

Notice to Interested Parties of Community Meeting



Subject: Community Meeting – Rezoning Petition 2016-136, filed by Gateway Communities NC, LLC, to rezone an approximately 0.68-acre site located on the north/west side of N. Brevard Street between Faison Avenue and E. 33rd Street from the I-2 zoning district to the TOD-R(CD) zoning district (Parcel ID #08303145)

Date/Time Of Meeting: Tuesday, October 4th, 2016, at 6:30 p.m.
(@ the regularly scheduled NoDa NBA Meeting)

Place Of Meeting: The Evening Muse
3227 N. Davidson Street
Charlotte, NC 28205

We are assisting Gateway Communities NC, LLC, (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 0.68 acre site (the “Site”) located on the north/west side of South Tryon Street, between Faison Avenue and E. 33rd Street, from the I-2 zoning district to the TOD-R(CD) zoning district. The purpose of this rezoning request is to accommodate the development and construction of a single building that could contain a total of up to 40 apartment units and associated amenities and other improvements on the Site.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, representatives of the Petitioner will attend and make presentations of the project at two of the NoDa Neighborhood and Business Association Meetings prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. We will attend the regularly scheduled NoDa NBA meetings on October 4th and November 1st. 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 representatives of the Petitioner will attend these two neighborhood meetings to serve as our required Community Meeting regarding this Rezoning Petition. The first of these two meetings will occur on Tuesday, October 4th, 2016 at 6:30 p.m. at The Evening Muse located at 3227 N. Davidson Street. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. You will receive a separate letter with notification of the second meeting on November 1st.

In the meantime, should you have any questions or comments, please call Chip Cannon at (704) 334-3303 x107 or email him at chip@urbandesignpartners.com.

Respectfully,
Chip Cannon, PLA
Urban Design Partners

Cc: Ms. Patsy Kinsey, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: September 23, 2016

Adjacent Property Owner Contact List (provided by City of Charlotte)

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-136	08306907	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-136	08306908	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-136	08306909	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-136	08306910	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-136	08306911	CALVIN TEAL BROOKS JR	R/LIVING TRUST	CALVIN TEAL JR	BROOKS	15902 HWY 218		INDIAN TRAIL	NC	28079
2016-136	08306912	CALVIN TEAL BROOKS JR	R/LIVING TRUST	CALVIN TEAL JR	BROOKS	15902 HWY 218		INDIAN TRAIL	NC	28079
2016-136	08303145	GATEWAY COMMUNITIES NC LLC				6701 CARMEL RD STE 118		CHARLOTTE	NC	28226
2016-136	08306820	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2016-136	08306821	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2016-136	08306801	IVM PROPERTIES LLC				3118 CLEMSON AVE		CHARLOTTE	NC	28205
2016-136	08306819	OLDIN	BARBARA J		BARBARA J OLDIN FAMILY TRUST	5070 KESTER AVE UNIT 7		SHERMAN OAKS	CA	91403
2016-136	08307807	QUADBRIDGE HML OUTPARCELS OWNER LLC			C/O TRIBRIDGE RESIDENTIAL	1575 NORTHSIDE DR NW	BLDG 100 SUITE 200	ATLANTA	GA	30318
2016-136	08307808	QUADBRIDGE HML OUTPARCELS OWNER LLC			C/O TRIBRIDGE RESIDENTIAL	1575 NORTHSIDE DR NW	BLDG 100 SUITE 200	ATLANTA	GA	30318
2016-136	08307801	QUADBRIDGE HML OWNER LLC			C/O TRIBRIDGE RESIDENTIAL LLC	1575 NORTHSIDE DR NW	BUILDING 100 SUITE 200	ATLANTA	GA	30318
2016-136	08303142	YARDS AT NODA LLC THE				3050 PEACHTREE RD NW STE 2		ATLANTA	GA	30305
2016-136		JAMES P. CANNON				1318 CENTRAL AVE, e6		CHARLOTTE	NC	28205

Neighborhood Organization Contact List (provided by City of Charlotte)

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-136	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC 28206
2016-136	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC 28206
2016-136	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC 28206
2016-136	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC 28205
2016-136	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC 28205
2016-136	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28205
2016-136	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC 28206
2016-136	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC 28206
2016-136	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC 28277
2016-136	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC 28205
2016-136	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC 28205
2016-136	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte	NC 28205
2016-136	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205
2016-136	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC 28205
2016-136	Caylene	Greene	Belmont Community Association	1601 Harrill Street	Charlotte	NC 28205

COMMUNITY MEETING REPORT

Petitioner: Gateway Communities

Petition #: 2016-136

Meeting Date: October 4, 2016

Project: NoDa 40

Mtg. Location: The Evening Muse, 3227 N Davidson St, Charlotte, NC 28205

Meeting Time: 6:30 PM

Attendees: Matt Majors – Axiom Architecture
Chip Cannon – Urban Design Partners
Maggie Watts – Urban Design Partners

The NoDa Neighborhood and Business Association October meeting was attended by board members, community members and supporters of the NoDa neighborhood. The Petitioner's representatives were present at the Community Meeting.

