



**Legacy Square Due Diligence
Community Bi-Weekly Update – August 15, 2023**

As expected, Verdae Development (VDI) received an excellent response to our call to join the Legacy Square Advisory Group. Each application was thoroughly reviewed, and we're pleased to announce that a team of (15) stakeholders will assist in this phase of the planning review process. We are so appreciative of everyone that took the time to apply, and we look forward to sharing the group's work with the entire community as progress is made.

The Legacy Square Advisory Group

Fifteen (15) residents and business owners within Hollingsworth Park and Legacy Square have been appointed by VDI, (5) live contiguous to Legacy Square, (2) operate businesses within Legacy Square, and (8) provide additional representation to include all neighborhoods within Hollingsworth Park. The makeup of the Legacy Square Advisory Group was selected to provide the best possible cross section of views and professional experience to enhance the planning effort. This broad representation of Hollingsworth Park volunteers will ensure the voice of the community is included in the decision-making process for Legacy Square.

As the title suggests, the role of the Legacy Square Advisory Group is to provide advisement from a community owners' perspective that will assist VDI in moving the Legacy Square Concept Plan to a more defined development strategy. The current Concept Plan proposes a maximum of 4 stories in select locations, a range of 156-175 rental residential units, 25,000 square feet of new office, 19,000 square feet of new retail, 10,000 square feet of new food & beverage, approximately 100,000 square feet of open space, (11) new single-family homes, and is 100% surface parked. This phase of the planning process assembles a group of stakeholders to accomplish the following responsibilities:

- Review due diligence planning data from the Traffic Study, Market Study, and Parking Evaluation.
- Review development scenarios to gain an understanding of development and market dynamics.
- Support a more defined Legacy Square development strategy by creating a group-approved recommendation for Legacy Square deed restriction and CC&R language.

We are pleased to introduce the following Hollingsworth Park residents and Legacy Square business owners who will serve as appointed Legacy Square Advisory Group Members:

- Bob Bunchman
Resident of Braydon at Hollingsworth Park
Background: Real Estate Investor & Managing Partner
- Kathleen Deveix
Resident of Braydon at Hollingsworth Park
Background: Attorney
- Johnny Edwards
Resident of The Brownstones at Hollingsworth Park
Background: Retired Judge Advocate, USAF
- Jim Elliot
Resident of Braydon at Hollingsworth Park
Background: Corporate Marketing & Communications
- Inge Flackett
Resident of The Manor at Hollingsworth Park
Background: Licensed Property Manager & Small Business Owner

- Laura Griswold
Resident of Belhaven Village at Hollingsworth Park
Background: Corporate Marketing & Communications
- Barry Nocks
Resident of Bella Grove at Hollingsworth Park
Background: Professional Planner & Professor Emeritus
- Kimberly Lynch
Resident of Pinecrest at Hollingsworth Park
Background: Architect
- Lisa Prysock
Resident of Chelsea Townes at Hollingsworth Park
Background: Mechanical Engineer & Project Management Professional
- Chuck Reichert
Resident of Braydon at Hollingsworth Park
Background: Civil Engineer
- Lisa Seal
Resident of Chelsea Townes at Hollingsworth Park
Background: Small Business Owner & Corporate Director
- Elizabeth Troutman
Resident of Ruskin Square
Background: Textile Engineer & Professional Artist
- Dan Wagner
Resident of The Manor at Hollingsworth Park
Legacy Square Business Owner (Office)
Wagner Wealth Management Advisors
- Brandi Ward
Legacy Square Business Owner (Food & Beverage)
Chestnut Coffee House & Market
- Seph Wunder
Resident of Braydon at Hollingsworth Park
Background: Real Estate Attorney

The first Legacy Square Advisory Group meeting is scheduled for Thursday, August 31.

To date, no updates have been made to the Concept Plan. As due diligence details are vetted and development planning continues, we expect the Legacy Square Concept Plan to evolve and improve with more specific information (unit count per building, office square footage, targeted retail use per building, and more).



VDI Concept Plan Due Diligence Updates:

- **Traffic Study:** The final traffic study report is complete. We look forward to sharing details with the community in a future update.
- **Market Study:** The final market study that analyzes demographic, lifestyle trends, and market dynamics for multi-family and retail product is complete. We look forward to sharing details with the community in a future update.
- **Parking Evaluation Approach:** As communicated previously, VDI will use the final traffic study, final market study, City of Greenville Code requirements for parking, and the Urban Land Institute guidelines for parking to complete a parking evaluation for the Legacy Square Concept Plan. We continue to receive emails with concerns for parking; therefore, we look forward to sharing what we are learning as soon as the analysis is completed. As we have stated before, we understand and agree that a supportive parking plan is essential to a successful Legacy Square town center buildout.
- **Next Update:** The next Legacy Square Update will be uploaded on or before Thursday, September 7th.

If you have questions or comments, please email AskVerdae@Verdae.com. Thank you!