

## Neighborhood Outreach Summary Report DPJ – Easley Apartments

### Docket W-2936

On August 28, 2019 from 6:00pm to 7:30pm, a neighborhood meeting was held at the William G. White, Jr. Family YMCA West End Room. Invitation letters were sent to 89 property owners within 500 feet of the subject site and beyond. Additionally, invitations were sent to the Neighborhood Association Presidents for West End and Holly Avenue. Eighteen (18) neighbors representing 17 properties attended the drop-in meeting. Three identical stations were set-up with representatives from Stimmel Associates and a representative from the developer to walk each attendee through the proposed plans. An aerial exhibit displaying the site location, a color rendering of the Site Plan, an updated Master Plan, and building elevations & rendering were displayed for attendees' review.

Overall, attendees were supportive of the project. The primary concern was the closing of Brookstown Avenue and the impact to its use as a bicycle route. Once it was explained that the development would provide wider sidewalks and a multi-use path through the proposed park space, the concern regarding removal of Brookstown Avenue was mitigated. Additional comments included one attendee desire to see the plan include retail or restaurant uses and another attendee requested whether the plan could be revised to front Broad Street. Five attendees signed a petition of support.

Respectfully submitted,



Luke Dickey  
Vice President  
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING  
601 N Trade Street, Suite 200  
Winston-Salem, NC 27101  
www.stimmelpa.com 336.723.1067

August 20, 2019

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: A 277 unit multi-family apartment project is being proposed as part of the overall Ball Park development plan. The proposed project is located on approximately 4.7 acres and bounded by First Street, Second Street, and Broad Street. Multi-family residential is allowed by right per the existing zoning and requires a Final Development Plan to be reviewed by the Planning Board and approved by the City Council.

### Drop-In to See the Plans and Ask Questions

WHEN? Wednesday, August 28, 2019  
Anytime between 6:00 - 7:30 p.m.

WHERE? William G. White, Jr. Family YMCA  
775 West End Boulevard  
Winston-Salem, NC 27101



Meeting will be held in the West End room.

Parking for the meeting is located at the corner of West End Blvd and Glade St.

*For more information please contact Luke Dickey at 336-723-1067*

# NEIGHBORHOOD MEETING ATTENDANCE

DPJ- The Easley Apartments  
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	RAYMOND JONES	316 N. SPRING STREET	336 722 5884	ray@raymondjones.org
2	Mike Saine	138 W. Sprague St.	336-721-4279	msaine107@gmail.com
3	Dan Bradley	1409 Brookstown Ave	336-747-0568	dbradley@triad.rr.com
4	CHARLES BENDER	441 ROSLYN RD		
5	BENJAMIN WILSON SR	1219 FORSYTH ST	336 727 1110	benjwilson202@ymail.com
6	RYAN HENNESSEE	927 W 5TH ST	(919) 937-7922	RYAN.A.HENNESSEE@GMAIL.COM
7	David Elam	114 Piedmont Av	336 724 5282	devidcelam@hotmail.com
8	Calvin McRae	715 Green St.		mcrac.calvin@gmail
9	Stuart Mulormick	745 N. Pine Valley Rd.	760-972-4199	smulormick@lambertai.com
10				
11				
12				

# NEIGHBORHOOD MEETING ATTENDANCE

DPJ- The Easley Apartments  
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Wayne Bowman	1609 S. Marblehead Rd. Lewisville, NC 27023	336-945-9108	wjbow3418@windstream.net
2	ROB DiBELLA	1216 BROOKSBURN AV 27101	336-416-6906	drbelrp@gmail.com.
3	Dwayne Mitchell	2670 Creekwood Dr <sup>WS NC</sup> 27103	336 529 5925	dmallens@yahoo.com
4	Cody Pilon	137 N. Spring St	336 997 4192	cody.pilon@gmail.com
5	DONNA & Reiner KAMPER	3645 Edgemoor Ct Clemmons	(336)997-2608	Reiner.Kamper@gmail.com
6	MONICRAE	715 S. Green St.	207-756-4858	monike.mcrae@gmail.com
7	DAVID PORTHRESS	922 WEST END BLVD.	336 724 0922	david@porthressdesigns.com
8	George Bryan			
9				
10				
11				
12				

