



DEVELOPMENT REPORT

CENTER CITY CHARLOTTE

May 2019



Center City Development Report

The Center City Development Report highlights private and public projects in Charlotte's Center City that have been recently completed, are currently under construction, or have been announced and are in various stages of planning and development. The area covered in detail includes the four wards of Uptown, Charlotte's central business district, South End, and the Midtown neighborhood. The term Center City refers to the "3 mile ring" of neighborhoods within three miles of the intersection of Trade and Tryon Streets, the historic center of the city. Projects are reported on for up to six months following their completion.

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 Center City.

Center City Partners' jurisdiction includes Uptown, South End, and a portion of the Midtown neighborhood.

The most recent version of this report and current information about Center City is available at **charlottecentercity.org**.



UPTOWN SOUTH



Bank of America
Stadium



Visitor Center
Romare Bearden Park
BB&T Ballpark



LYNX Blue Line
3rd St./Convention Ctr.
Station



Convention Center



Performing
Arts Center
NASCAR
Hall of Fame



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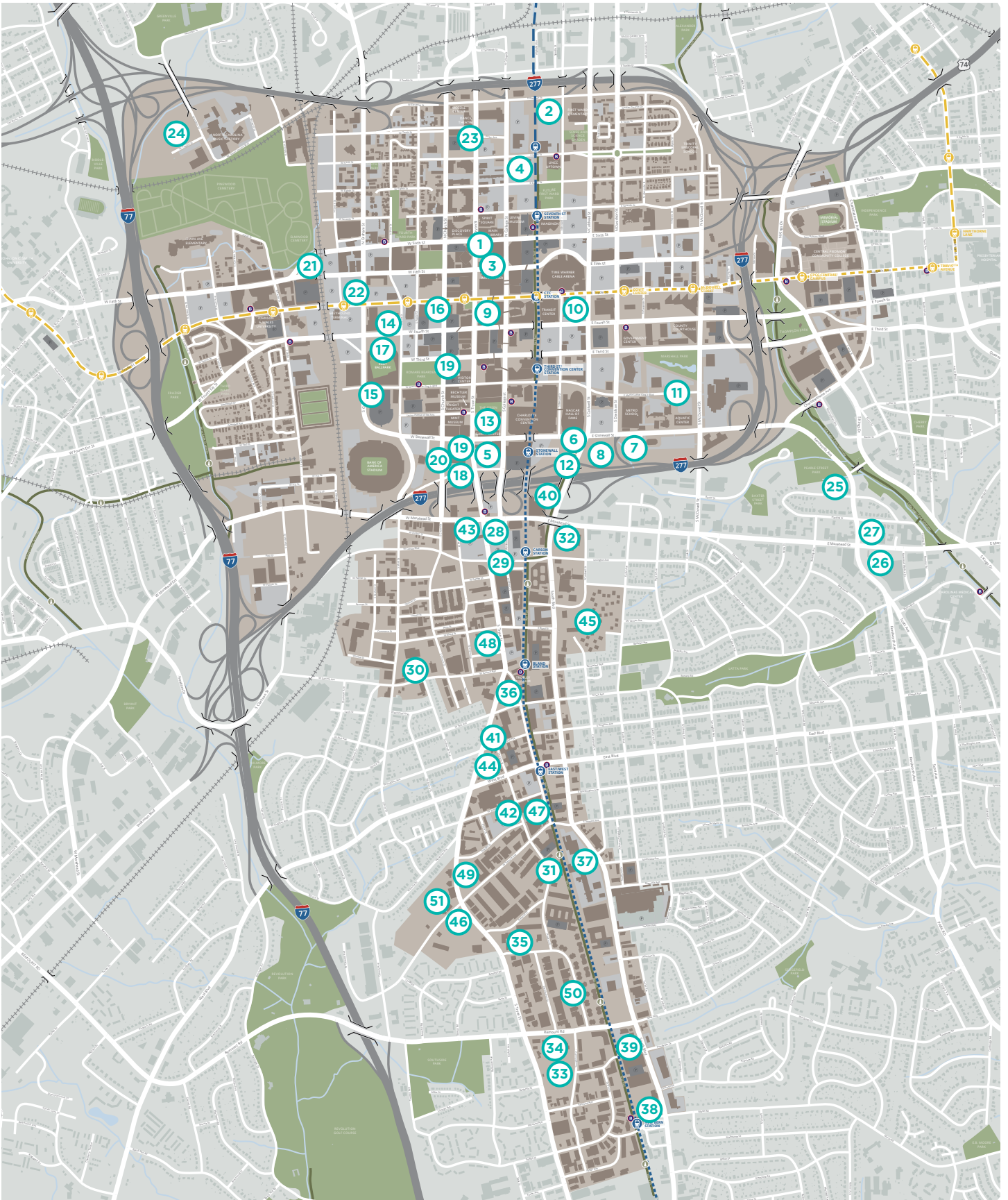
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- 4** The Ellis

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FIRST WARD

First Ward combines quiet, tree-lined neighborhood streets and proximity to great cultural and educational institutions. Once home to the publicly owned housing of Earle Village, the neighborhood's redevelopment began in 1997 when the Charlotte Housing Authority partnered with Bank of America to develop First Ward Place, one of the first HOPE VI mixed-income housing projects. Today, residential options in First Ward include new craftsman-style single family homes, contemporary townhouses, mid-rise apartments and high-rise condominiums. The new 4-acre First Ward Park opened in late 2015, across the street from ImaginOn Children's Theater and Library and the 7th Street Public Market. The neighborhood has both private and public k-12 education, the main branch of the Charlotte Mecklenburg public library and the Center City campus of UNC Charlotte. First Ward is set to see another phase of development beginning this year, as Levine Properties begins developing 24 acres between the Garden District and North Tryon Street. The Blue Line extension, which opened in 2018, doubles the length of the light rail line with a new station in First Ward at 9th Street.

FAST FACTS:

4.6 MM SF existing office

192 K SF existing retail

803 existing hotel rooms

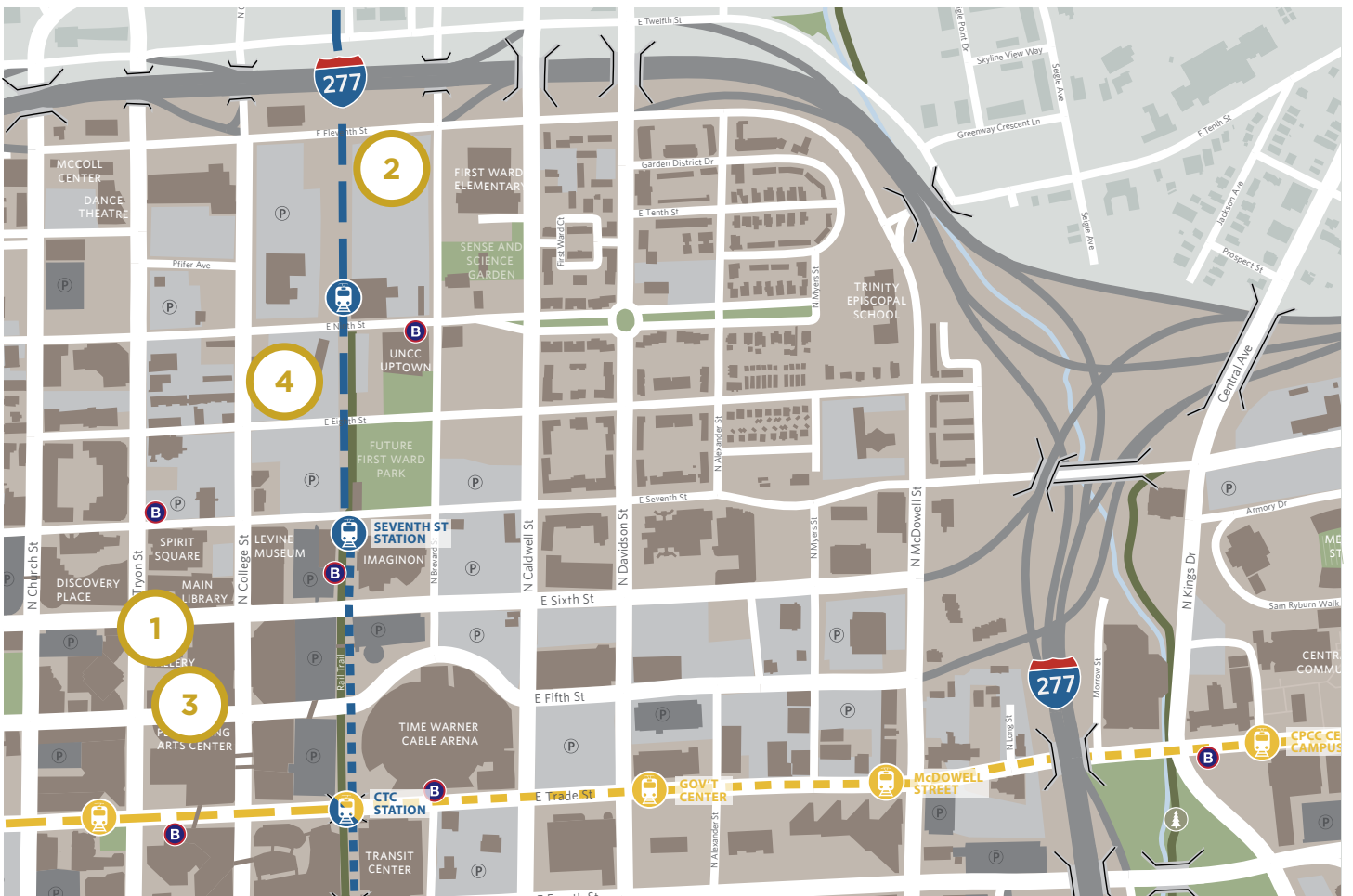
1,182 existing residential units

325 K SF office planned/under construction

977 residential units planned/under construction

250 hotel rooms planned

- 1 Carolina Theatre at Belk Place
- 2 First Ward Urban Village, Phase I
- 3 Binaco 5th Street Infill
- 4 The Ellis





1 Carolina Theatre at Belk Place

Location:	230 North Tryon Street
Use:	Office, Assembly, Hotel
Size:	.4 acres, 250 hotel rooms
Owner/Developer:	Foundation for the Carolinas
Status:	Under construction

The City of Charlotte sold the Carolina Theatre to Foundation for the Carolinas in 2012. Foundation for the Carolinas is restoring the 36,000-square-foot theatre to create a premier civic convening space for the region. The project will include several stories of nonprofit workspace above the theatre, and an Intercontinental Hotel. To date, FFTC has raised \$42 million toward its \$44 million goal, including \$5 million from Bank of America, \$2 million from Wells Fargo, and \$8 million from the families of Claudia Belk and the late John M. Belk, and Katherine Belk and the late Thomas M. Belk.



2 First Ward Urban Village Phase I

Location:	Brevard & 10th Streets
Use:	Residential
Size:	4.2 acres, 428 units, 4,200 SF retail
Height:	11 stories
Owner/Developer:	Levine Properties
Status:	Under construction

Construction of these apartments on Brevard Street between 10th and 11th Streets includes 11 stories of residential units wrapping a 1,300 space parking deck. A portion of the apartments will be affordable/below market rate and approximately 300 parking spaces will be reserved for the nearby UNC Charlotte Center City campus. Tenth Street will be rebuilt between the new Blue Line extension and Brevard Street. Expected completion date is 2020.



3 Binaco 5th Street Infill

Location:	123 East Fifth Street
Use:	Retail, Office
Size:	13,177 SF
Height:	4 stories
Owner/Developer:	Binaco of New York
Status:	Under construction

Binaco International is developing this office infill project along 5th Street between Connolly's Pub and the Hearst Tower. In addition to the 13,177 SF new building, streetscape improvements will be made to 5th Street on the north side, widening the sidewalk to make it safer and more pedestrian friendly.



4 The Ellis

Location:	North College & Eighth Street
Use:	Residential, Retail
Size:	549 units, 20,000 SF retail
Height:	30 stories & 5 stories
Owner/Developer:	Lennar Multifamily
Status:	Under construction

Lennar Multifamily purchased a full block in First Ward adjacent to First Ward Park and the Blue Line light rail extension to develop a mixed-use project with multiple residential buildings and retail space. One building will be 197 residential units wrapped around a 900-space parking deck with retail and restaurant space on the ground floor. The second building will be a 30-story tower with 342 units. There will be space available for additional development on the block for office or hotel use.

SECOND WARD

Second Ward is the center of hospitality in Uptown, with more than 3,000 hotel rooms, the Charlotte Convention Center, and the NASCAR Hall of Fame. Wells Fargo's campus anchors the employment district, along with the Wells Fargo atrium and plaza on South Tryon Street, and the park and sculpture garden at The Green. Second Ward was once known as Brooklyn, and was Charlotte's most vibrant African-American neighborhood. Today, Second Ward is home to the Government Center, the Mecklenburg County courthouse, and Marshall Park. It has some of Uptown's newest condominiums, including the Trust, Ratcliffe, Madison and Skye, and the entertainment and retail hub at the EpiCentre. The Blue Line light rail connects Second Ward to South End and the South Boulevard corridor, and connects with 10 miles of light rail to the north since it opened in 2018.

FAST FACTS:

7.8 MM SF existing office

518 K SF existing retail

3,682 existing hotel rooms

840 existing residential units

2.4 MM SF office planned/under construction

381 K SF retail planned/under construction

1,136 hotel rooms planned/under construction

2,247 residential units planned/under construction

- 5** Ally Charlotte Center
- 6** Home 2 Suites
- 7** Savoy - Proffitt Dixon
- 8** Uptown 550
- 9** Bank of America Plaza Retail Conversion
- 10** Moxy Hotel
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- 12** Even Hotel
- 13** Duke Energy Tower





Second Ward



5 Ally Charlotte Center

Location:	South Tryon & Stonewall Streets
Use:	Office, Residential, Hotel, Retail
Size:	3 acres, 742,000 SF office, 30,000 SF retail, 350 hotel rooms, 85 units
Height:	26 stories
Owner/Developer:	Crescent Communities
Status:	Under construction

Crescent Communities envisions an office development that is authentic to Charlotte. This site is one block south of the Levine Center for the Arts and diagonally opposite the Duke Energy Center on South Tryon Street. Recently Ally Bank has been announced as the anchor tenant, consolidating their Charlotte operations from various locations around the city.



6 Home 2 Suites

Location:	East Stonewall Street, Caldwell Street
Use:	Hotel, Retail
Size:	181 hotel rooms, 13,500 SF retail
Owner/Developer:	Yedla Management Co
Status:	Under construction

Home 2 Suites by Hilton Hotels is one of two hotels for this site at the Novell Station development at the corner of Stonewall and Caldwell Streets. It will have 181 hotel rooms and 13,500 SF of retail.



7 Savoy - Proffitt Dixon

Location:	650 East Stonewall Street
Use:	Residential, Retail
Size:	.9 acres, 302 units, 11,300 SF retail
Height:	6-10 stories
Owner/Developer:	Proffitt Dixon
Status:	Under construction

Proffitt Dixon is building a mixed use residential/retail project on Stonewall Street at the site of the former Actors Theatre. The project will have 11,300 SF of retail space with resident amenities including a pool, fenced-in dog park and bicycle repair area.



8 Uptown 550

Location:	East Stonewall Street
Use:	Residential, Retail, Office
Size:	3.7 acres, 421 units, 12,000 SF office, 8,000 SF retail
Height:	20 stories
Owner/Developer:	Northwood Ravin
Status:	Under construction

Northwood Ravin is working on a mixed-use project at the corner of Stonewall and Caldwell streets across from the NASCAR Hall of Fame. The 3.7 acre site is one of five municipal parcels created from the realignment of the South Boulevard/I-277 interchange. Northwood Ravin purchased the site from the City of Charlotte for \$14.15 MM and is planning up to 421 apartment units with retail and office components.



9 Bank of America Plaza Retail Conversion

Location:	South Tryon Street
Use:	Retail
Size:	48,000 SF retail
Owner/Developer:	TIER REIT
Status:	Lease-up

TIER REIT has recently completed the conversion of the lobby of the Bank of America Plaza Building into four retail spaces totaling 20,000 square feet of new retail on the southeast corner of Trade and Tryon Street. Several restaurant tenants have been announced, with interior upfits underway.



10 Moxy Hotel

Location:	South Brevard, 4th Street
Use:	Hotel
Size:	206 hotel rooms
Height:	15 stories
Owner/Developer:	BPR Properties
Status:	Planning

BPR Properties is developing a Moxy Hotel project at South Brevard and 4th Street. Moxy Hotels is a Marriott-affiliated brand. The project is expected to break ground in third quarter of 2019 and is expected to open in 2021. It will stand 15 stories tall, with 206 rooms and include ground-level retail.



