

We ask that the 300 East Main/East Main Square CUP be extended for an additional two years. We understand the Town's desire to update certain aspects of the CUP approval to meet current standards, and we are generally amenable to that concept at the appropriate time.

The fact is that we will be required to get a CUP modification for almost anything we would feasibly want to do as next phase in the development of East Main Square, so there will be ample opportunity to update any standards as necessary before we can proceed with a next phase.

We have worked very hard to help many local people and their businesses through the pandemic, and dealing with the pandemic's effects has occupied most all our time and resources. We had hoped the pandemic would have eased more before now, but financial and other circumstances remain challenging for almost everyone at East Main Square. Further, because of the pandemic we have again had to table our plans to proceed with the Hilton Garden Inn on the Butler Lot and, similarly, we will not be able to move forward with seeking approval for an office building as a next phase at East Main Square as we had hoped. Potential anchor office tenants for that building have informed us that they do not anticipate needing larger space for the foreseeable future until it becomes clear how much remote working will continue beyond the pandemic.

This does not seem the time to lapse our CUP.

With respect to questions posed earlier this year concerning bike racks, potential charging stations, and other matters, we offer the following responses:

1. We inspected all bike racks and believe our team has successfully sturdied all but one. Attempts to solidify the bike rack near Womancraft did not work and we have ordered inverted U racks to replace that existing wave rack. We have also been researching and consulting local artists for ideas to add bike racks with more artistic designs that would still have all the functionality and sturdiness of the inverted U racks. We have also re-mulched (twice in some places) the areas around relevant bike racks.

Sidewalk areas for outdoor dining, walking and gathering space is at even more of a premium for safety during the pandemic, and we do not wish to add racks on sidewalks internal to our site at this time. We do remain willing to work with the town to identify potential bike-parking locations on public sidewalks adjacent to our property.

2. We do not believe the EV station in the basement of the parking deck (installed there by BuzzRides UNC for their use) will work as an effective charging station for members of the public with electric cars because we understand the voltage is different than needed for cars and the location in the back corner of the parking deck basement has low visibility and appeal. We have consulted with design professionals to better understand the additional electric circuits and other infrastructure needed to install electric vehicle charging stations going forward and to understand the logistics of such stations in commercial locations where the best results would have users moving their vehicles promptly after completing a charge rather than tying up the charging station for a whole workday or evening.

We do believe in adding some electric-vehicle charging to existing development (let alone new ones as required), and we are working to add at least some EV capacity once we're free of pandemic-related financial constraints.

3. A second, temporary connection to the Libba Cotten Bikeway has been made along with the preparations to permit the Town to use the "Butler Lot" as public parking and to permit the Cradle to host outdoor shows on that site, and all future redevelopment plans for East Main Square—and for the Butler Lot—shall include a commitment to make a paved connection to the bikeway as part of construction there.

4. With regard to the question of installing solar panels on canopies or other structures over the roof elevation of the parking deck, we have not had the funds to spend on engineers and others to fully assess the feasibility of such a project. We believe in the idea in general principle, as we always have, and we have looked at this issue repeatedly over the years. Recently again, we have researched and learned that continued technological progress appears to be increasing the likelihood that we will be able to add solar panels over the deck's roof-elevation parking in the future, but we cannot say when at this point given the continuing distressed economic environment caused by the pandemic. Even as the pandemic has hurt our revenues, and those of so many local businesses and individuals, many expenses and taxes continue to rise, heightening budget challenges that could persist for quite some time still it appears.

The cost of adding panels over the deck's roof elevation is much greater than the panels themselves and the associated electrical architecture. Perhaps the greatest cost is engineering the stout metal canopies that would cover the parking spaces and support the solar panels in the face of wind loads on the exposed roof elevation. There are limited connection points on the deck's precast elements, and even with prefabricated systems, we have been told that the cost is prohibitive, especially as we work to make it through the pandemic and hopefully being to recover whenever the pandemic is behind us at last.