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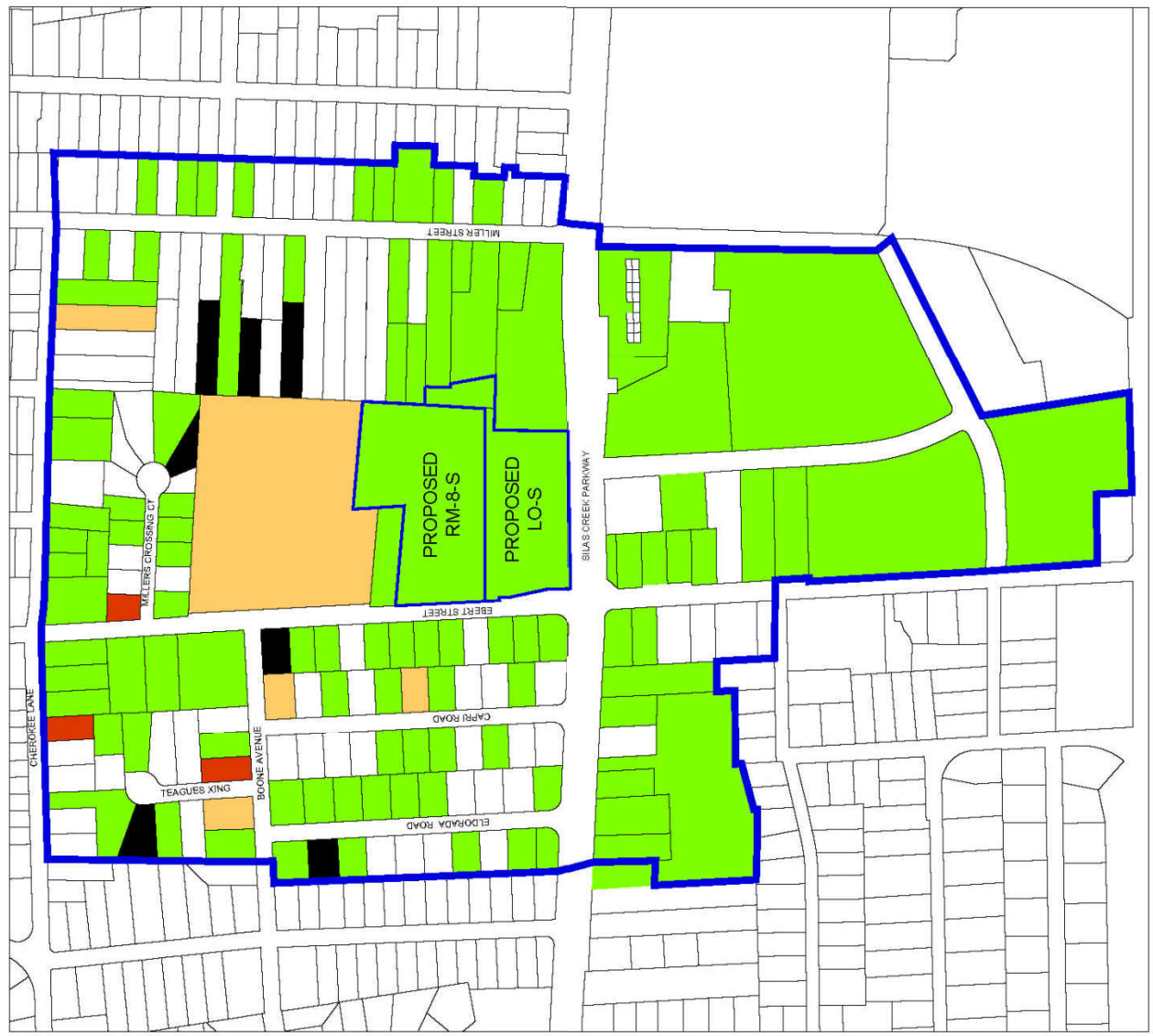
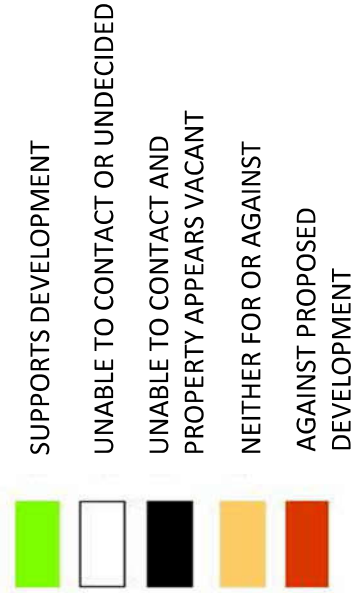
Ebert Park
Rezoning Supplement Package
Updated 04/23/18
Project Case Number W-3363

Table of Contents

- Site Outreach Map
- Ebert Park Project Summary
 - Summary
 - Arguments for Ebert park
- Outreach Documentation
 - Summary
 - Exhibits

Outreach letters were sent to all property owners within the thick blue boundary inviting them to attend at least one information meeting

Of the property owners/residents we were able to contact, there are 103 parcels that support, 5 that are neutral, and 3 that are against



Ebert Park Project Summary

We have been working with the Ebert family on this project since last fall, including significant and successful efforts to reach out to our neighbors for their opinions on our proposed development. Our initial vision was medical office, but after meetings with City Planning Staff and representatives of the Ardmore Neighborhood Association we revised our vision and made the majority of the project residential. The resulting plan is quality new residential townhomes for Ardmore, buffered (and made possible) by modest residentially-compatible office buildings fronting Silas Creek, the type of transition between residential and heavy commercial recommended throughout the UDO and adopted Area Plans, including the Southwest Winston-Salem Area Plan.

The process was a great benefit to us, allowing us to meet the majority of the nearby neighbors and craft a blend of office with residential that has been well-received. The process and results are documented by our outreach summary included below in this document.

Summary of Arguments for Ebert Park

As shown below, the proposed Ebert Park meets the spirit and purpose of Legacy, The Southwest Winston-Salem Area Plan, and the UDO. The project will benefit the neighborhood, the City, provides significant new residential development, and meets or exceeds all applicable standards relating to traffic, stormwater and other developmental considerations.

1. Ebert Park is on the edge of GMA 2 (Urban Neighborhoods) and adjacent to GMA 3 (Suburban Neighborhoods). The Growth Management Plan on page 2 of the Southwest Winston-Salem Area Plan shows that the property is within the “Suburban Form” Growth Corridor, suitable for commercial, office and multifamily uses. The proposed rezoning for Limited Office and multifamily (RM-8) precisely fits the Growth Management Plan.
2. Page 21 of the Area Plan says this vacant property should be developed for residential use, particularly “townhouse structures at an intermediate density.” Ebert Park proposes 32 new townhomes at intermediate density.
3. Page 27 of the Area Plan notes that “Office uses typically have few negative impacts on adjacent land uses . . . making them an appropriate transitional use between residential uses and more intense uses.” Again, this is exactly what Ebert Park will do, provide a transitional modest office use between heavily trafficked and intense Silas Creek Parkway and residential properties.
4. Page 21 of the Area Plan may be interpreted by some to suggest that only residential is appropriate but, in the context of the Growth Management Plan, the recommended use of LO, the buffering from a busy highway, and the adding of 32 new residential units, the proposed Ebert Park is consistent with the spirit and purpose of the Area Plan. The low intensity office buildings are what makes quality townhomes possible. If one interprets the Area Plan to require only residential, that fails to take into account the location, the neighborhood and the economics of a challenging property, as

well as numerous Plan recommendations and the GMA Plan. As noted on the first page of the Area Plan, “decision makers must also take into account current site conditions, community needs and changing circumstances, as well as other information that was not apparent during the initial area planning process.” Ultimately, Area Plans “are simply recommendations.” Ebert Park meets most of the Plan’s recommendations.

5. While outreach for Southwest Winston-Salem Area Plan was significant for a large area, that outreach cannot match the efforts for this unique project, resulting in tremendous neighborhood support. See below documentation.

6. Many of the residents of Ardmore work in the medical field. 30,125 square feet of medical office in 2 residentially styled buildings could add as many as 80 jobs within walking distance of residences, a promising “live-work” arrangement which meets other desirable planning goals, such as reducing traffic and noise. Medical office workers go home each night.

7. Limited Office Purpose from the UDO. “Purpose. The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.” This describes the Ebert Park location. It is located at the corner of an Expressway and a Minor Thoroughfare, is within GMA 2, bordering GMA 3, and is located between Residential and Commercial Districts. The proposed project has both office and residential components making it a perfect transitional use.

8. The property has long been vacant except for a rental house. It’s been vacant in large part because a purely residential project is not the best or most economical use for a unique property. This site provides no precedent for other parts of Ardmore. Quality residential is being added, not demolished, in an area of Ardmore that has development challenges. The proposed modest medical office space is 1) what allows quality, but affordable, residential to be built; 2) provides a transition between commercial and residential as called for throughout the City’s land use ordinances and plans; 3) will buffer residential against busy Silas Creek Parkway.

9. We have the support of our closest neighbors. We have held 3 outreach meetings, inviting owners of over 200 properties closest to our proposed development. Out of the three meetings, no one showed up in opposition, and everyone signed that they were comfortable with the development that we are proposing. See map of support and signature pages.

10. Proposed townhomes and office use is the highest and best use for the property, complementing neighborhood needs and transitioning from heavy commercial.

Outreach Documentation

Below is an itemized list of our efforts, including meetings with City Staff. Exhibits are labeled with the item number to which they are related.

1. October 30th 2017 at City Hall South 1:30 PM

Barret Hagen met with Aaron King (City Land Use Coordinator) and introduced the vision of the project. The rezoning process was discussed.

2. November 13th 2017 at Ardmore Coffee 5:30 PM

Barret Hagen met with Daniel Castro, President of the Ardmore Neighborhood Association. This was an introductory meeting where our vision for the Ebert property was discussed.

3. December 7th 2017 at Miller Park Rec Center 7:00PM

Barret Hagen made a presentation to the Ardmore Neighborhood Association (attached). That proposal did not feature a residential component. The presentation was given and few questions were asked with some discussion.

Development Team Attendance: Bill and Jane Ebert (site owners), Barret and Lollie Hagen, Bob Anderson with Freeman Commercial

4. December 15th 2017 at City Hall South 9:00AM

Barret Hagen submitted a site plan showing 60,000 square feet of medical and no residential. He attended The Sketch plan review and received comments from City Staff.

5. December 27th 2017 at City Hall South 10:30.

Barret Hagen met with Arron King to discuss a new plan showing 32 townhomes and 30,000 square feet of office, the result of feedback from City staff and the Ardmore Neighborhood Association.

6. January 12th 2018 at City Hall South 8:30AM
Sketch plan review.
It was based on a site plan with 32 Townhomes and 30,000 sf of office.

7. January 16th 2018 at 1425 Ebert St 11:00 AM

Barret Hagen met with Leo and Nancy Manning (Neighbors along Ebert next to our property). He showed them a site plan with 32 townhomes and 30,000 sf of medical office. He also showed

them the architectural renderings of the medical buildings and streetscape views of the project. They told him that they would support the project.

