



Charlotte CENTER CITY Partners

Charlotte Center City Development Report



August 2008

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2008 CENTER CITY DEVELOPMENT OVERVIEW



Encore: First Ward

In 2006 and 2007, over 50 projects were announced or began construction representing:

- investment in approximately \$5.6 billion of development
- more than 8,336 housing units
- 1.2 million square feet of retail space, and
- 4.1 million square feet of office space

The Center City Development Report summarizes projects located within each of Center City's four wards, Historic South End, Midtown and adjacent neighborhoods. The Report also provides updates related to the new transit system and other infrastructure initiatives such as parks and recreation facilities. Links to project web sites are also provided.

THE SNAPSHOT

Residential

Plans are underway or proposed for more than \$3 billion dollars of residential development in Uptown Charlotte. Two (2) of twelve (12) proposed high-rise residential towers, Trademark and Avenue were completed at the end of 2007, and residents will begin moving into Catalyst in January 2009. There are nearly 13,000 residents living in the Center City. By 2012, the number of residents will skyrocket to more than 19,000....and more residential projects are in the pipeline.



Metropolitan: Midtown

According to Uptown realtors, in the first half of 2008 the average price per square foot for units sold was \$289. The average unit price was approximately \$300,000 and the average unit size was 1,000 square feet. Unit prices currently range from \$139,000 - \$5 million.

Retail

Construction began in June on Uptown Charlotte's first year-round green market, Center City Green. The 12,000 square foot city market will be located at East Fifth and North Brevard Streets, across from the Time Warner Cable Arena.

In the new Metropolitan development located just outside the I-277 loop in Midtown, Target and Home Depot opened in November 2007, followed by Best Buy and Staples in the second quarter of 2008. When complete the complex will consist of over 500,000 square feet of shops and restaurants and will also include 200 condominiums and office space situated along the Little Sugar Creek Greenway. Metropolitan is just one of many projects that will add a projected 1.2 million square feet of retail space to Center City over the next 5 years.

Entertainment

With the opening of its first entertainment venues, Whiskey River, Suite and Howl at the Moon in the first half of 2008, the EpiCentre has quickly become Uptown's marquee entertainment and retail destination. Slated for completion in early 2009, the project will consist of a 265,000 square foot retail center, a 50-story condominium tower, an 'aloft' Hotel, and 60,000 square feet of office space. EpiCentre will also include a movie theatre, bowling alley, and other shops and dining options, providing synergy with neighboring Time Warner Cable Arena.

Construction of the NASCAR Hall of Fame is well underway. Designed by the architectural firm Pei, Cobb & Freed Partners, the project will include a new 44,000 square foot ballroom for the Charlotte Convention Center and a 19-floor, 390,000 square foot office tower. Scheduled for completion in 2010, the \$195 million project is slated to generate nearly \$62 million in annual revenue and attract over 400,000 visitors per year.

Office Market

Over 4 million square feet of new office space is either proposed or under construction. To date, there is a total of 14.4 million square feet of office space in Uptown with an overall vacancy rate of 1.1%. Uptown's office market makes up 34% of the office space in the Charlotte market.

Relative to office development, Wells-Fargo/Wachovia has begun construction on a new mixed-use project located at South Tryon and First Streets. Scheduled for completion in 2010, the complex will include a 48-story, 1.5 million square foot building. The project will include Wake Forest University's MBA Program, joining Johnson & Wales and UNC Charlotte as higher education institutions making significant investments in Uptown. The project will also feature a \$97 million investment in arts and cultural venues with the addition of a 1,200 seat theatre for the North Carolina Dance Theatre, a new Mint Museum of Art, a new Afro-American Cultural Center, and the Bechtler Museum of Modern Art.

To complement a new Ritz-Carlton Hotel, Bank of America is building a 32 floor, 700,000 square foot office complex to be located at the corner of Fifth and College Streets. Scheduled for completion in 2010, the \$450 million office building is being designed to achieve LEED Gold Certification making it one of the most environmentally-responsible towers in the Southeast.

Historic South End

With more than a 150-year history of design, innovation and creativity, Historic South End is now home to over 260 design-related businesses. The district is in the midst of a surge of development activity, spurred by the Charlotte Trolley and the South Corridor Light Rail Line which opened for service in November 2007. From refurbished warehouses and industrial buildings to new loft condominiums, the face of Historic South End is rapidly changing.



NASCAR Hall of Fame: Second Ward



West Park & Baseball Stadium Project: Third Ward



Bank of America Tower & Ritz-Carlton Hotel: First Ward



Ashton: SouthEnd

Currently, South End features nineteen (19) new projects including Charlotte's first urban-style Lowe's Home Improvement store being built on South Boulevard, an 11-floor apartment tower located adjacent to the light rail line being developed by The Hanover Company, and Crescent Resources' new mixed-use development at Bland Street Station.

In June 2008, the Charlotte City Council approved the expansion of the South End District. The new tax district runs from Morehead Street on the north to Foster Avenue on the south and from South Boulevard on the east to Graham Street and South Tryon Street on the west.

FIRST WARD



FIRST WARD PROJECTS

Charlotte Center City's First Ward is an award-winning mixed income neighborhood that was recently revitalized through a \$41.6 million HUD HOPE VI grant. The neighborhood is home to Spirit Square Arts Center, Levine Museum of the New South, and the Mint Museum of Craft and Design. Currently, First Ward is experiencing a wave of major redevelopment bringing new residential complexes and entertainment venues to the district. Anchoring the redevelopment is the new Time Warner Cable Arena on East Trade Street. Completed in October 2005, the \$265 million venue is home to the Bobcats, Checkers, concerts and family events. The district is also home to the ImaginOn Children's Learning Center and a host of new residential developments.

- 1 Center City Green
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Center City Green

East 5th Street at North Brevard Street

Cost: \$60 million
Completion: 4Q 2009
Size: 10,000 SF retail; 88 condo units;
1,400 space parking deck
Height: 12 floors
Use: Retail, Parking
Architect: LS3P Associates Ltd.
**Owner/
Developer:** Spectrum Properties

Spectrum Properties will develop Center City Green, a 12 story, mixed-use project on a 2-acre site located at Fifth and Brevard Street across from Time Warner Cable Arena. The project will be completed in two phases. The first phase will include a 1,400 space parking deck, a restaurant, and 10,000 square feet of retail. Phase two of the project will include 88 residential condos. Condo units will range from 560 to 960 square feet, and will be priced from \$180,000 to \$280,000. For more information visit centercitygreen.com



The Enclave

700 Block of East 7th Street

Cost:	\$20.5 million
Completion:	Completed 2008
Size:	85 apartment units
Height:	4 floors
Use:	Residential
Architect:	Perkins Eastman
Owner/ Developer:	Colonial Properties Trust / Bucci Development

Residents begin moving into The Enclave in April 2008. The luxury apartment project developed by Colonial Properties Trust and Bucci Development is located just three blocks from trolley and light service at the 700 block of East 7th Street near Trinity Episcopal School and First Ward Elementary. The project consists of studios, one, two, and three bedroom flats, as well as three bedroom penthouses. Some units feature patios that overlook the centrally located pool and garden areas. Units rent from \$1,000 to \$3,000 per month. For more information, visit enclaveuptown.com



Encore at Carolina Theatre

East 6th Street at North Tryon Street

Cost:	\$65 million
Completion:	Fall 2009
Size:	20 condo units; 3,300 SF retail
Height:	20 floors
Use:	Residential, Entertainment, Office, Retail
Architect:	Liquid Design
Owner/ Developer:	Pursuit Group, LLC / Camden Management Partners, Inc.

Pursuit Group, LLC, Camden Management Partners, Inc. and the Carolina Theatre Preservation Society will redevelop the old Carolina Theatre site into 20 floors of residential condominiums, a restaurant, and offices above the existing historic theatre. Encore will consist of 20 boutique condo units with car elevators that deliver owners and their cars right to their door. Other amenities will include a rooftop terrace with pools, balconies and an amenities floor. Condos at Encore range from 3,000 to 7,000 square feet and range in price from \$1.7 million to \$5 million. ARK Management will manage the new theatre that will average 10 shows per month. The original Carolina Theatre was damaged by fire in 1980. For more information visit encorecharlotte.com



First Ward Urban Village

32 acres along the Charlotte Trolley Rail Line

Plans are underway to redevelop 32 acres of underutilized land in the First Ward. In July 2008, Levine Properties unveiled new plans to the city for an urban village which will include:

- o 2 million SF of office space
- o 282,000 SF of retail space
- o 2,150 residential units
- o a 3-acre park
- o a 1,500 space underground parking deck

Plans call for a public investment of as much as \$26 million in tax-increment financing from the city and county to help pay for improvements. UNC Charlotte's new academic building will anchor the initial phase of the project with a three-acre park with underground parking as the centerpiece of the development. For more information visit levineproperties.com



Hotel Sierra

East Trade Street & North Caldwell Street

Cost: \$35 million
Completion: 2009
Size: 163 hotel rooms
Height: 16 floors
Use: Residential, Retail, Office
**Owner/
Developer:** LodgeWorks

Lodgeworks of Wichita, Kansas plans to start construction this summer of a 163-suite Hotel Sierra on a third of an acre next to the Time Warner Cable Arena at the corner of East Trade and North Caldwell Streets. The building will accommodate parking on four floors above a street-level hotel lobby, bar, breakfast area and check-in desk with guest rooms on the sixth through sixteenth floors. Rates have not been determined, but rooms will be priced competitively with other luxury hotels in the market. For more information visit lodgeworks.com

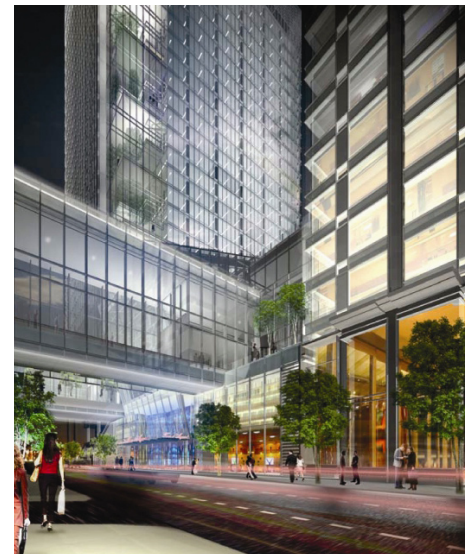
One Bank of America Center & Ritz-Carlton Hotel

East Trade Street at North College Street



Cost:	\$450 million
Completion:	2009 - 2010
Size:	750,000 SF office; 150 hotel rooms
Height:	32 floor office tower / 17 floor hotel
Use:	Office, Hotel
Architect:	Perkins + Will
Owner/ Developer:	Bank of America

Construction is underway for the new One Bank of America Center, a 700,000 square foot office tower encompassing 32 floors located on the corner of College and 5th Streets across from its corporate headquarters. To complement the new building the Ritz-Carlton is developing a 17-story, 150 room hotel adjacent to the office tower. The complex will include: an enclosed glass atrium and winter garden to accommodate special events, an enhanced glass pedestrian walkway across College Street and into Founders Hall, and the creation of one of the most environmentally-responsible office towers in the Southeast with plans to achieve Leadership in Energy & Environmental Design (LEED) Gold certification. The new tower will also have 700 parking spaces to be built underground and on top of the existing Bank of America Corporate Center Parking Deck. The Ritz-Carlton Hotel will be completed in 2009 and the new office tower will be completed in 2010.

