORE DR Unit Q		CHARLOTTE	NC	28209
2015-120	17514625	NASH	RANDOLPH M	MARTHA C	NASH	15500 SHOPTON RD W		CHARLOTTE	NC	28278-7614
2015-120	17514401	NC OWNER LLC				8720 RED OAK BLVD #301		CHARLOTTE	NC	28217
2015-120	17514643	O`REGAN	PATRICIA	VERONICA	O`REGAN	4743 HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514228	OLSON	AMY E			4605 HEDGEMORE DR APT A		CHARLOTTE	NC	28209-3243
2015-120	17514526	PAK VENTURES & INVESTMENT CORP				14237 BALLANTYNE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2015-120	17514337	PANG	RONALD	DEBRA	CHOU	3607 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2015-120	17514688	PARFINCO NC LLC		TECHNOLOGY GROUP INC	C/O PARSONS COMMERCIAL	100 W WALNUT ST		PASADENA	CA	91124
2015-120	17514519	PARK ROAD DENTAL ASSOC				4525 PARK RD # B102		CHARLOTTE	NC	28209-3723
2015-120	17514522	PARK ROAD DENTAL ASSOC				4525 PARK RD # B102		CHARLOTTE	NC	28209-3723
2015-120	17108119	PARKWOOD ASSOCIATES LLC	ATTN: LAT PURSER III			4530 PARK RD STE 300		CHARLOTTE	NC	28209-3716
2015-120	17514601	PAYNE	CHARLOTTE D GIBSON			2146 SHARON LN		CHARLOTTE	NC	28211-3736
2015-120	17514317	PERKINS	CHRISTINA E			4736 HEDGEMORE DR #D		CHARLOTTE	NC	28209
2015-120	17514229	PERSIC	MARA E			4605 HEDGEMORE DR APT B		CHARLOTTE	NC	28209-3243
2015-120	17514270	PHILLIPS	NANCIE ELLEN			4615 HEDGEMORE DR APT A		CHARLOTTE	NC	28209-3247
2015-120	17514271	PIGG	ANGELA			4615-B HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514341	PIKE	MARY ANN			4754 HEDGEMORE DR	UNIT H	CHARLOTTE	NC	28209-3251
2015-120	17514349	POLLINA	ANN C			28 WHITFIELD LN		CORAM	NY	11727
2015-120	17514342	RADOFF	DAVID A			4754 HEDGEMORE DR #-I		CHARLOTTE	NC	28209
2015-120	17514234	RIAZATI	ABBAS	CHERYL K	RIAZATI	4605 HEDGEMORE DR APT G		CHARLOTTE	NC	28209-3243
2015-120	17514616	RIEDER	MARY GAIL			4747 HEDGEMORE DR	UNIT F	CHARLOTTE	NC	28209-3221
2015-120	17514607	RIGHI	RICHARD E	NANCY E	RIGHI	4755 HEDGEMORE DR #G		CHARLOTTE	NC	28209
2015-120	17514221	ROBERTSON	MARGARET ANNE			4603 HEDGEMORE DR APT A		CHARLOTTE	NC	28209-3242
2015-120	17514629	ROBERTSON	SAMUEL DOUGLAS	JEANNE M	ROBERTSON	4230 CASTLEWOOD RD		CHARLOTTE	NC	28209
2015-120	17514632	ROBINSON	WILLIAM C	STACY E	ROBINSON	800 EAST BLVD		CHARLOTTE	NC	28203
2015-120	17108102	RUDOLPH INVESTMENTS LLC				PO BOX 30456		CHARLOTTE	NC	28230
2015-120	17514351	SABO	ELIZABETH A			PO BOX 471823		CHARLOTTE	NC	28247-1823
2015-120	17514241	SELBY	SUSAN			4607 HEDGEMORE DR UNIT D		CHARLOTTE	NC	28209
2015-120	17514642	SENGER	EDNA MAE			4743 HEDGEMORE DR UNIT L		CHARLOTTE	NC	28209-3261
2015-120	17514343	SHAFFER	JANE F			4754 HEDGEMORE DR	UNIT J	CHARLOTTE	NC	28209-3251
2015-120	17514303	SHURGARD-MORNINGSTAR SELF	STORAGE DEV II LLC			P O BOX 25025		GLENDALE	CA	91201-5025
2015-120	17514613	SISKRON	HERBERT E JR	KATHY	SISKRON	4747 G HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514617	SISKRON	KATHLEEN CONWAY			4747 HEDGEMORE DR	UNIT G	CHARLOTTE	NC	28209-3257
2015-120	17514328	SKIPPER	GEORGE L			4736 HEDGEMORE DR	UNIT O	CHARLOTTE	NC	28209
2015-120	17514660	SMALLEY	WALTER R			4739 HEDGEMORE DR #N		CHARLOTTE	NC	28209-3266
2015-120	17514273	SPEIR	NATHANIEL GIBSON JR		PATRICIA LEWIS	4615 HEDGEMORE DR APT D		CHARLOTTE	NC	28209-3247
2015-120	17514673	SQUIRES	JESSICA			4735-G HEDGEMORE DR		CHARLOTTE	NC	28209-3268
2015-120	17514219	STANLEY	DAVID W			208 MANNING DR		CHARLOTTE	NC	28209-3434
2015-120	17514667	STARNES	CODY			4735 HEDGEMORE DR UNIT A BUILDING 7		CHARLOTTE	NC	28209-3220
2015-120	17514609	STUART	CHARLES J			4755-I HEDGEMORE DR		CHARLOTTE	NC	28209

2015-120	17514521	SUGG	GARY R			4525 PARK RD # B104		CHARLOTTE	NC	28209-3723
2015-120	17514523	SWEENEY	ROBERT J JR			421 PENMAN ST SUITE 100		CHARLOTTE	NC	28203
2015-120	17514222	SYDORICK	JENNIFER SUZANNE			4603 HEDGEMORE DR UNIT C		CHARLOTTE	NC	28209
2015-120	17514602	SYKES	BETTY S			4755 HEDGEMORE DR	UNIT B	CHARLOTTE	NC	28209-3225
2015-120	17514272	SYKES	GREGORY K			4615 HEDGEMORE DR APT C		CHARLOTTE	NC	28209-3247
2015-120	17108235	TDC PARK ABBEY LLC			ATTN: ZACH ASHTON	5310 SOUTH ALSTON AVE	SUITE 210	DURHAM	NC	27713
2015-120	17108237	TDC PARK ABBEY LLC			ATTN: ZACH ASHTON	5310 SOUTH ALSTON AVE	SUITE 210	DURHAM	NC	27713
2015-120	17109144	TDC PARK ABBEY LLC			ATTN: ZACH ASHTON	5310 SOUTH ALSTON AVE	SUITE 210	DURHAM	NC	27713
2015-120	17514218	TEE	JONATHAN A			4601 HEDGEMORE DR APT E		CHARLOTTE	NC	28209-3241
2015-120	17514319	TERRY	JEFFREY TODD			120 DARVEL CT		KERNERSVILLE	NC	27284
2015-120	17514250	THAMES	NANCY S			4609 HEDGEMORE DR APT C		CHARLOTTE	NC	28209-3245
2015-120	17514618	THOMAS	HOLLY A			4747 HEDGEMORE DR #H		CHARLOTTE	NC	28209-3257
2015-120	17514265	THREE TWELVE CLEMATIS CORP				PO BOX 18769		W PALM BEACH	FL	33416
2015-120	17514649	TOLER	CRISTA C	WILLIAM R JR	TOLER	4739 HEDGEMORE DR #C		CHARLOTTE	NC	28209
2015-120	17514655	TOLER	PEGGY M			4739 HEDGEMORE DR	UNIT I	CHARLOTTE	NC	28209-3264
2015-120	17514316	TOP OF THE HILL PROPERTIES LLC				1722 CHESTNUT AVE		CHARLOTTE	NC	28205
2015-120	17514640	TRIPLETT	CAROL J			4743 HEADMORE DR	UNIT J	CHARLOTTE	NC	28209
2015-120	17514333	TUBEL	EDMUND G			7421 CARMEL EXECUTIVE PK #250		CHARLOTTE	NC	28226
2015-120	17514256	TUSCAN	JONATHAN	SARAH	STEWART	4609 HEDGEMORE DR #I		CHARLOTTE	NC	28209-3245
2015-120	17514353	TWELVE-NINETY, LLC				4140 ARBOR WAY		CHARLOTTE	NC	28211
2015-120	17514631	UNGER	IRMGARD G			4743 HEDGEMORE DR	UNIT A	CHARLOTTE	NC	28209
2015-120	17514266	VICKREY	JACK III			4611 HEDGEMORE DR		CHARLOTTE	NC	28209
2015-120	17514213	WAINSCOTT	CHARLES T			1710 ABBEY PL		CHARLOTTE	NC	28209
2015-120	17514212	WAINSCOTT	CHARLES T &			1710 ABBEY PL		CHARLOTTE	NC	28209
2015-120	17514269	WASSER	MARSHALL J	DOROTHY A	WASSER	4611 HEDGEMORE DR APT L		CHARLOTTE	NC	28209-3246
2015-120	17514630	WATTS	SHANNON			4747 HEDGEMORE DR T		CHARLOTTE	NC	28209
2015-120	17514242	WEATHERS	MARK J			4607 E HEDGEMORE DRIVE		CHARLOTTE	NC	28209
2015-120	17514240	WELLING	SARAH H			4607 HEDGEMORE DR #C		CHARLOTTE	NC	28209
2015-120	17514324	WELLS	DENISE	JONATHAN	WELLS	1112 COURT DR		CHARLOTTE	NC	28211
2015-120	17514237	WELTON	SYDNEY SHELDON	DAVID SCOTT	WELTON	4605 HEDGEMORE DR APT J		CHARLOTTE	NC	28209-3243
2015-120	17514216	WEXLER	GREGORY E			4601 HEDGEMORE DR #C		CHARLOTTE	NC	28209-3241
2015-120	17514675	WHITE	CURTIS E			4735 HEDGEMORE DR	UNIT I	CHARLOTTE	NC	28209-3268
2015-120	17514676	WHITFIELD	JANET M			7607 WHISTLESTOP RD		CHARLOTTE	NC	28210
2015-120	17514352	WHITMAN	ROBERT LOUIS JR			2020 MANDARIN BLVD		CHARLOTTE	NC	28205
2015-120	17514325	WHITTED	AMELIA			4736 HEDGEMORE DR #L		CHARLOTTE	NC	28209
2015-120	17514233	WILBOURN	BELINDA MARIE			4605 HEDGEMORE DR APT F		CHARLOTTE	NC	28209-3243
2015-120	17514658	WITTER	DOROTHY F			4739 HEDGEMORE DR	UNIT L	CHARLOTTE	NC	28209-3265
2015-120	17514245	WOODARD	KATHRYN PAIGE			4607 HEDGEMORE DR #H		CHARLOTTE	NC	28207
2015-120	17514661	WRIGHT	LINDSEY			4739 HEDGEMORE DR #O		CHARLOTTE	NC	28209
2015-120	17514668	WRIGHT	NATALIE C			4735 HEDGEMORE DR	UNIT B	CHARLOTTE	NC	28209-3220
2015-120	17514246	WTJ INVESTMENT LLC				2438 OVERHILL RD		CHARLOTTE	NC	28211
2015-120	17514329	YAN	WEIHONG	YANSHU	LI	1124 TANNER CROSSING LN		INDIAN LAND	SC	29707
2015-120	17514511	YATES	ARTHUR WYNN	PATRICIA AUSTIN	YATES	3300 ELSTREE DR		CHARLOTTE	NC	28226
2015-120	17514515	YATES	ARTHUR WYNN	PATRICIA AUSTIN	YATES	3300 ELSTREE DR		CHARLOTTE	NC	28226
2015-120	17108234	ZALINOV	TATYANA			512 CHADMORE S DR		CHARLOTTE	NC	28270