Development Team Attendance: Barret Hagen and Bob Anderson (Freeman Commercial)

8. January 16th 2018 at 1451 Ebert Street 12:30 PM

Barret Hagen met with Daniel Castro and Jordan Payne of the Ardmore Neighborhood Association. They walked the site. He showed them where the buildings would sit onsite and answered their questions about the project.

Development Team Attendance: Barret Hagen and Bob Anderson (Freeman Commercial)

9. January 16th 2018 Letters sent to closest Neighbors

Barret Hagen mailed letters to the closest neighbors and invited them to a meeting onsite on Saturday January 27th 2018 at noon. The Letter, Site Plan that was mailed with the letter and a list of the neighbors who received letters is attached.

10. January 20th 2018 Email to Ardmore Neighborhood Association.

Barret Hagen sent an email inviting the ANA board and their Zoning board to the meeting on January 27th at noon. Email is found in the exhibits. It included a site plan, street elevations on Ebert St and Silas Creek. It also included the letter sent to the closest neighbors.

11. January 27th 2018 1451 Ebert St. Noon

Four neighbors came to the meeting. No one from the Ardmore Neighborhood Association contacted me before the meeting or came to the meeting. All 4 neighbors who came to the meeting signed a sheet that stated "If you are generally comfortable with the development of 30,000 sf of office along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment." Signatures sheets are in the Exhibits.

12. January 29th 2018 Letters to Neighbors

Barret Hagen sent thank you letters to those neighbors who came to the meeting on the 27th. He sent another letter to those who did not come and asked them to contact him if they would like any further information.

13. February 1st 2018.

Julie Magness from the Ardmore Neighborhood Association emailed questions about the project. The email and the response is found in the exhibits.

14. February 2nd 2018

Jordan Payne from the Ardmore Neighborhood Association emailed a letter of opposition “at this time” to Barret Hagen. Email is attached in the Exhibits.

15. February 9th 2018

Barret Hagen mailed a package to 207 property owners near the site. A map showing the parcel owners that received the letter and the letter are attached. The letter invited them to attend a meeting at the Quiet Pint on Tuesday February 20th at 5:30 PM to 7:00 PM. The letter also invited them to a meeting at the Site on Saturday February 24th at noon.

16. February 20th 2018 5:30 PM to 7:30 PM at the Quiet Pint

About 10 property owners showed up at the meeting on the 20th. All signed a statement that they were comfortable with the development as shown with 32 townhomes and 30,125 square feet of office along Silas Creek.

Development Team in Attendance at the Quiet Pint: Barret and Lollie Hagen, Bill and Jane Ebert, Betsy Ebert Michael, Donald Nielsen (Bell, Davis and Pitt), Jay Clapp (Ramey Kemp and Associates) , Bob Anderson (Freeman Commercial)

17. February 24th 2018 at Noon on Site

No property owners came to the meeting on February 24th. One person interested in living in the proposed development came by.

Development Team in Attendance at the Site: Barret Hagen, Bill and Jane Ebert, Betsy Ebert Michael

18. February 24th Neighborhood Outreach

After the February 24th meeting, Bill and Jane Ebert, Betsy Ebert Michael and Barret Hagen walked the neighborhood near the site. It was a beautiful day, sunny and close to 70 degrees. There were many people out in their yards. We were able to speak with dozens of people. Everyone we spoke with said they got the letter and all but 3 people told us that they were in favor of the development and were willing to sign a statement of support.

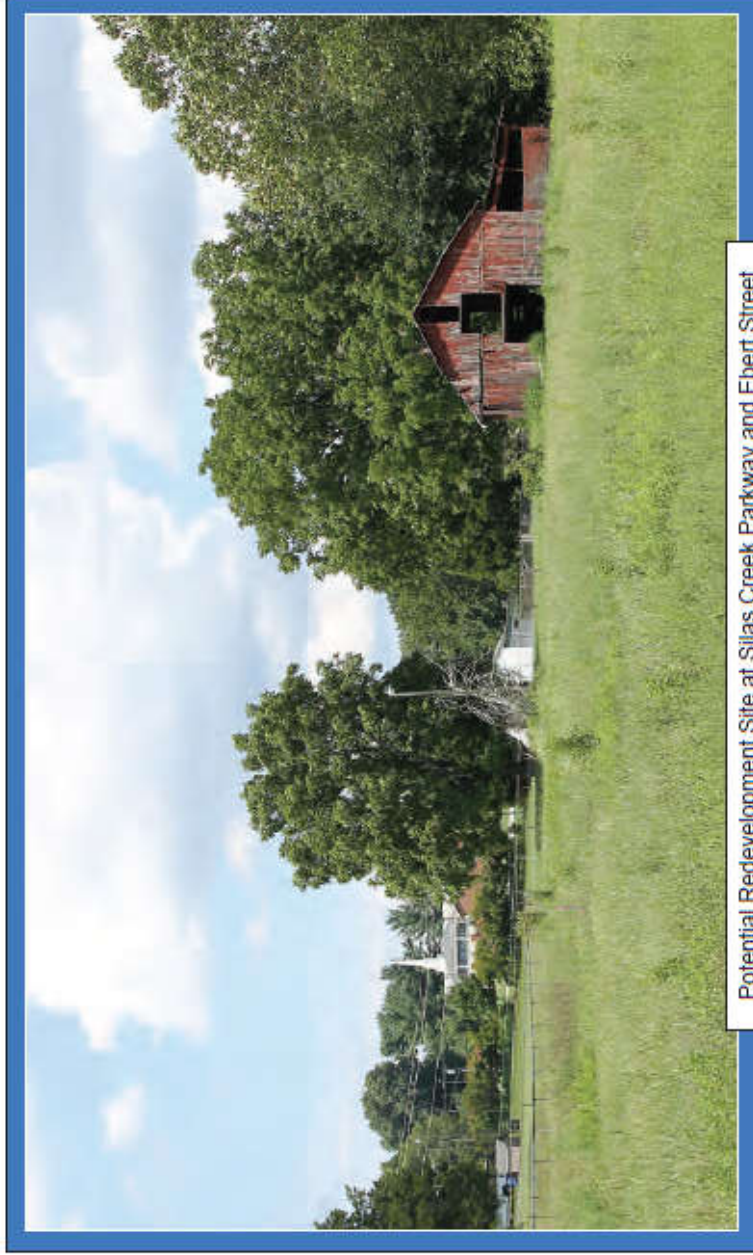
19. February 25th to date

Neighborhood outreach, door-to-door, has continued with positive results.

20. March 6th, 2018

Barret Hagen responded to the email received from Jordan Payne on February 2nd. He requested another meeting with the ANA. He also responded to an email received from Julie Magness.

Proposed
Ebert Property Improvements



Potential Redevelopment Site at Silas Creek Parkway and Ebert Street

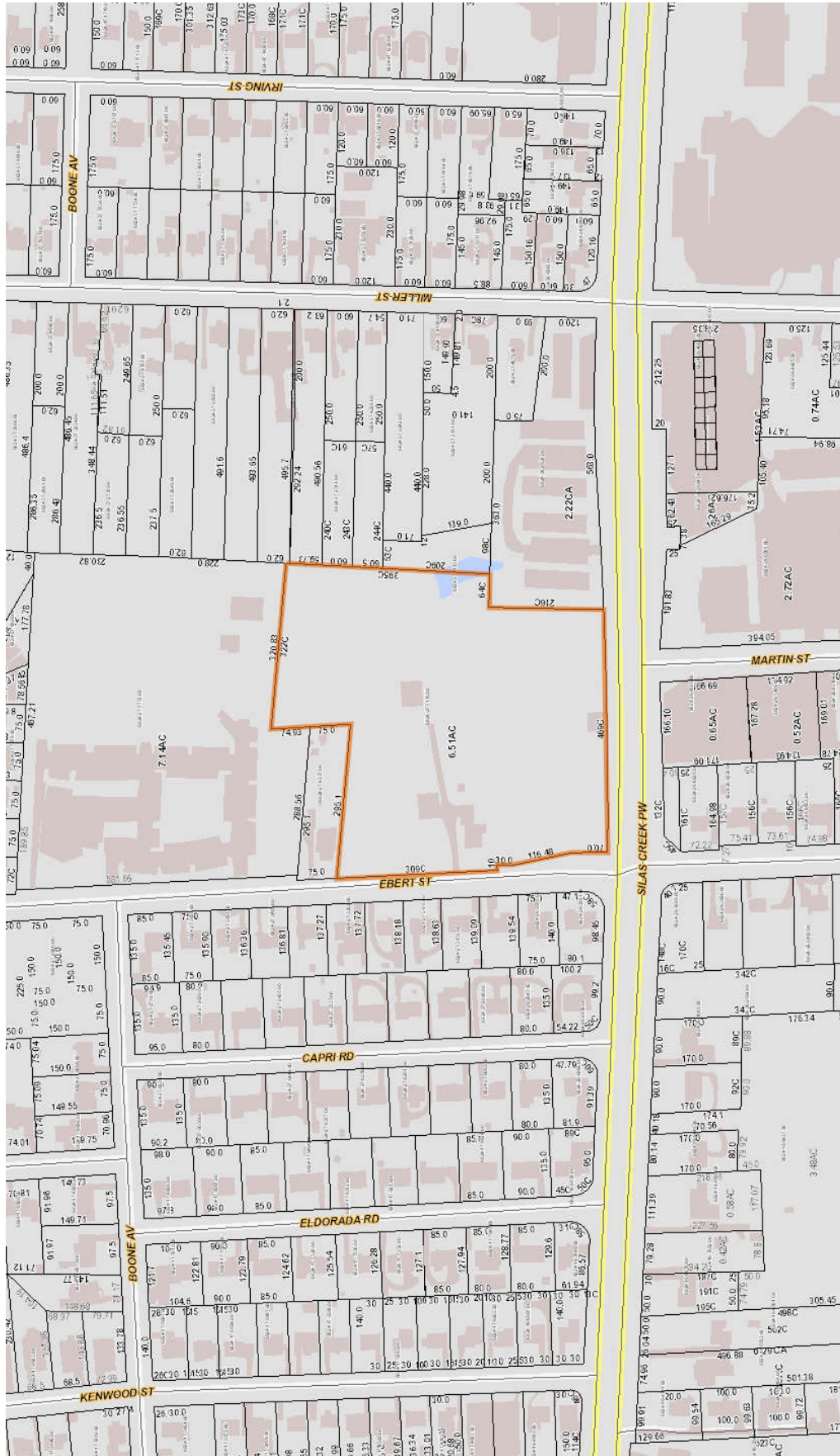
Photo taken from Winston-Salem Southwest Area Plan



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3859 Battleground Ave., Suite 300
Greensboro, NC 27410

Parcel Map



Background

This site has been in the Ebert Family since 1860. Much of Ardmore today was built on land formerly farmed by the Eberts and this is the last remaining undeveloped tract. It is our goal to build a legacy project that honors the Eberts and conforms to the character of Ardmore. As a former resident of Ardmore, my wife and I want to be a part of a development that enhances the neighborhood.