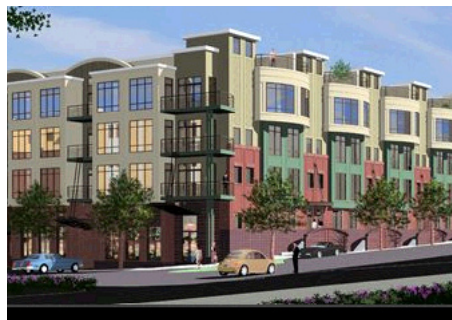


Quarterside

East 7th Street at North McDowell Street

Cost: \$60 million
Completion: 2008
Size: 202 condo units; 18,000 SF retail; 12,000 SF office
Height: 3 - 7 floors
Use: Residential, Retail, Office
Architect: David Furman Architecture
Owner/Developer: Centro CityWorks / Landcraft Properties / R.J. Leeper Co.

Quarterside will be built on a city block in First Ward's Garden District at the corner of 7th and McDowell Streets. The project will include 202 for-sale condominium units, 18,000 square feet of street level retail, and 12,000 square feet of office condominiums. Units at Quarterside will range from 700 to 1,100 square feet and will be priced between \$150,000 to \$300,000. Due to a culvert that runs diagonally through the property, the project will be comprised of four buildings oriented around a central courtyard. Quarterside will include a fourth floor pool with a terrace overlooking the city skyline. Construction began in the summer of 2006 with an estimated completion in 2008. For more information, visit centrocityworks.com



UNC Charlotte Uptown

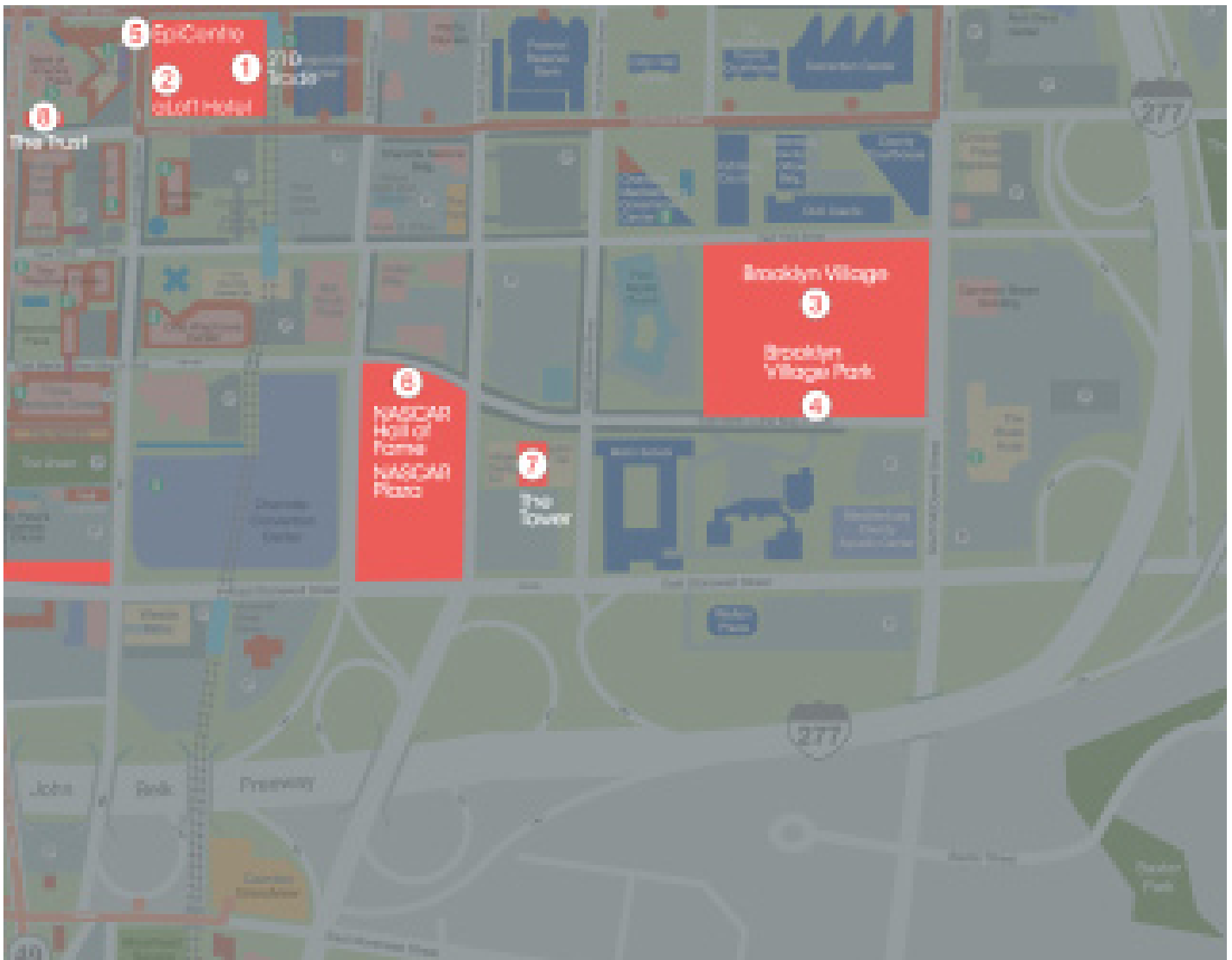
East 9th Street at North Brevard Street

Cost:	\$46 million
Completion:	2011
Size:	150,000 SF educational
Height:	5 floors
Use:	Academic, Office
Architect:	Gantt Huberman Architects
Owner/ Developer:	University of North Carolina at Charlotte

In an effort to enhance UNC Charlotte's presence in Center City, the University has announced plans to construct a 150,000 square foot academic and office building in the First Ward. UNC Charlotte has purchased the land for the building and upon completion the University will move all of its Center City operations, which include the Architecture and Business Administration departments, out of the Mint Museum of Craft and Design into the new building. The new building will accommodate masters programs in the following colleges: Information Technology, Health and Human Services, Engineering, and Arts and Sciences. The project is the first announced component of the new First Ward Urban Village. For more information, visit uncc.edu



SECOND WARD



SECOND WARD PROJECTS

Charlotte Center City's Second Ward, the city's government district, will soon welcome new residents when two of five planned residential projects are completed in 2008 and 2009. All that remains of the once predominately African American neighborhood of Brooklyn is a church and a small row of shops at Third and Davidson Streets. Brooklyn Village will reinvigorate this demolished neighborhood with a new park and a combination of residential and commercial space. Other projects that are set to change the face of the district include new government buildings and the NASCAR Hall of Fame, currently under construction.

- 1 210 Trade
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210 Trade

East Trade Street at South College Street

Cost:	\$50 million
Completion:	2011
Size:	419 condo units
Height:	53 floors
Use:	Residential
Architect:	Gromatzky Dupree and Associates
Owner/ Developer:	Flaherty & Collins Properties

210 Trade, developed by Flaherty & Collins Properties of Indianapolis, is part of the \$300 million EpiCentre complex currently under construction. The 48-floor residential tower will eventually rise out of four floors of retail and office space adjacent to the light rail and trolley line. Outdoor amenities will include a 20,000 square foot entertainment deck with a pool and putting green. Inside, a two-story fitness center, yoga garden, billiard room, private dining room with a professional chef kitchen, media room, 24 hour concierge service and a grand staffed lobby. Units at 210 Trade will range in price from \$210,000 to several million dollars. For more information, including a construction web cam, visit 210Trade.com



Photo by Eric Bahrs: <http://www.pbase.com/mobuchu>

aloft Charlotte Uptown @ the EpiCentre

East Trade Street at South College Street



Cost: \$26 million
Completion: Fall 2008
Size: 175 hotel rooms
Height: 9 floors
Use: Hospitality
Architect: Frutchman Associates Architects
**Owner/
Developer:** Noble Investments Group



Noble Investment Group of Atlanta, GA is developing aloft Charlotte Uptown as part of the EpiCentre's new retail and entertainment complex at East Trade and South College Streets. Scheduled to open November 2008, the nine story, 126,000 square foot hotel will include 175 hotel rooms with average rates of \$150 per night. For more information visit starwoodhotels.com



Brooklyn Village

East 3rd Street at South McDowell Street

Cost:	\$130 million
Completion:	2011
Size:	695 residential units; 180,000 SF office; 40,000 SF retail
Height:	7 floors
Use:	Residential, Office, Retail, Education
Architect:	Gannt Huberman Architects
Owner/ Developer:	Spectrum Properties

Spectrum Properties and Mass Mutual have 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. The development of Brooklyn Village is a key component of the Baseball, West Park + Second Ward Neighborhood Plan proposed by Center City Partners in December 2005. Some of the residential units in Brooklyn Village will be affordable housing units. Construction will begin with an office building and accompanying parking decks at the corner of Third and McDowell Streets.



