COMMUNITY MEETING REPORT

Petitioner: West End Investment, LLC & (Joinders) Mosaic Village Holdings, LLC / Paul Edwin Clouer Rezoning Petition No. 2018-149

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:

Shook Kelley, 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 <u>Exhibit A</u> attached hereto by depositing such notice in the U.S. mail on 12/10/2018. A copy of the written notice is attached hereto as <u>Exhibit B</u>.

Thursday, December 20, 2018 at 6:00 PM - 8:00 PM Mosaic Village JSCU Student Residence Community Room on the Ground Floor. 1601 W. Trade St., Charlotte, NC 28216

The Community Meeting was held on 12/20/2018 at 6:00 PM –8:00 PM at 1601 W. Trade St., Mosaic Village JSCU Student Residence Community Room, Charlotte, NC 28216.

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 <u>Exhibit C.</u> The Petitioner was represented at the Community Meeting by, Mike Griffin, Darrell Williams, Jon Allen and Frank Quattrocchi, representing the petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner and Property Owner, Mike Griffin, welcomed the attendees and introduced the Petitioner's team; Griffin Brothers/West End Investments, LLC, Neighboring Concepts and Shook Kelley. Darrell Williams from Neighboring Concepts outlined the existing Mosaic Village 1 and described the proposed Mosaic Village II property areas. The Petitioner indicated that the Petitioner proposed to rezone an approximately 4.134 acre site (the "Site") bounded by W. Trade St., Bruns Ave. and Duckworth Ave. from the B-1, B-1(PED-O), R-8 & R-8(CD) zoning district to the MUDD (CD) zoning district in order to develop the second phase of Mosaic Village with a mixed-use office building and future residential. Mike Griffin stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Via a visual presentation [Refer to attached Presentation <u>Exhibit D</u>], narrated by Mike Griffin, background information about the Petitioner's long history within the W. Trade St./ 5-Points neighborhood development experience was provided along with the typical nature of the developer's operations and facilities. As part of the presentation, Mike Griffin presented the site plan and pointed out various components

of the development and commitments made by the Petitioner. Descriptions of the development narrative included the following project highlights:

Unique office space, restaurant/retail and community space

CDOT Partnership – Multi-use Pedestrian Path

5-Points Business Corridor – Street Car is central. Will be same as LYNX light rail cars.

Striving for a different type of neighborhood street experience for live-work-play and Mosaic II will be start of this process.

CNIP will provide 20-Million in improvements in neighborhood commitment. This helps create a competitive advantage to lure tenants that are intentional, interested and committed to this West End Neighborhood.

Entreprenorial – Project will include co-work spaces for start-up businesses. There is a need for more people working in corridor to support the entertainment components. West End Investments is looking to make investment in the neighborhood for the next 100 years.

Additional printed rezoning plans and proposed development renderings were provided by Neighboring Concepts and Shook Kelley that showed proposed conceptual architectural renderings and discussed the design of the proposed development.

Mike Griffin welcomed Councilman Harlow who had the following comments relative to the proposed development and rezoning. Councilman Harlow noted he was excited about the project, lives around the corner and that is was a good home-base project. He noted to the attendees that the rezoning process is important to the community. He suggested that the participants ask questions and requested that they show public support. He noted that he felt it would be a great project and great for the neighborhood. He noted for attendees to feel free to call him with any questions.

After the formal visual presentation, the group was welcomed to join the rezoning agent, Frank Quattrocchi/Shook Kelley and Darrell Williams/Neighboring Concepts to review the printed, hard-copy presentation board materials where they further explained the rezoning process and proposed dates of for Planning and City Council review.

Detailed minutes of the questions and conversations about the proposed development and rezoning are provided below, including questions, responses and any commitments made by the petitioner.

Q: Keeping Arts Factory?

R: Yes, parking in front will move to back

Q: Who will be leasing office space?

R: Neighboring Concepts, Shook Kelley and others. Ground level for retail and restaurant tenants.

Q: Shook Kelley helped start SouthEnd?

R: Correct

Q: Barbed wire fence along rear lot line. Can come down?

R: Yes

Q: Will parking for new office be an issue?

R: New office will use city partnered deck for future parking for M2 which was planned for future expansion. 400 Spaces existing – overbuilt by 200 spaces.

Q: What is future of the Arts Factory?

R: Future Plans (surrounded by tall buildings). Ped(O) desires taller buildings due to rail. Arts Factory structure will not be there in 20 years. Strong affinity for building - process will take years. Next phase of development will be on the other side of the Arts Factory.

Q: Further clarify green area [Development Area 4] behind existing building?

R: Some area will be storm-water. There is one existing house that may or may not be part of future phases. Future phases may consist of brownstone-style 3-story condos (+-12) behind existing parking deck with additional future housing on Duckworth. Retail and Mixed-Use development will be focused along W. Trade St.

Q: Construction Start?