Exhibit B

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Application filed by Grubb Properties, Inc. to allow a mixed-use redevelopment on approximately 10.7 acres bounded by Park Road, Abbey Place, Hedgemore Drive, and Mockingbird Lane.

Date and Time of Meeting: Monday, November 23, 2015 at 6:00 P.M.

Place of Meeting: Pfeiffer University
4701 Park Road
Charlotte, NC 28209

Petitioner: Grubb Properties, Inc.
Petition No.: 2015-120

We are assisting Grubb Properties, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 10.7 acre site (the "Site") bounded by Park Road, Abbey Place, Hedgemore Drive, and Mockingbird Lane from the O-1 (Office) zoning district to the MUDD-O (Mixed Use Development District-Optional) zoning district. The purpose of the Rezoning Petition is to allow the properties to be redeveloped into a mixed use project that is consistent with the recommendations of adopted land use plans. The Petitioner seeks to retain existing buildings and infrastructure where possible, while replacing the existing large surface parking lots with modern buildings supported by parking structures that can be shared by various uses.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that the Petitioner will hold a Community Meeting regarding this Rezoning Application on Monday, November 23, 2015 at 6:00 P.M. at Pfeiffer University, 4701 Park Road, Charlotte, North Carolina 28209. The Petitioner's representatives look forward to sharing information about their proposed redevelopment with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Rachel Russell at 704-405-1638.

cc: Mr. John Kinley
Ms. Rachel Russell
The Honorable Kenny Smith
Members, Charlotte City Council (via email)

Date Mailed: October 29, 2015

Exhibit C

COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: GRUBB PROPERTIES
REZONING PETITION NO.: 2015-120
DATE: 11/23/15

Please fill out completely. This information is used by the Planning Department to distribute materials regarding this petition.

Please PRINT CLEARLY

Name	Address	Phone Number	Email Address
Jeanette Turner	4735 Hedgemore Dr # L		
Anthony E. White	4735 Hedgemore Dr # I		
Bonda Campbell	4747-R Hedgemore Dr	704 451-2686	brampb@1670grub.com
Alice Mackey	4607-A Hedgemore Dr	704 3768850	apmackey@earthlink.net
Brian Gunn	4735 Hedgemore Dr	704 2010176	
Lucy Fesha	4739 " "	704-936-9430	lucyfesha@earthlink.net
Dotte Witten	4739 2 Hedgemore	704-523-5002	
Gene Caldwell	4754 Hedgemore - F	704 222 4491	icaldwellnec@yahoo.com
James Robertson	4230 Castlewood Sq	704-641-6160	
Mina Dodge	4603-H Hedgemore Dr	704-525-3499	
BILL NIDAL	4700 Park Rd		bnidal@greenleafdup.com
HATE ZENDER	3221 HARTFORD AVE	84-529-6808	zenderhate@gmail.com
MICHAEL BRANTLEY	4626 Park R1	704 521 1300	
Dea Mott E. Siskin	4747 Hedgemore Dr	704 525 4880	
Donna Wessner	4611 Hedgemore Dr. Unit L	704-340-4597	m.w.c.o.l.f.n.c.o.d. @ellsouth.net
Annelle Juarez	635 POINDEXTER DR	704-525-1447	travisgrub@gmail.com
STACY RYNOR	1136 SENECA PLACE	919-522-9527	STACY.RYNOR@OUTLOOK.COM

*

Exhibit D



GRUBB PROPERTIES

People who care. Places that matter.



PARK ROAD REZONING COMMUNITY MEETING
NOVEMBER 23, 2015



GRUBB PROPERTIES

People who care. Places that matter.

ABOUT GRUBB PROPERTIES

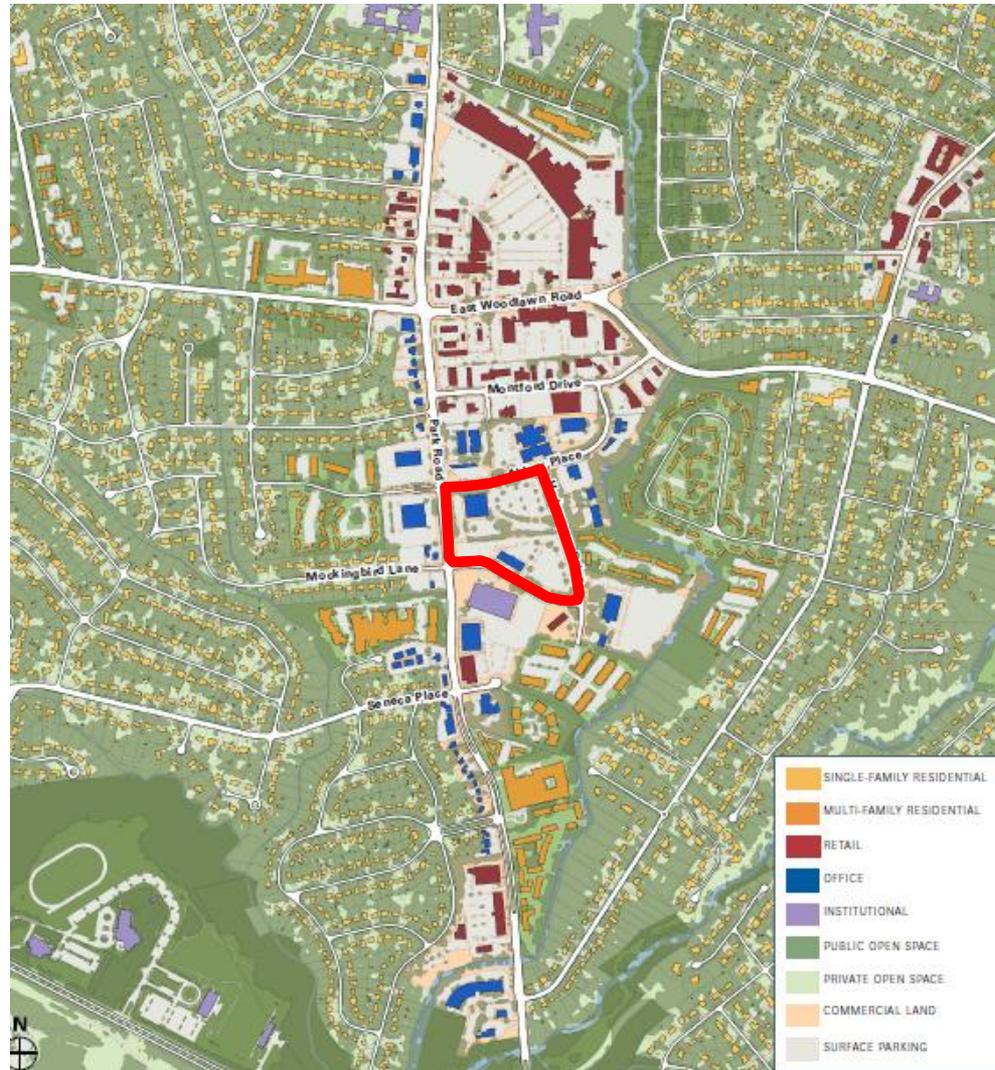
COMPANY HISTORY

- **Multi-Generational Real Estate Family**
 - In 1909, Henry Clay Grubb, great grandfather to the current CEO, developed one of the first steel and concrete high-rises in North Carolina (pictured right).
- **Over 50 Year Company History (since 1963)**
 - 100% Employee and Board Owned Today.
- **Vertically Integrated Real Estate Operating Company**
 - Acquisitions, Property Management, Asset Management, Investment, Leasing, Development Project Management, and Construction
- **Southeast Investment and Operating Footprint**
 - North Carolina, South Carolina, Georgia, Tennessee, Virginia, Mississippi
- **Strong Lender & Institutional Relationships**
 - Transactions with over 25 different lenders
 - Proven Investment Partner with over 20 different institutions
- **Disciplined Transaction History**



