Oliver's Trace Neighborhood Meeting MEETING OVERVIEW

DATE:

April 17, 2019

TIME:

Meeting began at 6:05 p.m.

Meeting ended at approximately 7:30 p.m.

LOCATION: Fire Department - 5190 Peters Creek Parkway

The meeting started shortly after the targeted 6:00 p.m. start at 6:05. In attendance at the request of the developer was:

• Dustin Mills - President of Taft-Mills Group (Property Owner / Developer)

- Amanda Mann Attorney, Morningstar Law Group To address any legal questions
- Jessica Rossi Project Manager, Kimley Horn To address value impact questions
- Matt Lowder Owner of Triangle Land Design To address any technical aspects of site plan
- Jay Clapp Regional Manager, Ramey Kemp To discuss traffic impact analysis ("TIA")
- CJ Tyree Partner with Taft-Mills Group To discuss any financial related questions
- Tristan Williams Associate with Taft-Mills Group To discuss management related questions

In attendance from the neighborhood were a total of <u>Five (5) residents</u>. Of the aforementioned residents, two were the presidents of the property owner's association for the townhome and single-family development(s). A copy of the sign-in sheets is attached hereto.

City of Winston Salem Councilman John Larson was in attendance.

Triangle Land Design sent out the meeting notification to approximately 144 neighbors (including the HOA's for both single family and townhome development(s)) – the same list was used this time was used for our previous neighborhood meeting on 1/30/19. A copy of the notification and mailing list is attached hereto.

Dustin Mills began the meeting by providing a presentation meant to address several questions that had been asked during the previous meeting. They were:

- What Type of Development Is This?
- What Will It Look Like?
- Is This Public / Section 8 Housing?
- Who Will Live Here?
- · How will this property be managed/maintained?
- Impact on Surrounding Property Values
- How Will This Impact Traffic?

The following is a brief overview of the items that were discussed during the presentation:

- Project overview with rent comparison to market rents
- A focus on the fact that residents must have income to pay the proposed rents
- Amenities on-site
- Overview of Wakefield Commons a Taft-Mills development similar to that which is proposed
- Overview of Parkside Commons a Taft-Mills development similar to that which is proposed
- Colored rendering of the proposed development

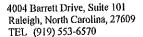
- Overview of the site plan as proposed
- Explanation of Workforce Housing Income criteria, a proven need, market statistics
- Overview of the job categories in Winston Salem that fall within the targeted income range
- Overview of Excel Property Management and their staffing plan for the property
- Daily on-site management company responsibilities
- Daily on-site maintenance responsibilities
- Density overview and comparison to townhome across from proposed site
- Impact on surrounding properties Wakefield Plantation in Raleigh Case Study
- Overview of NCHFA study on property value impact
- Site plan area where Owner/Developer has agreed to provide fencing
- Overview of Ramey Kemp Traffic Impact Analysis
- Overview of past Taft-owned properties

Following the presentation, attendees were encouraged to ask questions. The follow provides a basic overview of the general questions that were most heavily focused on during the meeting:

- Will there be speed bumps to slow traffic? Mr. Mills stated that the city had advised Jay Clapp that the likelihood would be low and that long-term maintenance would be a concern. Mr. Clapp suggested alternatively that we work together to get municipal approval to get an all-way stop at the entrance. This drew a great deal of positive responses and Mr. Mills agreed to make that proposed adjustment on the site plan. Councilman Larson seemed to be very supportive of this option as well.
- Traffic came up speed and volume Mr. Mills explained that while they were not required to municipally, that Taft-Mills commissioned a Traffic Impact Analysis with a full traffic count. The findings were that the proposed development would have minimal impact at peak (both a.m. and p.m.) hours. Mr. Clapp discussed his specific counts one resident questioned his counts and he spent some time explaining how they went about conducting the counts. This seemed to address this resident's question.
- Councilman Larson asked if a resident received a raise once they moved in, would they have to
 move out. Mr. Mills stated that an increase in income would not result in the resident having to
 vacate the unit.
- It was asked if there would be any type of opening ceremony and if the neighbors were invited —
 Mr. Mills responded that they typically host a ground breaking to kick off construction and a ribbon
 cutting to celebrate construction completion and that all neighbors and city officials were invited
 and encouraged to attend.
- Lighting on the property and along Olivers Crossing was discussed Mr. Mills responded that
 the property would be well lit with a lighting package what would provide plenty of light for safety
 while minimizing the light impact on surrounding properties. There was discussion on what type
 of lighting could be installed along Olivers Crossing Mr. Mills stated that he would work with
 the city to address that once the site lighting was installed.
- Councilman Larson asked for clarification on what the entrance would look like Mr. Mills
 commented that because the creek buffer is closer to the front of the property, the visual impact
 along Olivers Crossing would be limited to the entrance area and that aesthetically pleasing signage
 would be installed to note the entrance.
- Will there be sufficient parking? Mr. Mills confirmed that Taft-Mills regularly conducts distance calculations from parking spaces to the building entries. In addition, the proposed development will provide a sufficient amount of spaces to meet the City of Winston Salem's parking requirements for multi-family development.

