



FOUNDRY
COMMERCIAL

STEELE CREEK PRESBYTERIAN CHURCH

MICHAEL CAIN & CLAY COYLE, FOUNDRY COMMERCIAL

STEELE CREEK

Location

- 7407 Steele Creek Rd

Presentation

- Background
- Challenges
- Motivation
- Request



STEELE CREEK

Background

- Foundry's Project is defined as 42 acres of designated land + (2) Historic Structures – Steele Creek Church and John Douglas House.
- Foundry currently has 70 acres of land owned by CLT under contract (Steele Creek Church) & 5 acres of land owned by Trinity under contract (John Douglas House).
- Summer of 2021 CLT introduces the 70 acre property to market via RFP. Foundry was awarded, largely due to our commitment to place the Sanctuary into a perpetual preservation easement.
 - NOTE – the John Douglas Parcel was not part of RFP. However, our message to CLT was – 'if we could secure the John Douglas parcel, we would agree to preserve the Historical Parsonage, too'.
 - Trinity secured the John Douglas parcel, closed on the land in 2022 and filed a COA to demo the House in June of 2023.
- Foundry is now under contract to purchase the John Douglas Parcel from Trinity with plans to preserve Douglas house.

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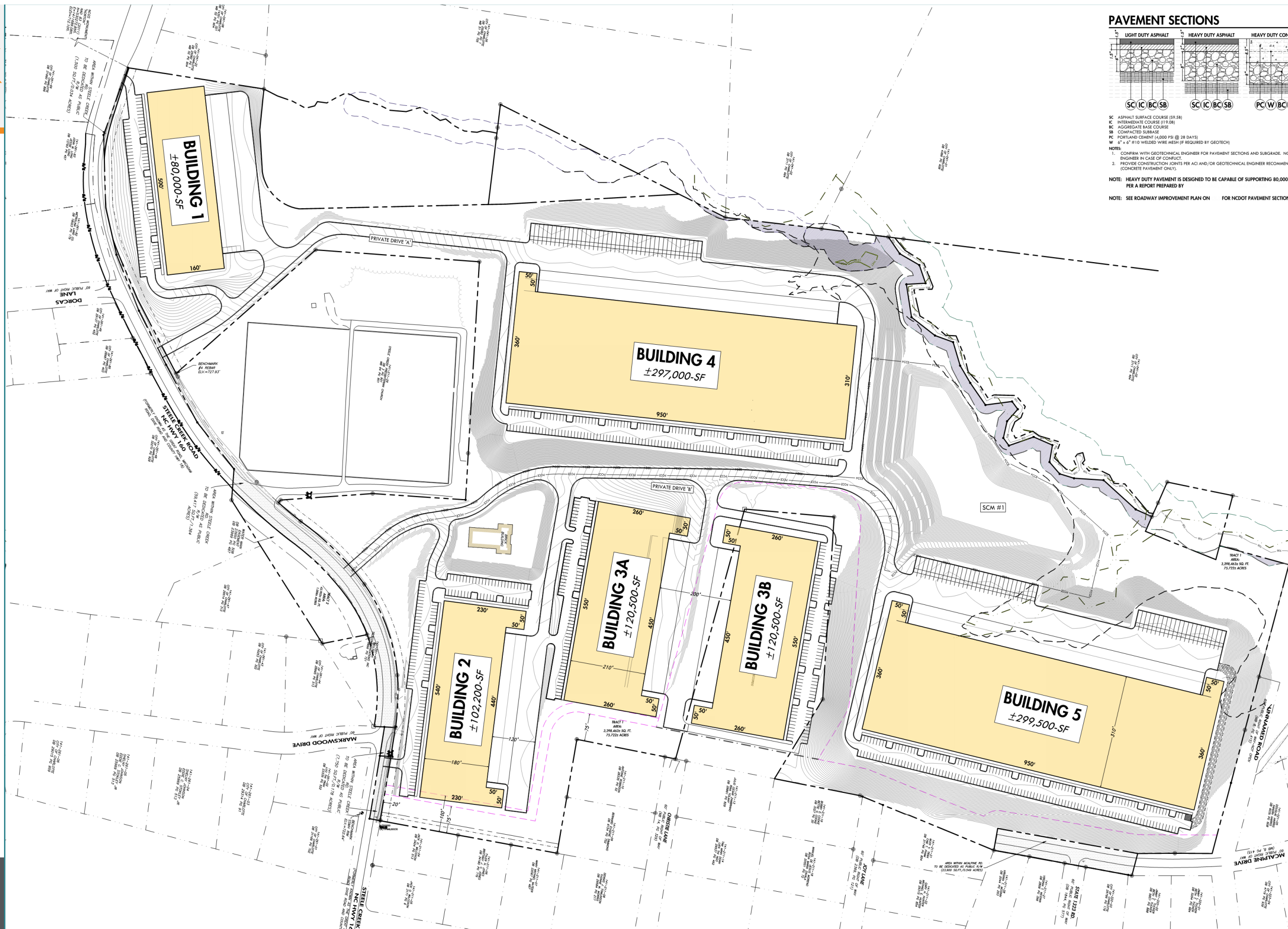
Challenges

