

COMMUNITY MEETING REPORT
Petitioner: Silver Hammer Properties, LLC
Rezoning Petition No. 2015-062

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-1 attached hereto by depositing such notice in the U.S. mail on May 11, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, May 21, 2015 at 7:00 PM in the former Automatic Slims space (next to the Fillmore in the NC Music Factory) located at 820 Hamilton Street, Suite A-2 in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Doug Hardaway of the Petitioner, Larry Lockhart and Collin Brock, the Petitioner's engineer and landscape architect, Randy Goddard, the Petitioner's traffic engineer, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2015-062. Silver Hammer Properties, LLC is the Petitioner.

The site subject to this Rezoning Petition is an approximately 21 acre site located on the west side of Hamilton Street, south of I-277 and north of the Seaboard Railway Line. Silver Hammer Properties, LLC is the owner of the site.

The site is directly across Hamilton Street from the North Carolina Music Factory. A related entity of Silver Hammer Properties, LLC owns the North Carolina Music Factory.

John Carmichael then provided the schedule of events relating to the rezoning request. He stated that the Public Hearing is currently scheduled for Monday, June 15, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street. The Zoning Committee Work Session is scheduled to be held on Wednesday, June 24, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, July 20, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the site is currently zoned I-2(CD), and it was rezoned to that classification in 1988. Under the current zoning of the site, up to 325,000 square feet of floor area can be developed on the site, and, with a few exceptions, the site can be devoted only to those uses allowed in the I-1 zoning district under the 1988 zoning ordinance. Uses allowed on the site include office uses.

The Petitioner is requesting that the site be rezoned to the MUDD (CD) zoning district to accommodate a mixed-use development that could contain, among other things, office, retail, restaurant, hotel and residential uses.

Under the conditional rezoning plan, if the rezoning is approved, the site could be developed as follows:

1. Up to 670,000 square feet of gross floor area devoted to non-residential uses such as office uses.
2. Up to 440 residential units.
3. Up to 200 hotel rooms.
4. A maximum of 10,000 square feet of the 670,000 square feet of non-residential uses could be devoted to retail and restaurant uses.
5. Up to 90,000 square feet of additional gross floor devoted to non-residential uses, excluding retail uses and restaurants, may be developed on the site by reducing the amount of residential units permitted on the site at the rate of one residential unit per 1,000 square feet of gross floor area devoted to non-residential uses.
6. Up to 160 additional residential units may be developed on the site by reducing the amount of non-residential gross floor area permitted on the site at the rate of 1,000 square feet of gross floor area per residential unit.

John Carmichael then shared the conditional rezoning plan. He pointed out the new internal private streets. John Carmichael stated that three development areas are formed by Hamilton Street and the new internal private streets.

John Carmichael stated that the buildings would be required to be pulled to and to front the adjacent public and private streets to create a building edge, and surface parking could not be located between any building constructed on the site and the required setback from any public or private street. This would create a pedestrian friendly environment.

The buildings could have a variety of exterior building materials. Vinyl would not be permitted except on soffits and windows. The maximum building height would be 120 feet.

John Carmichael stated that the site would be served by structured parking and some surface parking.

John Carmichael then shared the building elevations that are part of the conditional rezoning plan. The building depicted on the elevations would be located in Development Area A and it would contain the headquarters of AvidXchange. John Carmichael noted that the building would be located along the internal private street, and the associated structured parking facility would be located behind the building.

John Carmichael noted that the building elevations are conceptual elevations and show what this building could look like.

John Carmichael stated that an eight foot planting strip and a six foot sidewalk would be installed along the site's frontage on Hamilton Street, and planting strips and sidewalks would be installed along the internal private streets as well.

John Carmichael stated that Randy Goddard would discuss transportation matters in more detail in a moment. However, a goal of this rezoning is to mitigate the traffic impacts of this proposed development by reducing the existing entitlements on the North Carolina Music Factory site and constructing certain transportation improvements. The reduction in the existing entitlements on the North Carolina Music Factory site would be implemented by an administrative site plan amendment to the approved conditional rezoning plans for the North Carolina Music Factory site.

