

Rezoning Petition 2008-0⁰44 08-04
Neighborhood Meeting

12/13/07

7:00 PM

Please Sign In

Location: The Neighborhood Theater
511 E. 36th St.
Charlotte, NC 28205

Petitioner: North Davidson Acquisitions, LLC

Parcels in Petition: 091-102-01, 02, 03, 08, 09, 10, 11, 13, 14, 15, 16, 17, 18, 19

Current Zoning: NS, R-5, O-2 Mixed

Future Zoning: MUDD-O

Agenda:

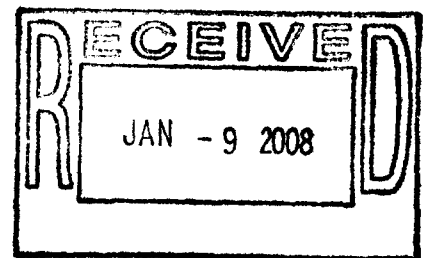
- I. Introduction of Design Team by Tyler Foster, North Davidson Acquisitions
- II. Brief history of the property, intentions of the Design Team, and future of the property in the NoDa Neighborhood.
- III. Architectural aspects of the rezoning by BB+M Architects.
- IV. Civil Engineering aspects of the rezoning by Urban Design Partners.
- V. Summary of design intent by Tyler Foster.
- VI. Rezoning Schedule
- VII. Question and Answer Session
- VIII. Closing

Thank you for coming to our neighborhood meeting for Rezoning Petition 2008-004. It is important for our design team to maintain open dialogue with the neighborhood. We hope we have provided the information you need to fully understand our future in NoDa. Should you have any questions or concerns, visit our petition on the web at www.charmeck.org, Or go to www.mercurynoda.com and email your thoughts.

Sincerely,



Tyler K. Foster
North Davidson Acquisitions



BB+M

December 15, 2007

Project: The Mercury (Rezoning Petition 2008-004)
Meeting date: December 14, 2007
Location: The Neighborhood Theater

MEETING MINUTES

ATTENDEES:

Tyler Foster	North Davidson Acquisitions, LLC
Chip Cannon	Urban Design Partners
Tripp Beacham	BB&M
Roger Manley	BB&M
Ellen Cervera	BB&M
Nick Barnes	BB&M

The following questions from the residents of the neighborhood were discussed:

NOTES:

Q1: Will there be more or less parking than already exists?

A1: The project will be divided into "Phase I" will accommodate all the residential (1 per apartment unit) and commercial (one to more parking than is required by the rezoning (MUDD)). Phase II will be accommodated by the adjacent city street widening. It is possible with the neighborhood support that the city could fund additional street widening.

Q2: Will there be more or less security than already exists?

A2: The project will be divided into "Phase I" will accommodate all the residential (1 per apartment unit) and commercial (one to more parking than is required by the rezoning (MUDD)). Phase II will be accommodated by the adjacent city street widening. It is possible with the neighborhood support that the city could fund additional street widening.

Q3: Will the existing building façade (where the Neighborhood Theatre is located) be changed?

A3: The front façade will not change but the side adjacent to the courtyard and the back will have a facelift. A rooftop deck could also be added. The project will be divided into "Phase I" will accommodate all the residential (1 per apartment unit) and commercial (one to more parking than is required by the rezoning (MUDD)). Phase II will be accommodated by the adjacent city street widening. It is possible with the neighborhood support that the city could fund additional street widening.

Q4: What will be the materials of the new buildings?

A4: The project will be divided into "Phase I" will accommodate all the residential (1 per apartment unit) and commercial (one to more parking than is required by the rezoning (MUDD)). Phase II will be accommodated by the adjacent city street widening. It is possible with the neighborhood support that the city could fund additional street widening.

Q5: Will the existing building be reused? There is an alleged connectivity from the Phase II parking deck to the public courtyard/alley.

A5: The dumpster location is still being analyzed. BB&M and Urban Design agree that the project will be divided into "Phase I" will accommodate all the residential (1 per apartment unit) and commercial (one to more parking than is required by the rezoning (MUDD)). Phase II will be accommodated by the adjacent city street widening. It is possible with the neighborhood support that the city could fund additional street widening.

