

# 2013 CENTER CITY DEVELOPMENT REPORT



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Charlotte  
CENTER CITY  
Partners





# 2013 CENTER CITY DEVELOPMENT REPORT

## **2013 Center City Development Report**

This report highlights current private and public development projects in Charlotte's Center City. The area covered includes the four wards of Uptown, Charlotte's central business district, South End, and a part of the Midtown neighborhood.

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**Charlotte Center City Partners** is a 501(c)4 not-for-profit corporation. The organization's mission is to envision and implement strategies and actions to drive the economic, social and cultural development of Charlotte's Center City.

The most recent version of this report and current information about Center City is always available at [charlottecentercity.org](http://charlottecentercity.org).

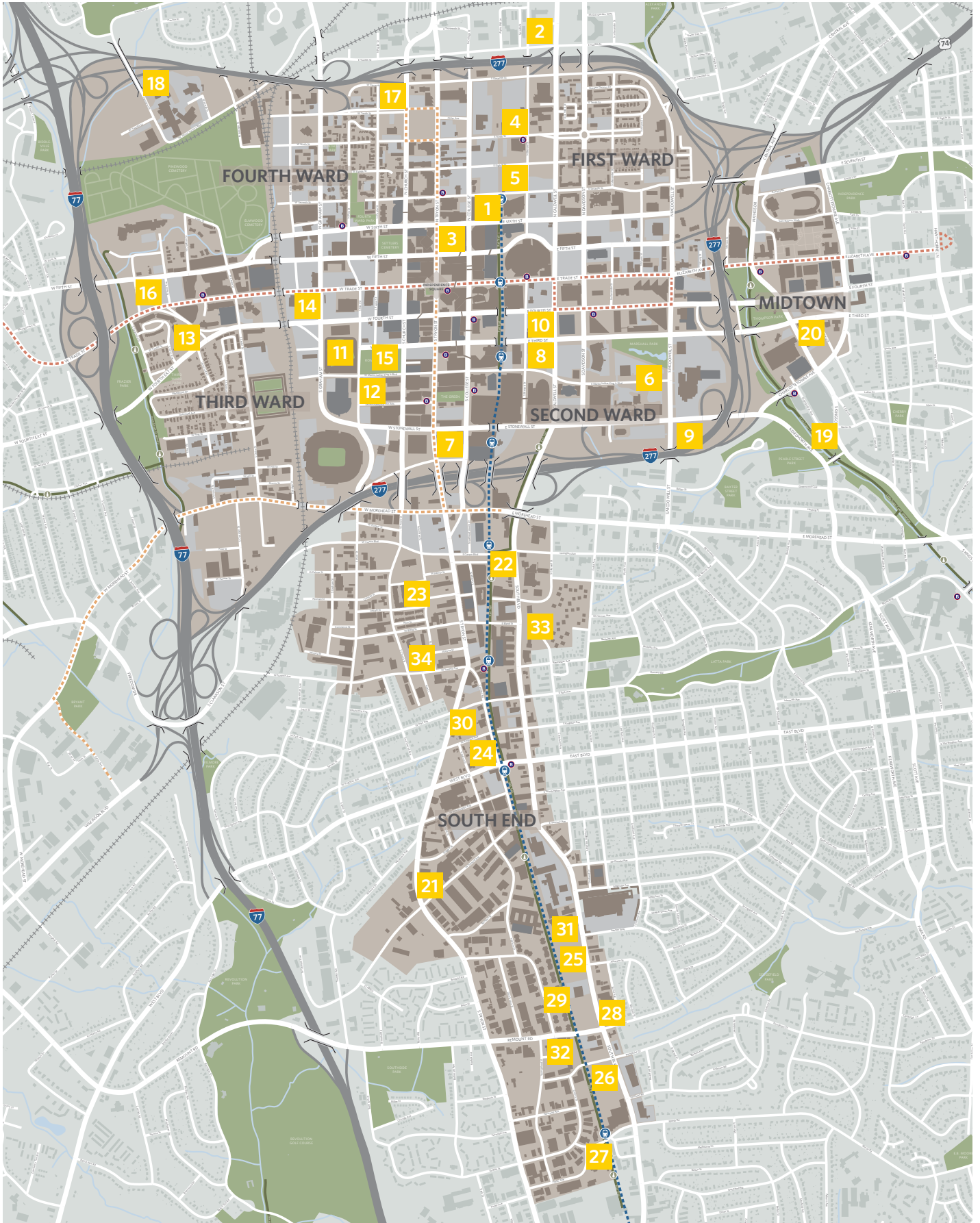
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# CENTER CITY CHARLOTTE



# DEVELOPMENT SUMMARY

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2. Alpha Mill, Phase II
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4. First Ward Urban Village Apartments, Phase I
5. First Ward Park