The Plaza Building – Salisbury, NC
Completed in 1909 by Henry Clay Grubb

PORTRAIT OF EXISTING CONDITIONS



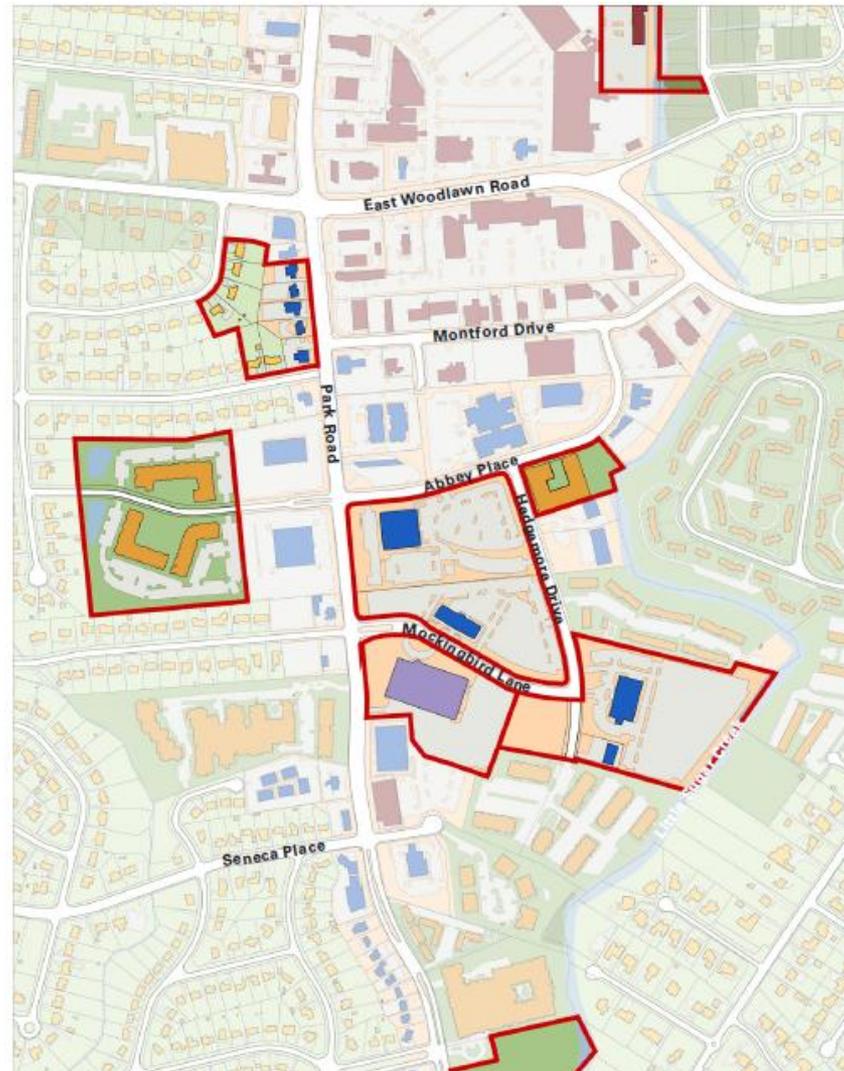
PORTRAIT OF EXISTING CONDITIONS

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RETAIL
- OFFICE
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- COMMERCIAL LAND
- SURFACE PARKING



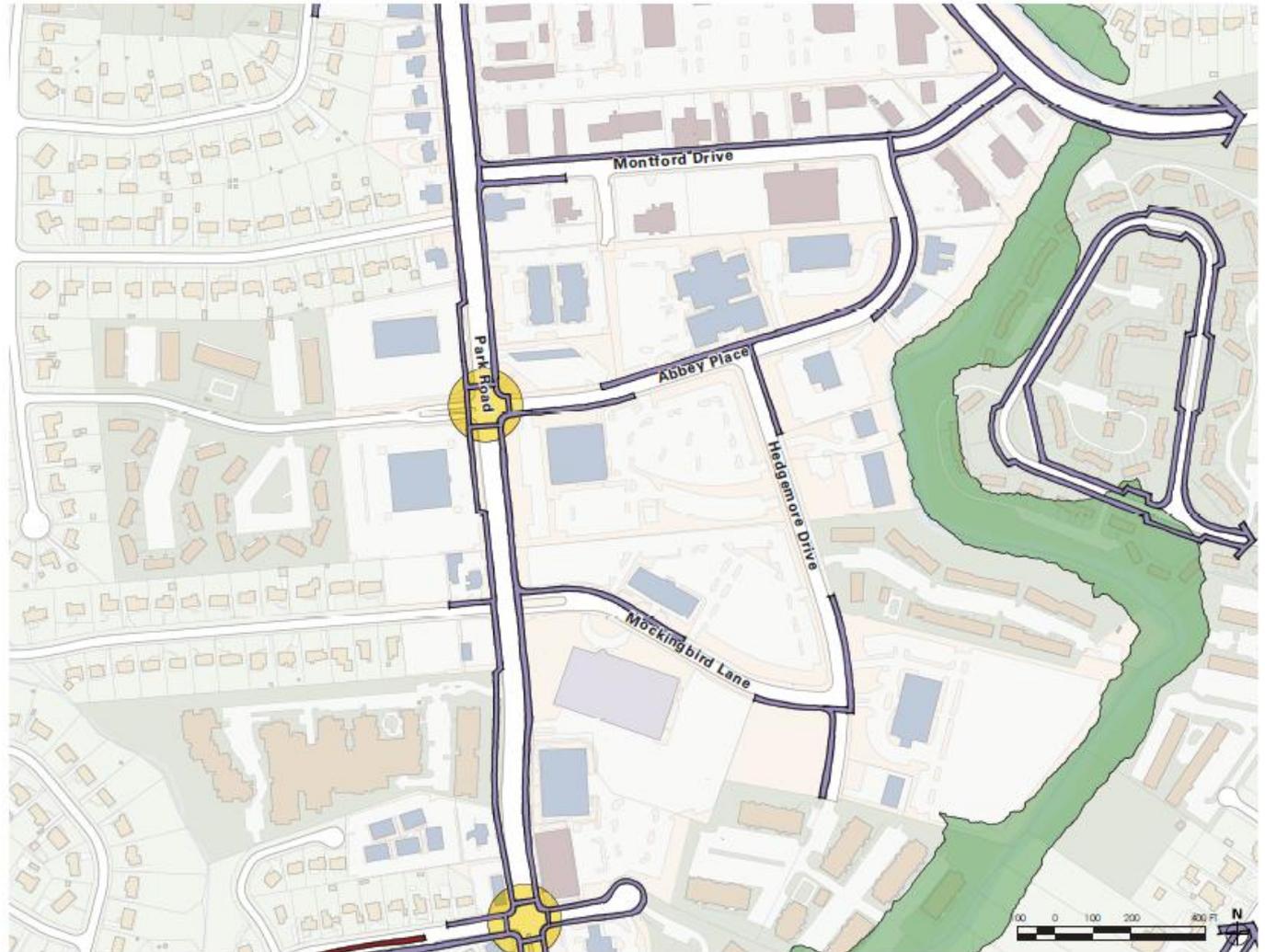
OPPORTUNITIES FOR FUTURE DEVELOPMENT

- OPPORTUNITY FOR FUTURE DEVELOPMENT
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RETAIL
- OFFICE
- INSTITUTIONAL
- SINGLE FAMILY LOT
- MULTI FAMILY LOT
- COMMERCIAL LAND
- SURFACE PARKING
- STORM WATER



CURRENT CONNECTIVITY

-  GREENWAY
-  FEMA FLOOD PLANE
-  SIDEWALK/CROSSWALK
-  ON STREET BIKE LANE
-  SIGNALIZED INTERSECTION



POTENTIAL FUTURE CONNECTIVITY

- EXISTING GREENWAY
- FEMA FLOOD PLANE
- EXISTING SIDEWALK/CROSSWALK
- ON STREET BIKE LANE
- EXISTING SIGNALIZED INTERSECTION
- FUTURE GREENWAY EXTENSION
- POTENTIAL CONNECTION TO GREENWAY
- POTENTIAL SIDEWALK/CROSSWALK
- POTENTIAL ON STREET BIKE LANE
- POTENTIAL SIGNALIZED INTERSECTION
- PARK WOODLAWN AREA PLAN PROPOSED STREET
- OTHER POTENTIAL STREET CONNECTIONS