PETITION OF SUPPORT

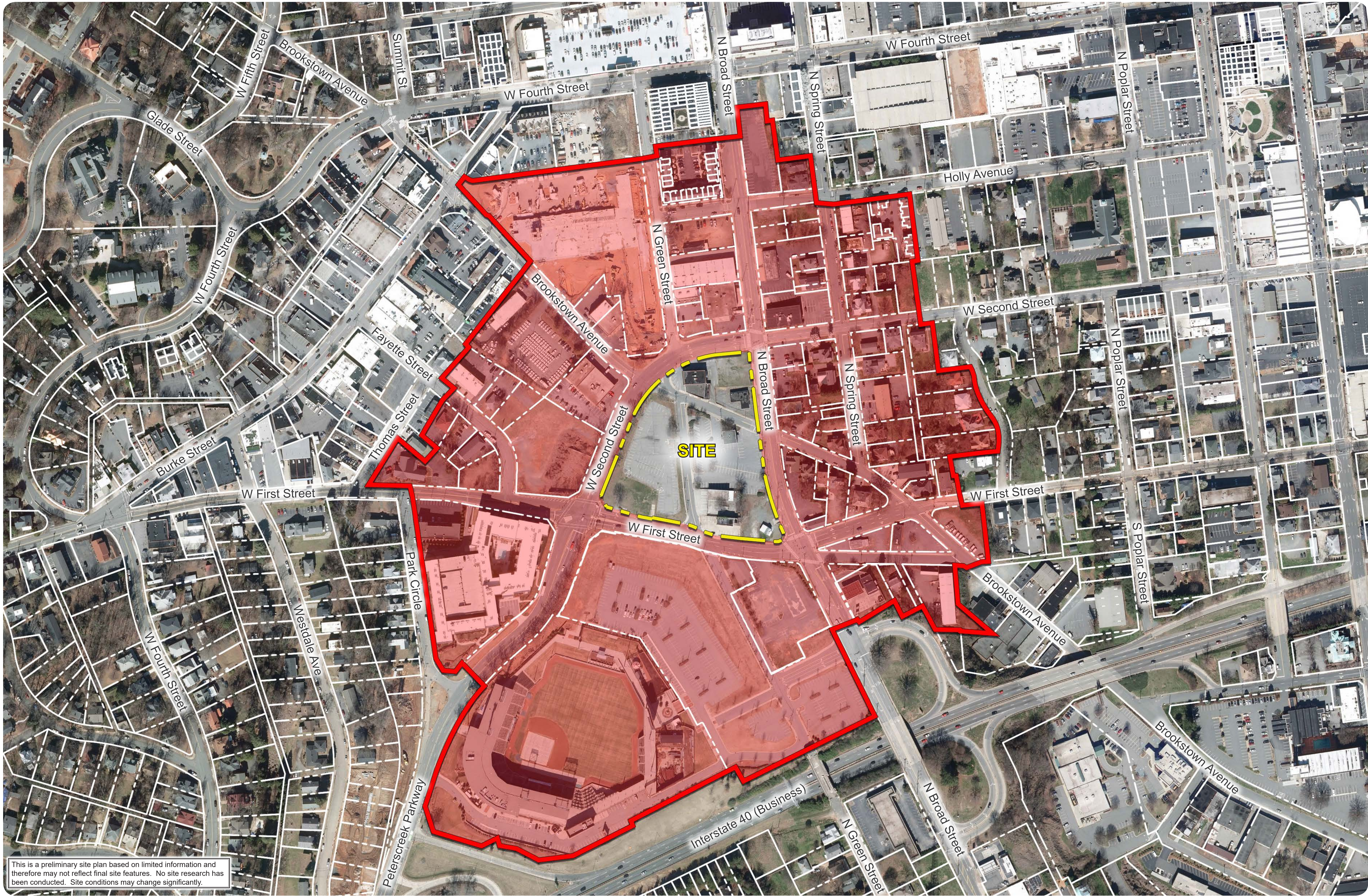
DPJ- The Easley Apartments  
Winston-Salem, NC