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# DEVELOPMENT SUMMARY

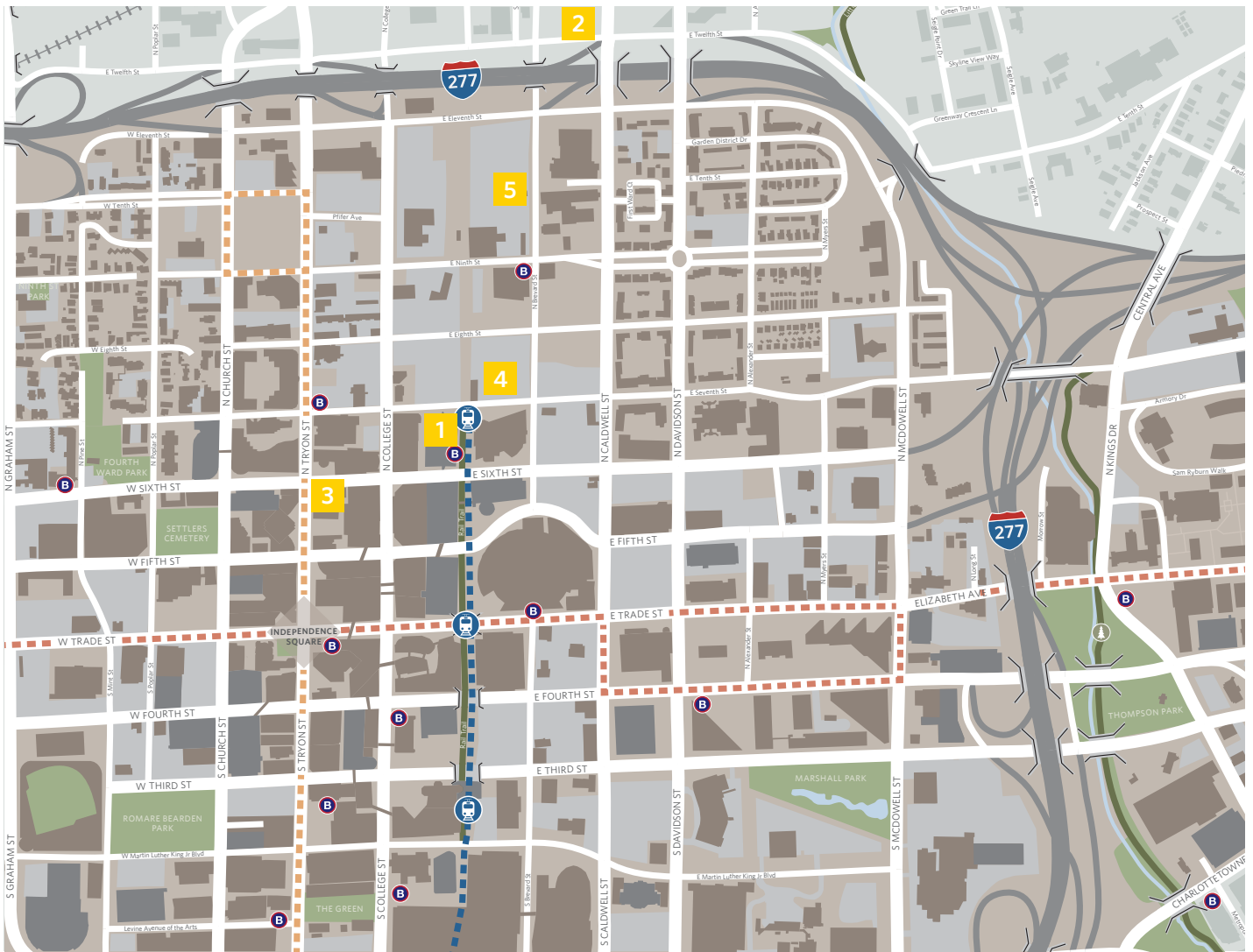
|                                    | Cost (\$ MM) |                | Acreage       | Retail SF      | Office SF      | Residential Units  |            |             |
|------------------------------------|--------------|----------------|---------------|----------------|----------------|--------------------|------------|-------------|
|                                    | Land         | Project        |               |                |                | Rental             | For Sale   | Hotel Rooms |
| <b>First Ward</b>                  |              |                |               |                |                |                    |            |             |
| 7th Street Public Market           |              | 0.4            |               | 13,600         |                |                    |            |             |
| Alpha Mill, Phase II               |              |                | 2.01          |                |                | 100                |            |             |
| Carolina Theatre                   | \$1.00       |                |               |                |                |                    |            |             |
| First Ward Park                    |              | 9.6            | 4.5           |                |                |                    |            |             |
| First Ward Urban Village, Phase I  |              |                |               |                |                | 200                |            |             |
| <b>Subtotal</b>                    |              | <b>10</b>      | <b>6.51</b>   | <b>13,600</b>  |                | <b>300</b>         |            |             |
| <b>Second Ward</b>                 |              |                |               |                |                |                    |            |             |
| Brooklyn Village                   | 19           |                | 7.7           | 40,000         | 180,000        | 284                | 411        |             |
| Crescent Project                   |              |                |               |                |                | 300                |            |             |
| Embassy Suites                     | 4            | 50             |               | 7,000          |                |                    |            | 230         |
| Fountains Uptown                   |              | 22             | 2.6           |                |                | 225                |            |             |
| Skye Condos/Hyatt Place            |              |                |               | 2,600          |                |                    | 67         | 172         |
| <b>Subtotal</b>                    |              | <b>95</b>      | <b>10.3</b>   | <b>49,600</b>  | <b>180,000</b> | <b>809</b>         | <b>478</b> | <b>402</b>  |
| <b>Third Ward</b>                  |              |                |               |                |                |                    |            |             |
| BB&T Ballpark                      |              | 54             | 8.6           |                |                |                    |            |             |
| Childress Klein Apartments         | 2.1          |                | 1.2           |                |                | 352                |            |             |
| Gateway Station                    |              | 200            | 20            |                |                |                    |            |             |
| Gateway West Apartments            | 2.3          |                | 2.8           | 8,000          |                | 280                |            |             |
| Romare Bearden Park                |              | 11             | 5.4           |                |                |                    |            |             |
| <b>Subtotal</b>                    |              | <b>269.4</b>   | <b>38</b>     | <b>8,000</b>   |                | <b>632</b>         |            |             |
| <b>Fourth Ward</b>                 |              |                |               |                |                |                    |            |             |
| ContraVest Gateway Project         |              |                | 3.3           |                |                | 250                |            |             |
| Skyhouse                           |              | 63             | 2.17          |                |                | 320                |            |             |
| The Lofts at NC Music Fatory       |              | 20             | 5             | 40,000         |                | 250                |            |             |
| <b>Subtotal</b>                    |              | <b>83</b>      | <b>10.47</b>  | <b>40,000</b>  |                | <b>820</b>         |            |             |
| <b>Midtown</b>                     |              |                |               |                |                |                    |            |             |
| Levine Metropolitan Project        | 2.1          |                | 1.3           |                |                | 140                |            |             |
| South Kings Midtown                |              |                | 2.9           | 9,000          |                | 261                |            |             |
| <b>Subtotal</b>                    |              | <b>2.1</b>     | <b>4.2</b>    | <b>9,000</b>   |                | <b>401</b>         |            |             |
| <b>South End</b>                   |              |                |               |                |                |                    |            |             |
| 1200 South Boulevard Apartments    |              |                | 2.4           |                |                | 150                |            |             |
| 1225 South Church Street, Phase II | 9.7          |                | 2.4           |                |                | 210                |            |             |
| 330 West Tremont                   |              | 21.2           | 4.6           |                |                | 164                |            |             |
| Camden Centro                      | 7.4          |                | 3.5           | 9,000          |                | 323                |            |             |
| Camden Southline                   | 5.25         |                | 3.8           |                |                | 266                |            |             |
| Colonial Grand at South End        |              |                | 6.6           |                |                | 353                |            |             |
| Fountains at South End             |              | 26.2           | 5             |                |                | 208                |            |             |
| Junction 1504                      |              |                | 5             |                |                | 281                |            |             |
| Long Animal Hospital               |              |                | 1.19          | 1,455          |                |                    |            |             |
| Park & Kingston Apartments         | 2.1          | 17             | 1.7           |                |                | 153                |            |             |
| Publix Supermarket                 | 5.75         |                | 4             | 63,400         |                |                    |            |             |
| Silos South End                    |              | 26             | 9             |                |                | 279                |            |             |
| Strawn Tower                       |              | 12             |               |                |                | 170                |            |             |
| Summit & Church                    |              | 28.5           | 1.7           | 770            | 1,800          | 197                |            |             |
| <b>Subtotal</b>                    |              | <b>161.1</b>   | <b>50.89</b>  | <b>74,625</b>  | <b>1,800</b>   | <b>2,754</b>       |            |             |
| <b>TOTAL</b>                       |              | <b>\$620.6</b> | <b>120.37</b> | <b>194,825</b> | <b>181,800</b> | <b>5,716</b>       | <b>478</b> | <b>402</b>  |
|                                    |              | MM+ Investment | Acres         | SF             | SF             | Units              | Units      | Rooms       |
|                                    |              |                |               |                |                | <b>6,194 Units</b> |            |             |



# FIRST WARD

## Current Developments

1. 7th Street Public Market
2. Alpha Mill, Phase II
3. Carolina Theatre
4. First Ward Park
5. First Ward Urban Village Apartments, Phase I



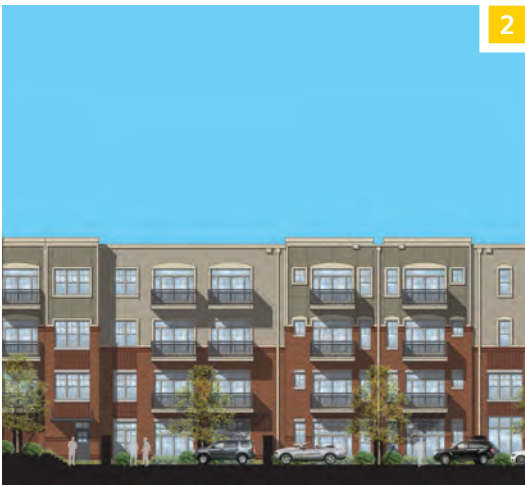


1

## 7TH STREET PUBLIC MARKET

|                        |                       |
|------------------------|-----------------------|
| <b>Location</b>        | 224 East 7th Street   |
| <b>Use</b>             | Retail                |
| <b>Size</b>            | 13,600 SF             |
| <b>Height</b>          | 1 story               |
| <b>Cost</b>            |                       |
| <b>Architect</b>       | Shook Kelley          |
| <b>Owner/Developer</b> | Charlotte City Market |

The 7th Street Public Market is a non-profit initiative to provide high-quality, fresh and affordable food in the heart of Uptown. Sponsored by Carolinas Health Care, its mission is to celebrate the food culture of the Carolinas and promote local and regional farmers, food artisans and entrepreneurs. Fifteen vendors offer cheese, wine, beer, coffee, local produce, flowers, and a range of prepared foods. The grand opening was held in 2012.



