

COMMUNITY MEETING REPORT

Petitioner: Beacon Partners

Rezoning Petition No. 2017-039

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 February 24, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, March 6, 2017 at 6:30 p.m. at The Charlotte Trolley Powerhouse Museum, 1507 Camden Road, Charlotte, NC 28203.

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 Mike Harrell, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates and Nate Doolittle and Hattie Pavlechko-Reiter with LandDesign.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown indicated that the Petitioner proposes to rezone a parcel of land bound by South Tryon Street, Winona Street, Winnifred Street and Bland Street from the I-2 (Industrial) district to the TOD-M(O) (Transit-Oriented Development - Mixed Use, Optional) district. Mr. Brown 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.

Mr. Brown discussed the South End Station Area Plan, the recommended land use, and recommended streetscape for Tryon Street. The Petitioner's development will be consistent with the Plan's recommendations.

Mr. Brown then summarized the discussion from the community outreach event that was held prior to filing the rezoning petition, in May of 2016. Feedback from that meeting included; no monolithic apartment buildings, desire for pocket parks or gathering space such as Common Market, screening for parking decks, and height is not a concern as long as you make it decorative or interesting.

Mr. Brown then showed the site plan, as submitted with the rezoning petition. The plan shows that there are two primary office building envelopes, with ground floor active uses. The plan also includes a pedestrian plaza, accessible to the public, right off of South Tryon Street. The large parking structure will be screened by residential uses as designed by David Furman. Vehicular access to the site will only be in two places, off of Winona Street and Bland Street. All loading and services areas

will be internal to the site. The Petitioner is requesting the option to build up to 170 feet. The Petitioner is committing to at least 50% of the ground floor as active uses and at least 7,000 square feet of urban open space.

An attendee inquired into whether the parking garage will be available to the public as a paid parking lot. Mike Harrell responded that the Petitioner intends to create a scenario where the office users would control the parking deck during the day, and then the parking deck would be available to the public during evening and weekend hours.

Mike Harrell then presented several conceptual renderings to demonstrate the visual intentions for the site. Mr. Harrell stated that the Petitioner intends to create office buildings that fit with the neighborhood feel while being different and creative and conform to what office users are looking for. The ground floor plaza area will include restaurants and retail users and will serve as an amenity to the community. The restaurants will have doors and windows than open out into the plaza and re-create a building that looks like an old rail yard. The renderings show two buildings at eight stories each, while the rezoning petition requests enough height to build up to ten stories. The Petitioner has not yet designed the final height for the buildings.

An attendee asked how loading and service vehicles will be treated on the site. Nate Doolittle responded that the first level of the parking deck will have a loading and trash zone. No loading or service vehicle access will occur in the right-of-way or streets. Trash dumpsters will be rolled out and picked up at the curb and then rolled back inside the parking deck.

Another attendee asked whether the residential units will be built as high as the parking deck in order to fully screen the top of the parking deck. The Petitioner's agents confirmed that the parking deck will not be visible above the residential units.

David Furman then presented his concept for the residential units located on the side of the site facing Winnifred Street and wrapping the parking deck. Mr. Furman wants to create a product that is architecturally different, efficient and affordable. The neighborhood itself, including the Petitioner's pedestrian plaza, will be the amenity to the residential units. At the street level, Mr. Furman wants to create commercial incubator spaces for small businesses that are a part of South End. Mr. Furman would like to treat the corners of the site on Winifred Street as a gathering spots, driven by commercial business.

Mr. Brown then discussed the Petitioner's intended timeline for the rezoning. The Petitioner will be submitting a revised plan in April, hopes to go to Public Hearing in June and possibly a City Council Decision by July.

An attendee asked whether the Petitioner will provide a bike lane along South Tryon Street. Nate Doolittle explained that the Petitioner will build the curb line to accommodate a bike lane, but that South Tryon Street is controlled by NCDOT, who will ultimately decide how the street will be treated.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:30 p.m.

Respectfully submitted, this 7th day of March, 2017.

cc: Council Member LaWana Mayfield
Solomon Fortune, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No	taxpid	ownerlastn	ownerfirst
2017-039	07307202	122 WBLAND LLC	
2017-039	07309107	1415 LLC	
2017-039	07309306	1426 SOUTH TRYON STREET LLC	
2017-039	12304101	200 EAST BLAND STREET LLC	
2017-039	07307201	2030 SOUTH TRYON LLC	
2017-039	07327234	ARNOLD	CHRISTOPHER E
2017-039	07327218	BALLYAMANDA	SMITHA M
2017-039	07327271	BLOCK AT CHURCH STREET OWNERS	ASSOCIATION INC (THE)
2017-039	07327272	BLOCK AT CHURCH STREET OWNERS	ASSOCIATION INC (THE)
2017-039	12304109	BMPI-SB1520 LLC	
2017-039	07309301	BROWDER INVESTMENTS LLC	
2017-039	07309305	BROWDER INVESTMENTS LLC	
2017-039	07327232	BUDZINSKI	DANIEL J
2017-039	07307217	CAROLINA PACKARD LLC	
2017-039	07327215	CONWAY	MICHAEL
2017-039	07327212	COOK	MATTHEW J
2017-039	07307219	COX REAL ESTATE HOLDINGS LLC	
2017-039	07307212	D J S INVESTMENTS LLC	
2017-039	07327219	DAVIS	JAMES C JR
2017-039	07327245	DAY	ALICE MARIE
2017-039	07327241	DERNOSHEK	LOGAN W
2017-039	07307205	DRIGGERS ELECTRIC	& CONTROL CO INC
2017-039	07307206	DRIGGERS ELECTRIC	& CONTROL CO INC
2017-039	07327240	DUCHARME	RAYMOND
2017-039	07307215	ESSE QUAM VIDERI LLC	
2017-039	07327244	ESTES	GEORGE MERRICK JR
2017-039	07307203	FALLS	LAUREL S
2017-039	07307204	FALLS	LAUREL S
2017-039	07327239	GERLACH	MARY E
2017-039	07327236	HENDERSON	RENATA
2017-039	07327233	HUGHEY	APRIL
2017-039	07307216	JG REAL PROPERTY LLC	
2017-039	12304103	JUNIOR GROUP LLC	
2017-039	07327209	KIVIRANNA	TRAVIS
2017-039	07327214	LEO	MARK
2017-039	07307218	MCFEE	MATTHEW CHRISTOPHER
2017-039	07327210	MELIA	SEAN THOMAS
2017-039	07327237	MIGNANELLI	ANTHONY JOSEPH II
2017-039	07327243	MILLER	JEFF A
2017-039	07307213	MRH HOLDINGS LLC	
2017-039	07327216	MTPLEASANT	DANIEL S
2017-039	07327213	NIEBER	LAUREN M
2017-039	07327211	OLDIS	MEGHAN MARIE
2017-039	07307214	PACKARD HOLDINGS LLC	
2017-039	07327238	PODGORSKI	PAUL
2017-039	07327217	REISS	KELLY A

2017-039	07307220	SCARLET VENTURES LLC	
2017-039	07327235	SCHWARTZ	ZACHARY B
2017-039	12304102	SENIOR GROUP LLC	
2017-039	07327242	SHAH	SHAUNAK KIRIT
2017-039	07307221	SKYLINE DEVELOPMENT GROUP LLC	
2017-039	12303201	SOUTH END APARTMENTS LLC	
2017-039	12304104	STAUB	PATRICK J
2017-039	07327231	STERLING	RICHARD A
2017-039	07309106	STUDIO SOUTH END LLC	
2017-039	07309101	SUMMIT STREET LLC	
2017-039	07327262	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC
2017-039	07327263	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC
2017-039	07327264	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC
2017-039	07327267	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC
2017-039	07327268	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC
2017-039	07327270	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC
2017-039	12303303	TWO HUNDRED EAST BLAND STREET LLC	
2017-039	12304127	TWO HUNDRED EAST BLAND STREET LLC	
2017-039	12304128	TWO HUNDRED EAST BLAND STREET LLC	
2017-039	07307207	WICKER TRYON LLC	
2017-039	07309102	WINNIFRED LLC	
2017-039	07309105	WINNIFRED LLC	
2017-039	07309308	WINNIFRED LLC	
2017-039		BEACON MPI-1414ST LLC c/o BEACON PARTNERS	
2017-039		COLLIN BROWN AND BAILEY PATRICK JR.	

