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Parker Poe
Attorneys & Counselors at Law

DEVELOPMENT SERVICES
PROJECT SPOTLIGHT: YEAR IN REVIEW

As we close out 2018, Parker Poe's Development Services Team is grateful for our client relationships and proud of our momentum in the real estate industry. We enjoyed helping clients drive local economies by structuring, negotiating, and closing commercial and residential real estate transactions. Here are a few of the high-profile projects completed this year across our Southeastern markets. We look forward to working with you in 2019 and wish you all the best in the New Year!

NOVEL STONEWALL STATION

Location: Charlotte, N.C.

Lead Attorney: Alan Dexter



We served as real estate counsel for Novel Stonewall Station by Crescent Communities, Uptown Charlotte's premier mixed-use, transit-oriented development. Commercial condominium regimes separate vertical project elements on 5.3 acres: 459 upscale apartments in mid- and high-rise buildings above anchor Whole Foods Market and related retail, and two 181-room hotels above restaurants and complementary retail. Reciprocal easements govern internal roads, shared utility corridors, and parking in a 10-level, 1,350-space deck. Connection agreements with the city provide elevated pathway access to Charlotte's Blue Line light rail system.

See coverage in the **Charlotte Business Journal** and **The Charlotte Observer**.

FENTON

Location: Cary, N.C.

Lead Attorneys: Russell Killen & Jamie Schwedler



We are representing Columbia Development on a 95-acre parcel project owned by the State Property Office in Cary. This mixed-use destination will include up to 575,000 square feet of high-end retail and restaurants, 1 million square feet of office space, 820 residential units, and 450 hotel rooms. We advised on all municipal rezoning work, including negotiating provisions for a new zoning overlay district and collaborating with town council and adjacent property owners. We also represented the developer in securing an approved development agreement with the Town of Cary, negotiating economic incentive packages, and advising on trademarks, public relations, and branding.

See coverage in the **The News & Observer** and the **Triangle Business Journal**.

ONE GLENWOOD

Location: Raleigh, N.C.

Lead Attorney: Mary Katherine Stukes



We assisted a Baltimore-based developer in clearing environmental roadblocks for an office tower in one of Raleigh's trendiest neighborhoods. The threat of environmental contamination had previously hindered development of this prime location on the corner of two of downtown's busiest streets. We were successful in securing a Brownfields agreement with the North Carolina Department of Environmental Quality for the high-density, mixed-use project. Our advising also included assistance with related construction and design requirements and transactional matters.

See coverage in the **Triangle Business Journal** and **The News & Observer**.

VERMILLION VILLAGE

Location: Huntersville, N.C.

Lead Attorney: Tom Quirk



We are serving as real estate counsel on the transformation of a vacant property into a major mixed-use project that will help spur redevelopment in downtown Huntersville. The project will ultimately boast 400 residential units combining apartments and townhouse complexes and 165,000 square feet of grocery store-anchored retail space in multiple free-standing buildings. Our work includes the acquisition of the property from the town, negotiation of a joint venture agreement for the development of the retail parcels, advising on Brownfields and other environmental matters, and the negotiation of restrictions with the town, as well as easements and commercial use declarations.

See coverage in the **Charlotte Business Journal** and **The Charlotte Observer**.

MOSBY CAROLINA FOREST

Location: Myrtle Beach, S.C.

Lead Attorney: Simpson Fant



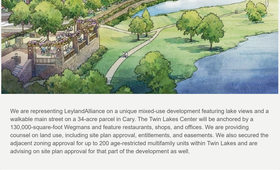
We provided counsel on the financing of a signature luxury apartment community in Myrtle Beach. We acted as counsel to Mosby Carolina Forest in connection with a $44 million loan insured by the U.S. Department of Housing and Urban Development. The proceeds are being used to construct a 332-unit, $51 million multifamily housing project, which includes a lakeside trail, top-of-the-line amenities, and easy access to retail and medical offices.

See coverage in **The Sun News** and **WMBF News**.

TWIN LAKES CENTER

Location: Cary, N.C.

Lead Attorneys: Jamie Schwedler & Russell Killen



We are representing LeylandAlliance on a unique mixed-use development featuring lake views and a walkable main street on a 34-acre parcel in Cary. The Twin Lakes Center will be anchored by a 130,000-square-foot Wegmans and feature restaurants, shops, and offices. We are providing counsel on land use, including site plan approval, entitlements, and easements. We also secured the adjacent zoning approval for up to 200 age-restricted multifamily units within Twin Lakes and are advising on site plan approval for that part of the development as well.

See coverage in **The News & Observer** and the **Triangle Business Journal**.



Jamie Schwedler
Leader
Development Services

Jamie Schwedler leads Parker Poe's Development Services Industry Team. With more than 45 dedicated attorneys in seven offices across North Carolina, South Carolina, and Georgia, our deep bench of experience helps us achieve desired results for our clients at any stage of the development life cycle. We represent residential, commercial and multi-use developers, owners, buyers, sellers, landlords, tenants, and lenders – we have seen every side of a deal.

Learn more about the team **here**.

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