



### Vision

Capitalizing on its momentum as one of the region’s most successfully designed communities, Ballantyne is gearing up for another transformation. Ballantyne Reimagined will create a more urban, walkable environment. The renewed vision for Ballantyne is to be recognized as a great destination for all to enjoy life in a high-quality urban community while continuing to be an economic driver for the entire region.

**Area being rezoned** – majority Ballantyne acreage owned by Northwood Investors (approximately 455-acre mixed-use area)

- Change zoning from BP(CD) and O3(CD) to MUDD-O
- Portions of Master Plan Site are currently developed for office/commercial uses, parking, open space, golf course and other similar uses with the request to rezone to MUDD (Mixed Use Development District) in order to create a walkable residential, retail and office mixed-use environment with abundant open space amenities.

### Phase I Development (5-6 Years from 2021)

*Primarily located behind The Ballantyne, and to include retail street and stream park area, as well as urban residential and retail uses.*

- Residential – 1,030 multifamily units
- Retail/Restaurant/Grocery – 300,000 square feet within entire mixed-use community (possible grocery use along North Community House Road)
- Hospitality – 200 hotel rooms
- Amphitheater and surrounding area for a variety of activities, including concerts, festivals, performances and farmers markets
- Significant parks/open space and connection to greenway

### Phase II Development (6-12 Year Period)

*Primarily expected to occur mostly east of Phase I development, while providing flexibility in allowing portions of this development to occur on the west side of US 521.*

- Residential – 1,050 multifamily units; 300 townhomes
- Office – 400,000 square feet

If light rail or other major transportation improvements were to come to Ballantyne, other potential developments (Phase III) might be available upon further study.

### Community Benefit Items

- Installation/maintenance of active open space/parks, including a connection to the County greenway system
- Completion of the amphitheater for performances, festivals and other community activities in Phase I
- Further enhanced affordable housing commitment
  - Have increased level of affordability to include 50% AMI levels
  - Land within Ballantyne to be donated per phase without cost – 2.0 acres each for Phases I & II; 2.5 acres for Phase III

	% Affordable Units	Number of Units	50% - 70% AMI Units	70% - 80% AMI Units	Affordability Period
<b>Phases I &amp; II</b>	<b>12.5%</b> (initially 8%)	<b>260</b> (initially 160)	<b>130</b> (initially all at 80% AMI)	<b>130</b> (initially all at 80% AMI)	<b>30</b> Years
<b>Phase III</b>	<b>14.3%</b> (initially 8%)	<b>270</b> (initially 144)	<b>135</b> (initially all at 80% AMI)	<b>135</b> (initially all at 80% AMI)	<b>40</b> Years (initially 30 years)

- Study transit and consider bus stops in coordination with CATS within the development
- MWSBE participation and possible job training/apprenticeship programs regarding certain public road infrastructure
- Commitment to install significant network road improvements

### Community Outreach

Northwood is committed to sharing information with the community throughout the evolution of Ballantyne Reimagined. To unveil the plan, Northwood held an informational session on June 8 and hosted a community meeting on August 28 at The Ballantyne.

### About Ballantyne

Recognized internationally as one of the most successfully designed and executed mixed-use communities, Ballantyne is a 2,000-acre community in Charlotte, North Carolina. For the latest happenings in Ballantyne, visit [goBallantyne.com](http://goBallantyne.com). To learn more about the project, visit [BallantyneReimagined.com](http://BallantyneReimagined.com).