



**Legacy Square Planning
Community-wide Update**

April 5, 2023

Verdae Development, Inc. (VDI) is excited to provide a community-wide planning update for Legacy Square! As a priority development, Legacy Square has engaged a full Planning Team with the addition of local professionals— including VDI, Seamon Whiteside, and McMillan Pazdan Smith Architecture. Following the release of our first Legacy Square concept plan to Hollingsworth Park residents/owners during spring 2022, we received immediate feedback with concerns relating to density, traffic, parking, and more. As promised, we agreed to re-evaluate and further study the community desires for Legacy Square and come back with a revised approach. In January of this year, VDI completed a revised draft concept that we believe addresses neighborhood concerns through an exciting and vibrant mixed-use project.

Earlier this week, VDI engaged a group of approximately 120 people that own property near Legacy Square to review a revised concept plan that is being considered as a preferred direction for the development's future buildout. The updated approach incorporates important community feedback that has been collected and carefully considered during the past year. Dan Klausner, CEO for Verdae, and Debbie Wallace presented the revised draft concept—highlighting improvements that specifically address public concerns for density, parking, open space, and more. During the meeting, attendees also learned about the City of Greenville's draft Development Code and how Legacy Square's new zoning classification (RNX-C) could influence final development.

Members of the Homeowners Board of Boards (HBOB), a South Carolina 501(c)(3) mutual benefit nonprofit corporation, were also in attendance. The HBOB was founded in spring 2020 by five resident-led Hollingsworth Park Homeowners Associations—The Manor, Ruskin Square, Braydon, Belhaven Village, and Belhaven Townes. The group has been particularly interested and critical of the 2022 draft plan for Legacy Square buildout--advocating for change on behalf of all Hollingsworth Park stakeholders. During February 2023, VDI tested the revised concept with the HBOB and were pleased to receive their endorsement and support. Since then, they have assisted VDI in communicating zoning challenges and alternatives to the City of Greenville and to other stakeholders.

The following news is being shared with the Hollingsworth Park community as a written update. We hope that you will find the detail helpful and informative. If you have questions about the information, we will be hosting an Open House for Community Questions at the VDI office on Monday, April 10th between 3pm-6pm. Please feel free to drop by to speak to someone on the Planning Team.

Legacy Square Planning Open House for Community Questions

Monday, April 10th
Drop-in: 3pm-6pm
Verdae Development Office
340 Rocky Slope Road, Suite 300
Greenville, SC 29607

Legacy Square Planning Community-wide Update

April 5, 2023

How does the revised concept compare to the 2022 plan for Legacy Square?

- Less Density
- Respects Adjacent Owners – Increased Buffering/Screening and Introduces Appropriate Stepbacks
- Incorporates Single-family Detached Homes on Cheddington and Lower Chadsworth – Similar Product to Braydon
- Maximizes Open Space
- Eliminates Structured Parking
- Reduces 5-Story Massing to 3 and 4-Story Buildout
- Respects Neighborhood Streets – Provides Adequate Surface Parking and Promotes Traffic Flow
- Reduces Multi-family Unit Count from 325 to 156* - Market Rate
**Final unit count may be adjusted based on unit size – Maximum 175*
- Adds More Shops/Restaurants with Improved Merchandising Plan

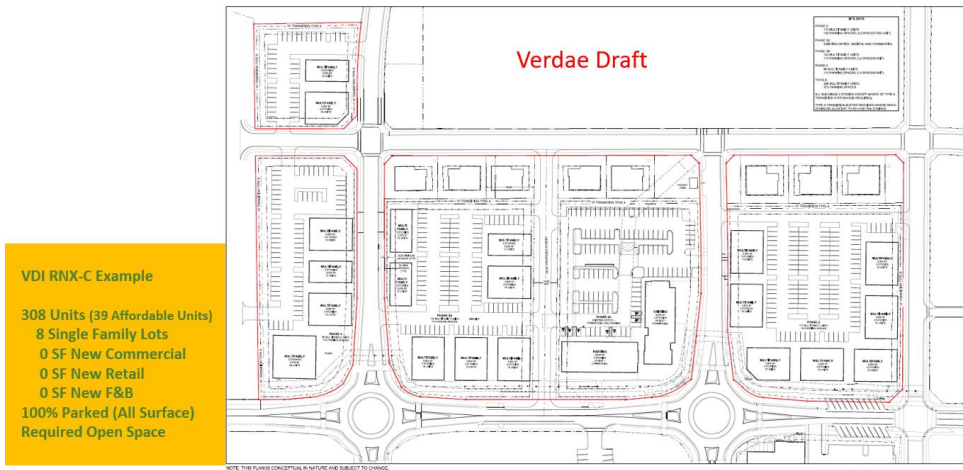


How does the proposed RNX-C zoning classification impact the revised concept?

