



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
Phases I & II	12.5% (initially 8%)	260 (initially 160)	130 (initially all at 80% AMI)	130 (initially all at 80% AMI)	30 Years
Phase III	14.3% (initially 8%)	270 (initially 144)	135 (initially all at 80% AMI)	135 (initially all at 80% AMI)	40 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. To learn more about the project, visit BallantyneReimagined.com.