cownerfirs	cownerlast	mailaddr1
		1414-A S TRYON ST PO BOX 49247
	C/O JUDSON CONNOR CPA C/O MPV PROPERTIES	6219 FAIR VALLEY DR 521 E. MOREHEAD ST STE 400 1800 CAMDEN RD STE 107-230
MARY CATHERINE	BOSWELL	622 PENN ST 208 W BLAND ST
	C/O FIRST SERVICE RESIDENTIAL C/O FIRST SERVICE RESIDENTIAL	5970 FAIRVIEW RD SUITE 710 5970 FAIRVIEW RD SUITE 710 610 E MOREHEAD ST STE 250 1440 SOUTH TRYON ST SUITE 104 1440 SOUTH TRYON ST SUITE 104 632 PENN ST
COURTNEY	REVIE	1310 S TRYON ST #107 220 W BLAND STREET 234 WEST BLAND ST 1810 E 7TH ST 1310 S TRYON ST SUITE 101 204 W BLAND ST 225 LINCOLN ST 209 LINCOLN ST 634 PHILLIP DAVIS DR 634 PHILLIP DAVIS DR 205 LINCOLN ST 1310 S TRYON ST #104 221 LINCOLN ST
TRUST TRUST PHILIPP T REGINA	LAUREL MAXINE GRANT FALLS LAUREL MAXINE GRANT FALLS GERLACH HENDERSON	PO BOX 11911 PO BOX 11911 10207 WILDBRACKEN CT 100 N TRYON ST, PMB 268, B220 628 PENN ST 4325 PAPA JOE HENDRICK BLVD 628-B GRIFFITH RD 74 RIVERMOUNT TER
AMY L	KIVIRANNA	224 WEST BLAND ST
MICHAEL D	FLAUM	1310 S TRYON ST #108 242 WEST BLAND ST
MATTHEW THOMAS	HEALY	610 PENN ST 217 LINCOLN ST 1310 S TRYON ST #102 3125 SPRINGBANK LN,STE H 230 WEST BLAND ST 238 WEST BLAND ST 1310 S TRYON ST SUITE 102 606 PENN ST
CAROL A	REISS	212 W BLAND ST

BEATRIZ C

STAUB

C/O FAISON & ASSOCIATES
C/O FIRST SERVICE RESIDENTIAL
C/O FIRST SERVICE RESIDENTIAL
C/O FIRST SERVICE RESIDENTIAL
C/O FIRST SERVICE RESIDENTIAL
C/O FIRST SERVICE RESIDENTIAL
C/O MERRIFIELD PATRICK VERMILLION
C/O MERRIFIELD PATRICK VERMILLION
C/O MERRIFIELD PATRICK VERMILLION

HEARST TOWER

1310 S TRYON ST #109
618 PENN STREET
628-B GRIFFITH RD
213 LINCOLN ST
1310 S TRYON ST #106
270 PARK AVE 7TH FL
16946 ASHTON OAKS DR
636 PENN ST
200 STONE CREEK DR
PO BOX 56607
5970 FAIRVIEW RD SUITE 710
5970 FAIRVIEW RD SUITE 710
5970 FAIRVIEW RD SUITE 710
5970 FAIRVIEW RD SUITE 710
5970 FAIRVIEW RD SUITE 710
5970 FAIRVIEW RD SUITE 710
521 E. MOREHEAD ST STE 400
521 E. MOREHEAD ST STE 400
521 E. MOREHEAD ST STE 400
5300 OLD PINEVILLE RD STE 150
5107 GAMTON CT
5107 GAMTON CT
5107 GAMTON CT
610 EAST MOREHEAD STREET, SUITE 250
214 N. TRYON STREET, 47TH FLOOR

mailaddr2	city	state	zipcode
	CHARLOTTE	NC	28203
	CHARLOTTE	NC	28277
	CHARLOTTE	NC	28226
	CHARLOTTE	NC	28202
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CHARLOTTE	NC	28202

Pet_No	FirstName	LastName	OrgLabel
2017-039	Angela	Marshall	Wilmore NA
2017-039	Brenda	McMoore	Third Ward/Seversville NA
2017-039	Brian	Walker	Wilmore NA
2017-039	Budd	Berro	Office of the Gov. of North Carolina
2017-039	Jennifer	McCartney	South End Neighborhood Association
2017-039	John	English	Wilmore NA
2017-039	John	Schwaller	Third Ward NA
2017-039	Julie	Knutson	Wilmore NA
2017-039	Karen	Sullivan	Charlotte Observer
2017-039	Kathryn	Wilson	Wilmore Neighborhood Association
2017-039	Krissy	Oechslein	South End Neighborhood Association
2017-039	Lashay	McCoy	Wilmore NA
2017-039	Louise	Shackford	Wilmore NA
2017-039	Marilyn	Corn	
2017-039	Martha	Epps	Wilmore NA,
2017-039	Michael	Walsh	
2017-039	Mike	Sposato	Carolina Realty Advisors
2017-039	Mike	Sposato	Third Ward
2017-039	Missy	Eppes	Wilmore NA
2017-039	Nina	Lipton	Sedgefield NA
2017-039	Rob	Sheridan	Wilmore NA
2017-039	Shannon	Hughes	Wesley Heights Community Association
2017-039	Tom	Johnson	Quail Hollow Estates IV HOA
2017-039	Virginia	Woolard	Third Ward, The Committee to Restore and Preserve
2017-039	Wil	Mover	EPHESUS CHURCH

MailAddress	MailCity	MailState	MailZip
1630 S Mint Street	Charlotte	NC	28203
1001-4 Greenlear Avenue	Charlotte	NC	28202
Post Office Box 33672	Charlotte	NC	28202
600 East Fourth Street	Charlotte	NC	28202
1453 Camden Road	Charlotte	NC	28203
1630 S Mint Street	Charlotte	NC	28203
245 Victoria Avenue	Charlotte	NC	28202
1604 Merriman Avenue	Charlotte	NC	28203
600 South Tryon Street	Charlotte	NC	28202
1907 Wilmore Drive	Charlotte	NC	28203
325 E. Park Avenue	Charlotte	NC	28203
815 W Kingston Avenue	Charlotte	NC	28203
1908 Wood Dale Terrace	Charlotte	NC	28203
218 W Park Avenue	Charlotte	NC	28203
Post Office Box 33672	Charlotte	NC	28233
2017 Wood Dale Terrace	Charlotte	NC	28203
1001 East Boulevard	Charlotte	NC	28203
807 Clarkson Mill Ct	Charlotte	NC	28202
1624 Wilmore Drive	Charlotte	NC	28203
415 Meacham Street	Charlotte	NC	28203
1901 S Mint Street	Charlotte	NC	28203
716 Grandin Road	Charlotte	NC	28208
527 South Church Street	Charlotte	NC	28202
1001 West First Street	Charlotte	NC	28202
PO Box 31395	Charlotte	NC	28231

EXHIBIT B

K&L GATES

K&L GATES LLP

HEARST TOWER, 47TH FLOOR
214 NORTH TRYON STREET
CHARLOTTE, NC 28202
T +1 704 331 7400 F +1 704 331 7598 klgates.com

February 24, 2017

Collin W. Brown
collin.brown@klgates.com
T +1 704.331-7531
F +1 704.353.3231

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Date: Monday, March 6th, 2017 at 6:30 p.m.
Location: Charlotte Trolley Powerhouse Museum
1507 Camden Road
Charlotte, NC 28203
Petitioner: Beacon Partners
Petition No.: 2017-039

Dear South End Resident,

We represent Beacon Partners (the "Petitioner"), in its plans to redevelop a 3.53 acre property located at the northeast intersection of South Tryon Street and Winona Street and east of Winnifred Street (the "Property"). The Petitioner is seeking to rezone the Property from the I-2 (Industrial) district to the TOD-M(O) (Transit Oriented Development, Mixed Use - Optional) district in order to accommodate its redevelopment plans. The Petitioner's plans include a mix of offices, shops and apartments in a new project called the "RailYard."

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 Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission'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 invite you to attend the Official Community Meeting regarding this Petition on **Monday, March 6th, at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project. Parking at the Trolley Museum is limited, so please park at the Fowler Office Building or across the street at the RailYard site.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member LaWana Mayfield
Solomon Fortune
Attendees of Community Outreach Event (via e-mail)

EXHIBIT C

Petition No.: 2017-039

March 6, 2017 @ 6:30 p.m.

