



Garner Mixed-Use Development Concept Plan Review

October 30, 2023

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A R C H I T E C T U R E

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LANSING MELBOURNE GROUP

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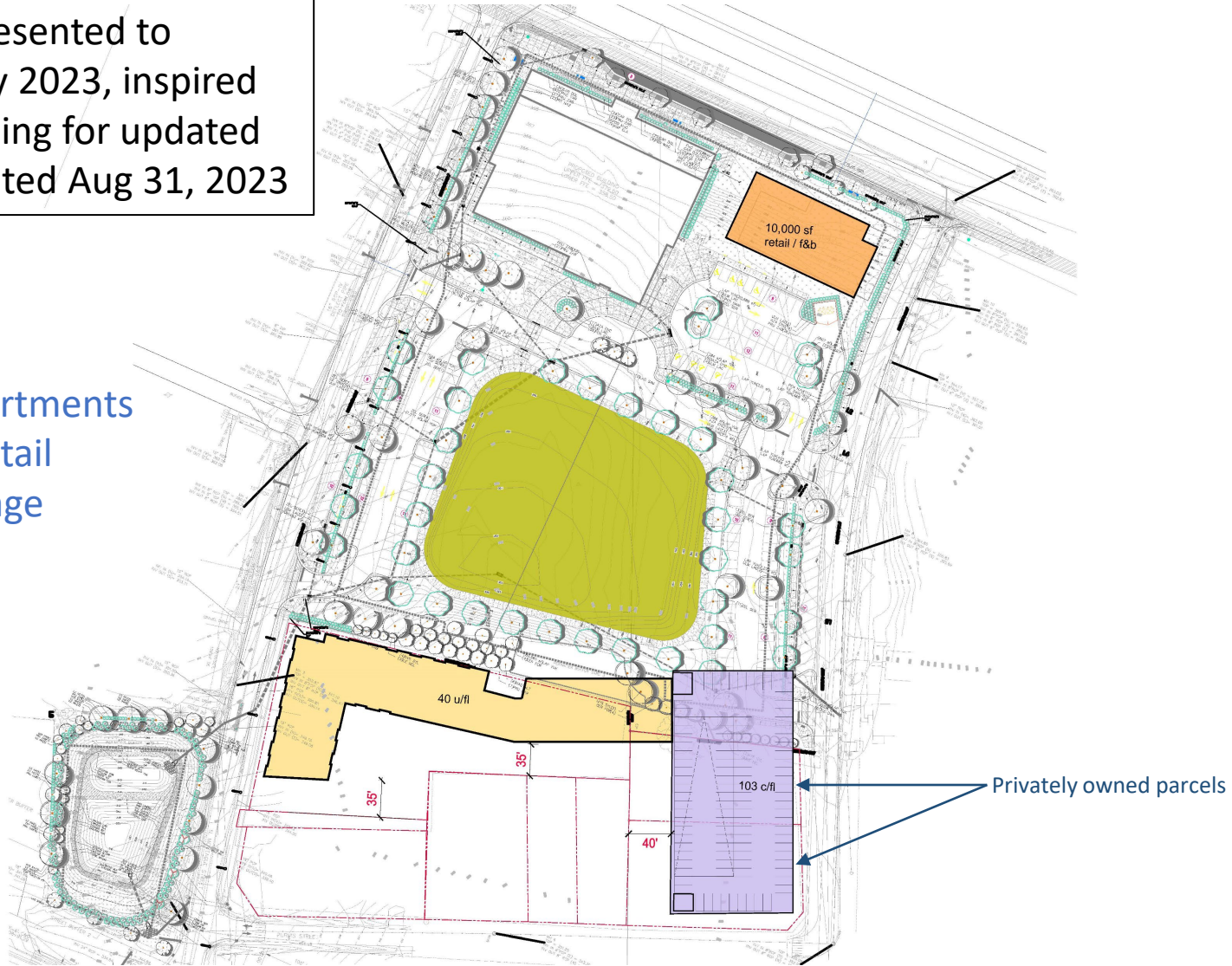
Option A

- 5 story 180-200 apartment building
- 415 car parking garage
- 10,000 Sq. Ft Building coincident with apartment construction master leased to the town

10.30.23

Concept presented to council May 2023, inspired program sizing for updated MOU executed Aug 31, 2023