The property has been for sale for many years with its current zoning designation for single family. Winston-Salem's Southwest Area plan suggests multifamily of 12 units per acre along Silas Creek and 8 units per acres along Ebert Street for this property. The plan also suggests incorporating the apartment site to the east along Silas Creek. This plan may have been viable if the current apartments on Silas Creek could be obtained and demolished, but that is no longer feasible, as they were sold earlier this year for 2.4 million dollars.

Our opinion is that a single family neighborhood that is bordered by Silas Creek and the existing older apartments is not a marketable development. These conditions also negatively impact the ability to rent or sell upscale multifamily homes.

We feel that a Medical Office development offers a way to build out the site with best materials and features. Upscale medical could act as a transitional buffer between the somewhat haphazard developments along Silas Creek and the residential Ardmore. Medical office is a great neighbor to residential and it is already an existing use inside of Ardmore. It is safe, very quiet and the operating hours are generally normal business hours.

In this package you will find two site plans that we would like to discuss with the Ardmore Neighborhood Association Board. The purpose of this discussion is to form a development direction with the support of the Board.

Medical Office vs Residential

Existing Traffic volume

Silas Creek has a traffic volume of around 26,000 cars per day. Upscale residential is not marketable on such a busy Street. Below is a comparison of other Streets in the area with commercial development:

Haines Mall Blvd at Truliant Way 23,000 cars per day.

Stratford Road at Thruway Center is 22,000 cars per day.

Peters Creek at Silas Creek 28,000 cars per day.

Burke Mill Road 10,000 cars per day. Burke Mill has a mixture of office and residential developments (Traffic Counts taken From NCDOT AADT counts 2007)

Existing Development along Silas Creek

Between Ebert St and Peters Creek, the uses are mostly commercial. There are 4 single family houses between Ebert St and Peters Creek, with highest tax value at 1460 Irving Street (\$106,700). Between Ebert St and Kenwood St, the highest Tax Value is at 1460 Capri Rd (\$125,800), but the property sold in May of this year for \$90,000. Upscale residential would be difficult to market with these comparables.

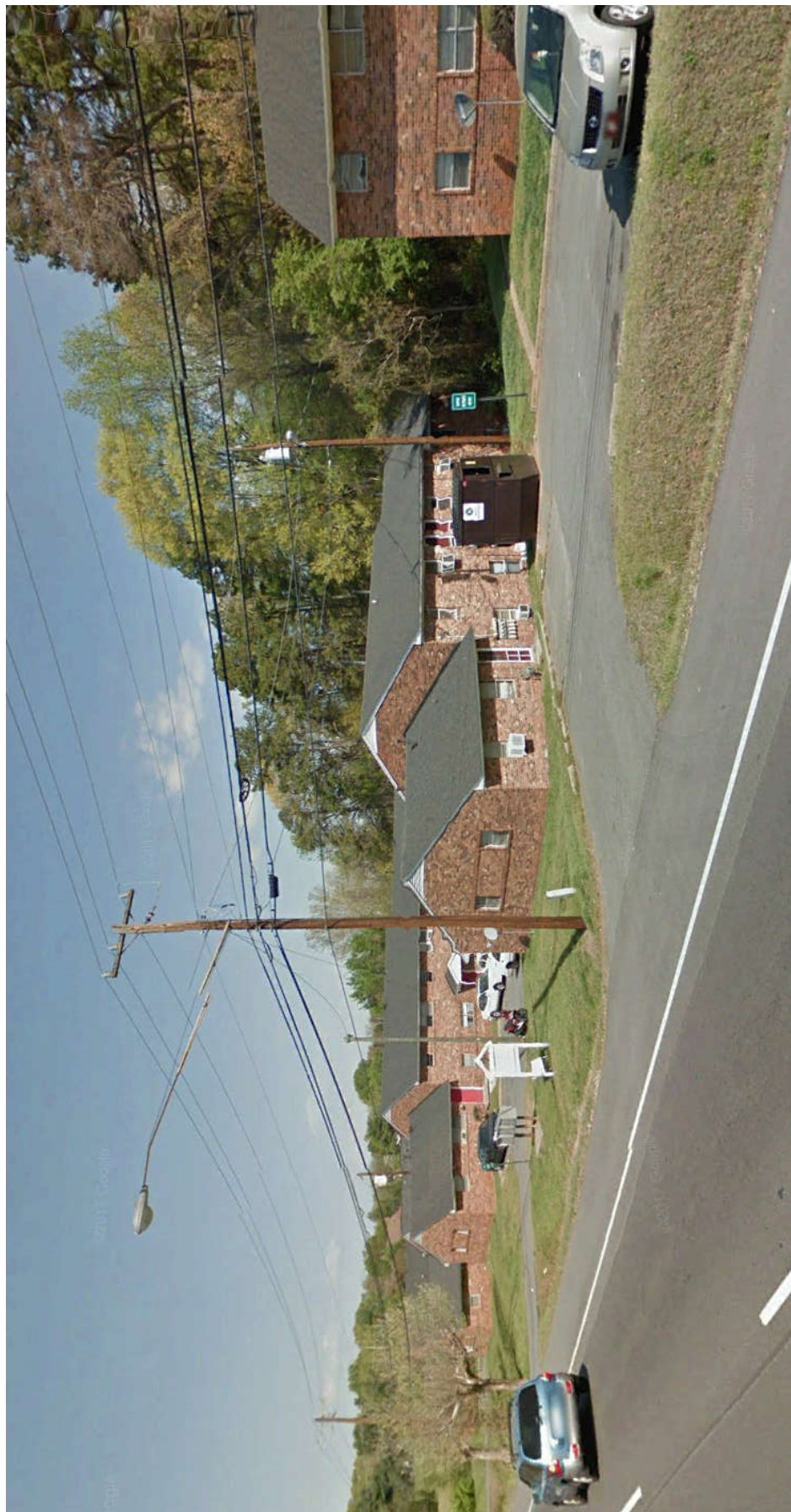
Medical Office Use

Upscale Medical office can be constructed with more expensive materials than marketable residential because the rent or sale of the property trades at a higher price per square foot. Great looking buildings would enhance Ardmore and provide a great transition between the busy road and the neighborhood. This is the best possible use for the property. It is less intense than commercial, it can be built to blend with the neighborhood, and the materials used in construction can be of the highest quality.

*Aerial Photograph along
Silas Creek*



Neighboring Apartments



Improvement Plan Option 1

This concept is a medical office village with parking that is broken up with buildings and a centralized common park. It is our vision that the development would have a village feel and the buildings would have elements that remind visitors of Ardmore architecture.



Improvement Plan Option 2

This concept would line Ebert Street with medical office, blocking the parking lot from the view of the street. The building architecture would still have Ardmore stylings, but you would lose the centralized park.



Conclusion

The end sales price or rental rate limits what can be spent on the construction of the development.

The traffic on Silas Creek and the site's proximity to the Hospitals make it very attractive for medical. The rent and or sale price per square foot allows us to use more expensive materials than we could use for residential that would fall within the market boundaries.

Medical office creates the perfect balance for this site. The issues that would limit high end residential do not limit high end medical. We feel that this project would enhance Ardmore, create walkable job opportunities and be a great transition between Silas Creek and the neighborhood.

Next Steps

A version of these concepts will be submitted to the City for preliminary technical review.

This plan will be reviewed by City staff and NCDOT. A final plan will be generated from the review comments.

It is our goal to involve the neighborhood early and try to gain their support. We will meet with surrounding neighbors to explain this Final Plan.

We will then submit the Final Plan for rezoning and go through the public hearing process.

Exhibit for Items 7-11

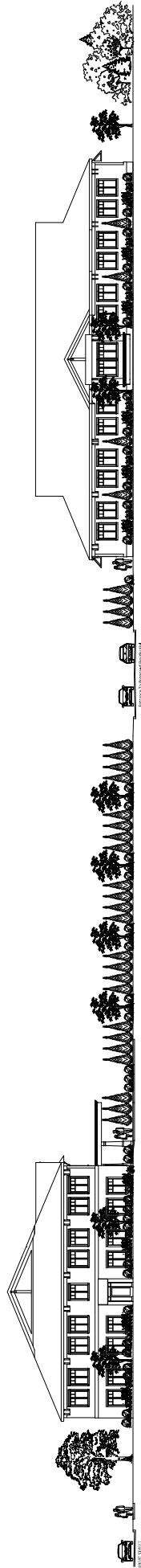




EBERT STREET VIEW

EBERT STREET VIEW

Exhibit for Items 7-11



SILAS CREEK PARKWAY VIEW

SILAS CREEK PARKWAY VIEW

Mail List for Item 9

First Name	Last Name	Property Address	Mailing Address	Mailing City, St and Zip
John and Robert	Jasinkiewicz	1400 Ebert St	1400 Ebert St	Winston-Salem, NC 27103
Meghan K.	Loscheider	1406 Ebert St	1406 Ebert St	Winston-Salem, NC 27103
Claire Rocheleau	Pappas	1412 Ebert St	1412 Ebert St	Winston-Salem, NC 27103
Danielle	Shannon	1418 Ebert St	1418 Ebert St	Winston-Salem, NC 27103
Clotile W	Williard	1424 Ebert St	1424 Ebert St	Winston-Salem, NC 27103
Ruddy	Andres	1430 Ebert St	1430 Ebert St	Winston-Salem, NC 27103
Joshua Tanner	Holden	1436 Ebert St	1436 Ebert St	Winston-Salem, NC 27103
Betty F.	Petticord	1442 Ebert St	152 N Wentworth Dr	Mockville, NC 27028
Dana	Cannin Mulhearn	1448 Ebert St	4372 Witherow Rd	Winston-Salem, NC 27106
Deborah	Doty	1454 Ebert St	1454 Ebert St	Winston-Salem, NC 27103
Leslie	Cristiano	1460 Ebert St	590 Ryder Cup lane	Clemmons, NC 27012
Edward Hoyte	Lyons	1466 Ebert St	1466 Ebert St	Winston-Salem, NC 27103
Henry L	Manning	1425 Ebert St	1425 Ebert St	Winston-Salem, NC 27103
Twin City	Baptist Church	1337 Ebert	1337 Ebert	Winston-Salem, NC 27103
Ralph W.	Medford	1426 Miller Street	1426 Miller Street	Winston-Salem, NC 27103
Georgene A.	Hall	1432 Miller Street	1432 Miller Street	Winston-Salem, NC 27103
Carl Edward	Parks	1452 Miller Street	436 Quail Haven Lane	Winston-Salem, NC 20107
PVD LLC		1456 Miller Street	PO BOX 60	Colfax, NC 27235



HAGEN
ENGINEERING, PA

January 15, 2018

XXXX
XXXXX
XXXXX

Re: Proposed Improvements at 1452 Ebert Street

Dear xxxxxx:

We are proposing to rezone the property located at the corner of Ebert Street and Silas Creek Parkway. Before we make a formal application to the City of Winston-Salem, I wanted to be available to meet with the neighbors adjacent to the Site. We will have a larger neighborhood meeting in the coming weeks, but we want to reach out to those closest to the property prior to submitting our zoning application to the City.

