

COMMUNITY MEETING REPORT
Petitioner: Rexford Office Holdings, LLC
Rezoning Petition No. 2017-105

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-1 attached hereto by depositing such notice in the U.S. mail on July 20, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, August 2, 2017 at 6:30 PM at the Charlotte Marriott Southpark located at 2200 Rexford Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Claudette Parham and Pete Spivak of LendingTree, Paul Spokas and Steve Meyer of Jones, Lang, Lassalle, Dennis Walls of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives.

Utilizing the power point presentation, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this rezoning request contains approximately 3.416 acres and is located on the south side of Rexford Road between Coca-Cola Plaza and Roxborough Road, next to the Charlotte Marriott Southpark. The Specialty Shops Shopping Center is located immediately to the south of the site.

John Carmichael shared two aerial photographs of the site. John Carmichael stated that there is an existing four-story office building located on the site, and according to the tax records, the existing building contains 70,454 square feet of floor area.

John Carmichael then shared two photographs of the front facade of the building. John Carmichael stated that the building is pretty plain looking at this time.

John Carmichael stated that the site is currently zoned O-15 (CD). The site was rezoned to the O-15 (CD) zoning district in 1977 pursuant to Petition No. 77-11. The parcels of land subject to

that Petition contain a total of 44 acres. Under the approved Rezoning Plan, a maximum of 600,000 square feet of office space can be developed on the 44 acre site.

Currently, the gross floor area of the existing buildings located on the 44 acre site totals approximately 660,810 square feet. Therefore, additional office floor area cannot be added to the existing building located on the site without going through the rezoning process.

Although additional office square footage cannot be added to the existing building located on the site, a structured parking facility can be constructed on the site under the existing zoning because the square footage limitation applies only to office space and not to a structured parking facility.

John Carmichael stated that the Petitioner is requesting the rezoning of this site to the MUDD-O zoning district to accommodate the renovation and a minor expansion of the existing building on the site. The expanded building could contain a maximum gross floor area of 77,000 square feet. A structured parking facility would also be constructed on the site, which is permitted under the existing zoning of the site.

John Carmichael stated that this building will be the corporate headquarters for LendingTree.

Dennis Walls of LandDesign then addressed the Community Meeting, and he shared the Petitioner's rezoning plan. Dennis Walls stated that the additional square footage to be added to the building would essentially be located in an atrium that will connect the existing building to the structured parking facility. Dennis Walls pointed out and described the open space/drop-off area located between the building and the structured parking facility. Dennis Walls pointed out the location of a pedestrian connection from Rexford Road, through the site to the Specialty Shops.

Dennis Walls stated that doors would be installed on the Rexford Road elevation of the building, and there would be an outdoor seating area in front of the building along Rexford Road.

Dennis Walls stated that a pedestrian mid-block crossing would be installed across Rexford Road essentially in front of the site. The actual location of the pedestrian crossing would be determined during the permitting process.

Dennis Walls stated that an 8-foot planting strip and a 6-foot sidewalk were originally proposed to be installed along the site's frontage on Rexford Road by the Petitioner. However, the Planning Staff is asking for an 8-foot planting strip and an 8-foot sidewalk, and LendingTree will do that.

Dennis Walls stated that the landscaping proposed for the Marriott along Rexford Road is proposed to be carried over onto this site.

Steve Meyer of Jones, Lang, LaSalle then addressed the Community Meeting. Steve Meyer stated that he is the day-to-day project manager for this project.

Steve Meyer stated that, to be honest, the existing building located on the site looks like a parking deck with windows.

Utilizing the building elevations on the power point presentation, Steve Meyer stated that the desire is to update the exterior of the building to make it look more like the headquarters of a tech company. Steve Meyer described the renovated Rexford Road elevation of the building. He stated that the entire northeastern corner of the existing building would be removed and improved. As you can see, an abundance of glass would be added to this corner of the building.

The center bay of the building would include a multi-story glass storefront. Steve Meyer stated that there would be access to Rexford Road from the front elevation of the building.

Steve Meyer stated that LendingTree will have a significant food service area, and this will encourage employees to stay at the building during lunch and to use the outdoor seating areas.

Steve Meyer stated that the Petitioner would be installing an 8-foot planting strip and an 8-foot sidewalk system.

Steve Meyer stated that all of the windows in the existing building would be replaced with a storefront system that is more energy efficient. Steve Meyer shared the western elevation of the renovated building. He stated that this elevation would get new windows and some more vertical elements. This elevation shows a potential green wall that may be installed.

Utilizing the northwest axon of the building elevations, Steve Meyer further described the renovated building and its relationship to the structured parking facility. Steve Meyer showed the passenger drop-off between the building and the structured parking facility.

Steve Meyer discussed the pedestrian access from the building to the parking deck.

Utilizing the southeast axon of the building elevations, Steve Meyer described the eastern elevation of the renovated building, and pointed out the outdoor seating area on the third level of the atrium that would connect the building to the structured parking facility.