180-200 Apartments
10,000 SF Retail
415 Car Garage



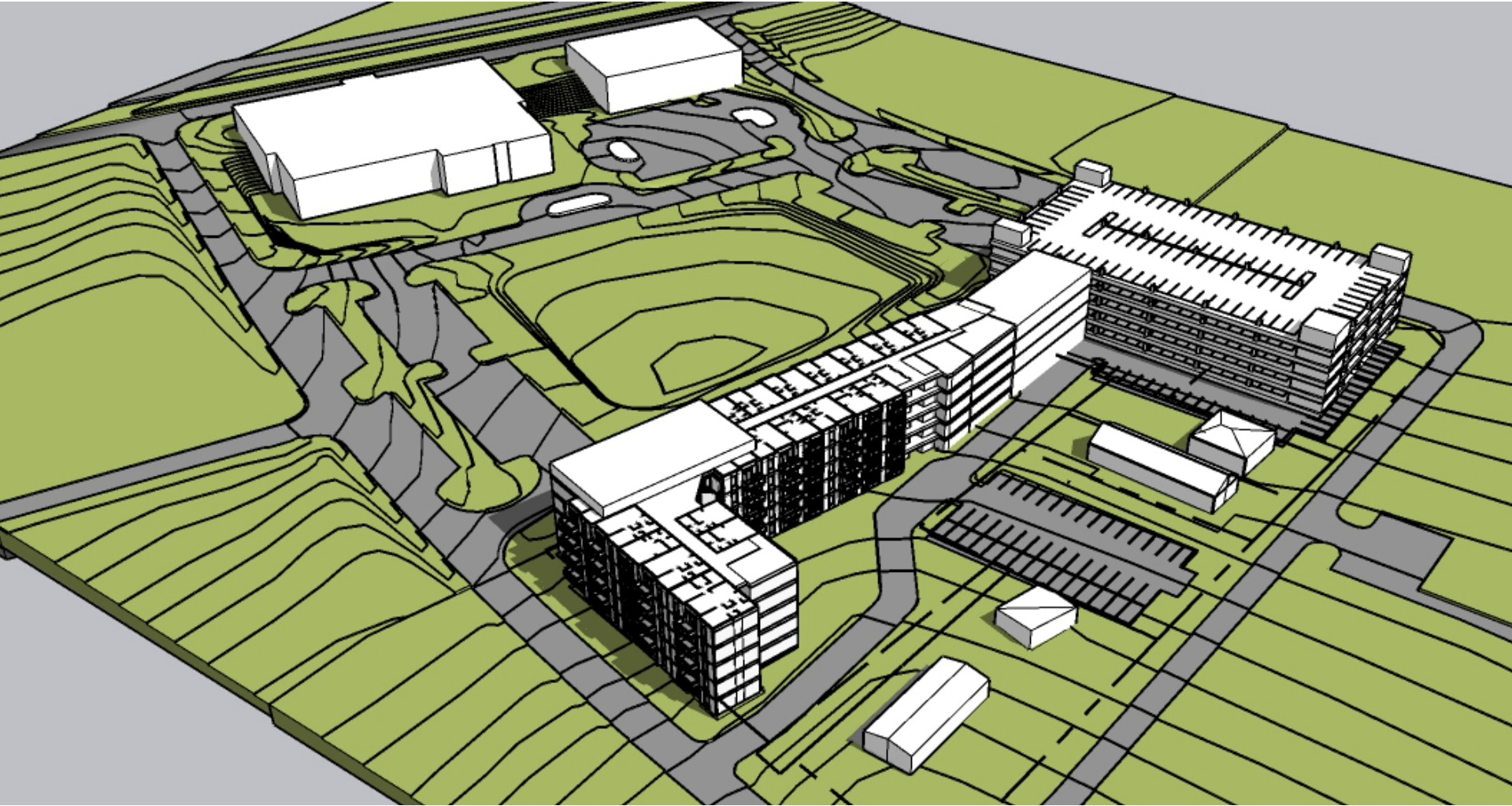
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180-200 apartments, 415 spaces garage, 10k SF Retail



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180-200 apartments, 415 spaces garage, 10k SF Retail



