

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: WeWork Companies

Rezoning Petition No. 2018-095

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 attached hereto by depositing such notice in the U.S. mail on September 26, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 9th at 6:00 p.m. at Amelie's French Bakery & Café, Uptown, 380 South College Street, Charlotte, NC 28202.

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 C. The Petitioner was represented at the Community Meeting by Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Brittany Lins, welcomed the attendees and used a PowerPoint presentation attached hereto as Exhibit D.

Since the meeting only had two attendees, Ms. Lins opted for relaxed dialogue rather than utilizing a formal presentation format. During these discussions, Ms. Lins explained that the Petitioner is seeking a rezoning simply to enhance the sign package on the existing First Citizens building located at 128 S. Tryon Street. The Petitioner is not proposing any redevelopment or remodeling of the existing office building.

Ms. Lins presented the proposed sign renderings and dimensions, explaining that the Petitioner is seeking one illuminated sign in excess of Ordinance standards at the top of the building facing toward the westerly direction. This signage is advantageous from the viewpoint of the Knights Baseball Stadium.

The attendees did not express any concerns with the proposal and the meeting concluded at approximately 6:30 p.m.

Respectfully submitted, this 15th day of October, 2018.

cc: Solomon Fortune, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-095	07301680	SHORE	MARCUS	REBECCA	SHORE	230 SOUTH TRYON ST #804	CHARLOTTE	NC	28202
2018-095	07301681	BIEDERWOLF FAMILY TRUST		SCOTT D	BIEDERWOLF	230 S TRYON ST UNIT 805	CHARLOTTE	NC	28202
2018-095	07301682	ZIELINSKI		TOHIS	LI	2415 OVERHILL RD	CHARLOTTE	NC	28211
2018-095	07301683	HADZIKADIC		MIRSAD	HADZIKADIC	230 SOUTH TRYON ST UNIT 807	CHARLOTTE	NC	28202
2018-095	07301684	CARTAFALSA		JOSEPH J		230 SOUTH TRYON ST #808	CHARLOTTE	NC	28202
2018-095	07301685	PEERSON		MICHAEL II		230 S TRYON ST	CHARLOTTE	NC	28202
2018-095	07301686	POTEAT		CHAD		230 S TRYON ST UNIT 810	CHARLOTTE	NC	28202
2018-095	07301687	JACOBS		ROBERT DAVID	AMY	230 S TRYON ST	CHARLOTTE	NC	28202
2018-095	07301688	CHEN		ZACHARY H	JACOBS	230 S TRYON ST UNIT 901	CHARLOTTE	NC	28202
2018-095	07301689	BONDS		JAMES N	DORIS A	230 S TRYON ST UNIT 902	CHARLOTTE	NC	28202
2018-095	07301690	ALT		CHARLES A	BONDS	230 S TRYON ST UNIT 903	CHARLOTTE	NC	28202
2018-095	07301691	MACK		JOHN E	JANNE H	PO BOX 1575	BRECKENRIDGE	CO	80424