Brooklyn Village Park

Martin Luther King, Jr. Boulevard & South McDowell Street

Cost:	\$6 million
Completion:	2010
Size:	2.8 acre park
Use:	Open Space
Architect:	Land Design, Inc.
Owner/ Developer:	Mecklenburg County Park & Recreation Department

Mecklenburg County Park & Recreation will build a 2.8 acre park as the centerpiece of Second Ward's new urban neighborhood, Brooklyn Village. The park will feature a village market and open lawn area with a capacity of 2,500. Daily markets, lunch time crowds, and small programmed events will create a constant flow of activity during daytime and evening hours. The park will also feature two gardens, a water play element, a carousel and a 700-space underground parking garage. Construction is scheduled to begin November 2008. For more information, visit parkandrec.com



EpiCentre

East Trade Street at South College Street

Cost:	\$180 million
Completion:	2009
Size:	265,000 SF retail; 80,000 SF office
Height:	4 floors
Use:	Retail, Office
Architect:	DMR Architecture
Owner/ Developer:	The Ghazi Company

EpiCentre, developed by The Ghazi Company, will be a 265,000-square foot entertainment complex on the site of the former Charlotte Convention Center. The complex will include a movie theater, an upscale bowling alley, restaurants, bars, nightclubs, and an assortment of shops. 80,000 square feet of office space will be dispersed throughout the complex. Cantina Lareda, an upscale Mexican restaurant will anchor the project at corner of College and Trade Street. EpiCentre will be connected to the Overstreet Mall by an open air walkway across College Street. The project is scheduled for completion in 2008. For more information visit theghazicompany.com/future.htm



Photo by Eric Bahrs: <http://www.pbase.com/mobuchu>

NASCAR Hall of Fame / Convention Center Ballroom

East Martin Luther King Boulevard at South Brevard Street

Cost:	\$195 million
Completion:	2010
Size:	130,000 SF Hall of Fame; 400,000 SF office
Height:	20 floors
Use:	Entertainment, Museum, Office
Architect:	Pei, Cobb, Freed & Partners
Owner/ Developer:	City of Charlotte

In March 2006, NASCAR awarded Charlotte the right to build the Hall of Fame. To be completed in 2010, the complex will include a new convention center ballroom and a 400,000 square foot office tower which will be home to NASCAR's licensing office and sports media operations. The venue is projected to have an economic impact of nearly \$62 million a year, create nearly 1,000 new jobs and attract nearly 550,000 visitors per year. Construction is currently underway on the site. The complex was designed by architect Pei Cobb Freed of New York. For more information, visit belongshere.com



The Tower

East Marin Luther King Boulevard at South Caldwell Street

Cost: \$26 million
Completion: 2008
Size: 26 condo units
Height: 15 floors
Use: Residential
Architect: Godwin Associates
**Owner/
Developer:** Lee Curry and C.W. Smith

The Tower will be a 15 floor high-rise located in Second Ward one block from the future NASCAR Hall of Fame. The tower will be built between the Hilton Garden Inn and Hampton Inn on top of an existing parking deck. Condos at The Tower will range in price from \$750,000 to \$1.5 million and all units will be classified as penthouses. Residents at The Tower will have access to all the services of the two adjacent hotels. Construction has begun, the first units will be made available in 2008.



The Trust

East 4th Street at South Tryon Street

Cost:	\$28 million
Completion:	2008
Size:	8 condo units
Height:	7 floors
Use:	Residential, Retail
Architect:	Liquid Design
Owner/ Developer:	The Pursuit Group

The Trust will transform the former Home Federal Savings and Loan Building at 139 South Tryon Street into an upscale condominium complex located just one block from Independence Square. The complex will consist of eight condominium units above two commercial floors. Six 3,500 square foot units will sell for \$1.5 million and two 7,000-square-foot units will sell for \$3 million. For more information visit trustcharlotte.com



THIRD WARD PROJECTS

Center City's Third Ward is a diverse, quaint, turn of the century streetcar neighborhood home to Bank of America Stadium and Gateway Village which is one of the state's largest mixed-use developments with 1.5 million square feet of office, shops, restaurants, and over 500 housing units. The most exciting new project in Third Ward is Wachovia's First Street project comprised of cultural, office, residential, and open space. Johnson & Wales University is expanding its campus in the Center City while the Mecklenburg County's Parks and Recreation Department has unveiled plans for an urban park in the district. Multiple condominium high rise towers have begun or are ready to begin construction. Plans are also underway to construct a \$200 million transportation hub along the Norfolk-Southern Railway. Gateway Station will be completed in 2010.

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300 South Tryon

West 3rd Street at South Tryon Street

Cost:	\$200 million
Completion:	2010 - 2011
Size:	319 condo units; 40,000 SF retail; 310,000 SF office
Height:	14 & 32 floors
Use:	Residential, Office, Retail
Architect:	LS3P Associates Ltd.
Owner/ Developer:	Spectrum Properties / Cornerstone Real Estate Advisors

Condos, offices, shops, and restaurants will create the new 300 South Tryon. The development located at Tryon and 3rd Streets will include a 32-story tower and a 14 story tower. The tallest tower will have two floors of shops and restaurants at the base, about 40,000 square feet, 168 residential condos selling from just under \$250,000 to more than \$900,000 on the highest floors and 310,000 square feet of office space in between. Residents will have a 16-floor “sky terrace” with a pool, hot tub and fitness center; a second-floor health club and spa; concierge service, and skyline views from balconies and floor-to-ceiling windows. The 14-story tower is expected to have 151 units. Exact sizes, pricing and a construction timetable are to be determined. For more information visit www.300SouthTryon.com



440 South Church

West 1st Street at South Church Street



Cost:	\$73 million
Completion:	August 2009
Size:	363,000 SF office
Height:	15 floors
Use:	Office
Architect:	Smallwood, Reynolds, Stewart, Stewart & Associates Inc.
Owner/ Developer:	Trinity Capital Advisors / Novare Group

440 South Church is a LEED-certified downtown office building, being developed in a joint-venture between Trinity Capital Advisors and Novare Group. 440 South Church is part of a master planned, full city block development designed to integrate within the overall redevelopment of the Third Ward. The entire development will provide unparalleled amenities and services to the tenants of 440 South Church which is scheduled to include: four full service restaurants, two coffee shops, sundries, a full service and award winning hotel, car valet service, and a web-based virtual property management and concierge service. This last service will give tenants the ability to order suite-related services, plan and order in-suite client meals, order valet cars to be retrieved, access concierge services, and stay connected and up to date in a hassle free, and time saving virtual world. For more information visit trinitycapitaladvisors.com

Catalyst

West Martin Luther King, Jr. Boulevard at South Church Street

Cost:	\$30 million
Completion:	2009
Size:	462 condo units; 20,000 SF retail
Height:	27 floors
Use:	Residential
Architect:	Smallwood, Reynolds, Stewart, Stewart & Associates Inc.
Owner/ Developer:	Novare Group

Construction is underway on Catalyst, a 27-floor residential tower situated on the corner of Church Street and Martin Luther King, Jr. Blvd. When complete, Catalyst will include 462 attainably-priced one and two-bedroom homes and 20,000 square feet of street-level retail. Adjacent to the planned five-acre West Park and AAA Baseball Stadium, Catalyst will feature amenities including an elevated pool and activity deck, private clubroom, a club-quality fitness center, media room and video-gaming area. Additionally, Catalyst will feature extensive use of technology both in-home and in the residential common areas, including a virtual art gallery in the lobby, iPod docking stations in each home and complimentary WiFi access in public areas, including the clubroom and pool deck. For more information visit catalystcharlotte.com



Photo by Eric Bahrs: <http://www.pbase.com/mobuchu>

Charlotte Gateway Station

Graham Street between 4th & Trade Streets

Cost:	\$100 million
Completion:	2010
Size:	100,000 SF
Height:	Approx. 5 floors
Use:	Transportation, Mixed Use
Owner/ Developer:	State of North Carolina / Charlotte Area Transit System

The Gateway Multimodal Transportation Station will be located adjacent to the Norfolk-Southern Railway in Third Ward. The station will service Amtrak, Greyhound bus service, CATS bus, light rail, and streetcar service. The site plan calls for 65,000 square feet of CATS office space, up to 35,000 square feet of state offices, shops, kiosks, restaurants, and a mixed-use tower that will overlook a new park. The station will sit adjacent to the future Johnson and Wales University Business School. For more information visit bytrain.org

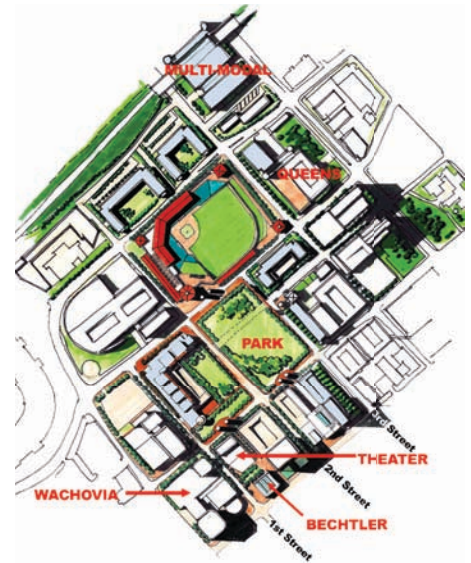


Charlotte Knights Ballpark

West 3rd Street Between Graham & Mint Streets

Cost: \$50 million
Completion: 2010
Size: 10,000 seat stadium
Use: Sports
Architect: HOK Sports / Odell & Associates
Owner/Developer: Charlotte Knights

In December of 2005, Charlotte Center City Partners announced an ambitious plan to combine a park in Third Ward with a minor-league baseball stadium for the Charlotte Knights. The plan would involve a land swap among multiple owners to create a county-owned park with Tryon Street frontage, give Charlotte-Mecklenburg Schools a new headquarters, jumpstart the 2nd Ward Neighborhood Plan, and bring the Charlotte Knights back to Center City. For more information on this plan, visit charlottecentercity.org



Romare Bearden Park

West 3rd Street and South Church Street

Cost:	\$9 million
Completion:	2009
Size:	5.2 acre park
Use:	Open Space
Architect:	Land Design Inc. / Neighboring Concepts
Owner/ Developer:	Mecklenburg County Park and Recreation

Romare Bearden Park will be created on a 5.2-acre parcel located in Third Ward between Church and Mint Streets and Martin Luther King (MLK) Boulevard and 4th Street. Bearden was an internationally renowned artist who was born in Charlotte in 1912 and at one point in his childhood, lived near the new park at the corner of MLK Boulevard and Graham Street.