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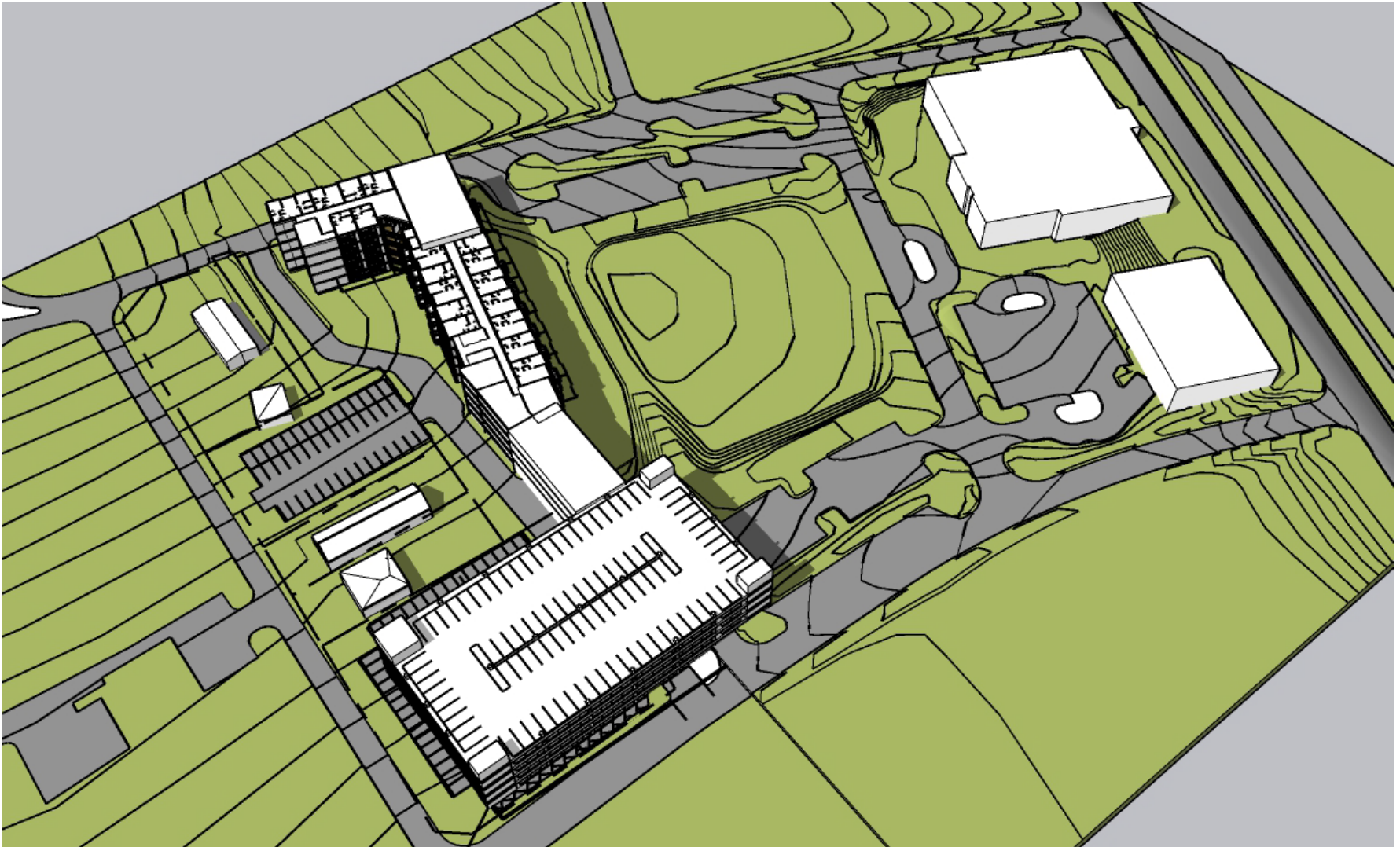
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ARCHITECTURE

