

**SPAN Agenda
April 23d, 2020
12-1 pm.
Zoom Virtual Meeting**

- 1. Welcome and Updates 15 min**
 - Chair
 - Councilman Bokhari
 - Commissioner Harden

- 2. Impact of COVID-19 on Charlotte Real Estate 15 min**
 - Jaime Boast JLL
 - Nick Lukens Moseley Real Estate Advisors
 - Compie Newman CBRE

- 3. Committee Updates 20 min**
 - Rezoning Update – Rob
 - Loop Study - David
 - Sharon Road Update – Sarah

**SPAN BOARD MEETING
PROJECT SUMMARY**

April 23d

1. REZONINGS

- A. 2019-174. (ReMax Office) Petitioner is asking for a 6-story office, 5-story parking garage, 92,000 sq. ft. office, 3,000sq.ft. retail). SPAN asked for the following changes:
- Provide renderings showing view of building from Fairview road facing north
 - Provide additional information regarding the location of proposed exterior signage.
 - We object to the phased approach of construction with the new building built on existing the parking lot while keeping the current office building open with remote parking. We encourage the petitioner to construct new office building and parking garage at the same time. If phased approach is approved, then we require proof of agreements for off-site parking for employees and construction workers prior to issuing CO and demolition of current lot.
 - Include renderings provided to SPAN on March 2nd and presented at PH with notes on materials be included in final part of rezoning approval.
 - Make a financial contribution toward The Loop project
- B. 2020-014 Dominion Realty 16-story residential building.
- Committee met to review traffic flow, location of retail and design.
 - Public Hearing Delayed until mid-May.
- C. Park Rd/Fairview
- Petition on hold while Developer tries to secure amendments to deed restrictions.

2. CONSTRUCTION UPDATE

- A. The Barclays at SouthPark (Liberty Health Care). The project includes 166 indep. living units and 126 assisted.
- Still on track with completion towards the end of 2020. 75% of the interior drywall and framing complete,
 - The exterior architectural cornice/masonry and sitework/landscaping is expected to be completed mid to late summer.
 - Developer is working with city on Loop segment to connect from Park Drive South to Barclay Downs Drive.
 - The COVID impact is still yet to be determined but the contractor is seeing some impacts.
- B. Hilton Canopy. The project is a 150-room with fine dining, café and bar, a large event space and grand ballroom.
- Is in final stages and will be accepting reservations this summer.
- C. The Hazel. (ZOM Living) 246-unit apartment with 15,000 sq. ft. of retail on ground floor.
- Having some troubles getting workers on site due to COVID. Schedule is behind and now looking at mid-summer completion for first units. Late fall for entire project. Still planning to lease ground floor for restaurants.

- D. Sharon Towers. Continuing Care Facility, Wellness center, retail, park at corner.
 - Intersection is complete.
 - Living facility on track but wellness center is now delayed
- E. The Colony. (900 apartments, office building, hotel, 120,000 sq. ft. of retail)
 - Project on track with the demolition contractor and sitework contractor (Griffin and Blythe, respectively) on-site every day, along with the Choate people, performing their required assignments.
 - Developer is working with city to complete loop segment down Rexford and Sharon.

3. CNIP

- A. New Staff Members
 - Carlos Alzate and Isaiah Washington will be working on Barclay Downs and the Loop
 - New CNIP manager – Samantha Miller
- B. Crosswalks: Sharon and Morrison Road, Sharon and Fairview Road – should be installed by late June. Designs are complementary to Loop design.
- C. Barclay Downs Sidewalk
 - Need help as a few homeowners have refused to provide easement.
- D. Backlot Trail
 - Phase 1 (Park Dr. S to Park Rd.) is still being examined by the City to identify cost savings.
 - One option is to build sidewalk through neighborhood using different funding program.
 - Another option is to partner with the county to get the connection to Park Road Park.
 - The problem is that city ADA requirements make grade improvements expensive.
- E. Loop
 - City hired Kimley Horn to complete developer reimbursement agreements for the Apex, Colony, Philips Place, Liberty Health Care.
 - KH also is working on a total cost estimate.
 - They have hired Tooley Design to determine best organizational structure to manage loop and raise funds.
 - They have hired capital campaign consultant to identify possible donors.
- F. Symphony Park
 - ETM study will be ready by late May.
 - City hired consultant to determine solution to storm water retention pond.
 - Has talked to Symphony about planned changes.
 - City will prepare a presentation for Simon for June that will need SPAN help.

4. SHARON ROAD SAFETY UPDATE

- A. CDOT approved
 - Sharon and Sulkirk signal
 - Hybrid crosswalk at Sharon Rd and Chandworth Rd.
- B. Funding
 - Signal - 2020 Bond \$

- Hybrid Crosswalk- Pedestrian Safety Program\$

C. Still being evaluated

- *A “No Right Turn” sign at Sharon and Sharon*
- *Raised Pavement Markers – would be part of Vision Zero*
- *Funding to straighten S curve.*
- two separate lanes for left and right turn lanes on Sulkirk as you exit on to Sharon.