The park design is based on the work of public artist Norie Sato. Her concepts were inspired by Bearden's multimedia collages where he used memory, experiences and tradition as the basis of his work. For example, the main pathway that bisects the park from Church Street to the main plaza of the future Charlotte Knights Ballpark is named the Evocative Spine, named as such to represent the way Bearden created his work by 'evoking' his childhood memories. Two other features of the park, Madeline's and Maudell's gardens, represent how Bearden used the memory of the beautiful garden's kept by his mother and grandmother to inspire his art. Construction is expected to begin in late 2008, with the park opening in late 2009. For more information, visit parkandrec.com



TWELVE Charlotte

West Martin Luther King Jr. Boulevard at South Mint Street

Cost:	\$30 million
Completion:	2010
Size:	400 condo units; 150 hotel suites
Height:	39 floors
Use:	Residential, Hospitality
Architect:	Smallwood, Reynolds, Stewart, Stewart & Associates Inc.
Owner/ Developer:	Novare Group

TWELVE Charlotte will be the second of a four-tower project by Novare Group that will transform Charlotte's Third Ward into one of the premier urban neighborhoods in the Southeast. The development will consist of 400 condominium units built over a 150-room hotel tower. Amenities at TWELVE include full-service room service for both condominium owners and hotel visitors. Hotel rooms at TWELVE will be between 680 and 700 square feet and will feature full kitchens, living areas, and flat screen televisions. Condominium units at TWELVE will be similar to that of Novare's other Uptown project, Avenue. For more information visit novaregroup.com

Duke Energy Center & The First Street Cultural Campus

West 1st Street at South Tryon Street



48 Floor Duke Energy Center

Cost:	\$880 million
Completion:	2010
Size:	1.5 million SF office; 50,000 SF retail
Height:	48 floors
Use:	Office, Retail, Museum, Open Space
Architect:	Thompson, Ventulett, Stainback & Associates, RJT + R
Owner/ Developer:	Wells Fargo

In February 2009, Duke Energy Corporation announced it will move its corporate headquarters into the new 48 story tower being developed at South Tryon and First Street. The company has signed a 20 year lease to occupy 500,000 square feet of the 1.5 million square foot building. The office tower will anchor The First Street Cultural Campus that will also include a park, ground-level retail, a 1,200 seat theater, Wake Forest's Business School, the Bechtler Museum of Modern Art, a new Mint Museum of Art, the Afro-American Cultural Center and a 2,300 space underground parking deck. The project is scheduled to be complete in early 2010.



Bechtler Art Museum



Performing Arts Center

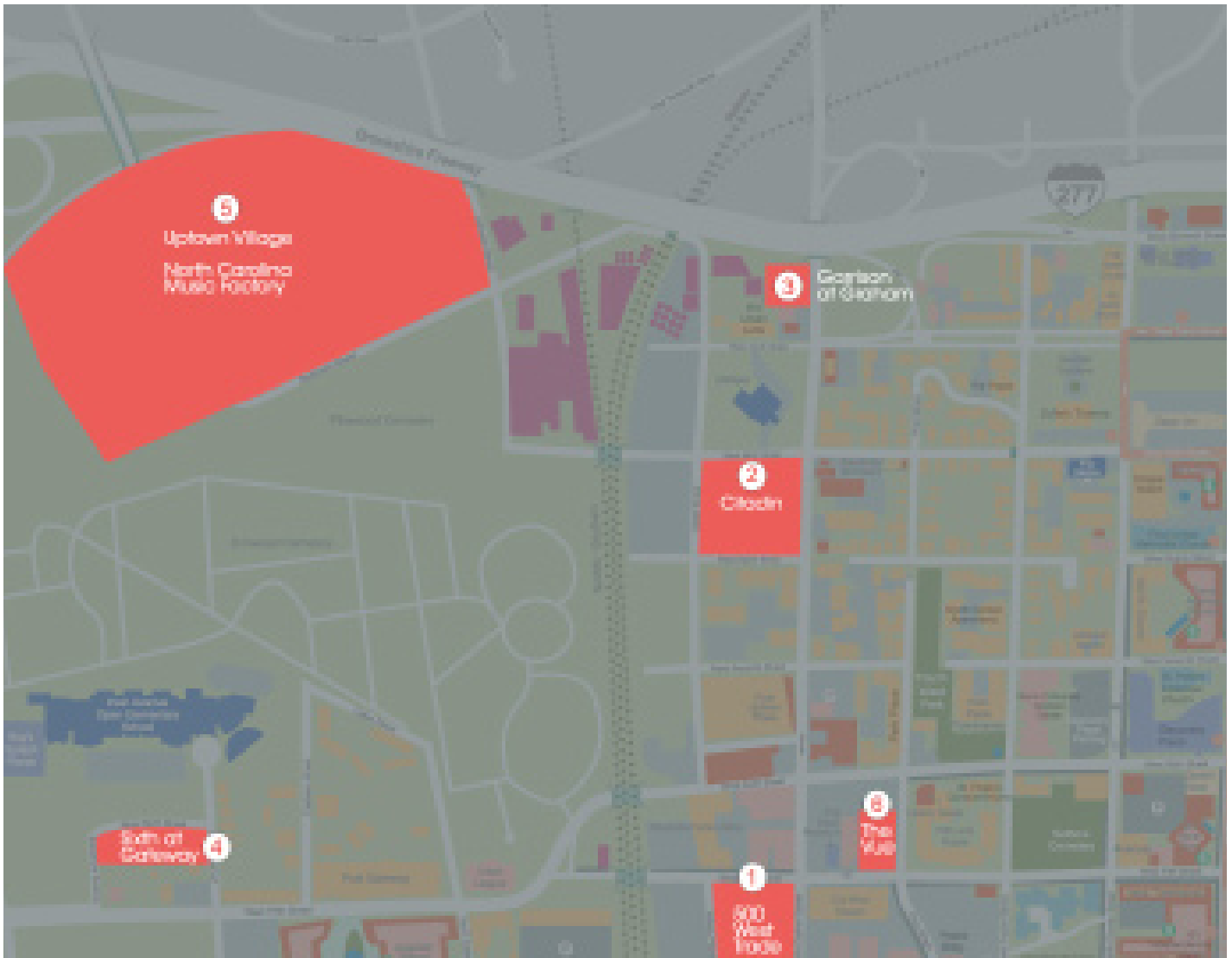


Afro-American Cultural Center



Mint Museum

FOURTH WARD



FOURTH WARD PROJECTS

Center City's Historic Fourth Ward is home to over 3,000 residents and dozens of charming Victorian homes. Home to the McColl Center for Visual Art, the ward is experiencing new development to compliment the district's rich past. Residential projects, including 4 high-rise condominium towers will soon be prominent on the skyline of Charlotte. In addition, the North Carolina Music Factory will become a central location for entertainment and art, while a 24-hour CVS store offers residents another retail amenity.

- 1 500 West Trade
- 2 Citadin
- 3 The Garrison at Graham
- 4 Sixth at Gateway
- 5 Uptown Village
- 6 The Vue

500 West Trade

West Trade Street at North Graham Street

Cost:	\$100 million
Completion:	2009
Size:	400 apartment units; 560 space parking deck
Height:	8 floors
Use:	Residential, Retail
Architect:	Cooper Carry
Owner/ Developer:	Crosland / Trinity Capital Advisors

Developed as a joint-venture between Crosland and Trinity Capital Advisors, 500 West Trade will include 400 luxury apartment units and a seven story, 560 space parking deck. Retail shops and a leasing center will front Trade Street. One to three bedroom apartments will range from 600 to 1,300 square feet with rents from \$900 to \$2,000 a month. Amenities will include floor to ceiling windows, a half-acre courtyard with a salt water pool, multiple garden areas, and a two-story gym with a rock climbing wall. A rooftop terrace will feature a second pool, grilling stations, a lounge and a business center with a conference room and media center overlooking Trade Street with panoramic views of the skyline. 500 West Trade will be located adjacent to the Gateway Multimodal Station. Construction is expected to begin in the fall with units available to residents by late 2009. For more information visit crosland.com

Citadin

West 8th Street at North Graham Street

Cost:	\$171 million
Completion:	2010
Size:	424 condo & apartment units; 20,000 SF retail
Height:	4 - 25 floors
Use:	Residential, Retail
Architect:	Watts Leaf Architects
Owner/ Developer:	JLT Partners

Citadin, developed by JLT Partners, will replace the Fourth Ward Square Apartment Complex. Plans call for up to six condominium buildings totaling 450,000 square feet with 20,000 square feet of retail and parking. Of the six condominium buildings, two will reach 25 floors with amazing views of the city skyline. The first structure, 10 floors with 83 units, will be located at the corner of 8th and Graham Streets. Condos at Citadin will be 600 to 2,500 square feet and range in price from the \$170s to more than \$1 million. The project will feature three pools and 40% of the site will be saved for open space. For more information visit citadinliving.com



The Garrison at Graham

West 10th Street at North Graham Street

Cost: \$22 million
Completion: April 2009
Size: 41 condo units
Height: 11 floors
Use: Residential
Architect: Wood Architecture
**Owner/
Developer:** Thomas Barnes



Garrison at Graham, developed by Thomas Barnes, will be located on North Graham Street between West 10th Street and the Brookshire Freeway. The 41-unit condominium building will feature a rooftop terrace with grills and hot tubs for entertaining guests, gated parking on the ground floor and wireless internet. The building will be designed to blend in with the ward's industrial character. The project is located close to trolley and future light rail access, as well as the Brookshire Freeway. Units at The Garrison at Graham range from 1,256 to 2,506 square feet and range in price from the \$400s to the mid \$800s. Construction has started at the Garrison at Graham with a completion date set for April 2009. For more information visit thegarrisonatgraham.com



Views from the rooftop terrace

Sixth at Gateway

West 6th Street at Sycamore Avenue

Cost:	\$20 million
Completion:	2009
Size:	35 townhomes & condo units
Height:	3 floors
Use:	Residential
Owner/ Developer:	Ryan Homes

Ryan Homes will develop Sixth at Gateway just a block north of Johnson & Wales University and Gateway Village. The project will include 35 townhome and condominium units, all with full brick exteriors, private two-car garages and balconies off the master bedrooms. Two and three bedroom units will range from 1,149 to 1,942 square feet and will be priced from \$235,000 to \$390,000. Construction will begin in September 2008 with the first wave of residents moving in December 2008. For more information visit ryanhomes.com

Uptown Village

Hamilton Street at Seaboard Street

Cost: \$40 million
Completion: 2010
Size: Approx. 210,000 SF; 120 units
Height: TBD
Use: Entertainment, Retail, Residential
**Owner/
Developer:** Fiber Mills LLC

The North Carolina Music Factory, part of the Uptown Village, will be a new Center City entertainment and retail center. The Uptown Village will consist of both the North Carolina Music Factory and a residential component. Currently, the land is occupied by Silver Hammer Studios and vacant industrial buildings. The site will include the Studios and is proposed to have up to 50 cafes, restaurants, galleries, and other arts venues, as well an open air venue for concerts. Currently, the site is not easily accessible by foot or vehicle. The new site plan includes a pedestrian bridge over the railroad tracks as well as an extension of Seaboard Street to Graham Street. Currently in the planning stages this project should be completed by 2010. For more information visit ncmusicfactory.com



The Vue

West 5th Street at North Pine Street



Cost:	\$200 million
Completion:	Summer 2010
Size:	408 condo units; 6,000 SF retail
Height:	51 floors
Use:	Residential, Retail
Architect:	Forum Studio Inc.
Owner/ Developer:	MCL Companies

The Vue, a 51-floor condominium high-rise, will be located at the corner of West 5th Street and Pine Street. The project is within walking distance to numerous restaurants and entertainment venues as well as Gateway Village and the Charlotte Bobcats Arena. Amenities at The Vue include floor to ceiling glass windows in every unit, a heated pool, cyber café, and 6,000 square feet of street level retail space. Units at The Vue will range from 600 to 12,000 square feet. A sales center has opened on the first floor of the Independence Center at Trade and Tryon Streets. Construction of The Vue is underway and will be complete in 2010. For more information visit vuecharlotte.com



HISTORIC SOUTH END



HISTORIC SOUTH END PROJECTS

Historic South End is home to over 200 design-related businesses. The neighborhood has a more than 150 year history of design, innovation and creativity. Today, the district is in the midst of a surge of development activity, spurred by the Charlotte Trolley, the opening of the new South Corridor Light Rail Line and a June 2008 vote by the Charlotte City Council to expand the district. From refurbished buildings to new loft condominiums, the face of Historic South End is rapidly changing.