Purpose: Presenting Rezoning Petition #2016-039 at the NoDa Neighborhood and Business Association October meeting.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

A representative (Urban Design Partners) of the Petitioner contacted the NoDa Neighborhood and Business Association to present the proposed project to Association members as well as community members and supporters also present.

Minutes: The following items were discussed

Mr. Cannon introducing himself and Matt Majors. He then explained their purpose for attending the meeting.

Mr. Cannon described the project context within the NoDa area and as a small residual parcel created from the Blue Line Extension project. He and Mr. Majors provided information about the proposed zoning district, building size, architecture, proposed unit breakdown and parking. He also discussed the proposed right of way offering street frontage for the project, additional parking and a connection for Duke Easement access. The project's relationship to the Cross Charlotte Trail was discussed and what portion of it will be completed during construction. A potential community art feature was also discussed that may interact with the trail as some sort of canopy form or be placed in one of the urban plazas that will be created. Mr. Cannon and Mr. Majors shared a context map of the site as it relates to the NoDa commercial corridor, a conceptual rendering of the site plan and a conceptual elevation rendering of the building architecture. The conceptual

elevation rendering is indicative of the articulation, materials, and general aesthetic of the final product.

Questions/Comments by Neighbors:

1. How many units are 2-bedroom units? It appears the parking is at a 1:1 ratio for units to parking spaces.

A: At this point, approximately 8, 2-bedroom units. Parking within the property is at a 1 unit to 1 parking space ratio.

2. What is the project time frame? The Cross Charlotte Trail is probably on a slower time line.

A: After the required rezoning process and permitting process, the estimated construction start would be early 2018. This is also contingent on the owner's input. While the rest of the Trail may not be constructed up to this point at the time of construction, we would be constructing the portion of the trail that is adjacent to our site.

3. You mentioned you may expand parking; how will you do this?

A: We are working with CDOT to see how far we can push back the cul de sac and can potentially pick up another one or two on street parking spaces.

4. Would the proposed street cul de sac require a retaining wall where the bridge is elevated?

A: Yes. We are studying that now in terms of grade and discussing with CDOT as to where it would actually be and how tall it would be.

5. What is happening along proposed street in regards to architecture?

A: There will be a lobby accessible about midway down this frontage as well as a glass storefront treatment.

6. What would the price point for these units be?

A: That has not been figured out yet, but it is hopeful that the 1-bedroom units will be under the \$1000.00 mark.

7. Will there be on-site property management?

A: Due to the size of the building and the relatively low number of units, property management would likely not be on-site, but very close by for 24-hr service.

8. Will there be a space for a community art installation or art in some way?

A: Yes. There are discussions about an art installation in one of the urban plazas. The canopy that will cantilever off the building over a portion of the parking and Cross Charlotte Trail is intended to be structural, artistic and unique as it relates to the building and Trail.

9. How will the Duke vehicles access their connection?

A: The cul de sac will be constructed as a roll curb so the vehicles can easily drive over and we think Duke will likely put up a gate for their access.

10. Will this building be a LEED certified building or will any other environmentally conscious design practices be implemented?

A: That has not been determined at this point, but our office tends to design all our buildings with some level of environmental practices. So we will say yes.



NoDa Neighborhood & Business Association
October 2016 Meeting
October 4, 2016

Rezoning Petition 2016-136:

Brevard/Highland Mills Corner Lot Rezoning (1st Presentation) – Chip Cannon

- Chip is landscape architect with Urban Design working on this parcel.
- Located along Brevard St across the street from Brooks Sandwich Shop.
- Planning a single building containing 40 apartment units.
- This strip is sort of a strange “leftover” property. There is currently no street frontage to work with, so we are getting with City Planning and CDOT to help improve some of this area. They’ve asked us to draw up our options and bring it back.
- Located on a XCLT rail spur that comes up on the old rail line. Committed to a 5ft section of trail along the property line, with benches and urban open space/plaza area. We’d like to introduce an art feature on the front corner, and more open space around the back for connectivity as well.
- It’ll be four floors over first floor of parking, so five stories total.
- Mostly one-bedroom units with some focus on affordability, but plan to offer a few two-bedroom opportunities.
- The first floor is a covered garage with screening and porches to help activate the greenway.
- Architecture is more of a funky/modern flare to help inspire artwork and create more of an unusual offering with a staggered porch appearance.
- Q&A from the NBA
 - AM1 – Is the parking ratio close to 1:1?
 - Yes it is. Right now we are two areas of two bedrooms. And the rest are 1 bedroom (~695 sqft) with appropriate 1:1 parking.
 - AM2 – What is the project timeframe? It was my understanding that the rail spur is on the city wish list, not planned list?
 - The entire thing is a wish list for city really, but they are trying to implement whatever they can. Our section would be installed as part of our project to support. The final rezoning decision would be in December if we stay on track up to then, and then construction would begin after all those permits were acquired. Looking like early 2018 completion.

- AM3 – You mentioned ideas around expanding parking in the future?
 - If we had our way we would push the cul de sac a little farther back to create more parking along the road and to the end of the cul de sac without any changes to the Brevard corner.
- AM4 – Is that area a raised hill right now?
 - That part of the track is raised yes, we may have to put in a retaining wall eventually, but right now the drawing shows it as safe without that. Working on all options still really.
- AM5 – Is there anything on the first floor besides parking?
 - Tenant lounge/mail area. Intent is to put some storefront glass.
- AM6 – There is a heavy vehicle access to the substation back there. Are you implementing a driveway for that?
 - There will be a gate and roll curb, yes.
- AM7 – What is the estimated price point?
 - There isn't one yet, hoping that the one bedroom units stay under \$1,000/month.
- AM8 – Will there be onsite property management?
 - Not sure of that yet either. Currently treating it as more of a small boutique project without an onsite office, but that doesn't mean there can't be a nearby manager or someone to look after it.
- AM9 – Do you have a budget dedicated to public art?
 - Budget is not defined yet, but we have definitely considered it and want to add it. Our hope is part of the building is artistic as well in terms of steel architecture.
- AM10 – Are you planning on any LEED certification?
 - So by code we are really mandated that way pretty much anyway, but yes we will be sure to include any additional options we can.
- Internal Discussion
 - AM1 – Can we please get clarification from City or County about what they are doing with the spur?
 - AM2 – The XCLT trail spur is showing narrower than the sidewalk in the current plan? We would want it at least as wide, right?
 - AM3 – I would like better explanation of how people are going to access the driveway; it seems dangerous as drawn.
 - AM4 – We also need to see an elevation from railroad to the side? That may be a trail one day.
 - AM5 – I would ask that they specify guest parking as well as resident!

Community Meeting Attendance List

Last Name, First Name		Address
Allen	Matthew	2820 Whiting Ave
Allen	Melanie	2820 Whiting Ave
Cauthen	Fred	3534 Card Street
Connelly	Courtney	3413 Ritch Ave
D'Unger	Kimberly	1028 E 35th Street
Emerick	Ryan	3310 N Davidson Street #435
Evert	Alex	2903 N Davidson St #2013
Garrett	Dean	1024 Charles Ave
Garrett	Taryn	1024 Charles Ave
Gavagan	Kevin	2921 Whiting Ave
Gerbino	Chris	813 E 35th Street
Hammock	Caroline	818 E 37th Street
Hammock	Robert	818 E 37th Street
Heller	Pat	3534 Card Street
Hintzmann	Todd	1104 E 35th Street
Horr	Jacob	3401 Benard Ave
Horr / Kuttner	Caroline	3401 Benard Ave
Kuhn	Michael	611 E 37th Street
Laracy	Jen	3416 Ritch Ave
Lemere	Matt	811 East 36th Street
Lemere	Michele	811 East 36th Street
Leon	Dre (Adriane)	3426 Chagall Court
Linne	Eric	3316 Ritch Ave
Maupin	Chad	1109 E 35th Street
Morris	Roz	3120 N Davidson Street
Nixon	Hollis	3509 Ritch Ave
O'Brien	Chris	1009 Charles Ave
Peterson	Nicole	3013 Whiting Ave
Roland	Mary	731 E 35th Street
Ross	Tony	3426 Chagall Court
Schalburg	Erik	816 E 37th Street
Schalburg	Lauren	816 E 37th Street
Sutton	Kevin	908 Essex Street
Sutton	Lea Ann	908 Essex Street
Tangney	Robbyn	3209 McDowell Street
Tangney	Peter	3209 McDowell Street
Van Wijgerden	Dutch	3412 Ritch Ave
Van Wijgerden	Lindsay	3412 Ritch Ave
Watt	Eddie	817 E 35th Street
Watt	Jeannette	817 E 35th Street