2018-095	07301692	TOMISCH		CHRISTIAN	MACK	230 SOUTH TRYON ST #905	CHARLOTTE	NC	28202
2018-095	07301693	HAYES		FOOD A		230 S TRYON ST UNIT 906	CHARLOTTE	NC	28202
2018-095	07301694	NEHER		JEFFREY R	LAURA L	15564 VALLEGAS LN	HAPLES	FL	34110
2018-095	07301695	GATHINGS		SHARON	NEHER	230 SOUTH TRYON ST UNIT 908	CHARLOTTE	NC	28202
2018-095	07301696	GARCIA		ANTHONY RICHARD	MELISSA LEE	230 S TRYON ST #909	CHARLOTTE	NC	28202
2018-095	07301697	BEAVER		DONALD C	GARCIA	3763 GOLF DR NE	CONOVER	NC	28613
2018-095	07301698	BEAVER		DONALD C	VICKIE L	3763 GOLF DR NE	CONOVER	NC	28613
2018-095	07301701	CONDREY		DONALD C	VICKIE L	230 SOUTH TRYON ST #1001	CHARLOTTE	NC	28202
2018-095	07301702	FISCUS		DIAHE J	LISA	230 S TRYON ST, UNIT 1002	CHARLOTTE	NC	28202
2018-095	07301703	CASSON		JOHN ALAN	SUSAN MARIE	230 S TRYON ST Unit 1003	CHARLOTTE	NC	28202
2018-095	07301704	SEWARD		ADAM H (REVOCC L/T)	CASSON	2526 PEACEFUL PRAIRIE CT	LAS VEGAS	NV	89135
2018-095	07301705	FURNIS		BRETT		PO BOX 35437	CHARLOTTE	NC	28235
2018-095	07301706	KORRAPATI		MIDHAN	YAMINI	16743 BRIDGEHAMPTON CLUB DR	FORT MILL	SC	29707
2018-095	07301707	ROBERT T GODLEY FAMILY LLC		ROBERT T	KORRAPATI	101 SOUTH TRYON ST, STE 2420	CHARLOTTE	NC	28280
2018-095	07301708	HOWARD		STEPHEN		230 S TRYON ST #1008	CHARLOTTE	NC	28202
2018-095	07301709	GAINERY		STEVE ANGUS	SHEILA LIVLEY	230 TYRON ST UNIT 1009	CHARLOTTE	NC	28202
2018-095	07301710	ROBERTS		KEVIN MICHAEL	POSA	230 S TRYON ST Unit 1010	CHARLOTTE	NC	28202
2018-095	07301711	WEERT JR		JEFF VALINDER		230 S TRYON ST UNIT 1101	CHARLOTTE	NC	28202
2018-095	07301712	SEYF		JULIENE S		230 SOUTH TRYON ST UNIT 1102	CHARLOTTE	NC	28202
2018-095	07301713	ADEYEFA		AYOADE	ABIOLA A	230 S TRYON ST	CHARLOTTE	NC	28202
2018-095	07301714	MORRIS		JAMES S IV		230 SOUTH TRYON ST #1104	CHARLOTTE	NC	28202
2018-095	07301715	SHARMA		KARAN	GAIRG	10815 COVE POINT DR	CHARLOTTE	NC	28278
2018-095	07301716	ANTAR		AHMAD H	MISBAH H	230 S TRYON ST UNIT 1106	CHARLOTTE	NC	28202
2018-095	07301717	PATRICK		GILBERT H	JAHICE M	PO BOX 1851	KINGS MOUNTAIN	NC	28066
2018-095	07301718	ARTHA		REINRY	MUHAMMAD	230 S. TRYON ST #1108	CHARLOTTE	NC	28202
2018-095	07301719	HANNER		KARL	IBRAHIM	230 SOUTH TRYON ST UNIT 1109	CHARLOTTE	NC	28202
2018-095	07301720	MILLER		MARK DANIEL	JEAN ARLENE	230 S TRYON ST #902	CHARLOTTE	NC	28202
2018-095	07301721	TAHRI		BAMA		227 WEST TRADE ST UNIT 1980	CHARLOTTE	NC	28202
2018-095	07301722	CLEMENS		ERIC C	ALYSSA I	230 S TRYON ST UNIT 1201	CHARLOTTE	NC	28202
2018-095	07301723	HILLARD		WILLIAM RICHARD	ANNIE N	230 S TRYON ST Unit 1203	CHARLOTTE	NC	28202
2018-095	07301724	NARRIER		SHEPPARD D	BERNADETTE	230 SOUTH TRYON ST #1204	CHARLOTTE	NC	28202