Steve Meyer then showed the enlarged views of the two main pedestrian entrances into the building.

Steve Meyer stated that the increase in floor area is due primarily to the connector or atrium feature that would connect the office building to the structured parking facility.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Steve Meyer stated that a monument sign would likely be located on Rexford Road. It would probably be a lower-profile monument sign, as LendingTree's logo is very horizontal.
- In response to a question regarding the need for the structured parking facility, Steve Meyer stated that the structured parking facility is needed for the number of employees who will be located in this building. In other words, the structured parking facility is needed for the projected staffing level.
- In response to a question, Steve Meyer stated that there would be approximately 400 employees located in this building. Claudette Parham confirmed this number.
- In response to a question regarding the timing or phasing of construction, Steve Meyer stated that the structured parking facility would be constructed first. LendingTree would like to break ground in December on the structured parking facility. Improvements to the building would follow at a later time.
- An area resident asked if LendingTree could enter into a Memorandum of Understanding with the community regarding construction activities and related matters. John Carmichael requested that the area resident send him a copy of the Memorandum of Understanding, and he stated that they would take a look at it.
- In response to a question, Steve Meyer showed on the rezoning plan the location of the pedestrian access from Rexford Road, through the site to the Specialty Shops.

- In response to a question, Steve Meyer showed the location of the pedestrian crossing across Rexford Road.
- In response to a question, Steve Meyer stated that the pedestrian crossing across Rexford Road would cut through the center median currently located in the road.
- An area resident stated that she is excited that LendingTree is not tearing down the building and that they are renovating the building to bring it to a new standard. She feels that a renovated building will attract younger folks to the area. This area resident stated that she is working with LandDesign on landscaping along Rexford Road.
- In response to a question, Steve Meyer stated that there would be approximately 265 parking spaces in the structured parking facility.
- An area resident asked if LendingTree needed to keep the surface parking areas that would remain on the site after the construction of the structured parking facility, and Steve Meyer stated that these surface parking lots would be needed to meet parking requirements.
- In response to a question, John Carmichael stated that the maximum gross floor area that would be allowed for the building under this rezoning request would be 77,000 square feet.
- In response to a question, John Carmichael stated that LendingTree would have to go through the rezoning process again if it desired to increase the maximum gross floor area of this building above 77,000 square feet.
- In response to a question as to whether or not the structured parking facility would be available for anyone to park in, Claudette Parham of LendingTree stated that it is currently contemplated that the deck would be a secured deck.
- An area resident asked if the pedestrian connection from Rexford Road through the site to the Specialty Shops would be lit and paved. John Carmichael stated that they will need to look at the details of this pedestrian connection.
- An area resident asked if representatives of LendingTree have spoken with the Specialty Shops about doing something on their site at the terminus of the pedestrian connection, and Steve Meyer stated that they have not spoken with Specialty Shops. This area resident asked if LendingTree could speak with Specialty Shops, and Steve Meyer indicated that they would do so.
- An area resident asked if LendingTree would consider an east-west pedestrian connection through the site to provide connectivity from the Marriott site through the site to the Coca-Cola parcel. Steve Meyer stated that they could take a look at that.
- Paul Spokas stated that he has a call into Coca-Cola to discuss the rezoning. Coca-Cola is a client of Jones, Lang, LaSalle.
- In response to a question, Steve Meyer stated that he is not aware of Marriott's construction schedule for its project.
- In response to a question regarding why LendingTree is moving to the Southpark area, Claudette Parham stated that LendingTree wants to own its own space and LendingTree really likes the Southpark area. The Southpark area offers a lot of restaurants and shopping opportunities, as well as excellent living opportunities to LendingTree's employees. LendingTree simply felt that Southpark is the best of all worlds.
- An individual asked if LendingTree has explored combining its curb cut with Coca-Cola's curb cut. This individual is concerned with conflicting vehicular movements at these two curb cuts. Steve Meyer stated that they can speak with Coca-Cola about that matter. Steve Meyer did say, however, that they have no control over the Coca-Cola site.
- In response to a question, Steve Meyer confirmed that the Paragon Bank building does have vehicular access to Rexford Road through the site.

- Paul Spokas stated that the structured parking facility is sized to accommodate approximately 85% of the occupants of the building. This is because 100% of the employees are typically not at the building at one time because of vacation, sickness and other matters.
- An area resident stated that they are trying to get the planned traffic signal at Rexford Road and Roxborough Road installed sooner rather than later. CDOT has stated that it is not needed until the Colony development is constructed. This area resident asked if LendingTree's representatives could speak with CDOT to encourage them to install this traffic signal.
- In response to a question, Steve Meyer stated that the building owned by LendingTree located across Rexford Road from the site was purchased by LendingTree to have expansion space. Paul Spokas stated that there is a call center located in that building today.
- An area resident stated that she knows that the building located across Rexford Road from the site is not part of this rezoning request, but she would like the tree buffer at the rear of that site to be enhanced to screen that site from the residents on Wickersham Road. She would like to see five or six new trees planted in this area, and she understands that this will not be a part of this rezoning request.
- An area resident asked if there is any intent to install any landscaping along the common property line between the building located across Rexford Road from the site and the Trianon development. Steve Meyer stated that there are no plans for any physical improvements to that site at this time.
- In response to a question, Claudette Parham stated that it is not anticipated at this time that the site would be utilized by LendingTree's employees twenty-four hours a day.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of August, 2017.