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Option A

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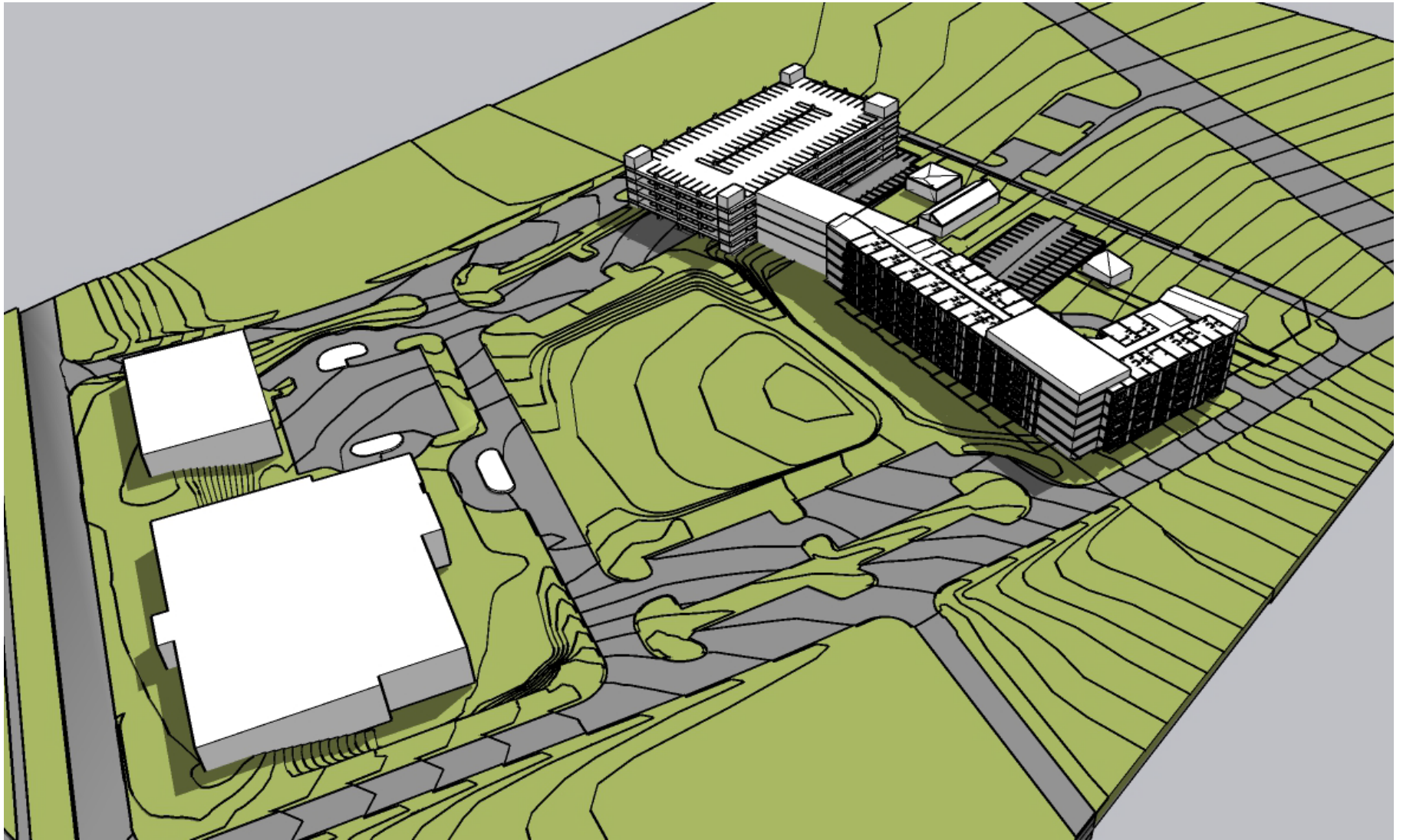
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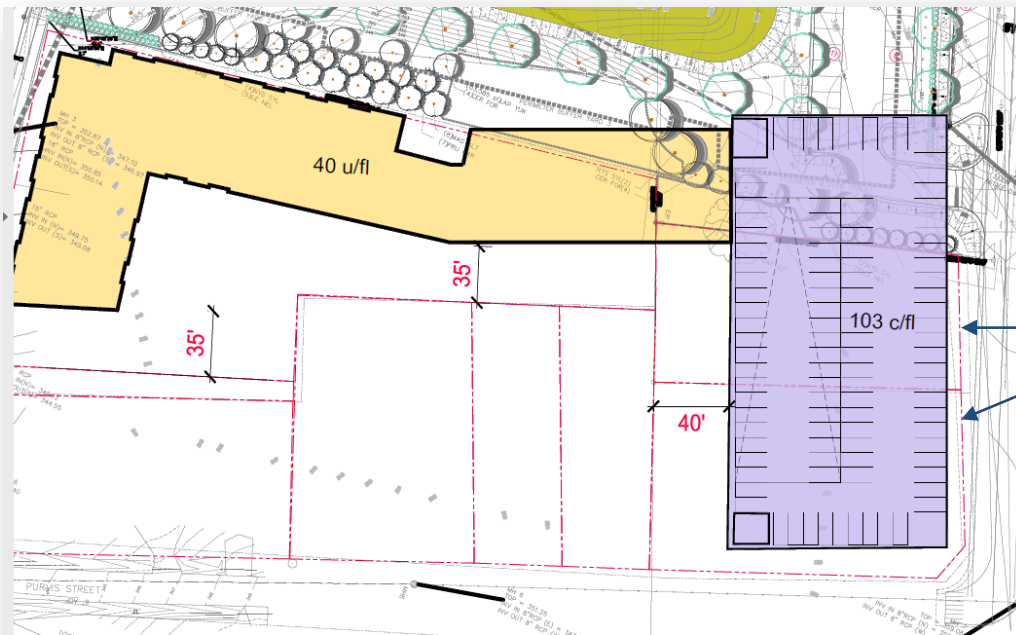
Option A

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Garage Analysis

- 415 spaces total
- 5 stories, similar height to apartment building
- Est. cost at \$41,000 per space

	# spaces
# needed for apartments	252
# available to the public	<u>163</u>
	415



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Paying for a Garage

- Synthetic TIF
- Grants (county, state)
- LMG participate in financing it
- Bond Referendum
- “Kannapolis Model” (sale at completion)
- “Leaseback Model” (private finance/public lease)