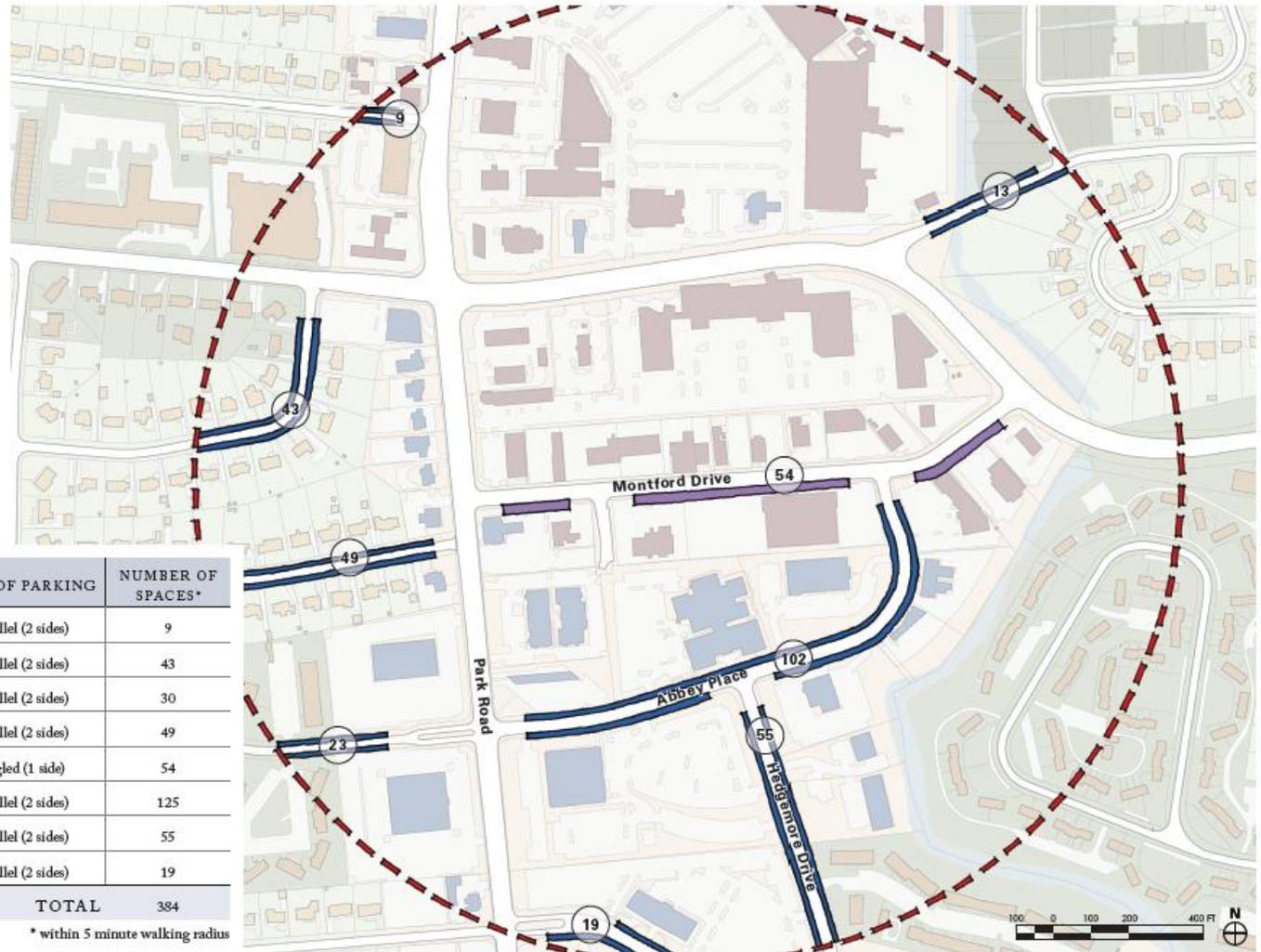


POTENTIAL STREET PARKING

 5 MINUTE WALKING RADIUS

 PARALLEL PARKING

 ANGLED PARKING

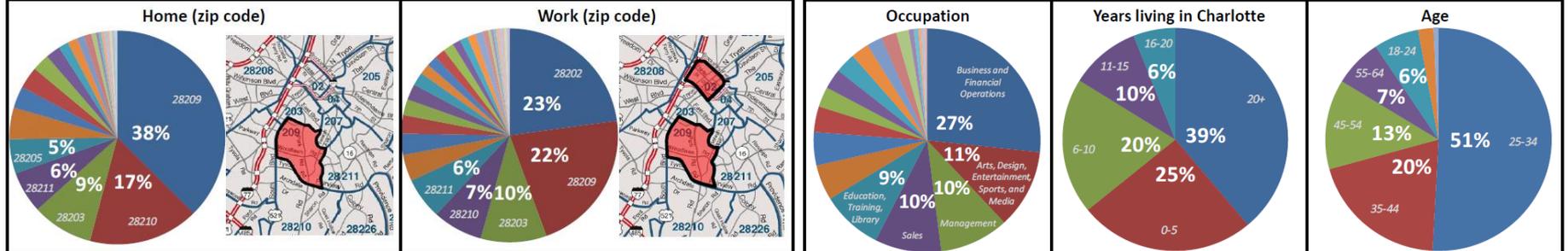


STREET	TYPE OF PARKING	NUMBER OF SPACES*
Drexel Place	Parallel (2 sides)	9
Drexmore Avenue	Parallel (2 sides)	43
Brandywine Road	Parallel (2 sides)	30
Montford Drive (west of Park Road)	Parallel (2 sides)	49
Montford Drive (east of Park Road)	Angled (1 side)	54
Abbey Place	Parallel (2 sides)	125
Hedgemore Drive	Parallel (2 sides)	55
Mockingbird Lane	Parallel (2 sides)	19
TOTAL		384

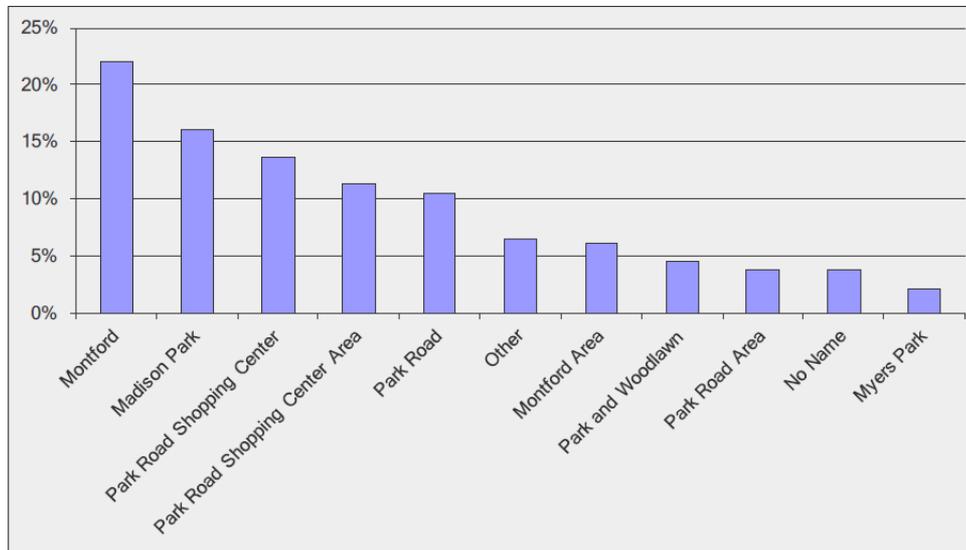
* within 5 minute walking radius

NEIGHBORHOOD REBRANDING SURVEY

ABOUT THE SURVEY RESPONDENTS – 286 TOTAL



What do you currently call the neighborhood?

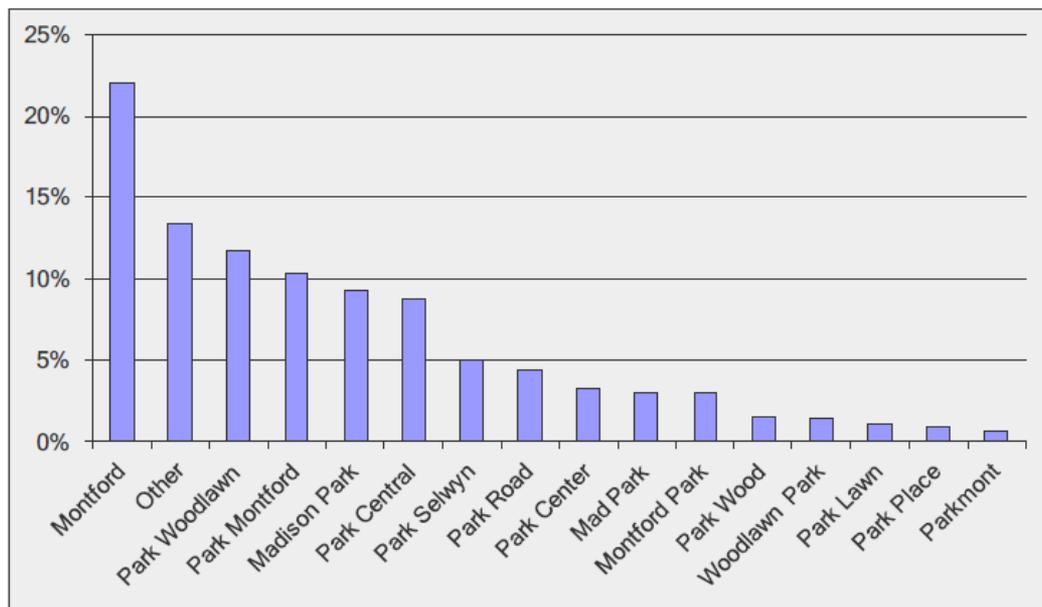


“Other” names suggested

- Sedgefield
- SouthPark
- Selwyn
- SouthPark Area
- Starmount
- Parkwood
- Park Central
- Parklawn
- South End
- Park City Gateway
- Selwyn Park
- SoMoFo
- Myers Park West
- Woodlawn Park
- Between SouthPark and Dilworth
- Myers Park Manor
- Wedgewood Drive
- Park Road and Abbey Place

NEIGHBORHOOD REBRANDING SURVEY

If the neighborhood were to be rebranded, what do you feel is an appropriate name?



