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Parker Poe
Attorneys & Counselors at Law

DEVELOPMENT SERVICES
PROJECT SPOTLIGHT: YEAR IN REVIEW

As we begin 2020, Parker Poe's Development Services Team is grateful for our client relationships and proud of our momentum in the real estate industry. From our offices in D.C. to Atlanta, we enjoyed helping clients drive local economies by structuring, negotiating, and closing commercial and residential real estate transactions in 2019. We are especially proud of our partnership with our Government & Municipalities Industry Team on multiple public-private projects (P3s) related to urban development and public education.

Below are a few of the high-profile projects we collaborated on with developers and/or local governments in 2019. We look forward to working with you in 2020!

CHARLOTTE METRO TOWER

Location: Charlotte, N.C.

Lead Attorneys: Jimmy Greene, Chuck Lee, Tom Quirk & Kate Mayes

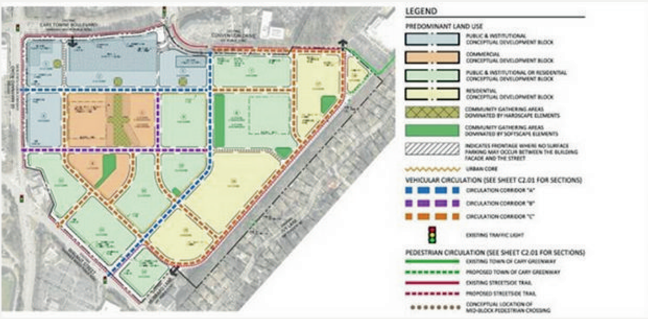
We represented Childress Klein in its joint venture to acquire the Charlotte Metro Tower for up to $675 million. The 40-story office tower will include approximately 1 million square feet of office and retail space, LEED Gold certification, and a parking garage with 1,100 spaces. The Charlotte Business Journal called the project the "largest single real estate transaction ever made in Charlotte."

See coverage in the **Charlotte Business Journal** and **Southeast Real Estate Business.**

CARY TOWNE CENTER

Location: Cary, N.C.

Lead Attorneys: Jamie Schwedler & Collier Marsh


LEGEND
PREDOMINANT LAND USE
PUBLIC & INSTITUTIONAL CONCEPTUAL DEVELOPMENT BLOCK
COMMERCIAL CONCEPTUAL DEVELOPMENT BLOCK
PUBLIC & INSTITUTIONAL OR RESIDENTIAL CONCEPTUAL DEVELOPMENT BLOCK
RESIDENTIAL CONCEPTUAL DEVELOPMENT BLOCK
COMMUNITY GATHERING AREAS DOMINATED BY HARDSCAPE ELEMENTS
COMMUNITY GATHERING AREAS DOMINATED BY SOFTSCAPE ELEMENTS
INDICATES FRONTAGE WHERE NO SURFACE PARKING MAY OCCUR BETWEEN THE BUILDING FACADE AND THE STREET
URBAN CORE
VEHICULAR CIRCULATION (SEE SHEET C2.01 FOR SECTIONS)
CIRCULATION CORRIDOR "A"
CIRCULATION CORRIDOR "B"
CIRCULATION CORRIDOR "C"
EXISTING TRAFFIC LIGHT
PEDESTRIAN CIRCULATION (SEE SHEET C2.01 FOR SECTIONS)
EXISTING TOWN OF CARY GREENWAY
PROPOSED TOWN OF CARY GREENWAY
EXISTING STREETSIDE TRAIL
PROPOSED STREETSIDE TRAIL
CONCEPTUAL LOCATION OF MID-BLOCK PEDESTRIAN CROSSING

We represented the developer and investor, Turnbridge Equities, on the entitlement of an 87-acre regional mall to allow for mixed-use development. We served as rezoning and development counsel assisting in successfully securing approval for a full rezoning of the property, and we also served as local counsel for the acquisition and refinancing of multiple parcels. Ultimate zoning entitlement includes 1.2 million square feet of office, 1,800 units of multifamily and townhomes, three hotels, and 360,000 square feet of retail space. This greyfields project includes multiple acres of open space and significant new streetscapes in a walkable urban grid to replace the current suburban retail mall.

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

KANNAPOLIS DOWNTOWN REDEVELOPMENT

Location: Kannapolis, N.C.

