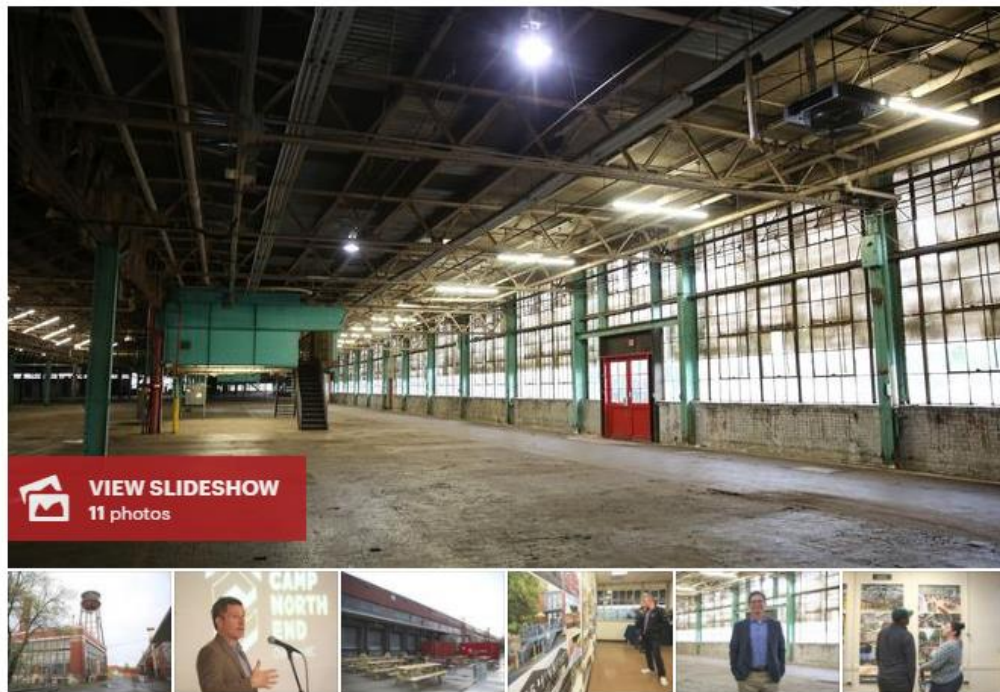


April 4, 2017

<http://www.bizjournals.com/charlotte/news/2017/04/04/work-to-begin-at-camp-north-end-as-soon-as-this.html>

Work to begin at Camp North End as soon as this summer

By Ashley Fahey



Damon Hemmerdinger, co-president of ATCO Properties & Management, said the ultimate goal for his firm's adaptive-reuse project in Charlotte's North End is the same as its original intention: a center for job creation and community.

Equally as important is preserving the history of the site and the buildings, one of which opened in the 1920s as a factory for Ford Model Ts.

"When history is lost, communities get weakened," Hemmerdinger said at a community meeting on Monday at the former Rite Aid distribution center on Statesville Avenue. "Our goal is to build on the strengths of this site and the North End neighborhoods, and to honor that history while we make the site productive for all of us going forward."

ATCO acquired 75 acres in North End in multiple transactions that closed in late 2016. The New York firm is now moving forward on rezoning the property to accommodate a mixture of uses in the existing buildings, which total nearly 1.3 million square feet, and new development long-

term. ATCO is seeking rezoning that will allow 1.5 million square feet of office space; 1,500 apartments; 200,000 square feet of retail; 80,000 square feet of eating, drinking and entertainment establishments; and 65,000 square feet of light industrial uses.

The project, Camp North End, won't be done overnight. The property has connectivity issues that ATCO is working through to allow additional east-west access points and pedestrian walkways throughout. And reusing decades-old industrial buildings for modern uses has unique infrastructure challenges not seen in new construction. Hemmerdinger estimated the entire project won't be fully realized until 10 to 15 years down the road.

Despite that, ATCO plans to move quickly to get activity going on the site, which is equivalent in size to 14 city blocks in uptown.

The first project, expected to get underway this summer, will open up the 18,000-square-foot Raceway Building at the heart of the site for new uses. A site plan for the building indicates several spaces, as small as 508 square feet up to 4,521 square feet, will accommodate tenants or be leased out for events. Hemmerdinger said one-half to two-thirds of that space is already accounted for.

"It will be leased to small businesses, artists and other users to bring activity to the site right away," Hemmerdinger said. "It doesn't have to feel like a giant scary ghost town — that's part of how we'll get the engine of growth started.

"We're very committed to finding a match with businesses that are locally- and minority-owned," he continued.

Also unveiled at Monday's community meeting was news that Junior Achievement of Central Carolinas, which is headquartered in uptown, will move to Camp North End in a 29,000-square-foot facility.

Sarah Cherne, president and CEO of JACC, said the nonprofit has struggled with parking in uptown and had been searching for new space for several years. Camp North End fit for a number of reasons — Cherne cited its proximity to uptown, ample parking and bus access, mission alignment, and an entrepreneurial presence that ATCO hopes will be fostered at Camp North End. JACC's primary mission is to help students from kindergarten to 12th grade develop skills needed for work, entrepreneurship and financial literacy

Cherne said she hoped JACC could move to Camp North End by June 2018, with students coming to that facility by the start of the 2018-2019 academic year. JACC currently leases space at South Tryon Square.