	Name	Support	Comments Or Concerns
1	Cody Pilon	<input checked="" type="checkbox"/>	
2	Monike McRae	<input checked="" type="checkbox"/>	
3	Calvin McRae	<input checked="" type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	

# PETITION OF SUPPORT

DPJ- The Easley Apartments  
Winston-Salem, NC

	Name	Support	Comments Or Concerns
1	REINER KAMPER	<input checked="" type="checkbox"/>	VERY MUCH LIKE THE DESIGN
2	DONNA KAMPER	<input checked="" type="checkbox"/>	Love the designs/plans. The area needs a grocery store within walking distance.
3		<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	



This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.

Prepared for:  
DPJ Residential, LLC  
1539 Tippah Park Court  
Charlotte, NC 28205  
August 28, 2019 | #18-276

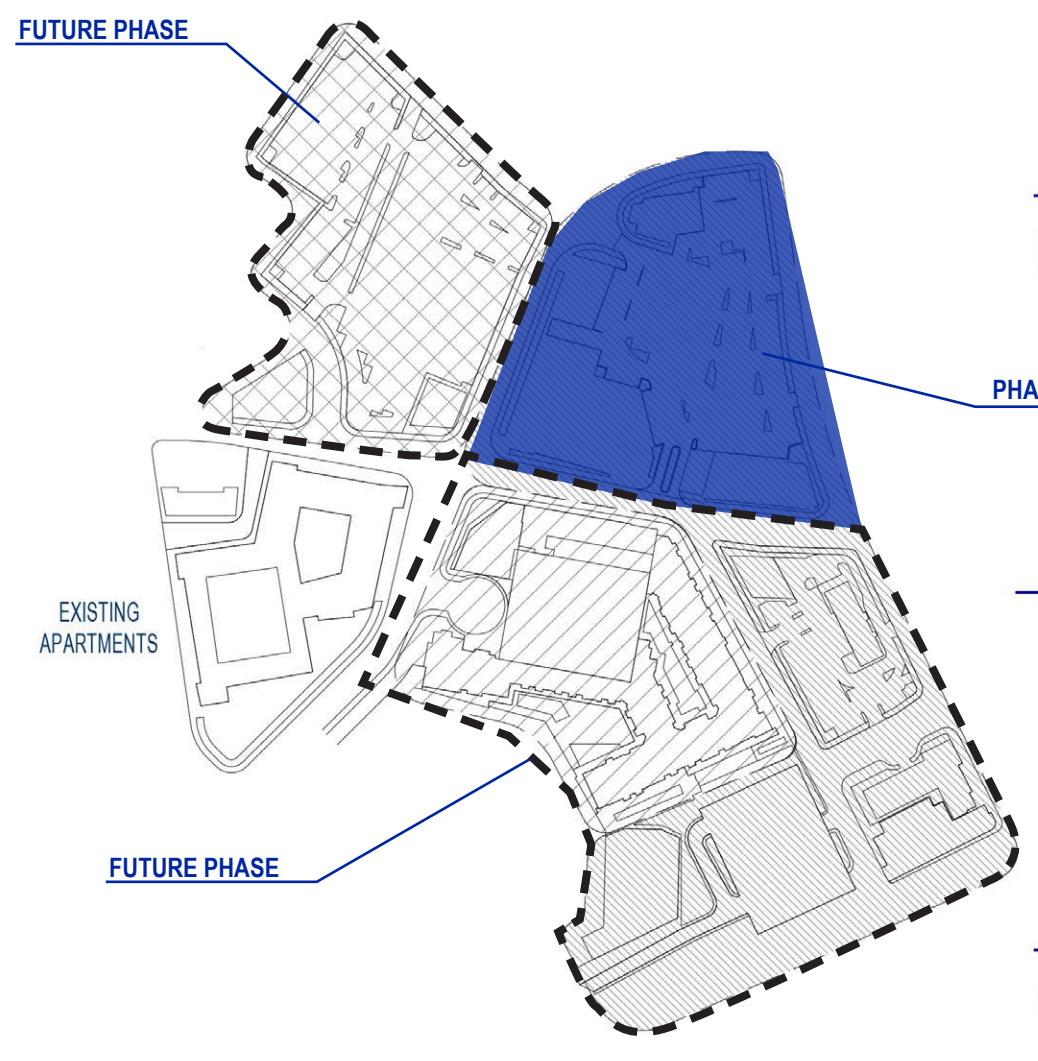
# Ownership Exhibit DPJ - The Easley Apartments