2018-095	07301725	PHILIPD		KENT LEE	NARRIER	230 S TRYON ST Unit 1206	CHARLOTTE	NC	28202
2018-095	07301726	MF 230 S TRYON LLC				13860 BALLANTYNE CORPORATE FL	CHARLOTTE	NC	28277
2018-095	07301727	COFFMAN		RAYMOND S.		230 S TRYON ST Unit 1302	CHARLOTTE	NC	28209
2018-095	07301728	RAO INVESTMENT GROUP LLC				2219 E SEVENTH ST	CHARLOTTE	NC	28204
2018-095	07301729	NARRIER		SHEPPARD D	BERHADETTE	230 SOUTH TRYON ST #1204	CHARLOTTE	NC	28202
2018-095	07801401	101 INDEPENDENCE CENTER LLC				5 INTERNATIONAL DR STE 125	RYE BROOK	NY	10573
2018-095	07801402	CW1 Z CHARLOTTE HOTEL LP				ROCKEFELLER CENTER 600 FIFTH AVE 9TH FL	NEW YORK	NY	10020
2018-095	12501201	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
2018-095	12501225	TRADE TRYON HOTEL COMPANY LLC				4003 MAPLE AVE, STE 500	DALLAS	TX	75219
2018-095	12501226	BEHRINGER HARVARD 101		SOUTH TRYON LP	ATTN: NTRG-JOSH SANCHEZ	5950 SHERRY LN STE 700	DALLAS	TX	75225
2018-095	12501227	BEHRINGER HARVARD 101		SOUTH TRYON LP	ATTN: NTRG-JOSH SANCHEZ	5950 SHERRY LN STE 700	DALLAS	TX	75225
2018-095	12501228	BEHRINGER HARVARD 101		SOUTH TRYON LP	ATTN: NTRG JOSH SANCHEZ(TEIR REIT INC)	5950 SHERRY LN STE 700	DALLAS	TX	75225
2018-095	12501229	139 S TRYON LLC				316 SUNSET DR	FORT LAUDERDALE	FL	33301
2018-095	12501230	139 S TRYON LLC				316 SUNSET DR	FORT LAUDERDALE	FL	33301
2018-095	12501231	W CLAY GRUBB TRUSTEE OF THE GRUBB RESIDENCE TRUST				C/O MARVIN P POER & COMPANY	ATLANTA	GA	30305
2018-095	12501232	TRAMER		SOHIA		139 SOUTH TRYON ST UNIT 3B	CHARLOTTE	NC	28202
2018-095	12501233	AGAPE PROPERTY MANAGEMENT GROUP LLC				139 S TRYON ST UNIT 4-B	CHARLOTTE	NC	28202
2018-095	12501234	DH EAST COAST REALTY LLC				139 S TRYON STREET UNIT 5A	CHARLOTTE	NC	28202
2018-095	12501235	AGAPE PROPERTY MANAGEMENT GROUP LLC				4515 SCARBOROUGH RD	COLLEGE PARK	GA	30349
2018-095	12501236	LITTLE		LYNNE TATUM	NEVAN D	139 S TRYON ST #6	CHARLOTTE	NC	28202
2018-095	12501237	BLACKCAT H C LLC				5335 WISCONSIN AVE NW STE 720	WASHINGTON	DC	20015
2018-095	12501201	201 SOUTH TRYON OWNER LLC				PO BOX 56607	ALTAINTA	GA	30343
2018-095	12501302	SYNERGY INSURANCE COMPANY				217 S TRYON ST	CHARLOTTE	NC	28202
2018-095	12501304	201 SOUTH TRYON OWNER LLC				PO BOX 56607	ALTAINTA	GA	30343
2018-095	12501310	AREPH BFT LLC				1600 MARKET ST STE 2600	PHILADELPHIA	PA	19013
2018-095	12501313	BLACK KNIGHT INVESTORS, LLC				221 S TRYON ST	CHARLOTTE	NC	28281
2018-095	12501314	GOFF		GEOFFREY I	CARSON B	1443 MAGNOLIA GROVE RD	IRON STATION	NC	28060
2018-095	12501315	FACCONTI HOLDINGS LLC				620 GRIFFITH RD	CHARLOTTE	NC	28217
2018-095	12501316	MCDDEVITT		SHANE		343 W 7TH STREET	CHARLOTTE	NC	28202