John Carmichael stated that as currently zoned, the North Carolina Music Factory site can be devoted to up to 600,000 square feet of non-residential floor area, of which up to 200,000 square feet can be office floor area, up to 150,000 square feet can be retail floor area, and up to 250,000 square feet can be entertainment floor area. Additionally, up to 600 residential units are permitted on the North Carolina Music Factory site. The maximum building height on the North Carolina Music Factory site is 120 feet.

The administrative site plan amendment would reduce the permitted non-residential floor area on the North Carolina Music Factory site to 208,000 square feet, of which up to 82,000 square feet can be office floor area, up to 36,000 square feet can be retail and restaurant floor area and up to 90,000 square feet can be entertainment floor area. No residential units could be developed on the North Carolina Music Factory site. Up to 100 hotel rooms could be developed on the North Carolina Music Factory site.

John Carmichael stated that a traffic study prepared by Randy Goddard in connection with this rezoning request is currently under review by CDOT and NCDOT.

Doug Hardaway stated that a portion of the site would be dedicated to Mecklenburg County for greenway purposes.

In response to a question about the maximum building height of 120 feet, Doug Hardaway stated that 120 feet would be approximately nine stories.

Randy Goddard then discussed the traffic study.

Randy Goddard stated that he reviewed three intersections for the traffic study. The intersection of North Graham Street and Statesville Avenue, the intersection of NC Music Factory Boulevard and North Graham Street and the intersection of North Graham Street and West 12th Street.

Randy Goddard then described the transportation improvements that would be constructed or installed in connection with this proposed development. These improvements are depicted on an aerial photograph that Randy Goddard utilized during his presentation. A copy of this aerial photograph is attached hereto as Exhibit C.

With respect to the traffic study, Randy Goddard reiterated that it is currently under review, and that he does not expect that CDOT and NCDOT will request many revisions to the traffic study.

Randy Goddard was asked how much additional traffic could be expected to be generated as a result of the additional office space and residential units. This individual also wondered how much traffic might meander through the Greenville neighborhood. Randy Goddard stated that when he spoke with CDOT, it was estimated that 13% of the trips might meander through the Greenville neighborhood. Randy Goddard stated that there is not a direct route through the

Greenville neighborhood, and as a result, that could diminish the number of people who travel through the Greenville neighborhood when exiting the site. Randy Goddard stated that CDOT is primarily focused on the improvements to be installed at the intersection of North Graham Street and NC Music Factory Boulevard.

Randy Goddard stated that he has not noticed a lot of cars leaving the North Carolina Music Factory site and heading toward the Greenville community.

An individual stated that it appears that Randy Goddard has the traffic situation squared away.

Councilman Austin asked if the right turn lane in front of the Salvation Army site on North Graham Street is being extended, and Randy Goddard confirmed that it is being extended to 225 feet of storage.

Councilman Austin asked a resident of the Greenville neighborhood if the neighborhood is feeling the impact of vehicles traveling from the North Carolina Music Factory site through the neighborhood. A Greenville resident stated that it is not too bad. The resident stated that when there is a concert at the North Carolina Music Factory, traffic travels through the Greenville neighborhood only for a short period of time.

Councilman Austin asked how we could discourage drivers from traveling from the site through the Greenville neighborhood. Randy Goddard stated that speedbumps could be installed or chicanes. It would be up to CDOT to approve these items. Randy Goddard stated that it is not an easy route or a direct route to travel from the site through the Greenville neighborhood. Randy Goddard stated that he could speak with CDOT about methods of discouraging traffic from traveling from the site through the Greenville neighborhood.

Doug Hardaway stated that one way to discourage traffic from traveling from the site through the Greenville neighborhood is to make it easier to get out of the site on North Graham Street so that people will use North Graham Street to exit the site.

Councilman Austin asked if NC Music Factory Boulevard would be widened, and Randy Goddard stated that it would not be widened as a result of this development.

A neighbor suggested that a traffic officer could possibly be hired between the hours of 5:00 PM and 6:30 PM to discourage people from traveling through the Greenville community.

Randy Goddard stated that another possibility would be to add signage to discourage drivers from traveling from the site through the Greenville community. Randy Goddard also suggested that if this became a problem, neighbors could contact the Public Service Division of CDOT.

John Carmichael described the process of reducing the existing entitlements on the North Carolina Music Factory site to enable more density to be constructed on the site subject to the rezoning request.