- **The disclosed RFP didn't mention 37 of the 70 acres being undevelopable due to the historic designation, or SHPO's role in permitting.**
- **Thus, we went to work on Maximizing our Site Plan.**
- **Introducing Site Plan #1 (SP1)**

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Challenges

- Site Plan #1 (SP1)
- Maximize land coverage



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Challenges

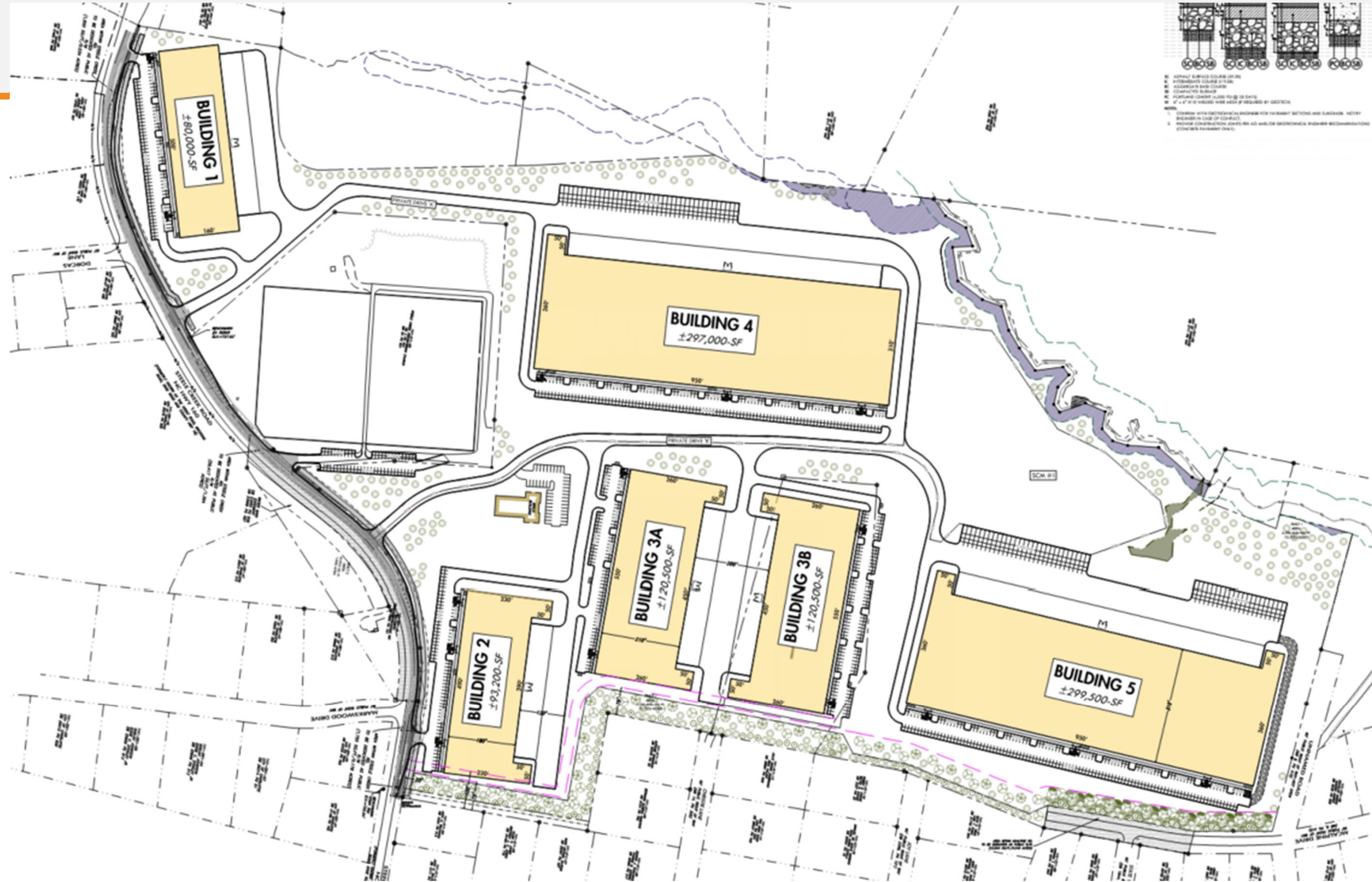
- **SHPO's first response to SP1 (Maximized Coverage) – somewhat unfavorable**
- **Adverse Effects. Introducing Site Plan #2 (SP2)**
 - **Mitigations:**
 - **Fence around northern Cemetery Boundary**
 - **Enhanced Landscape Buffer around the Historical features**
 - **Foundry will assume Landscape Maintenance Activities for the Cemetery**
 - **Added Cemetery Parking**
 - **Repave Circulation Drive at Cemetery**
 - **Reduce Bldg 2's size / footprint**