R: May 2020, same time as Gold Line. *(applause)*

Q: Height?

R: Maximum height for code not to get into High Rise. Asking slightly higher. Normal height is 75', asking for 86'. Normal MUDD allows for 120'. Highrise is not economical for this development.

Q: Property Values?

R: Development initially proposes commercial uses; values should not negatively affect residential values. New development is typically a by-product; gentrification, higher property tax.

Q: Existing and Proposed Building areas?

R: Mosaic I building area is +- 200,000 SF and Mosaic II will be +-100,000 SF total as comparison. Both developments would like to include multiple restaurants.

Q: Discuss neighborhood/corridor 'History' – as far as design?

R: Art from local artists along pedestrian path, park to be relocated, existing mural to be located on other sides of Arts Factory. Development will be 'Colorful'; visually tie to Mosaic I. Office design challenge; needs a lot of glass. It is hard to mimic 'History'. Philosophy is for diversity – small businesses, community spaces, promote diversity. Inviting - visually draw people to and into building. Activity through passage way. Will provide better place to walk to access amenities.

Q: Lighting improvements?

R: Street car will improve streetscape. Project will have an 8' amenity area outside retail spaces

and Ped path will be lit per City standards

Q: How many lanes will W. Trade St. have?

R: 4-lanes but streetcar will share one lane each way. Will slow traffic down and make more pedestrian

Q: Public plans for street car parking?

R: No. Gold line is more for local use/community not like the BLE

Q: Street Car Stop locations associated with project?

R: Wesley Heights Way & Five-Points

Q: Area along Duckworth St. restrictions on height – limits.?

R: Rezoning is requesting 48'. Proposing 2-story with tuck-under garage – probably a town home product. Similar to Carson Blvd. 3-5 years out.

Q: Who Owns existing A&P across W. Trade St.?

R: JCSU and Duke Endowment. Future community development plans.

At the conclusion of the informal question and answer period, Mike Griffin and Shook Kelley noted to the attendees that they would be happy to answer any future questions or comments and directed them to the Agents contact information.

Respectfully submitted, this (NO LATER THAN 1/14/2018) by Frank Quattrocchi, Shook Kelley (Agent)

cc: LaQuett White, Charlotte-Mecklenburg Planning Departmen

EXHIBIT A List of Property Owners Provided by the Charlotte-Mecklenburg Planning Department and Based on Current Tax Records