2

## ALPHA MILL, PHASE II

|                        |                           |
|------------------------|---------------------------|
| <b>Location</b>        | 915 North Caldwell Street |
| <b>Use</b>             | Residential               |
| <b>Size</b>            | 2.01 acres, 100 units     |
| <b>Height</b>          | 4 stories                 |
| <b>Cost</b>            |                           |
| <b>Architect</b>       | Housing Studio            |
| <b>Owner/Developer</b> | Northwood Ravin           |

Located just across I-277 from Uptown Charlotte, Alpha Mill is a renovated historic cotton mill that now features upscale apartments and amenities. Phase II of this gated development includes an additional 100 apartment units of new construction.



3

## CAROLINA THEATRE

|                        |                              |
|------------------------|------------------------------|
| <b>Location</b>        | 230 North Tryon Street       |
| <b>Use</b>             | Office, Assembly             |
| <b>Size</b>            |                              |
| <b>Height</b>          |                              |
| <b>Cost</b>            | Land: \$1.00                 |
| <b>Architect</b>       |                              |
| <b>Owner/Developer</b> | Foundation for the Carolinas |

The Foundation for the Carolinas purchased the Carolina Theatre building from the City in December 2012 for \$1. It will renovate the theatre into a nonprofit center and develop an office tower in front of the building on Tryon Street. The theater, which has been vacant since 1978, is next door to the foundation's headquarters.



4

## FIRST WARD PARK

|                        |   |
|------------------------|---|
| <b>Location</b>        | 7th Street & Brevard Street                       |
| <b>Use</b>             | Park  |
| <b>Size</b>            | 4.5 acres   |
| <b>Height</b>          |   |
| <b>Cost</b>            | \$9.6 MM  |
| <b>Architect</b>       |   |
| <b>Owner/Developer</b> | Levine Properties, Mecklenburg County Park & Rec. |

First Ward Park is a partnership between Levine Properties, UNC Charlotte, Mecklenburg County, and the City of Charlotte, and it is part of the \$700 million Levine investment in the First Ward Neighborhood. The new park is designated for the space across from ImaginOn and bounded by 7th, 9th, and Brevard Streets.



5

## FIRST WARD URBAN VILLAGE APARTMENTS, PHASE I

|                        |                                 |
|------------------------|---------------------------------|
| <b>Location</b>        | Brevard Street & 10th Street    |
| <b>Use</b>             | Residential, Parking            |
| <b>Size</b>            | 200 units, 1,376 parking spaces |
| <b>Height</b>          | 4 stories                       |
| <b>Cost</b>            |                                 |
| <b>Architect</b>       |                                 |
| <b>Owner/Developer</b> | Levine Properties               |

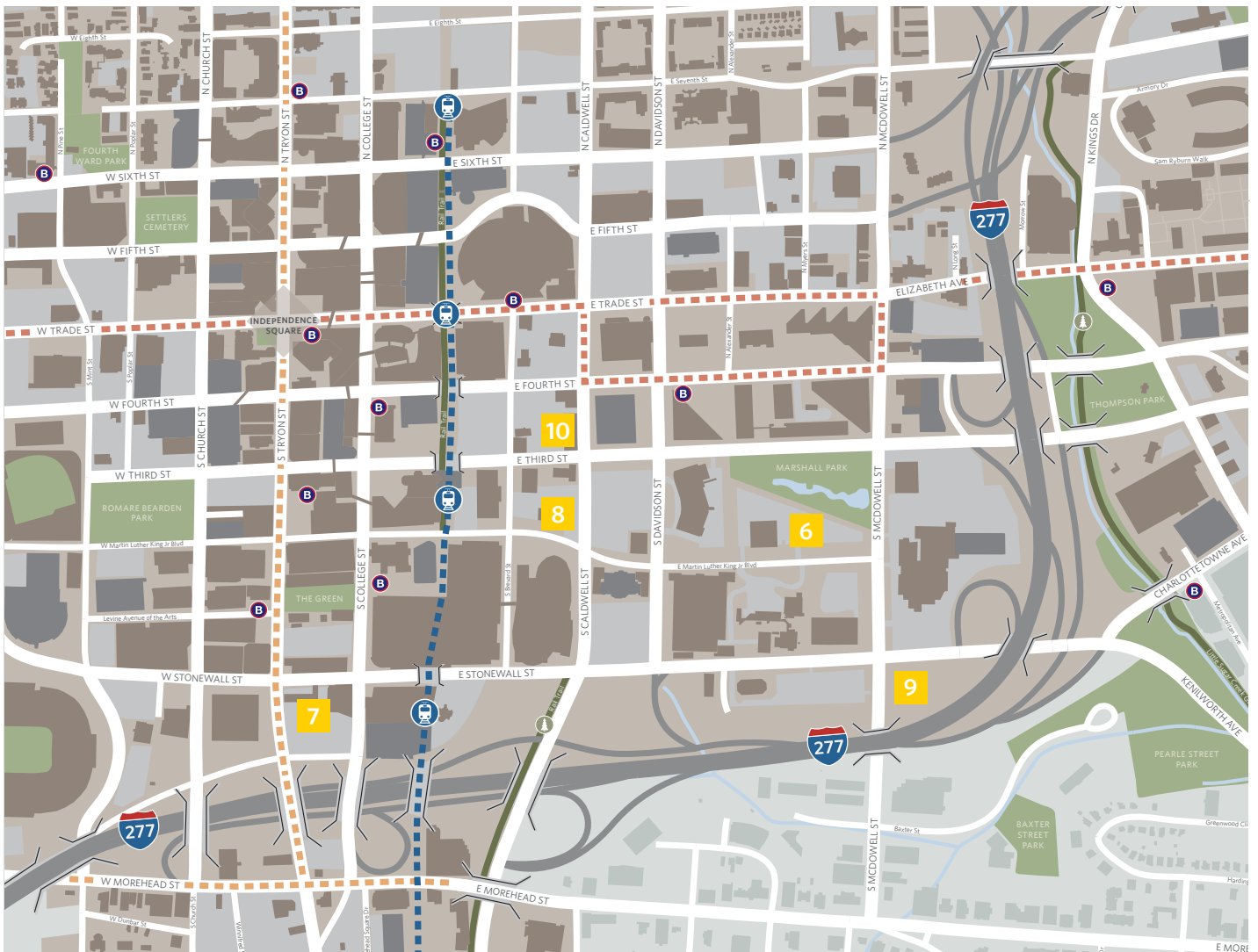
These apartments along Brevard Street between 10th and 11th are targeted to start construction during the second quarter of 2013. Four stories of stick-built rental units will wrap the parking deck.