11 Brooklyn Village

Location:	Stonewall, MLK, 3rd Streets
Use:	Mixed-use
Size:	17 acres, 680,000 SF office 252,000 SF retail, 1,244 units, 280 hotel rooms
Owner/Developer:	BK Partners, Mecklenburg County
Status:	Planning

Mecklenburg County selected BK Partners as the master developer for the 17-acre Brooklyn Village site. Formerly part of the historically African-American Brooklyn neighborhood, this project is envisioned as a phased mixed-use development including retail, apartments, office, hotel and open space. These development totals are subject to change and are not included in the “fast facts” totals on page 14.



12 Even Hotel

Location:	East Stonewall Street, Caldwell Street
Use:	Hotel, Retail
Size:	181 hotel rooms 8,000 SF retail
Owner/Developer:	Mayfair Street Partners, Sefira Capital
Status:	Under construction

The Even Hotel is one of two hotels being developed on the site of the Novell Stonewall Station development. It's being built using modular construction. It will be developed on a 0.4-acre site fronting Caldwell Street.



13 Duke Energy Tower

Location:	South Tryon Street
Use:	Office
Size:	1,000,000 SF office
Height:	40 stories
Owner/Developer:	Duke Energy
Status:	Planning

Duke Energy will soon start construction on its proposed uptown tower, which the company now says will be 40 stories tall, likely making it the third-largest building on Charlotte's skyline. The architect is TVS Design of Atlanta. The building is projected to be the home of about 4,000 Duke employees. The current site is home to a surface parking lot on South Tryon Street across from the Duke Energy Center headquarters.

THIRD WARD

In Third Ward new apartment towers surround Romare Bearden Park and BB&T Ballpark, with Bank of America stadium, home of the Carolina Panthers, two blocks away. Spring and summer nights are filled with baseball and fireworks, and in the fall neighborhood bars and nearby parking lots fill with Panthers fans. The west edge of the neighborhood is a mix of historic bungalows, contemporary condos and townhomes surrounding the dog park, recreational fields and greenway at Frazier Park. The 1.5 million square foot complex Gateway Village includes retail, hospitality, and the Charlotte campus of Johnson & Wales University.

FAST FACTS:

7.6 MM SF existing office

150 K SF existing retail

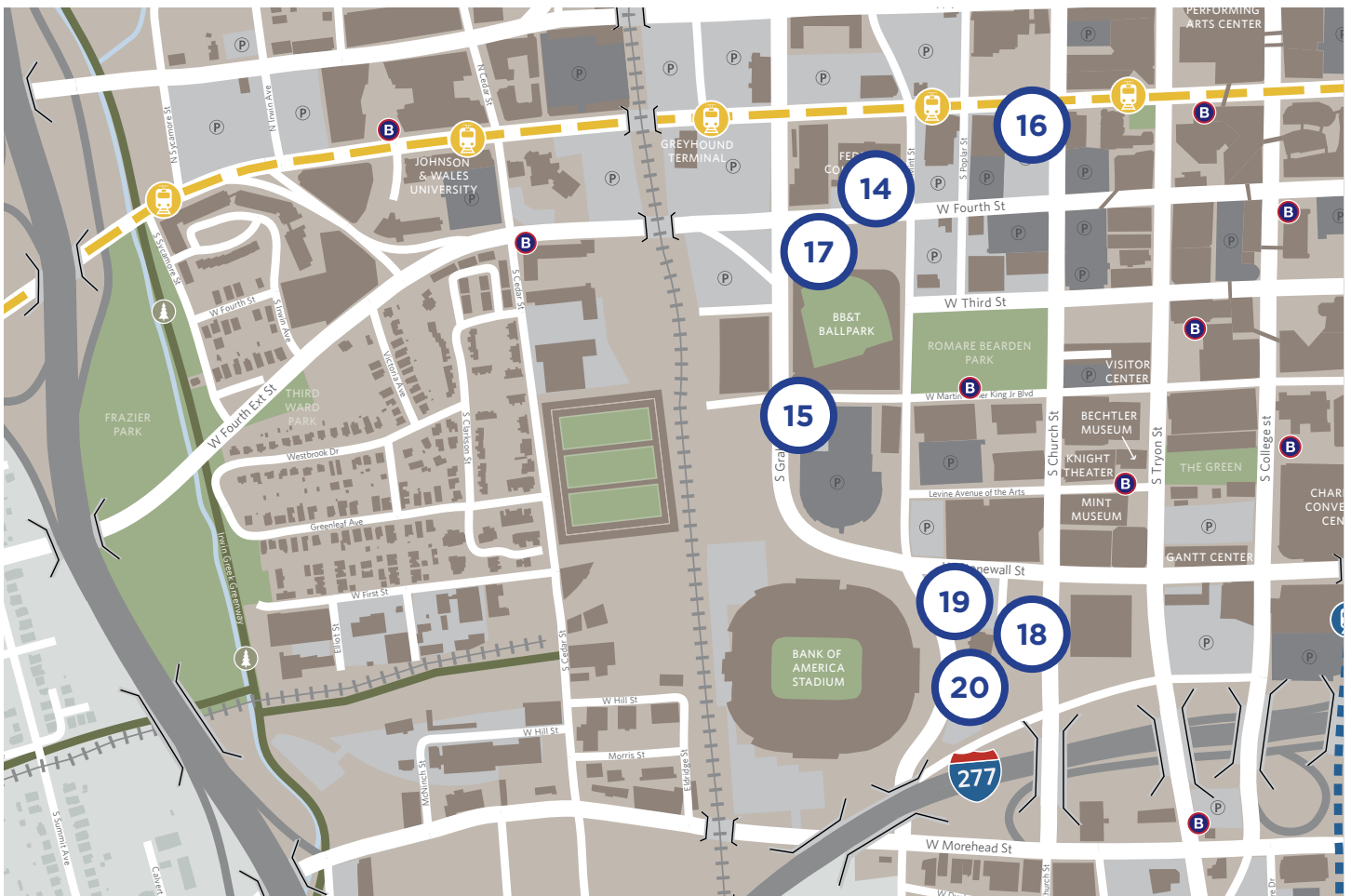
367 existing hotel rooms

4,397 existing residential units

1.87 MM SF office under construction

254 hotel rooms planned/under construction

- 14** Federal Courthouse Expansion
- 15** FNB Tower
- 16** Grand Bohemian Hotel
- 17** BB&T Ballpark Outfield Development
- 18** Legacy Union - Phase I
- 19** Legacy Union - Phase II
- 20** Legacy Union - Phase III





14 Federal Courthouse Expansion

Location:	401 West Trade
Use:	Municipal, Courthouse
Size:	2.9 acres, 198,000 SF annex
Height:	10 stories
Owner/Developer:	Federal Government
Status:	Under construction

The historic Jonas Federal Courthouse on West Trade street has recently been approved for a major renovation and expansion that will add a new 10-story annex clearing the way for a restoration and reconfiguration of the existing courthouse. The entire project will take 8 years to complete. Currently, the City of Charlotte is replacing the roof on the existing courthouse and has removed several large oak trees along Trade Street that had reached their lifespan. A ground-breaking ceremony was held in early 2018.



15 FNB Tower

Location:	South Graham Street & West Martin Luther King Junior Boulevard
Use:	Mixed-use
Size:	160,000 SF office, 215 units
Height:	31 stories
Owner/Developer:	Dominion Realty Partners
Status:	Under construction

Dominion Realty Partners is developing a new regional headquarters for First National Bank (FNB) between BB&T Ballpark and Bank of America Stadium. FNB will occupy 30,000 SF of the 160,000 SF Class A office tower. The Tower will include 215 luxury Class A residential units, as well as street level retail that includes a FNB branch.



16 Grand Bohemian Hotel

Location: West Trade & South Church Street
Use: Hotel
Size: .6 acres, 254 rooms
Owner/Developer: The Kessler Collection
Status: Under construction

The Kessler Collection, a Florida-based hospitality company, is developing a 254-room Grand Bohemian Hotel adjacent to the Carillon building that would feature a bar and restaurant fronting Trade Street as well as a rooftop bar and events space on the fifth floor. Kessler operates 10 boutique hotels including the Grand Bohemian at Biltmore Village in Asheville, NC. Kessler broke ground in early 2018.



17 BB&T Ballpark Outfield Development

Location: West Fourth Street
Use: Office, Retail
Size: .8 acres
Height: 6 stories
Owner/Developer: Charlotte Knights
Status: Planning

The Knights are planning a six-story office building with a terraced view to the stadium that will include restaurant space and underground parking. Additionally, the team plans to add approximately 400 new seats in various levels as well as additional restroom facilities.



