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December 19, 2006

Ms. Tammie Keplinger
Project Manager
Charlotte Mecklenburg Planning Commission
600 East Fourth Street – 8th Floor
Charlotte, North Carolina 28202

Re: Rezoning Petition No.: 2005-092
Community Meeting Minutes

Dear Tammie:

On Monday, December 18, 2006 a Public Meeting was held at Caldwell Memorial Presbyterian Church to present the proposed development plans described within Petition 2005-092. Mr. Todd Williams of Grubb Properties, and Jim Gamble of Little presented the Petition. The meeting was very lightly attended. All questions and comments were made by Mr. Peter Tart, and Mr. Babak Emadi of the Elizabeth Community Association. The following comments were noted:

1. Mr. Emadi asked about the status of the Area Transportation Study. Mr. Williams indicated that the Petitioner is working with CDOT on two studies, both of which are underway. The first is the larger area overall transportation study, and the second is the TIS more specifically associated to this Petition. It was also noted that the Petitioner will have the latter completed prior to the initial MUDD Site Plan Approval, but likely not before the zoning approval. Mr. Emadi and Mr. Tart requested the use of those plans for application to the Small Area Plan studies they are participating in with the Planning Commission.
2. Mr. Emadi requested that large maturing street trees be utilized where possible.
3. Mr. Tart asked how much space Presbyterian Hospital will lease within the development. Mr. Williams stated that Presbyterian is not considered a future tenant at this time, but is a stakeholder in the project due to their land interests and proximity.
4. Mr. Emadi and Mr. Tart both expressed a strong desire to have multiple door entries along the Elizabeth Avenue frontage. Mr. Williams and Mr. Gamble responded that the Petition dictates a minimum number of doors for each frontage, however the ultimate tenant requirements will dictate the number of usable doors on any given frontage.
5. Mr. Tart asked how deep the commercial space would be along Elizabeth. Mr. Williams responded approximately 60-90 feet.
6. Mr. Emadi requested that the streetscape sections have better scale in relation to the building facades, and to better illustrate the eventual Elizabeth Avenue streetscape plan in all subsequent renderings.

7. Mr. Tart asked if Center City Partners were influencing the project. Mr. Williams stated no, other than to assist with the streetcar situation.
8. Both requested hard copies of the Petition resubmittal which will be delivered to them. They also requested additional conceptual renderings of the project. Mr. Williams stated that he would make those available after further public presentations.

In summary, the attendees were very much in favor of the project, and no opposition was noted. The attendees were encouraged to attend the upcoming Public Hearing currently scheduled for Tuesday, January 16, 2007. The sign up sheet of attendees is attached.

Please contact me if you have any questions or comments concerning the above.

Sincerely,
Little Diversified Architectural Consulting



Jim Gamble ASLA / RLA
Studio Principal

cc: Todd Williams, Grubb Properties
Clay Grubb, Grubb Properties
Keith MacVean, Charlotte Mecklenburg Planning Commission
Raleigh Cline, Little
Tim O'Brien, Little
David Powlen, Little
Chad Chastain, Little