# SECOND WARD

## Current Developments

6. Brooklyn Village
7. Crescent Resources Project
8. Embassy Suites
9. Fountains Uptown
10. Skye Condominiums/Hyatt Place Charlotte Uptown



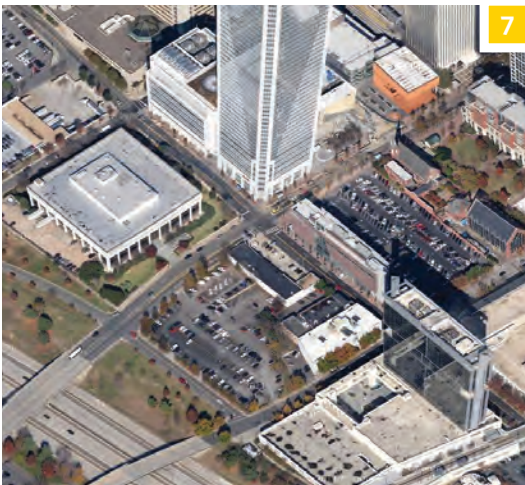


6

## BROOKLYN VILLAGE

|                        |  |
|------------------------|--|
| <b>Location</b>        | East 3rd Street & McDowell Street      |
| <b>Use</b>             | Residential, Office, Retail, Education |
| <b>Size</b>            | 7.7 acres, 284 units, 411 condominiums |
| <b>Height</b>          |  |
| <b>Cost</b>            | Land: \$19 MM                          |
| <b>Architect</b>       | Gannt Huberman Architects              |
| <b>Owner/Developer</b> | Spectrum Properties                    |

Spectrum Properties plans to redevelop Marshall Park and the neighboring Board of Education building into Brooklyn Village, a mixed-use project that would include 284 apartment units, 411 condominium units, a common park, 40,000 square feet of retail space, and 180,000 square feet of office space. Some of the residential units in Brooklyn Village will be affordable housing units.



7

## CRESCENT RESOURCES PROJECT

|                        |                                    |
|------------------------|------------------------------------|
| <b>Location</b>        | Stonewall Street & Tryon Street    |
| <b>Use</b>             | Office, Residential, Retail, Hotel |
| <b>Size</b>            | 3+ acres                           |
| <b>Height</b>          |                                    |
| <b>Cost</b>            |                                    |
| <b>Architect</b>       | Little                             |
| <b>Owner/Developer</b> | Crescent Resources                 |

Crescent Resources envisions an “office community that is authentic to Charlotte’s progressive heritage yet embraces how people live, work and play today and for the future.” The project is located just south of the Levine Center for the Arts and diagonally opposite the Duke Energy Center on South Tryon Street.



8

## EMBASSY SUITES

|                        |   |
|------------------------|---|
| <b>Location</b>        | 401 East Martin Luther King Jr. Boulevard |
| <b>Use</b>             | Hotel, Retail, Dining                     |
| <b>Size</b>            | 230 rooms                                 |
| <b>Height</b>          | 9 stories                                 |
| <b>Cost</b>            | Land: \$4 MM, Hotel: \$50 MM              |
| <b>Architect</b>       | Overcash Demmitt Architects               |
| <b>Owner/Developer</b> | BPR Properties, CMC Hotels                |

Embassy Suites will develop a nine story, 230-room hotel on the former AME Zion office building site located across the street from the NASCAR Hall of Fame and Charlotte Convention Center. The hotel will include ground floor retail and restaurant space.





## FOUNTAINS UPTOWN

|                        |                                    |
|------------------------|------------------------------------|
| <b>Location</b>        | McDowell Street & Stonewall Street |
| <b>Use</b>             | Residential                        |
| <b>Size</b>            | 2.26 acres, 225 units              |
| <b>Height</b>          | 6 stories, 2 levels parking        |
| <b>Cost</b>            |                                    |
| <b>Architect</b>       | Housing Studio                     |
| <b>Owner/Developer</b> | Proffitt Dixon Partners            |

Located in Charlotte's Second Ward at McDowell and Stonewall Streets, the project backs up to I-277 and offers views of the Uptown skyline and close proximity to Little Sugar Creek Greenway and the Metropolitan. The 2.26-acre site was purchased by Proffitt Dixon from the City of Charlotte for \$4 million.



## SKYE CONDOMINIUMS/HYATT PLACE UPTOWN

|                        |   |
|------------------------|---|
| <b>Location</b>        | 222 South Caldwell Street                                   |
| <b>Use</b>             | Residential, Retail, Limited Service Hotel, Parking, Dining |
| <b>Size</b>            | 67 condominiums, 172 Room Hotel, 2,600 SF Retail            |
| <b>Height</b>          | 22 stories  |
| <b>Cost</b>            |   |
| <b>Architect</b>       | Perkins Eastman   |
| <b>Owner/Developer</b> | Small Brothers Charlotte, LLC                               |

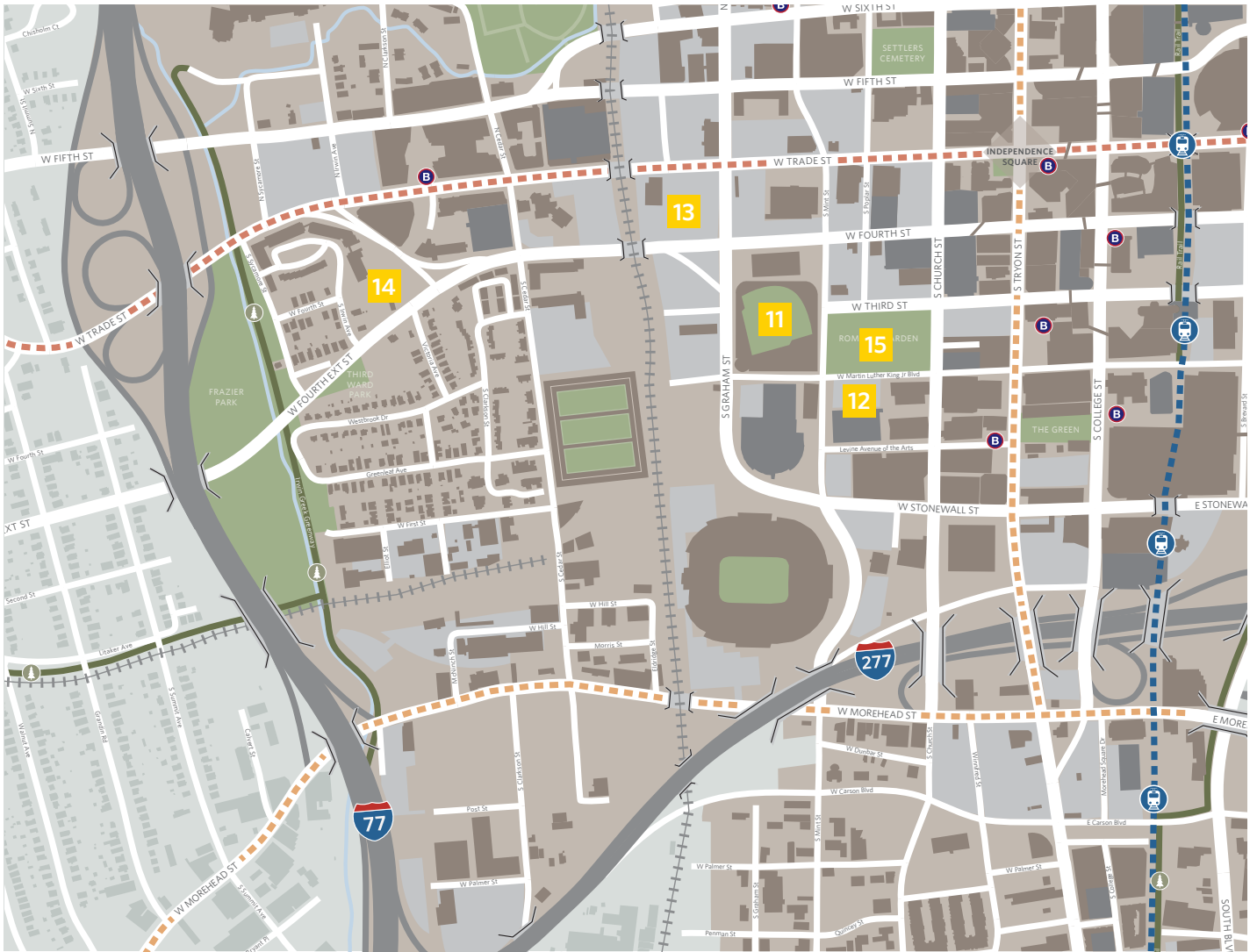
Previously billed as "The Park," this project at the corner of Caldwell and Third Street will include 67 luxury residential condominiums, a 172-room limited service hotel, and ground floor retail space. The building will feature Charlotte's first open-air rooftop restaurant with indoor and outdoor seating and "sky bar." Skye is located just two blocks south of Time Warner Cable Arena and two blocks north of the NASCAR Hall of Fame.



