

Petition 2007-144 Community Meeting Notes & Minutes

BBC Development presented at the Historic North Charlotte Neighborhood Association (HNCNA) meetings during the months of August (30 HNCNA members attending) and September (62 HNCNA members attending). After the September meeting, the Association unanimously voted to support the petition (2007-144). Also, at the September Historic North Charlotte Neighborhood Association Board meeting held on September 25th, 2007, the Board agreed with the Association opinion and also unanimously voted to support the petition. A letter reflecting these votes and opinions from the HNCNA will be submitted to the Mayor and Council prior to December 17th, 2007.

BBC Development also sent out the required letters to NoDa residents and neighboring active Associations (per City Planning's lists) and held a public meeting from 6:00PM until 7:00PM on December 3rd, 2007 at the offices of 28th Row (2424 North Davidson Street, Suite 111). Please see below meeting minutes:

Attendees (representing development group):

Bob Nixon – BBC Development

Greg Godley – Investor

Hollis Nixon – Terracon Consultants, Inc.

Eric deNeve – DMR Architecture

Resident / Association Attendees:

*Please see attached sign-in sheet

Minutes:

- Explanation of current I-2 zoning and requested zoning change to MUDD-Conditional
- Overall conceptual plan presented
- Architectural boards displayed representing renderings, elevations, and design intent
- Site plan presented and displayed
- Question & answer session – please see below:

Q&A Session

1. **Q:** Will the retail space be art oriented or strictly traditional office (such as lawyers and doctor's offices)?

A: The intent of the project is to foster an artistic community keeping within the character and market of the artsy NoDa community. Traditional office uses will not be ruled out and will be made available; however, the development team is committed to catering toward the artistic community and has already had retail interest from potential arts oriented tenants (recording studios, potters, portrait gallery).

2. **Q:** What is the starting square footage of the units?
A: This is in the planning stage at this time, and is subject to our market study and customer request. Currently, the live/work units are planned for 600-900 square feet. The studio space is to start at 600 square feet.
3. **Q:** What is the average price range?
A: Live/work: \$195,000, Condo: \$475,000, Studio: \$175,000
4. **Q:** What are the overall price ranges?
A: Live/work: \$135,000 - \$270,000, Condo: \$325,000- \$625,000,
Studio: \$110,000 and up depending on number of square feet needed.
5. **Q:** What is the parking situation on site?
A: Parking is on the ground floor and has space for 38-40 parking spaces- additional parking needed is 32 spaces and will be provided off site. We are concluding negotiations at this time and are not at liberty to give specifics, but will provide planning and zoning with a letter giving our commitment to accomplish this. The additional 32 parking spaces will be in very close proximity to the site.
6. **Q:** Will there be any Section 8 housing required by the City?
A: No. This is a private development project and no Section 8 housing is required.
7. **Q:** What will the flow of traffic be like from Andersen onto Davidson?
A: This is controlled by CDOT and will be discussed with them in our scheduled meetings. We will keep interested residents posted as these meetings progress.
8. **Q:** How many potential new residents will this project add to NoDa?
A: Up to 50 units, so anywhere from 50-100 people (estimated).
9. **Q:** What is the building height of the project?
A: The MUDD rezoning allows up to 80 feet. The project is designed to be around 75 feet.
10. **Q:** How many stories will the building be?
A: The building is planned to have one level of surface parking and four additional levels of live/work residential units and retail/studio space.
11. **Q:** When will construction begin?
A: The development team anticipates that construction would begin around one year after the rezoning for the property is completed.

Meeting For 3630 North Davidson Property/BBC Development

	Name	Address	Phone #
1	Mike Nutter	610 Audansen St	704-375-3531
2	Lyndsey Richter	620 Rephewi Pl.	
3	Henry Mann	3518 DORVILLE	784 608 1254
4	Stewart Murray	3637 Worp St.	704-377-8789
5	Linda LaSalle	3588 N. Davidson St	704-604-7783
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