

Hello Penny we had a total of 3 Community Meetings for Petition 2012-040. (South Park Hotel). I, HK Patel was present at all three meetings.

#1 Meeting April 24, 2012

5:00 to 6:00pm (Hilton Tyvola)

We had this first community meeting with the neighborhood. We had a good turn out at this meeting. Do to unforeseen circumstance our Architect that was scheduled to be there could not make it (Wife went into false labor). We went over the hotel layout and the specifics of the project. The neighborhood had detailed questions and concerns. The neighbors had requested if we could schedule another meeting. They wanted to have this second meeting as soon as possible and before May 5th. We informed the neighborhood that we would be more than happy to set up another meeting for them. In general there were individuals that did not like the project, others that wanted information, and others that had concerns. We told them that it was a great opportunity for us as the Developer/ Owners to understand there concerns and issues and to see how at best we can resolve and correct those concerns. The meeting did go over the time scheduled by 1hr or more. Which was not a problem.

2 Meeting April 27th, 2012

9am-10:30am (Courtyard -South Park)

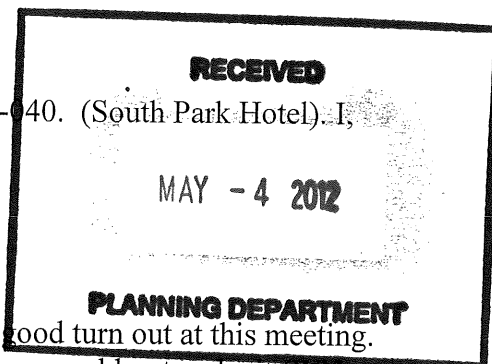
We had this meeting with the adjacent property owners to find out and clarify further issues and concerns that arose from the previous meeting. We thought this would be a great idea on a smaller scale to have a one on one discussion. We had the Architect and Engineer at this meeting. In total we have 4 immediate neighbors.(one on each side of us and two neighbors toward the back of the property). We wanted to make sure that we addressed these owners feedback due to them being impacted the most. We had made revisions to the plans based on the feedback that we got from the previous meeting. In General the neighbors were concerned about safety and the level of interaction of the Hotel guest with them to mention a few but not all. We added a combination of walls and fences throughout the property to help with this concern. Other issues and concerns were spoken about. The neighbors were not ecstatic about the project but we told them that we wanted to work with them to help clarify and resolve their concerns.

#3 Meeting April 30th, 2012

5:00pm-6:30pm (Double Tree Hotel- South Park)

This meeting was held with the entire neighborhood. The Architect, Engineer and the Director of Operations for our company was present to help address new and previous concerns. Due to short nature of the time, and the request of the neighborhood to have this meeting as soon as possible, I was not able to send a hard copy letter to each neighbor. With the help of a few neighbors, we were able to get the word out via email and phone calls. It was a great turn out. I felt this meeting was a good meeting because we were able to have the Architect, Engineer and the Director of Operations answer detailed questions. We were able explain to the neighborhood the new changes that were implemented in the drawings that were suggested to us by them from previous meetings. In no way were all the concerns resolved. In General, there are still neighbors that are concerned or may not like the project. We did tell them that CN Hotels has been in the Hotel business for more than 30 years and we take safety and concerns of our future neighbors into high regards.

Thank you
HK Patel
CN Hotels



4-25-12

To: Tom and Colleen, per Lynn, she had mentioned that you may have emails of a few of the neighbors that had met during the meeting and could pass these responses to them. Here are some responses to concerns during the meeting held on April 24th 2012. As per a neighbor's request, I am sending this to you and hope that you append to this list with any other concerns that may not have been addressed below. Please email me directly with other questions at hkpatel1@gmail.com. Thank-you for your help.