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

[illegible]

EXHIBIT D

Official Community Meeting

The RailYard

Rezoning Petition 2017-039

March 6, 2017

AGENDA

- Welcome & Introductions
- Property Location
- Current Zoning
- Intro to Developer, Beacon Partners
- Initial Community Meeting Feedback
- Proposed Rezoning Plan
- Conceptual Designs
- Developer Discussion
- Timeline
- Questions



Mike Harrell



David Furman

K&L GATES

Collin Brown
and Brittany Lins

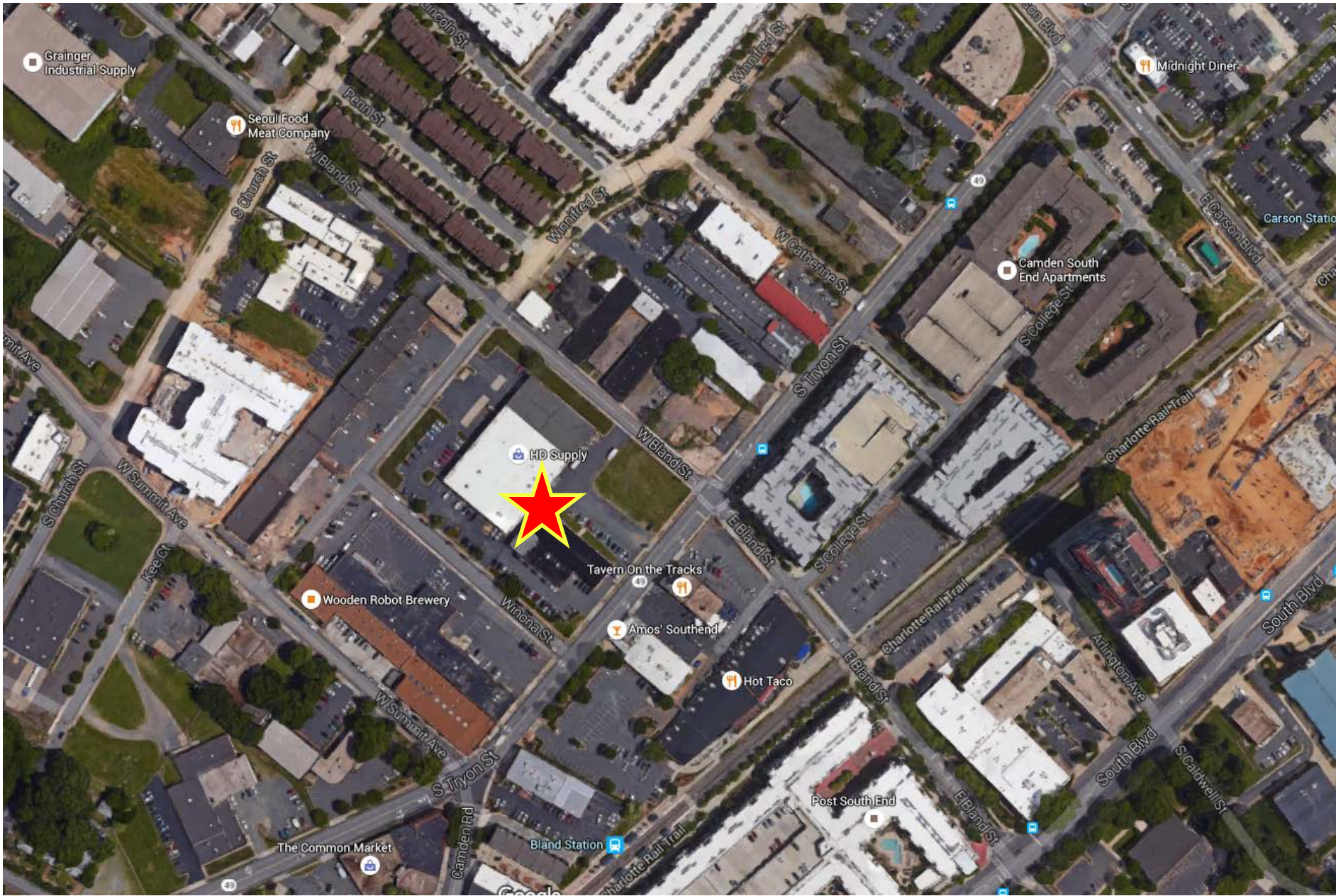
LandDesign.

Nate Doolittle and
Hattie Pavlechko-Reiter

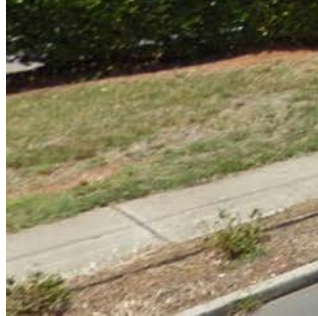


Location





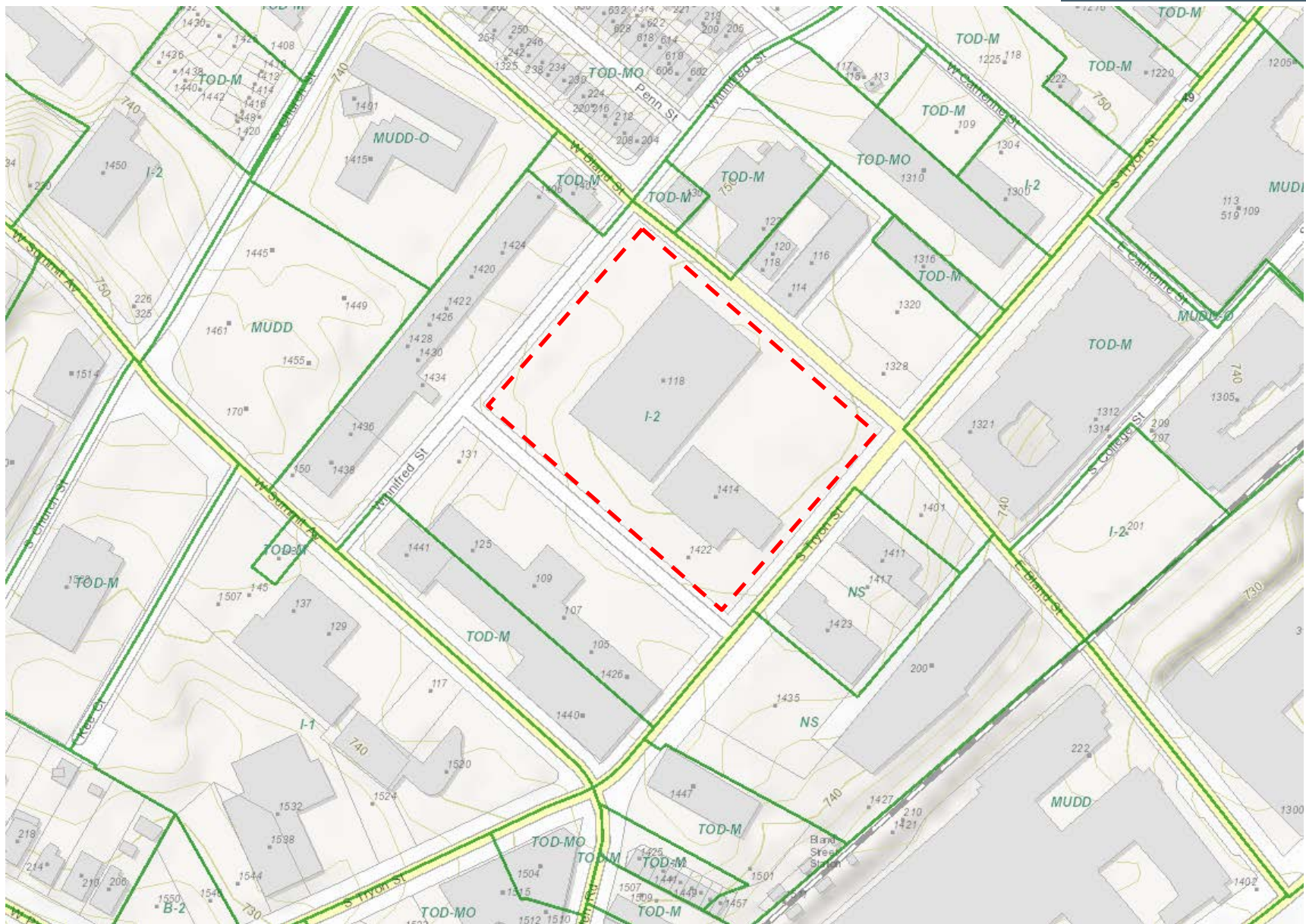






The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the slide, serving as a background for the title text.

Current Zoning



The purpose of the I-2 (General Industrial) district is to create and protect wholesaling and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad variety of specialized industrial operations. Whenever possible, areas of this district should be separated from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries and similar features.

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Adopted Land Use Plan" is centered within this band.