Rexford Office Holdings, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-105	Ballantyne Residential POA, Inc	Rachel	Gold	5970 Fairview Rd.	Suite 710	Charlotte	NC	28210
2017-105	Ballantyne Residential Property Owners Association Inc.	Anne	Greak	5970 Fairview Rd.	Ste 710	Charlotte	NC	28210
2017-105	Barclay Downs HOA	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
2017-105	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte	NC	28211
2017-105	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte	NC	28211
2017-105	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
2017-105	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte	NC	28209
2017-105	Closeburn & Glenkirk Neighborhood Association	Leslie	Mueller	5523 Closeburn Rd		Charlotte	NC	28210
2017-105	Cornelius	Robert L.	Race	5616 Glenkirk Rd		Charlotte	NC	28210
2017-105	Deering Oaks	Beth	Carpenter	2400 Richardson Dr		Charlotte	NC	28211
2017-105	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
2017-105	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
2017-105	Highgrove HOA	Rachel	Gold	5970 Fairview Rd. Suite 710		Charlotte	NC	28210
2017-105	Lavie South Park	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
2017-105	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte	NC	28215
2017-105	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte	NC	28209
2017-105	Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
2017-105	Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
2017-105	Park Quail Neighborhood COAlition Neighborhood Association	Mary	Settlemyre	5811 Fairview Rd		Charlotte	NC	28209
2017-105	Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
2017-105	Picardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
2017-105	Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
2017-105	Piper Glen Homeowners Association	Rachel	Gold	5970 Fairview Rd. Suite 710		Charlotte	NC	28210
2017-105	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte	NC	28209
2017-105	South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
2017-105	South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
2017-105	Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
2017-105	Southpark Commons	Kim	Byrd	3256 Margellina Drive		Charlotte	NC	28210
2017-105	Spring Field Community Association	Lois M.	Nwosu	4400 Sharon Rd		Charlotte	NC	28211
2017-105	Withers Grove	Rachel	Gold	5970 Fairview Road	Suite 710	Charlotte	NC	28210
2017-105	Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209

EXHIBIT

tabbles

A-1

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-105	17708215	2101 REXFORD ROAD LLC			C/O LRC PROPERTIES LLC	5 INTERNATIONAL PARK DR	SUITE 125	RYE BROOK	NY	10573
2017-105	17708216	REXFORD OFFICE HOLDINGS LLC				11115 RUSHMORE DR		CHARLOTTE	NC	28277
2017-105	17708245	REXFORD OFFICE LLC			C/O ROBERT E BRANAN	800 S MINT ST		CHARLOTTE	NC	28202
2017-105	17708301	GRE SPECIALTY SHOPS LLC		LLC	C/O HILL PARTNERS SOUTHEAST	2201 SOUTH BLVD STE 400		CHARLOTTE	NC	28203
2017-105	17708302	SOUTH PARK REAL ESTATE LLC		LAROCHELLE	ATTN:JOHN W MARRIOTT III & LEE	9737 WASHINGTONIAN BLVD STE 404		GAITHERSBURG	MD	20878
2017-105	17708303	REXFORD OFFICE HOLDINGS LLC				11115 RUSHMORE DR		CHARLOTTE	NC	28277
2017-105	17708304	BEACON	INVESTMENT CORP	C/B/C	C/O J FRANK HAMSON III/COCA	1900 REXFORD RD		CHARLOTTE	NC	28211
2017-105	17708305	PARAGON COMMERCIAL BANK			C/O ROBERT C HATLEY	3535 GLENWOOD AVE		RALEIGH	NC	27612

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-105** filed by Rexford Office Holdings, LLC to request the rezoning of an approximately 3.416 acre site located at 2100 Rexford Road from the O-15 (CD) zoning district to the MUDD-O zoning district

Date and Time of Meeting: Wednesday, August 2, 2017 at 6:30 PM

Place of Meeting: Charlotte Marriott Southpark
Rexford A & B Meeting Rooms
2200 Rexford Road
Charlotte, NC 28211

We are assisting Rexford Office Holdings, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 3.416 acre site located at 2100 Rexford Road from the O-15 (CD) zoning district to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate the expansion and renovation of the existing office building located on the site, which building will have a maximum gross floor area of 77,000 square feet. A structured parking facility will also be constructed on the site, which is permitted under the existing zoning of the site.

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 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.