2018-149 TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
	2 SRG INVESTMENTS LLC				10921 SORREL RIDGE DR		MINTHILL	NC	28227
2018-149 07101713		JUDY			7227 CORMWELL LN		CHARLOTTE	NC	28217
2018-149 0710172					10921 SORREL RIDGE DR		MINTHILL	NC	28227
2018-149 07101722		GENE A	BERNADETTE	JOHNSON	201 AUTEN ST		CHARLOTTE	NC	28208
2018-149 0710172		LAWRENCE ALAN	JUNIQUE MICHELLE	BURRELL	205 AUTEN ST		CHARLOTTE	NC	28208
2018-149 07101724		JOSEPH J	JOANNA DANIELLE	DIBENEDETTO	209 AUTTEN ST		CHARLOTTE	NC	28208
2018-149 0710172		AMY S			213 AUTEN ST		CHARLOTTE	NC	28208
2018-149 0710181					7228 KINGS RIDGE DR		CHARLOTTE	NC	28217
2018-149 07101818		JAMES	BLAKE	BENFIELD	2819 HIGHWORTH LN		CHARLOTTE	NC	28214
2018-149 07101819		CATHERINE	BENJAMIN	JARDINES	214 AUTEN ST		CHARLOTTE	NC	28208
2018-149 07101820		GEORGE RAY			1309 UNION RD 1607 DUCKWORTH AVE		GASTONIA	NC NC	28054 28208
2018-149 0710182: 2018-149 0710182:		ALAN			3621 FRENCH WOODS RD		CHARLOTTE	NC	28208
2018-149 0710182		BONITA F			10939 BRANDIE MEADOW LN		HUNTERSVILLE	NC	28269
2018-149 0710182		BONITA P					MINTHILL	NC	28078
2018-149 0710182		BRANDON	VANJA	JUSUFHODZIC	7427 MATTHEWS MINT HILL RD STE 105-215 1621 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149 0710182		BRANDON	VAINJA	JUSUPHODZIC	7427 MATTHEWS MINT HILL RD STE 105-215		MINTHILL	NC	282208
2018-149 07101820		JERELINE MRS ET JR			1697 OLD GROVE HILL RD		GROVE HILL	AL	35451
2018-149 0710190		ETJR			1697 OLD GROVE HILL RD		GROVEHILL	AL	35451
2018-149 0710190		2130			3001 IDLEWILD CIRCLE		CHARLOTTE	NC	28209
2018-149 0710190					19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149 07101908					19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149 07101909	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149 0710191					19109 W CATAWBA AVE #200		CORNELIUS	NC	28031
2018-149 0710191					19109 W CATAWBA AVE #200		CORNELIUS	NC	28031
2018-149 07101919					19109 W CATAWBA AV SUITE 200		CORNELIUS	NC	28031
2018-149 07101920	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AVE SU110		CORNELIUS	NC	28031
2018-149 0710192:	L CLOER	PAUL EDWIN			5512 MANNING RD		CHARLOTTE	NC	28269
2018-149 07101922	2 WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AVE SU110		CORNELIUS	NC	28031
2018-149 0710192	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AV SUITE 200		CORNELIUS	NC	28031
2018-149 07101925	5 WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149 07101920	5 WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AV SUITE 200		CORNELIUS	NC	28031
2018-149 0710192	7 WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149 07101928	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149 07101929	WEIDNER	ASHLEY C			1528 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149 07101930) LUDDY	DAVID I			1524 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149 0710193		LEIGH ELLEN BURLANDO	STEPHEN M	WILES	1518 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149 07101932		MARSHALL E			2115 MCKEE RD		FORT MILL	SC	29708
2018-149 0710193					19109 W CATAWBA AVE #200		CORNELIUS	NC	28031
	VICTORY CHRISTIAN CENTER INCORPORATED				7228 KINGS RIDGE DR		CHARLOTTE	NC	28217
	VICTORY CHRISTIAN CENTER INC				7224 OLD PINEVILLE RD		CHARLOTTE	NC	28217
	5 UNITED HOUSE OF PRAYER FOR ALL	PEOPLE/CHURCH ON THE ROCK		ATTN BISHOP C M BAILEY	1665 NORTH PORTAL DR NW		WASHINGTON	DC	20012
2018-149 0711081		VASILLIOS	VASILIKI	EXARHOS	2113 GALLANT FOX CT		WAXHAW	NC	28173
2018-149 07110818		VASILLIOS			7528 MORROWBROOK DR		CHARLOTTE	NC	28212
2018-149 07110819		EARL G JR	ROBERTA W	BROWN	19017 ANGELUS RD		JEFFERSON	SC	29718
2018-149 0781810		KENNETH R	ELEANOR A	HARRIS	164428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2018-149 07818102		KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2018-149 0781810					7801 BRIDLE CT		CHARLOTTE	NC	28214 28203
2018-149 0781820		KENNETLO	FI FANIOR A	HADDIG	400 EAST BLVD		CHARLOTTE	NC	28203
2018-149 07818203 2018-149 07818204		KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DR 400 EAST BLVD		CHARLOTTE	NC NC	28278
2018-149 0781820		LUCILLE HEIRS	VERNELL M	C/O HOWARD	1531 CAMDEN RD		CHARLOTTE	NC	28203
2018-149 0781820		ROSAL	VERINELL IVI	C/O HOWARD	3118 TIEMANN AVE		BRONX	NY	10469
	MONTGOMERY STREET APARTMENT LLC	ROSAL			8604 CLIFF CAMERON DR UNIT 161		CHARLOTTE	NC	28269
	2 CITY OF CHARLOTTE				600 EAST 4TH STREET		CHARLOTTE	NC	28209
	2 WEST TRADE STREET REAL ESTATE LLC				PO BOX 32721		CHARLOTTE	NC	28232
2018-149 0781830		IOHN			111 N GREGG ST		CHARLOTTE	NC	28216
2018-149 0781830		MAGGIEM			227 FLINT ST		CHARLOTTE	NC	28210
2018-149 0781830		ALBERT MELTON III			177 BROOKSTONE DR		MTHOLLY	NC	28120
2018-149 0781830		ALBERT MEETON III			108 POPLAR CT		MTHOLLY	NC	28120
2018-149 0781830		ODELL	MABLE WAY	DEJESUS	2522 DALEBROOK DR		CHARLOTTE	NC	28216
2018-149 0781830					PO BOX 32721		CHARLOTTE CHARLOTTE	NC	28232
2018-149 07819103					2405 F W NASH ST		WILSON	NC	27896
	EASTERN PRIDE INC				2405 F W NASH ST		WILSON	NC	27896
2018-149 0781910	7 DORCELIAN	JOHNNY	SONYA A	DORCELIAN	6424 SPANISH MOSS LN		CHARLOTTE	NC	28262
2018-149 07819108	3 STROUD	ANGELA L	JERRY L	MARTIN	9135 MCDOWELL CREEK CT		CONRNELIUS	NC	28031
	HOUSE OF GOD THE INC				PO BOX 16401		CHARLOTTE	NC	28297
	SMITH JOHNSON C	UNIVERSITY INC			100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2018-149 07819112		VIVIAN SHUTE			5157 ILCHESTER WOODS WAY		ELLICOTT CITY	MD	21043
2018-149 0781911		CLARENCE LEE JR.	ROBERT DOUGLAS	MOORE	5332 WASHBURN DR		DAYTON	OH	45426