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Challenges

Mitigations (SP2):

- Fence around northern Cemetery Boundary
- Enhanced Landscape Buffer around the Historical features
- Foundry will assume Landscape Maintenance Activities for the Cemetery
- Added Cemetery Parking
- Repave Circulate Drive at Cemetery
- Reduce Bldg 2's Size / Footprint



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Challenges

- Foundry clearly heard the message from SHPO and presented SP2 on 11/28/23
- SPHO, HLC, CLT, USACE and Foundry Consultants
- Outcome – SHPO & USACE approved our Mitigation Plan subject to HLC’s Approval.
 - HLC’s primary concerns:
 - Main entrance to the park bisects the Sanctuary and the Cemetery
 - Proximity of Bldgs 2 & 3 to the Sanctuary
- Foundry worked extensively with HLC to present a plan that will preserve the historic structures, and also preserve the “Feel” of its Historical Nature. Introducing Site Plan #3.
 - Moved the main entrance to the Park
 - Moved Bldg. 3 away from the Sanctuary
 - Reduced the size of Bldg 2
 - Provided a location for the John Douglas House
- This plan preserves both Historic Structure and proposes 14+ acres to be buffered and densely planted to screen the Historic Oasis from our Park

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Mitigations (SP3):

- Moved the entrance
- Shifted Bldg 3
- Reduced Bldg 2's Size
- Created significant buffers
- Provided a location for the John Doulgas House
- 14.25 Acres



Challenges

- **Between 2021 and now, Foundry has invested a considerable amount of time and money.**
- **Termination of our contract and returning the property to CLT is a possible option at this point.**
- **We have advanced the project as much as possible, to the extent of our capabilities.**

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Motivation

- **CLT recognizes the issues in developing the 70 acres, and have stated, it's a CLT problem, not a Foundry problem.**
- **In the last (2) months this has reached upper levels in CLT who now feel compelled to preserve the value of the property.**
- **Foundry has been able to "Hold them off", as we work with HLC to find a Win-Win solution.**
- **Steele Creek Church and the John Doulgas Home have been vacant for a number of years and their state is rapidly deteriorating.**
- **We believe we're not like typical developers. Many of us are North Carolina and Charlotte natives and appreciate the conflict between development and historic preservation. If we must drop the contract, CLT will ultimately sell to another developer who may not share the same appreciation.**