# THIRD WARD

## Current Developments

11. BB&T Ballpark
12. Childress Klein Apartments
13. Gateway Station
14. Gateway West Apartments
15. Romare Bearden Park





11

## BB&T BALLPARK

|                        |                                |
|------------------------|--------------------------------|
| <b>Location</b>        | 300 South Mint Street          |
| <b>Use</b>             | Baseball Stadium               |
| <b>Size</b>            | 8.6 acres                      |
| <b>Height</b>          |                                |
| <b>Cost</b>            | \$54 MM                        |
| <b>Architect</b>       | HOK Sports, Odell & Associates |
| <b>Owner/Developer</b> | Charlotte Knights              |

BB&T Ballpark is the future home of the Charlotte Knights AAA baseball team. The long-awaited stadium will cost \$54 million and will open in time for the 2014 season. The site is located between Mint and Graham Streets and between 3rd Street and Martin Luther King Jr. Boulevard. The development is also expected to attract new apartments, restaurants and shops to Third Ward's ballpark neighborhood.



12

## CHILDRESS KLEIN APARTMENTS

|                        |                              |
|------------------------|------------------------------|
| <b>Location</b>        | 401 South Mint Street        |
| <b>Use</b>             | Residential                  |
| <b>Size</b>            | 1.2 acres, 352 units         |
| <b>Height</b>          | 21 stories, 6 levels parking |
| <b>Cost</b>            | Land: \$2.1 MM               |
| <b>Architect</b>       |                              |
| <b>Owner/Developer</b> | Childress Klein              |

The Childress Klein Apartments project is planned for a 1.2-acre site in Third Ward at South Mint Street and Martin Luther King Boulevard. Childress Klein Properties purchased the site from South Church Street Property Holdings, and plans to develop a 21-story apartment tower on the parcel. Six levels of parking will accommodate 452 cars, with the remaining floors dedicated to 352 apartment units.



13

## GATEWAY STATION

|                        |  |
|------------------------|--|
| <b>Location</b>        | Trade Street & Graham Street           |
| <b>Use</b>             | Transportation Center                  |
| <b>Size</b>            | 20 acres                               |
| <b>Height</b>          |  |
| <b>Cost</b>            | Multi-modal station: \$200 MM          |
| <b>Architect</b>       |  |
| <b>Owner/Developer</b> | NC Department of Transportation, Hines |

The Charlotte Gateway Station multi-modal station will be a regional transportation hub with service from Greyhound bus, city buses, Amtrak train, streetcar and high speed rail. NC Department of Transportation selected Hines as the lead developer for the project in November of 2012. The station will be the anchor of a multi-phase development intended to create a vibrant new employment center.



14

## GATEWAY WEST APARTMENTS

|                        |                                |
|------------------------|--------------------------------|
| <b>Location</b>        | 913 West 4th Street            |
| <b>Use</b>             | Residential, Retail            |
| <b>Size</b>            | 2.8 acres, 280 units           |
| <b>Height</b>          | 5 stories, 2 levels parking    |
| <b>Cost</b>            | Land: \$2.3 MM                 |
| <b>Architect</b>       | Urbana, Landworks              |
| <b>Owner/Developer</b> | Faison Properties, Sereo Group |

Gateway West is a five-story development adjacent to Johnson & Wales University in the Gateway Village area of Uptown Charlotte. Located at the intersection of Fourth Street and Johnson & Wales Way, the site will include 280 luxury apartment units over two levels of parking with 8,000 square feet of retail space and amenities such as a heated pool and demonstration kitchen.



15

## ROMARE BEARDEN PARK

|                        |  |
|------------------------|--|
| <b>Location</b>        | South Church Street & 3rd Street       |
| <b>Use</b>             | Park                                   |
| <b>Size</b>            | 5.4 acres                              |
| <b>Height</b>          |  |
| <b>Cost</b>            | \$11 MM                                |
| <b>Architect</b>       | Land Design Inc., Neighboring Concepts |
| <b>Owner/Developer</b> | Mecklenburg County Park & Rec.         |

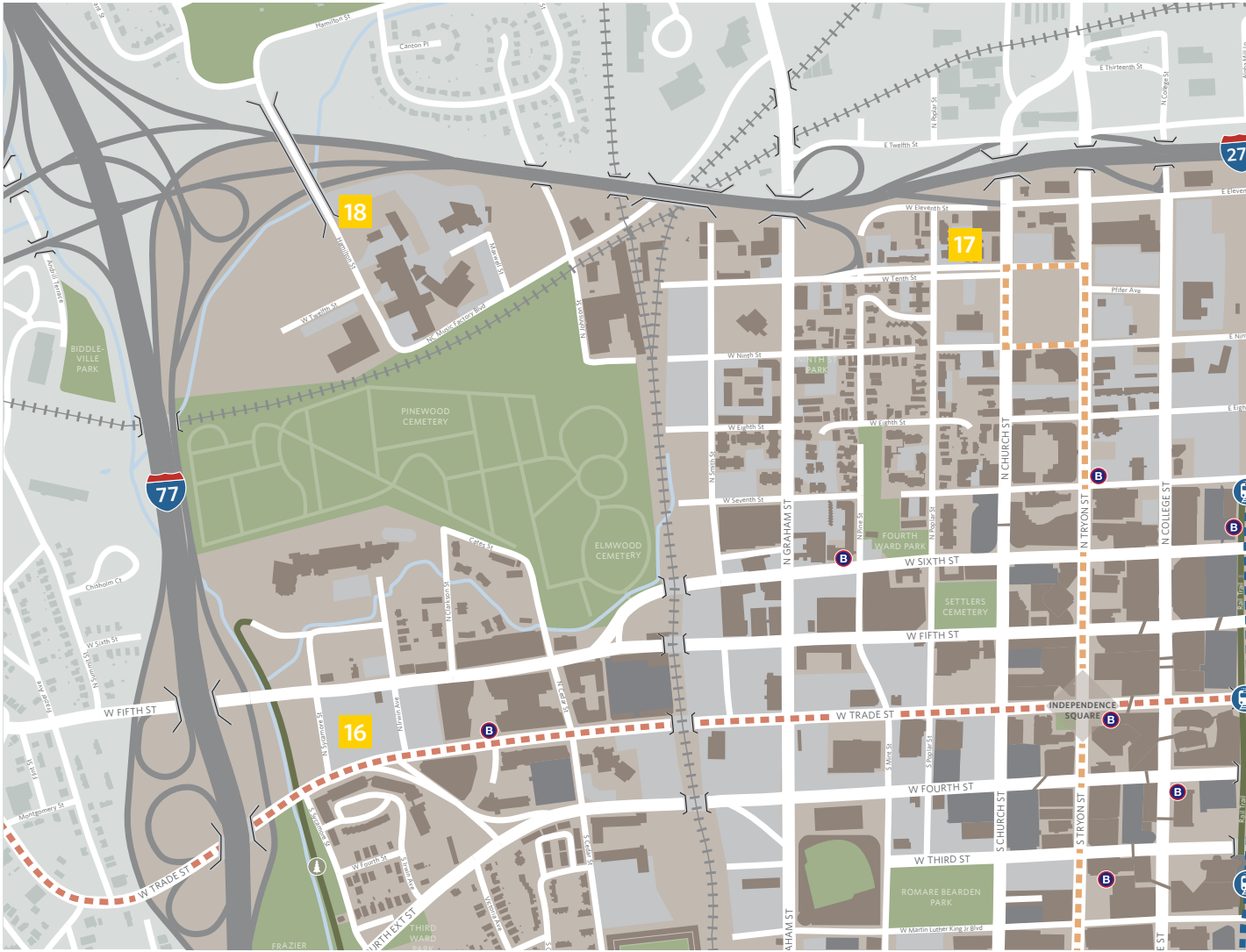
The park is named after Romare Bearden, an internationally renowned artist who was born nearby in 1912. The 5.4 acre park will feature two gardens, a courtyard of movable tables and chairs, a large open green and a play area. It will open in summer 2013.