A	B	C1
Item No.	Description of Work	Schedule of Values
HARD COSTS		
1	General Requirements	438,833
2	Site Work	1,889,066
3	Concrete	5,978,715
4	Masonry-Stone Veneer	77,500
5	Metals	242,625
7	Thermal/Moisture Protection	272,570
8	Doors and Windows	508,780
9	Finishes	211,445
10	Specialties	10,625
13	Conveyance Systems	508,500
14	Mechanical	323,625
15	Electrical	978,992
17	Subcontractor Bond	171,619
18	Contractor Contingency	228,826
19	General Conditions	1,066,238
20	Insurance	195,371
21	Contractor Fee	655,166
SOFT COSTS		
22	Architecture, Engineering & Survey	839,800
23	FF&E	200,000
24	Lender Inspection Fees	14,000
25	Title Updates During Construction	6,300
26	Legal	150,000
27	Municipal Utilities, Permits & Impact Fees	76,131
28	Compliance	146,950
29	Owner's Rep	100,000
30	Developer Fee	657,667
31	Builders Risk Insurance	150,000
CONTINGENCY		
32	Contingency	1,000,000
Grand Total TDC		17,099,344
Price per parking space		\$ 41,203

Stormwater

- Original LMG project maximizes town's available stormwater capacity.
- Option A as presented would require additional stormwater management.
- This is not unique to LMG's concept plans, a resolution is needed for any new impervious surface downtown.
- Solutions could include on-site or a regional approach for downtown.

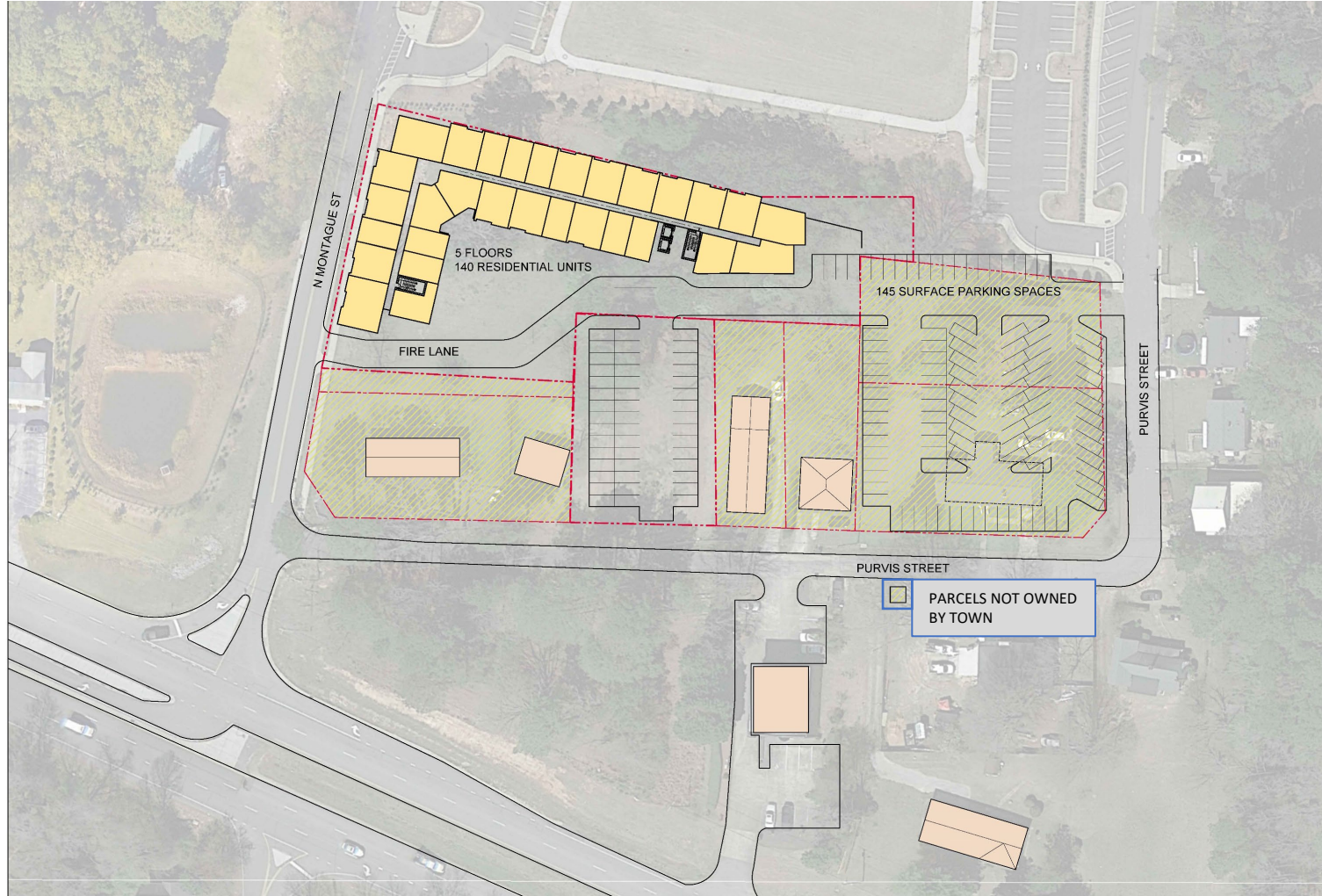
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Option B