18 Legacy Union - Phase I

Location:	620 South Tryon
Use:	Mixed-use
Size:	10 acres, 1 MM SF office SF office, 21,167 SF retail
Height:	33 stories
Owner/Developer:	Lincoln-Harris
Status:	Under construction

Lincoln Harris purchased the former Charlotte Observer site bounded by South Tryon, Stonewall Street, Mint Street, and I-277 and is developing a major mixed-use project. Phase I is under construction including a 1 million SF office tower to be anchored by Bank of America.



19 Legacy Union - Phase II

Location:	620 South Tryon
Use:	Mixed-use
Size:	362 SF office
Height:	18 stories
Owner/Developer:	Lincoln-Harris
Status:	Under construction

It includes an 18-story, 362,000 SF office building at the corner of Tryon and Hill streets. Construction has begun on site and is expected to deliver by fourth quarter of 2020. Audit, consulting, tax and advisory services firm Deloitte is expected to anchor the project, leasing about 90,000 SF on the top four floors of the new building.



20 Legacy Union - Phase III

Location:	620 South Tryon
Use:	Mixed-use
Size:	10 acres, 1 MM SF office SF office, 21,167 SF retail
Height:	33 stories
Owner/Developer:	Lincoln-Harris
Status:	Planning

This project is Phase III of the Legacy Union mixed-use development by Lincoln Harris at the former Charlotte Observer site. The plan indicates 287,000 SF of office, 17,250 SF of retail space and 800 parking spaces. This would be the third office tower at the 10-acre site.

FOURTH WARD

Fourth Ward is known for its historic district of charming Victorians and quiet streets, a strong sense of community, and a diverse variety of housing choices. The neighborhood association has existed since 1976, but the neighborhood dates to the 1800s when it was home to prosperous merchants, ministers and physicians. It endured a period of decline until the 1970s, when the Junior League partnered with Bank of America to begin revitalizing the neighborhood home by home. Today, residents value the combination of neighborhood feel and proximity to all of Uptown's dining, cultural and employment offerings. Every December for more than 35 years, the neighborhood has organized its annual Holiday Home Tour, showcasing both its historic Victorians and modern high-rise condominiums. With the new SkyHouse towers rising this year, Fourth Ward will soon welcome new neighbors and retail.

FAST FACTS:

3.8 MM SF existing office

255 K SF existing retail

731 existing hotel rooms

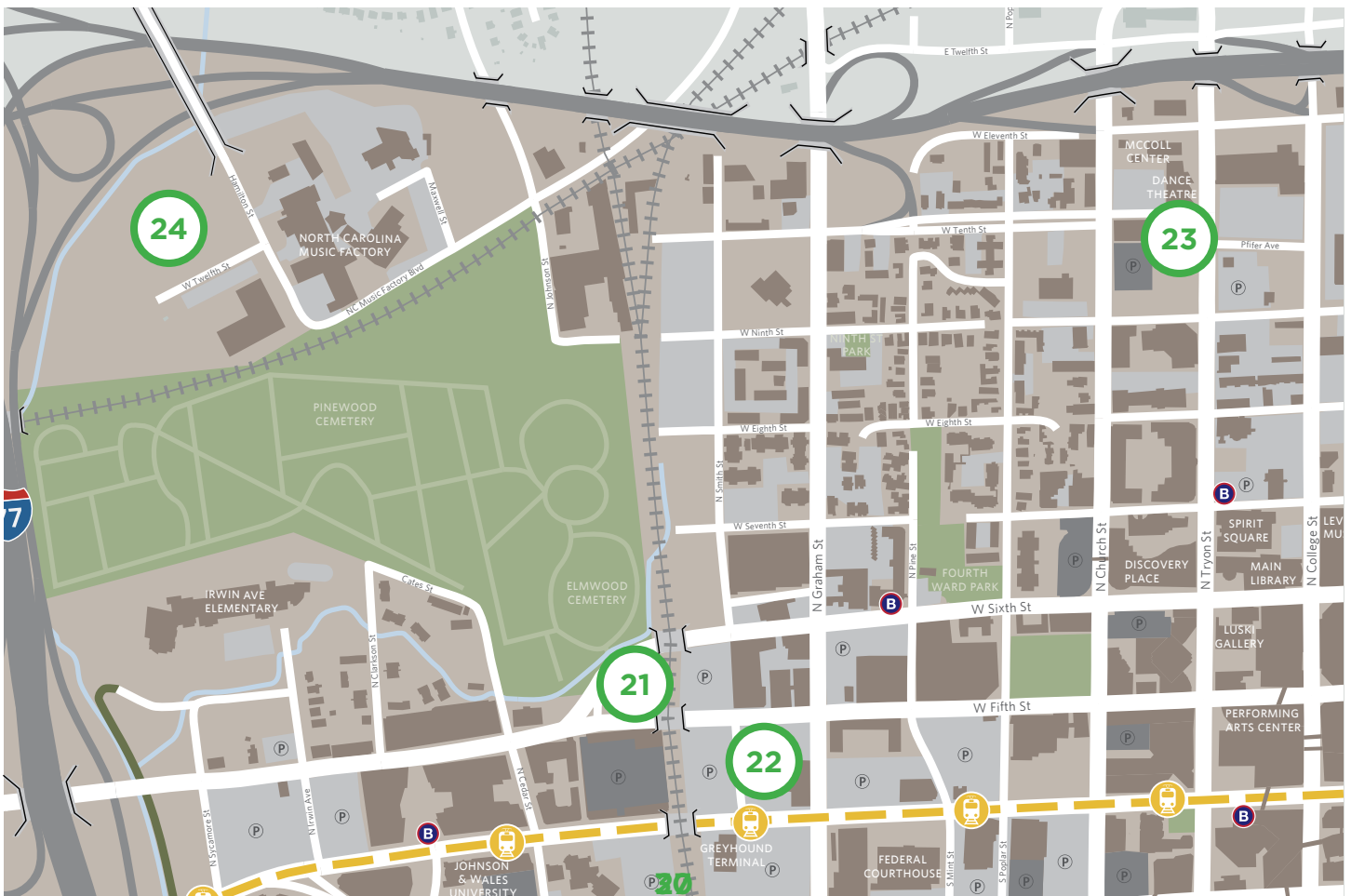
4,844 existing residential units

520 K SF office planned/under construction

38 K SF retail planned/under construction

354 residential units planned/under construction

- 21** CMPD Central Division
- 22** Northwood Ravin Polk Site
- 23** 10 Tryon
- 24** AvidXChange





Fourth Ward



21 CMPD Central Division

Location:	700 West Fifth Street
Use:	Municipal, Police Department
Size:	1.4 acres, 3 floors
Owner/Developer:	City of Charlotte
Status:	Under construction

Charlotte-Mecklenburg Police Central Division will soon relocate from their current Bank of America-owned station at the corner of 7th and College Streets. CMPD's current lease runs out in July 2018 and the department hopes to be well underway with their new station by that time and operate on month-by-month basis until the new station is complete. The new location is on land already owned by the City.



22 Northwood Ravin Polk Building Site

Location:	500 West Trade Street
Use:	Residential, Retail
Size:	2.8 acres
Height:	6 stories, 354 units, 8,400 SF retail
Owner/Developer:	Crosland/Northwood Ravin
Status:	Planning

Northwood Ravin will construct a six-story apartment complex with ground floor retail space at 500 West Trade Street. The 2.8-acre site currently contains the vacant James K. Polk building as well as surface parking lots.



23 10 Tryon

Location: 631 North Tryon Street
Use: Office, Retail
Size: 1.4 acres, 90,000 SF office, 34,000 SF retail
Height: 8 stories
Owner/Developer: Centro CityWorks, Flagship Capital Partners
Status: Planning

Centro CityWorks and Flagship Capital Partners are planning an 8-story mixed-use project on North Tryon between 9th and 10th Streets on the same block as the SkyHouse apartment towers. 10 Tryon will be anchored by a 30,000 SF grocer and feature non-corporate, funkier office spaces on the 10th Street corner aiming to provide a product currently lacking in Uptown. Designed as a phased project, additional office space or other uses could be added at a later date.



24 AvidXChange Headquarters Phase II

Location: AvidXchange Music Factory
Use: Office
Size: 200,000 SF office
Owner/Developer: AvidXChange
Status: Planning

AvidXchange announced plans for another building for their Charlotte headquarters as the company continues its rapid growth. Phase II of their development includes another 200,000 SF of office.