“Other” names suggested

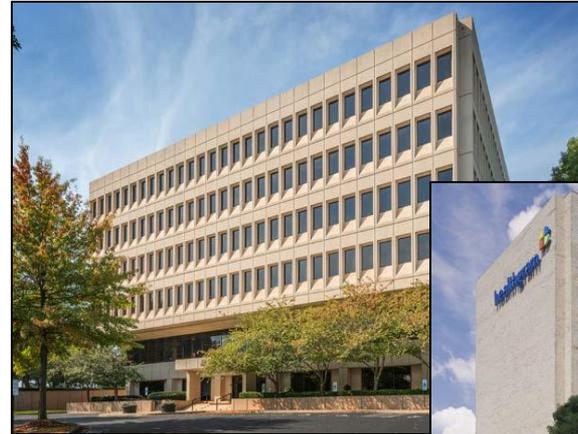
- | | |
|----------------------|----------------|
| Park Road Heights | MaPa |
| Park Mont | PaMo |
| Madison Place | MoPa |
| Madison Park | Montford Abbey |
| Central | Parklawn |
| MoFo | Parkview |
| SoPa | Selwyn Abbey |
| Park & Runnymede | Seneca Park |
| Magnolia | SouthWood |
| Montford at the Park | SoDil Park |
| Sparkleberry | WoodMont |
| A Walk In The Park | PWM |
| Woodford Park | Park Village |
| ParkSouth | Park Crossing |
| Park Grove | ParkWoodMont |
| Montford Lanes | The PRA |
| Sugar Hill | Park End |
| Olde Park | Park Walk |
| Woodmont Park | Park Connect |
| Park Element | Park Slope |
| Contemporary Park | Abbey Park |
| Mod Park | Parkwood Place |
| Queen's Park | Parkwood |
| Queen's City Park | Abbey Park |
| Parks City | WooPa |
| Park Square | |

- | | | | | |
|----------------|-------------------|-------------|----------------|---------------|
| Parkwood Place | WoodPark | City Lawn | P-Lawn | Madison City |
| Parkwood | Park City Gateway | Green Lawn | MadWoodPark | Central Park |
| Center Park | Graham Village | The Selwyns | Selwyn Park | Tri-Park |
| East Park | Montpark | Settlement | Park Road Park | Park Row |
| Park Heights | Park City | South Lawn | Park Charlotte | Freedom Acres |
| Park Hill | Montford Trail | Haven | MidPark | Park Center |

DEVELOPMENT PRINCIPLES

- 1) Value the history of the neighborhood
- 2) Execute on the city's vision of expanding the street network
- 3) Ensure bicycle and pedestrian connectivity
- 4) Create and enhance public space
- 5) Balance new development with the preservation of existing trees
- 6) Promote sustainability throughout site
- 7) Provide and foster a mix of uses
- 8) Provide sufficient parking with a smaller footprint
- 9) Design the built environment to enhance the pedestrian experience

EXISTING SITE



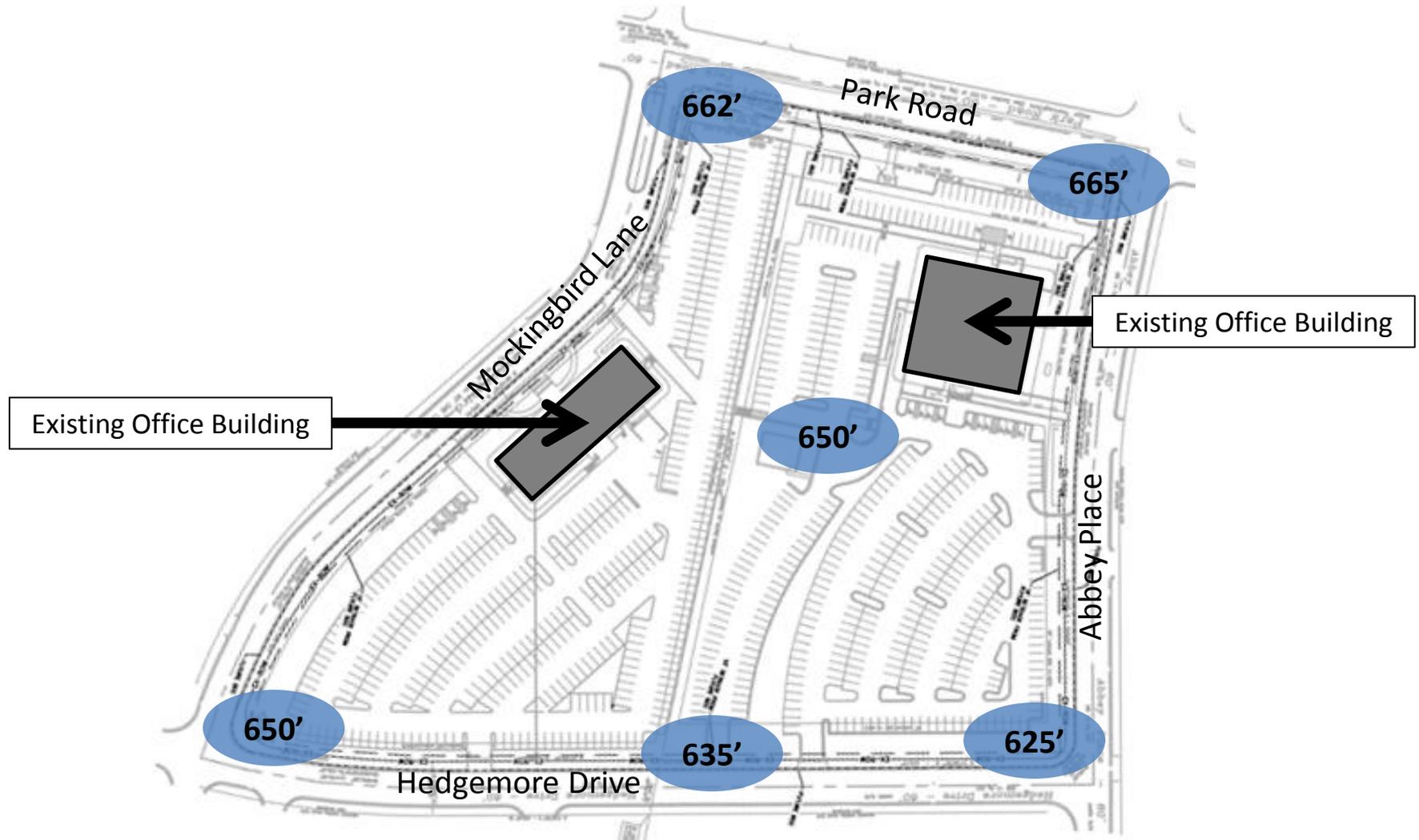
Park Seneca Building (in planning)

- 100% New VRF HVAC System
- Double pane insulated windows
- Elevator modernization
- Renovated lobbies
- Electrical distribution
- Renovated restrooms
- New site furniture
- Landscaping

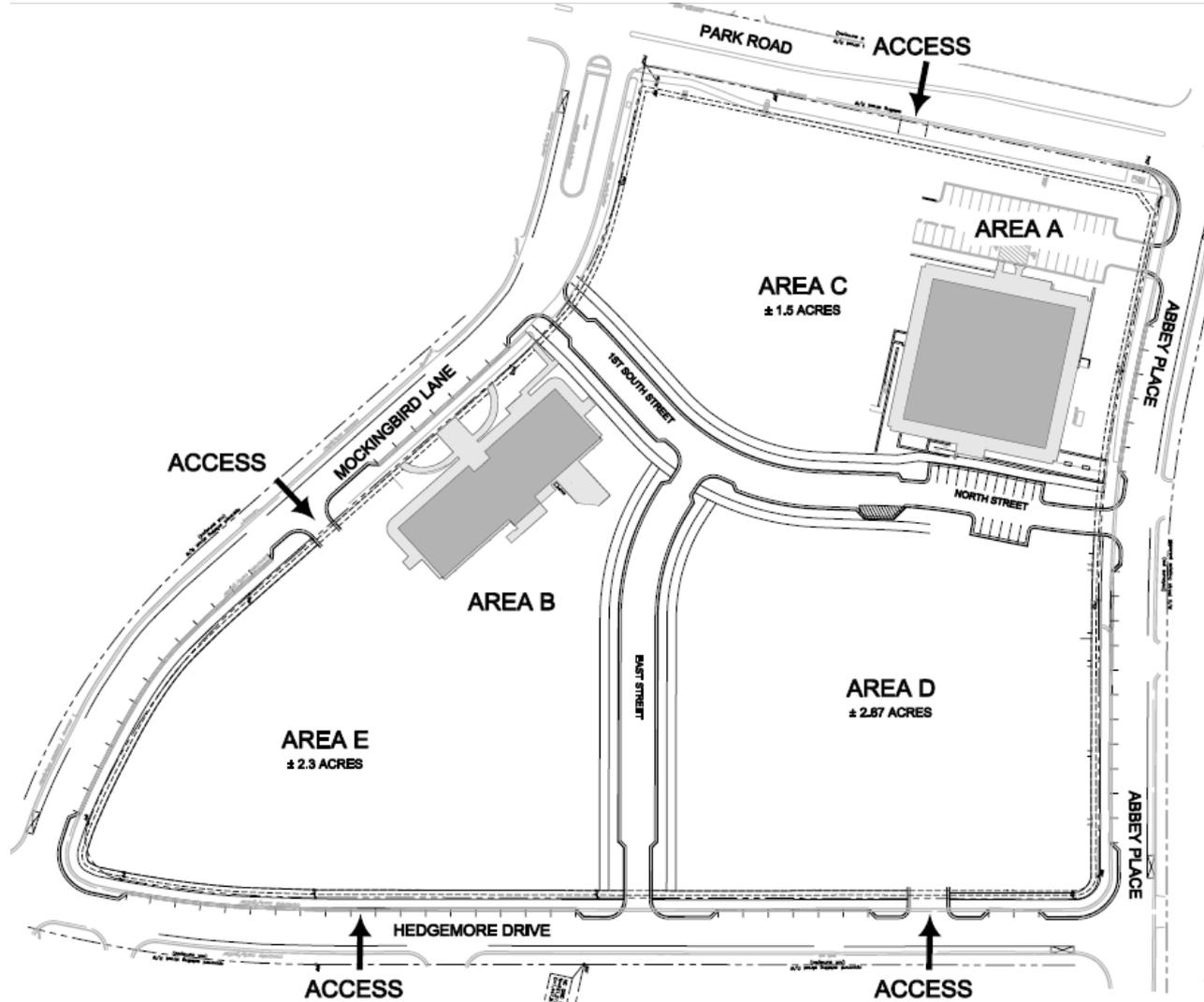
4601 Park Road Building

- Power wash building
- Double pane insulated windows
- Renovated entrance and lobby
- New site furniture
- Landscaping
- Building automation system
- Energy efficient lighting
- New roof