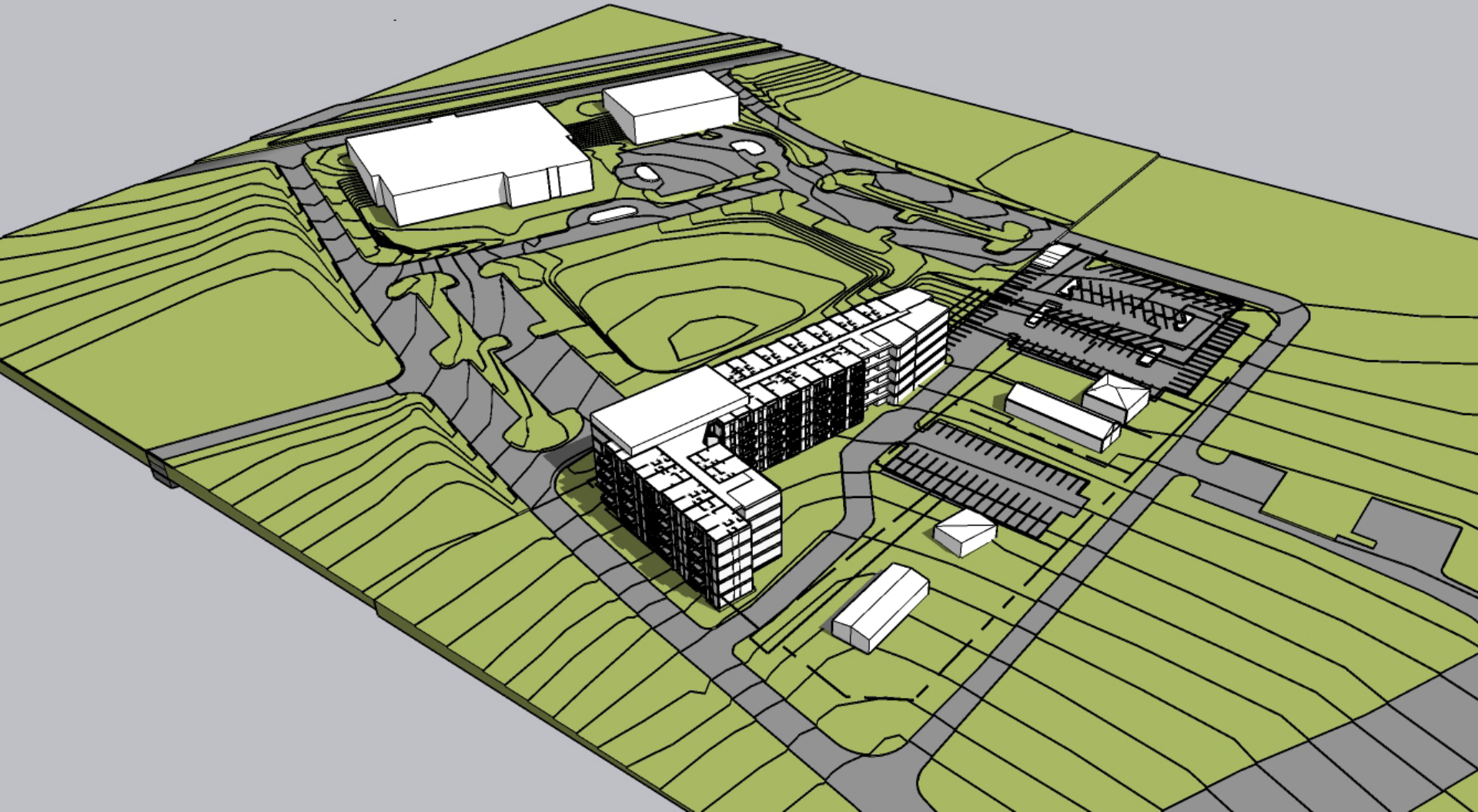
- 5 stories
- 140 apartments
- Surface parking

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140 apartments, 145 spaces surface parked, 10k SF Retail



