From: Bob Isner
To: Scott, Andrew
Subject: Fwd: Deep Roots Market Downtown Greensboro
Date: Tuesday, November 01, 2011 12:57:54 PM

First email was wrong address

-----Original Message-----
From: Bob Isner <bobisner@aol.com>
To: adam.fischer <adam.fischer@greensboro-nc.gov>; andy.scott <andy.scott@greensboro-nc.gov>
Cc: generalmanager <generalmanager@deeprootsmarket.com>; gcarr <gcarr@beacon-nc.com>; dan.brewer <dan.brewer@wspsells.com>; tripbrown <tripbrown@bipinc.com>; powell <powell@sabrecapital.com>; miltonkern <miltonkern@yahoo.com>; jbstaton <jbstaton@staton.com>; ce.pugh <ce.pugh@ncga.coop>
Sent: Tue, Nov 1, 2011 11:38 am
Subject: Deep Roots Market Downtown Greensboro

Adam:

We have gone back to the engineer and have quantified the two transportation issues necessary to proceed with this project.

1. Our surveyor has calculated the right of way land needed for parking to be 705 sf along the frontage facing N. Eugene as previously discussed. A legal description plat has been prepared for this. This strip of land is needed to secure the required parking in front of the building. Please let me know how to proceed with getting this approved.

2. The major issue concerns truck access. The design trailer is 73' (55' trailer and 18' cab). The engineer looked at the site and there is no way for this vehicle to pull head first into the site and then back into the loading dock with the existing CITI Building on the land. We even looked at this with getting rid of the existing CITI Financial Building and it will not work without taking out substantial parking needed for Deep Roots success. The only solution is to get permission to back the trucks onto the site from N. Eugene St. and into the loading dock. Please let me know what I need to do to get this approved. We consider this condition as no different from other loading situations currently being accommodated downtown. It is estimated that there would be a maximum of 3 deliveries on any given day. We also see no need to go back to TRC with a formal total engineering package without getting this approved since it would be considered a non-conforming condition.

Time is of the essence for this project to proceed. Both these issues need to be favorably resolved in order for us to close on the loan and proceed with the project. All the financial requirements (appraisals and enviornmental) have been met but the tansportation issues are paramount.

Your help is appreciated.

Sincerely,

Bob Isner 669-1019m