EXISTING SITE



SITE DEVELOPMENT OPPORTUNITY



REZONING SUBMISSION

Current Zoning

O-1 (Office)



New Zoning

MUDD-O (Mixed-Use Development)

New zoning will allow for:

- 1) A mix of uses: commercial (office and retail), residential, and hospitality
- 2) Up to 600,000 square feet of commercial space (including 230,000 existing square feet)
- 3) Up to 450 residential units
- 4) 1,000 square feet of commercial space can be converted to 1 residential unit or 1 hotel room

LINK APARTMENTS

- In existing, proven, urban neighborhoods
- Transit oriented
- Lifestyle within walking distance
- Located in close proximity to:
 - Restaurants, coffee houses, nightlife
 - Work, school
 - Friends, other urban dwellers
- Efficient design
- Competitive rents
- High quality unit features
- Creates a social hub in vibrant communities
- Large modern common amenity spaces

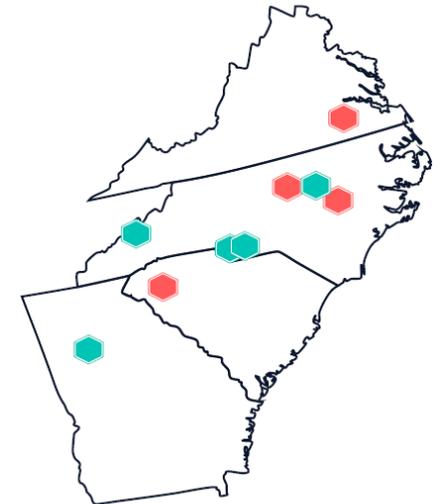


A P A R T M E N T S

EXISTING



PROJECTED



LINK APARTMENTS

Link Apartments offers efficiently designed units that feel bright and luxurious

Small 1 Bedroom



Large 1 Bedroom



2 Bedroom

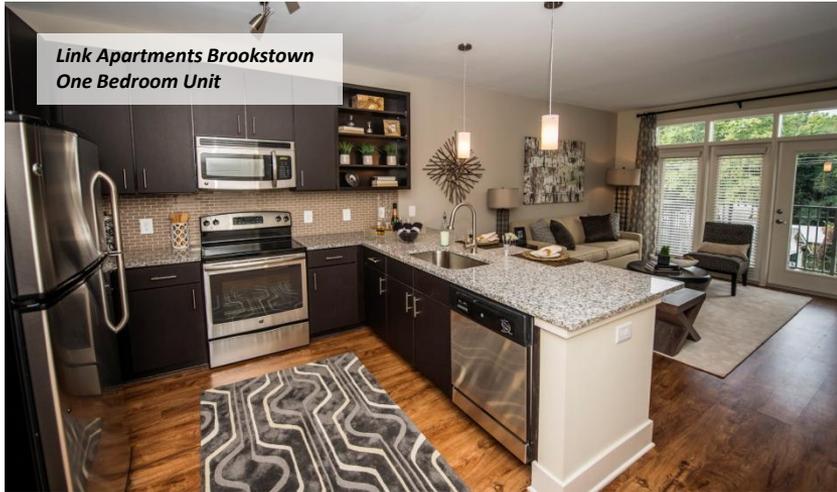


- Vinyl wood floors in common areas
- Carpet in bedrooms
- Side by side washers & dryers
- All Energy Star appliances
- Modern Kitchen design
- Wifi enabled
- Spacious layout

- Large vanities
- Walk-in closets
- 9 ft ceilings
- Ceiling fans
- Modern fixtures
- Balconies
- Bed/bath parity - ideal for roommates

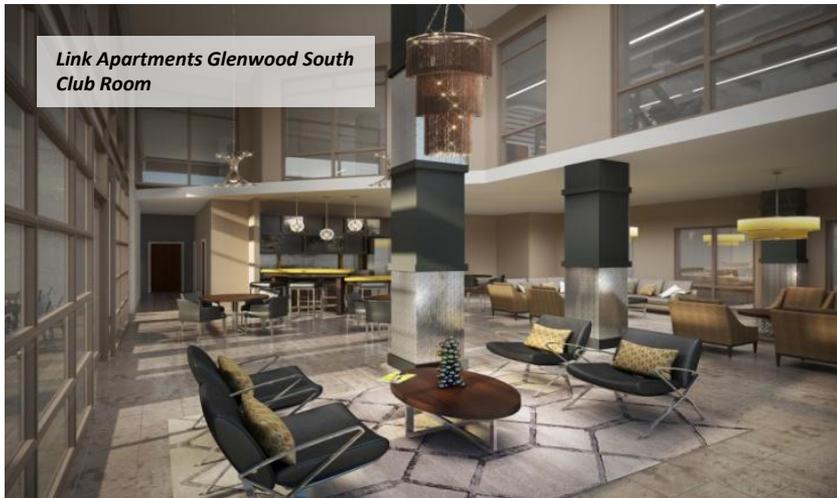
**Select Unit Plans Shown*

LINK APARTMENTS

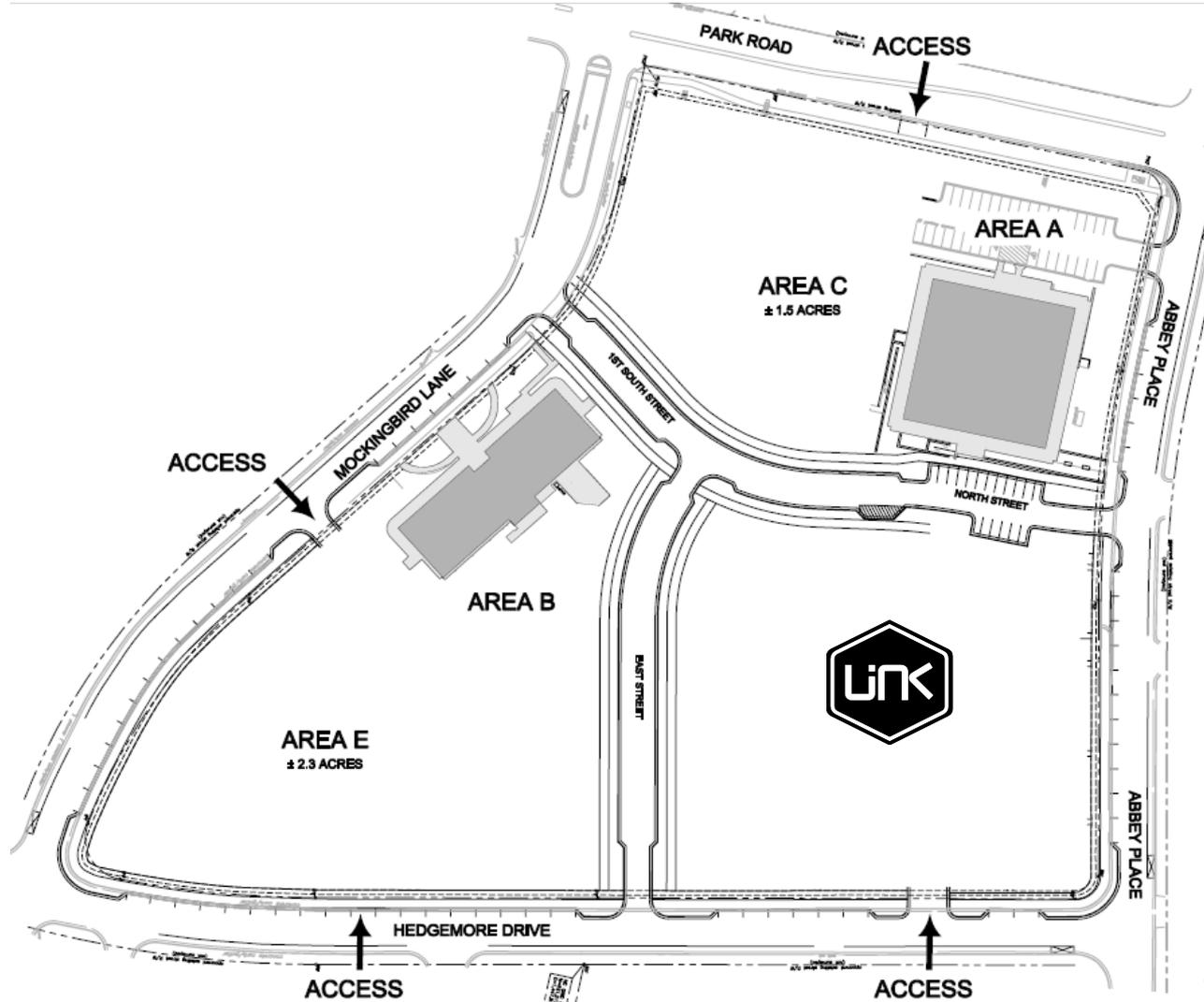


Superior amenity program

- *State of the art Fitness Center with Yoga Room;*
- *Cycle Center*
- *Club room*
- *Solar heated saltwater pool*
- *Pool deck with outdoor kitchen*
- *Rooftop porch*
- *Dog park and pet wash station*
- *Green building certified*



