

Summary of Neighborhood Meeting for 708 S. Summit Avenue

The meeting was held on January 21st at 5:30 p.m. in the offices of Miller Architecture, which are located less than 1.5 miles from the subject site. Six citizens attended the meeting. An attendance sheet was circulated and is attached hereto.

Attendees were comprised of several nearby neighbors, an owner of a vacant lot two doors to the north and a nearby commercial property owner. Several attendees arrived early. Therefore the meeting began promptly at 5:30 p.m.

Jason McArthur, the project's developer presented the project using area maps, two 24"*36" site plans and three (3) 24"*36" colored elevation boards. After Mr. McArthur's presentation, the attendees were invited to ask questions and to express any reservations about the project. There were no reservations expressed. The following questions were asked and answered:

Q. How much are you paying for the land?

A. About \$400,000 predicated on receiving the requested zoning and HDC approval.

Q. Who is your target market?

A. We welcome all people to live in the project when it is built, provided that they pass a standard background check and demonstrate the ability to pay rent. Mr. McArthur also noted the proximity of the site to Johnson and Wales, Johnson C Smith and Uptown as well as the burgeoning entertainment and dining options in the surrounding area.

Q. Are you building rentals or condos?

A. The project will be rental apartments.

Q. Are these going to be luxury rentals or affordable rentals?

A. The project will consist of market rate rentals. The developer does not foresee any source of subsidy to offset rental rates. There was clearly concern on the part of the attendees that these units be high quality. The developer pointed out that the requirements of the HDC assure that high quality materials be used in the construction.

Q. What type of units (i.e. bedroom count) are you building?

A. The current plan consists of 35 apartments, heavily weighted to studio and one bedroom units. 32 units are either a studio or a one bedroom and 3 units are proposed to be two bedroom units. The project also has a proposed club room with a balcony.

Q. How many stories?

A. Three stories. One resident then commented that she wasn't aware of any three story buildings in Wesley Heights. Those in attendance corrected her, pointing out that the adjacent property to the immediate west consisted of three story condominiums. Mr. McArthur further pointed out that the first floor of the neighboring condo project is approximately 6'-8' taller than the proposed first floor elevation of the subject project. There are also two existing 3 story apartment buildings located on

Summit Avenue's 100 and one existing 2/3 story apartment building on its 300 block. There is also an existing 5 story building located +/-300' from the site at 646 Calvert Street. Upon receiving these comments, the resident agreed that there were, in fact, three story buildings in the neighborhood. Lastly, the developer pointed out that the subject site has a lower elevation than its neighbors to the west and to the north, which should lessen the overall feel of height on a comparative basis. The property to the immediate south is subject to the PED overlay and its owner was present. The owner of that property indicated a long-term plan to "go vertical" on his property.

Q. How many parking spaces?

The current site plan contemplates 49 parking spaces, including 6 on street parking spaces on S. Summit Ave. Code requires at least one space per unit.

Q. What is your timeline to build the project?

A. We hope to secure zoning in March and we will then proceed with site plan approval and building permits. If all goes according to our hope, we will be underway in the fall of 2013 with construction completion slated for late summer of 2014.

Q. What is the next step in the rezoning?

A. There will be a public hearing on February 18th at 6:00 p.m. in the City Council Chambers.

The applicant provided business cards to all the attendees and the meeting adjourned at 6:30 p.m.

January 21, 2013 at 5:30 p.m. in the offices of Miller Architecture

[illegible]