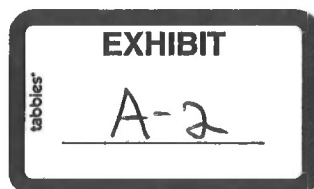
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, August 2, 2017 at 6:30 PM in the Rexford A & B Meeting Rooms at Charlotte Marriott Southpark located at 2200 Rexford Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Kenny Smith, Charlotte City Council District 6 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 20, 2017



Rexford Office Holdings, LLC, Petitioner
Rezoning Petition No. 2017-105

Community Meeting Sign-in Sheet

Charlotte Marriott Southpark
2200 Rexford Road
Charlotte, NC 28211

Wednesday, August 2, 2017

6:30 P.M.



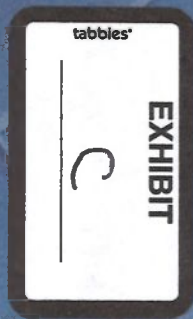
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	WILNA EURY	3040 EASTHAM W	704-553-2615	WILNA.EURY@ATT.NET
2.	MIRIAM MARRIN	" "	" "	MIRIAM.DIEGBRANER@ATT.NET
3.	Mamir Miralsh	5 INX Place NY	212-268-1000	mamir@2acp.org
4.	REBECCA KART	2500 SAURE RD.	704-527-422	rkart@archmatters.com
5.	JIM TALLEY	2738 Beverly Rd	704-716-0839	jtalley@horacktalley.com
6.	Cathy Brown	3500 C Colony Rd.	704-366-3775	ckbrown@att.net
7.	DON CAMPBELL	721 Gov MORRISON ST #605	614-599-7220	donsayitso@yahoo.com
8.	NICK LUKENS	2500 HANDLEY PLACE	704-607-0700	nplukense@gmail.com
9.	Hilary Larsen	3015 Clarendon Rd	704-366-1541	Hilarygreenberg@hotmail.com
10.	Bernie Gesins	3301 Ferncliff Rd	704-806-1524	bernardgesins@gmail.com
11.	JAMES FAIRB	3013 Colony Rd	704-620-1889	Acipartnership@gmail.com
12.				
13.				

Rezoning Petition No. 2017-105

Rexford Office Holdings, LLC, Petitioner

Community Meeting

August 2, 2017



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Development Team

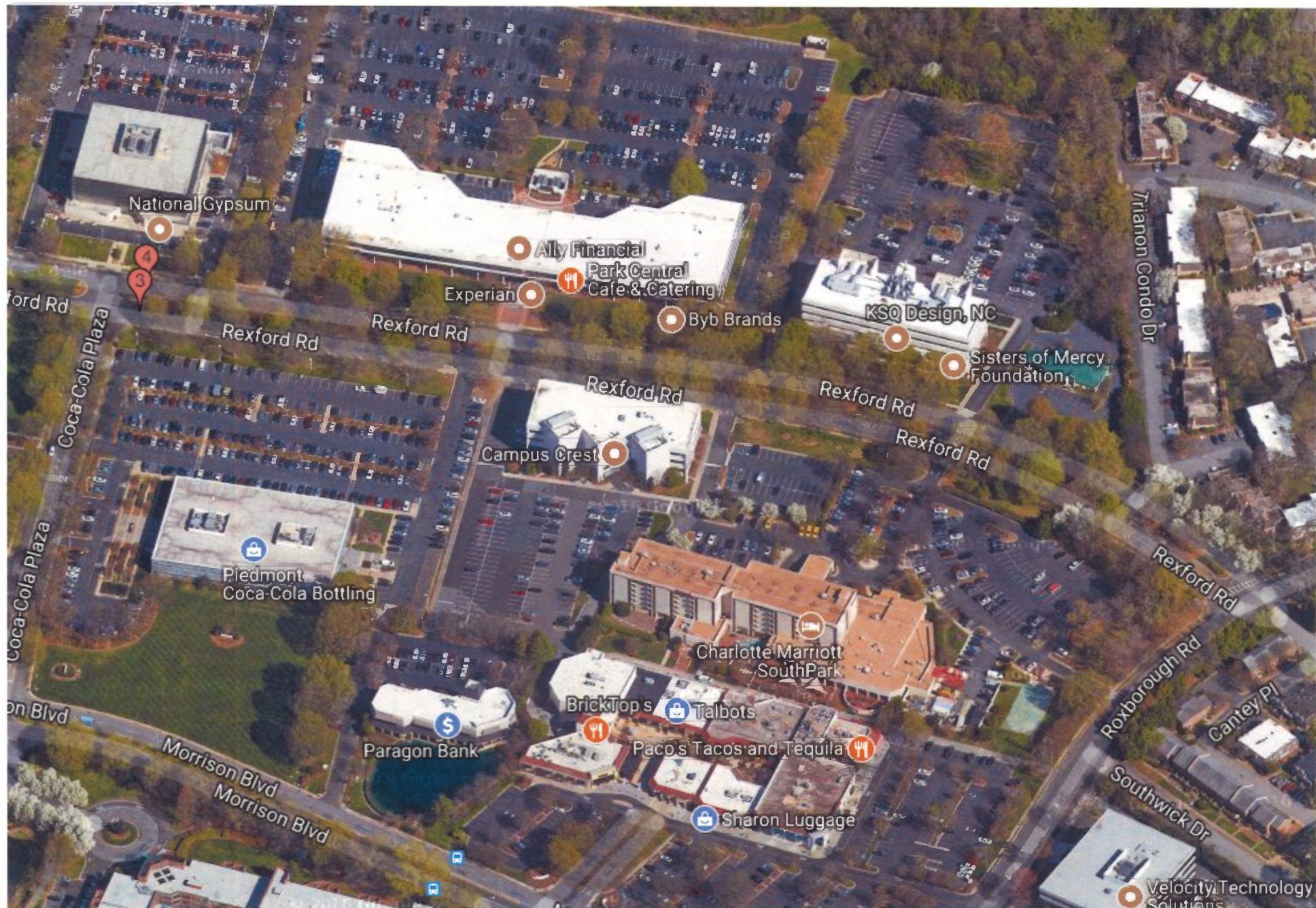
- Claudette Parham, LendingTree
- Pete Spivak, LendingTree
- Paul Spokas, Jones Lang LaSalle
- Steve Meyer, Jones Lang LaSalle
- Dennis Walls, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, September 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 3, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 16, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