- 1 230 West Summit Avenue
- 2 1200 South Boulevard
- 3 1927 South Tryon
- 4 Ashton South End
- 5 The Bloc at Church Street
- 6 Bonded Distribution Redevelopment
- 7 Charlotte Trolley Barn
- 8 Chelsea at South End
- 9 Circle at South End
- 10 GreenHawk Partners Development
- 11 Lowe's Home Improvement Warehouse
- 12 Millennium
- 13 The Reserve at South End
- 14 Silos at South End
- 15 Silos Sub District
- 16 Southborough
- 17 SouthEnd Showplace
- 18 South Haus
- 19 Spectrum

230 West Summit Avenue

West Summit & Church Street

Cost:	\$15 million
Completion:	2009
Size:	64,000 SF office
Height:	3 Floors
Use:	Office
Architect:	Robert Johnson Architects
Owner/ Developer:	Crosland Inc./Merrifield Partners

Merrifield Partners is developing a commercial condominium project to be located at 230 West Summit near the corner of Church Street, one of the highest points in South End. This location will provide excellent, unobstructed views of Uptown and Bank of America Stadium. The new building will be very accessible to SouthEnd amenities, light rail, and interstate access. For more information visit merrifieldpartners.com



1200 South Boulevard

South Boulevard & Carson Boulevard

Cost:	\$100 million
Completion:	2011
Size:	200,000 SF office; 40,000 SF retail; 250 apartment units; 150 hotel rooms
Height:	19 - 24 Floors
Use:	Office, Residential, Hospitality
Architect:	LS3P Associates Ltd.
Owner/ Developer:	Harris Development Group

Harris Development Group will redevelop the Simpson Lighting Company site at the corner of South Boulevard and Carson Boulevard as a 3.5 acre mixed-use project. The site, which sits adjacent to the Carson Street Light Rail Station, will serve as the gateway to the South End. The project will include 200,000 square feet of Class A office space, 40,000 square feet of retail, 250 apartment units, a 150 - 200 room boutique hotel fronting South Boulevard and a 1,000 space parking deck wrapped by all three structures. Construction is expected to begin in mid 2009. For more information visit harrisdevelopment-group.com



1927 South Tryon Street

South Tryon Street at Doggett Street

Cost:	\$15 million
Completion:	2008
Size:	80,000 SF office
Height:	3 Floors
Use:	Office
Architect:	Robert Johnson Architects
Owner/ Developer:	Crosland Inc. / Merrifield Partners

1927 South Tryon, developed by Merrifield Partners, will transform the former site of the Hughes Supply building at the corner of South Tryon and Doggett Streets. The existing 30,000 square foot plumbing warehouse building will be replaced by 80,000 square feet of for-rent and for-sale office space. The two-acre site will include a two-level 100-space parking deck and will be located within walking distance to light rail and trolley service. Class A office space at 1927 South Tryon will sell for \$195 a square foot and range from 2,500 square feet to as large as a whole floor. The project is slated for completion in 2008. For more information visit merrifieldpartners.com



Ashton South End

101 Tremont Avenue



Cost:	\$84 million
Completion:	2009
Size:	310 apartment units; ground floor retail
Height:	11 floors
Use:	Residential, Retail
Architect:	GWH Landscape Architects
Owner/ Developer:	The Hanover Company

The Hanover Company's proposed development at 101 West Tremont will be one of Center City's most upscale apartment projects. The development will be located near Atherton Mill Trolley Station and East Boulevard Light Rail Station. Ashton South End will feature exclusive amenities such as a rooftop pool, ten-foot ceilings, and floor-to-ceiling windows. Apartment units will average 1,165 square feet in size and rent for about \$2,330 a month. Construction began in summer 2007 with a completion date in spring 2009. For more information visit hanoverco.com



The Block at Church Street

South Church Street & Summit Avenue

Cost:	\$20 million
Completion:	2008
Size:	83 townhomes & condo units
Height:	3 floors
Use:	Residential
Owner/ Developer:	Ryan Homes

Ryan Homes is developing The Block at Church Street on a seven-acre site in South End. The project is the company's first infill project in the Charlotte market and includes townhomes and condominiums being completed in two phases. Townhomes range from 1,746 to 2,222 square feet and are priced from \$380,000; condominium units range from 1,149 to 1,942 square feet and are priced from \$250,000 to \$320,000. Residents begin moving into phase one in August 2007. Construction has begun on phase two scheduled for completion in late 2008. For more information visit ryanhomes.com

Bonded Distribution Redevelopment

South Boulevard at Poindexter Drive

Cost:	\$20 million
Completion:	Spring 2010
Size:	341 apartment Units
Height:	4 floors
Use:	Residential
Architect:	JA Davis Architects
Owner/ Developer:	Colonial Properties Trust

In the summer of 2008, Colonial Properties Trust began demolition of the old Bonded Distribution Warehouse building in the South End at South Boulevard and Poindexter Drive. The company will redevelop the 4.2 acre site into a four-story, 341-unit apartment building that will include one and two bedroom units ranging from 680 to 1250 square feet with top floor lofts; studios will range from 468 to 515 square feet. Rental rates have not been determined but will be competitive with other residential rental options in South End. Construction will begin in fall 2008 with a completion date of spring 2010. For more information visit colonialprop.com

Charlotte Trolley Barn

101 Camden Road

Cost: \$1.6 million
Completion: Early 2009
Size: 5,047 SF
Height: 1 floor
Use: Museum
Architect: Shook Kelley
**Owner/
Developer:** Charlotte Trolley, Inc.

This new 5,047 square foot museum will house exciting new exhibits and provide a comfortable and lively space for history education programs for children and adults. Located in the very heart of the district at the Bland Street trolley/light rail stop, this facility will also serve as a welcome gathering place for neighbors in South End, Wilmore and Dilworth. The facility is designed to resemble an historic trolley barn, with red-brick exterior and large functional windowed doors. For more information, visit www.charlottetrolleyuseum.org



Chelsea at South End

West Boulevard & Hawkins Street

Cost:	\$20 million
Completion:	2009
Size:	75 apartment units; 8,000 SF retail & office
Height:	5 floors
Use:	Residential, Retail, Office
Architect:	Perkins Eastman
Owner/ Developer:	Kirco / Llewellyn Development, LLC

Chelsea at South End will be located less than 250 feet from the East/West transit station. The mixed-use development by Kirco and Llewellyn Development, LLC was designed to resemble a renovated warehouse with red-brick exterior and oversized windows. The interior will blend the industrial character with modern conveniences such as granite counter tops, iPod docking stations and Energy Star-rated stainless-steel appliances. Other amenities will include a common area terrace, fitness center and controlled-access parking. The building will consist of 75 studio, one- and two-bedroom apartment units with balconies or garden terraces atop 8,000 square feet of shops and offices. Units will range from 556 to 1,364 square feet with rental rates yet to be determined. Construction is expected to begin in late 2008. For more information visit chelseasouthend.com



Circle at South End

South Boulevard at East Bland Street

Cost: \$100 million
Completion: 2009
Size: 370 apartment units; 8,000 SF retail
Height: 4 - 5 floors
Use: Residential, Retail
Architect: Perkins Eastman
**Owner/
Developer:** Crescent Resources



Circle at South End, a mixed-use village being developed by Crescent Resources, will be one of the largest of 10 projects located in Historic South End that are proposed or under construction. Consisting of 370 apartment units as well as ground floor retail at the corner of Bland and South, the project will be built adjacent to the future light rail line and will connect to the Bland Street Light Rail Station. Units at the Circle at South End will range in size from 900 to 1,600 square feet. Construction has begun with a completion date in mid-2009. For more information visit liveinthecircle.com



GreenHawk Partners Development

South Boulevard at Remount Road

Cost:	\$200 million
Completion:	2013 - 2015
Size:	600 units; 35,000 SF retail; 50,000 SF office
Height:	10 floors
Use:	Residential, Retail, Office, Hospitality
Architect:	ShookKelley
Owner/ Developer:	GreenHawk / Cherokee Investment Partners

GreenHawk Partners, a development group from Raleigh, NC, has targeted the South Corridor light-rail line for a \$200 million mix of homes, offices, shops, and restaurants. The development would take advantage of two close-by light-rail stops at East Boulevard and at New Bern Street and South Boulevard. The plan calls for more than 600 residential units including at least two towers of up to ten floors, as well as a hotel, at least 50,000 square feet of office space, and 35,000 square feet of shops. The project is expected to start in 2008 and take five to seven years to complete. For more information visit greenhawkpartners.com

Lowe's Home Improvement Warehouse

South Boulevard between Magnolia Avenue & Iverson Way

Cost: \$60 million
Completion: Summer 2008
Size: 174,200 SF
Height: 3 floors
Use: Retail
Architect: LandDesign, Inc.
**Owner/
Developer:** Lowe's Home Improvement

Lowe's Home Improvement is building a 174,200 square foot home and garden center, condos, retail and parking on South Boulevard between Magnolia Avenue and Iverson Way on nearly 12 acres of land. Lowe's has included plans for SouthBorough, a development of 67 condominium units valued at more than \$28.6 million. To be completed in summer 2008, the store will feature a 30,000 square foot garden center, a 4,200 square foot retail parcel along South Boulevard, and 250 rooftop parking spaces. Lowe's began construction in the summer of 2006. The store is located in close proximity to Dilworth and the South Corridor light rail line.



