

**MINUTES**  
**BREVARD STREET AREA STAKEHOLDER GROUP**  
**7-29-09**

**Stakeholders In Attendance:**

Cheryl Myers, Center City Partners	David Fuller	Anthony A. Wordell, Property Owner	Barbara Avar, Charlotte Firefighter's Retirement System
Harvey Brown, First Baptist Church	Rod Wallace, Childress-Klein	Gene Maybin, Childress-Klein	

**Staff In Attendance:**

Dennis LaCaria, CMS	Kim Kimbler, CDOT	Dan Thilo, Planning Department
Tim Manes, Planning Department	Karen Chavis, Planning Department	Sandra Montgomery, Planning Department

***I. Welcome and Introductions***

Sandra Montgomery welcomed everyone to the meeting, which began at 6:05 p.m. The stakeholders and staff introduced themselves.

***II. Background, Purpose, and Process***

Ms. Montgomery provided an overview of the background purpose and process for preparing a text amendment to implement the Vision and recommendations of the *Brevard Street Land Use and Urban Design Plan adopted in 2008*. Ms. Montgomery explained the purpose of the stakeholder meetings, the process, and timeline for adoption.

***III. Presentation of Draft Text Amendment***

Ms. Montgomery reviewed the preliminary modifications suggested by staff to modify the UMUD regulations to implement the full vision of the Plan. Some revisions to the modifications were made based upon input from the June 25<sup>th</sup> meeting. A matrix was available that summarized the suggested changes.

***IV. Review and Discussion of Follow-Up Information***

Dan Thilo reviewed the questions raised by the stakeholders present at the June 25<sup>th</sup> meeting, and presented the staff response to each question. The following concerns and questions were raised by the stakeholders:

Parking:

- Citizens were told at previous meetings that there would be no underground parking in this area because it was too expensive. Where will new parking be located?
  - Staff response: Providing underground parking is a decision made by property owners. New parking is required to be located on-site, on the street, shared, or leased.

- Parking minimums in UMUD are too low; customers and clients have no place to park. Parking is too costly.
  - Staff response: Public parking availability in Uptown has increased since last year. There are 4,000 to 5,000 vacant parking spaces available Uptown on any given workday. The parking deck at the NASCAR Hall of Fame will provide an additional 400 parking spaces, and there will be an additional 30 on-street parking spaces along Brevard, created between the NASCAR Hall of Fame and the Time Warner Arena.
- The parking maximum of 1.6 spaces per residential unit should be higher.
- The trend toward using alternative forms of transportation Uptown, particularly biking, is increasing.

## V. *Discussion of Key Issues*

Ms. Montgomery led the discussion of key issues. The following concerns and questions were raised by the stakeholders:

### Property Values:

- Will the impact of the Brevard Street Plan and the resulting text amendment modifications increase or decrease values?
  - Staff response: The City has invested over \$600M in the area, with the NASCAR Hall of Fame, the Time Warner Arena, and the Convention Center and its expansion. Being between these uses can only add value to the property.

### Retail Requirements

- Will a lobby to an office area be counted toward the 80% retail frontage, if the access to the retail is interior from the lobby?
- In the '70's, '80's, and '90's, Uptown retail had a difficult time being successful. Will it be successful here?
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## VI. *Wrap Up and Next Steps*

Ms. Montgomery reminded stakeholders that the next meeting on August 11<sup>th</sup> will be a duplicate of this meeting, since a number of property owners were not available to attend this meeting. Everyone is welcome to attend, but the same material will be covered.

After feedback is heard from the August 11<sup>th</sup> meeting, staff will prepare a draft text amendment for presentation at the August 27<sup>th</sup> meeting.

Ms. Montgomery reminded stakeholders that they can e-mail or phone her with additional questions or comments about the suggested modifications.

The meeting was adjourned at 7:10 p.m.