

Case W-3400 Community Outreach Results

On Tuesday February 5, 2019 Kelly Mitter, Chair of the Peters Creek Community Initiative (PCCI) met with the Board of the West Salem Neighborhood Association at their regular monthly meeting.

The purpose of this meeting was to update the West Salem Board about the proposed housing development for 600 Peters Creek Parkway, the rezoning of the subject property, show them the renderings of the proposed building and share the proposed use for housing and Shalom on-site services. PCCI had met with the WSNA last year before the planning board hearing on the rezoning that was previously approved and then rescinded with the reversion clause in September 2018. The WSNA has always been a strong supporter of this project as well as supportive of the proposed GB-L rezoning application. This meeting was no exception. There were 13 members of the association present at this meeting and they voted unanimously to support the rezoning application and the uses proposed to be allowed.

Kelly Mitter presented an overview of the full project, provided them with the renderings of the building, units and site plan and outlined the schedule of the process. They were also presented with the proposed allowed uses for the property as will be submitted with the application and Mr. Mitter explained the need for these uses and the desires of the current property owners to retain several uses that were not included in the previous rezoning. The WSNA Board fully understood that reasoning and had no issue with PCCI moving forward with those proposed uses.

The new partnership of the Shalom Project with the Third Wave Housing as our development partner was described as well as the Low Income Housing Tax Credit financing approach. There were no issues or concerns raised by their board and they asked how they can best demonstrate their support of the project.

The West Salem Neighborhood Association indicated that they would write a letter of support for the project to be included with the rezoning package as well as having representation at the Planning Board meeting on March 14th.

On Thursday March 7, 2019 Kelly Mitter presented an update on the PCCI project to the Board of Directors of the Ardmore Neighborhood Association with 9 members of their Board present.

The status of the previous rezoning effort and its expiration was discussed and the new application for rezoning to GB-L and the limited number of uses that PCCI is asking for were covered in detail.

They too were updated on the new development partner, shown the concept design for the building and generally refreshed on the project. There were no questions or concerns raised by the board during the presentation.

We asked that the ANA write a letter of support and attend the march 14th Planning Board Meeting and they informed us that they would respond to that request shortly.

All of the board members present expressed support for the project as well as the uses proposed for the rezoning and no objections were raised at that meeting.

On February 13, 2019 PCCI mailed a letter to all property owners within 500 feet of the site from a list provided from the planning department stating our intended use of the property, the rezoning request and how to reach us if they have any questions. There are 35 individual property owners on that list the vast majority of which appear to be commercial or investor owned properties. As of 2/28/2019 we have received only one person reach out to us from that mailing. Julia Pappas of Pappas Realty at 3040 Grady Street left a Voice Mail message with Kelly Mitter on Thursday February 14th and expressed her support for our project and the hope that it proceeds and is successful. That is the only feedback from the mailing so far.

PCCI has kept Council Members Larson, Besse and MacIntosh informed of our progress on this project and have their support as well.

We stand ready to meet or speak with anyone who might wish to ask a question, express support, or raise an objection. We will update this outreach document should any additional feedback come in.

Peters Creek Community Initiative

Budget Inn Project

Kelly,

Thank you for your continued work and involvement with the Budget Inn property off Academy and Peters Creek. As we have in the past, the Ardmore Neighborhood Association will continue to support PCCI and its efforts of remodeling and the restructuring of this distressed property while providing new affordable housing options for members of the community. We fully support the goals of this initiative and the opportunity that this project presents to significantly improve the quality of an essential gateway to Ardmore.

Thank you for your time.

Robert Newman

ANA President