Adopted Land Use Plan



South
End

Transit Station Area Plan



Charlotte-Mecklenburg Planning Commission
Adopted by City Council June 2005

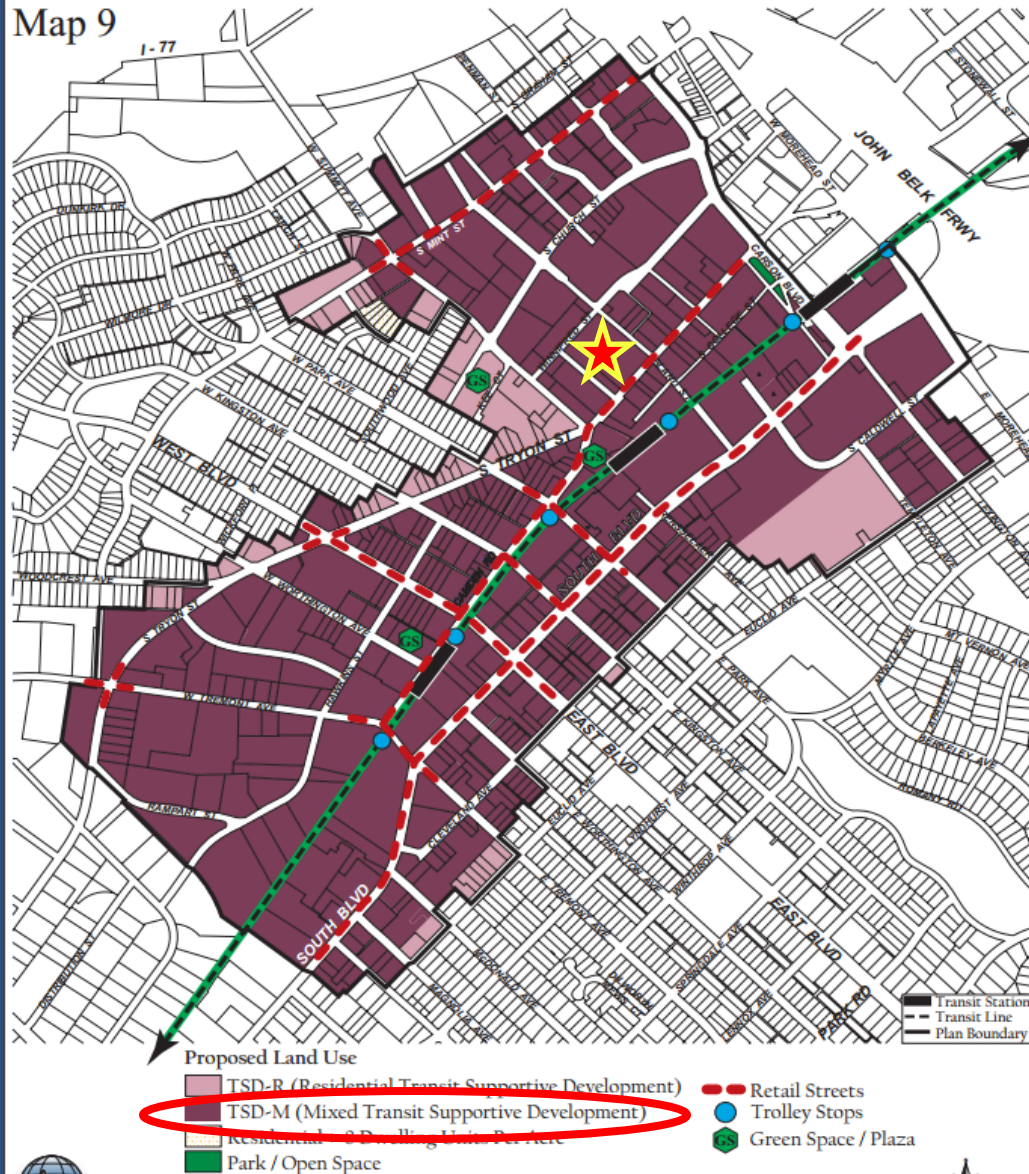


South End Transit Station Area Plan

Proposed Land Use

K&L GATES

Map 9



Produced by the Charlotte-Mecklenburg Planning Commission.

0 500 1,000
feet



Date: November 11, 2004

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

Intro to Developer, Beacon Partners



80 Years of Experience

Beacon's Management Team:

Pete Lash, Managing Partner since 1989

Jon Morris, Partner since 1995

Mike Harrell, Partner since 1996

Chip Stanley, Partner since 2004

Gregg Sandreuter, Partner since 2008

Over \$1.1 billion

invested in real estate projects
throughout the Carolinas

Over 20 million square feet

developed and acquired

Over 9 million square feet

currently lease, own or
manage

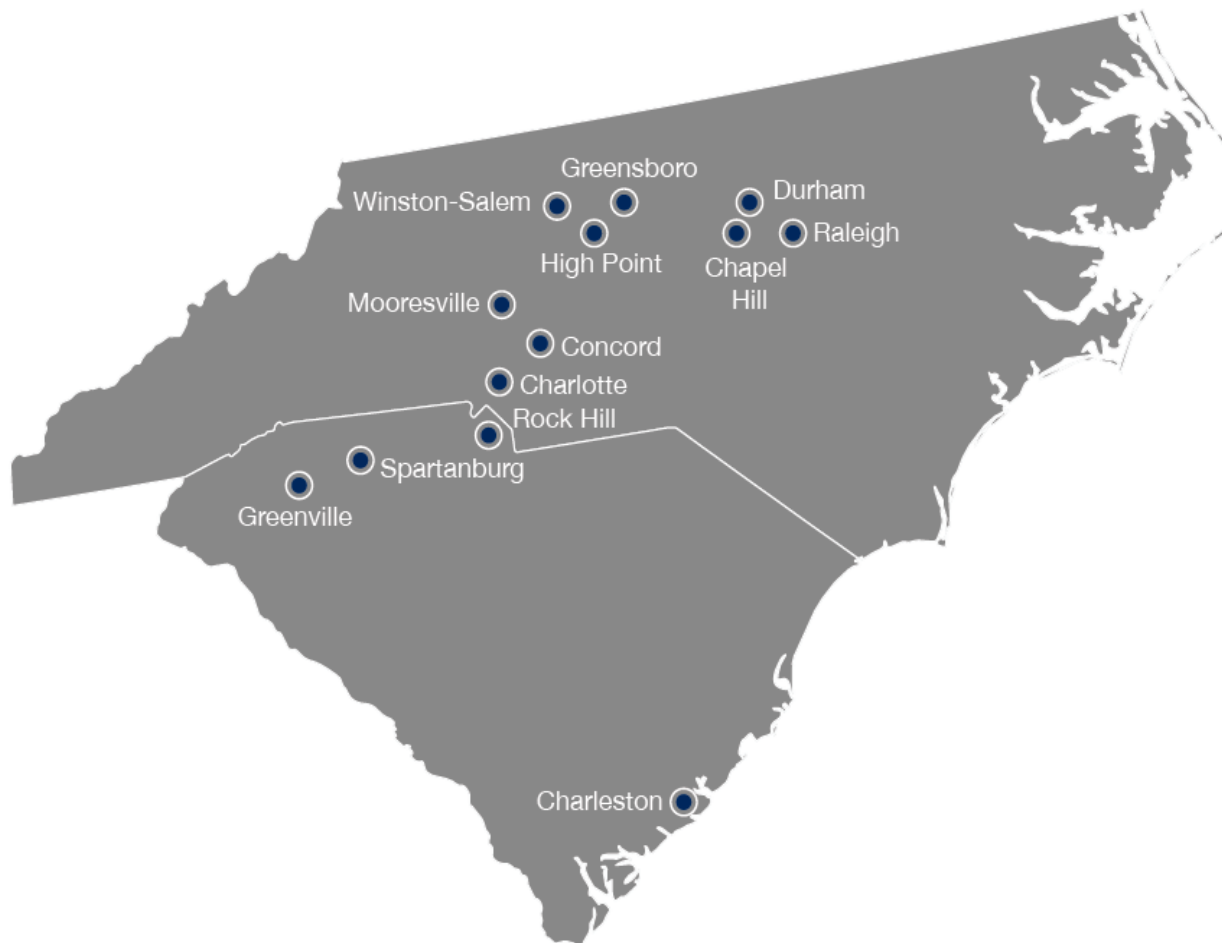
Over 300 tenants

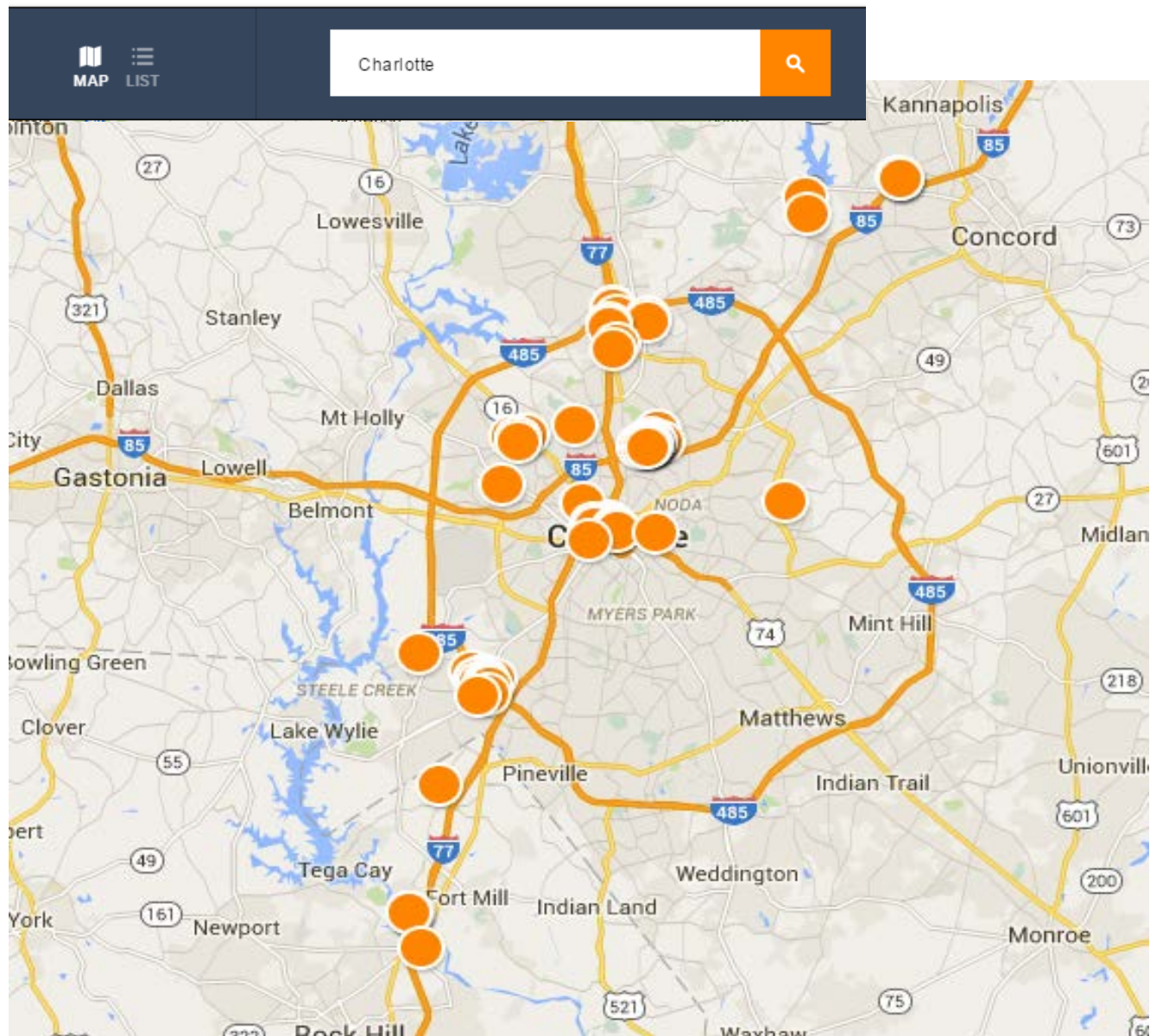
managed

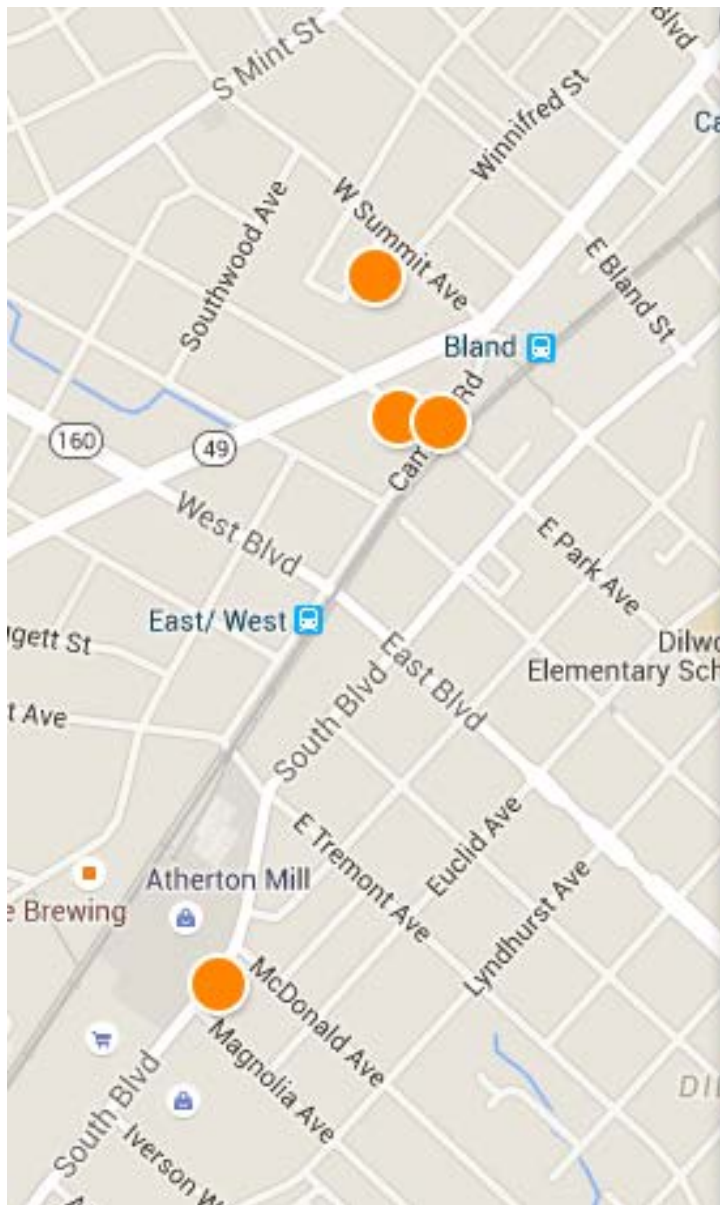
Over \$1.2 billion

borrowed and refinanced

Extensive development, acquisition and operating experience throughout the Carolinas:







1447 South Tryon Street
Charlotte, NC 28203

Type: **Office** Sq Ft: **18,349**



1520 South Boulevard
Charlotte, NC 28203

Type: **Office** Sq Ft: **92,370**



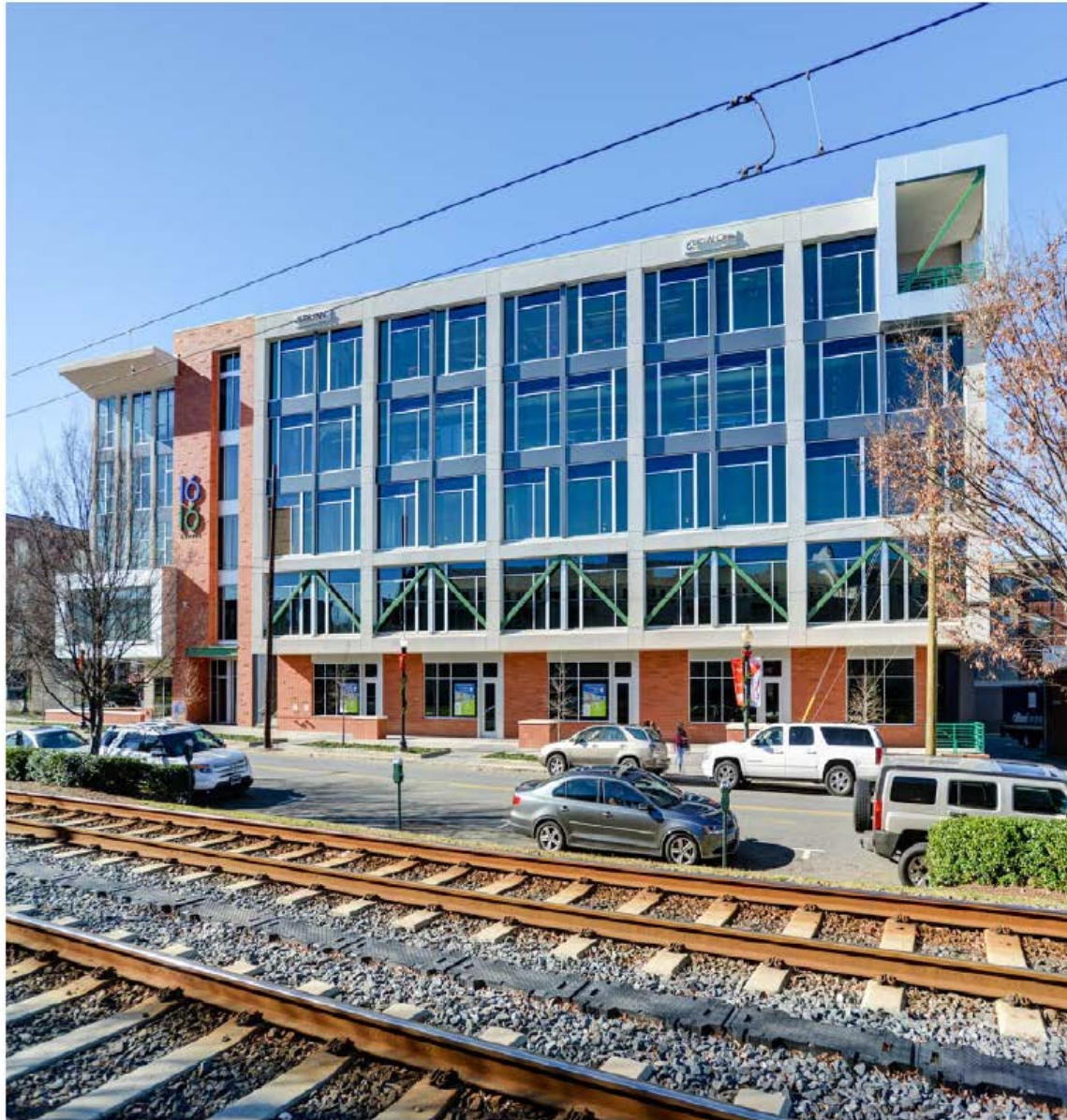
2201 South Boulevard
Charlotte, NC 28203

