



**Clark Row Community Meeting #1
Davidson Town Hall
Davidson, NC
September 18, 2023 5:30pm/6:30pm**

Development/Design Team:

George House, Brooks Pierce-Representing Thomas Clark Trust
Chuck Travis, FAIA, President, Housing Studio
Alberto Villa Cevallos, Housing Studio
Jeff Orsborn, Orsborn Engineering
Allissa Frindt, Housing Studio

The Development/Design Team presented the project specifics for Clark Row at 5:30pm to the first round of attendees and again at 7:00 pm. At the beginning of the presentation the presentation displayed a QR code where participants could interact with the project-based questions as well submit written questions.

Are you familiar with Dr. Clark's work?

Yes, I'm a collector.

10%

I'm not a collector but I'm familiar with his work.

60%

No, I'm not familiar with his work.

30%

Slide from presentation and responses.



Slide from presentation and responses.

Following the project presentation, the floor was then opened for participants to ask questions or share concerns to the Development and Design Team regarding the Clark Row project.

The following are questions & comments received.

There is already a profound shortage of parking in Davidson. Why are you refusing to account for any?

The 2017 Comprehensive Parking Study found that overall, the lots near downtown with surplus parking outweigh those with a deficit; however, the core blocks have the greatest deficits. This can cause a perception that there is an overall parking deficit in downtown because there is not enough parking in the core activity areas. The Development Team has explored remote parking lots for employees and valet parking to mitigate parking pressures

Why can't you provide parking?

The total site is less than one acre. Good planning principles typically want buildings and uses to activate the street. Especially in urban core areas.



If the project fails, what happens to the presently owned stores on Main Street?

If the Town Board decides to not approve the project, no short term impact will occur to existing buildings.

Davidson is fortunate in that our planning board has tight zoning now. Threatening that other options will be worse isn't very convincing.

The Development Team is offering to construct the project as presented with consideration of modifications suggested by the Town and residents.

It is a great opportunity, with much support.

Can we honor Dr. Clark's wishes and modify the plans to meet the city req.? Spend the money but make it three stories and don't remove any existing parking.

The request is based on Dr. Clark's vision for the property.

Why go four stories? The city put in a three story limit for a reason.

Main Street has an existing 4 story building as precedent for approval. The proposed design steps back from the street by 20' for levels 2 & 3 and 30' for level 4.

Why is the 4th story so important to the development given the economic aspect is not of primary concern?

Increased usable area for commercial or residential makes the project more economically viable.

Residential - do you envision "for sale" or "for rent" product?

Currently the proposed building will be for rent however, nothing to restrict future rights.



How long will construction take?

4-6 months for the Town approval, 6 months for construction documents and permits, 10-12 months for exterior construction and shell.

Very well done. Attention to detail and sensitivity to sight lines is impressive.

Have you accounted for the increase in urban heat index from your removal of trees?

Minimal to no significant trees will be removed. New landscaping and trees will be designed to meet town requirements.

Why has the building been preserved for so long?

Retail uses have existed through the years. Currently two successful restaurants are operating- Kindred and Mestizo.

How can we go about cleaning up the current windows and “eye sore” look to the front area of the building area?

The Development Team will make this a priority to address in short term time frame.

What are we gaining besides apartments and retail?

New restaurants, office space, activated courtyard at the Post Office with outdoor dining and enhanced public spaces. Increased tax base and new construction in downtown area.

Concern for potential light pollution from the building.

Light levels will comply with all code requirements.

If the town doesn't approve this project, what happens with the Trust?

Ownership of buildings will remain with the Trust.



What is the current value of the building?

Tax value is listed in Mecklenburg County Revaluation.

How long will the construction of this building take, if approved?

Construction will take 10-12 months for exterior shell, Interior will take longer depending on lease agreements.

Is there room for other building opportunities if this project is not approved?

The intent of the Trust is to build the vision of Dr. Clark.

What is the justification for not adding more parking options?

Town of Davidson Parking study and conversations over the past five years with Town Staff and elected officials.

Can underground parking be considered?

Cost prohibited due to site constraints and desire to preserve existing building facades that will require structural reinforcement to maintain.

What happens if tenants are not found for these retail spaces?

The demand for space in the heart of Davidson across from the College will always exist.

We are not a fan of the valet parking, what are other options for patrons to park?

Studies have proven that walking to find an available parking space is more acceptable if it involves an interesting walk. Town of Davidson Parking study reinforces adequate parking is available.



Items that will be addressed as a result of Public Comments

As suggested by several participants in the meeting regarding immediate improvement of the existing buildings, the Development Team is committed to taking down the paper on the store fronts and putting some type of art work in the windows.

As suggested by a participant, the Design Team will address the concern to assure the exterior lighting on the building will meet Town Standards and avoid light pollution from occurring by the proposed improvements.

As suggested by a participant, the Development / Design Team will commit to work with the Historic Preservation Committee on selecting the building colors to be "of Davidson".

As suggested by a participant, the Development / Design team will work to relocate / maintain the public art in the Post Office Courtyard with the Town of Davidson.

09/18/2023 MEETING ATTENDEES

Pam Foltz
Thom & Kim Miller
Don Morris
Sue Bartlett
Lawrence Stout
Tracey Stout
Mary Ristall
Elaine McArn
Tammy Winchester
Jocelyn Hoeper
Alex Wasowicz
Eric Rood
Sherry Nelson
Clyde Robinson
Ervin Duggan
Glennette Papovich
Joe Papovich
Jason Icilbi
Ann & Tom Gibbs

Brian Peace
Jan Pogue
Mariano Doble
Alicia Ramirez
Humberto Olea
Joe Faro
Victoria Faro
Ron Powell
Joan Adams
Tom Goodwin
Alana Juneau
Margaret Goode
Wilson Goode
Rob Doccingor
Alex Kopp
Mark McDonald
Katy Kindred
Nancy Vebdley
Sue & John Winter-Hallman



Louisi Mazcar
Stephanie Amadro
Megan Carr
Don Pollar
Ian & Allison Reid
Mark Siljander
Tom Watson
K Jose
Dian Hloras
Tim Drefler
Jim Reetzke

Susan Cooke
Cambria Nielsen
Anne Bontempo
Holly
Cary Anne Melton
Joe Melton
Maupin Stewart
Mick Koster
Craig White
Margo Williams
Allyson Ray
Caroline Doble
Mayanne Wonn
David Wonn
Eric Johnson
Amy Lykus
Jackie Poole

-END OF MEETING NOTES-

Attachment -Presentation File