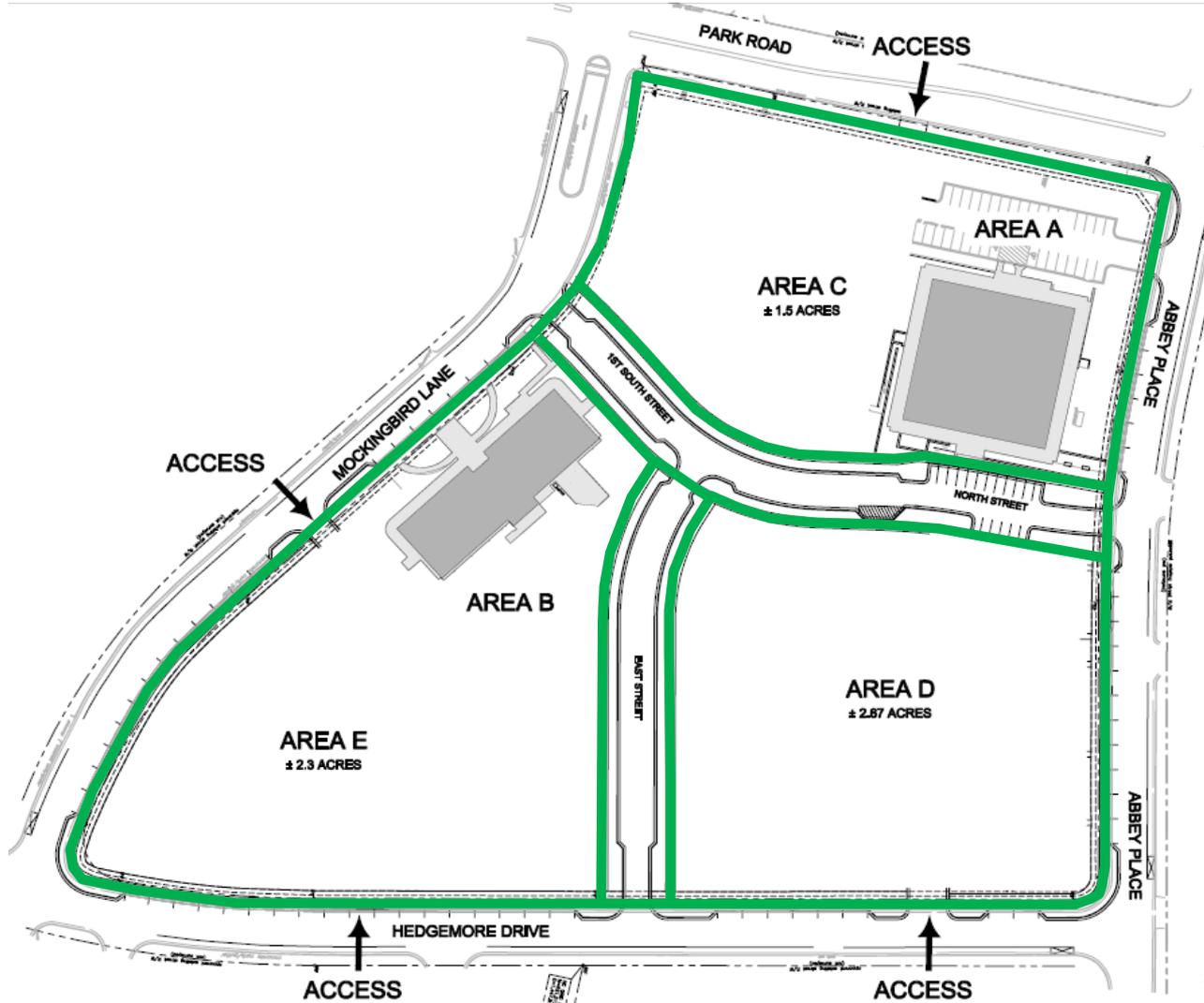
SITE DEVELOPMENT OPPORTUNITY



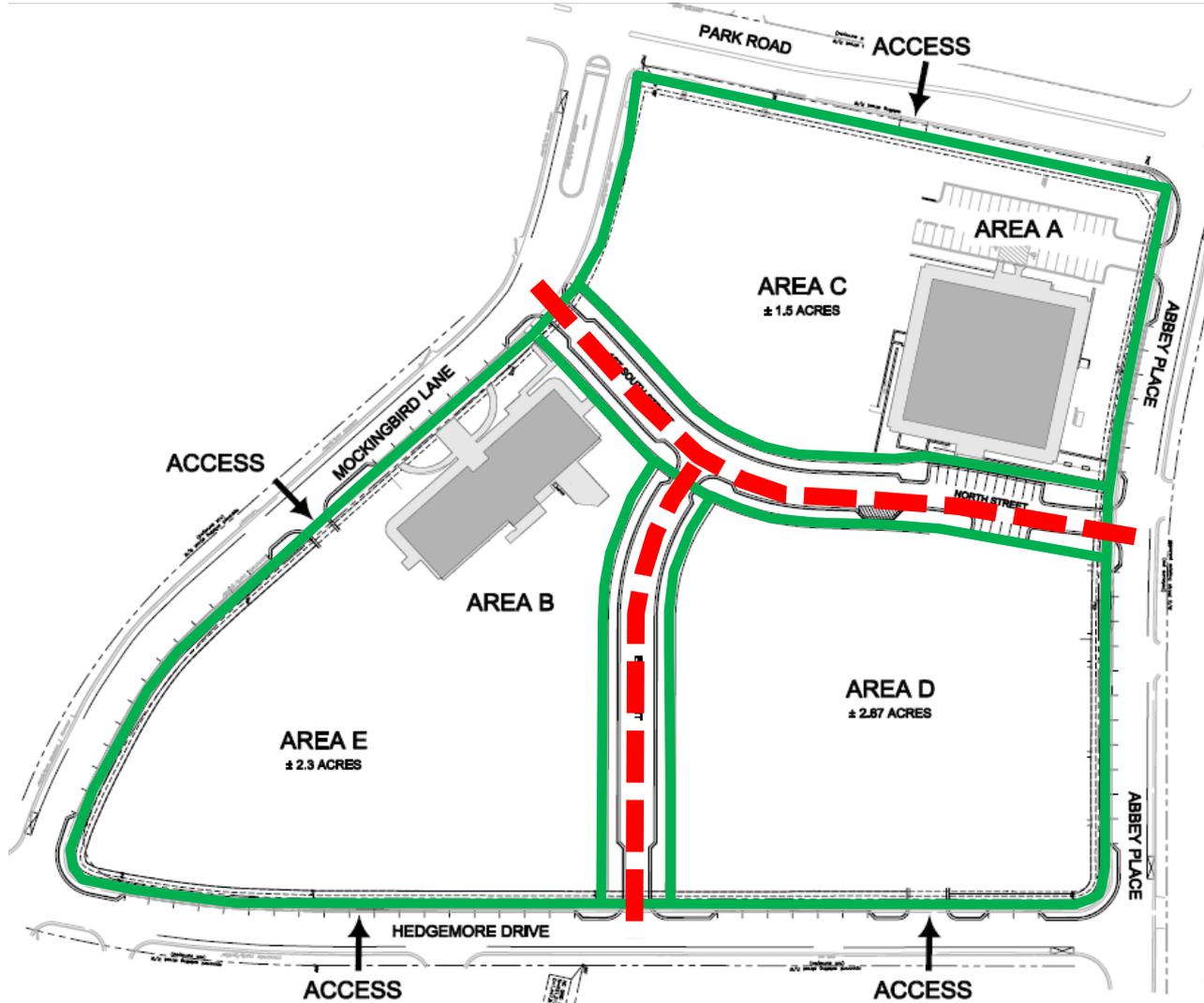
COMMUNITY GREEN SPACE



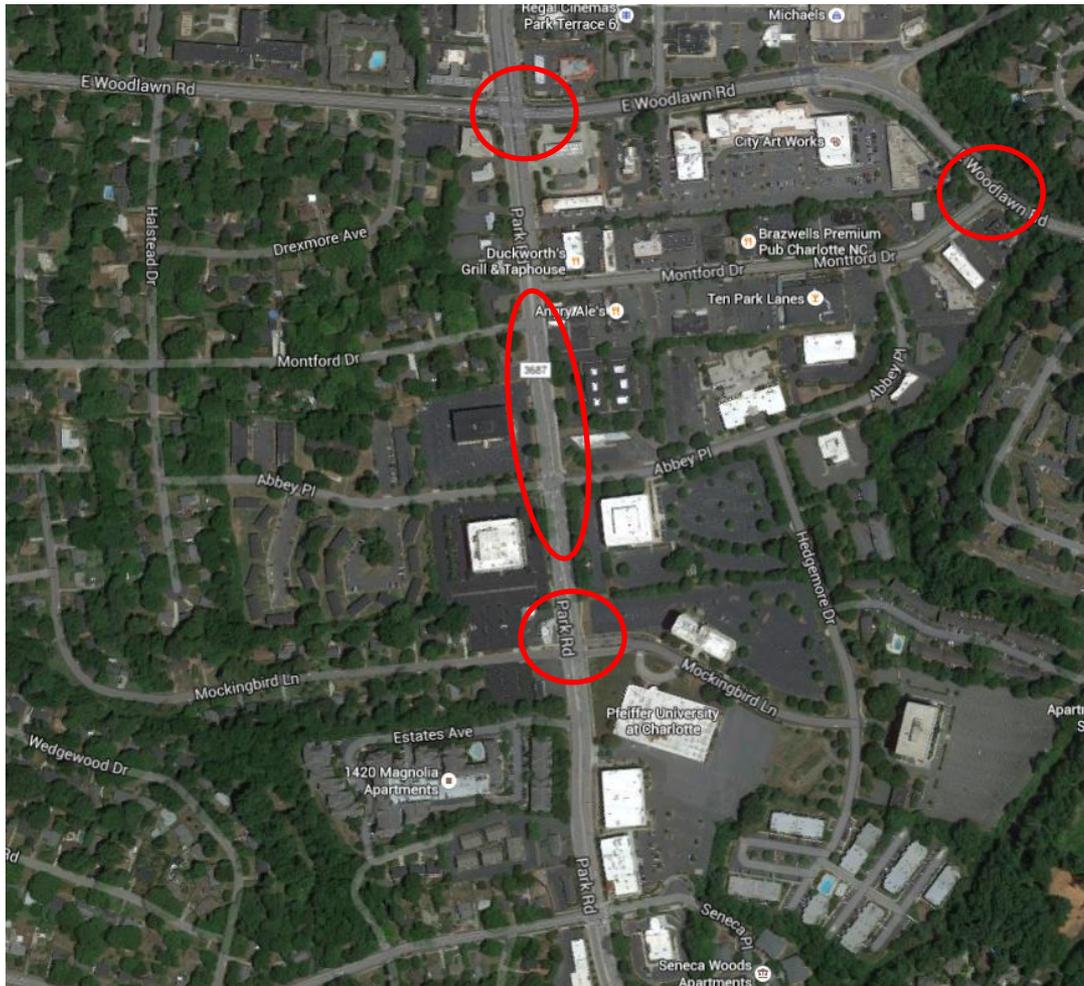
PEDESTRIAN CONNECTIVITY



VEHICULAR CONNECTIVITY



TRAFFIC MITIGATION

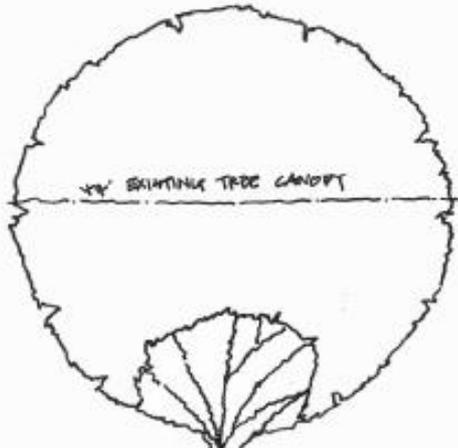


We plan to contribute toward offsite transportation improvements at the following locations:

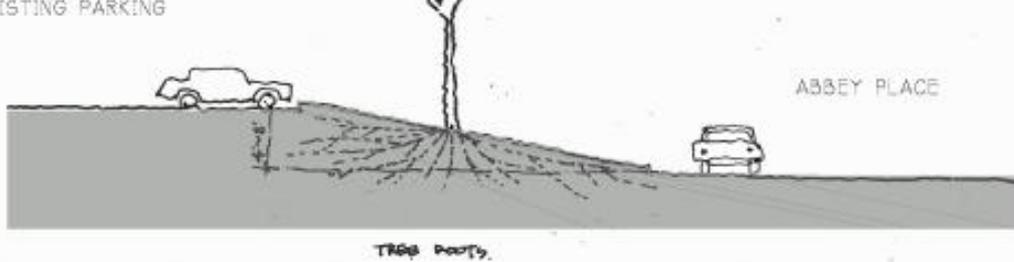
- Park Rd. at Montford Dr. & Mockingbird Ln.
