

# The Name of the Game is Engagement:

## *Before, During and After it is Out of the Ground*

CONCURRENT SESSION

Panelists:

***Matt Noonkester***, Stantec, Urban Places Group, Charlotte, NC

***Whitney Powers***, Studio A, Inc., Charleston, SC

***Rachel Russell***, Grubb Properties, Charlotte, NC

Moderator:

***Amy Barrett***, Permar, Inc., Charleston, SC



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# COMMUNITY ENGAGEMENT

3 questions:

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How can we have more constructive conversations about growth, neighborhood change & development issues?

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How can we better utilize technology to enhance/improve communication throughout the development process?

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What is the upside of authentic community engagement?

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Source: popularise.com

CONCURRENT SESSION

**[www.ifyouweremayor.com](http://www.ifyouweremayor.com)**



**<http://uli.cnf.io>**



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# Growing By Choice, Not Chance.



Vibrant Communities – Robust Region

# The CONNECT Our Future Process





# Scenario Planning Process:

## Adding Fingerprints...

9 Focus  
Group  
Meetings

MetroQuest

18 Business  
Outreach  
Meetings

22 Blueprinting  
Workgroup  
Meetings

27 County & Community  
Growth Forums

ULI Reality Check 2050

34 Small Group  
Growth Forums

57 Community  
Growth  
Workshops

118 Development Chip  
Game Maps

4 Webinars

15 Policy-Maker Briefings  
Youth & Crowd  
Sourcing Events

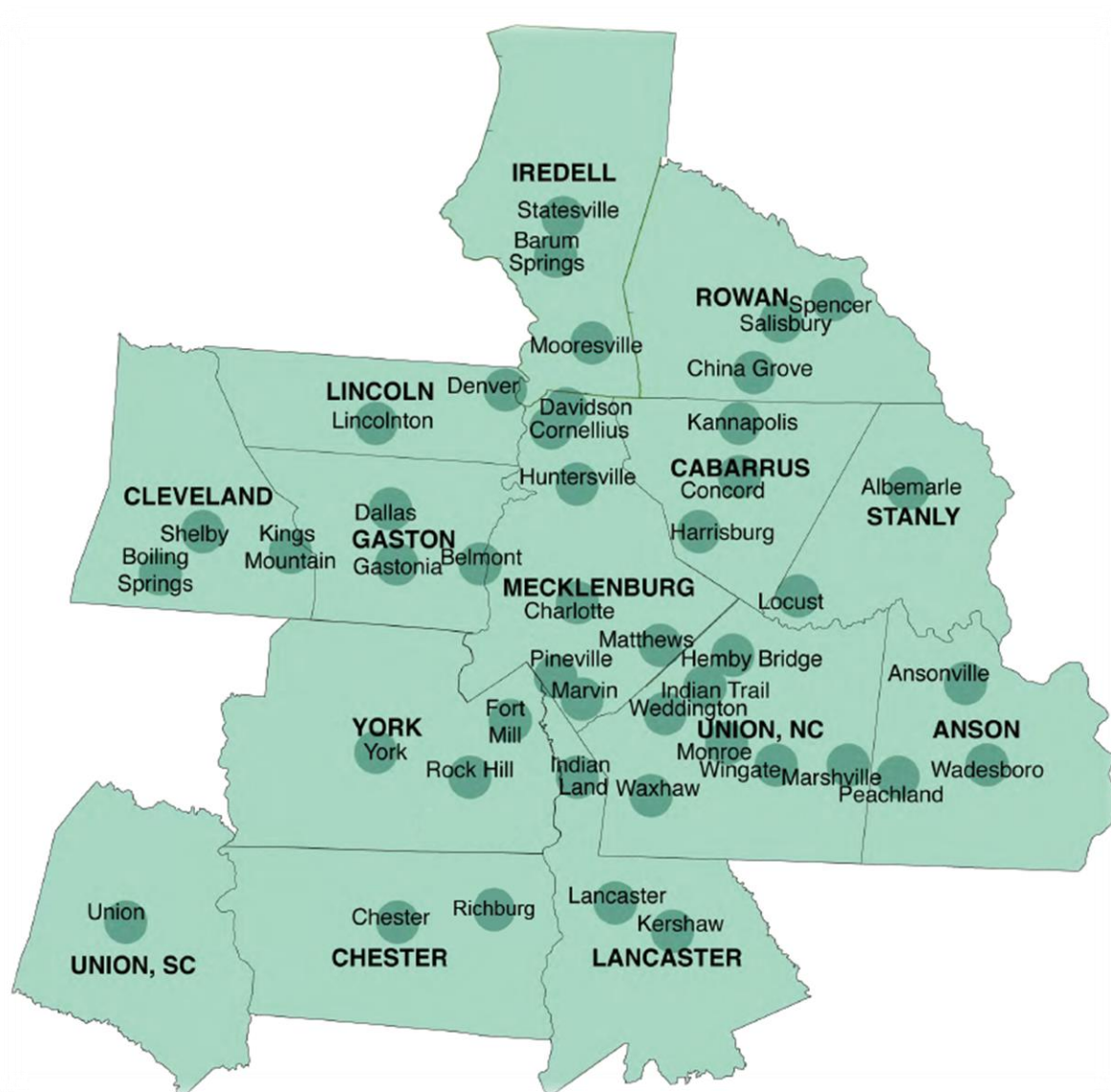
30 Planner Coordination  
Meetings

26 Regional  
Partner  
Meetings

14 Consortium  
Meetings

95 Scenario Rating &  
Feedback Events







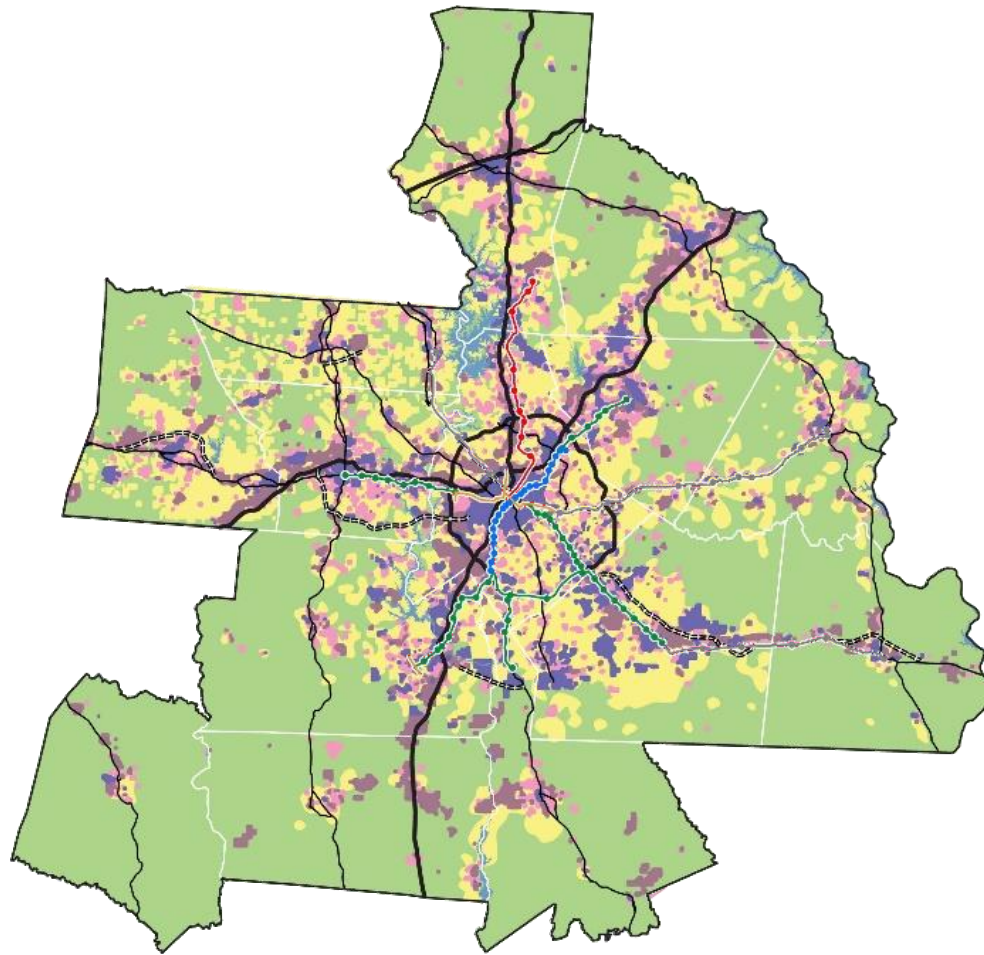
# Scenario Planning Process:

Adding Fingerprints...