2018-095	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-095		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2018-095	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2018-095	Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-095	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2018-095	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-095	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2018-095	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2018-095	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2018-095	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2018-095	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2018-095	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-095	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2018-095	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-095	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-095	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2018-095	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2018-095	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	
2018-095	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2018-095	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2018-095	Wilmore Neighborhood Assocation	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

Exhibit B



September 26, 2018

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, October 9th at 6:00 p.m.
Location: Amélie's French Bakery & Café | Uptown
380 South College Street
Charlotte, NC 28202
Petitioner: WeWork Companies
Petition No.: 2018-095

Dear Charlotte Resident,

We represent WeWork Companies (the "Petitioner") in its plans to update the signage at the existing office building located at 128 South Tryon Street in Uptown (the "Property"). The Petitioner requests an optional provision in the UMUD (Uptown Mixed Use Zoning District) in order to accommodate its signage plans.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission'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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, October 9th at 6:00 p.m.** to meet with the Petitioner's team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,


Collin W. Brown

cc: Solomon Fortune, Charlotte-Mecklenburg Planning Staff
Council Member Justin Harlow, Charlotte City Council District 2

Exhibit C

Exhibit D

The logo for K&L GATES, featuring the text "K&L GATES" in white, uppercase letters on an orange rectangular background.

K&L GATES

Official Community Meeting

Rezoning Petition 2018-095 WeWork Companies

October 9, 2018

@ Amelie's French Bakery and Café

AGENDA

- Introductions
- Property Location
- Current Zoning
- Proposed Rezoning
- WeWork Overview
- Timeline
- Discussion