Millennium

South Tryon Street at East Bland Street

Cost:	\$40 million
Completion:	Fall 2009
Size:	272 apartment units
Height:	5 floors
Use:	Residential
Architect:	John M. Kelly
Owner/ Developer:	The Dinerstein Companies

The Dinerstein Companies of Houston, TX plans two, five-story residential buildings and a 385-car parking deck on a three-acre site at the corner of South Tryon Street and East Bland Street in Historic South End. The apartments will lease for about \$1.50 per square foot or \$1,087 to \$2,100 per month. Millennium will sit adjacent to the Bland Street light rail and trolley station. Construction began in April 2007 with a completion date set for 2008. For more information visit dinersteincompanies.com



The Reserve at South End

South Boulevard at Iverson Way

Cost: \$35 million
Completion: Spring 2010
Size: 300 units; 10,000 SF retail
Height: 4 - 5 floors
Use: Residential, Retail
Architect: TBD
**Owner/
Developer:** Atlantic Realty

Located at the corner of South Boulevard and Iverson Way, the Reserve at South End will be located across the street from Lowe's Home Improvement's new urban concept store as well as adjacent to light rail and trolley service. The project will contain up to 300 residential units and as much as 10,000 square feet of retail space. The project will either be for-rent apartments that will lease for \$900 to \$1,800 a month, or condominiums selling from the high \$100,000s to the high \$300,000s. The four to five story building will have ground floor retail used for either a restaurant or neighborhood grocery store. For more information visit atlantic-realty.com

Silos at South End

Youngblood Street at Poindexter Drive

Cost:	\$43 million
Completion:	2009
Size:	115 units; 62,000 SF office; 14,000 SF retail, 1 acre park
Use:	Residential, Retail, Open Space
Architect:	FMK
Owner/ Developer:	Citiline Resortline Development

Citiline Resortline is developing The Silos at South End as a mix-used arts community on 9.5 acres along the light rail line in the South End. The project, which will be developed in three phases over three years, will eventually encompass 100,000 square feet of commercial space and as many as 500 homes. Construction is underway on Phase 1 including 115 residential units, 62,000 square feet of office space, 14,000 square feet of retail and a one acre community arts park. For more information visit silossouthend.com



Silos Sub District

South Boulevard & Remount Road

Cost: \$2.5 million
Completion: Fall 2008
Size: 14,300 SF retail
Height: 1 floor
Use: Retail
Architect: FMK
Owner/Developer: Citiline Resortline Development

Citiline Resortline Development is redeveloping two vacant brick buildings at the corner of South Boulevard and Remount Road. The Silos Sub District will be a small entertainment enclave on a 1.5 acre site including 14,300 square feet of retail, restaurants and bar space. Two new bars, Dharma and Local have signed leases. Other tenants being considered include restaurants, a grocery market and a styling salon. For more information visit citilineresortline.com



Southborough

South Boulevard between Magnolia Avenue and Iverson Way



Cost:	\$28.6 million
Completion:	Summer 2008
Size:	67 condo units
Height:	3 floors
Use:	Residential
Architect:	BB+M Architecture
Owner/ Developer:	Conformity Corporation

In 2007, Conformity Corporation began construction for Southborough, a residential project located adjacent to the new Lowe's Home Improvement Warehouse. The building will serve as a buffer between the new Lowe's store and the Dilworth neighborhood. The project will be composed of 67 flats and townhomes ranging in price from \$180,000 to \$500,000 and in size from 651 square feet to 2,234 square feet. Features at Southborough will include one and two car garages, balconies, large porches, rooftop terraces, courtyards, and fountains. Construction began in March 2007 with a completion date in summer 2008. For more information visit liveinsouthborough.com



SouthEnd Showplace

South Church Street at West Summit Street

Cost:	\$10 million
Completion:	Fall 2007
Size:	32,000 SF
Height:	3 Floors
Use:	Office & Residential
Architect:	Overcash Demmitt Architects
Owner/ Developer:	The Boulevard Company

SouthEnd Show Place, developed by The Boulevard Company, lies between Wilmore and Historic South End on Summit Avenue. At build-out, four buildings will contain a mixture of office space, live-work units, showrooms, and condominium units. The first of four buildings at SouthEnd Showplace will be completed in fall 2007. The remaining three buildings will be phased in at a later date. Units at SouthEnd Showplace will sell for an average of \$300,000. For more information visit theblvdco.com



South Haus

South Boulevard at Ideal Way



Cost:	\$70 million
Completion:	Early 2010
Size:	198 residential units, 30,000 SF retail
Height:	10 floors
Use:	Residential, Retail, Office
Architect:	Pat Cambell with DAS Architects
Owner/ Developer:	BlueSky Partners, LLC

Located just a short walk from restaurants, shops, entertainment and the New Bern Street light rail station, South Haus will serve as the gateway to historic Dilworth and SouthEnd. South Haus, a development by BlueSky Properties, LLC will be an urban mid-rise, mixed-use project consisting of 198 for-sale residential units and 30,000 square feet of retail space. Residences consisting of two and three-level lofts and penthouses will range from 896 square feet to 1882 square feet in size and range from \$179,000 to \$575,000. For more information visit southhaus.com



Spectrum

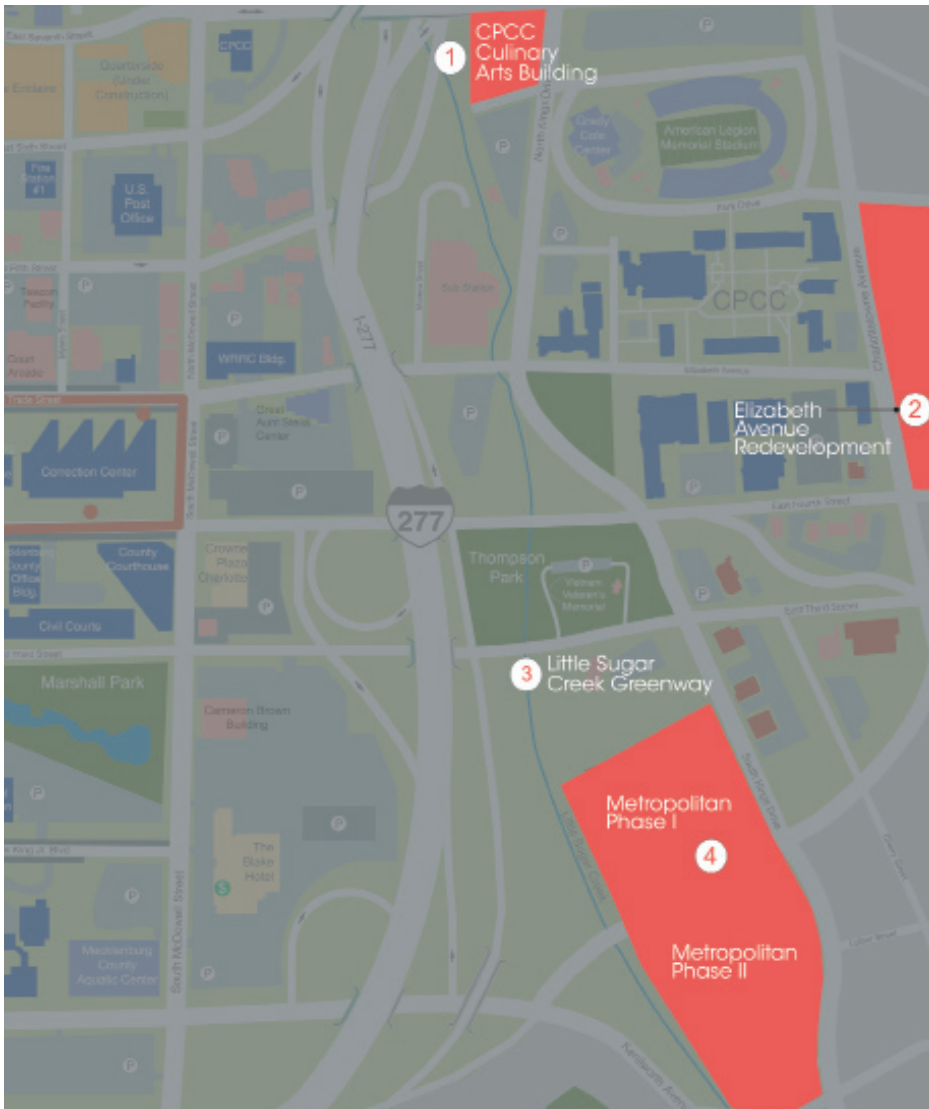
2203 Hawkins Street

Cost: \$30 million
Completion: 2010
Size: 331 apartment units
Height: 4 floors
Use: Residential
Architect: LRK
**Owner/
Developer:** Morgan Group Inc.

Construction will begin summer of 2007 on Spectrum, a mid-rise residential development in Historic South End. Spectrum will feature a brick and metal exterior that will resemble design elements from South End's manufacturing past. Residences will average 910 square feet and will feature both conventional and loft floor plans with amenities that include gourmet kitchens, walk-in closets, high-speed Internet and full-size washers/dryers. The complex will feature a swimming pool, fitness center and parking garage. For more information visit MorganGroup.com



MIDTOWN



MIDTOWN PROJECTS

Charlotte Center City is undergoing major redevelopments on a large scale in and around the Interstate 277 loop. These major projects will enhance the quality of life for area residents and visitors by improving retail availability, meeting the increased demand for higher education needs, and creating more open space and recreation.