140 apartments, 145 spaces surface parked, 10k SF Retail



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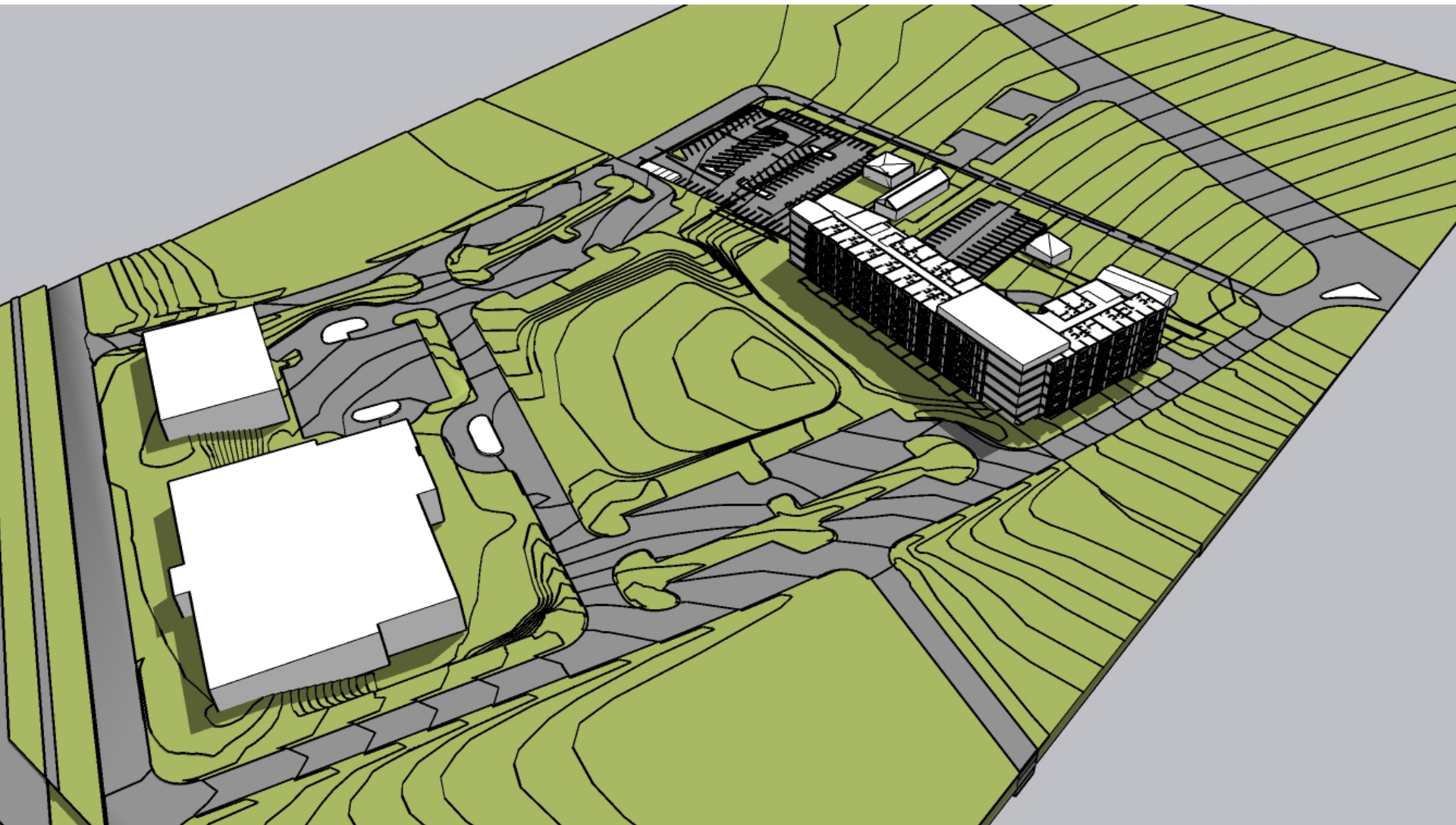
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Option B

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140 apartments, 145 spaces surface parked, 10k SF Retail