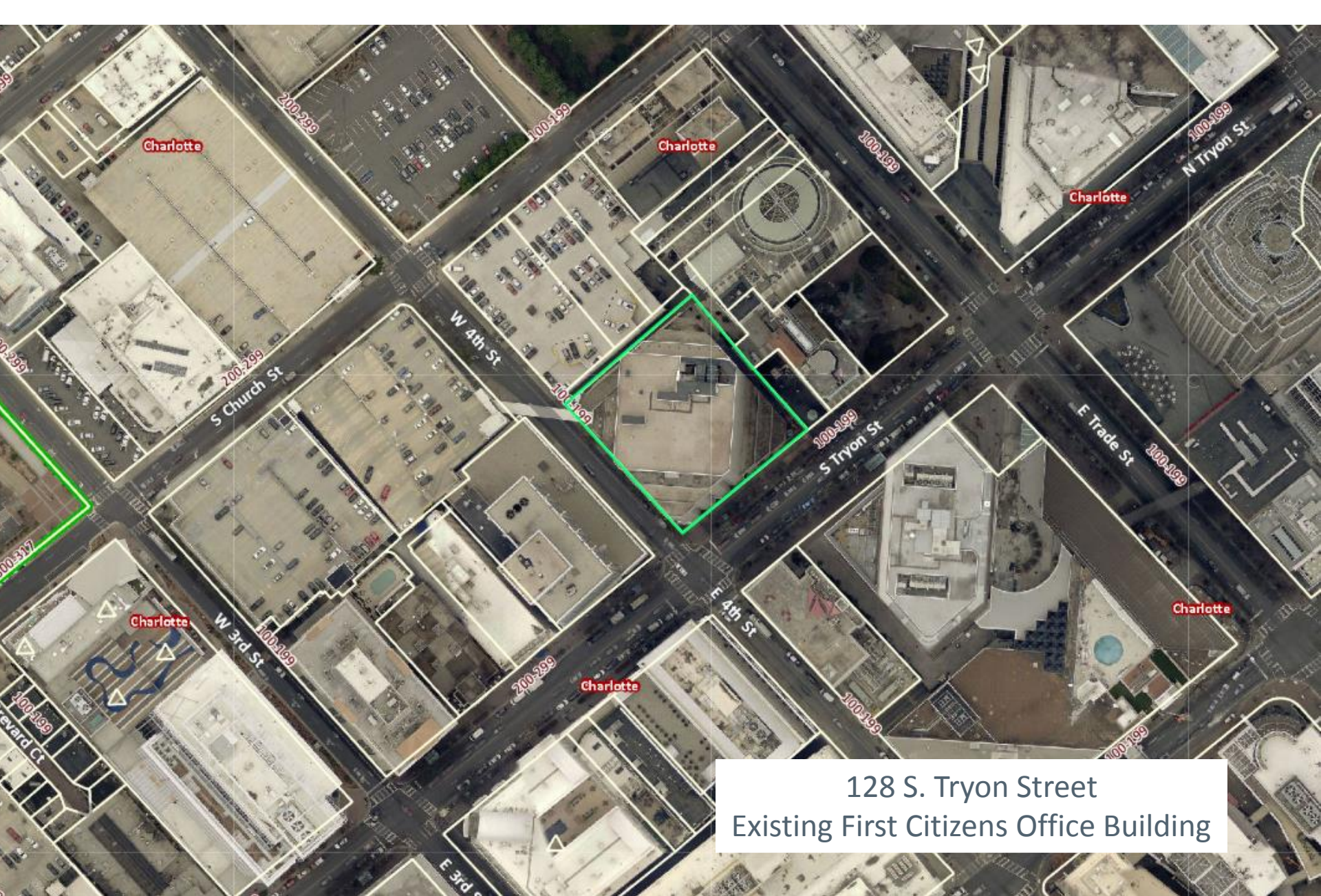
K&L | GATES

Collin Brown & Brittany Lins



Property Location





128 S. Tryon Street
Existing First Citizens Office Building



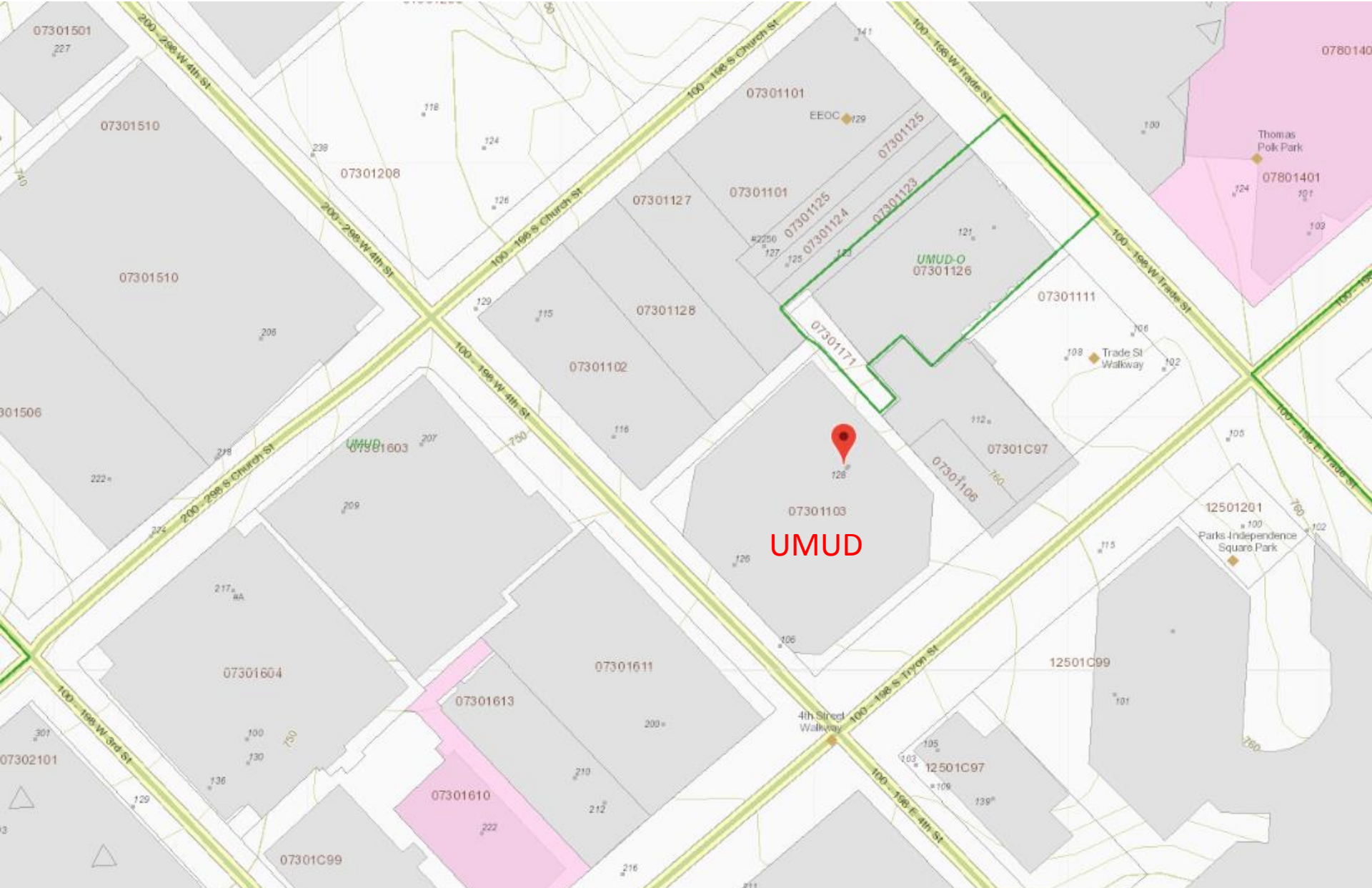




Current Zoning



Current Zoning: UMUD Adjacent to UMUD-O





Conditional Zoning



How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*



* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.



Proposed Rezoning



PROPOSED REZONING: UMUD-O

- We are NOT redeveloping the building.
- Seeking option for sign package outside of typical UMUD standards for existing building

Site Development Data:

- Acreage:** ± 0.82 acres
- Tax Parcels:** 073-011-03
- Existing Zoning:** UMUD
- Proposed Zoning:** UMUD-O
- Existing Uses:** Office Building
- Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the UMUD zoning district.
- Building Height:** as permitted in UMUD zoning district.
- Proposed Signage:**
 - a. Total parapet wall sign area shall not exceed 650 square feet.
 - b. All other signage shall conform to UMUD zoning district standards.

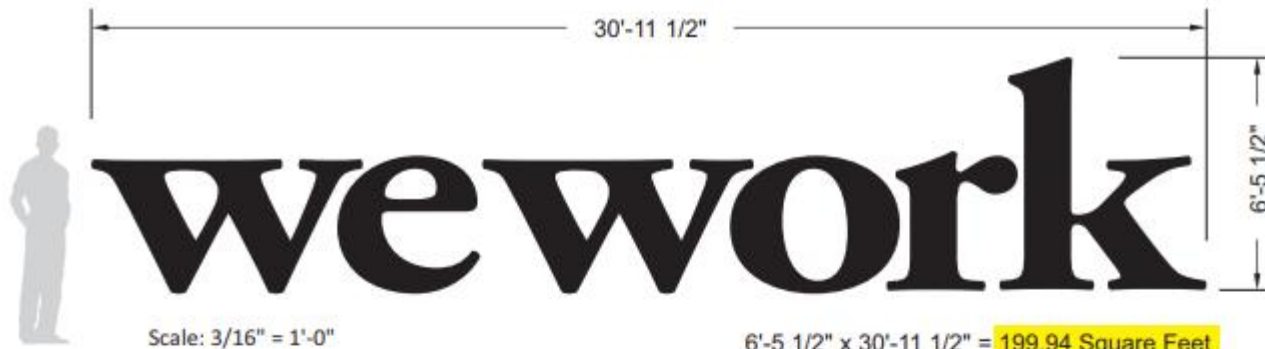
I. General Provisions:

- a. **Site Description.** The sole purpose of this Rezoning Plan is to accommodate the signage plans for an existing office building development on an approximately 0.82 acre site at the northeast intersection of South Tryon Street and West 4th Street (the "Site").
- b. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UMUD zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below.