Lead Attorneys: Anthony Fox, Mary Katherine Stukes, Scott Leo & Nicholle Allen-Steele

KANNAPOLIS

We represented the City of Kannapolis in a major redevelopment of its downtown district, including the addition of a minor league baseball stadium and pending mixed-use properties. Parker Poe attorneys assisted in structuring the public-private partnership (P3); drafting the original MOU, master development agreement, and parking garage agreement; as well as advising on ordinance revisions and appropriate statutory authorities related to public bidding laws. The firm assisted with the disposition of publicly owned buildings and facilities to accommodate the redevelopment and provided environmental regulatory advice related to the brownfields process. Parker Poe's bond attorneys advised on the $52 million bond financing for the stadium project, which has broken ground and is scheduled to open for the 2020 season.

See coverage in **Ballpark Digest** and on **WBTV.**

GOTRIANGLE TOWER

Location: Raleigh, N.C.

Lead Attorneys: Russell Killen, Jamie Schwedler & Collier Marsh

We represented GoTriangle, a regional transportation authority, as the developer of a 40-story mixed-use tower on top of a multimodal transportation facility. This project incorporates one of the first affordable housing conditional zoning cases in the City of Raleigh. Parker Poe successfully secured approval for rezoning from the city, as well as advised on all other legal aspects of the development and other due diligence and approvals. Our Development Services Team has assisted in helping to keep this project moving under tight deadlines, as it is partially funded by a federal grant that stipulates completion times.

See coverage in the **Triangle Business Journal** and at **GoTriangle.org**.

SOUTH END CHARLOTTE BREWERY

Location: Charlotte, N.C.

Lead Attorneys: Brent Milgrom, Jonathan Dion, Morgan Rogers & Tim Logan

We represented Sycamore Brewing in the sale of its building to a national real estate developer/investor. The building will become part of a major new mixed-use development in Charlotte's rapidly growing South End. Our client will remain an important player in the neighborhood, leasing substantially larger space on the first two levels of a 250-foot tower next door.

See coverage in the **Charlotte Business Journal** and **Charlotte Agenda**.

DOCTORS HOSPITAL BURN CENTER

Location: Augusta, Ga.

Lead Attorneys: Jonathan Dion, Grant Whitney & Francie McCanless

We represented the developer in a $75 million expansion of the top burn center in the United States. The project has more than 102,000 square feet of new or renovated construction, including the construction of a new three-story tower, construction of a new central energy plant, and an additional six-story parking garage. The project involved sophisticated leasing components such as a 99-year ground lease with leasehold financing and several leases in both medical office buildings.

See coverage in **The Augusta Chronicle**.

METANOIA

Location: Charleston, S.C.

Lead Attorneys: Richard Few, Tyler Smith, Scott Manning, Todd Haynie & Russell Killen

We represented a nonprofit leading the redevelopment of a Charleston elementary school being repurposed into a mixed-use project to house a secondary music school, early learning center, 300-seat performing arts center, and studio space for visual artists. The project will double the size of the current campus. Parker Poe identified and assisted with securing multiple tax benefits for this project, including new markets tax credits, historic tax credits, and abandoned building credits. Firm attorneys also advised on construction and real estate matters related to the project.

See coverage in **The Post and Courier** and **The Charleston Chronicle**.

ROCK HILL UNIVERSITY CENTER

Location: Rock Hill, S.C.

Lead Attorneys: Richard Few, Mary Katherine Stukes & Todd Haynie

We represented the developer in the redevelopment of 23 acres of industrial property, including an old mill and a water treatment facility, into a mixed-use facility that will support a local university and provide other services to local citizens. The proposed $200 million project will include student housing, a 164,000-square-foot athletic facility, as well as apartments, a hotel, restaurants, shops, and 228,000 square feet of office space. The project is scheduled to be completed in 2023.

See coverage in the **Charlotte Business Journal**.

ROCKY POINT & SUNRISE

Location: Tampa & Orlando, Fla.

Lead Attorney: Brent Milgrom

We represented the developer in two new multifamily projects in Florida. Rocky Point in Tampa and Sunrise in Orlando are two new signature Northwood Ravin properties currently being developed. Both properties are anticipated to open to residents in 2021.

Jamie Schwedler
Leader
Development Services

Jamie Schwedler leads Parker Poe's Development Services Industry Team, which expanded last year with new attorneys in Atlanta and Washington, D.C. With more than 60 dedicated attorneys across the Carolinas, Georgia, and D.C., 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**.

Visit us online at **www.parkerpoe.com**

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