We are proposing 32 townhomes with target market values ranging between \$170,000 to \$220,000 per unit, and two medical office buildings.

I will be available at the Site, 1452 Ebert Street, on Saturday January 27th at noon to go over our proposed development and answer any questions you may have.

If you cannot make this meeting, but would like to schedule another time, please call or email me. I look forward to meeting with you.

Barret A. Hagen
Cell 336-404-9696
bhagen@hagen-eng.com

Barret Hagen

From: Barret Hagen
Sent: Saturday, January 20, 2018 10:24 AM
To: 'jpayne44@gmail.com'; 'rnewman.realestate@gmail.com'; 'julie.l.magness@gmail.com'; 'uubonnienc@aol.com'; 'ardmore@ardmore.ws'; 'Daniel Castro'
Cc: 'Jane Ebert'; 'Bob Anderson'
Subject: 1452 Ebert Street - Proposed Development
Attachments: Ebert Street Basemap_1-13-18 COLOR-SITE with numbers.pdf; Street Elevations-Silas.pdf; Street Elevations-Ebert.pdf; Letter to Ebert St Neighbors all 1-16-18 ANA.pdf

Ardmore Neighborhood Association and ANA Zoning Board,

I hope you all enjoyed the snow!

Last Tuesday I met with Daniel Castro and Jordan Payne onsite to go over our current site plan. That same day I sent letters to my immediate neighbors to invite them to the site on Saturday January 27th at noon. At that time we will walk the site, and I will explain our proposed development.

You are all welcome to attend as well. Please let me know if any of you are planning to come a day or two ahead of time.

I have attached the most recent site plan and drawings of the Street Views from Ebert and Silas Creek.

Sincerely,

Barret A. Hagen, P.E.



3859 Battleground Ave, Suite 300
Greensboro, NC 27410
(p) 336-404-9796
(f) 336-899-7890
bhagen@hagen-eng.com
www.hagen-eng.com

Ebert Park January 27th Onsite Meeting

Please record your attendance by filling out your name, address, email and phone number

**If you are generally comfortable with the development of 30,000 sf of Office along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Address	Email	Phone	**Signature if Comfortable with Development
Donald J. Alford CAROL ALFORD CARL PARKS	1452 MILLER ST RALFORD NC OUTLOOK.COM		336 7886916	Donald J. Alford Carol Alford
Tanner Holden	1436 Ebert St	tholden@primswater.com	336 469 1970	Tanner Holden
FRANCINE PAPPAS	1412 EBERT		336 298 7813	Francine Pappas
DEBY DORTY	1454 EBERT ST.		336 722-9000	Deby Dorty



HAGEN
ENGINEERING, PA

January 29, 2018

xxxx

xxxx

Winston-Salem, NC 27103

Re: Proposed Improvements at 1451 Ebert Street

Dear xxxx:

Thank you for coming to the meeting last Saturday. I hope you found it informative and the proposed project a potential benefit to the neighborhood. I wanted to apologize for a couple of typographical errors in the January 15th letter I sent. First the street address of the property we are rezoning is 1451 Ebert Street and not 1452 Ebert Street. 1452 does not exist and I am sorry if this caused any confusion. Also my cell phone number is 336-404-9796. The previous letter had it listed as 336-404-9696.

If you have any questions, or any friends or neighbors that have questions, please don't hesitate to contact me or share my contact information. I will be sending out invite letters for a broader neighborhood meeting next month. I hope you will be able to attend that as well.

Sincerely,

A handwritten signature in blue ink that reads "Barret A. Hagen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Barret A. Hagen
Cell 336-404-9796
bhagen@hagen-eng.com

Barret Hagen

From: Barret Hagen
Sent: Thursday, February 01, 2018 12:23 PM
To: 'Julie Magness'; Robert Newman; Daniel Castro; uubonnienc
Subject: RE: Ebert/Silas Creek Development

Julie,

Thank you for your inquiry. I have answered your questions below in Blue.

Barret A. Hagen, P.E.



3859 Battleground Ave, Suite 300
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(p) 336-404-9796
(f) 336-899-7890
bhagen@hagen-eng.com
www.hagen-eng.com

From: Julie Magness [<mailto:julie.l.magness@gmail.com>]
Sent: Thursday, February 01, 2018 2:43 AM
To: Barret Hagen; Robert Newman; Daniel Castro; uubonnienc
Subject: Ebert/Silas Creek Development

Hello Barret,

I have a few questions about the proposed plans for the goat farm.

1. I was a part of our area plan meetings, and my memory of discussion of this area was that DOT would not allow access onto Silas Creek Parkway due to the proximity to the Ebert stoplight. Has this been vetted? We are in the process of vetting. The plan we are submitting formally to the City with our application on February 5th will show this drive as an option pending NCDOT approval and that the Bellsouth Easement can be relocated. I am having a traffic analysis done of the intersections of Miller and Silas and Ebert and Silas. This study will analyze two conditions. One with the entrance/exit on Silas and one without. Once we have this information we will request a meeting with NCDOT to discuss the possibility of the Drive. I should have a completed traffic study early next week.

2. Have you collected historical data on what happens with water collection both on this parcel and to the north? While this is certainly not a flood plain, there are homes on this side of Ebert whose backyards have protective measures to keep water from rising into outbuildings with a heavy rain. I have looked at the basin and walked the creek from behind the church down to the old farm pond at the apartments. I also have a survey of this area. The water level of the old farm pond as of last week is a 813.

The bottom elevation of the creek behind the church is about 820. This is the start of the creek. The drainage above this area is much higher. For instance at the northeast end of the church property, the ground elevation is about 845 feet above sea level. I think if folks upstream are having flooding it is likely due to an issue unrelated to the area around the property we are looking to develop. I would be happy to look at any issues in field. Just let me know the names of the neighbors having trouble and I will contact them and try to identify their problem.

How much spill is there from the existing pond behind the church that will add to any collection from your planned development? I am not sure on this one. If it is built after 2008 then the City would have required that they store the difference of the pre developed runoff and the post developed runoff from the 25 year storm event. I can request the stormwater report from the City. See next question as to how we are handling our stormwater.

The plan looks like the planned water collection will extend onto the property of the existing apartments whose driveways are on Silas Creek Parkway. If that is true, what protections are built into this collection to prevent flooding of these apartments in the event of a heavy rain? We will store the difference of the pre developed runoff and the post developed runoff from the 25 year storm event on our site, releasing it over a 2 to 5 day period. This will allow the runoff from the Existing developments and houses upstream to peak and dissipate before we contribute any meaningful runoff to the basin. The 25 year storm has a 4% occurrence chance in any given year. Another way of saying this is that in any given year there is a 96% chance that we will not see a 25 year storm event.

This is a City of Winston Salem Requirement. I will not be able to get a land development permit until I have submitted calculations and they are approved by the City of Winston-Salem Stormwater Department

Aerial pictures of both areas indicate that perhaps both low areas have standing water that extends quite a bit beyond the dry weather footprints.

Thank you reaching out and for your consideration of these questions.

Julie Magness
Ardmore

Exhibit for Item 13

Barret Hagen

From: Barret Hagen
Sent: Thursday, February 01, 2018 12:24 PM
To: 'Julie Magness'; Robert Newman; Daniel Castro; uubonnienc
Subject: RE: Ebert/Silas Creek Development

Julie,

It is a Bellsouth Easement. I just got the field survey of the property completed. It will be shown on the plan I submit to the City next week.

Thanks,

Barret A. Hagen, P.E.



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www.hagen-eng.com

From: Julie Magness [<mailto:julie.l.magness@gmail.com>]
Sent: Thursday, February 01, 2018 4:48 AM
To: Barret Hagen; Robert Newman; Daniel Castro; uubonnienc
Subject: Re: Ebert/Silas Creek Development

I am sorry for this second email.

I do have another question. Does Duke Energy have an easement on Silas Creek Parkway about where the proposed driveway access is proposed? If that is the case, why is it not shown on the plans?

Thank you again for your time.

Julie Magness

On Thu, Feb 1, 2018 at 2:43 AM, Julie Magness <julie.l.magness@gmail.com> wrote:
Hello Barret,

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1. I was a part of our area plan meetings, and my memory of discussion of this area was that DOT would not allow access onto Silas Creek Parkway due to the proximity to the Ebert stoplight. Has this been vetted?

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Aerial pictures of both areas indicate that perhaps both low areas have standing water that extends quite a bit beyond the dry weather footprints.

Thank you reaching out and for your consideration of these questions.

Julie Magness
Ardmore

Barret Hagen

From: Jordan Payne <jpayne44@gmail.com>
Sent: Friday, February 02, 2018 3:48 PM
To: Barret Hagen
Subject: 1452 Ebert Street development

Hi Barrett,

Apologies for the delay in getting you some feedback, hopefully individuals that live nearby the property have already given some constructive criticism & ideas. The Ardmore Neighborhood Association has had time to go over the tentative proposal of the mix of residential townhomes and medical office. At this time, the ANA opposes the proposal in its current form.

Article II Section 1a-c of the ANA bylaws state that a few of the purposes of the ANA is to preserve the "basically residential nature of the neighborhood", to "discourage non-conforming property uses", and "to prevent further encroachment of industrial, commercial, and high-density land uses". The ANA is in favor of the idea of adding residential townhomes, as it would be a great alternative (outside of rentals & single family homes) for those looking to purchase residential property. Housing prices have continued to rise over the last several years and are not expected to slow, as Ardmore is also growing in desirability. Some nearby houses in close proximity of this property have sold for over 300k in the last year (for example, the few houses on the strip of Cherokee between Ebert & Kenwood).

The ANA understands that housing fronting Silas Creek Parkway may present some challenges, but there are other housing developments that have occurred in the city (for example, further up Silas Creek) that have a more "exclusive" community setting (using gates/fences/walls). Of course, housing prices may not be up to par with what they have sold for in some of these areas, however, we feel that housing competitively priced along the lines of Teagues Crossing or Millers Crossing Court would do well in this Ebert Street development.

Traffic in and out of the development is also a concern, and we hope that you have consulted with the DOT thoroughly. Not many are keen on having an entrance/exit off Silas Creek so close to the Silas Creek/Ebert intersection, and there are concerns about adding more traffic along Ebert, especially for the houses directly across the street.

Also, the ANA is concerned about stormwater runoff for any development that goes into this property, and would strongly encourage a detailed analysis showing the potential impacts on existing/future properties, and on the existing stream and pond. We understand that a retention pond would be built to accommodate some of the runoff, but this isn't illustrated in the site plan map you provided the ANA. However, we are very encouraged to hear that you would take the initiative to clean up the stream area and pond.