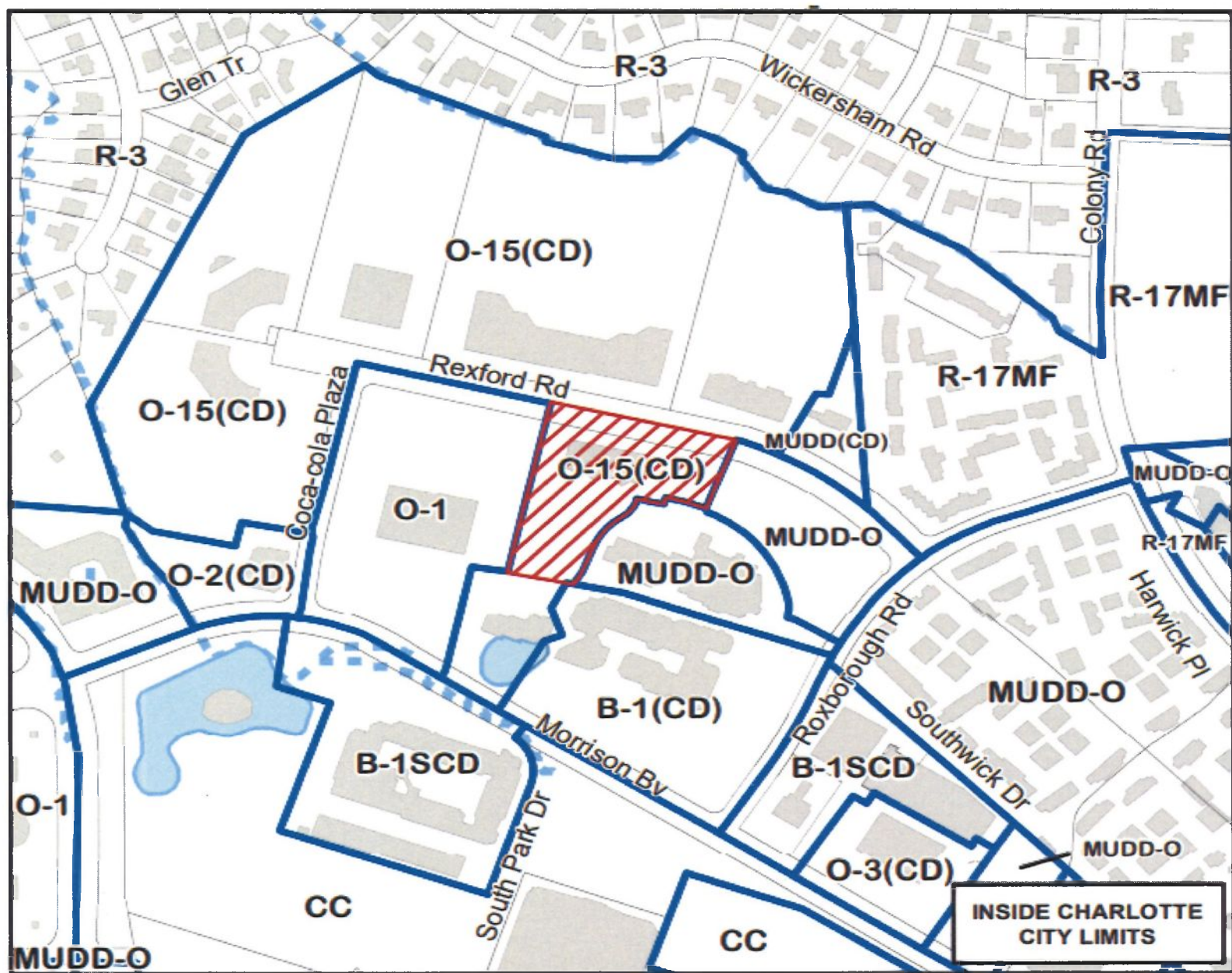
Site – 3.416 Acres













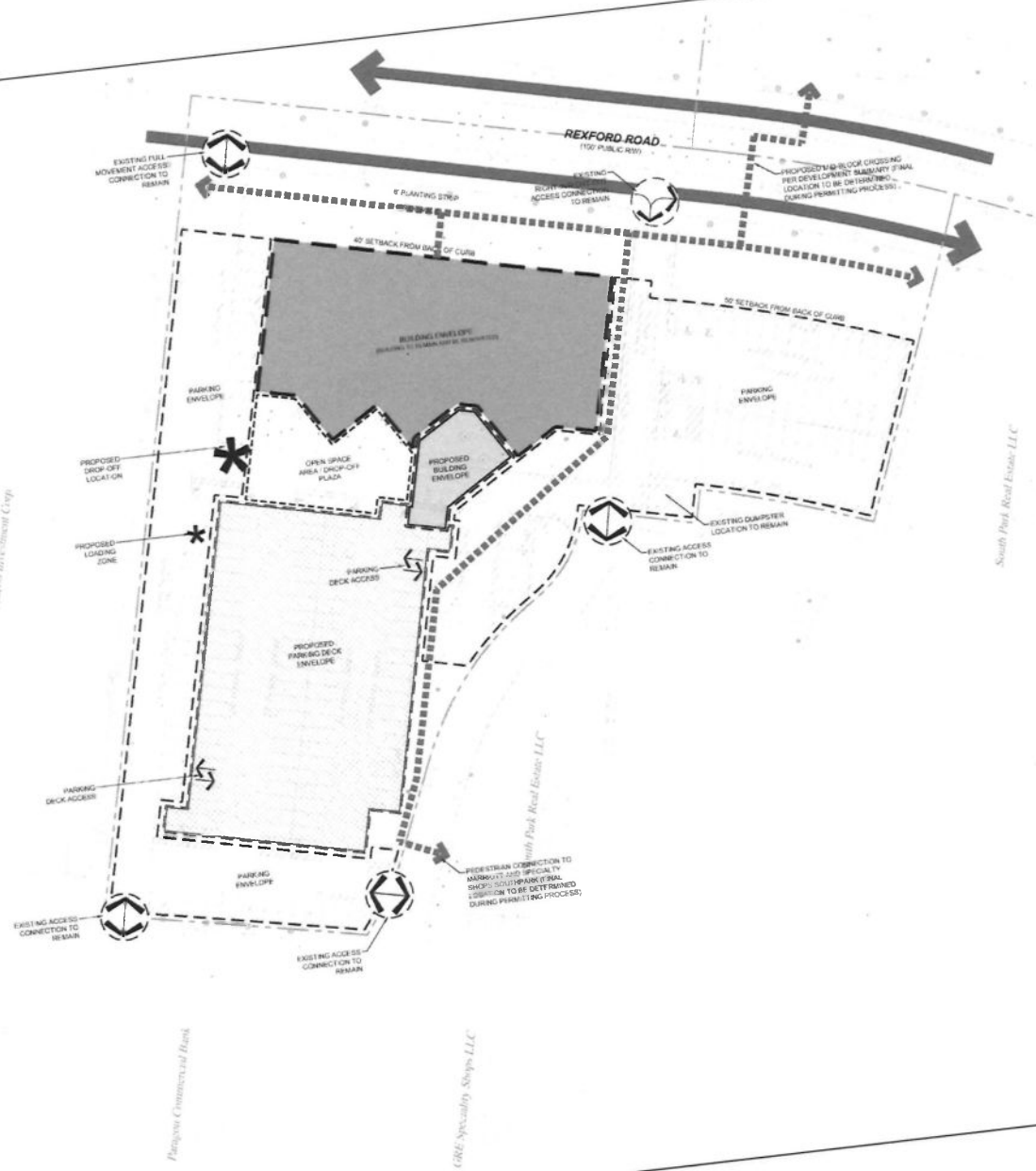
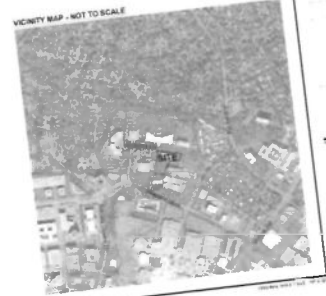
Rezoning Request

- Requesting the rezoning of the site from the O-15 (CD) zoning district to the MUDD-O zoning district to accommodate the expansion and renovation of the existing building located on the site, which building would have a maximum gross floor area of 77,000 square feet.
- The building currently contains approximately 70,454 square feet of gross floor area.
- A structured parking facility would also be constructed on the site, which is permitted under the existing zoning of the site.