1. Provide a section drawing of West side of property.-----A site elevation of the rear (west) property side showing the slope/grade will be provided at the next community meeting for your review.
2. Provide a section drawing of south side of property.----- A site elevation of the side (south) property side showing the slope/grade will be provided at the next community meeting for your review.
3. Provide a section of 6% slope from Park South Drive.----- A site section from Park South Drive thru the rear property line showing the curbs and %6 slope will be provided at the next community meeting for your review.
4. How will family be protected from Hotel patrons?----- The hotel's patrons will be physically unable to access the rear portion of the site due to the entire 1st floor level being walled-off from this area and a substantial grade change will make patron access not feasible. If there is any access to that area it will be a controlled/keyed area by the Hotel Manager making it inaccessible to Hotel patrons.
5. Where is the designated smoking areas for guest and employees?-----The owner is entertaining a smoke-free campus environment, but some smoking areas may be allowed at the street front 'greenspace' area between the building and Park South Dr.
6. What are operating hours of the restaurant? -----There is not a restaurant on the site
7. What hours would the Hotel serve alcohol?----- If at any alcohol will be served, times will be from 5pm -10pm for Corporate Clients.
8. Are there any designated areas for pet defecation?----- We will provide a specific pet defecation area between Park South Dr. and our building close to the 'greenspace' area.
9. Back Screening from vehicle lights.----- See #4 above. Vehicle lights will be shielded by full 12 foot high walls (designed to take into account the slope at the site's entry) to block headlights from reaching the residential properties behind. This comment was addressed in our 4/12 responses.
10. How many vehicle trips per day? ----Trips per day would vary depending on occupancy. Any were from 8 to 95 trips per day based on 109 rooms.
11. Noise Level from trash pick up?-----This comment was addressed in our 4/12 responses. As we stated, this location was directed by input from CDOT with limited placement options. However, we will be happy to arrange pickup times during day-time weekday hours to help alleviate any concerns.
12. What size would the retention pond be?---- this size has not been determined by the city. But to give you a general idea it would be 10-20 feet wide by 40 feet long. It would be 4 to 5 feet deep. It will remain dry for the most of its duration unless it rains. From my understanding, after a rain fall the water should dissipate in 1-3 days into the city line. The likeliness that the retention pond will be filled up to 5 feet deep is very small. Usually the city anticipates a deeper basin than what is required in rain fall. We would look into buffering that area via trees or a fence.

13. What is the tree size for landscaping area and buffer and number?---- The city has guidelines and will dictate the size and number and distance to us and will require that to be in the drawings.
14. The Ivy was not in the foot print?---- We will make sure that the Ivy is in the footprint to show its location in reference to the Hotel site.
15. The old house was in the foot print?---- We will make sure that the old house is removed from the foot print and we will add the foot print of the hotel in its place to better show its location in reference to the surrounding neighbors.
16. What is the height of the wall? ---- The proposed height of the wall is 12 feet tall around the dumpster to help diminish any headlights from leaving the site.
17. Are there any trees on the side of The Ivy?--- Yes there will be trees on the side of the Ivy that the city will dictate to us (number, location etc). This will also be required to be noted in the plans.
18. How deep is the underground parking lot?---- The underground parking lot will be 20 feet below the main level of the building.
19. What will the shuttle hours be?---- If a shuttle service is required then the time will be set according to the highest demand periods only. The shuttle will not run 24 hrs.
20. What will the meeting room size be? The meeting room size should be approximately 740 sq feet.
21. Will the Ivy need a retaining wall next to it?---- The engineer has not determined that this will be necessary with the city. If one is required the city will make sure that this is done.
22. Will there be a protective barrier around the site during construction?---- Yes, will make sure that a protective barrier is made around the perimeter of the property during construction.
23. How many floors, and the height of the building?---- The Hotel will be 5 stories and will be approximately 60 feet tall.
24. What is the square footage of the building?----- The square footage of the building is 55,100 sq feet
25. How much additional buffer space has been provided for the rear of the building to shield back yard neighbors? ----An additional 40 foot setback has been implemented to shield back yard neighbors even though only a 10 foot buffer is required.