Type: **Office** Sq Ft: **28,000**



1616 Camden Road
Charlotte, NC 28203

Type: **Office** Sq Ft: **76,000**









The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center, containing the text.

Initial Community Outreach Meeting (May 10, 2016 @ The Oak Room)



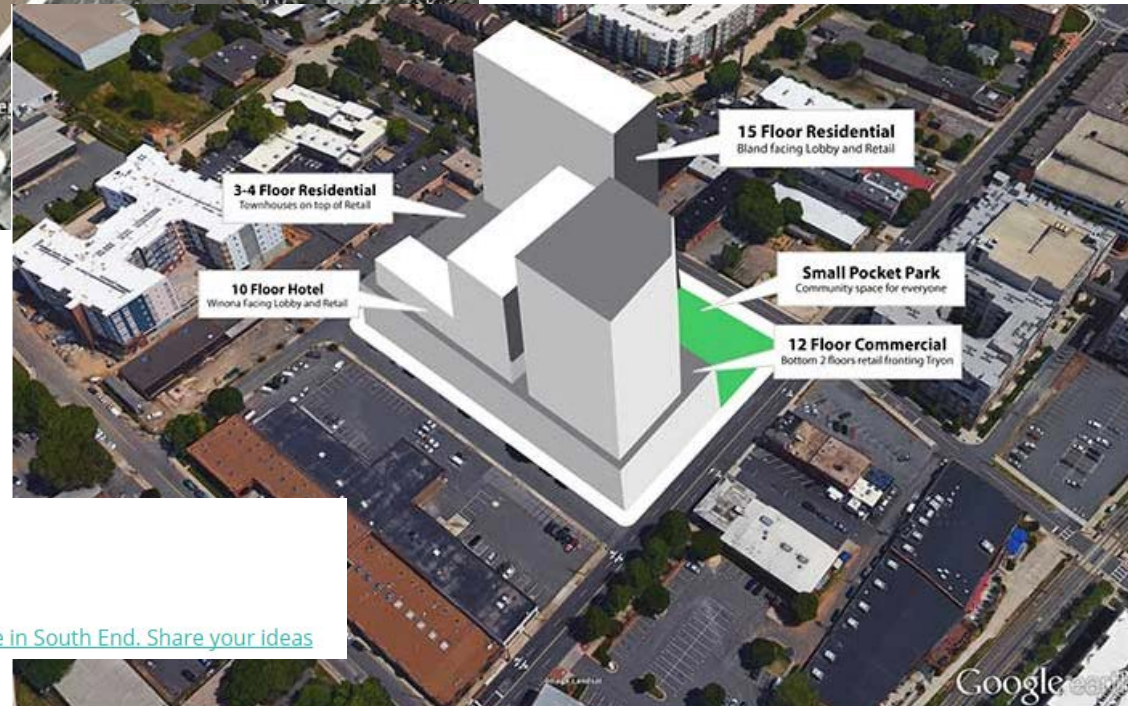
Charlotte Agenda



Jason Thomas | [@jasonthomasclt](#) |

Development expert since 2015.

Most recently: [Plans are taking shape for the highest-potential site in South End. Share your ideas](#)

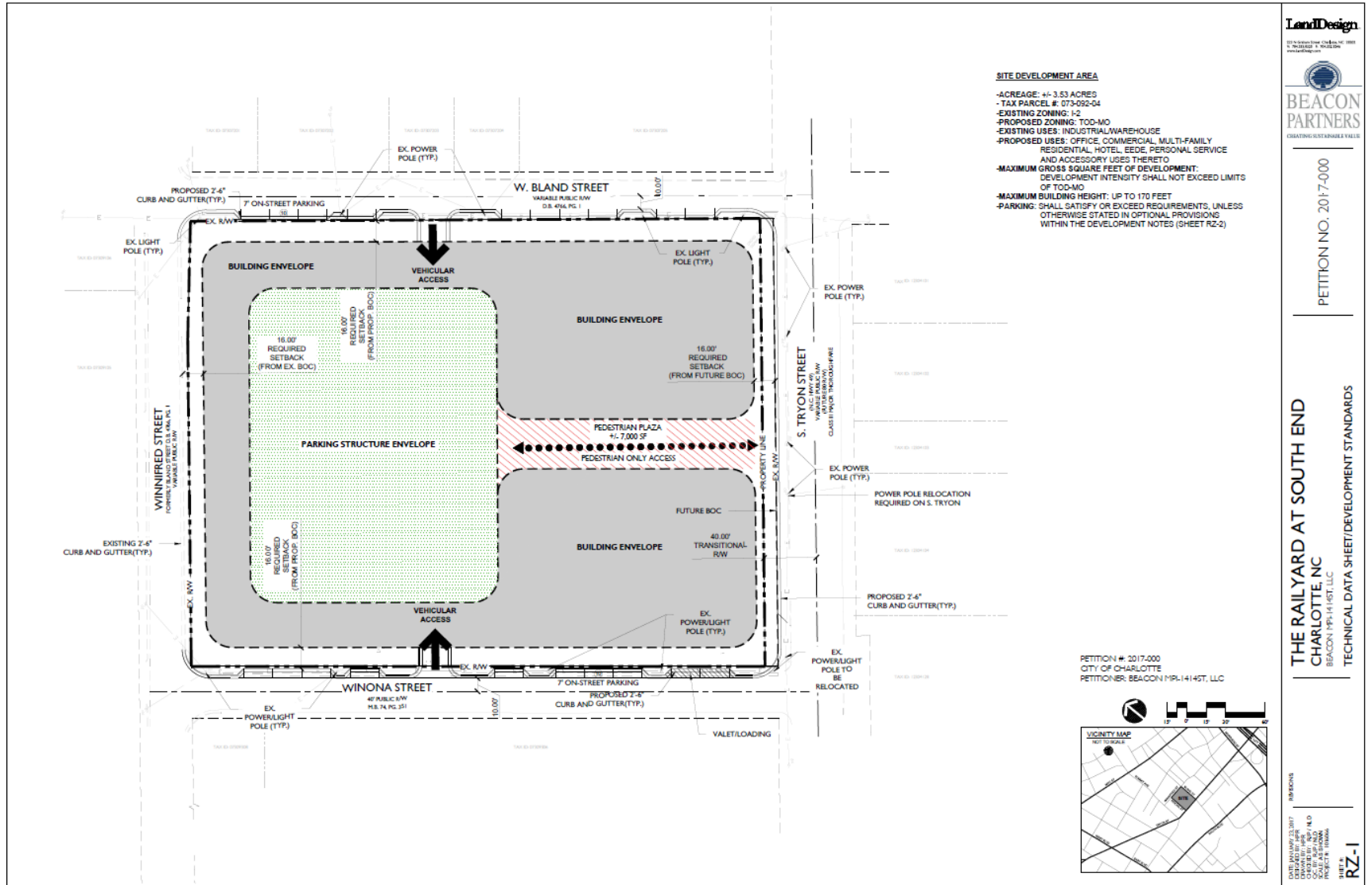


FEEDBACK FROM INITIAL COMMUNITY OUTREACH

- Mixed use – not just another monolithic apartment block
- Public space, pocket park (like Common Market)
- Residential along less major streets, with non-residential uses at the corner
- Screen parking decks
- If you have to go high, try adding a focal roof or decorative topper