- 1 CPCC Culinary Arts Building
- 2 Elizabeth Avenue Redevelopment
- 3 Little Sugar Creek Greenway
- 4 Metropolitan

CPCC Culinary Arts Building

Seventh Street & Kings Drive

Cost: \$12.4 million
Completion: August 2009
Size: 36,000 SF
Use: Academic
Architect: LS3P
Owner/Developer: Central Piedmont Community College

Construction has begun on a 36,000 square foot building for Central Piedmont Community College's culinary arts program located near the intersection of Seventh Street and Kings Drive. The new building will include four main kitchens, two labs, two classrooms, an auditorium, and a dining/conference area. The project is scheduled to be complete in August 2009. For more information visit cpcc.edu



Elizabeth Avenue Redevelopment

Elizabeth Avenue between Kings Drive & Hawthorne Lane



Cost: \$450 million

Completion: 2010-2012

Size: 350,000 SF office; 850 residential units;
250,000 SF retail

Use: Mixed Use

**Owner/
Developer:** Grubb Properties / Presbyterian Hospital / Central Piedmont
Community College / City of Charlotte



The Elizabeth Avenue Redevelopment Project is a public-private partnership between Grubb Properties and the City of Charlotte. Central Piedmont Community College and Presbyterian Hospital are also involved in the redevelopment of a six-block area bounded by Kings Drive, Hawthorne Lane, 3rd Street, and 7th Street. This 10-year project will include office, retail, hotel, and residential space and will be served by the Trade Street Streetcar that will run down the middle of Elizabeth Avenue and terminate at Presbyterian Hospital. For more information visit grubbproperties.com or rezoning.org, then click on plans.



Little Sugar Creek Greenway

Cordelia Park to the North Carolina / South Carolina State Line

Cost: \$27 - \$28 million
Completion: TBD
Size: 15 miles
Use: Greenway/Open Space
Architect: LandDesign, Inc.
Owner/Developer: Mecklenburg County Parks and Recreation

The Little Sugar Creek Greenway will run from Cordelia Park north of the Center City to the North/South Carolina State Line south of Pineville. The 15 mile trail will be the longest in the county and serve as a natural connection for many neighborhoods in Charlotte. The greenway will spur new development along its route and has already begun in the Midtown and Park Road sections with creek restoration and clearing for the greenway paths. Once completed, the greenway will tie into the Charlotte Area Transit System's (CATS) new South Corridor light rail line and expanded bus service. For more information visit parkandrec.com



Greenway Master Plan 2002



Metropolitan

Independence Blvd / Kings Drive / Baxter Street



Cost: \$250 million

Completion: 2007 - 2009

Size: 26.6 acres; 580,000 SF commercial; 200 condo units

Height: 3 - 20 floors (includes all buildings)

Use: Office, Retail, Residential, Open Space

Architect: Cooper Carry

**Owner/
Developer:** Colonial Properties Trust / Pappas Properties / Collett & Associates



Colonial Properties Trust, Pappas Properties and Collett & Associates are redeveloping the Midtown Square Shopping Center and a vacant movie theater. Metropolitan will tie into the Little Sugar Creek Greenway system and will include an eclectic mix of dining, retail, residential and office space, all oriented toward pedestrian-friendly activities, outdoor entertainment venues and the skyline view. Construction began on the site of the old cinema in May 2006. Major tenants include a Target and a Home Depot Expo Design Center which opened in October 2007. The balance of the project is currently under construction with stores opening in 2008. For more information visit metmidtown.com



CENTER CITY NEIGHBORHOODS

The recent flurry of new development in Charlotte's urban core has not been restricted to sites within the I-277 loop. New projects have been announced or have broken ground in the past year just outside Uptown and in Historic South End. Center City Neighborhoods have witnessed a rebirth aided by the strong housing, office, and retail market that is driving development throughout Charlotte. The following details 5 projects that are changing the urban landscape of Wilmore, Optimist Park, and Dilworth.

- 1 Bloc 90
- 2 North End Square
- 3 Royal Court
- 4 Seigle Point
- 5 The Tremont

Bloc 90

North Davidson Street & East 15th Street

Cost:	\$18 million
Completion:	2008
Size:	90 residential units
Height:	3 floors
Use:	Residential
Architect:	Perkins + Will
Owner/ Developer:	Tuscan Development

Tuscan Development is developing Bloc90 on a 2.2 acre tract in Optimist Park just outside of Uptown. The project will consist of five three-story buildings including 90 homes featuring modern, industrial-style architecture with a sleek, visually inspiring façade. Five condos in the first building will be 740 square feet unfinished units. These units, priced below \$100,000 will give owners the opportunity to do their own decoration. The remaining units will consist of 25 one-bedroom and 60 two-bedroom units ranging from 740 to 1,040 square feet and priced from the \$150s to the \$230s. Construction on the first phase has begun and is expected to be complete by late 2008. For more information visit bloc90.com



North End Square

Statesville Avenue & Oaklawn Avenue

Cost:	\$18 million
Completion:	2009
Size:	78 residential units; 12,000 SF retail
Height:	1 - 3 floors
Use:	Residential, Retail
Architect:	Planworx Design / Lava Studios Architects / Demmitt Architects
Owner/ Developer:	The Drakeford Company / The Providence Group

The Drakeford Company along with The Providence Group will develop North End Square, a seven-acre residential and retail community at the corner Statesville and Oaklawn Avenues. This project aims to spark a renaissance in a blighted area that the city has targeted for intensive revitalization. Designed for people seeking an urban lifestyle with the personal privacy of a house and a garage, North End Square will consist of 50 townhomes, 28 condominiums and a 12,000 square foot neighborhood shopping center. Townhomes will range from 1,416 to 1,844 square feet and be priced from \$177,500 to \$235,000. Condominiums will range from 1,168 to 1,272 square feet and be priced from \$175,000 to \$195,000. The retail center will include a dry cleaner, an insurance company, a barbershop and a restaurant. For more information visit northendsquarecondos.com



Royal Court

Euclid Avenue at Royal Court

Cost: \$41 million
Completion: 2009
Size: 112 condo units
Height: 11 floors
Use: Residential
Architect: Merriman Schmitt Architects
Owner/Developer: Pinnacle Properties



Royal Court will be an eleven-story condominium mid-rise located near the Dowd YMCA and Latta Park at East Morehead Street and Euclid Avenue. The project will contain a mixture of one, two, and three bedroom units ranging in size from 774 square foot flats to a 2,965 square foot penthouse. Units at Royal Court will range in price from \$250K to \$450K with the most expensive penthouse unit selling for \$2 million. The units will have views of the Uptown skyline as well as the Dilworth tree canopy. Construction began on Royal Court in October of 2007. For more information visit royalcourtcondos.com



Seigle Point

10th Street & Seigle Avenue

Cost:	\$40 million
Completion:	2009
Size:	50 townhomes; 204 apartment units; 140 condo units; 2400 SF community center
Height:	1 - 3 floors
Use:	Residential, Retail
Architect:	The Housing Studio
Owner/ Developer:	Grubb Properties / TCG Development / Charlotte Housing Authority

Seigle Point, being developed as a joint venture between Grubb Properties, TCG Development and the Charlotte Housing Authority, is part of the HUD Hope VI revitalization program that will replace the Piedmont Courts public housing community at 10th Street and Seigle Avenue just outside Uptown Charlotte. When complete, the project will consist of 204 affordable apartment units in 10 buildings, 50 affordable and market rate townhomes, 140 market rate condominiums and a 2,400 square foot community center centrally located on the site. Construction has begun on the first phase of the project which is scheduled to be complete in 2009. For more information visit seiglepoint.com

The Tremont

Tremont Avenue at Cleveland Avenue

Cost:	\$13 million
Completion:	2008
Size:	45 condo units; 5 retail units
Height:	4 - 5 floors
Use:	Residential, Retail
Architect:	Narmour Wright Creech
Owner/ Developer:	Tidewater Development

The Tremont, developed by Tidewater Development, is a \$13 million project located at Tremont and Cleveland Avenues, one block away from light rail and trolley service. The Tremont will be a mix of 45 one, two and three bedroom condominium units. The units will be designed with single-story floor plans ranging in size from 749 to 1,700 square feet, and in price from \$180,000 to \$500,000. Five retail units, averaging 800 square feet in size, have been sold to tenants including a coffee shop, copy-services company and retailer Dilworth Clocks. Construction began in late 2006. For more information visit tremontcharlotte.com



Center City Transit Projects

The Charlotte Area Transit System (CATS) has set out on an ambitious plan to construct five transit corridors in Mecklenburg County. Funded by a half-cent sales tax approved on by Mecklenburg County residents, state, and federal funds, the project will ensure that the region has mass-transportation for the future.

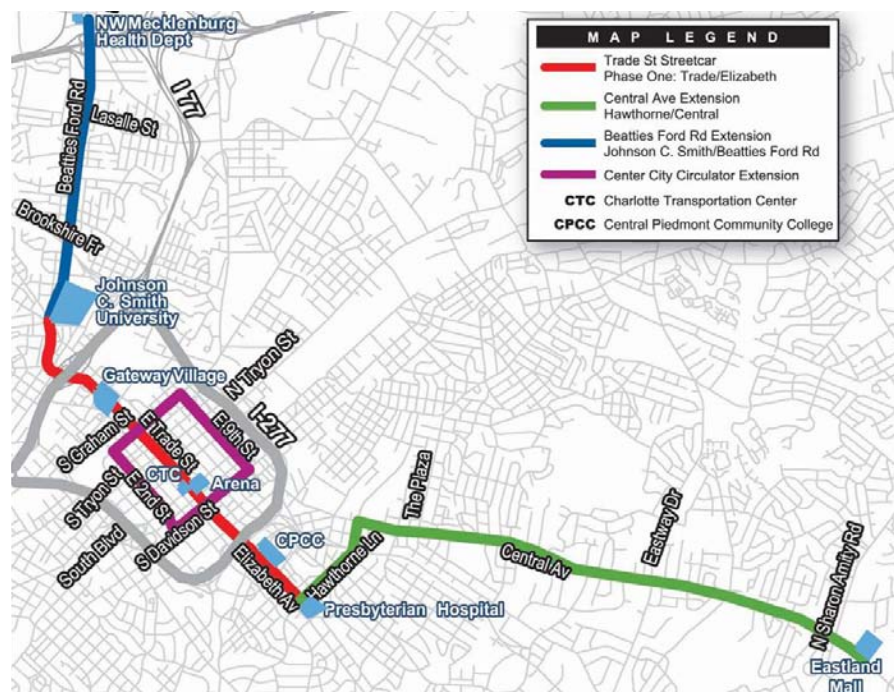
- 1 Center City Streetcar Line
- 2 North Corridor Commuter Rail Line
- 3 Northeast Corridor Light Rail Line
- 4 South Corridor Light Rail Line
- 5 Southeast Corridor Rapid Transit Line
- 6 West Corridor Streetcar Line