Q6: How will you address the smell associated from the dumpster?

A6: The best way to control smell is to have a clean dumpster replaced more regularly which is likely our plan. Keep in mind that it is in the developer's best interest to control any smell or other nuisance issues since the condominiums and other retail space are closest.

Q7: Will the dumpster service both phases?

A7: The residential components for Phase I may have a compactor and rollout dumpsters.

Q8: How many residential units?

A8: A maximum of 160 units for both phases.

Q9: What is the average size of the units?

A9: The average is 720 sf per unit. The goal is to have mostly one bedroom and studio units at an affordable price point.

Q10: What will be drawing people through the courtyard/alley?

A10: Storefronts will wrap the corner of Davison St. There will also be public art, water features and the potential for a more active corridor.

Q11: In Phase II is there the possibility to incorporate office space in order to have around the clock activity?

A11: The units above the Phase II retail could be live/work units.

Q12: Will one or two Phases be managed by one entity?

A12: Phase I will be managed by a management company and Phase II will be managed by North Exchange Associates, LLC.

Q13: Will the retail component be leased or sold? How do you address retail vacancy?

A13: The retail component will be leased. The retail component is expected to be completed by the end of 2019. They will be able to be leased at relatively affordable rates which should decrease the potential for vacancy.

Q14: Should there be galleries in phase II?

A14: The retail spaces can be used as galleries.

Q15: Will the parking situation work while the buildings are being built?

A15: While Phase I is being built parking will be moved to the location of Phase II. Then during the neighborhood theater's "down season" between May and August the Phase II parking deck will be built. The goal is to try and maintain parking for the current stores and may incorporate adjacent property leases temporarily.

Q16: How long will the construction take?

A16: The goal is to start construction on Phase I summer of 2020. Phase I will take about 1 year to complete. Phase II will begin once Phase I is complete and will be under construction for about 10 months.

Q17: Will you help the residents on Mercury Street petition for speed bumps?

A17: We are interested in helping the neighborhood with traffic concerns and will bring this up to CDOT. Ultimately, this is probably best driven by the neighborhood, but we will certainly help when and if it is appropriate.

Q18: Will there be sidewalk along Alexander St?

A18: Yes

Please refer any updates, clarifications to us immediately at ecervera@bbm-arch.com

Sincerely,
BB+M ARCHITECTURE, PLLC

Ellen Cervera

cc: all attendees

Sign In Sheet
Neighborhood Meeting
Rezoning Petition 2008-004
12/13/07 - 7:00 PM

Name

Address

Paul McRroom

3001 N. DAVIDSON ST

Baron Pate

3050 N. Alexander St.

Tyler Foster

N DAVIDSON ACQ

Chip Cannon

1318 46 Central Ave

TRIPP BEACHAM

1709 THOMAS AVE 28205

RODIE MANLEY

2805 PARKS

NICK BARNES

1205 SRYON ST.

Ellen Cervera

415-6 West 7th St

Kenny Campbell

507 East 37th St.

Tommy Sorrento

" " "

~~Paul~~

~~Paul~~

Tim Martin

Box 891 Matthews NC

Gray Alexander

2816 Whiting

Nick & Liza Hook

617 E 37th

Kate Corley

NO FIXED ADDRESS

Shelley Childers

705 E. 37th St

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12/13/07 - 7:00 PM

Name	Address
SETH WHEELER	3410 NORTH DAVIDSON ST.
Barone	924 E. 35 th ST.
Sheryl Hallow	2600 E 5th St
Jessica Ordeman	800 Manhasset Rd.
Rob Nicola	2913 Whiting Ave.
Chad Maupin	1109 E 35 th St
LINDA VISTA	1500 E 35 th ST
Katie Luccardi	3205 N Davidson St St 208
Leigh McDonald	620 E 37 th St.
Andre Brown	612 E 35 th St.
Dorothee Absentur + Evan Brinkman	913 Sweetbriar
Anthony Morgan	3407 Holt St
Elizabeth Gallo	1111 Helene Ave.
Scott Graham	610 McLaughlin St
Stacy Grace	1315 EAST
Susan Hunt	651 Raphael Pl