MIDTOWN

Midtown lies just east of Uptown, serving as a gateway between the downtown area and the residential neighborhoods of Cherry, Elizabeth and Dilworth. The Little Sugar Creek Greenway connects Midtown to Freedom Park and Dilworth, and future plans call for additional greenway connections into First Ward, Uptown and the Cross-Charlotte Trail. The Metropolitan, which opened in 2011, is anchored with some of Center City's best destination retail—including Target, West Elm, Trader Joe's and Best Buy. The Metropolitan also features unique apparel retail, upscale condominiums, restaurants and Class A office space. When the first phase of the Gold Line streetcar opened in 2015, it connected Midtown with the Transit Center in the heart of Uptown, the main campus of Central Piedmont Community College, and Novant Presbyterian Hospital. Once the second phase of the Gold Line streetcar, now under construction, is complete in 2020, it will connect Plaza Midwood through Midtown and Uptown all the way to the Johnson C. Smith University in the Historic West End.

FAST FACTS:

1.2 MM SF existing office

864 K SF existing retail

1321 existing residential units

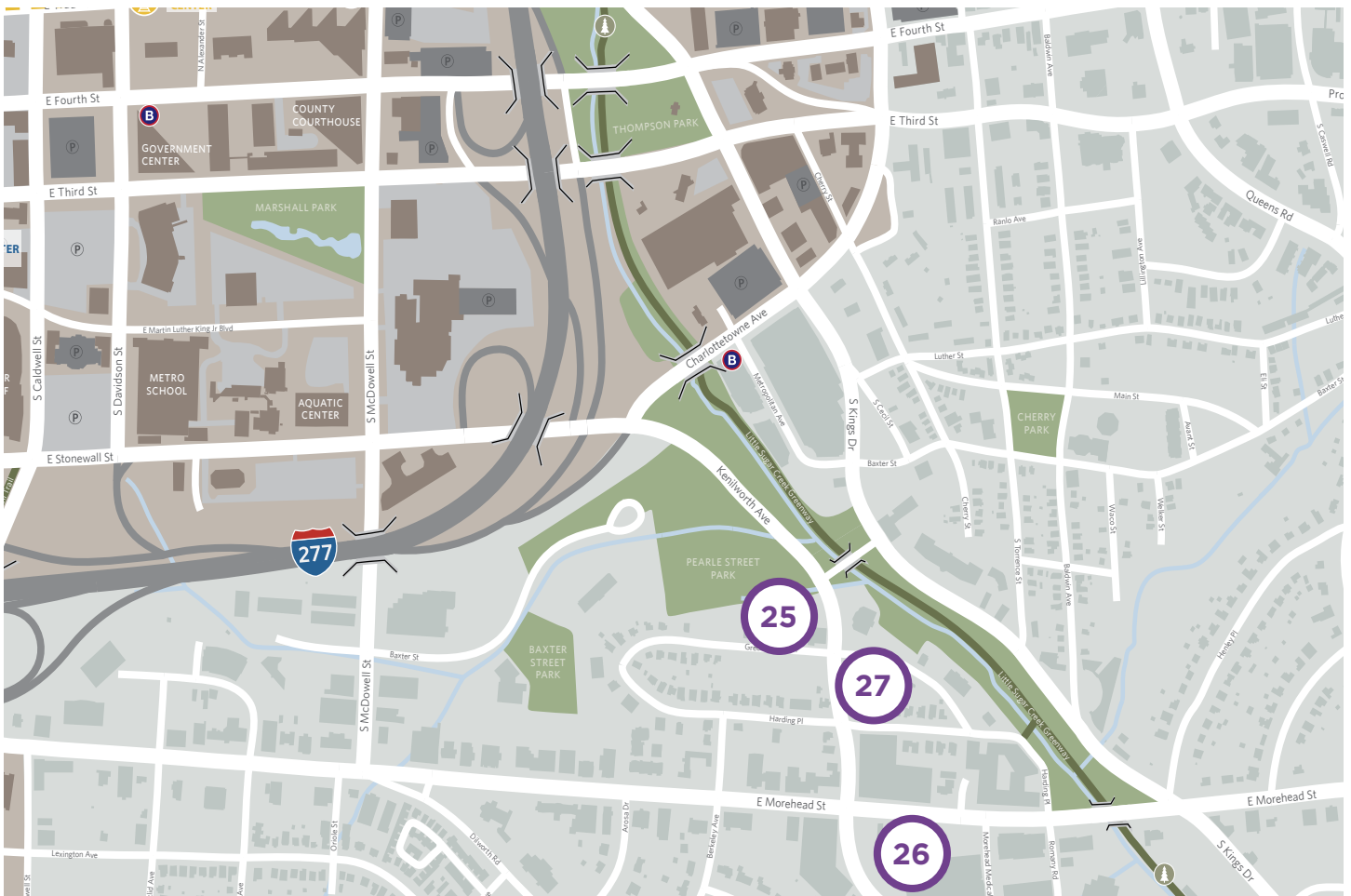
613 K SF office planned/under construction

20 K SF retail planned/under construction

170 hotel rooms planned

471 residential units planned / under construction

- 25** Pappas Midtown Development
- 26** Levine Cancer Institute Expansion
- 27** Harding Place





25 Pappas Midtown Development

Location:	Kenilworth Avenue & Harding Place
Use:	Office, Retail, Residential Hotel
Size:	179,000 SF office, 20,000 SF retail, 250 units, 170 hotel rooms
Height:	8 stories
Owner/Developer:	Pappas Properties
Status:	Phase 1 under construction

Pappas Properties is planning a major mixed-use project at the site of the current Charlotte Regional Realtor Association next to Pearl Street Park. Pappas is seeking \$2.1 MM in public funds in exchange for significant enhancements to the park and streetscape.



26 Levine Cancer Institute Expansion

Location:	Morehead Street at Kenilworth Avenue
Use:	Medical, Office
Size:	3.5 acres, 260,000 SF
Height:	7 stories
Owner/Developer:	Carolinas HealthCare System
Status:	Under construction

Carolinas HealthCare System is building a \$150 MM expansion of the Levine Cancer Institute on Morehead Street adjacent to the existing facility. This project includes a \$20 MM upgrade of 32 existing patient rooms and eventual renovation of the existing Levine Cancer Institute facility which was built in 2011-12.



27 Harding Place

Location:	Harding Place at Kenilworth Avenue
Use:	Mixed-use
Size:	221 units, 65,000 SF office
Height:	6 stories
Owner/Developer:	CitiSculpt
Status:	Under construction

CitiSculpt is developing a mixed-use office and residential project at the corner of Harding Place and Kenilworth Avenue. The office and residential components will share a central parking structure providing 3.5 spaces per 1,000 SF of office space. Amenities include ground floor retail, a fitness center and tenant lounge for residents and workers.

SOUTH END

South End is located immediately south of Uptown and is well-served by the Blue Line light rail line with four stations at the heart of the neighborhood. Initially a bustling industrial zone trafficked by multiple freight lines and populated with textile factories and other warehouses, today South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented development first sparked by the re-introduction of the Charlotte Trolley in the 90's and subsequent opening of the light rail line in 2007. South End is home to a burgeoning craft brewery scene, multiple art galleries and beloved local shops and restaurants.

FAST FACTS:

2.8 MM SF existing office

1.6 MM SF existing retail

7,089 existing residential units

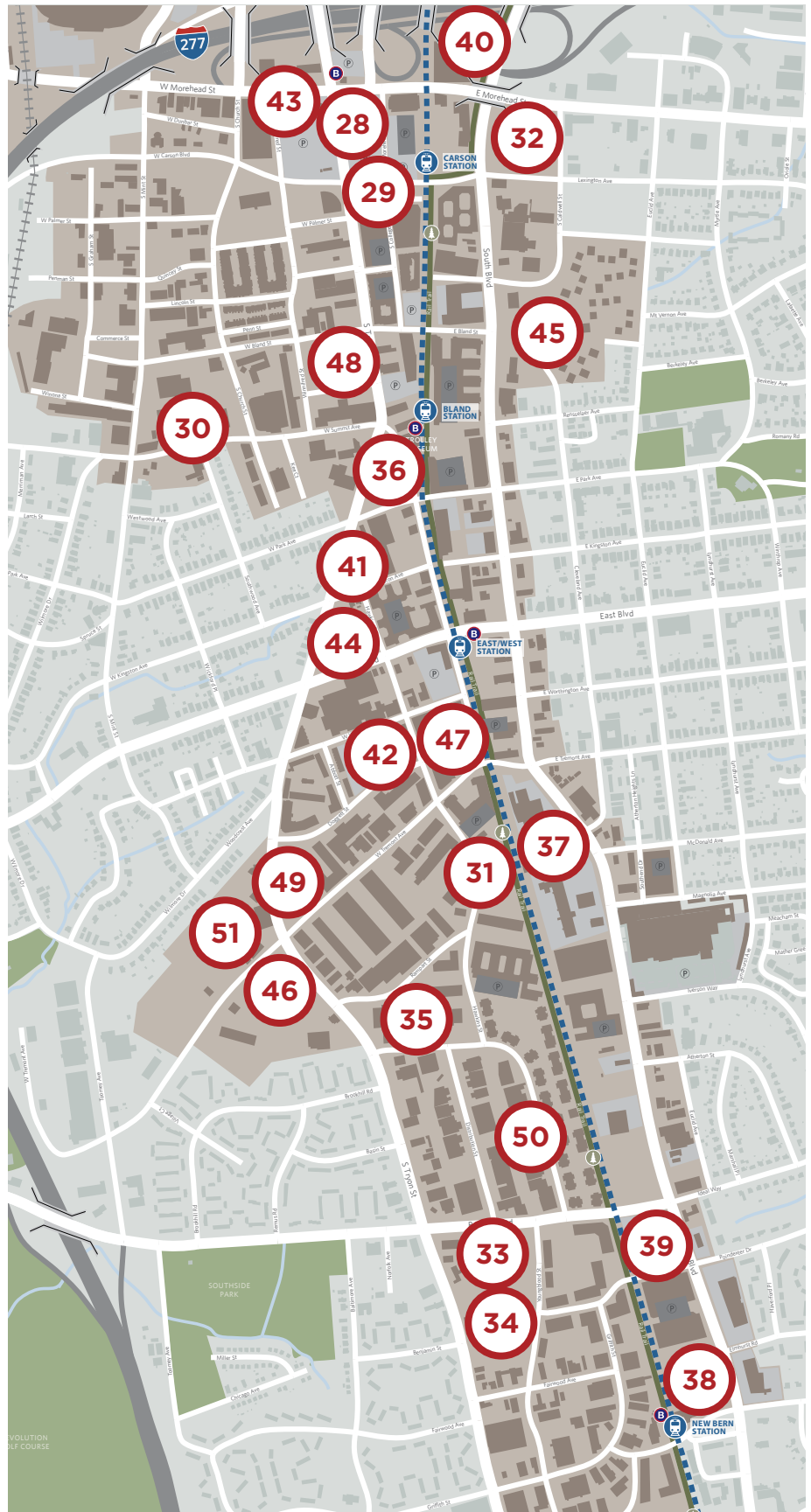
1.9 MM SF office planned/under construction

494 K SF retail planned/under construction

3,687 residential units planned/under construction

500 hotel rooms planned/under construction

- 28** Spectrum Towers
- 29** Carson Blvd. Townhomes
- 30** 300 West Summit
- 31** 2151 Hawkins
- 32** Dowd YMCA Renovation
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- 34** West Tremont Townhomes
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28 Spectrum Towers

Location:	South Tryon St & West Carson Blvd
Use:	Mixed use
Size:	440,000 SF office, 40,000 SF retail, 200 room hotel
Owner/Developer:	Spectrum & Invesco
Status:	Planning

The Spectrum Companies is expected to include two 9 story buildings with 440,000 SF of office, 40,000 SF of ground floor retail and a 200 room boutique hotel above a parking deck.



29 Carson Boulevard Townhomes

Location:	Carson Blvd. at South Tryon
Use:	Residential
Size:	.5 acres, 11 units
Height:	4 stories
Owner/Developer:	David Weekley Homes
Status:	Under construction

David Weekley Homes is developing 11 townhomes on Carson Boulevard. The units will have skyline views looking back towards Uptown and will be within one block of the Carson Blue Line Station adjacent to the Rail Trail.



30 300 West Summit

Location: 300 West Summit Avenue
Use: Office
Size: .8 acres, 64,000 SF office
Height: 3 stories
Owner/Developer: Stiles
Status: Recently completed construction

Stiles is building a mid-sized office building near the intersection Summit Avenue and South Church Street in the heart of South End. Florida-based Stiles hopes to began construction in late-2017 with plans to open by late-2018.



31 2151 Hawkins

Location: 2151 Hawkins Street
Use: Mixed use
Size: 275,000 SF office, 20,000 SF retail
Height: 16 stories
Owner/Developer: Portman Holdings
Status: Planning

Atlanta-based Portman Holdings is in the planning stages for an office building with ground floor retail that activates the Rail Trail. There, Portman will develop a mixed-use project that could contain up to 275,000 square feet of office space and up to 20,000 square feet of retail.



32 Dowd YMCA Renovation

Location: 400 East Morehead Street
Use: YMCA/Fitness
Size: 40,000 SF addition
Owner/Developer: YMCA of Greater Charlotte
Status: Under construction

The YMCA of Greater Charlotte has undertaken a \$20 million overhaul at the Dowd YMCA on East Morehead Street. New features will include an additional 40,000 SF for expanded fitness space, new group studios, and upgraded locker rooms. To improve their parking issues, the YMCA has partnered with neighboring Pritchard Memorial Baptist Church to build a shared deck off site at the corner of Lexington Avenue and Caldwell Street which opened in early 2017.



33 Southpoint at South End Phase II

Location: 2821 Youngblood Street
Use: Residential
Size: 3.2 acres, 33 units
Owner/Developer: Hopper Communities
Status: Phase I complete,
Phase II under construction

Hopper Communities is building an additional 33 townhomes adjacent to the 53 units recently completed along Youngblood Street. The second phase will share a similar design to the first, with two and three-bedroom units starting in the high \$300,000s. Leasing has begun, with nearly all of the first 53 units being sold prior to completion. Demolition of the existing commercial buildings on site has begun, with construction to begin soon after.



34 West Tremont Townhomes

Location:	West Tremont Street
Use:	Residential
Size:	.75 acres, 16 units
Height:	3 stories
Owner/Developer:	Frank Martin / New Carolina Properties
Status:	Planning

New Carolina Properties is developing a 16-unit townhome project on West Tremont Avenue a few blocks away from the Blue Line. The development will contain two, three-story buildings with construction to begin in mid-2018.



35 Hub South End

Location:	Dunavant Street
Use:	Residential, Retail
Size:	2 acres, 265 units, 22,000 SF retail
Owner/Developer:	RAM Realty Advisors
Status:	Under construction

A 265-unit apartment project has broken ground at a light industrial site on Dunavant Street that will include both retail and office space. The site is currently occupied by a few small warehouses. The project will include a structured parking deck.



36 Dimensional Place

Location: South Tryon & Camden Road
Use: Office, Retail
Size: 2.3 acres, 200,000 SF office,
Owner/Developer: Cousins Properties,
Dimensional Fund Advisors
Status: Under construction

Cousins Properties is developing a new building for the East Coast regional headquarters of Dimensional Fund Advisors (DFA) in Charlotte. Construction has begun and could be complete as early as late 2018.



37 Atherton Mill & Market

Location: 2140 South Boulevard
Use: Retail, Residential
Size: 10 acres, 371 units,
65,000 SF retail
Owner/Developer: Edens
Status: Under construction

Edens has confirmed a nearly \$100 MM investment in the Atherton Mill and Market that will add an additional 65,000 SF of retail space and up to 371 residential units. This follows the well-received recent opening of Anthropologie in summer 2015. Construction began in early 2017, targeting an early-2019 completion date.



38 New Bern Station

Location: 2820 South Boulevard
Use: Residential, Retail, Office
Size: 4.5 acres, 375 units, 26,000 SF retail
Owner/Developer: Lennar Multifamily
Status: Under construction

Lennar Multifamily has secured a rezoning from industrial to TOD to develop the Pepsi Bottling site into a mixed-use project that will include residential, office, and retail. The site lies immediately adjacent to the New Bern light rail station, multiple recent multifamily projects, and across the street from the major Marsh Properties' Sedgefield Shopping Center redevelopment.



39 Bainbridge Apartments

Location: Poindexter Drive & South Boulevard
Use: Residential
Size: 1.6 acres, 200 units
Height: 7 stories
Owner/Developer: Bainbridge Companies
Status: Recently completed

Florida-based Bainbridge Companies is building a 7-story, 200-unit apartment project at the intersection of Poindexter Drive and South Boulevard across from Colonial Reserve at South End. This would be the firm's first project in the Charlotte area. They specialize in the construction and management of high end apartment communities.