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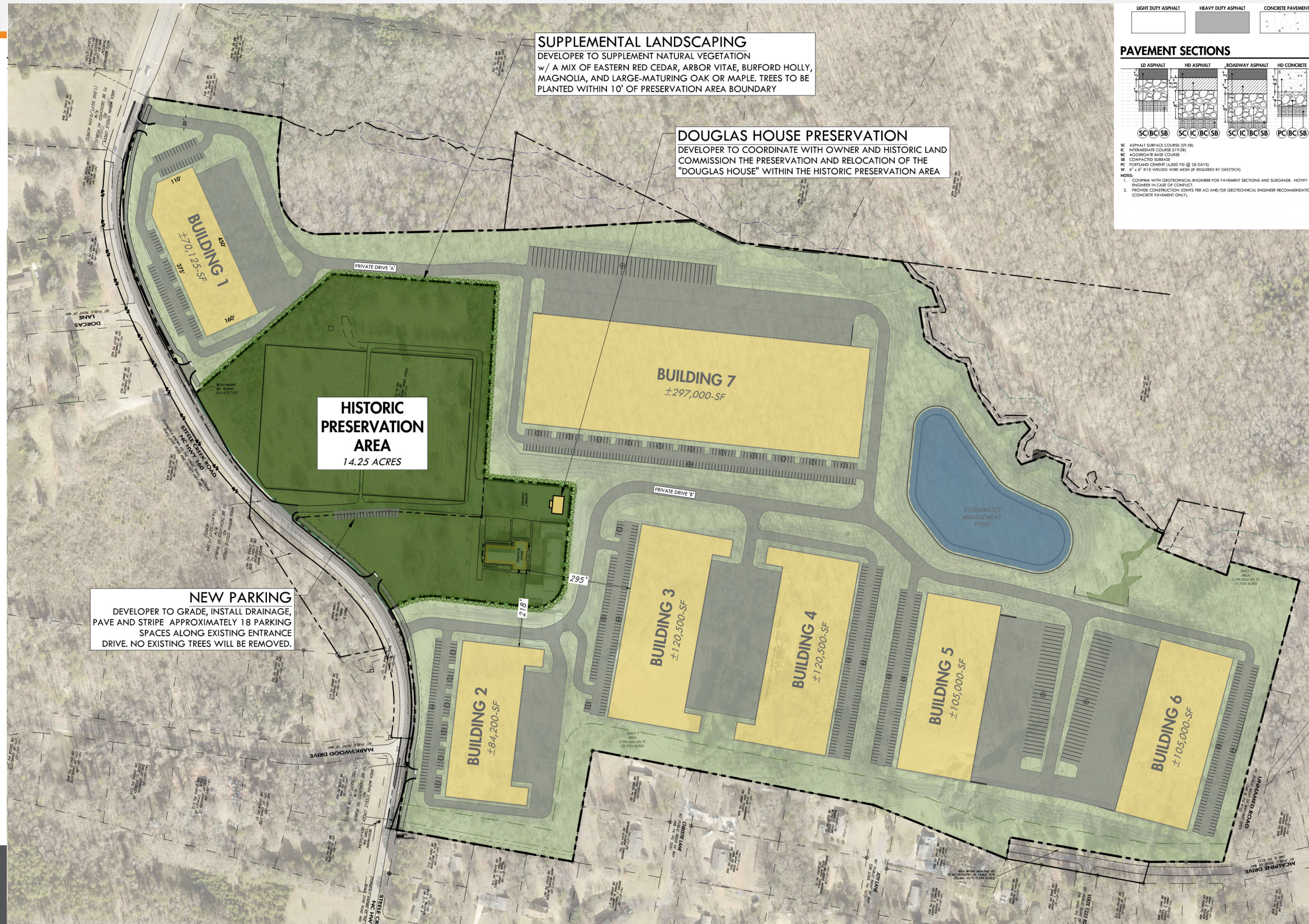
Motivation

- Foundry and Steele Creek Presbyterian Church have an agreement and will be making the improvements and taking over their financially burdened Landscape Maintenance Contract.
- Foundry will contribute \$50,000 to the John Douglas House relocation.
- Foundry will commit/gift or deed the Historic Property to an Appropriate Owner at the direction of the HLC.
- Foundry and She Built This City, a non-profit organization focused on training skilled trades to youth, women, and marginalized communities, have partnered to establish their Head Quarters in the Church.
 - SBTC will restore and maintain the Sanctuary and possibly the John Douglas House.

Request

- **Regarding Site Plan #3 and “TIME” not being on our side with respect to the Airport’s Contract and the Rapid Deterioration of the Historic Structures - We respectfully request approval from the Board to allow HLC Staff and Foundry (the Parties) to draft an Agreement/Contract to define the Re-Designation requirements, to Staff’s satisfaction, with the goal of obtaining City Council’s Approval quickly.**
- **Thank You for your Time and Consideration**

STEELE CREEK - DISCUSSION



LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT	CONCRETE PAVEMENT
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PAVEMENT SECTIONS

LD ASPHALT	HD ASPHALT	ROADWAY ASPHALT	HD CONCRETE
SC/BC/SB	SC/IC/BC/SB	SC/IC/BC/SB	PC/BC/SB

SC ASPHALT SURFACE COURSE (3" MIN)
 IC INTERMEDIATE COURSE (1" MIN)
 BC AGGREGATE BASE COURSE
 SB COMPACTED SUBBASE
 PC PORTLAND CEMENT FLOOR FINISH (28 DAYS)
 W 6" x 6" #10 WELDED WIRE MESH (IF REQUIRED BY GEOTECH)

NOTE:
 1. CONFIRM WITH GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS AND SUBGRADE. NOTIFY ENGINEER IN CASE OF CONFLICT.
 2. PROVIDE CONSTRUCTION JOINTS PER ACI AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS (CONCRETE PAVEMENT ONLY).