The background of the slide features a blue bokeh effect with out-of-focus light spots. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

Proposed Rezoning Plan



1. Development Data Table

Site Area:	+/- 3.53 acres
Tax Parcel:	073-092-04
Existing Zoning:	I-2
Proposed Zoning:	TOD-MO
Existing Use:	Industrial/Warehouse
Proposed Uses:	Office, Commercial, Multi-Family Residential, Hotel, EEDE, personal service and accessory uses thereto
Maximum Development:	Development intensity shall not exceed limits of TOD-M
Maximum Building Height:	Up to 170 feet
Parking:	Shall satisfy or exceed Ordinance requirements, unless otherwise stated in optional provisions below.
Publicly Accessible Urban Open Space:	7,000 sq. feet

2. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Beacon Partners ("Beacon") to rezone property tax parcel 073-092-04 (the "Site") from the I-2 Zoning District to the TOD-MO Zoning District in order to accommodate a transit oriented development, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

3. Optional Provisions

- Petitioner seeks approval of an optional provision to allow up to 170 feet of building height within Building Envelope A and Building Envelope B.

4. Permitted Uses

The Site may be devoted to any use contemplated in the TOD Ordinance Standard together with any incidental or accessory uses associated therewith.

5. Maximum Development

Development shall not exceed the maximum allowable development in the TOD Ordinance Standards. Office uses shall constitute at least 20% of the gross floor area developed on the Site (exclusive of parking structures).

6. Transportation

Vehicular access points shall be limited to one driveway on Winnifred Street, one driveway on W. Bland Street and one driveway on Winona Street. No vehicular access points will be created from S. Tryon Street.

7. Architectural Standards/Streetscape and Landscaping

- The Petitioner is proposing an eclectic style of architecture, reflecting the historical roots of South End and respecting the more recent South End renaissance of commercial and residential architecture.
- Active ground floor uses shall occupy at least 50% of the Site's linear street-level building frontage.
- At least 75% of all parking structures shall be screened from public streets at the pedestrian level or street level by active uses.
- In order to stimulate pedestrian activity, the site shall be designed to incorporate an urban open space area and Pedestrian Plaza as an entry point into the site from S. Tryon Street.
- Petitioner shall provide right-of-way and streetscape improvements consistent with the standards and cross sections set forth in the South End Station Area Plan, as generally depicted in the Site Plan.

8. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

9. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

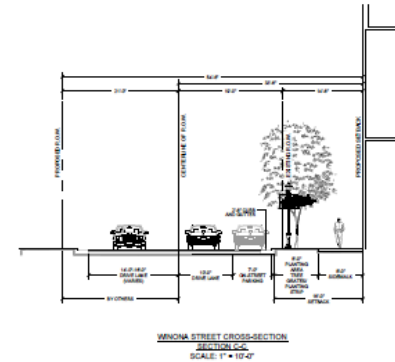
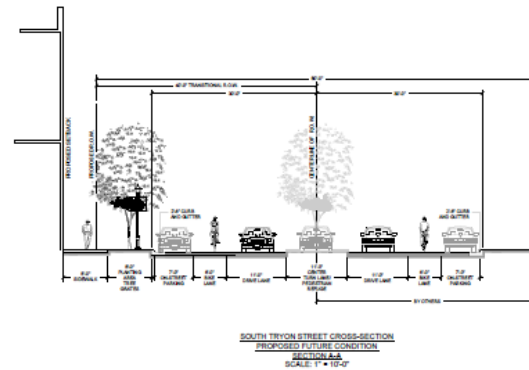
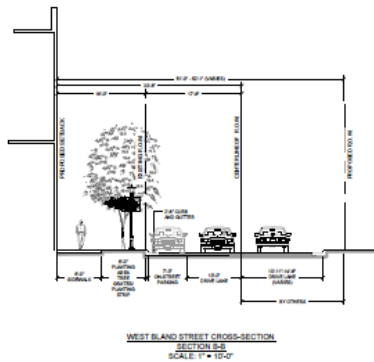
10. Amendments to Rezoning Plan

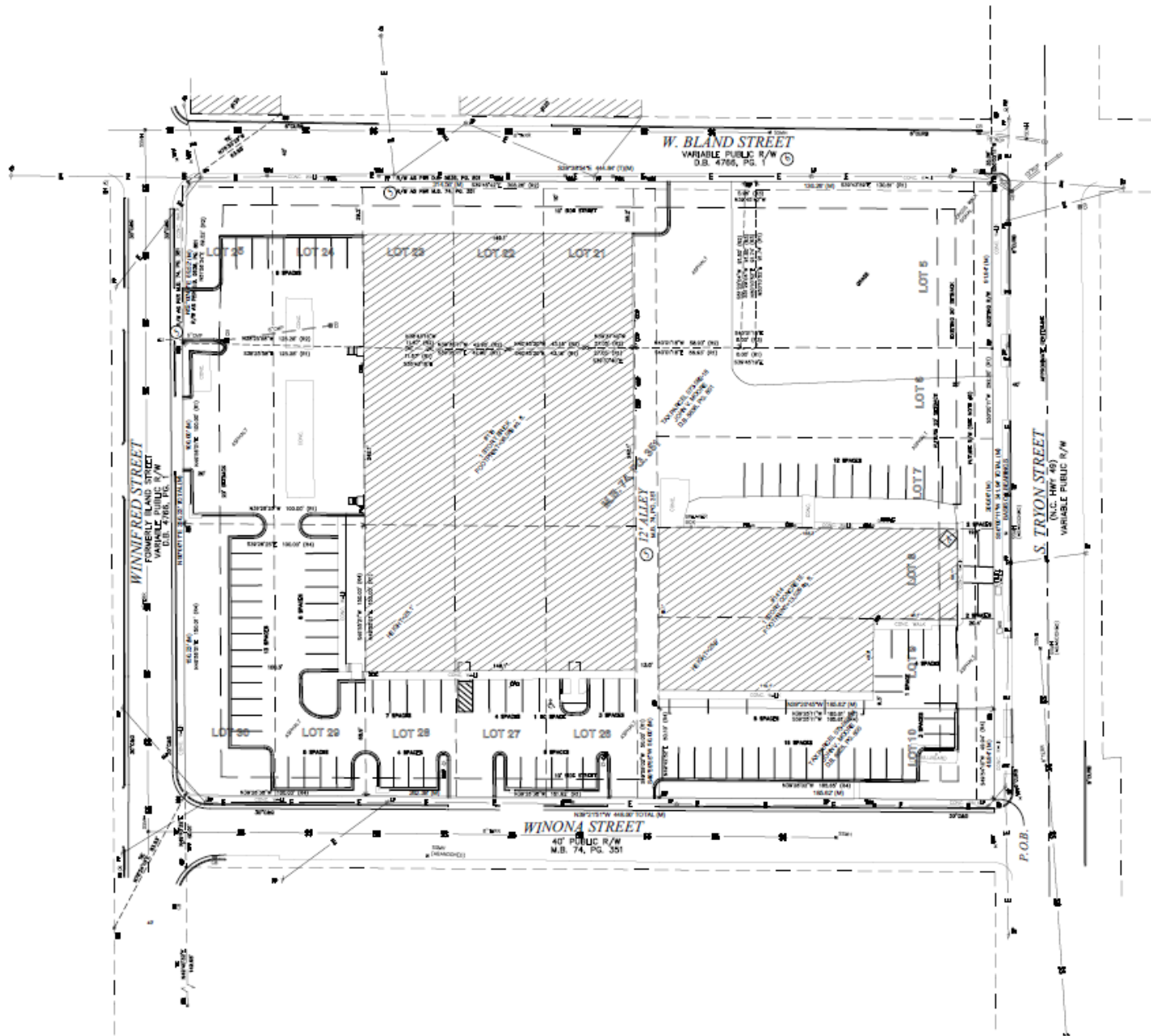
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.





ZONING SUMMARY

- Proposed Zoning: TOD-M(O) (Transit-Oriented Development)
- Ground Floor Retail Commitment – at least 50% of street-level building frontage will be active ground floor uses
- Amount of Office: at least 20% of gross floor area on site
- # of Residential Units = approx. 100
- Urban Open Space on Tryon Street: 7,000+ sq. feet
- At least 75% of parking deck will be screened from public streets

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light circles in various shades of blue and white, creating a sparkling, ethereal effect.

