The Town of Davidson

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May 1, 2015

Charles A. Rulick
Vice President
MV Residential Development

On behalf of the Town of Davidson's Planning Department, I write to express our support for Miller-Valentine Group's application for a Brownfields Agreement through the Brownfields Program of the North Carolina Department of Environmental and Natural Resources. As described to us, Miller-Valentine Group intends to acquire and redevelop the property located at 301 Depot Street Davidson, North Carolina, within the Village Center area of the Town of Davidson.

We view the planned redevelopment as a complement to other initiatives promoted by the Town including our adopted planning principles and Station Area Plan. When complete, the project would positively contribute to the betterment of the community. The proposed multifamily use of the building would provide an opportunity for people of various income levels to live close to the Village Center.

The project supports the existing and proposed commercial model for the Town because it provides the critical factor for by providing density in areas most appropriate –specifically the town's targeted growth areas as outlined in the 2010 Comprehensive Plan. The addition of residential units in this location reinforces the town's goals of walkability while providing easy access to downtown businesses and supporting economic development in the historic downtown area.

The creation of a rentable product near the downtown area also provides an opportunity for different economic and generational sectors to live and work in and near Davidson. The development program creates greater intensity on the property and allows for greater pedestrian connections within the surrounding neighborhood, which is consistent with the vision for the neighborhood. The project location is proximate to future planned transit expansions, increasing the demand for public transportation.

Because of these positive impacts and new investment in the community, The Town of Davidson supports Miller-Valentine Group's application for a Brownfields designation, which is necessary to proceed as planned. We look forward to this project making a positive contribution to the neighborhood, as well as the Town of Davidson.

Please let us know if we can provide any additional information in support of this project.

Sincerely,

Jason Burdette, AICP
Planning Director