II. Optional Provisions for UMUD-O:

The following optional provisions are provided to accommodate deviations from the UMUD standards:

- a. To allow the following sign building area: One (1) parapet wall sign with area not to exceed 650 square feet total. The sign may be lighted but shall not be digital. All other signage shall conform to UMUD zoning district standards.



Internally lighted letters constructed of aluminum. Exposed metal finished in black enamel.

All faces of white polycarbonate with first surface application of perforated black vinyl so that the letters appear black during the day and white at night when the internal lighting is burning.

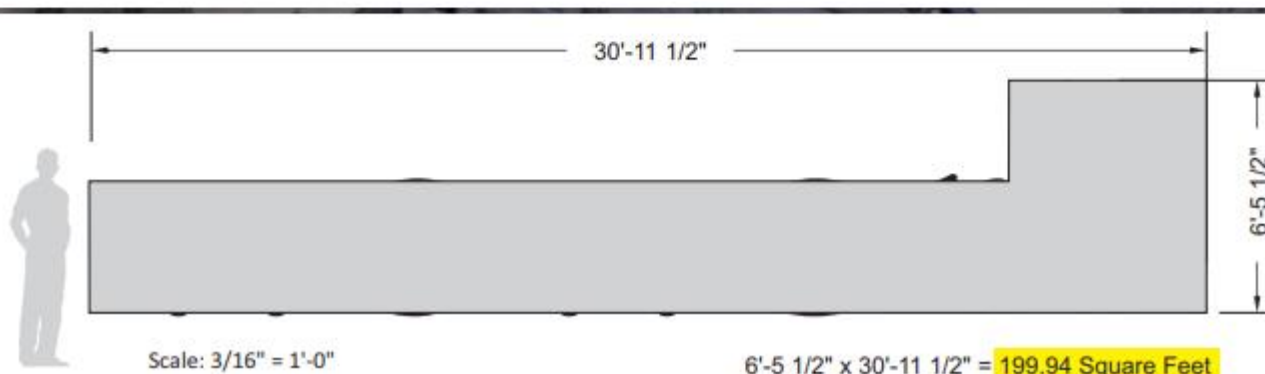
Letters installed onto exterior high-rise building with non-corrosive fasteners.



Daytime - Black Faces



Nighttime - White Faces







wework



WeWork Concept



Space that Works for You

Whether you need a desk, office suite, or entire HQ, we create environments that increase productivity, innovation, and collaboration.

Where do you need workspace?

Charlotte ▾

Choose a location

United States

- Atlanta
- Austin
- Baltimore
- Boston
- Boulder
- Charlotte**
- Chicago
- College Park, MD
- Dallas - Fort Worth
- Denver
- Detroit
- Houston
- Kansas City
- Las Vegas
- Los Angeles
- Miami
- Minneapolis
- Nashville



Members' common area in WeWork Weihai Lu, Shanghai



Why do you do what you do?

Welcome to WeWork

Make a life, not just a living.

WeWork is a global network of workspaces where companies and people grow together. We transform buildings into dynamic environments for creativity, focus, and connection. More than just the best place to work, though, this is a movement toward humanizing work. We believe that CEOs can help each other, offices can use the comforts of home, and we can all look forward to Monday if we find real meaning in what we do.

Charlotte

Viewing 3 WeWork buildings in Charlotte



615 S College St

615 S College St Charlotte NC 28202

Starting prices:

Private Office \$525/mo

Hot Desk \$250/mo

[Explore this location](#)



128 S Tryon St

128 South Tryon St Charlotte NC 28202

Starting prices:

Hot Desk \$300/mo

[Explore this location](#)



The RailYard Southend

1414 S Tryon Street Charlotte NC 28203

Pricing for this location is not yet available

[Explore this location](#)







Timeline

BEST CASE SCENARIO

Public Hearing
November 19, 2018

Zoning Committee
December 4, 2018

City Council Decision
December 17, 2018



Discussion



K&L GATES