- Park Rd and E. Woodlawn Rd
- E Woodlawn Rd and Montford Dr.
- Mockingbird Ln. and Park Rd.

TREES

EXISTING TREE



EXISTING PARKING



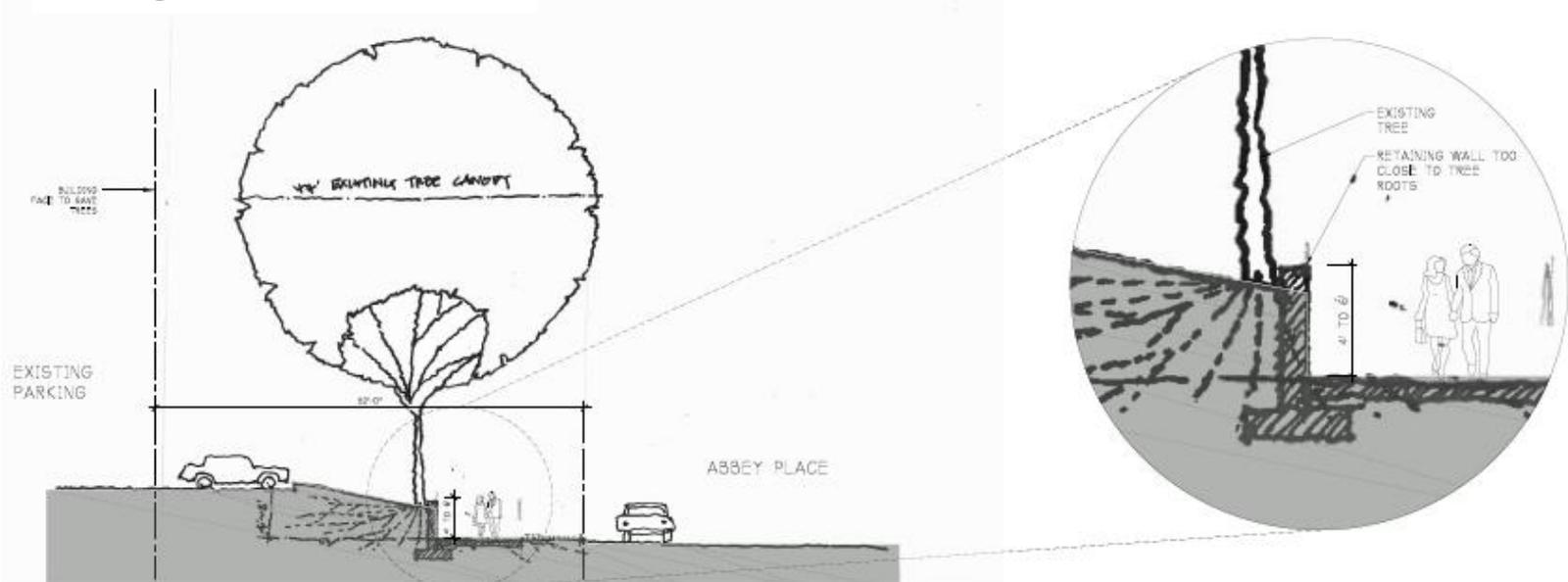
Abbey Place



Hedgemore Drive

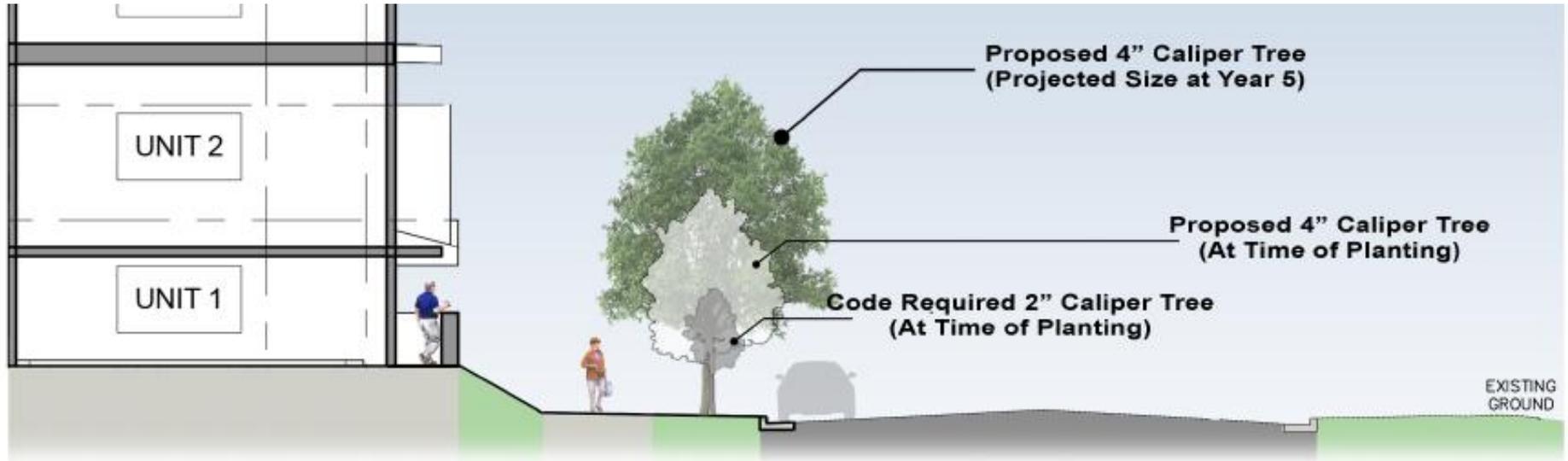
TREES

Existing Site with Sidewalk



TREES

Proposed New Trees



TREES

ABBEY PLACE WITH EXISTING TREES



ABBEY PLACE WITH NEW TREES



PEDESTRIAN REALM



QUESTIONS? IDEAS? THOUGHTS?