Councilman Austin asked if the traffic study included the recently approved apartment project near the Salvation Army site. Randy Goddard stated that the traffic study included any approved developments that were provided to him by CDOT. Randy Goddard stated that he would confirm whether this apartment project was included.

Randy Goddard stated that the proposed rezoning of the site and the reduction in the existing entitlements of the North Carolina Music Factory site result in a total of approximately 1,200 less daily vehicular trips than if the North Carolina Music Factory site were developed to its current maximum entitlements and the site subject to this rezoning request were developed under its

existing zoning. However, 151 more vehicular trips would be generated in the AM peak hour, and 152 less vehicular trips would be generated in the PM peak hour.

Randy Goddard stated that he would speak with CDOT and confirm whether or not the new apartment community was included in the background traffic, and if not, run the numbers, including the expected trip generation from that proposed project.

In response to a question, Doug Hardaway stated that the existing median in NC Music Factory Boulevard would not be eliminated.

An area resident stated that the history of the North Carolina Music Factory is to get it done and it will ultimately work out. This neighbor stated that it has worked out thus far.

Councilman Austin asked if residents of the Greenville community use Hamilton Street and NC Music Factory Boulevard, and an area resident stated that residents of the Greenville community do use these streets.

Councilman Austin asked where people leaving the North Carolina Music Factory after an event travel, and Doug Hardaway stated that there is a good mix going north and south when they get to the intersection of NC Music Factory Boulevard and North Graham Street. Doug Hardaway said that the traffic issues are greatest when people are coming to events, because they typically arrive at the same time. When people leave, the traffic is more spread out, because people do not leave at the same time.

Councilman Austin asked if there are any improvements planned at the intersection of Statesville Avenue and Dalton Avenue, and Randy Goddard stated that there are no improvements called for under the traffic study at that intersection.

In response to a question about the exterior building materials for the AvidXchange building, Doug Hardaway stated that the exterior materials would likely be a combination of concrete, steel and glass. Doug Hardaway stated that the genesis of this rezoning request is the AvidXchange building. The current plan is to construct a building containing approximately 200,000 square feet of floor area for AvidXchange, and allow some expansion area. He stated that AvidXchange feels that this site is an excellent location for its employees.

In response to a question, Doug Hardaway confirmed that the parking deck for the AvidXchange building would be located behind the AvidXchange building. Doug Hardaway stated that the parking deck would initially be three levels, and it would ultimately grow to five levels. However, one of the levels would be underground, so the parking deck would have the appearance of a four-level parking deck.

Councilman Austin asked about the uses that could be located in the other buildings planned for the site, and Doug Hardaway stated that the Petitioner is considering a hotel, apartment units and office space.

Councilman Austin asked what would happen to the diner currently located on the site, and Doug Hardaway stated that they are trying to get the diner to locate in the first floor of the proposed AvidXchange building.

Councilman Austin asked if a hotel operator has been picked for the site, and Doug Hardaway said that a hotel operator has not been picked yet.

Councilman Austin asked what would happen to the building on the site that AvidXchange currently occupies, and Doug Hardaway stated that in the near term, it would remain. However, in the future, an apartment building could be built at that location if the rezoning is approved.

An individual asked where people would park if they are going to the North Carolina Music Factory. Doug Hardaway stated that there would be a shared parking arrangement. The office uses would utilize the parking deck primarily from 8:00 AM to 5:30 PM, and the entertainment uses would utilize the deck primarily from 6:30 PM to 11:00 PM. Doug Hardaway stated that he did not anticipate any parking issues on the site.

Councilman Austin asked if he could be provided with the number of parking spaces proposed for the site, and Doug Hardaway stated that this could be provided.

In response to a question, Doug Hardaway stated that this site would be developed in phases, and the AvidXchange building would be built in the first phase. Doug Hardaway stated that the parking structure would be built in the winter when the amphitheater is closed, so that there would be no demand for parking in the deck at that time by the amphitheater.

Councilman Austin stated that if there is not enough parking on the site, there will be a significant problem. Doug Hardaway assured Councilman Austin that they would not create a situation where there is not enough parking.

A resident of the Greenville community stated that he feels good about the proposed project.

A discussion about the new bridge for the toll road and sound walls then ensued.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 5th day of June, 2015.