2018-149	ORGANIZATI	FIRST NAME	LAST NAME	STREET ADD	UNIT NUM	CITY	STATE	7IP
2018-149	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave	0.001_0000	Charlotte	NC	28208
2018-149	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2018-149	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2018-149	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2018-149	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2018-149	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2018-149	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2018-149	Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-149	City of Charlotte/ HNS Communications	Leslie	Blaser	600 E. Trade Street	316 330A	Charlotte	NC	28202
2018-149	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-149	Code for Charlotte	Jill		322 Katonah Ave		Charlotte	NC	28202
2018-149	Greater Enderly Park Neighborhood Assoc	Annie	Bjers Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2018-149	Greater West Coalition						NC	28208
		J'Tanya	Adams	309 Lima Av		Charlotte		
2018-149	Greenville Resident & Homeowners Association	Thomas L.	Sadler	1416 Whisnant Street		Charlotte	NC	28206
2018-149	Greenville Urban Area	Lucille	Smith	1217 Fontana Av		Charlotte	NC	28206
2018-149	Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Av		Charlotte	NC	28216
2018-149	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-149	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2018-149	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2018-149	McCrorey Heights Neighborhood Association	Natalie	Beard	1615 Washington Av		Charlotte	NC	28216
2018-149	Oaklawn Park Community Improvement Organization	William	Worsley	1713 Miles Ct		Charlotte	NC	28216
2018-149	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-149	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2018-149	Parkview Community Neighborhood Watch	Gwendolyn	Brown-Johnson	1100 Pryor St		Charlotte	NC	28208
2018-149	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2018-149	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2018-149	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2018-149	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-149	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2018-149	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2018-149	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-149	Third Ward	David	Freeman	906 West 5th Street	2105	Charlotte	NC	28202
2018-149	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-149	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2018-149	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2018-149	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202
2018-149	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2018-149	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2018-149	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2018-149	Wesley Heights Neighborhood Association	Shannon	, Hughes	716 Grandin Road		Charlotte	NC	28208
2018-149	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2018-149	Wilmore Neighborhood Assocation	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

CITY OF CHARLOTTE

MAYOR AND CITY COUNCIL, 2017-2019

Mayor Vi Alexander Lyles Mayor 600 East 4th Street Charlotte, NC 28202 704-336-2241 mayor@charlottenc.gov	Julie Eiselt Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-4099 julie.eiselt@charlottenc.gov
James Mitchell Jr. Council member at large 600 East 4th Street Charlotte, NC 28202 704-509-6141 james.mitchell@charlottenc.gov	Braxton Winston, III Council member at large 600 East Fourth St Charlotte, NC 28202 Braxton.Winston@charlottenc.gov
Dimple Ajmera Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-2777 dimple.ajmera@charlottenc.gov	Larken Egleston Council member, district 1 600 East Fourth St Charlotte, NC 28202 Larken.Egleston@charlottenc.gov
Justin Harlow Council member, district 2 600 East Fourth St Charlotte, NC 28202 Justin.Harlow@charlottenc.gov	LaWana Mayfield Council member, district 3 600 East 4th Street Charlotte, NC 28202 704-336-3435 (o) or 704-352-7305 (c) Imayfield@charlottenc.gov
Gregory A. Phipps Council member, district 4 600 East 4th Street Charlotte, NC 28202 704-336-3436 (office) gaphipps@charlottenc.gov	Matt Newton Council member, district 5 600 East Fourth St Charlotte, NC 28202 Matt.Newton@charlottenc.gov
Tariq Bokhari Council member, district 6 600 East Fourth St Charlotte, NC 28202 Tariq.Bokhari@charlottenc.gov	Edmund H. Driggs Council member, district 7 600 East 4th Street Charlotte, NC 28202 704-432-7077 edriggs@charlottenc.gov

EXHIBIT B NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

- Subject: Community Meeting – Rezoning Petition 2018-149 filed by West End Investments, LLC and Joinder, Paul Edwin Clouer to rezone approximately 4.134 acres located between West Trade Street, Bruns Ave. and Duckworth Avenue to allow the development of an office building and mixed-use along W. Trade St., future residential along Duckworth Ave. and a Multi-Use Pedestrian Path from Duckworth Ave. at Auten St. to W. Trade St.
- Meeting Date & Time: Thursday, December 20, 2018 at 6:00 PM 8:00 PM
- Meeting Place: Mosaic Village JSCU Student Residence Community Room on the Ground Floor. 1601 W. Trade St., Charlotte, NC 28216. Park on Ground Floor in parking deck and use main entrance on West Trade St, near the corner of S. Bruns Ave. & W. Trade St.
- Petitioner: West End Investments, LLC
- Petition No.: 2018-149

We are assisting West End Investments, LLC (the "Petitioner") in connections with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 4.134 acre site (the "Site") located between West Trade Street, Bruns Ave. and Duckworth Avenue from the B-1, R-8, R-8(CD) and B-1(PED-O) zoning districts to the MUDD(O) zoning district. The purposed of the rezoning is to permit the development of an office building and mixed-use along W. Trade St., future residential along Duckworth Ave. and a Multi-Use Pedestrian Path from Duckworth Ave. at Auten St. to W. Trade St. The development is proposed to include public amenity areas along W. Trade St. and street-level Community Space within the proposed office building.