40 Camden Grandview Townhomes

Location: South Boulevard & I-277
Use: Residential
Size: 2 acres, 28 units
Owner/Developer: Camden Properties
Status: Under construction

Camden Properties is building a 28-unit for-rent townhome project adjacent to the Camden Grandview apartment complex along South Boulevard. The two-acre property was purchased from the City of Charlotte for \$2 MM and is one of several municipal parcels created through the realignment of the South Boulevard/I-277 interchange.



41 Holiday Inn Express

Location: Kingston Avenue
& South Tryon Street
Use: Hotel
Size: .9 acres, 120 rooms
Height: 5 stories
Owner/Developer: Divine South End LLC
Status: Under construction

Divine South End LLC is developing a limited service hotel on the corner of Kingston Avenue and South Tryon Street. Located between the Bland and East/West Blue Line stations, this is the first hotel to be developed in South End.



42 Hawk

Location:	Hawkins & Doggett Streets
Use:	Residential, Retail
Size:	1.4 acres, 71 units, 6,200 SF retail
Height:	13 stories
Owner/Developer:	RAM Realty Services
Status:	Planning

Florida-based RAM Realty is developing a residential project immediately behind the Design Center at the corner of Hawkins and Doggett Streets. The site is adjacent to a recently completed parking structure that will support the tower and Design Center. RAM secured a rezoning that will allow the project to be up to 165 feet high, describing the building as a “boutique” housing option with retail along the base of the tower.



43 Broadstone Apartments

Location:	West Morehead & South Tryon Streets
Use:	Residential
Size:	1.9 acres, 260 units
Height:	6 stories
Owner/Developer:	Alliance Residential
Status:	Under construction

Alliance Residential has filed plans for a 260-unit apartment complex at the corner of South Tryon and West Morehead Streets. This project is adjacent to the recently-opened Loft 135 apartments. The building is expected to open in spring of 2020 and will feature studio, one and two-bedroom units with on site bike storage, pool and skyline-facing sun deck.



44 Common Square

Location:	South Tryon Street & West Boulevard
Use:	Mixed use
Size:	130,000 SF office 10,000 SF retail
Height:	8 stories
Owner/Developer:	Beacon Partners
Status:	Planning

Beacon Partners is developing an eight-story, 130,000 SF office building with 10,000 SF of ground-floor retail, in addition to multifamily units, potentially a boutique hotel and a large outdoor plaza connecting West Boulevard to the future Wilmore Centennial Park.



45 Strawn Cottages Redevelopment

Location:	South Boulevard
Use:	Mixed-use
Size:	16.2 acres, 745 units, 57,000 SF retail, 330,000 SF office, 180 hotel rooms
Owner/Developer:	Charlotte Housing Authority, Horizon Development Properties, The Fallon Group
Status:	Site preparation

Boston-based Fallon Company was selected as the master developer for the Strawn Cottages site along South Boulevard. The site straddles Dilworth and South End and offers one of the largest TOD sites in the region. 145 of the housing units will be affordable with plans calling for a public park and other amenities on site.



46 2100 South Tryon

Location:	South Tryon & West Tremont Streets
Use:	Office
Size:	2.8 acres, 83,000 SF office
Height:	4 stories
Owner/Developer:	Vision Ventures
Status:	Planning

Vision Ventures is developing a 4-story, 83,000 square foot office building at the corner of South Tryon and West Tremont Avenue. The building will include ground floor retail space with views of the Uptown skyline from the offices above. No construction timeline has been set.



47 Design Center Renovation

Location:	South Tryon & West Tremont Streets
Use:	Retail
Size:	4.5 acres, 100,000 SF retail
Height:	2 stories
Owner/Developer:	Asana Partners
Status:	Ongoing

Asana Partners recently purchased the Design Center of the Carolinas along Camden Road and plans to convert nearly 100,000 square feet of space to retail and restaurant uses over the next few years. Atlanta-based Tex-mex restaurant Superica recently opened a new 7,000 sf location here in spring 2018.



South End



48 The RailYard South End

Location:	South Tryon & Bland Streets
Use:	Office, Retail, Residential
Size:	3.5 acres, 290,000 SF office 30,000 SF retail, 100 units
Height:	8 stories
Owner/Developer:	Beacon Partners
Status:	Under construction

Beacon Partners is developing a 3.5-acre mixed use project in the heart of South End at South Tryon and Bland Streets. The RailYard South End will include two 8-story office towers with ground floor retail fronting South Tryon Street and four stories of residential wrapping a 1,000 space central parking deck. There will be a central courtyard between the two towers as well as a rooftop park for tenants and residents.



49 Three 30 5

Location:	Tryon Street & Dogget Street
Use:	Mixed-use
Size:	30,000 SF office, 30,000 SF retail
Owner/Developer:	RAM Realty
Status:	Planning

RAM Realty is developing a new office and retail development at 2001 South Tryon Street, bounded by Dogget Street. It is expected to deliver in 3rd quarter 2019



50 Domain Townhomes

Location: 2418 Dunavant Street
Use: Residential
Size: .6 acres, 20 units
Height: 3 stories
Owner/Developer: Revolve Residential
Status: Under construction

Revolve Residential is building 20 townhomes along Dunavant Street on a site previously marked for a boutique office development. The 2-bedroom units will average 1,200 sf with prices starting at \$274,900, and will include single car garages and private rear courtyards. Pre-sales have begun with completion estimated to be late-2018.



51 Tremont Square

Location: West Tremont Street
Use: Residential
Size: 4.4 acres, 74 units
Height: 3-4 stories
Owner/Developer: Carolina Capital Investment Partners
Status: Under construction

Carolina Capital Investment Partners are developing an up to 74-unit townhome development on the site of the former Tremont Music Hall. This project will have a density of 17 units per acre.

PUBLIC PROJECTS

Several prominent projects are under construction or well into the planning process in Center City. These include major transit/infrastructural projects, new public parks, and upgrades to an existing County-owned sports venue. Each contributes to the quality of life in Center City and follow an established pattern of the City and County investing in public projects that in turn spur private development.

FAST FACTS:

9.3 miles of new light rail line

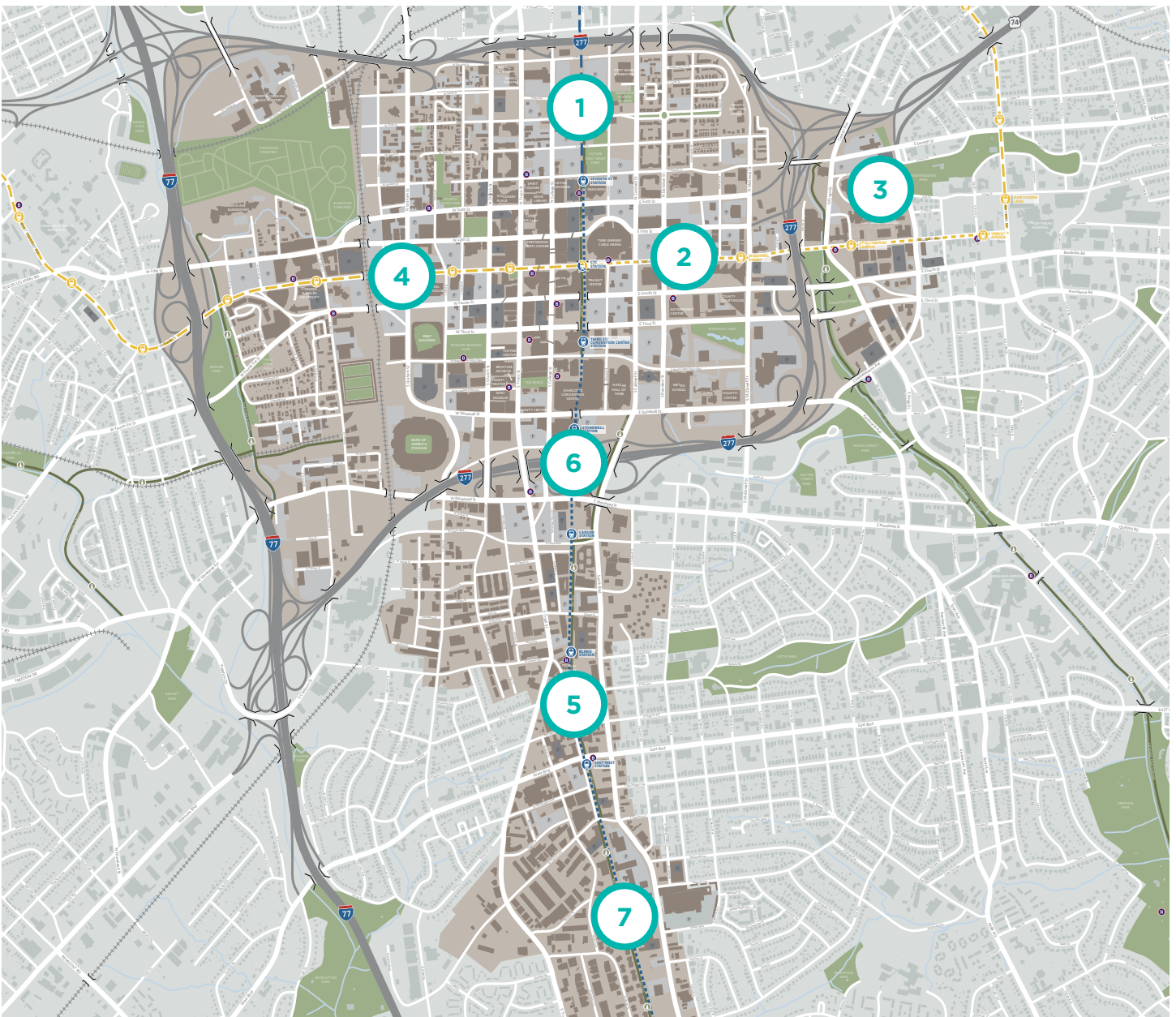
11 new light rail stations

2.5 miles of new streetcar track

11 new streetcar stops



- 1 Blue Line Extension
- 2 Gold Line Streetcar
- 3 Memorial Stadium
- 4 Gateway Station
- 5 Rail Trail
- 6 I-277/Rail Trail Pedestrian Bridge
- 7 Rampart Crossing





1 Blue Line Extension

Location:	Northeast Corridor
Use:	Light Rail
Size:	9.3 miles, 11 Stations
Cost:	\$1.2 BB
Owner/Developer:	City of Charlotte / CATS
Status:	Complete

The Blue Line Extension has added 9.3 miles and 11 stations to the existing light rail line. The extension connects the UNC Charlotte main campus to Center City, and South Charlotte and links to the current Blue Line terminus at the 7th Street Station. Construction broke ground in July 2013 and service is expected to begin in late 2017. Service will operate from 5:30 am to 1:00 am daily with trains arriving every 10-15 minutes.



2 Gold Line Streetcar Phase II

Location:	Trade Street/Elizabeth Ave.
Use:	Streetcar
Size:	2.5 miles, 11 Stops
Cost:	\$150 MM
Owner/Developer:	City of Charlotte / CATS
Status:	Under construction

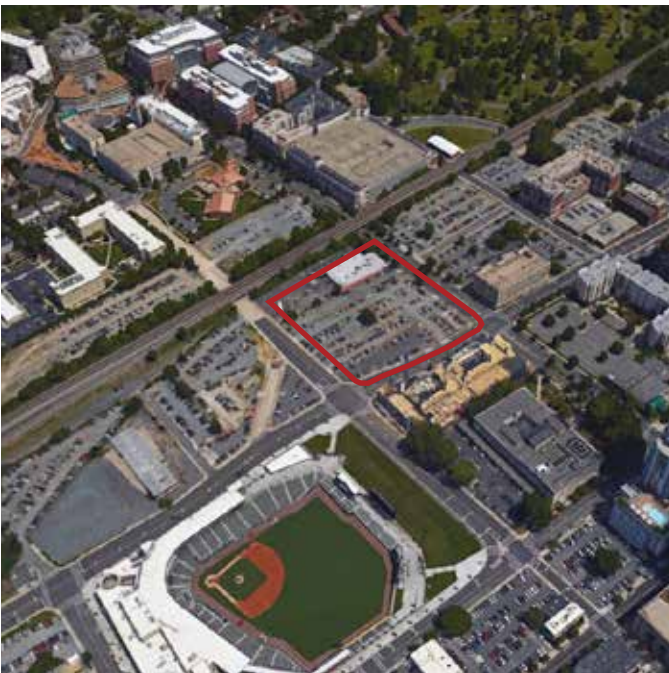
Completed in July 2015, Gold Line Streetcar Phase I included a 1.5 mile, 6-station starter line running from the Charlotte Transportation Center and Time Warner Cable Arena to Novant Health Presbyterian Medical Center. Phase II, now under construction, will extend the line to four miles with 17 stops. The replica trolleys will be replaced with modern streetcar vehicles. Construction is expected to be completed by 2020.



3 Memorial Stadium

Location: 301 North Kings Drive
Use: Professional/Amateur Sports
Size: 17,500 Capacity
Owner/Developer: Mecklenburg County
Status: Under construction

Home to Major League Lacrosse's Charlotte Hounds, the stadium is getting a \$32 MM renovation. This renovation will accommodate the relocation of Charlotte's USL Soccer team, the Charlotte Independence, from their current home at the Matthews Sportsplex.



4 Gateway Station

Location: Trade & Graham Streets
Use: Multi-modal Transit Station
Cost: \$200 MM estimate
Owner/Developer: NCDOT / City of Charlotte
Status: Site preparation

The multi-modal Charlotte Gateway Station will be a regional transportation hub with service from Greyhound buses, city buses, Amtrak high speed train, commuter rail, and streetcar. The station will be the anchor of a multi-phase development intended to create a vibrant new employment center in Third Ward. Recently the NCDOT was awarded a \$25 MM grant to advance critical track work needed in order for the project to move forward.



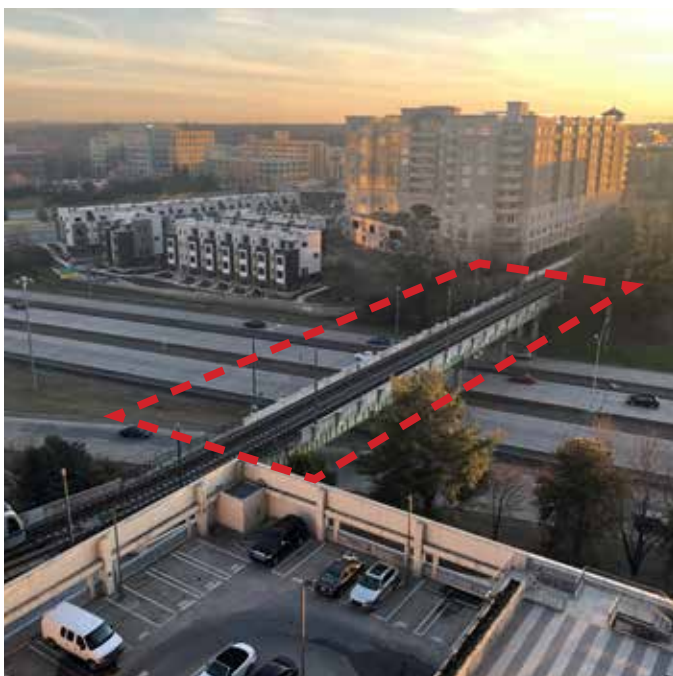
Public Projects



5 Rail Trail

Location:	Uptown & South End
Use:	Trail, Recreation, Transportation
Size:	3.5 miles
Owner/Developer:	Multiple public & private owners
Status:	Ongoing development

The Charlotte Rail Trail is a 3.5 mile multi-use path that runs along the Blue Line from South of the CATS Maintenance Facility through South End and other neighborhoods terminating at 12th Street north of Uptown. The vision for the Rail Trail is to create a series of activity nodes along the trail for people to relax, enjoy shops and restaurants, and interact with dynamic public art.



6 I-277/Rail Trail Pedestrian Bridge

Location:	Uptown & South End
Use:	Trail, Recreation, Transportation
Owner/Developer:	City of Charlotte
Status:	Planning

In partnership with the City, Charlotte Center City Partners has been leading efforts for the past few years securing public and private funds to build the I-277 Rail Trail Pedestrian Bridge, connecting Uptown and South End. The vision is for this bridge to be iconic 21st century infrastructure that will better connect Uptown and South End and is a distinguishing part of the city's image and culture.



7 Rampart Crossing

Location: South End
Use: Trail, Recreation, Transportation
Owner/Developer: City of Charlotte
Status: Planning

Plans for this project include construction of a new at-grade pedestrian/bicycle crossing over the Blue Line in South End. Major development along this corridor in the past years have increased the need for pedestrians and bicyclists to safely cross the light rail tracks between blocks in order to access homes and businesses. This project would address the current gap of more than 3,000 feet between existing track crossings at Remount Road and Tremont Avenue.



Charlotte CENTER CITY Partners

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