

Messick Properties Group, Inc.

A full service real estate company – Sales, leasing, property management (rentals and homeowners associations), auctions

July 2, 2018

Mr. Gary Roberts:

Carr Builders has been actively pursuing developing property in the Gateway Community of Winston-Salem since March 2, 2018. Since this time, Carr builders has invested thousands of dollars meeting with engineers, surveyors and architects to adequately ensure this project conforms to the area aesthetics and is beneficial to the Gateway Community, surrounding communities and businesses. Carr Builders has reached out in numerous variations to meet and explain his proposed project to those in these surrounding areas.

Carr Builders has conducted personal meetings with Councilman John Larson to receive his input and guidance as to what aspects he and those he represents would like to see develop with this and potential future projects, and as a result Carr Builders has listened to this guidance and implemented this into design and needs for the community. Messick Properties, broker on behalf of Carr Builders, has spoken personally with Jim DeChristo, Chief of Staff with the UNCSA, at length and he provided his complete support on this project and stated this has been a long time coming and this would be an asset to the faculty and staff of the university. Messick Properties has also reached out to Franklin Vagnone, President of Old Salem, but has yet to receive a reply.

Carr Builders was graciously invited to attend a round table meeting on June 28, 2018 at the ARC Enrichment Center to discuss the positive and potential negative impacts this project can propose. Overall the indications from those in attendance were positive to this addition of upper scale residential apartments. It appeared the primary concern for those in attendance was parking as a result of any future projects in the Gateway. In order to address this issue, Carr Builders has instructed the engineers on this project, Allied Associates PA, to provide documentation that states how many current parking spaces are in the original site plan of 2004 for the Gateway and the proposed square footage at that time compared to the parking spaces that are currently developed with the current developed square footage. Additionally, Messick Properties is going to approach the original site developer and current land owner if they would make any concession to providing additional land for parking lot development or adding additional parking spaces on their own.

In attendance at this meeting were the following entities:

- Carolina Hops and Vineyards (business owner in the Gateway)
- Gateway Sustainability Village, LLC (landowner in the Gateway)
- Margaret Norfleet-Neff (partner/developer of the former Hewitt Business Center)
- Greg Fagg (Vice President of Operations with the YWCA)
- ARC Enrichment Center
- West Salem Neighborhood Association
- Washington Park Neighborhood Association
- Triad Eco Adventures

1111 South Marshall St #178, Winston-Salem, NC 27101, PO Box 24982, Winston-Salem, NC 27114-4982
(336) 727-8600, Fax (336) 727-8814

W-3372 Attachment A 1 of 4

Messick Properties Group, Inc.

A full service real estate company – Sales, leasing, property management (rentals and homeowners associations), auctions

Please let us know if there is anything further we may provide in reference to this project.

Respectfully,
Zach

Zachary B. Lancaster
Broker & Property Manager
Messick Properties Group, Inc.
P.O. Box 24982
Winston-Salem, NC 27114-4982
(336) 727-8600 ext 106
(336) 727-8814 fax

www.messickproperties.com



Carr Building Company LLC

5313 Hardwood Dr
Winston-Salem, NC 27106
336-345-5077
carrbuildingcompany@gmail.com

June 1, 2018

Gary Roberts
Winston-Salem, Forsyth County Planning Department
garyr@cityofws.org

Mr. Roberts,

I am writing to inform you of the neighborhood outreach we have performed for a proposed apartment complex that we are calling The Summit at Gateway. The project will be at the intersections of Salem, Marshall, and Main Street. On May 22nd we met with Councilman John Larson to discuss the project. Mr. Larson was supportive and he gave us a list of names in the surrounding area to contact and inform about what we were proposing to build. We reached out to the following by phone and left messages:

Mr. Lindsay Bierman - Chancellor of UNCOSA
Chief of Staff at UNCOSA (Jim DeCristo) returned our call this afternoon and stated the project has the full support of the UNCOSA.

Frank Vagnone - Director of Old Salem

Carissa Hanson - President of Washington Park Association

Awaiting times from the above to meet and review proposed development.

Salvador Pinta - President of West Salem Association
Going to neighborhood meeting on the first Tuesday of June to present proposal.

We look forward to discussing our proposed apartment project with the surrounding community, and believe it will fit in well with the multi-use plan that the city has envisioned for the property.

Respectfully,

Robby Carr
Carr Building Company LLC

W-3372 Attachment A
3 of 4

Gary Roberts

From: Zachary B. Lancaster <zach@messickproperties.com>
Sent: Friday, June 08, 2018 10:59 AM
To: Gary Roberts
Cc: Robby Carr; dcarr10814@gmail.com
Subject: web inquiry

Gary,

Good morning. David Carr wanted me to email you regarding the efforts that were made in reaching out to the local communities regarding the development of the apartments in the Gateway area.

On Tuesday, June 5th, I went to the Moravian Church at the intersection of Academy and Walnut St. to meet with the West Salem Neighborhood Association. I was provided the time to be there at 6:00pm, and I arrived at 5:30pm, and remained until 6:30pm with no one else arriving. Additionally, the West Salem website has been removed.

I called Clarissa Hanson with the Washington Park Association and never received a reply.

I called Frank Vargnone (forgive my spelling) with Old Salem and I am still awaiting a return call.

I did speak with Jim DeChristo, Chief of Staff with the UNCUSA, at length and he provided his complete support on this project and stated this has been a long time coming and this would be an asset to the faculty and staff of the university.

Please contact me if there are any further questions or concerns I may be able to answer regarding this matter.

Respectfully,

Zachary B. Lancaster
Broker/Property Manager
Messick Properties Group, Inc.
336.727.8600 - office
336.727.8814 - fax
336.416.0475 - mobile

W-3372

4 of 4