Winston-Salem, NC



**MASTER SITE DATA**

ANCHOR RETAIL	3,000 SF
ANCHOR HOTEL	67,625 SF
RESIDENTIAL A	241,608 SF
277 UNITS ON 5 LEVELS 869 SF AVG UNIT OF 10 UNIT TYPES 180 SINGLE BEDS/ 97 DOUBLE BEDS	
RESIDENTIAL B	300,000 SF
313 UNITS ON 6 LEVELS 769 SF AVG UNIT OF 10 UNIT TYPES 221 SINGLE BEDS/ 92 DOUBLE BEDS	
RESIDENTIAL C	82,800 SF
85 UNITS ON 4 LEVELS 825 SF AVG UNIT	
OFFICE	115,000 SF
RESIDENTIAL PARKING DECK (5 LEVELS)	TOTAL 400 SPACES
PARKING DECK: A	RESIDENTIAL PARKING DECK (4 LEVELS) 428 SPACES
	RETAIL PARKING DECK (1 LEVEL AT +900) 30 SPACES
	HOTEL PARKING DECK (2 LEVELS) 151 SPACES
	TOTAL 609 SPACES
PARKING DECK: B	RESIDENTIAL PARKING DECK 128 SPACES
	RETAIL PARKING DECK 263 SPACES
	TOTAL 391 SPACES
CITY PARK AREA	26,642 SF +/-



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DPJ Residential, LLC  
1539 Tippah Park Court  
Charlotte, NC 28205  
August 12, 2019 | #18-276

6 LEVELS	<b>ANCHOR HOTEL</b>	LOBBY 10,795 SF ROOMS 11,366 SF 133 UNITS
+911, +932, +942, +952, +962, +972	<b>OUT PARCEL RETAIL</b>	494 SPACES 5,113 SF
+916	<b>OUT PARCEL</b>	10,097 SF
+902	<b>ANCHOR RETAIL</b>	3,000 SF
+889, +900, +911, +922, +933, +944	<b>PARKING DECK: A</b>	609 SPACES ON 6 LEVELS
+866	<b>RESIDENTIAL</b>	EXISTING BUILDING
+880	<b>RESIDENTIAL</b>	4 & 5 LEVELS
+889	<b>POOL COURTYARD</b>	21,000 SF
+880	<b>OFFICE (5 LEVELS)</b>	+/- 115,000 SF

<b>POTENTIAL BUILDING LOCATION</b>	
<b>PROPOSED CITY PARK LAND</b>	26,642 SF +/- (0.59 ACRES MIN.)
<b>RESIDENTIAL PARKING DECK</b>	400 SPACES ON 5 LEVELS +/-
<b>POOL COURTYARD</b>	6,533 SF +/- +921
<b>COURTYARD</b>	11,455 SF +/- +921
<b>RESIDENTIAL A</b>	4 & 5 STORIES +909, +921, +933, +945, +956
<b>SOCIAL COURTYARD</b>	11,900 SF +900
<b>RESIDENTIAL B</b>	3, 4 & 5 STORIES +900, +911, +922, +933, +944
<b>URBAN PLAZA</b>	18,660 SF +/-
<b>RESIDENTIAL C</b>	4 STORIES 5 SPACES +910, +921, +932, +943
<b>MULTI-USE PATH</b>	
<b>PARKING DECK: B</b>	(3) LEVELS ENTRY: 128 SPACES TYP LEVEL: 138 SPACES TOP LEVEL: 125 SPACES TOTAL: 391 SPACES