Thank-you

HK

CN Hotels

Meeting # 1

Meeting # 1
2012-040 (Hilton Tyoga)
April - 24 - 2012

Name	Phone #	Address
* WILNA EURY	704 553 2615	3040 EASTHAM LN 28209
* MIRIAM MARTIN	704 553 2615	3040 EASTHAM LN 28209
Nancy Heafner	704-575-3469	6009 S Regal Ln 28210
Barbara Horstmann	704-553-0011	3427 Royal Crest Dr. 28210
John Cynthia Mills	704-817-9238	3442 Royal Crest Dr. 28210
LORENA RIEDENER	704 6430093	3316 WOODBINE LN, 28210
ROBERT W. MURR	704-650-8033	6235 PARK SOUTH DR 28210
GAIL BREEN	704-552-1495	6229 " " " "
JOE BREEN	704-578-3608	" " " "
Titus Riedener	704-236-3457	3316 Woodbine Ln 28210
Susan W. FORTRIDGE	704-975-4087	3403 Royal Crest Dr. 28210
Richard & Bobbie Hahn	" 643-4227	6233 Park S. Dr 28211
Robert Rogers	704-556-1928	3419 Royal Crest Dr. 28210
Roger Coates	704-552-6815	5616 Glenkirk Rd 28210
Jim ELKIN	704-643-9816	(BRANBURY HALL) 3529 WINSLOW GREEN 28210
Graham Muller	704-350-7450	3404 Royal Crest Dr 28210
Irvin & Colleen Blanchard	704-533-5969	3322 Old Closeburn Ct 28210
Janet Stotzer & Isabelle Hanch	704-451-0061	2239 Wansley Dr. 28210
Amey Blalock	704-643-1400	Brighton Gardens 6000 Park St. Dr. 28210
Lynn Liveep	704-959-6747	6030 Park South Dr. 28210
Matt Turner	704 506 7685	3324 Old Closeburn Ct 28210
Robert Aulebach	704-365-1640	6000 South Regal Lane
Greg & Linda FINNIGAN	704-556-9065	5535 Closeburn 28210 aes45a5@aol.com

704-533-5969

Meeting
#2

Petition 2012-040

Adjunct Neighbors Meeting 4-27-12
Courtyard Marriott (South Park)

Neighbors present

- ① Lynn Ivey
- ② Tom + Colleen Blanchard
- ③ Matt Turner
- ④ Zack Stroud (Architect)
- ⑤ Brian Upton (Engineer)
- ⑥ Amy Black
- ⑦ Nancy Leiter (former Councilman)

Meeting
5/2/12

Poodle Tree (South Park)

①

Community Meeting 4/30/12 Rezoning Petition #2012-40

Signature	Address	Phone Number and/or Email Address
<i>William H. Stephens</i>	3408 ROYAL CREST DR	NESTEPH@AOL.COM 704-553-7039
<i>Frank J. Smith</i>	5383 Ingate Lane CLINTON 28226	704-907-1985 Hjerry@es20g.com
<i>Patricia Lynn Miller</i>	6235 Park South Dr 28210	704-650-8033
<i>Thomas Mills</i>	3442 Royal Crest Dr.	704-817-9228
<i>William H. Smith</i>	3904 Royal Crest Dr.	704-643-2728
<i>William H. Smith</i>	6225 Park Dr.	910-619-6683
<i>William H. Smith</i>		704-571-8763
<i>William H. Smith</i>	6016 Knight Crest	704-571-8763

Community Meeting 4/30/12 Rezoning Petition #2012-40

Signature	Address	Phone Number and/or Email Address
Kevin Mueller Johnt Stitzer + Isbell Thande	5523 Closohn Rd 2239 Wensley Dr CJ 28210	704-576-5067 704 451-0061
Jackie Quick	3401 Woodbine Ln.	704 553-1408
Monica	3321 Old Closeburn CT	704 506 7685
John Cunningham	6926 Green Turtle Dr 28210	—
Angela Gaudes	5616 Glenview Rd 28210	704-552-6815
Susan Eistrucke	3403 Royal West Dr	seast04@gmail.com
Bruce Wells	3419 Kingsmill Ct	704 542-2222
L RIEBENEN	3316 WOODBINE LN. 28210	704 6430093

Community Meeting 4/30/12 Rezoning Petition #2012-40

6/3
2012

(3)

Signature	Address	Phone Number and/or Email Address
TIMOTHY RICHMOND	3316 WOODBINE LN. 28210	704. 6430093
Richard Walker	6233 Park S. Dr	704 643-4227
Melvin McLean	2340 Longhorne	(704) 9104 -5955
Kyle Elmsley	3026 Earlburn Rd	980. 230 9652
James Elmsley	3026 Earlburn Rd	704-957-6505
James Elmsley	3322 Old Closeburn Ct	704-533-5969
Phil Eisenhauer	3011 EASTBURN RD	704-907-0495
Greg Johnson	5535 Cloverburn	704-556-9065
Anna Lauer	" "	

Community Meeting 4/30/12 Rezoning Petition #2012-40

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Signature	Address	Phone Number and/or Email Address
Robert A. Linsky	3639 WINDSLOW GREEN DR.	704-552-8284
Mary P. Clark	3201 Eastburn Rd	704-553-9772
Caroline McMillan	—	cmcmillan@charlotteobserver.com 704-358-6045