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 a property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Petition on Thursday, December 20, 2018 at 6:00 PM - 8:00 PM at the Mosaic Village JSCU Student Housing Community Room, 1601 W. Trade St., Charlotte, NC 28216. Park on Ground Floor in parking deck and use main entrance on West Trade St, near the corner of S. Bruns Ave. & W. Trade St. The Petitioner's representatives look forward to sharing this rezoning proposal with you and answering any questions you may have with respect to this Rezoning Petition. Please use the parking deck with access off of W. Trade St.

In the meantime, should you have any questions or comments about this matter, please call Frank Quattrocchi at Shook Kelley, the Agent for the Petitioner, at (704) 944-2392.

cc: Justin Harlow, City Council District 2

Date Mailed: Monday 12/10/2018

COMMUNITY MEETING SIGN-IN SHEET PETITIONER: WEST END INVESTMENTS, LLC REZONING PETITION NO: 2018-149 Date: Thursday, December 20, 2018

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY**.

Name	Address	Phone No.	Email	7
Name	Address	FIIUTE NO.		
JERG MORICH:	1520 W Trale	704232-360		1
MatzieMarshal	2304 Booker ave	70N 275 105	Y- unapel operational	12m
Jon Allen	19/09 W. Cotanba Are.	704-999-2080	Jonegri Ambros. com	(00)
Nichelle Bonaparte	1815 Patton AVIC	803-468-7805	nichelle, ponaunters	mindian
	2401 HQUEROKLN	704-277-4613	Raymatt 612@ gmail	Dimension of the
Bernadette Flavors	201 tutch St	9VII DOGOALT	12 al mai that is the second	
Gene Flavors	201 Autenst	9802099067	9-14 Vorse Tampely SC	tom tom
Pete Gizon	1521 W Trada St	704 578 612	gelavorse tanzibun 11. Deter. green Dency	Con Pollon
Ken & Elpanor Harris	16429 Plantation Woods Dr.	14-502-1311	Kenhanisteaituaadu	on
Scan Langler	(621 Uaklawn Ave	104-287-0341	slangley (a) unce . edu	-
Chris Bredslav	204-2085. Bruns AVP.	617-276-2830	chris ecity viewterraces	com
FUT DE BRIT	BATON ANE			
Karen Egydy-Williams	512 Grandia Rd.	704-375-5564	Kiwill3002@gmail.com	
Dervel William		/1	deviel Queishboring Conce	AS. can
Williamflighes		201 - 21 - 21	William. h.h. Sapes	6gmail.com
-Tittany Hughes	1513 Russell Ave	704-231-6536	Hilliam h. h. Sapes tithughes @ gudil.co bjord 18@gudail.on	n
Bon Jardines	214 Anter St	516-965-3534	bjord 18@garailion	
				-
				-
			8	-
	<i>i</i>			-
				-
			2	-
			Ф.,	-
				-
				-
	G.			•
				1
				1
				1
]
	(1) The second s Second second s Second second sec second second sec	in program hypers in the second strategies in the second		★2 ★ 1 → 1 → 1 → 1 → 1 → 1 → 1 → 1 → 1 → 1

2018-149

11.2 84.51





Griffin Brothers COMPANIES





Hospitality & Restaurant experience

© Griffin Brothers has an array of experience in hospitality/restaurant management

- Pine Island County Club, Northwest Charlotte
 - Griffin's acquired in 2004 and have helped grow membership to over 480 members
- **O Chillfire Bar & Grill, Denver, NC**
 - **Opened 2013**
- **Ø** Skyline Terrace









Property & Development

 Own & operate over 600,000 sq. ft. of Commercial Real Estate in Greater Charlotte
Shoppes @ Waterside Retail Center
Harris Teeter anchored center
Seven restaurants
Office buildings, flex space, & tire and auto centers