6,396

Scenario Planning  
Participants

# The Region's First Preferred Growth Concept



# Preferred Growth Concept:

What Does this Mean for the Region?



More Vibrant Downtowns



Preserved Farmland  
(935,100 acres saved from development)

# Preferred Growth Concept:

What Does this Mean for the Region?



New Walkable Activity Centers  
(48,100 additional acres)



More Housing Choices  
(rural, suburban, walkable suburban & urban living)



# Preferred Growth Concept:

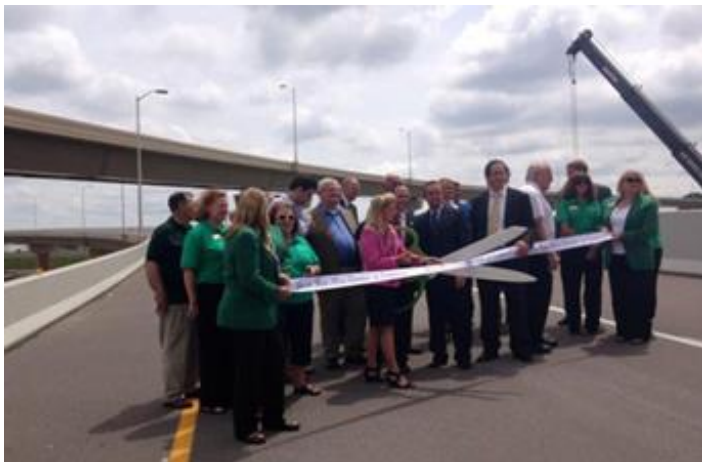
What Does this Mean for the Region?



## Emphasis on Transit

(63 more miles in dedicated ROW)

(175 more miles in dedicated ROW, including post-2050 recommendations)



## New Proposed Highways

(85 new centerline miles)



GRUBB PROPERTIES

- **Multi-Generational Real Estate Family**

In 1909, Clay Grubb, great grandfather to the current generation, developed one of the first steel and concrete high-rises in North Carolina (pictured right).

- **Over 50 Year Company History (since 1963)**

100% Employee and Board Owned Today.

- **Vertically Integrated Real Estate Operating Company**

Acquisitions, Property Management, Asset Management, Investment, Leasing, Development, Project Management, and Construction.

- **Southeast Investment and Operating Footprint**

North Carolina, South Carolina, Georgia, Tennessee, Florida, Virginia, Mississippi

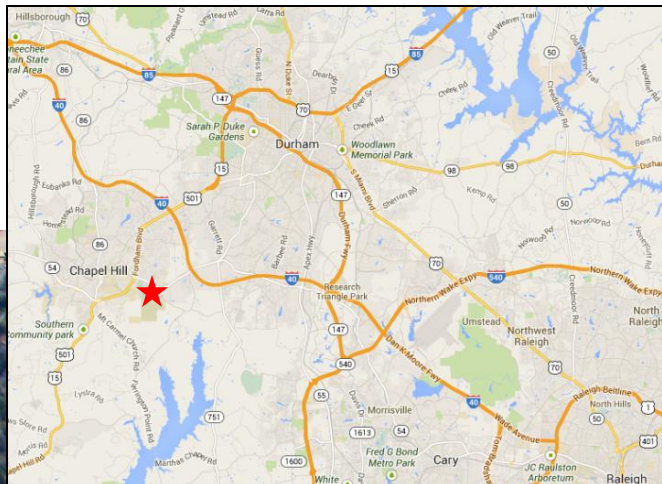
- **Strong Lender & Institutional Relationships**

- Transactions with over 25 different lenders
- Proven Investment Partner with over 20 different institutions