The ANA appreciates that a covered bus stop (along with sidewalks) will be provided along Silas Creek, as it would provide easier access to alternative transportation (while providing protection from the elements, which most bus stops do not) for those that choose, or need, to use it.

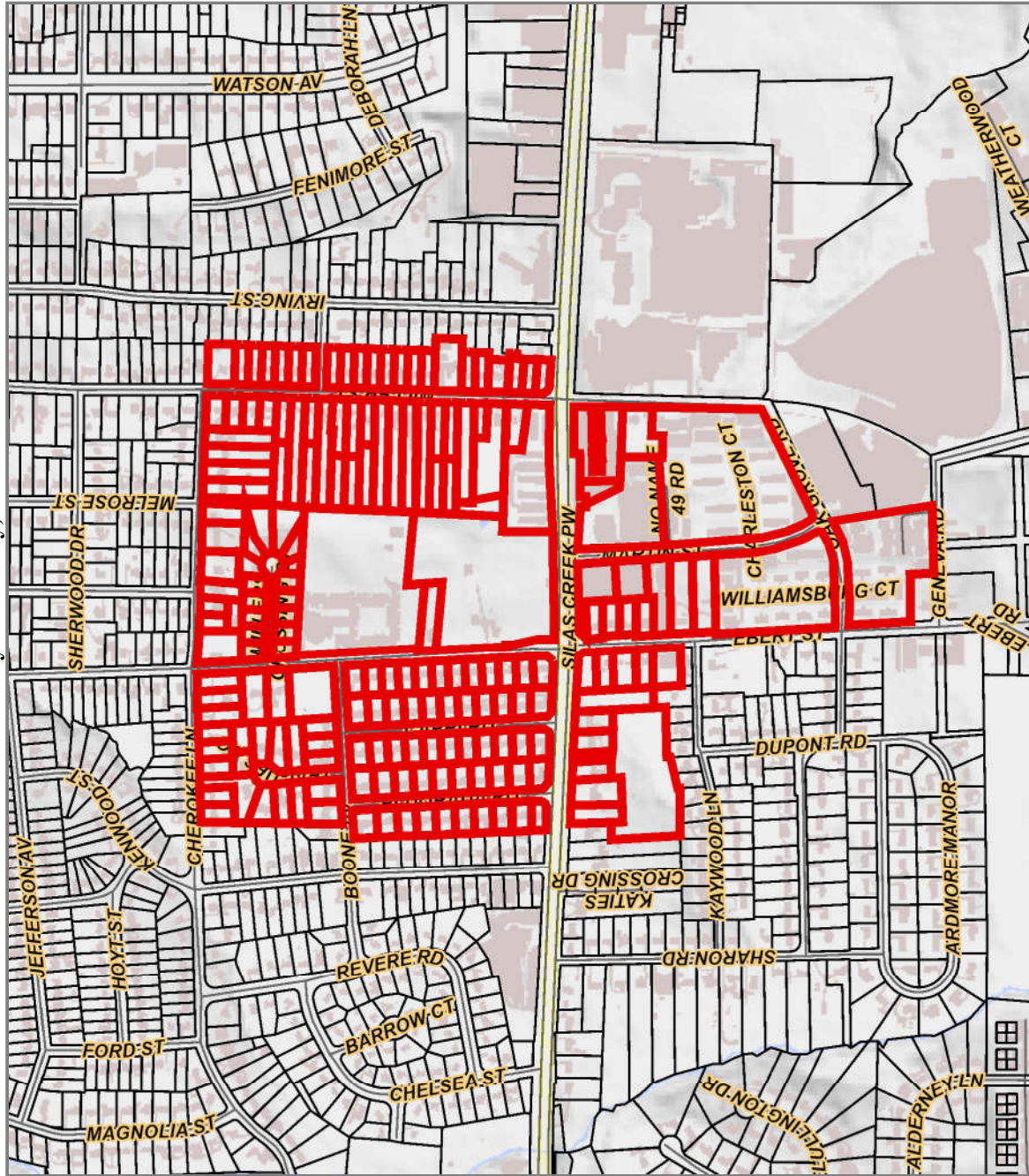
Not many concerns have been raised about the old house along Ebert, and we understand that it's quite possible it might not be salvageable (like the barn). But some residents in the neighborhood may still raise that issue.

Ultimately the ANA supports the latest Southwest Area plan, as several ANA members had robust participation in developing the plan and it likely would take a convincing exception before we would proceed on any plans that go against it. The plan calls for intermediate density of residential housing, and the townhome portion of the development proposal certainly falls in line with that. What gives the ANA issue is the two medical office buildings along Silas Creek Parkway. If this encroachment of office land use is accepted as is, we are concerned it may set a precedent that other entities (like Wake Forest Baptist or Novant Health) would use it to encroach on the neighborhood. And since the ANA discourages this kind of encroachment, we can't support the proposal in its current form.

We really appreciate that you have reached out to us and being open to our opinions/thoughts on the property. The ANA understands that this isn't the official proposal being submitted to the planning board, and we reserve the right to take into account new information and revise our stance on the development. We encourage you to revise the proposal so that it only includes residential development and find an alternative site for the medical buildings. Please continue to keep us involved, as we are more than willing to help.

Jordan Payne

Forsyth County, NC



1	6824-37-7830.00	6	6824-18-7362.00
2	1401 Miller ST	7	2344 Cherokee LN
3	6824-16-7849.00	8	6824-18-8003.00
4	1454 Eldorada RD	9	1330 Teagues XING
5	6824-16-9839.00		6824-18-8100.00
6	1455 Eldorada RD		1320 Teagues XING
7	6824-17-7133.00		6824-18-8332.00

Properties that Received Letters - For Item 15

PLEASE COME SEE WHAT'S PLANNED FOR THE OLD EBERT FAMILY PROPERTY

Dear Ardmore Neighbor,

Please join us at the Quiet Pint located at 1420 W 1st Street in Winston-Salem on February 20th anytime between 5:30 PM and 7:00 PM for a presentation of our proposed new development at the corner of Ebert St and Silas Creek Parkway.

This property, although vacant for several years, has been in the Ebert family since before the existence of Forsyth County. My wife and I lived only a few blocks from the site from 2003 to 2008 and we are blessed to have the opportunity to work with the Eberts to develop a project that respects and benefits the neighborhood and the City. We want you to see the plan, ask questions, and offer comments before we apply for the necessary zoning.

Ardmore is a special neighborhood and the Eberts want any development of their family property to reflect and add to the neighborhood. The fact that busy commercial Silas Creek Parkway bounds Ardmore makes it difficult to place new residential buildings there. However, as adopted City Planning documents stress, office uses can serve as a transitional land use between residential districts and commercial districts—they are less intense than commercial and serve as a buffer.

We are therefore proposing two modest medical office buildings (a 1-story and a 2-story with buffering) right on Silas Creek Parkway with 32 2-3-bedroom townhomes behind the offices. The total value of the project is expected to be about \$16,000,000. The medical buildings are both a buffer and a transition. As explained below, the offices make attractive higher quality—yet still affordable—townhomes possible.

The Ebert property is about 7.9 acres with a formal address of 1451 Ebert Street. It is included in the City's Southwest Winston-Salem Area Plan (p. 21). You can find the Area Plan on the City of Winston-Salem's website: www.cityofws.org/Departments/planning/area-plans

The Area Plan allows for apartments at a density of 12 units per acre along Silas Creek and townhomes at a density of 8 units per acre behind them. On the Ebert Property this would mean up to 26 apartment units are allowed where we show office, and 46 townhome units where we are only showing 32 townhomes. This is a total increase of 40 units over our proposed plan. The Area Plan suggests that the property could be combined with the existing apartments at the corner of Silas Creek and Miller St in a redevelopment effort. This seems unlikely today as these apartments recently sold for \$2,400,000.

We have carefully explored developing the site for a purely residential development as recommended by the Southwest Winston-Salem Area Plan, but the unalterable obstacle is the marketability of residential on Silas Creek. The farther north one gets from Silas Creek home values increase. According to the Forsyth County online GIS, tax values of homes along Silas Creek between Kenwood Street and Irving Street range from \$86,600 to \$125,800. The house valued at \$125,800 sold in 2017 for \$90,000. In comparison if you look at homes one block north along Boone Avenue the tax value ranges up to \$152,000. Out of the 9 houses on this block with available tax values, 6 of them were above the highest

tax value along Silas Creek. We think this comparison demonstrates that location has a significant effect on perceived homes values in this area.

Adding new residential consistent with market values of nearby homes along Silas Creek would not benefit the owners of the existing houses in this area or deeper into Ardmore. The solution which will allow quality townhomes to be built near to Silas Creek Parkway is to include modest medical offices as a buffer. The offices will insulate the proposed townhomes and allow them to be more attractive and of higher quality. We anticipate the proposed townhomes to be valued from \$143,750 to \$238,800. This would not be possible if we had residential in the same development at a market value less than \$100,000. The development of 32 townhomes, taking up the majority of the Ebert's property, is in keeping with the spirit and purpose of the Area Plan—adding significant new quality residences that will be an asset to the neighborhood and Ardmore.

Traffic is always a question when vacant land is developed. Our traffic consultant performed traffic counts last month at peak morning and afternoon hours at both the Miller St and Ebert St intersections of Silas Creek. Our site will add traffic, as any development would, but the impact is expected to be minimal. This is primarily because the medical traffic is opposite residential traffic. Office vehicles are arriving in the morning when residential vehicles are leaving and vice versa in the afternoon. We will have the traffic study available at the Quiet Pint and our traffic consultant will be there to answer any questions you may have.

We very much would like your support for this project. We know that means open communication and transparency. We want to demonstrate the project is good for the immediate neighborhood, good for Ardmore and good for the City. If you support the project or just want to find out more, please come to the Quiet Pint. You can also email your comments, questions and, hopefully, support, to info@hagen-eng.com. If you have further questions, cannot make the meeting on February 20th, or just want to walk the site, we will be at the property (1451 Ebert Street) on Saturday February 24th at noon and are glad to greet you then as well.

Enclosed are copies of our proposed plan, a plan showing the site as it could be developed under the Area Plan, and a Real Estate Comparison between the two. Please feel free to contact me with any questions or concerns.