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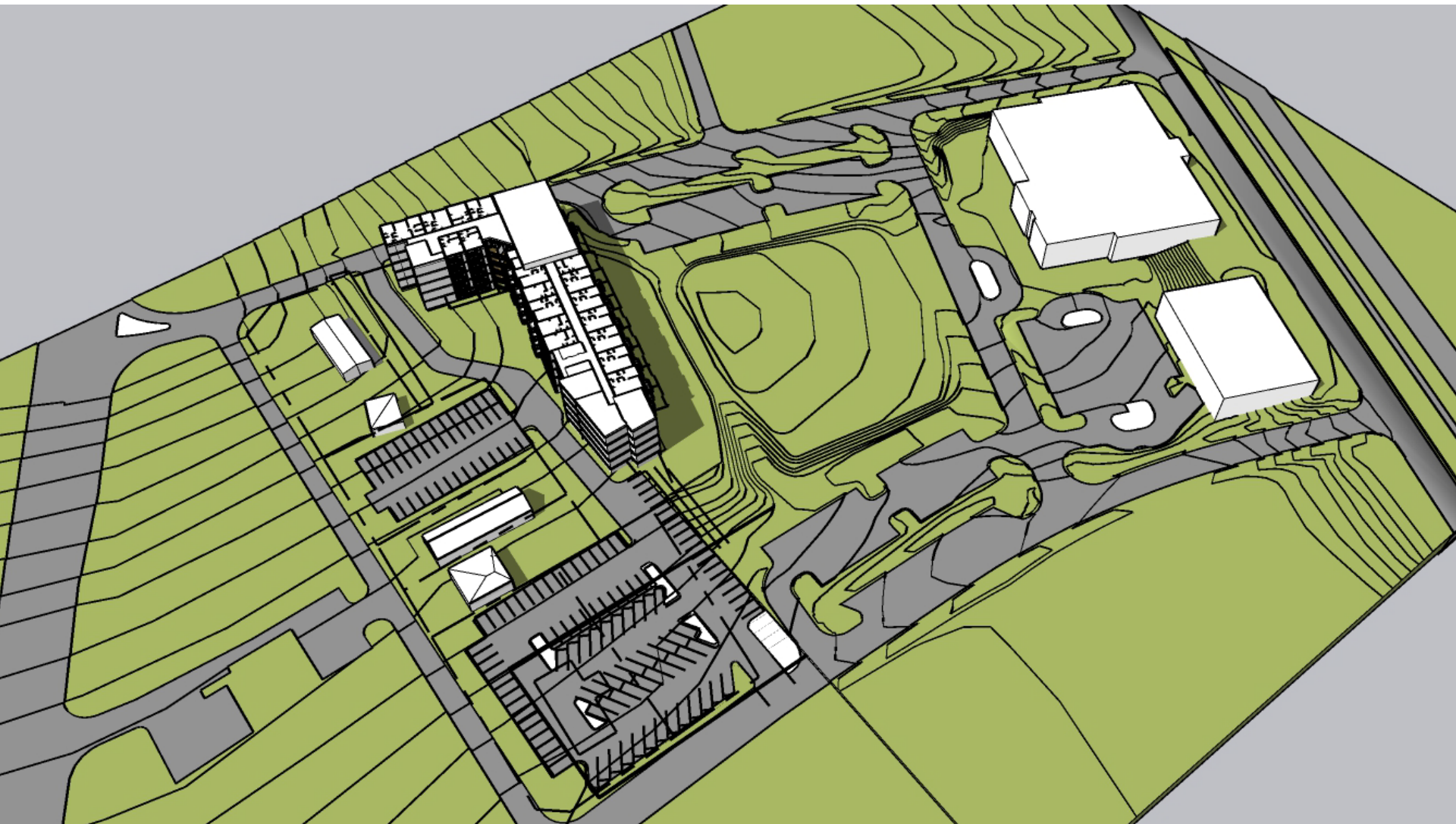
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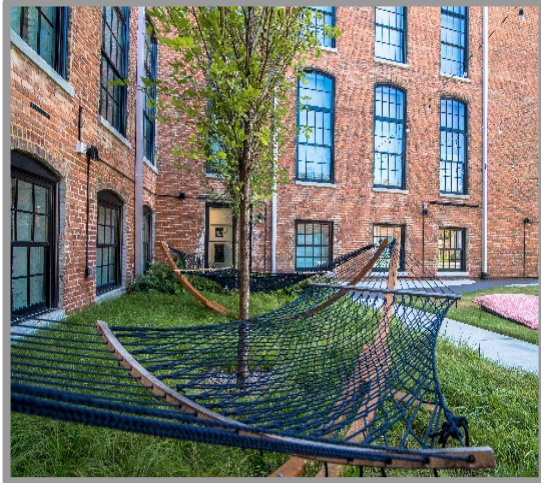
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Option B

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Landscape



Gastonia, NC

Walkability



Kannapolis, NC

Public Art



Concord, NC

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The LMG Experience- Public Art,
Landscape, and Walkability

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Meet The Team

LMG was formed by a group of talented professionals. Throughout its history, LMG has strived to create a legacy of creative and forward-thinking designs, holistic community approaches, collaborative stakeholder relationships, and solutions oriented financing. We bring many decades of experience along with keen and unique insight to each of our development projects.



Peter Flotz
CEO & Founder



Andrew Holton
Project Lead & Developer



Amy Myers
Director of Customer Experience and Design



Rhonda Reed
Chief Financial Officer



Seth Meltzer
Director Of Capital Markets



Nicole Jenkins
Associate Developer

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Let's Recap

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Thank you!!

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