# FOURTH WARD

## Current Developments

- 16. ContraVest Gateway Project
- 17. SkyHouse
- 18. The Lofts at NC Music Factory





16

## CONTRAVEST GATEWAY PROJECT

**Location** 1012 West Trade Street  
**Use** Residential  
**Size** 3.3 acres, 250 units  
**Height**  
**Cost**  
**Architect**  
**Owner/Developer** ContraVest

ContraVest plans to develop a mid-rise apartment building with garage parking just west of Gateway Village. The project will encompass the entire block.



17

## SKYHOUSE

**Location** 631 North Tryon Street  
**Use** Residential  
**Size** 2.17 acres, 320 units  
**Height** 23 stories  
**Cost** \$63 MM  
**Architect**  
**Owner/Developer** Novare Group, Grubb Properties, Batson-Cook

This joint venture will feature a club room, fitness area, pool and outdoor plazas on the building's 23rd floor. Similar SkyHouse projects are being completed in Atlanta, Raleigh, Orlando, and Houston and Austin, Texas.



18

## THE LOFTS AT NC MUSIC FACTORY

**Location** 920 Hamilton Street  
**Use** Residential, Retail, Boutique Hotel  
**Size** 5 acres, 200-250 units, 40,000 SF Retail, 2 buildings  
**Height** 5 stories  
**Cost** Phase I Estimate: \$20 MM  
**Architect**  
**Owner/Developer** Seaboard Street Condominiums, LLC

The NC Music Factory Apartments will be a mixed-use development adjacent to the recently opened NC Music Factory. The 5-acre site will include 200-250 residential units with approximately 40,000 square feet retail in two five-story buildings. Features include a negative edge pool, outdoor grills, balconies with skyline views, and a short walking distance to bars, restaurants and performance venues.



# MIDTOWN

## Current Developments

- 19. Levine Metropolitan Apartments
- 20. South Kings Midtown





## LEVINE METROPOLITAN APARTMENTS

|                        |  |
|------------------------|--|
| <b>Location</b>        | 1200 Metropolitan Avenue                 |
| <b>Use</b>             | Residential                              |
| <b>Size</b>            | 1.3 acres, 140 units                     |
| <b>Height</b>          |  |
| <b>Cost</b>            | Land: \$2.1 MM                           |
| <b>Architect</b>       |  |
| <b>Owner/Developer</b> | Levine Properties, Cashel Rock Investors |

The Levine Metropolitan Apartments is located at the intersection of Metropolitan Avenue and South Kings Drive in Charlotte's Midtown. Levine Properties with Cashel Rock Investors will develop this 1.3-acre site into a 140-unit apartment complex, projected to be completed in early 2014. According to the deal, no retail will be permitted within the first 10 years.



## SOUTH KINGS MIDTOWN

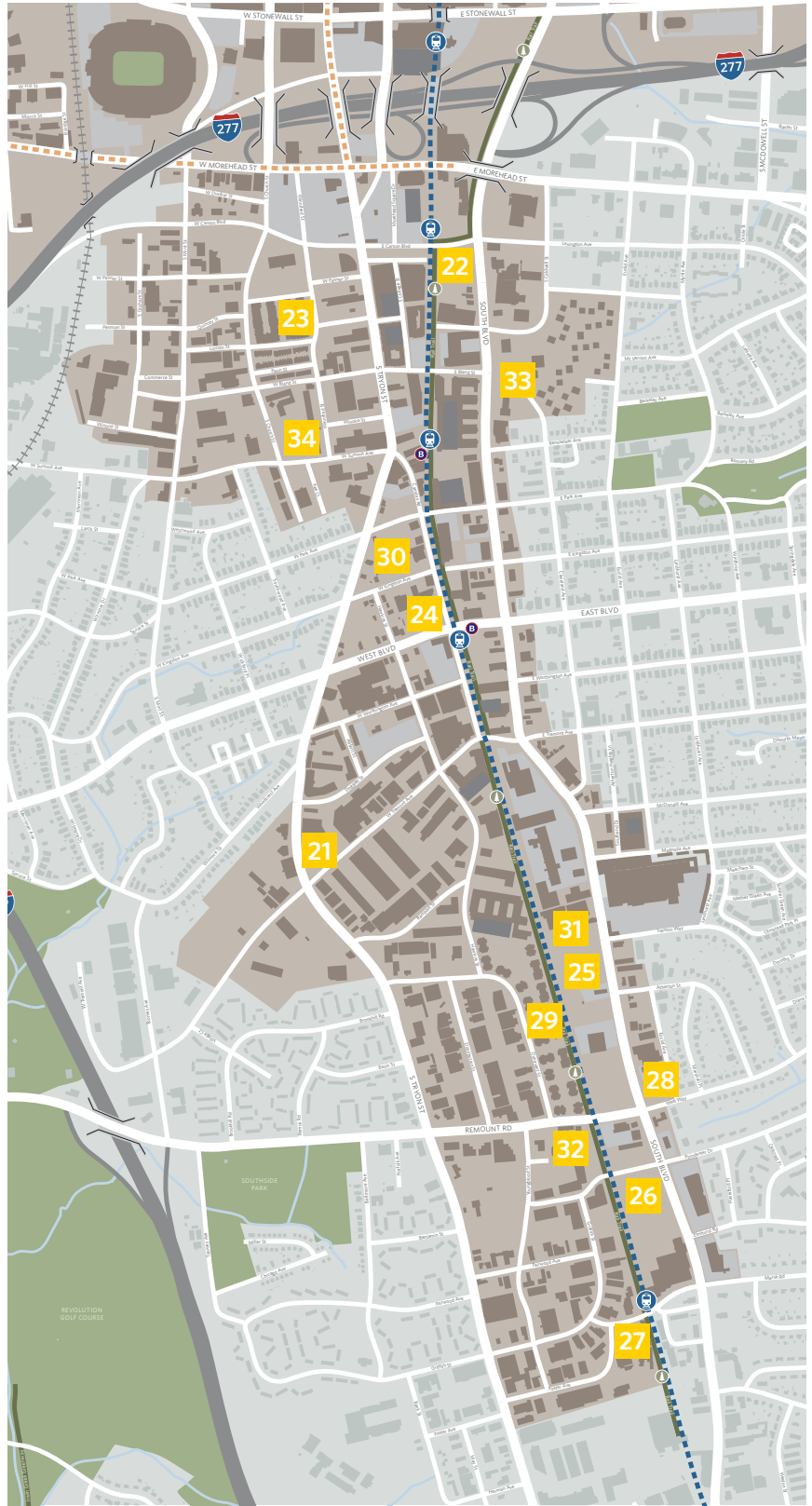
|                        |                                       |
|------------------------|---------------------------------------|
| <b>Location</b>        | 137 South Kings Drive                 |
| <b>Use</b>             | Residential, Retail                   |
| <b>Size</b>            | 2.9 acres, 261 units, 9,000 SF retail |
| <b>Height</b>          | 4-5 stories                           |
| <b>Cost</b>            |                                       |
| <b>Architect</b>       |                                       |
| <b>Owner/Developer</b> | Lennar Corp.                          |

