

# 5 Points Mixed Use Development

ECONOMIC DEVELOPMENT & WORKFORCE COMMITTEE

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## 5 Points Mixed Use Development

### ► Council Priority Alignment

- Workforce & Business Development
- Great Neighborhoods

### ► Purpose

- Introduce a potential public private partnership (P3) to support the proposed 5 Points Mixed Use Development

### ► Key Takeaways

- High level introduction to a potential P3
- Transformative redevelopment that supports access to fresh produce and healthier food options, mixed income housing, and small business opportunities
- Subsequent committee meetings will dive deeper into details of a potential P3
- Information only

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# A Collaboration of Community-Selected Experts



JTanya Adams  
Founder & Executive Director



Jordan Jones  
Development Executive



Omar Kashef  
Development Manager



Charles Thomas  
Director/Charlotte



Terry Shook  
Founding Partner



Henry Stepp  
Partner



Ralphine Caldwell  
Sr. Executive Director



Rusty Mills  
Deputy Director



James Watts  
Weaver Street  
General Manager



Tiffany Legington Graham  
Founder

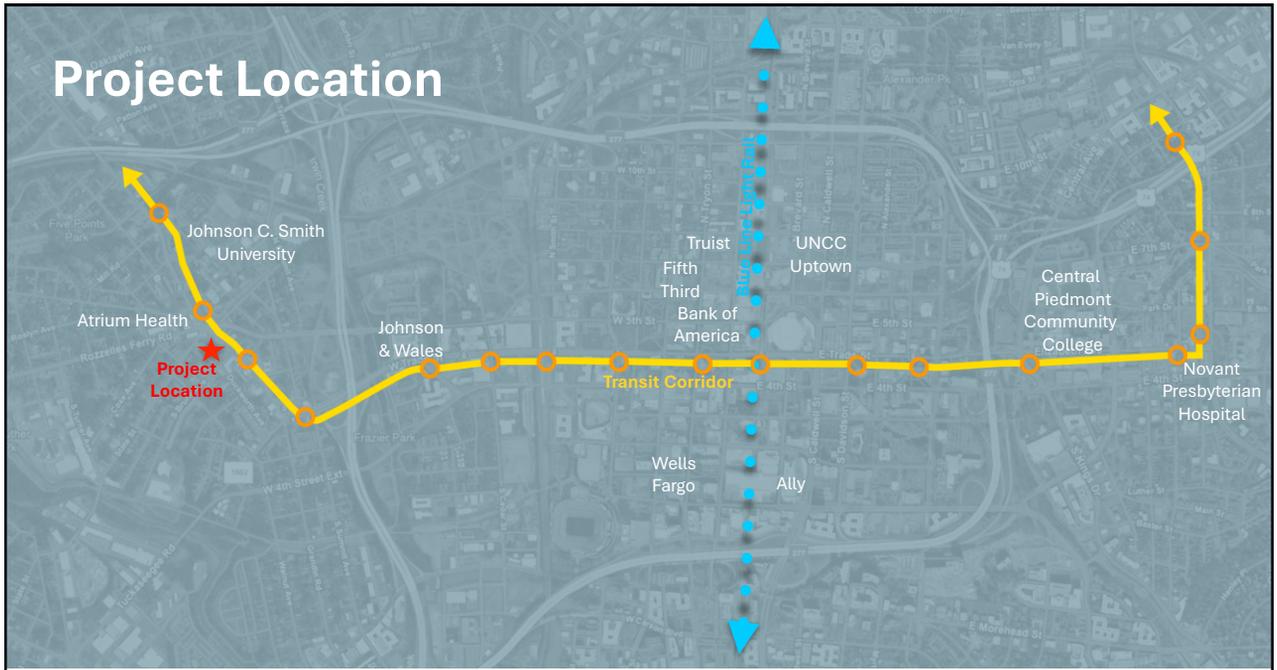
## Project Advisor



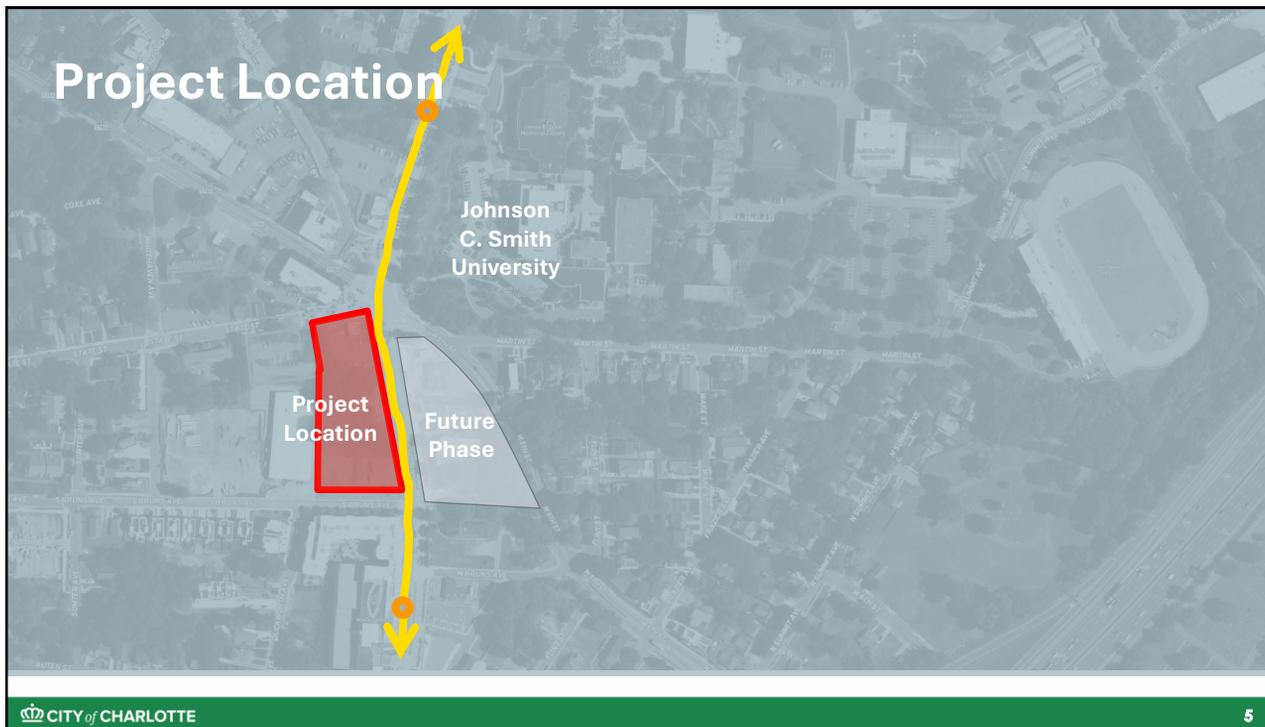
Fred Morganthall  
Retired, Harris Teeter President