Silver Hammer Properties, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Mr. Doug Hardaway, Silver Hammer Properties, LLC (via email)

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-062	James	Turner	Biddleville NA	327 Campus Street	Charlotte	NC	28216
2015-062	Gerald	Green	Biddleville Residents & Friends	2018 West Trade Street	Charlotte	NC	28216
2015-062	Charles	Jones	Biddleville/Five Points Comm.	2014 West Trade Street	Charlotte	NC	28216
2015-062	Charles	Jones	Biddleville-Smallwood Comm. Org.	2014 West Trade Street	Charlotte	NC	28216
2015-062	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC	28202
2015-062	Ronnie	Devine	Enderly Park/Thomasboro	700 North Tryon Street (Level B)	Charlotte	NC	28202
2015-062	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC	28202
2015-062	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC	28206
2015-062	Lucille	Smith	Greenville Urban Comm.	1217 Fontana Avenue	Charlotte	NC	28206
2015-062	Mattie	Marshall	Historic Washington Heights Comm. Assoc., Inc.	2304 Booker Avenue	Charlotte	NC	28216
2015-062	Beth	Marlin	Historic West End Wellness Assoc.	508 Beatties Ford Road	Charlotte	NC	28216
2015-062	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2015-062	Natalie	Beard	McCrorey Heights Comm. Assoc.	1615 Washington Avenue	Charlotte	NC	28216
2015-062	James	Turner	McCrorey Heights-Oaklawn Assoc.	1633 Madison Avenue	Charlotte	NC	28216
2015-062	Carol	Burke	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC	28206
2015-062	Aaron	Sanders	Oaklawn Park CO	1414 Orvis Street	Charlotte	NC	28216
2015-062	William	Worsley	Oaklawn Park Comm. Improve. Assoc.	1713 Miles Court	Charlotte	NC	28216
2015-062	William	Hughes	Oaklawn Park Comm. Improvement Assoc.	1513 Russell Avenue	Charlotte	NC	28216
2015-062	Anna	Hood	Oaklwn Comm. Improvement Assoc.	1327 Orvis Street	Charlotte	NC	28216
2015-062	Mable	Latimer	Orvis Street Org.	1431 Orvis Street	Charlotte	NC	28216
2015-062	Mary	Stitt	Park on Oaklawn (CHA)	200 Frazier Avenue, Unit D	Charlotte	NC	28216
2015-062	Tom	Johnson	Quail Hollow Estates IV	527 South Church Street	Charlotte	NC	28202
2015-062	J'Tanya	Adams	Seversville Comm. Org	PO Box 32072	Charlotte	NC	28232
2015-062	Melissa	Gaston	The Park at Oaklawn HOA	1833 Stroud Park Court	Charlotte	NC	28206
2015-062	Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC	28202
2015-062	John	Schwaller	Third Ward NA	245 Victoria Avenue	Charlotte	NC	28202
2015-062	Thomas	Blue	Third Ward NA	214 N Irwin St	Charlotte	NC	28202
2015-062	Virginia	Woolard	Third Ward, The Committee to Restore and Preserve	1001 West First Street	Charlotte	NC	28202
2015-062	Brenda	McMoore	Third Ward/Seversville NA	1001-4 Greenlear Avenue	Charlotte	NC	28202
2015-062	Nevada	Graham	Wesley Heights Comm. Assoc.	304 Grandin Road	Charlotte	NC	28232
2015-062	Kris	Kellogg	Wesley Heights Comm. Assoc.	417 Grandin Road	Charlotte	NC	28208
2015-062	Stephen	Nett	Wesley Heights NA	133 South Summit Avenue	Charlotte	NC	28208
2015-062	Colette	Forrest	Wilmore	209 South Summit Avenue	Charlotte	NC	28208