We look forward to meeting you soon,



Barret Hagen
GNB Bonnar, LLC

Exhibit for Item 15

EBERT PROPERTY COLOR SITE PLAN EXHIBIT NOT TO SCALE

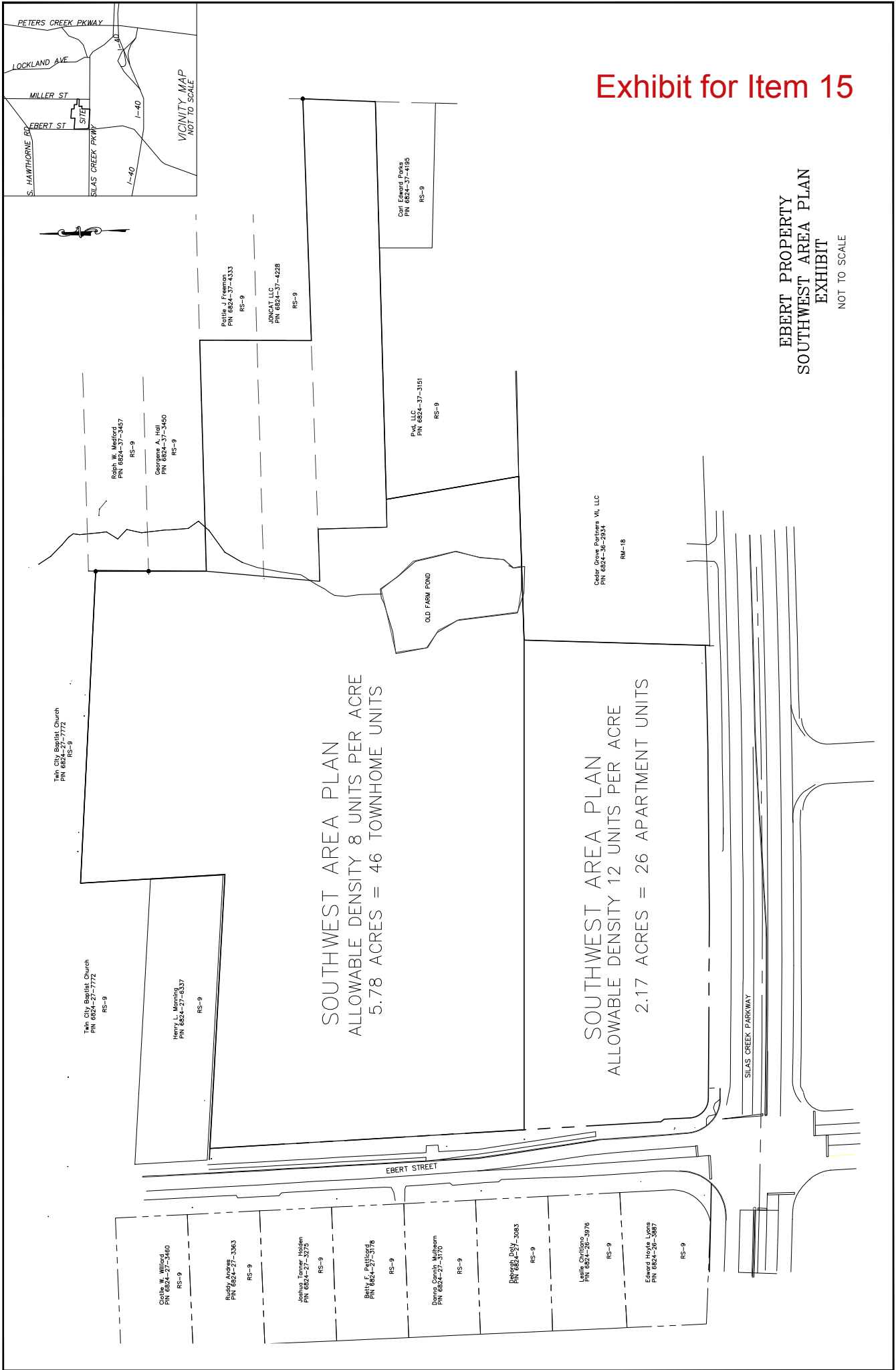


PROPOSED USES

- 30,125 SF OF MEDICAL OFFICE ALONG SILAS CREEK
- VALUE OF MEDICAL BUILDINGS = \$10,041,686.67
- 32 TOWNHOMES
- TARGET MARKET PRICE FOR TOWNHOMES:
- 2 BEDROOM WITH GARAGE - 1150 SF = \$143,750 - 9 SHOWN ON PLAN
- 3 BEDROOM WITH GARAGE - 1600 SF = \$192,000 - 9 SHOWN ON PLAN
- 3 BEDROOM WITH 2 CAR GARAGE - 1990 SF = \$238,800 - 14 SHOWN ON PLAN
- TOTAL TARGET VALUE OF TOWNHOMES = \$6,364,950
- TOTAL VALUE OF PROJECT \$16,406,616.67
- AVERAGE HOME PRICE = \$186,331.25
- AVERAGE PRICE PER SF = \$120.98 PER SF

- Trish City Baptist Church
PIN 6824-27-7772
RS-9
- Ralph W. Medford
PIN 6824-37-3497
RS-9
- Georgene A. Holl
PIN 6824-37-3450
RS-9
- Paul LLC
PIN 6824-37-3151
RS-9
- Carl Edward Parks
PIN 6824-37-6065
RS-9
- Color Grove Partners W, LLC
PIN 6824-36-2534
RM-18
- Trish City Baptist Church
PIN 6824-27-7772
RS-9
- Henry L. Manning
PIN 6824-27-6337
RS-9
- Chris W. Wilcox
PIN 6824-27-3460
RS-9
- Ruth A. Fisher
PIN 6824-27-3383
RS-9
- Joshua Turner Holden
PIN 6824-27-3275
RS-9
- Paul LLC
PIN 6824-37-3151
RS-9
- Danae Corinn Mathern
PIN 6824-27-3170
RS-9
- Paul LLC
PIN 6824-27-3083
RS-9
- Trish City Baptist Church
PIN 6824-26-3976
RS-9
- Eleanor H. Hyde Lyons
PIN 6824-26-3887
RS-9

Exhibit for Item 15



EBERT PROPERTY SOUTHWEST AREA PLAN EXHIBIT NOT TO SCALE

Real Estate Use Comparison

Proposed 30,125 SF of Medical Office Space and 32 Townhomes

	Number of Units	Unit Type	Square Footage	Target Market Value
Entry Level Units	9	2 Bedroom Townhomes with a Single Car Garage	1150	\$143,750.00
Mid Level Units	9	3 Bedroom Townhomes with a Single Car Garage	1600	\$192,000.00
High Level Units	14	3 Bedroom Townhomes with a Double Car Garage	1990	\$238,800.00
Total	32			
Market Value				\$6,364,950.00
Value per Square Foot			\$120.98	per Square Foot
Medical Office		30,125 Square Feet		
Value of Medical Office				\$10,041,666.67 Assumes 20psf rent and 6.0% Cap Rate
Total Market Value of Development				\$16,406,616.67



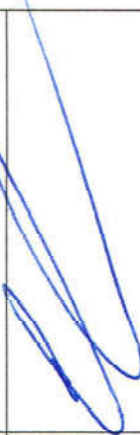

Southwest Area Plan Implemented

	Number of Units	Unit Type	Square Footage	Target Market Value
Entry Level Units	26	1 Bedroom Apartments	800	\$72,000.00
Mid Level Units	14	2 Bedroom Townhomes	1200	\$114,000.00
High Level Units	32	3 Bedroom Townhomes	1400	\$133,000.00
Total	72			
Market Value				\$7,724,000.00
Value per Square Foot			\$93.74	per Square Foot
Total Market Value of Development				\$7,724,000.00

Ebert Property February 20th Meeting

Please record your attendance by filling out your name, address, email and phone number





**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Richard PATE	1437 CAPRI RD		336-403-0783	
Dustin Feley	2205 Silas Creek Pkwy	dfeley@Covenantpropertyservices.com	336-830-0155	
Christopher Colen	939 Burke St Ste F Winston Salem NC 27101	ChrisCarolinBMcj@aol.com	818-207-4616	
Steven Levitz	Cedar Grove NC 27111 Ardmore Apts	Steve@cedargrovedevelopment.com	516-312-8673	

Ebert Property February 20th Meeting

Please record your attendance by filling out your name, address, email and phone number


**if you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
GENE + JI WEST	1430 CARRI RD W-S, NC 27103	gene.west1430@ triad-rr.com	336 749-3973	
Dave Mober	2316 Silas Ct Pkwy	dave a trianglewarehouse.com	336- 706-7333	
Gordon Duggins	1456 and 1460 Miller Street	Gordonduggins@ carol.com	917-217- 9574	
PHILIP RYCE	1331 MILLER ST.	philipryce@ gmail.com	336 682 9203	

Ebert Property February 26th Meeting

Please record your attendance by filling out your name, address, email and phone number





**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
TAMMY WALSTON	1936 SENTRY POINTE LANE WSN 27127	tammy.walston@gmail.com		

Ebert Property Improvement Support
2-24-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Michael Lesnick	2658 Cherokee N. Winston-Salem NC 27109	mlesnick@gmail.com	704-617-1021	
M.H Foster	1330 Teagues Winston-Salem NC	mhfoster27@gmail.com	417-827-5513	
Brittney Gaspari	1325 Teagues Xing	brittney.gaspari@gmail.com	(336) 575-2304	
Charwa Moore	1310 Teague's Crossing	charwaofjime@yahoo.com	509-630-9969	

Ebert Property Improvement Support

224-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Jane Henderson	130 Miller Crossing Ct.	henderdwetriad@rr.com	336-817-7877	Jane J. Henderson
Lawrence / Uans	140 Miller Crossing	11 MonB@wifes.us	336-7949018	[Signature]
Anne Walker	1407 Eldorado Rd.	NONE	336 3915515	Anne A Walker
D. Coyle	1431 Eldorado Rd		336	[Signature]
S. Hunter	1455 Eldorado Rd	Sabannahunter@gmail.com	682-1108	Sabrina Hunter
Heather	1425 Eldorado Spurt			[Signature]
David F. Hight	2335 Boone Ave WS 27103	dkhight@wakeke-llh.edu	336-76-0232	[Signature]

Ebert Property Improvement Support
2-24-18

Exhibit for Item 18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
M. E. Lyons <i>(1449) Mathews</i>	1446 Ebert St W-S N.S. 27107	Mathyons 2255@ aol.com	336-408-6455	<i>M E Lyons</i>
Clostiley Waltford	1424 Ebert St WS NC 27107		336-935-0909	<i>Clash H. Mathews</i>
James T. Adams Jr.	1314 Ebert St WS-		336-722-2349	<i>Jana Coleman Jr.</i>
Leo Spinning	1425 Ebert St.		336-722-2349	<i>Leo Spinning</i>
Monica Lynn	1420 Ebert St	rocindeley@aol.com 7 ul.com	336-995-7933	<i>Monica Lynn</i>
Megan Vosneider	1406 Ebert St.	Stegns@yahoo.com	303-408-1137	<i>M Vosneider</i>

(1449) Mathews

Ebert Property Improvement Support
2-24-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Rhonda Herrmann	1418 Miller St	herrmannrhonda@yahoo.com	336-407-7487	
Johnny Johnson	1437 Miller St 1449 1302		336-618-2212	J. Johnson
Elizabeth Smith	1425 Miller St	studiosixteencraft@gmail.com	(336) 972-4347	E. Smith
Brittney Ward	1401 Miller St	wifeysward914@gmail.com	(336) 528-1717	Brittney Ward
Alston Milcox	1307 Miller	alston.wilcox@gmail.com	336-719-5604	Alston Milcox

Ebert Property Improvement Support
2-24-18

Please record your Approval by filling out your name, address, email and phone number


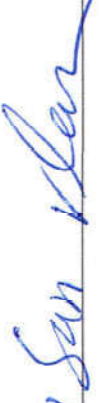





**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Deborah Wood Johnson	2315 Jefferson Ave 27103	deborahjohnson wood@gmail.com	616-581- 1275	send info via email = clin the development writer.
Jim Murphy Piedmont Power Equip	1301 Ebert Street 27103	acrtive1961@ yahoo.com	336-723- 8405	Jim Murphy
Bellee Meeks	2234 Cherokee Lane			Bellee Meeks
Edison Floyd	2250 Cherokee Lane	edisonbiologyscience @yahoo.com		Edison T. Floyd
Richard Brown	2238 Cherokee Lane	riewis59@yahoo.com	336-418 4086	Richard Brown
Jim Shoral	2242 Cherokee Ln		336 4148889	Jim Shoral
James Nelson	1412 Miller			James Nelson

Ebert Property Improvement Support
2-24-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.




Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Stacy Schoening	1413 Capri rd. W-5 Wc 27103	stacy.schoening@gmail.com sschoening83@gmail.com	336-624-7730	
Sam Allen	1424 Capri Rd W. 5. Wc. 27101		336-403-0049	
George Lemons	1425 - CAPRI W5 - 27103		736 725-6496	
Quanzatha White	1455 Capri W-5 Wc, 27103	msq.mwhite@gmail.com	336-682-4351	
Duan McCallum Jessica McCallum	1448 Capri Rd 27103	Duanmccallum@gmail.com	843-957-7226 336-466-6667	
Mike Hastings	1436 Capri Rd 27103	hastingsm@adicon	336-978-4282	
Michael Tucker	160 Miles Crossing CT	tuckerjm09@gmail.com	912-225-1490	

Ebert Property Improvement Support

Please record your APPROVAL by filling out your name, address, email and phone number.

**If you are generally comfortable with the site plan presented showing office (+/- 30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgement.



3/7/18

Name	Ardmore Property Address	Email	Phone	**Signature if comfortable with development
Robbin W. Hauser	1520 Martin Street	robine@cw-co.com	336-722-4163	
Doreen	1010 Oak Green	doreen40@msn.com	336-723-6755	
	For Silas Creek Apartments		(2017 ANF Cedar Sites LLC)	
			see attached tax card	

Ebert Property Improvement Support

Please record your APPROVAL by filling out your name, address, email and phone number.
 **If you are generally comfortable with the site plan presented showing office (+/- 30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgement.

3/4-5/18

Name	Ardmore Property Address	Email	Phone	**Signature if comfortable with development
Jo Woody	1523 Ebert St.	---	366-748-0154	Woody
Jo Woody	WS NC 27103 1523 Ebert St.	---	366-748-0154	Woody
Roy Nifong	WS NC 27103 1541 Ebert St.		336-971-4207	
Grace Nifong	WS NC 27103 1527 ebert st		336-455-1751	
Mauricio castillo	WS NC 27103		336-986-7868	Mauricio castillo
Ruwby Shooey	2348 Silas Creek Pkwy WS NC 27103		336-761-8015	Ruwby Shooey
Tryfan Liontis	1512 Ebert St 1515 Ebert St		336 765 0834	Tryfan Liontis
Tryfan Liontis	1509 Ebert St		336 765 0834	Tryfan Liontis

Ebert Property Improvement Support

Please record your APPROVAL by filling out your name, address, email and phone number.

**If you are generally comfortable with the site plan presented showing office (+/- 30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgement.

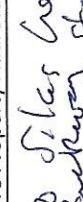
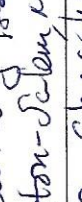
3/5/19

Name	Ardmore Property Address	Email	Phone	**Signature if comfortable with development
Ronald White	1455 CARRI RD			R.L. White

Ebert Property Improvement Support

Please help us record our outreach by filling out your name, address, email and phone number

**if you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Gregory W. Schiro	2200 Silas Creek Parkway #5054 Winston-Salem, NC 27103	gschiro104@Auc.com	336-888-9333	
Lilona S. Schiro	2242 Cherokee Ln. W-5, NC 27103		336.414.8689	
Jan + Tim Shouse				

Attorneys
Positive
Positive

336-725-5550
Mene-

Ebert Property Improvement Support

Please help us record our outreach by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Do not
contact
or
sign
back

**Signature if Comfortable with
Development

Name	Ardmore Property Address	Email	Phone	Signature if Comfortable with Development
James T. Adams III	1316 Ebert St.		336-725-3434	James T. Adams III
#2234 Cherokee Lane	Ms. Meeks	She had already signed -		
	very positive!			

3-15-18

Ebert Property Improvement Support

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.





Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
STAPLES KUTE TIM KUTE	2385 BOONE AVE 27103	SKUTE@TRIAD. RR.COM	336-413- 2540	<i>Staples Kute</i>
Patrick Gallagher	2391 Boone Ave	patrick4440@gmail.com		Did not get Letter emailed letter 3-16-18
Jack Daniels	1412 Eldorado WS NC 27103	N/A	336 720 0107	<i>Jack Daniels</i>
Belinda C Lefevre	1436 Eldorado Rd WS, NC 27103	N/A	N/A	<i>Belinda C Lefevre</i>
Kyle Obendorf	1448 Eldorado Rd	N/A	N/A	<i>Kyle Obendorf</i>
Patrick D. Ward	1454 Eldorado Rd.	Pwards@elon.edu Pwards@elon.edu	336-690-8005	<i>P.D.W.</i>
Josephine Jones Lynn Dowell	1419 Eldorado Rd	jjones734@att.net lynsas60@att.net		<i>Josephine Jones Lynn Dowell</i>

Ebert Property Improvement Support

3-15-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Steve Oler	1413 Eldorado Rd			
Debbie Hines	1401 Eldorado Road			
Charles Frost	170 Miller Crossing Ct.			
Brooks Stevens	135 Millers Crossing Ct. Winston-Salem NC 27107	bpstinson@crimson.ma.edu	412-913-3947 334-283-8832	

N. Manning

3-16-18

Ebert Property Improvement Support

Please help us record our outreach by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Tammy Custwell	1460 Ebert St.			<i>Tammy Custwell</i>
Dana Powell	1442 Ebert St			<i>Dana Powell</i>

3-16


3-16

Ebert Property Improvement Support

3-17-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
TYLER STILES	1316 MILLER ST	TSTILE1844@GMAIL.COM		 (number)
Patrick Craven	120 Millers Crossing Ct.	peraven22@gmail.com		
Dennis Handstrom			735-817 1121-1271	
Pam Miranda	2310 SILAS CREEK W.S NC	pammiranda@att.net		

Ebert Property Improvement Support

3-17-18

Please record your Approval by filling out your name, address, email and phone number

**If you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
River	1448 Ebert			386-734-1599
Cunningham	2254 Cherokee			[Signature]
McGrath	2112 Cherokee Ln.			[Signature]
Marshall	1337 Miller St			[Signature]
M.A. Seary	1427 Miller St			[Signature]
E.R. Bradley	1455 Miller St.		(919) 624-6815	[Signature]
S.R. Wheeler	1404 Miller St	search@38e@gmail.com		[Signature]

3-17-18

Ebert Property Improvement Support

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**Signature if comfortable with development

Name	Ardmore Property Address	Email	Phone	**Signature if comfortable with development
HELEN C. MATTHEWS	140 E HORRADA RD	—	336-724-9289	Helen C Matthews


3-23-18

Ebert Property Improvement Support

Please record your Approval by filling out your name, address, email and phone number

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**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	Signature if Comfortable with Development
We Haive	2375 Boone	we spoke at 5130 at his door		Neutral not for or against
Anne Walker		336-391-5515		Will speak at PB and Council
Cindy Burnes	145 Millers Crossing	S Burnes > 2007 @ triad.rr.com		<u>Cindy Burnes</u>
Abby Kinsey	1401 Capri	amkinsey01@yahoo.com		Neutral 

Ebert Property Improvement Support

3-26-18

Please help us record our outreach by filling out your name, address, email and phone number

**if you are generally comfortable with the site plan presented showing office (+/-30,125 square feet) along Silas Creek and 32 townhome units behind the office, please sign in acknowledgment.

**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	Signature if Comfortable with Development
Jane Davidson	1236 Wedgewood Dr - W5 27103	Janedavidson@att.net	336-765-6245	Jane Davidson
Michael Zeoli	1429 Revere Rd	michaelraezeoli@gmail.com	336-986-0462	Michael Zeoli
Don Henderson	1421 Revere Rd	Rendon0525@yahoo.com	336-414-1600	Don Henderson
Jade Bullins	1230 Wedgewood W-5 NC 27103	jadebullins@gmail.com	336-395-408	Jade Bullins
Tommy & Peggy Sisk	1218 Wedgewood W5NC 27103		336-769-5328	Tommy & Peggy Sisk
Kelly Cressy	2861 Lansdowne Dr Winston-Salem NC 27103			Kelly Cressy
Caroline Boyd	1231 Wedgewood Dr Winston-Salem, NC 27103	cbboyd03@yahoo.com	336-624-5185	Caroline B. Boyd

S-26-18

Ebert Property Improvement Support

Please record your APPROVAL by filling out your name, address, email and phone number.
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Name	Ardmore Property Address	Email	Phone	**Signature if comfortable with development
FRANCES E. FAUST	Miller Street		336-764-4516	Frances E. Faust
DONALD H. FAUST	Miller Street		336-764-4516	Donald H. Faust
Martha Bodford	Miller Street		336-765-2408	Martha Bodford

4-11-13

Ebert Property Improvement Support

Please help us record our outreach by filling out your name, address, email and phone number

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**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	Signature if Comfortable with Development
Hoang Lan Ngo Nguyen	1323 Pinebluff Road WS NC 27103	hoanglan.gil@hot mail.com	336- 722-1426	
JANICE HOGAN	1261 Wedgewood Dr WS, NC 27103	harooe 111ad.r.v.com	336- 564- 2402	Janice Hogan
Jennifer Brandenburg	1272 Weywood Winston-Salem, NC	jenny130e@gmail.com	828-577- 0578	
Craig Schaub	1236 Wedgewood Dr Winston-Salem, NC 27103	craigschaub@ gmail.com	336-602- 5829	Craig Schaub
Vicente Martinez	1133 Pinebluff Road Winston-Salem, NC 27103	Vince.mart0610 Smail.com	305-807 -6242	
Margaret Lewis	2637 Cherokee Ln W.-S, NC 27103	wplewis.com	336- 768-1758	Margaret F. Lewis
Sayda Paniagua	2634 Cherokee Ln W.S. NC 27103	sayda59@aol.com	(336) 602-7645	

