

September 21, 2015

Mayor Dan Clodfelter &
Charlotte City Council
600 East Fourth Street
Charlotte, NC 28202



RE: Rezoning Petition 2015-051

Petitioner: Wellmon Family Limited Partnership Attn: Collin Brown,
Bailey Patrick, Jr., and Michelle Wellmon

Address: Chadbourn Mill on North Davidson on both sides of Jordan
Place



Dear Mayor Clodfelter and Council,

The Historic North Charlotte Neighborhood Association, also known as the NoDa Neighborhood and Business Association (NoDa NBA) in conjunction with the Villa Heights Community Organization have worked with the Petitioner and had several public meetings on this proposal. Both of our neighborhoods' policy is to review and comment on adjacent projects that have an impact on our communities. The close proximity of this project to the entrance of NoDa and Villa Heights at Matheson Avenue initiated our review of the proposal. We want to note that this project is located within the boundaries of the Optimist Park Neighborhood and as such the views of Optimist Park should take priority. Our review is only intended to supplement their review.

Both of our organizations have approved the project as presented with the following caveats and suggestions. The following points of concern were raised by both groups after our initial meetings with the petitioners. Our position is that if the future developer addresses these issues the project will be more successful:

1. Typically, our neighborhoods work directly with developers in the rezoning process. This is a unique situation in that we are working with property owners before the sale of a parcel. The Wellmon family, however, has been transparent and open to compromises. All neighborhoods impacted (NoDa, Villa Heights and Optimist Park) request future and consistent discourse with whomever ultimately develops these parcels.
2. The petitioner has asked to go beyond the 25th Street Station Area Plan's suggested building heights along North Davidson Street. We support this idea only if the additional height is utilized for first floor retail/commercial space along North Davidson Street (which is also suggested in the Area Plan). We feel strongly that North Davidson Street needs to continue its growth as a business corridor; all other projects we have supported in the area fit this vision, and we feel that this large parcel is the most important catalyst to bridge the gap between NoDa, Optimist Park, and the Villa Heights sections of the North Davidson Street corridor.
3. It is important for such a large project to have a commitment to public space and public art. The neighborhood believes that this will contribute to the success of the project and of the neighborhood.
4. The neighborhood also supports the preservation of our historic resources. Recognizing that the entire Chadbourn Mill site has historic significance, we also understand that some compromise on these issues are necessary to meet the needs of a parcel adjacent to the light rail. As a compromise, the petitioner agreed to setting aside a minimum of \$50,000 to be used either for public art or to retain the Chadbourn Mill Smokestack.
5. This site surrounds a parcel zoned 1-2 on three sides, owned by Theron and Christina Ross. Mr. Ross, a local artist specializing in metal work, uses the parcel as a foundry and studio. His work is loud in volume and our concern is that there may be a potential conflict between new residents and his business. We would not want either to be detrimentally affected. We request that the petitioner address this conflict.
6. Our neighborhoods strongly believe that one of the strengths of our communities is that we are not just cookie cutter formula driven developments. Local and small businesses are the heart of what makes us unique. We encourage the future developer to keep this in mind and consider structures and business models that cater to these small and local businesses.

7. Another concern expressed by our neighborhoods is the lack of affordable and workforce housing. Having a diverse community is important to us, and as such the housing stock should cater to as large a demographic as possible. We also recognize that development and financing pressures make affordable housing difficult without outside financial assistance. Developers should understand that any effort to provide a more affordable and diverse housing product is encouraged by our communities.

In addition to these issues, we expect that the future developer of this parcel will conform to the ongoing needs of the surrounding neighborhoods by providing the following:

1. A minimum of 1 parking space per bedroom, not including handicap spaces or spaces earmarked for retail/commercial use.
2. An innovative and artistic building design, extensive fenestration, and unique architectural elements/signage for entrances and businesses. On such a large parcel, there should be a sense of multiple buildings of different design and a distinct urban feel.
3. On-street parallel parking wherever feasible.
4. A commitment to LEED or other green building standards.
5. Public space for pedestrian congregation including allowances for seating, trash, bicycle parking, public transportation, and green space.

The neighborhoods appreciate the petitioners' willingness and their sincere efforts to accommodate our input during our recent discussions. We also look forward to working with the future developer to further the goal of creating a successful development while also enhancing the future of our already unique neighborhoods.

Sincerely,

Hollis Nixon
NoDa NBA President

Angela Ambroise
Villa Heights Community Organization President