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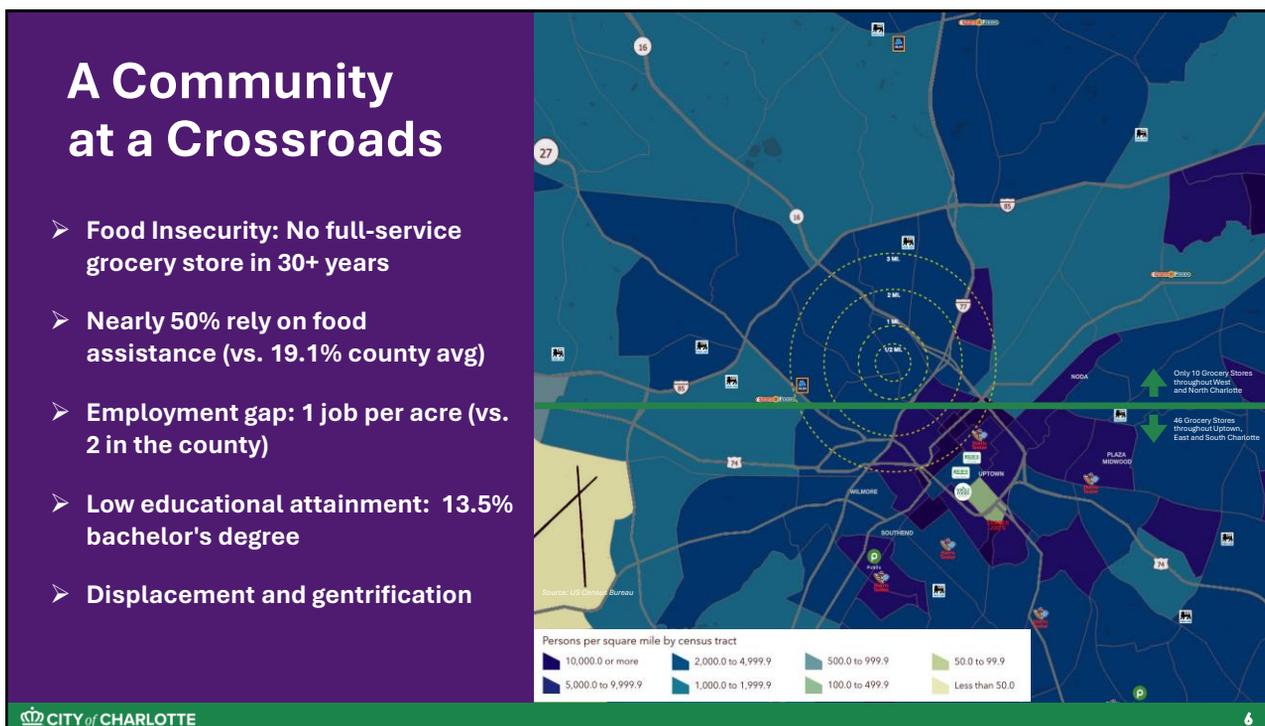
## Project Location



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# Three Transformational Outcomes

1. Access to fresh and healthy foods
2. Mixed-income housing for all households
3. Small business creation and expansion

Weaver  
street  
MARKET



CITY of CHARLOTTE

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# Housing Stability for the Historic West End

- Mixed-income housing to facilitate economic mobility
- Displacement prevention + integrated support services
- Financial model assumes Inlivan provides 29 Project-Based Vouchers

Income Targets	% of Units	# of Units
30% AMI	20%	29
60% AMI	15%	22
70% AMI	10%	15
80% AMI	35%	50
Unrestricted	20%	29
<b>Total</b>	<b>100%</b>	<b>145</b>



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# Proposed Program

Component	Program
Land	1.25 acres
Weaver Street Co-Op	13,000 SF
Small Business Incubator	3,000 SF
Mixed-Income Housing	145 Units
Office Space	12,000 SF
5 Points Plaza	Expanded
Parking	152 Spaces



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## First Phase of Vision on Community-Owned Land



Weaver Street Market



Stak Mobility

Ground Floor

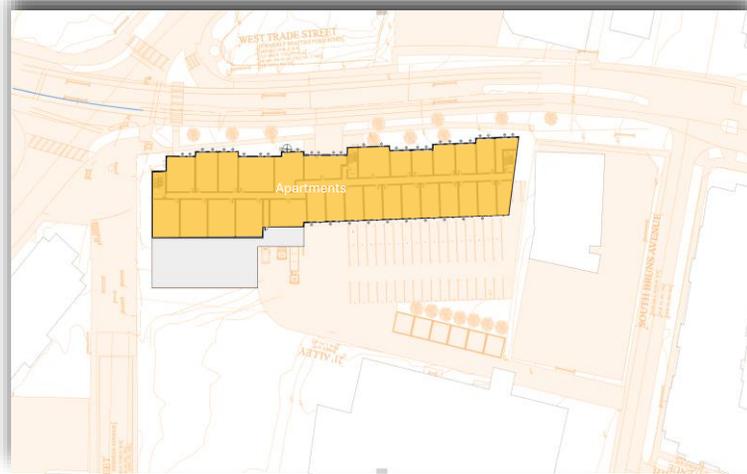
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## First Phase of Vision on Community-Owned Land



Second Floor

## First Phase of Vision on Community-Owned Land



Third - Sixth Floors



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