Pct. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MaiBAddr1	MaiBAddr2	City	State	ZipCode
2015-062	07834103	BROADCASTING COMMUNICATIONS	REAL ESTATE SERVICES LLC			1122 CAPITAL OF TEXAS HWY SOUTH		AUSTIN	TX	78746-6426
2015-062	07842501	FIBER MILLS LLC		RICHARD	C/O LAZES	19401 JETTON RD, SUITE 101		CORNELIUS	NC	28031
2015-062	07842502	FIBER MILLS LLC			C/O RICHARD LAZES	19401 OLD JETTON RD SUITE 101		CORNELIUS	NC	28031
2015-062	07842509	FIBER MILLS LLC			C/O RICHARD LAZES	19401 OLD JETTON RD SUITE 101		CORNELIUS	NC	28031
2015-062	07834101	HAMILTON STREET PROPERTIES LLC			C/O RICHARD LAZES	19401 OLD JETTON RD, SUITE 101		CORNELIUS	NC	28031
2015-062	07834109	HAMILTON STREET PROPERTIES LLC			C/O RICHARD LAZES	19401 OLD JETTON RD, SUITE 101		CORNELIUS	NC	28031
2015-062	07842513	MUSIC FACTORY CONDOMINIUMS	LLC			19401 OLD JETTON RD STE 101		CORNELIUS	NC	28031
2015-062	07834102	SILVER HAMMER PROPERTIES	LLC N RICK LAZES			19401 OLD JETTON RD, SUITE 101		CORNELIUS	NC	28031

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-062** filed by Silver Hammer Properties, LLC to request the rezoning of an approximately 20.91 acre site located at the intersection of NC Music Factory Boulevard and Hamilton Street and generally surrounded by Interstate 77, West Brookshire Freeway and the Seaboard Railway from the I-2 (CD) zoning district to the MUDD-O zoning district

Date and Time of Meeting: Thursday, May 21, 2015 at 7:00 PM

Place of Meeting: Former Automatic Slims Space (Next to the Fillmore in the NC Music Factory)
820 Hamilton Street, Suite A-2
Charlotte, NC

We are assisting Silver Hammer Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 20.91 acre site located at the intersection of NC Music Factory Boulevard and Hamilton Street and generally surrounded by Interstate 77, West Brookshire Freeway and the Seaboard Railway from the I-2 (CD) zoning district to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate the re-development of the site with a mixed use development that could contain up to 660,000 square feet of non-residential uses allowed in the MUDD zoning district, including office uses, up to 10,000 square feet of retail and restaurant uses, up to 440 residential dwelling units and up to 200 hotel rooms.

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 Department'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 site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, May 21, 2015 at 7:00 PM in the Former Automatic Slims Space (Next to the Fillmore in the NC Music Factory) located at 820 Hamilton Street, Suite A-2 in Charlotte, North Carolina.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

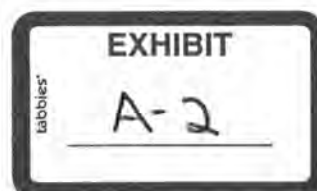
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Al Austin, Charlotte City Council District 2 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 11, 2015

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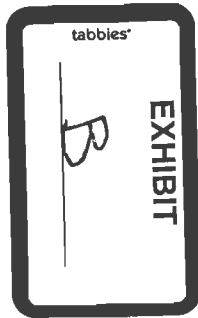
Silver Hammer Properties, LLC, Petitioner
Rezoning Petition No. 2015-062