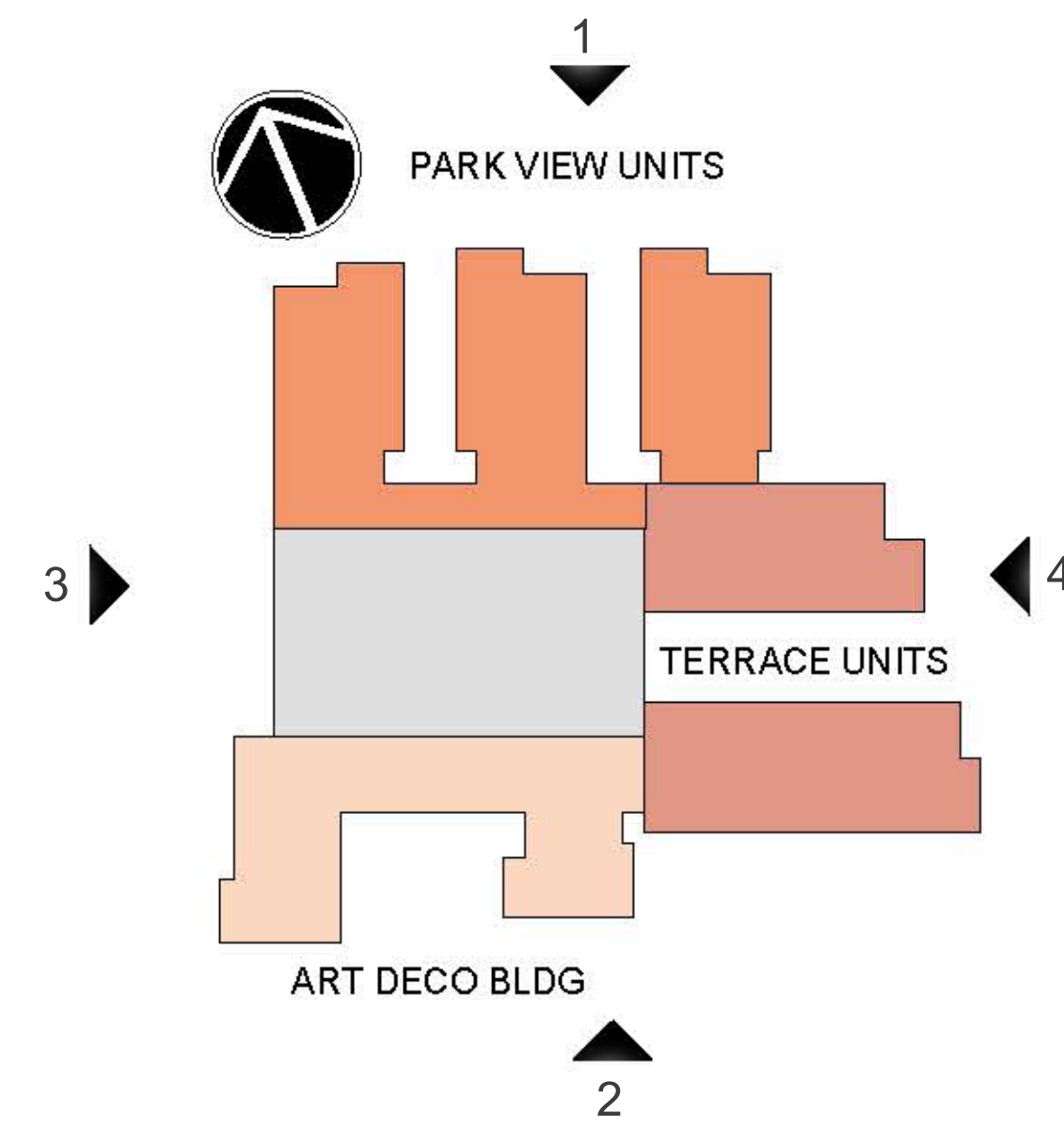
Master Plan  
**DPJ-EASLEY APARTMENTS**  
Winston-Salem, NC





Proposed 2-Way Conversion  
(Per Preliminary City Plans)

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1: NORTH (PARK) ELEVATION



2: SOUTH (W. 1ST ST.) ELEVATION



3: WEST (SECOND ST.) ELEVATION



4: EAST (BROAD ST.) ELEVATION