Legacy Square is a unique mixed-use development at the heart of Hollingsworth Park, and City Planning has expressed their difficulty in assigning a new zoning code that supports existing Legacy Square development, while also protecting surrounding neighborhoods. Unfortunately, the proposed RNX-C code will not support the

buildout of VDI’s revised plan. It also makes the delivery of project continuity and many community desires unattainable. VDI prepared a draft example to help illustrate RNX-C challenges:

- Max Building Width of 100’ Hinders Efficient Floorplate Dimensions – Similar Construction to the Keith Building and Sumerel Building Could Not Be Built.
- RNX-C Does Not Allow the Community-Desired Mix and Concentration of Uses
 - *No Brewpub/Taproom Allowed
 - *No General Indoor/Outdoor Entertainment Allowed
 - *Food & Beverage Limited to 4,000 SF
 - *Personal Service Limited to 4,000 SF – As a Point of Reference, the Verdae Y and AO Salon Exceed this SF Limit
 - *Maximum Office SF is 4,000 SF
- The VDI Example shows 308 Apartments using the Density Bonus.



Additionally, the City of Greenville provided an RNX-C example for development consideration. Multi-family is incorporated without the density bonus, structured parking is necessary, and single-family lots are smaller.



How can we resolve the RNX-C zoning challenge?

Through the cooperative teamwork of VDI and the HBOB, the City of Greenville has acknowledged that they would like to revisit the zoning classification. Community support for the revised plan will also be beneficial in defining an alternative code. Since there isn't a code option that will allow the exact buildout of the plan, it will be necessary to secure a broader classification and use deed restrictions and CCR language to limit development. For example, VDI and the HBOB have suggested RC-5 (allows 5-story construction) as a possibility. VDI could voluntarily restrict the Legacy Square property to only allow a maximum of 4-story construction. There are other uses in RC-5 that would not be appropriate in Legacy Square and could be added to the deed restriction that runs with the property. The City of Greenville is reviewing zoning alternatives and will provide a recommendation once the Community has had a chance to review the revised concept for Legacy Square.

How can VDI move the Legacy Square Concept towards a true development plan?

The first order of business for VDI is to share the revised concept for Legacy Square with all property owners within Hollingsworth Park. Feedback from owners will be collected via ImagineVerdae.com and AskVerdae@Verdae.com. There is also more due diligence needed to refine the plan and answer additional questions about traffic, unit count/rents, and more. VDI is also committed to creating an Advisory Group of stakeholders that can assist in the final plan review process. Community-wide updates will be provided as we move through the process. Here's a summary of the work ahead:

1. Complete Community Update and Collect Feedback/Support
2. Complete a Traffic Study for the Rocky Slope/Legacy Square Area
3. Complete a Rental Market Analysis
4. McMillan Pazdan Smith will Complete an Analysis of the Civil Plan and Suggest Concept Refinements for Better Efficiency
5. City of Greenville will Provide Recommendation for Revised Zoning Classification
6. VDI will Form the Legacy Square Advisory Group (Stakeholder Committee)
7. VDI will Work with the Advisory Group and the HBOB to Create Deed-Restriction and CCR Language
8. City to Confirm Zoning for Legacy Square
9. VDI to Provide Bi-Weekly Community Updates via ImagineVerdae.com (Beginning May 1st and Continuing Through the Completion of the Process Above)

How can you help?

If you would like to share a word of support, pose a question, or communicate a concern, please email us at AskVerdae@Verdae.com. You are also welcome to stop by the VDI office on April 10th to speak to a Planning Team member. Building project awareness and excitement will be important to Legacy Square's success.

Thank you!