- **Disciplined Transaction History**







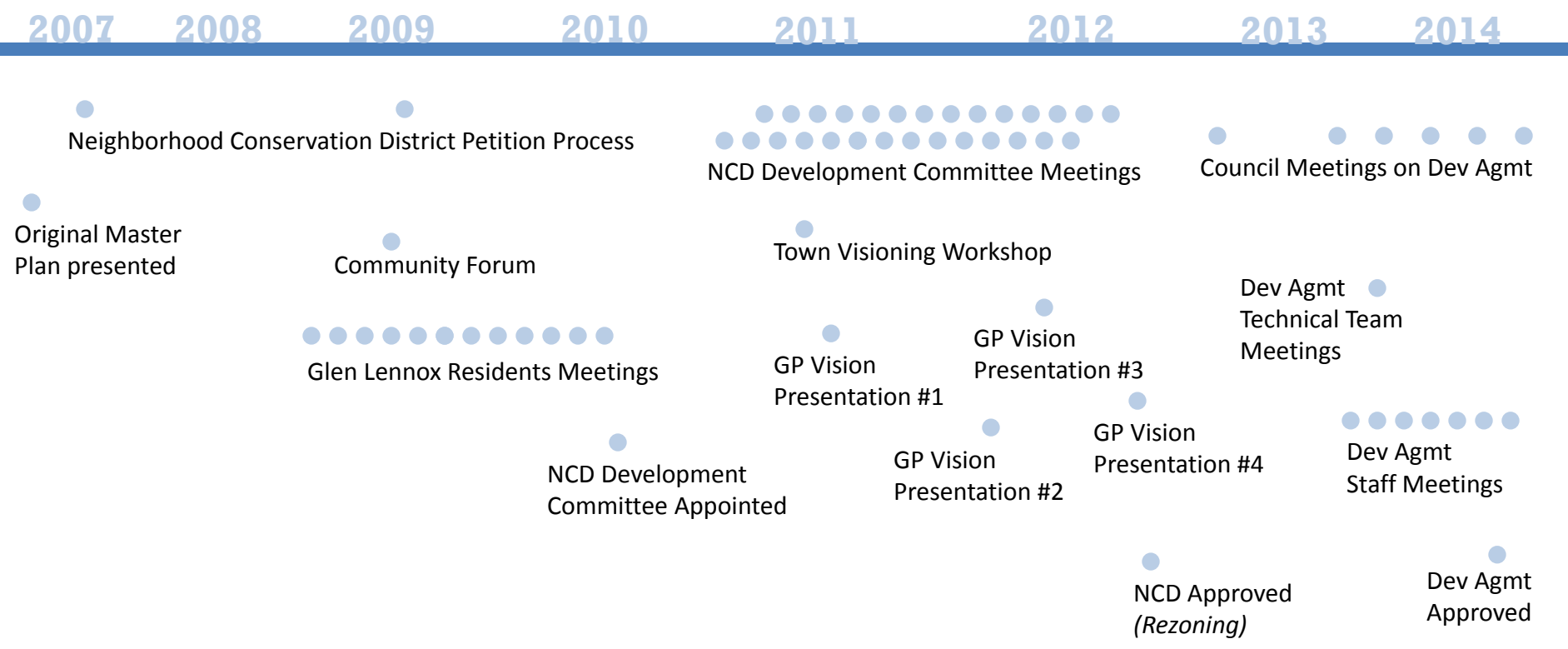
10 miles to  
Duke Univ. and I-85

1 mile to UNC

2.5 miles to I-40  
10 miles to RTP



# Entitlement Process



A ● for every meeting Grubb Properties participated in Chapel Hill meetings





# Glen Lennox Area Neighborhood Conservation District Plan for CD-8C

Adopted by the Chapel Hill Town Council  
May 30, 2012

CHAPEL HILL, NORTH CAROLINA

Prepared by URBAN DESIGN ASSOCIATES

In collaboration with  
Glen Lennox Area Neighborhood Conservation District Development Committee

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## DEVELOPMENT AGREEMENT

BY AND BETWEEN  
FCP GLEN LENNOX, LLC (f/k/a GLEN LENNOX DELAWARE, LLC),  
AND GLEN LENNOX SHOPPING CENTER, LLC,  
AND  
THE TOWN OF CHAPEL HILL, NORTH CAROLINA

Effective Date: 12/10, 2014

Orange County Parcel Identifier Numbers: 0790-25-8547; 0790-25-4529

RETURN TO: TOWN OF CHAPEL HILL,  
405 MARTIN LUTHER KING JR BLVD.  
CHAPEL HILL, NC 27514  
ATTN: KAY PEARLSTEIN

## What's in the Neighborhood Conservation District Rezoning and Development Agreement?

- 20 year agreement
- NCD prescribes regulations on height, setbacks, land use, impervious surface, open space and more
- Development Agreement prescribes programs for affordable housing, transportation improvement, trees, and more
- Development Agreement Compliance Permit (75 days, staff approval)

# What have I learned?



Listen

Learn

Educate

Be  
iterative

Frame discussion  
for the audience

Schedule in  
community time



# Glen-Lennox



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