



Development Update

Mecklenburg Board of County
Commissioners

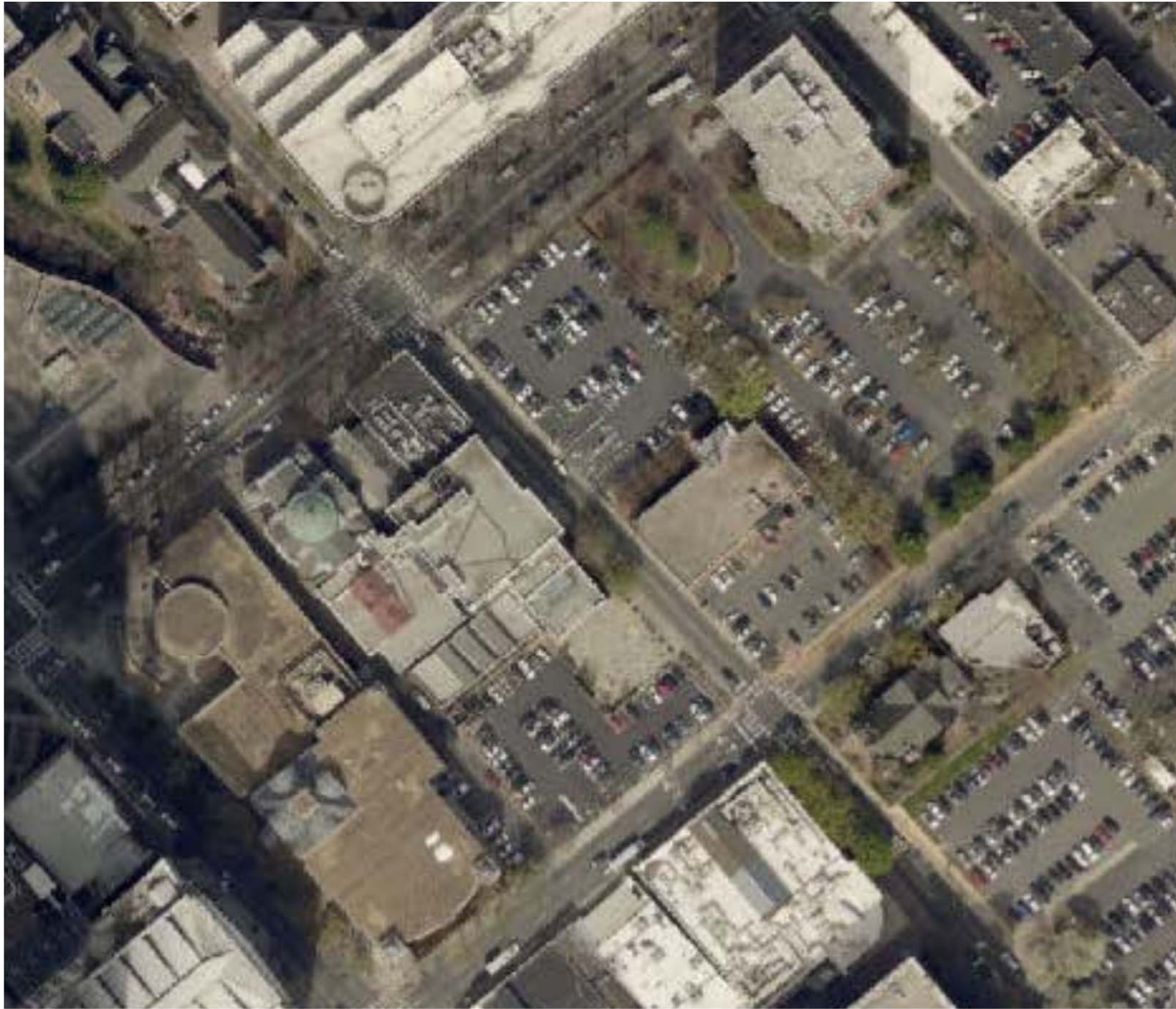
May 15, 2018

Overview

- 7th and Tryon
- Brooklyn Village
- 4th and Graham
- What's Next



7th and Tryon Today



7th and Tryon Concept



7th and Tryon Master Plan

- Steering Committee
 - Chaired by Beth Hardin, UNCC
 - Stakeholders include Charlotte Mecklenburg Library, Mecklenburg County, City of Charlotte, Charlotte Housing Authority, and Bank of America
- Meets monthly
- Focused on “two-block solution” while respecting Main Library project



7th and Tryon Master Plan

- Multi-phase Project
- Request for Qualifications received and evaluated
 - BP-Metropolitan
 - Integral Group (with Cousins)
 - L & M Development Partners (with Laurel Street)
 - Portman Holdings
 - The Related Companies



7th and Tryon Master Plan

- Request for Proposals to be released May 28th
 - Development Team
 - Project Approach
 - Deal Structure
- Responses due in late summer 2018
- Selection of development partner(s) to follow at end of calendar year