- Will there be sidewalks? Yes, sidewalks will be provided interior to the proposed development and along Olviers Crossing Drive to allow residents easy access to the shopping and retail immediately adjacent to the proposed site.
- A resident thanked Mr. Mills for including a picture of what the proposed development will look like in the meeting notice (a copy included with these minutes)—the president of the single family HOA stated that once his neighbors saw what the development would look like, he experienced a significant decreases in calls of concern.
- Near the end of the session, the president of the townhome association stated to Mr. Mills that she had come into the meeting with concerns but that the presentation and question/answer session had left her feeling much more comfortable. That same sentiment was echoed by the president of the single-family board. Mr. Mills thanked the attendee for being openminded and asked for both presidents to share their experience at the meeting with their fellow property owners.

Mr. Mills officially closed the meeting by providing cards to both presidents and asked that any residents who were unable to attend the meeting call him directly with questions. Mr. Mills also stated that he would be the point of contact through construction and into operations.





Dear Neighbors,

As a follow-up to a neighborhood meeting we hosted in January, we cordially invite you join us for an update meeting regarding our client's property located at 1865 Oliver's Crossing Drive. Since our last meeting, we have attempted to incorporate many of the comments that we heard. In addition, we will have on display colored renderings of the proposed development as well as actual pictures of our recently completed development that mirror the proposed design. The meeting details are as follows:

Date:

Wednesday, April 17th

Time:

6:00pm-8:00pm

Location:

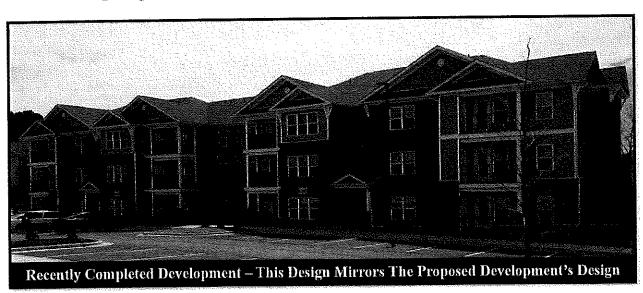
Griffith Fire Department

5190 Peters Creek Parkway Winston-Salem, NC 27127

In the event that you aren't able to attend next week's meeting or you were unable to attend the January meeting, here are a few details:

- The proposed development will be privately owned this is NOT public housing.
- The anticipated Total Development Cost will be \$12.1 Million Dollars or \$137,500 per unit.
- There will be full-time, on-site management, which will include maintenance personnel.
- Residents must provide income verification and pass both credit and criminal background checks.
- The proposed development will be designed and constructed to the highest standards (see below design).

Thank you in advance for joining us on April 17th. If you are unable to attend, but have questions, please email: mlowder@trianglesitedesign.com.