The set of the set of





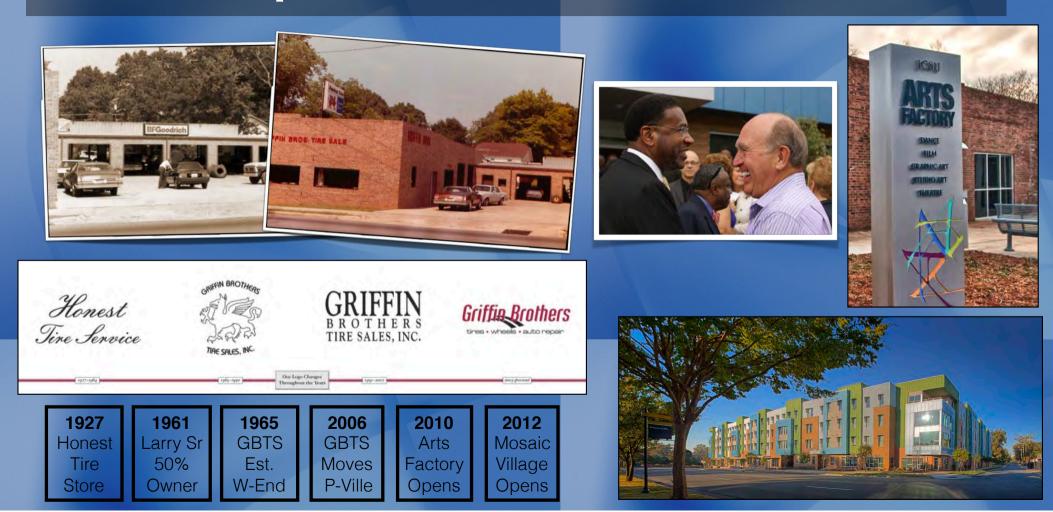


THE BLUFFS AND THE GATES

Deep roots in Historic West End



Deep roots in Historic West End





14,000 sq ft Arts Factory partnership founded in 2010

125,000 sq ft mixed use facility founded in 2011

80 student housing apartments with 300 suites

400 space parking deck in partnership with Charlotte

7,200 square feet of office/retail (fully leased)

State-of-the-art rooftop event space- Skyline Terrace





CHARLOTTE



Phase II



Class A 97,000 sq ft, five story mixed use building

Recruit compatible companies and non-profits that embrace our culture & boost economic development

Tenants will bring hundreds of new employees and customers to our corridor

Up to 15,000 sf for Incubation, Acceleration, and coworking space

Retail, restaurants, and multi-purpose room on ground level

Rezoning process started on November 2018 Groundbreaking late Spring 2019





Multi-purpose path to connect Seversville to Five Points Business Corridor



Multi-purpose path walking between Duckworth Ave & West Trade Street



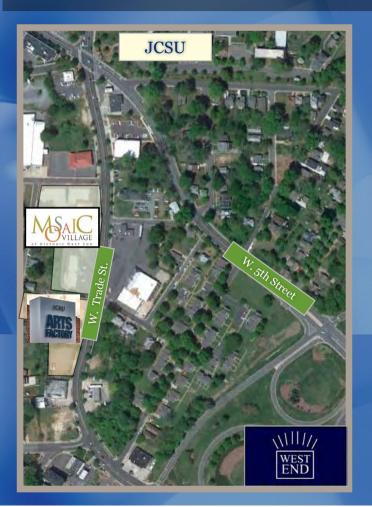
Walking up West Trade Street from The Arts Factory