REZONING
 PETITION #
 2017-__

LENDINGTREE
 REZONING
 THE LENDINGTREE
 CHARLOTTE
 FOR EMBURY COUNTY, NC

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/15/17
2	ISSUED FOR PERMITTING	08/15/17
3	ISSUED FOR PERMITTING	08/15/17
4	ISSUED FOR PERMITTING	08/15/17
5	ISSUED FOR PERMITTING	08/15/17
6	ISSUED FOR PERMITTING	08/15/17
7	ISSUED FOR PERMITTING	08/15/17
8	ISSUED FOR PERMITTING	08/15/17
9	ISSUED FOR PERMITTING	08/15/17
10	ISSUED FOR PERMITTING	08/15/17



REZONING
PETITION #
2017-___

LENDINGTREE
REZONING

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

10/17/2016

ISSUANCES

NO DISCOMPTENSE DATE
10/20/2016 10/20/2016 10/20/2017

VICINITY MAP - NOT TO SCALE



SCHEMATIC SITE
PLAN

RZ3-00





IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:
SD-10

NEW GLASS CURTAIN WALL

COMPOSITE METAL PANELING



PAINTED EFIS, TYP.
NEW GLASS STOREFRONT, TYP.

PAINTED EFIS, TYP.
NEW GLASS STOREFRONT, TYP.

IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

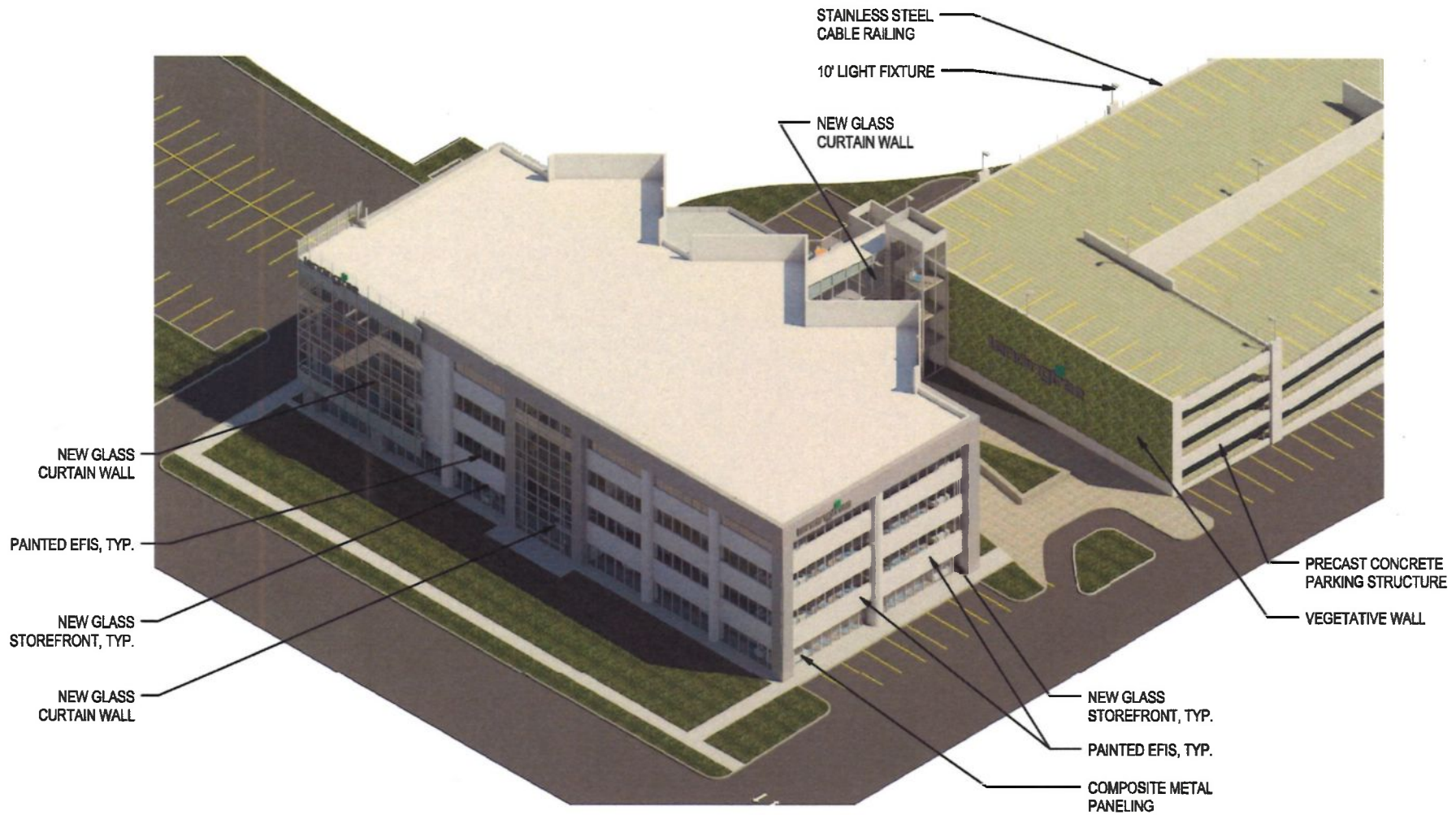
SHEET NUMBER:
SD-11

 **ALLIANCE ARCHITECTURE**

lendingtree

REXFORD RD. WEST PERSPECTIVE

SCALE:
DATE: 02/07/17



IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:

SD-09

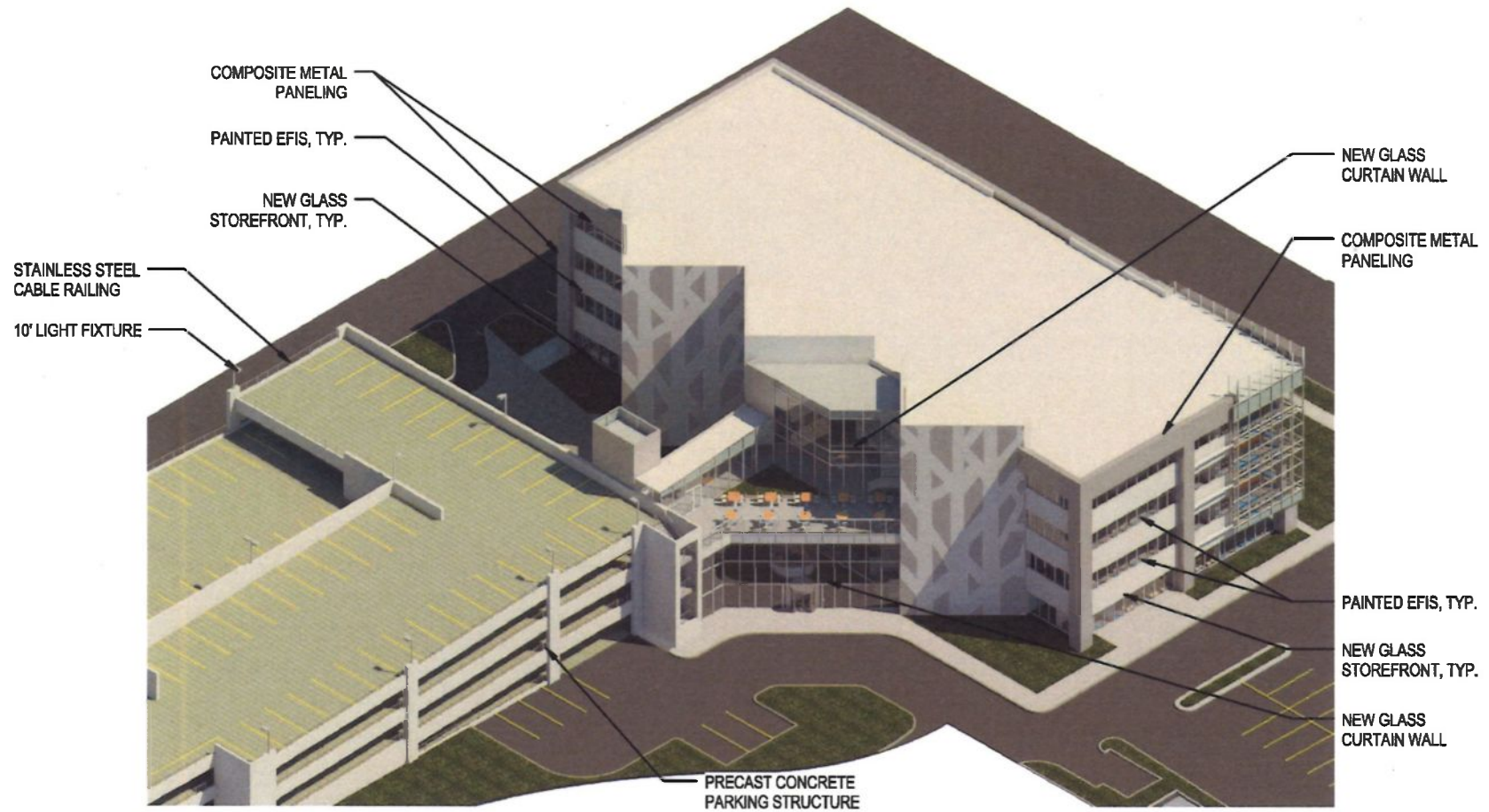
ALLIANCE ARCHITECTURE

lendingtree

NORTH WEST AXON

SCALE:

DATE: 02/07/17



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SHEET NUMBER:
SD-08

PAINTED EFIS, TYP.

NEW GLASS CURTAIN WALL



NEW GLASS CURTAIN WALL

PAINTED EFIS, TYP.



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SHEET NUMBER:

SD-12

ALLIANCE ARCHITECTURE

lendingtree

LENDING TREE DR. EAST / WEST PERSPECTIVES

SCALE:

DATE: 02/07/17

Questions and Comments