Brooklyn Village Today

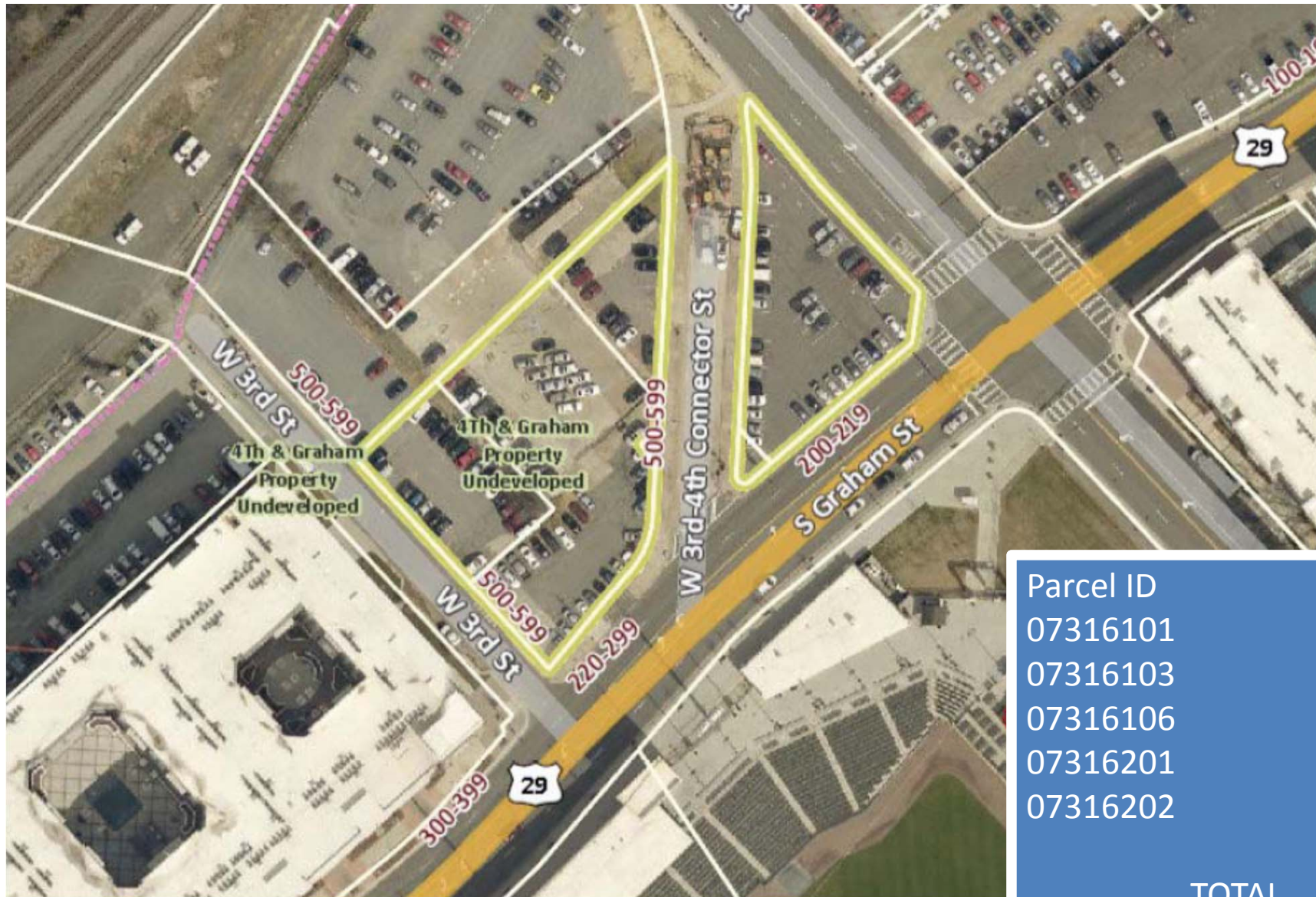


Brooklyn Village

- BK Partners
 - The Peebles Corporation
 - Conformity Corporation
 - Stantec
- Term Sheet adopted September 5, 2017
- Master Redevelopment Agreement in process



4th and Graham



Parcel ID	AC
07316101	.174
07316103	.434
07316106	.129
07316201	.327
07316202	.009
TOTAL	1.073



4th and Graham

- Private development entity
 - Sale price determined by appraisal
 - \$6.78MM
 - No public participation
- Mixed-income, mixed use development
 - 20 senior housing units affordable to 60% of AMI
 - 20 family housing units affordable to 60% of AMI
 - 40 market-rate for-sale family units
 - 100 public parking spaces
 - 3500 sf retail wrap along South Graham Street
- Only received non-binding Letter of Intent from City



What's Next

- 7th and Tryon
 - Release of RFP
 - Site visit/"pre-bid" in June
 - Evaluation of responses
- Brooklyn Village
 - Bring Master Redevelopment Agreement before BOCC for adoption in June
- 4th and Graham
 - Go to upset bid and finalize sale, using Affordable Housing policy previously adopted



Discussion