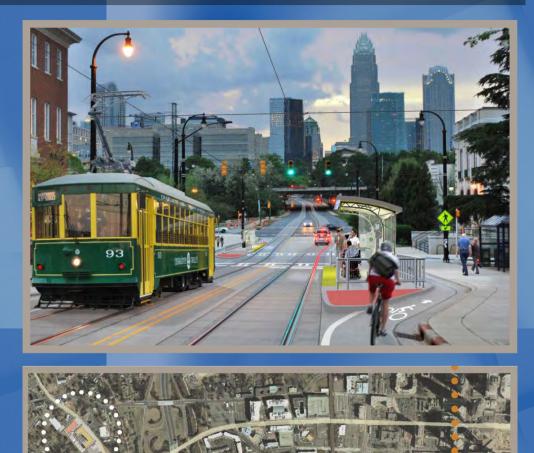


Multi-purpose path looking from Duckworth Ave toward West Trade Street



Five Points Business Corridor, Historic West End

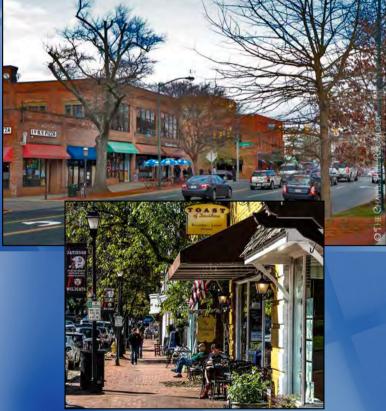




Five Points deserves a vibrant "Live, Work, and Play" Main Street

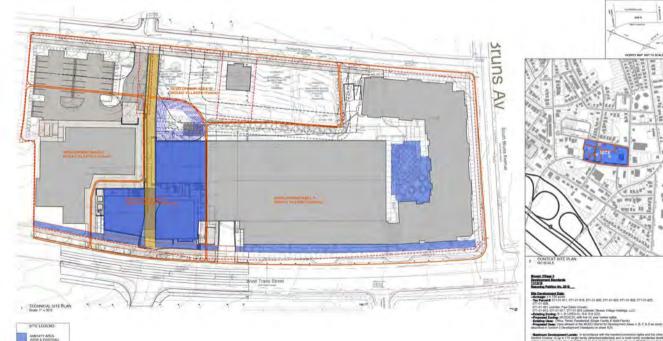
- The Gold Line holds the biggest commitment and change maker for the corridor at \$150 mm
- CNIP has committed \$20 million in infrastructure improvements
- The momentum is moving in the right direction, but Phase II will be the "canary in the coal mine"
 - Co-Working space will develop collaborative opportunities for JCSU and JWU
 - Opportunity to build an innovative, entrepreneurial corridor that's unlike anything in Charlotte.
- Healthier food options for students and families





THANK YOU

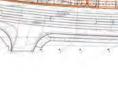
The Griffin family has been a stakeholder in Historic West End for more than a century and making investments to stay in the corridor the next century





Historic West End Initiative 2016 Tactical Plan

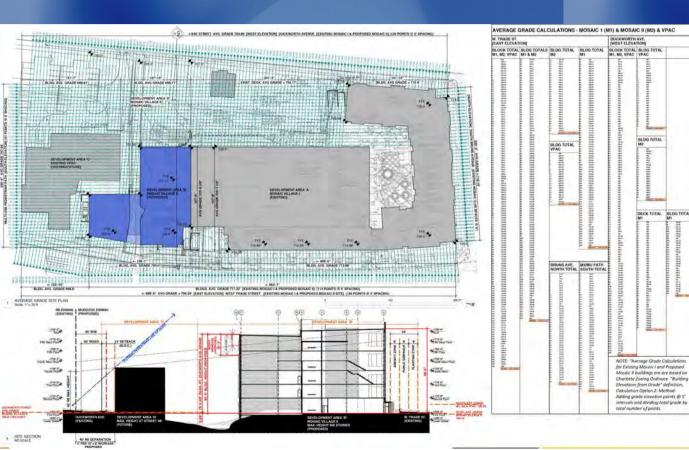




MULTI-USE PEDESTRIAN PATH COVERED BIKE STOPAGE PROPERTYLINE

NETBACK LINE DEVELOPMENTAREA









Monate Village I. Development TATACIA TATACIA Participation No. 2018

AND REAL PROPERTY AND ADDRESS OF ADDRESS OF ADDRESS

Defailton of Multi-Star Parlanting, Falls. 119 Ter parter

surged star the local start of the local start Definances of up to \$4.1 find and and the strength of a lot of the strength of t

to the Onlineatie for the MLCCC press ma

a colored previously expecting approver an admitterative effort is for agent in the MCCC charact and are to be used with the formation for agent ing monthled by These symbols procession.

the in 10 while success have an entries from much of entries many of

the state and appropriate residuant on the line.

er alles freque cans, which includes a period of its failuring it facil reducation with three forcings and/or facilities drug down with an ordering to every includes, and panel with all or through to obtain of the second distance with a first

to shared some west start in a building as the size president start, of start

the latence and all he when the

Wind part of stimp any line, and the lit-

Test interaction is the level which can provide the rate of an in the local desired through Chrystophere Avenue the to the other with perform to chapter the sense of the local to W. Trade thread and the CATS Confer-

In the shall be reading a program of the program of the state of the program of the shall be the Performant Fully to be described at Arman B A C many lake pages in content time.

a Personal To assume requested program takes par Per Sola utilizer Dissubgenzieri Assum 5 to be schol Personal Parti Landonger Assus constructed be smart Assu 6 at sheet sizeri. Bita parkeng at this

tation in the Alde Yard Reparation No other Laurent

in 100,000 aqueete heel of growt files were of office, result ins

Distances of participants of a low distance in the participant of the

And the second s

intity Anazonia Anad Can

ture (4) they real, the assumed will part to parative to Decomposite mails depicted of the Decomory Plan subject to appring of the

A D office development president on the late an amountant of the

most through worst we had mapping a strend one of generation in 100 space that of price lines ar

I what there for an allocate a longerine or torone periods as a merer studiery pay of the building of a game and in (20)

rectail course thay phase initial isals of all physics, receipt as a new of if their localization (e.g. a straig littice without 0.000 of their an

Internet Determines. To the eastert an Opposed Provincial is contract to long the assessment particip

to check cautility of popular trader type-of economicous

and an appl packing shall be aboved believes and inferringly of attraction (6,000/25) pried Development tensor 6, 6, C and ro pas elators or arconomia innovationit care

installation and use of data langets as an environmy side

Softwork to obtain anyone pressonation of the Sorthans Z. Mart, to allow Temperany regres address Safetymers I registere Ref. of many facult areas and with a relative