Community Meeting Sign-in Sheet

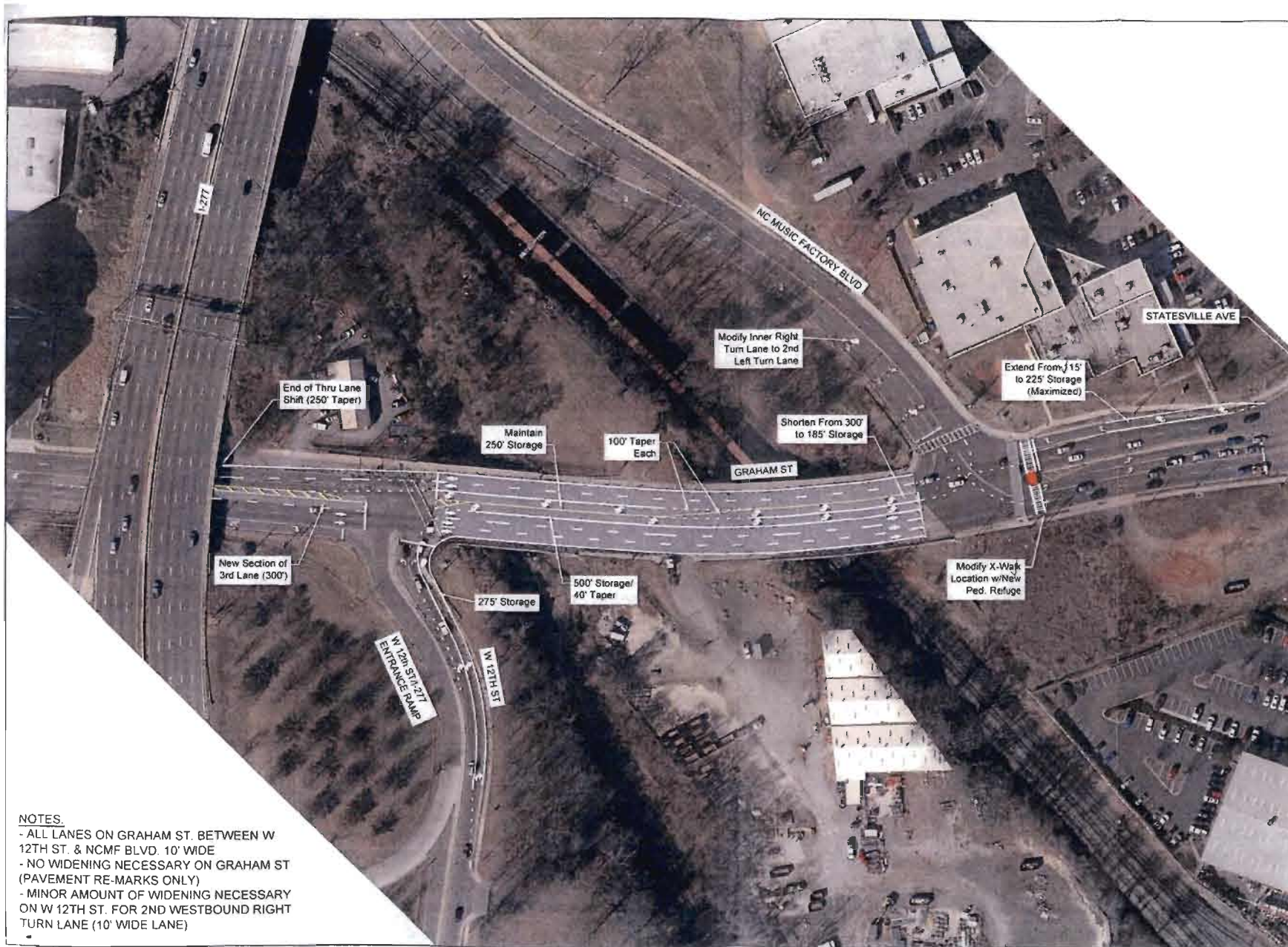
Former Automatic Slims Space (Next to the Fillmore in the NC Music Factory)
820 Hamilton Street, Suite A-2
Charlotte, NC

Thursday, May 21, 2015

7:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Thomas "Pop" Sadler	1416 Whisnant St.	704-622-1861	green.v@vnet.net
2.	Carole Sadler	1416 Whisnant St.	704-622-1861	11
3.	Lucille Smith	1217 Fontana Ave 28206	980 298-9307	lsmith000@gmail.com
4.	Danielle Sadler	1416 Whisnant St	704-968-3707	Sadlerd9@gmail.com
5.	Ann Samuels	1414 Driv's St.	(980) 208-0670	acronc-55@hotmail.com
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NOTES.

- ALL LANES ON GRAHAM ST. BETWEEN W 12TH ST. & NCMF BLVD. 10' WIDE
- NO WIDENING NECESSARY ON GRAHAM ST (PAVEMENT RE-MARKS ONLY)
- MINOR AMOUNT OF WIDENING NECESSARY ON W 12TH ST. FOR 2ND WESTBOUND RIGHT TURN LANE (10' WIDE LANE)



■ design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28206
p 704.343.0608 / 704.358.3093
www.drginc.com

EXHIBIT

C

tabbles

0 100
SCALE: 1"=100'

PROJECT # 617-002
DRAWN BY JCZ
CHECKED BY REG

CONCEPTUAL IMPROVEMENTS

MAY 2015

REVISIONS
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Figure 7