Center City Streetcar Line

Trade Street Streetcar

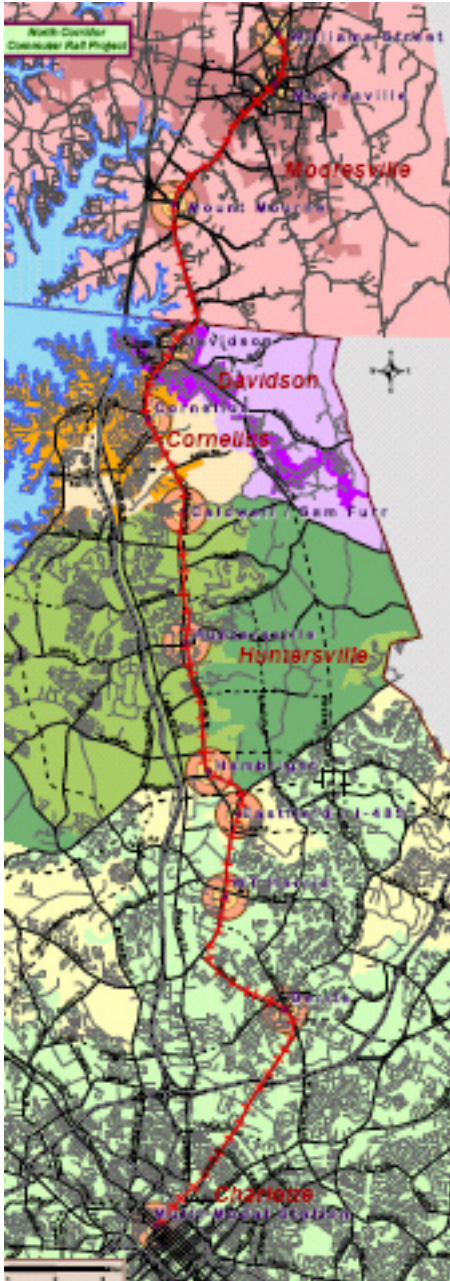
Cost:	\$307 million
Completion:	2018
Number of Stations:	TBD
Owner/Developer:	Charlotte Area Transportation System (CATS)

The Trade Street Streetcar system will run from Beatties Ford Road at Interstate 85 to Eastland Mall on Central Avenue. The project's first phase will be constructed through Center City from Beatties Ford Road to Presbyterian Hospital. The Trade Street streetcar will run in traffic in the existing roadway and will augment one of CATS' busiest bus routes. Possible stops for the streetcar would include Gateway Village, Gateway Station, Tryon Street, Charlotte Bobcats Arena and the Government Center. Stops for the streetcar service would include covered shelters with seating, artwork, and ticket machines. The Trade Street Streetcar will directly connect to the South Corridor Light Rail Line and the future Gateway Multimodal Station. Currently, CATS is in the process of buying steel rails for the project's Elizabeth Avenue section at a cost of \$375,000. Construction on the Trade Street Streetcar should begin in 2013. For more information visit ridetransit.org



North Corridor Commuter Rail Line

Trade Street to Mooresville, N.C.



Cost: \$372.9 million

Completion: 2012-2019

Number of Stations: 10

Owner/Developer: Charlotte Area Transportation System (CATS)

The North Corridor Commuter rail line will utilize the existing Norfolk Southern O-Line to connect the proposed Charlotte Gateway Station in Center City to the towns in Northern Mecklenburg up to Mount Mourne in Iredell County. Ten stations and a one-mile track realignment in Huntersville to serve the proposed Bryton development will be part of the North Corridor. The comprehensive funding plan will examine funding sources including the ½ cent sales tax, local, state and federal funding options and investments by the private sector. The first phase of the line will provide peak directional service during rush hours between the towns of Huntersville, Cornelius and Davidson to Charlotte and is estimated to cost \$261 million in inflated dollars and is planned to be completed by 2012. Phase two of the project will provide increased service levels and two-way service with an estimated additional cost of \$111.9 million in inflated dollars scheduled to be completed by 2019. (Excerpt from ridetransit.org)

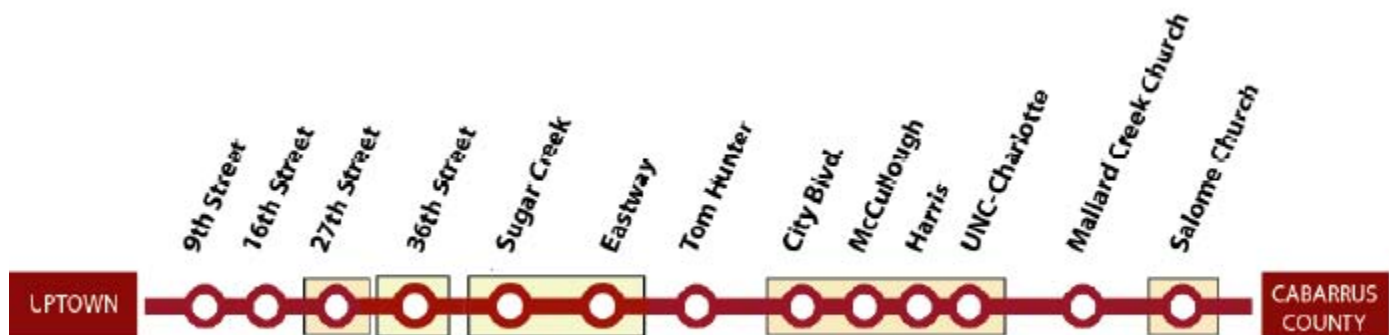


Northeast Corridor Light Rail Line

9th Street to I-485 (14 miles)

Cost:	\$740.5 million
Completion:	2015
Number of Stations:	14
Owner/Developer:	Charlotte Area Transportation System (CATS)

The Northeast Corridor is an extension of the LYNX Blue Line light-rail service, planned to have 14 stations and park and ride lots. This Blue Line extension will run from 7th street in Center City up to the University of North Carolina at Charlotte (UNCC) campus ending just south of I-485. Trains will operate seven days a week from 5:00 am until 1:00 am and the fare will equal the cost of local bus fare. Trains will arrive at stations every 7.5 minutes during rush hour and every 15 minutes during non-peak hours. The Northeast Corridor's anticipated daily ridership in 2025 is 15,000. The current cost estimate for design and construction of the light rail line is \$740.5 million in inflated dollars with completion estimated by 2015. (Excerpt from ridetransit.org)



South Corridor Light Rail Line

7th Street to I-485 (9.6 miles)



Cost: \$426.8 million

Completion: Opened November 24, 2007

Number of Stations: 15

Owner/Developer: Charlotte Area Transportation System (CATS)

The South Corridor Line is the first rapid transit line to open in Mecklenburg County. The 9.6 mile light rail line connects Pineville and the Center City in less than 25 minutes. The Charlotte Trolley and South Corridor light rail line will share the same tracks from Tremont Avenue to 7th Street. Four stations located at 7th Street, Charlotte Transportation Center/Arena, 3rd Street/Charlotte Convention Center and Stonewall Street/Westin Hotel serve Center City. Three stations located at Carson Boulevard, Bland Street and East/West Boulevard serve Historic South End. All seven stations are walk-up stations and include covered platforms, ticketing machines, public art and waiting areas. None of the Center City stations feature parking. For more information on the South Corridor light rail line, including schedules and fare prices, visit ridetransit.org

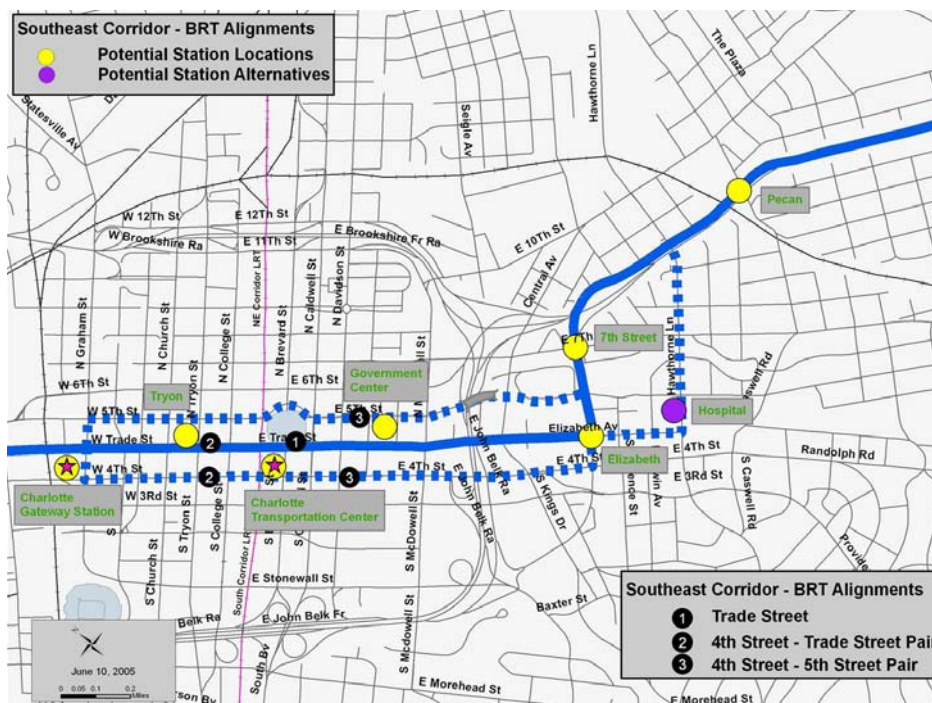


Southeast Corridor Rapid Transit Line

Gateway Multimodal Station to Matthews, N.C.

Cost:	\$582.4 million
Completion:	2026
Number of Stations:	15 - 20 (Proposed)
Owner/Developer:	Charlotte Area Transportation System (CATS)

Construction of the Southeast Corridor will be coordinated with the North Carolina Department of Transportation (NCDOT) in the design of the Independence Highway improvements to protect the possible construction of bus rapid transit or light rail transit in the future. This includes the purchase of rights-of-way and the extension of the existing busway along Independence Boulevard in conjunction with the next phase of NCDOT road widening. The estimated cost of the Southeast corridor is \$582.4 million in inflated dollars and is scheduled to be completed by 2026. (Excerpt from ridetransit.org)



West Corridor Streetcar Line

Charlotte Transportation Center to Charlotte-Douglas Int'l Airport

Cost:	\$12.7 million
Completion:	2009
Number of Stations:	TBD
Owner/Developer:	Charlotte Area Transportation System (CATS)

Enhanced bus service in the West Corridor will be designed and implemented along Wilkinson Boulevard, Freedom Drive and West Boulevard beginning in 2008.

This enhanced bus service will provide a more direct and faster service to the Charlotte-Douglas International Airport with bus stops designed specifically for the quicker service. The project is estimated to cost \$12.7 million in inflated dollars. (Excerpt from ridetransit.org)