INC. Washington to become become

the standard because he is interview losse and

conservation of the second second

Wuld-Line Landscope Ares

Access to file Wetscher Access to the Gity will be burn W. Tisse at out

In takes put The Ordinance

then Access and Circulation Dealers Guideline

on Development Issian & and L. as get

efficie in Chartacher and quality with according Databasis places

Elde Yard Separation

Development Areas B & C

Formanis of the black user Processmen Park an expanded put in a sector for the sector

4.15 typ ins and may be brand between Desergement Assos R and and the other had been stand over Pathing Areas, Access and Circulation Device Guidefines

and the designed deep of harding streaming as a precision law.

our instantion with an end of the association in the

all it seemid benchmark at a financial see

The beight of previous limitarys on the lists also be as describ-ment Choir prefers along shoke Wasman. Dualing respon-

e men su well. Also anneates suits and part white te Outworth live public sitemak of Aues 15 to the anneate at W. Trees SL. Constructions and follow mains production Publical for 29 No. Politares.

Auton D. Rossings Abandonmant

allos interesenta Planing. Therepetition man

rang of up to \$0 onto of angle tonay obtained or a mits teamental desting units second must be borned

which is successful them stated

Estimated and Harden Miles Mail ha to be added by the Chileson's

Theorem and income to the according to the other states and the second states and the second states are stated as a second state of the second states are stated as a second state of the second states are states are stated as a second state of the second states are states are stated as a second state of the second states are stat

Signapa Co. Mar.

Manter evaluate and therein, hardness may be alternet

related registered in the control of the second sec

Any igniting supportant with the lanar amongonity account shall digrate time least lighting encegit as may be required to writer sales

+ 255 A3C kg 8 Multi-family 80 Suite

word dimensions for more comprises description which whall compo

For Low

Max.HL Man.H Rea Yant' Front'

either Development Arrow &, C & C, aprep the lates where

Binding Effect of the Resorting Application

Own Stars Generally. The Philipper all remains more store mean in th

TABLE & DEVELOPMENT AREA SUMMARY (See Develo own W Train ID. Darkersth Ass. mat Ha comian Parts to painfurch Tar san the start become the life of the second MARK MARKINGS

Marthles \$5,200 or \$ Og IL IN POLL iting shall be singlyed per five Definings to MLOT end per Committeely Market And inclusion Multi-Sumpy 5.5P tradici m starting area of its said

ENGAGE

Historic West End Initiative 2016 Tactical Plan





ENJOY

R25.1 WEST TRADE STREET CONCEPT VIEW FROM NORTHEAST [TOWARDS 477 & CENTER CITY



R25.2 WEST TRADE STREET CONCEPT VIEW FROM EAST

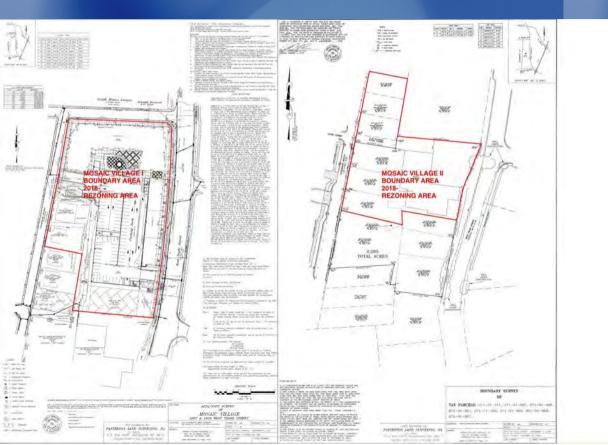


R25.3 WEST TRADE STREET CONCEPT VIEW FROM SOUTHEAST [TOWARDS FIVE POINTS]



NOTE: The RSS, RSS, 2 AND RSS.3 concert invations and mathemps are illustrative for the proposed Massa' Village I building and an included to reflect on exchitectural style and quality of the building that will be constructed on the site. These concert elevations are illustrating the use of varied materials, readines, gatas (ether poppae or cited), will plane varietation, and massis. The scatab utilding and the nature and location of the individual building elements constructed on the site may vary from these illustrations provided that the design inter is preserved. ENGAGE PROSPER ENJOY





ENGAGE PROSPER ENJOY



TABLE 1: DEVELOPMENT AREA SUMMARY (See Development Standards for more complete description which shall control)

e Yard Separation R	Max. HL Max. HT Rear Yard' Front
B-1* Dev. B & C	Carl Lana - L Calla
N/A (I	Exist.) (Exist.)
20' 8	0' 86'-6"
20 8	o' 86'-6"
	Per 46 Ordinarice
	20: 8 N/A F

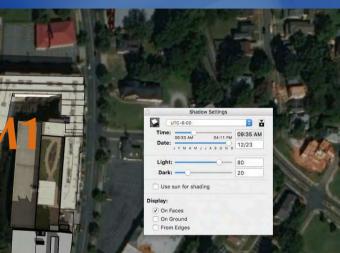
* (measured per Ordinance)





M1 & M2 Neighborhood Impact





Winter Shadows