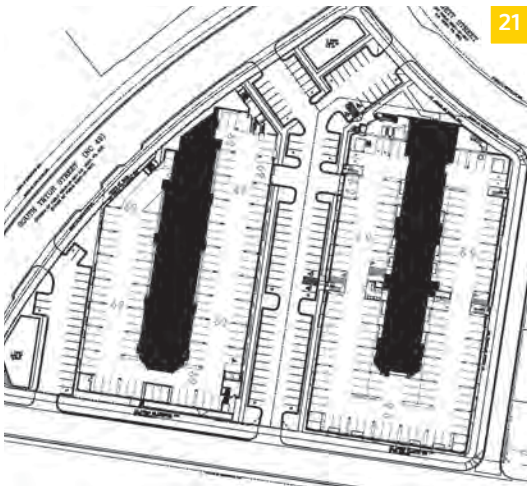
Located across Kings Drive from the Metropolitan and Target's Midtown store, the proposed development would include four or five stories of residential atop ground floor retail. The site completes a block that includes recent retail development at the corner of Kings Drive and Charlottetown Avenue.

# SOUTH END

## Current Developments

21. 330 West Tremont
22. 1200 South Boulevard Apartments
23. 1225 South Church Street, Phase II
24. Camden Centro
25. Camden Southline
26. Colonial Grand at South End
27. Fountains at New Bern Station
28. Long Animal Hospital
29. Junction 1504
30. Park & Kingston Apartments
31. Publix Supermarket
32. Silos South End
33. Strawn Tower
34. Summit & Church





21

## 330 WEST TREMONT

|                        |   |
|------------------------|---|
| <b>Location</b>        | 330 West Tremont                            |
| <b>Use</b>             | Residential                                 |
| <b>Size</b>            | 4.6 acres, 164 units                        |
| <b>Height</b>          | 4 stories apartments, 2 levels parking      |
| <b>Cost</b>            | \$21.2 MM                                   |
| <b>Architect</b>       |   |
| <b>Owner/Developer</b> | Boykin Management Co. and The Boulevard Co. |

330 West Tremont is a 4.6-acre, 164-unit apartment complex located in the heart of Charlotte's Historic South End. The complex will consist of four stories of apartments atop two levels of parking. Boykin Management Co. and The Boulevard Co. expect to complete this first phase of development by 2013. A planned second phase will include apartments and commercial or retail out-parcel buildings.

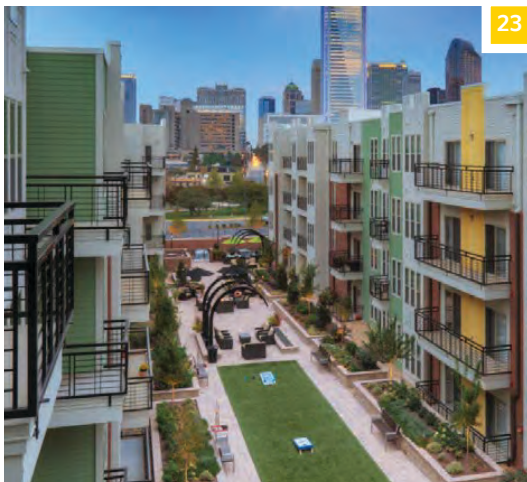


22

## 1200 SOUTH BOULEVARD APARTMENTS

|                        |                                      |
|------------------------|--------------------------------------|
| <b>Location</b>        | 1200 South Boulevard                 |
| <b>Use</b>             | Residential                          |
| <b>Size</b>            | 2.4 acres, 150 units                 |
| <b>Height</b>          | 5 stories                            |
| <b>Cost</b>            |                                      |
| <b>Architect</b>       | Humphreys & Partners Architects L.P. |
| <b>Owner/Developer</b> | Cambridge Development Group          |

1200 South Boulevard is a five-story development at the southwestern corner of the intersection of Carson and South Boulevards along the light rail line, and adjacent to the Carson Boulevard station. Building amenities include a car washing area, cyber bar and coffee house, gated parking, rooftop gardens, outdoor pool, and plug in stations for electric vehicles.



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## 1225 SOUTH CHURCH STREET, PHASE II

|                        |   |
|------------------------|---|
| <b>Location</b>        | 1225 South Church Street                |
| <b>Use</b>             | Residential                             |
| <b>Size</b>            | 2.4 acres, 210 units                    |
| <b>Height</b>          | 4 stories                               |
| <b>Cost</b>            | Land: \$9.7 MM                          |
| <b>Architect</b>       | Urbana Design & Architecture            |
| <b>Owner/Developer</b> | Mid-America Apartment Communities, Inc. |

Phase II of the 1225 South Church Street development is immediately adjacent to the completed first phase. Like phase one, the four-story horseshoe-shaped building includes 210 units opening towards Uptown. The complex includes two salt-water pools, an outdoor kitchen area, upscale fitness facility, and multiple gaming areas. No retail is planned for the development.



24

## CAMDEN CENTRO

|                        |  |
|------------------------|--|
| <b>Location</b>        | 100 West Boulevard                                 |
| <b>Use</b>             | Residential, Retail                                |
| <b>Size</b>            | 3.5 acres, 323 units, 9,000 SF ground-level retail |
| <b>Height</b>          | 5 stories  |
| <b>Cost</b>            | Land: \$7.4 MM                                     |
| <b>Architect</b>       | Axiom  |
| <b>Owner/Developer</b> | Camden Property Trust                              |

Located in the heart of South End at the corner of West Boulevard and Camden Road, Camden Centro will feature street-level retail and 323 residential units, which will wrap an interior parking structure. The development will offer easy access to the light rail line at the East/West Boulevard Station across the street.



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## CAMDEN SOUTHLINE

|                        |                       |
|------------------------|-----------------------|
| <b>Location</b>        | 2300 South Boulevard  |
| <b>Use</b>             | Residential           |
| <b>Size</b>            | 3.8 acres, 266 units  |
| <b>Height</b>          |                       |
| <b>Cost</b>            | Land: \$5.25 MM       |
| <b>Architect</b>       |                       |
| <b>Owner/Developer</b> | Camden Property Trust |

Located on South Boulevard at Iverson Way, Camden Southline will share driveway access with the Publix supermarket development. Residential units will wrap a parking structure.