Conceptual Renderings









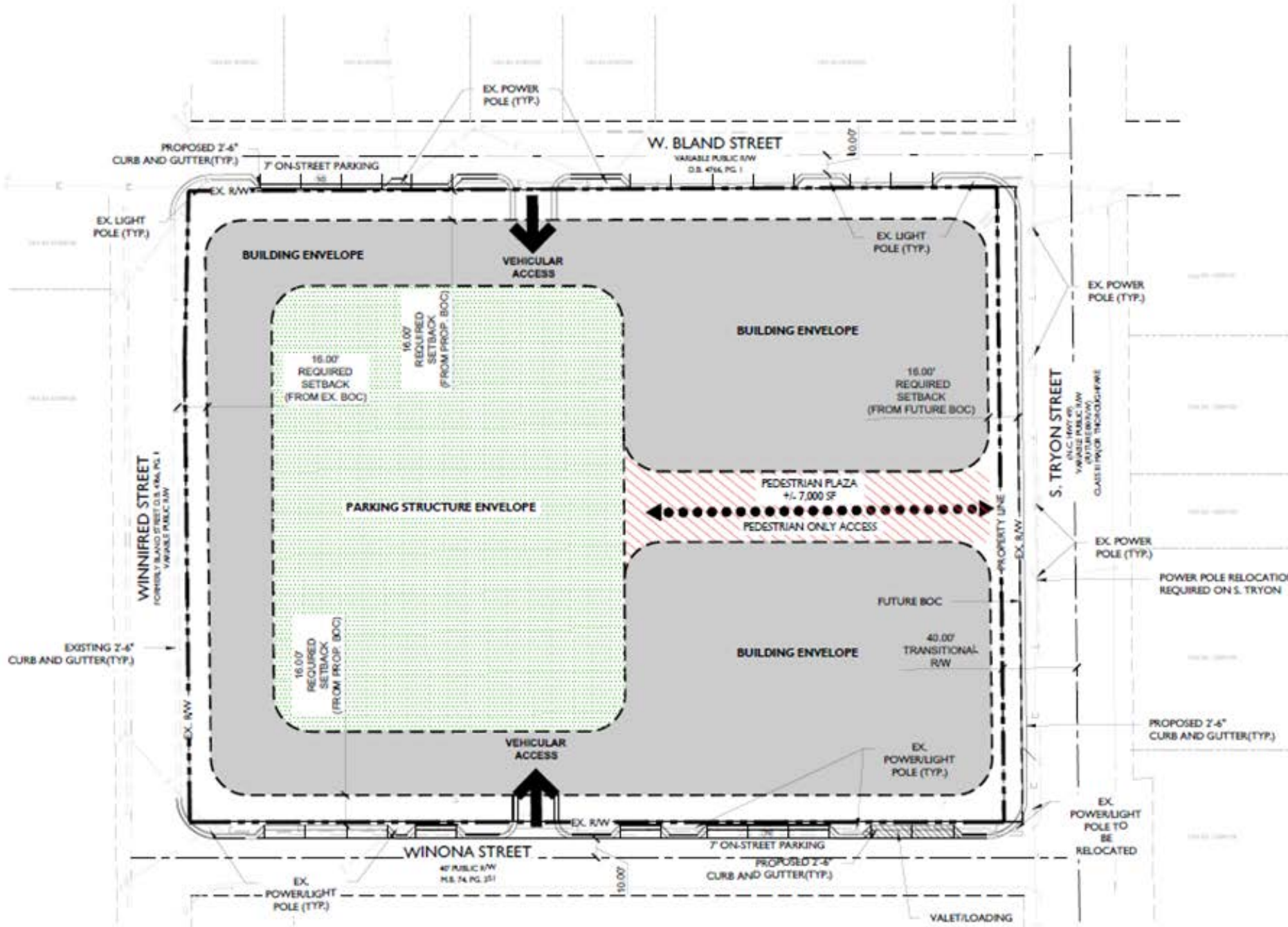






The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "Centro Concepts" in white.

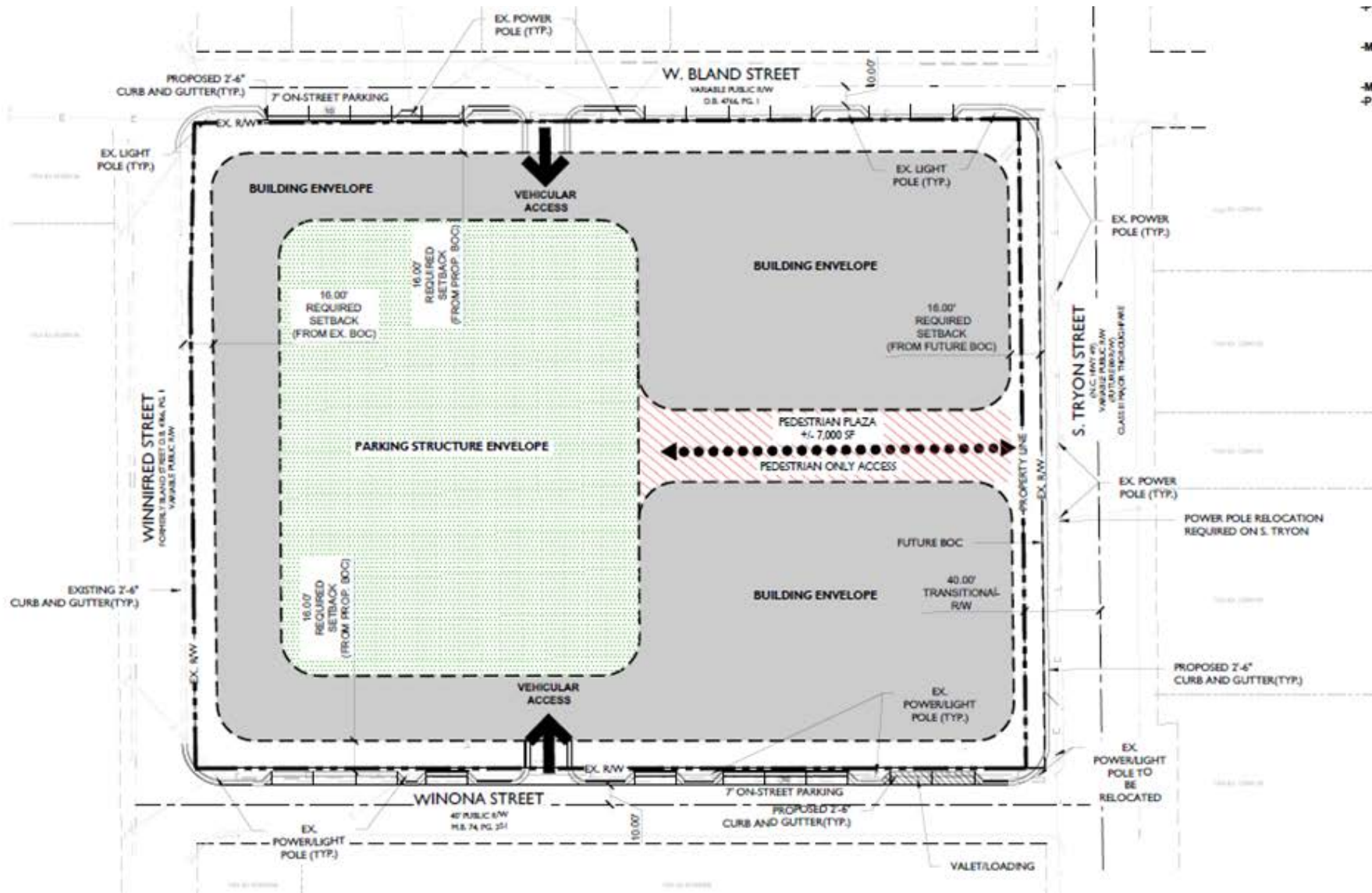
Centro Concepts



The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as softer, larger blue or white blurs. The overall texture is grainy and organic, resembling light reflecting off water droplets or dust particles.

Discussion

HOW WILL YOU ADDRESS LOADING AND SERVICE VEHICLES?



The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band runs across the middle, containing the word "Timeline" in white text.

Timeline

REZONING TIMELINE (TENTATIVE)

- Jan 23: Filed Application
- March: Review City Departmental Comments
Community Meeting Deadline
- April 10: Revised Plan Deadline
- June 19: Public Hearing
- June 29: Zoning Committee Hearing
- July 17: City Council Decision



Questions?

K&L GATES