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Dennis Kimya Nuru
AMH NC PROPERTIES LP
DRESEL KURT MICHAEL
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Alfonso Carmel F Abraha Aebeyo Grace Robert D Gotay Isidro R Salmeron Santos Felipe Espana Hugo Alexander Wong

Dawson Lawrence

Hubbard Realty Of Winston Salem Inc

Barr Clementine G
Aranda Jesus
STROUD JESSICA
Craver Jason
JACOBI SCOTT STEPHEN
Willard Julie Davis
Havnes Sitzabeth S

Redden William Maurice

Kaufman Adam

Wilson Amy

Burlock Donald Anthony

Gary Shana C Watson Beverly J BUSH MIKAYLA ANN Foley Bobby N Grochowski David W

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Walton Tiffany Nicole
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Pegram Deborah B
Lo Wen Chilh

WHITE RYAN D Harvey Larry C Craft Wayne E Long Dorothy Byerly Frederick E Smith Ryan

Britt Brandon Rayne

Tucker Loretha H Irby James A Mellor David Wayne Coggins Sherrill B 1901 Main ST, STE 900 1901 Main ST, STE 900 3008 Centerbury Park Dr 30501 AGOURA ROAD, SUITE 200 1652 HAVERSHAM PARK DR

26822 Calle Maria 1616 Haversham Park Dr 2078 Waterford Village DR 3088 Canterbury Park Dr 3005 Canterbury Park Ct 1006 Malfard Landing BLVD

1663 Haversham Park Dr 1655 Haversham Park Dr 3086 Haversham Park Cir 3089 Haversham Park Cir 1598 Westbrook Plaza DR, STE 200

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6025 Hedgerow Cir
888 Twin Pine DR
1801 Olivers Crossing Cir
8755 N Meridian ST
1625 Olivers Crossing Cir
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1661 OLIVERS CROSSING CIR
4861 Westchester Rd
3127 Old Salisbury Rd
3137 Old Salisbury Rd
31363 Old Salisbury Rd
3175 Old Salisbury Rd

1737 Gyro Dr 3300 Enterprise PKWY 3515 Renon Rd 3919 WARLEIGH WAY

1640 Haversham Park Dr

1636 HAVERSHAM PARK DR 1632 Haversham Park Dr 1651 HAVERSHAM PARK DRIVE 1645 Haversham Park Dr 1639 HAVERSHAM PARK DR 3090 Haversham Park Cir 1828 OLIVERS CROSSING CIR 1832 Olivers Crossing Cir

585 Woodbay Dr

11200 Broadway St, Ste 2400 1624 OLIVERS CROSSING CIR 1628 OLIVERS CROSSING CIR

2451 Arnold Rd

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Olivers Crossing Homeowners
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Camp Wanda Renee
Albertson Robert Jeffery
Sweeny William
Riley Patricia V
Everhart Jeffery S
Morel Jose M
Castillo Aleyna
Valentine Andrea
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Towns Oliver'S Crossing Homeow

Lloyd Sohanna CRUZ JULISSA JIMENEZ Jessup Ashley N Cox Marcus A ELDER TONYA LAVETTE

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SAFFRON HOLDINGS LLC

Nifong Ted James
ARANDA JESUS
Jones Margaret Sue
TYREE STEVEN W
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Aranda Jesus Rivera
Lambeth Donny C
GLATUS JEFFREY A
RODRIGUEZ LAURA MOYA
Flowers Gene Gray
Ervin Sande Lloyd
Ervin Sande Lloyd
T-square Corporation

Brownstone Properties Ws Llc

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1629 OLIVERS CROSSING CIR

PO BOX 1572 1151 Norman Shoaf Rd 3099 Old Salisbury Rd PO BOX 25323 3171 Old Salisbury Rd 1801 BAY MEADOW CT 5190 Peters Creek PKWY 553 Steeple View CT

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4505 Country Club RD, STE 200 1901 Main ST, STE 900 1688 Haversham Park Dr 1682 Haversham Park Dr 487 Baldwin Pl 1670 Haversham Park Dr 1612 Haversham Park Dr 1608 Haversham Park Dr

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3006 Canterbury Park Dr 1623 Haversham Park Dr 2706 N Church ST 1800 Olivers Crossing Cir 1804 OLIVERS CROSSING CIR 5015 Hogan Point Ct 1864 Olivers Crossing Cir 1600 OLIVERS CROSSING CIR 5283 Smoky Ridge Ln 14A OAK BRANCH DR 787 Willow Oak DR

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635 Trade Center BLVD

PO BOX 237

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Chesterfield MO 63005



4004 Barrett Drive, Suite 101 Raleigh, North Carolina, 27609 TEL (919) 553-6570

> Olivers Trace Apartments Neighborhood Mecting 4/17/19

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> Olivers Trace Apartments Neighborhood Meeting 4/17/19

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