26

## COLONIAL GRAND AT SOUTH END

|                        |                           |
|------------------------|---------------------------|
| <b>Location</b>        | 2800 South Boulevard      |
| <b>Use</b>             | Residential               |
| <b>Size</b>            | 6.59 acres, 353 units     |
| <b>Height</b>          | 5 stories                 |
| <b>Cost</b>            |                           |
| <b>Architect</b>       | Design Resource Group     |
| <b>Owner/Developer</b> | Colonial Properties Trust |

Colonial Grand at South End is an all-residential development between the light rail line and South Boulevard. The 353-unit development will feature two urban courtyards as well as a rooftop plaza over the parking deck, and will include the first private light rail crossing in the city.

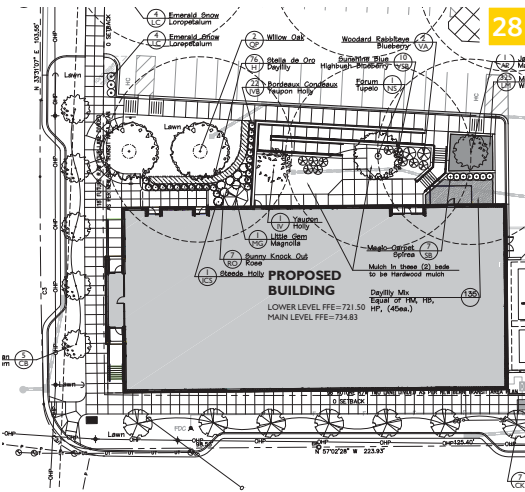


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## FOUNTAINS AT NEW BERN STATION

|                        |                         |
|------------------------|-------------------------|
| <b>Location</b>        | 120 New Bern Street     |
| <b>Use</b>             | Residential             |
| <b>Size</b>            | 5 acres, 208 units      |
| <b>Height</b>          | 4 stories               |
| <b>Cost</b>            | \$26 MM                 |
| <b>Architect</b>       | Axiom                   |
| <b>Owner/Developer</b> | Proffitt Dixon Partners |

The Fountains at New Bern Station is an all-residential development at the intersection of the light rail line and New Bern Avenue. The Fountains will feature studio, loft, one-, two-, and three-bedroom units. Amenities include a salt-water pool with grilling deck and a 600 square foot clubhouse featuring a gourmet demonstration kitchen, fireside indoor lounge, and multi-function fitness center.



28

## LONG ANIMAL HOSPITAL

|                        |                      |
|------------------------|----------------------|
| <b>Location</b>        | 2517 South Boulevard |
| <b>Use</b>             | Retail               |
| <b>Size</b>            | 1.19 acres           |
| <b>Height</b>          | 2 stories            |
| <b>Cost</b>            |                      |
| <b>Architect</b>       | Garner & Brown       |
| <b>Owner/Developer</b> | Long Animal Hospital |

Serving Charlotte since 1948, Long Animal Hospital will move into state-of-the-art facilities just down South Boulevard from their current location. The two story building is located at the corner of South Boulevard and I



29

## JUNCTION 1504

|                        |                      |
|------------------------|----------------------|
| <b>Location</b>        | 2504 Dunavant Street |
| <b>Use</b>             | Residential          |
| <b>Size</b>            | 5 acres, 281 units   |
| <b>Height</b>          | 4 stories            |
| <b>Cost</b>            |                      |
| <b>Architect</b>       |                      |
| <b>Owner/Developer</b> | JLB Realty LLC       |

Located between the light rail line and Dunavant Street, Junction 1504 is a 5-acre, 281-unit apartment development near the southern edge of South End. The complex is entirely gated, with two entrances from Dunavant Street. 19 four-story buildings, completed in two phases, will consist of 184 single-bedroom and 97 two-bedroom apartments.



30

## PARK & KINGSTON APARTMENTS

|                        |  |
|------------------------|--|
| <b>Location</b>        | 121 West Park Avenue                                   |
| <b>Use</b>             | Residential  |
| <b>Size</b>            | 1.7 acres, 153 units, 2 buildings                      |
| <b>Height</b>          | 4 stories  |
| <b>Cost</b>            | Land: \$2.1 MM, Project: \$17 MM                       |
| <b>Architect</b>       |  |
| <b>Owner/Developer</b> | Marsh Prop., Merrifield Patrick Vermillion, Jud Little |

The Park and Kingston Apartments consist of two four-story buildings, totaling 153 units on 1.7 acres. Located in the heart of South End, the Park and Kingston Apartments will include a coffee bar, podium parking, a fitness center, and a pool terrace. The East/West Boulevard light rail station is located one block south.



31

## PUBLIX SUPERMARKET

|                        |  |
|------------------------|--|
| <b>Location</b>        | 2300 South Boulevard                                 |
| <b>Use</b>             | Retail   |
| <b>Size</b>            | 4 acres, 55,000 SF store, 8,400 SF additional retail |
| <b>Height</b>          | 2 levels subsurface parking                          |
| <b>Cost</b>            | Land: \$5.75 MM                                      |
| <b>Architect</b>       |  |
| <b>Owner/Developer</b> | Levine Properties, Stiles Corporation                |

Located on South Boulevard at Iverson Way, the project will share driveway access with the Camden Southline apartment development. Called Shops at South Line, it will include 8,400 square feet for additional small-scale retail as well as subsurface and surface parking. Construction is expected to begin in the spring of 2013. The store will be Publix's second location in Charlotte.



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## SILOS SOUTH END

|                        |                       |
|------------------------|-----------------------|
| <b>Location</b>        | 121 Lancaster Street  |
| <b>Use</b>             | Residential           |
| <b>Size</b>            | 9 acres, 279 units    |
| <b>Height</b>          |                       |
| <b>Cost</b>            | \$26 MM               |
| <b>Architect</b>       | Design Resource Group |
| <b>Owner/Developer</b> | Woodfield Investments |

Silos South End is a 9-acre, 279-unit apartment complex featuring dense garden style apartments located adjacent to the light rail line between Youngblood Street and Remount Road. A new at-grade light rail crossing at Poindexter Drive will connect the development to South Boulevard. An planned parking garage was scrapped in favor of surface parking.



33

## STRAWN TOWER

|                        |                             |
|------------------------|-----------------------------|
| <b>Location</b>        | 1225 South Caldwell Street  |
| <b>Use</b>             | Residential                 |
| <b>Size</b>            | 170 units                   |
| <b>Height</b>          | 12 stories                  |
| <b>Cost</b>            | \$12 MM renovation          |
| <b>Architect</b>       | Axiom                       |
| <b>Owner/Developer</b> | Charlotte Housing Authority |

This Charlotte Housing Authority building was constructed in 1970 and offers subsidized housing for the elderly and disabled. Following extensive renovations, the 12-story tower on South Boulevard will feature full system upgrades, interior upgrades, window replacements and exterior upgrades and changes. The building is planned to achieve LEED Silver certification.



34

## SUMMIT & CHURCH

|                        |  |
|------------------------|--|
| <b>Location</b>        | 1449 South Church Street                             |
| <b>Use</b>             | Residential, Retail, Office                          |
| <b>Size</b>            | 1.7 acres, 197 units, 1,800 SF office, 770 SF retail |
| <b>Height</b>          | 5 stories  |
| <b>Cost</b>            | \$28.5 MM  |
| <b>Architect</b>       | Studio Fusion  |
| <b>Owner/Developer</b> | Faison Properties                                    |

This podium-style development will include five stories of studio, one- and two-bedroom apartments over two levels of parking. The project will also include key man office space and a coffee shop with sidewalk dining on the ground floor. A small dog park is planned off of Summit Avenue.







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