4-11-13

Ebert Property Improvement Support

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**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
Shelley Johnson	273 Westmore	sjjohnson@bell.net	336-765-	<i>Shelley Johnson</i>
Don Wai	1219 PINEBUFF RD	Bell South.net	336-765-5968	<i>Don Wai</i>
Mary Pace	1127 Pinebluff Rd	rumcpace@triad.rr.com	336-765-2902	<i>Mary Pace</i>
Bethany Fields	1215 Wedgewood Dr			<i>Bethany Fields</i>
Lance Lucas Janice Lucas	1214 Wedgewood			<i>Janice Lucas</i>
CHRIS P PETERSEN	1201 Wedgewood Dr.			<i>C Peters</i>
Brian K. Higgins	1200 Wedgewood Dr	bkhiggins@triad.rr.com		<i>Brian Higgins</i>

Ebert Property Improvement Support

4-11-13

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Name	Ardmore Property Address	Email	Phone	**Signature if Comfortable with Development
KAY BOWMAN	1308 DAK GARDEN BOWMAN COURT	K.BOWMAN@CARRERA.COM	336-948-115	<i>Kay Bow</i>
M.J. McLeod	1237 Wedgewood Dr.		765-6126	<i>MJ McLeod</i>
Elizabeth Vance	1243 Wedgewood Dr		336-413-8492	<i>Elizabeth Vance</i>
NANCY MAKHER	1267 WEDGEWOOD DR		336-624-2196	<i>Nancy M</i>
NADA HILL	1284 WEDGEWOOD DR		336-765-6325	<i>Nada Hill</i>
Vicki Sabie	1290 Wedgewood drive		336-577-5887	<i>Vicki Sabie</i>
Brian Long	1244 Pinebluff Rd.		336-829-8496	<i>B Long</i>

Please help us record our outreach by filling out your name, address, email and phone number

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**Signature if Comfortable with Development

Name	Ardmore Property Address	Email	Phone	Development
Jean G. Lord	1280 Pinebluff Rd		336-968-5989	Jean G. Lord Admored since 1934
Mahmood Arif	1243 Pinebluff Rd		336-991-2008	Arif
Nancy Michael	1255 Pinebluff Rd.		336-765-6966	Nancy Michael
Judy Crow	1249 Pinebluff Rd.		336-765-8269	Judy Crow
Leon Berry	2771 Willwood Ct		336-787-7380	Leon Berry
Lizzy Stone	1712 Wedgewood Drive		(702) 412-4301	Lizzy Stone
MELA SCHIFF	1206 WEDGEMOOD DRIVE		336-788-3166	Mela Schiff


Ebert Property Improvement Support

4-11-13

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**Signature If Comfortable with Development

Name	Ardmore Property Address	Email	Phone	Signature If Comfortable with Development
Glenn & Jackie Rullman	2430 Mapland Ave W-S, NC 27103	—	336 722 6278	
Jane Davidson	1236 Wedgewood Dr. W.S. N.C. 27103	dewjane.davidson @yahoo.com	336 765-6245	Janet B. Davidson

Barret Hagen

From: Barret Hagen
Sent: Tuesday, March 06, 2018 5:09 PM
To: 'Jordan Payne'
Cc: Daniel Castro
Subject: RE: 1452 Ebert Street development

Jordan,

I'm sorry it has taken awhile to respond to your February 2 email. I appreciate the time you and other ANA members have spent with me and your feedback.

Since your e-mail I've spent a lot of time considering your comments, both the general concerns relating to the Area Plan and the ANA's purposes as well as the technical details. We have also reached out and contacted as many neighbors as possible, including letters to more than 200 neighbors, meetings, and going door-to-door. We talked with the neighbors both about what we are proposing and what the area plan allows. We are pleased with how many neighbors expressed support for our plan, and most neighbors we spoke with would prefer our proposed office components to a plan with additional multifamily units along Silas Creek Parkway. We hope that will have a positive influence with you and the Board.

Given our work, consideration of the ANA's concerns, and our outreach I would very much like the opportunity to meet with you again to discuss the project and what we have found in the last month.

Without getting into all the details, we believe the proposed project fits well into the ANA's purposes, including preserving the basically residential nature of the neighborhood. The property has long been vacant except for a rental house. Significant quality residential would be added, not demolished, in an area of Ardmore that has development challenges. The proposed modest medical office space is 1) what allows quality, but affordable, residential to be built; 2) provides a transition between commercial and residential as called for throughout the City's land use ordinances and plans; 3) will buffer residential against busy Silas Creek Parkway; and 4) is appropriate pursuant to Map 2, Growth Management Plan, in the Area Plan. Further, the zoning we are proposing is Limited Office. One of the uses for Limited Office under the UDO is residential at a density of 12 units per acre. The Area Plan allows for residential at 12 units per acre where we are showing the office. Limited Office is a compatible use which makes new residential possible, to the benefit of the neighborhood and the City. I would respectfully suggest that the proposed project is consistent with the spirit and purposes of the Area Plan and the ANA's bylaws. The proposed townhomes would be ideal for medical office workers in an almost live-work environment. Under the unique circumstances of the site, and the addition of significant new residential units, no precedent is set for any other property and certainly no precedent for the loss of existing residential.

Several of the concerns in your e-mail relate to technical issues such as traffic, stormwater and demolition. These concerns would exist with any development of the property and our project will more than meet applicable standards and best practices. A traffic study will be available shortly and I will be glad to go over each item with you, and the Board, in person.

Due to time constraints I am obligated to submit the proposal this week to Planning. I very much would like to talk with you and the Board again before the Board takes any official position on the application. I look forward to further input from and discussion with you and the ANA.

Can you give me some dates that you are available? Maybe we could meet at the Quiet Pint for a beer and discuss the project.

Barret Hagen
336-404-9796

From: Jordan Payne [mailto:jpayne44@gmail.com]
Sent: Friday, February 02, 2018 3:48 PM
To: Barret Hagen
Subject: 1452 Ebert Street development

Hi Barrett,

Apologies for the delay in getting you some feedback, hopefully individuals that live nearby the property have already given some constructive criticism & ideas. The Ardmore Neighborhood Association has had time to go over the tentative proposal of the mix of residential townhomes and medical office. At this time, the ANA opposes the proposal in its current form.

Article II Section 1a-c of the ANA bylaws state that a few of the purposes of the ANA is to preserve the "basically residential nature of the neighborhood", to "discourage non-conforming property uses", and "to prevent further encroachment of industrial, commercial, and high-density land uses". The ANA is in favor of the idea of adding residential townhomes, as it would be a great alternative (outside of rentals & single family homes) for those looking to purchase residential property. Housing prices have continued to rise over the last several years and are not expected to slow, as Ardmore is also growing in desirability. Some nearby houses in close proximity of this property have sold for over 300k in the last year (for example, the few houses on the strip of Cherokee between Ebert & Kenwood).

The ANA understands that housing fronting Silas Creek Parkway may present some challenges, but there are other housing developments that have occurred in the city (for example, further up Silas Creek) that have a more "exclusive" community setting (using gates/fences/walls). Of course, housing prices may not be up to par with what they have sold for in some of these areas, however, we feel that housing competitively priced along the lines of Teagues Crossing or Millers Crossing Court would do well in this Ebert Street development.

Traffic in and out of the development is also a concern, and we hope that you have consulted with the DOT thoroughly. Not many are keen on having an entrance/exit off Silas Creek so close to the Silas Creek/Ebert intersection, and there are concerns about adding more traffic along Ebert, especially for the houses directly across the street.

Also, the ANA is concerned about stormwater runoff for any development that goes into this property, and would strongly encourage a detailed analysis showing the potential impacts on existing/future properties, and on the existing stream and pond. We understand that a retention pond would be built to accommodate some of the runoff, but this isn't illustrated in the site plan map you provided the ANA. However, we are very encouraged to hear that you would take the initiative to clean up the stream area and pond.

The ANA appreciates that a covered bus stop (along with sidewalks) will be provided along Silas Creek, as it would provide easier access to alternative transportation (while providing protection from the elements, which most bus stops do not) for those that choose, or need, to use it.

Not many concerns have been raised about the old house along Ebert, and we understand that it's quite possible it might not be salvageable (like the barn). But some residents in the neighborhood may still raise that issue.

Ultimately the ANA supports the latest Southwest Area plan, as several ANA members had robust participation in developing the plan and it likely would take a convincing exception before we would proceed on any plans that go against it. The plan calls for intermediate density of residential housing, and the townhome portion of the development proposal certainly falls in line with that. What gives the ANA issue is the two medical office buildings along Silas Creek Parkway. If this encroachment of office land use is accepted as is, we are concerned it may set a precedent that other entities (like Wake Forest Baptist or Novant Health) would use it to encroach on the neighborhood. And since the ANA discourages this kind of encroachment, we can't support the proposal in its current form.

We really appreciate that you have reached out to us and being open to our opinions/thoughts on the property. The ANA understands that this isn't the official proposal being submitted to the planning board, and we reserve the right to take into account new information and revise our stance on the development. We encourage you to revise the proposal so that it only includes residential development and find an alternative site for the medical buildings. Please continue to keep us involved, as we are more than willing to help.

Jordan Payne
VP, Ardmore Neighborhood Association & Zoning Chair

Barret Hagen

From: Barret Hagen
Sent: Tuesday, March 06, 2018 5:18 PM
To: 'Julie Magness'
Cc: Robert Newman; Daniel Castro; uubonnienc
Subject: RE: Ebert/Silas Creek Development

Julie,

We have not submitted for zoning yet, but we are getting close.

I have commissioned a traffic study to analyze the intersections at Ebert and Silas Creek and Miller and Silas Creek. The study analyzes our traffic impact with and without an entrance on Silas Creek. Our plans currently do not show a drive access onto Silas Creek. I will be presenting that as an alternate to be discussed with NCDOT and the City. The Traffic Study will be publicly available soon and I will certainly appreciate your input and suggestions.

We of course would welcome your support for the development. We have done a lot of work in the last month and I would be happy to meet with you and any other members of Ardmore to go over any details of the proposed plan.

Barret Hagen
336-404-9796

From: Julie Magness [mailto:julie.l.magness@gmail.com]
Sent: Tuesday, March 06, 2018 3:47 AM
To: Barret Hagen
Cc: Robert Newman; Daniel Castro; uubonnienc
Subject: Re: Ebert/Silas Creek Development

Hello Barret,
Has this plan been submitted?

Last week, I was traveling north on Silas Creek Parkway from Peters Creek Parkway towards the Hanes Mall area close to 3:00. The left hand turn lane for Silas Creek onto Ebert Street was full and several cars were at a stop in the left hand travel lane also waiting for the light to turn. This resulted in cars traveling in the left-hand lane switching over into the right-hand travel lane. The lane transfer occurred right at the area shown on your plans to put an exit out of the proposed development. At the same time, cars are switching lanes to turn right on Ebert. It became very clear to me why a driveway at this location would be dangerous. Do your plans have an alternative? Have you discussed this with NCDOT?

Thank you.
Julie Magness
Ardmore

On Thu, Feb 1, 2018 at 12:24 PM, Barret Hagen <BHagen@hagen-eng.com> wrote:

Julie,