

Seventh & Tryon Stakeholders Seek Master Developer for Landmark Project

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Two-block, 6.8-acre site to play catalytic role in future of North Tryon area

Charlotte, N.C., March 14, 2018 — The stakeholders within the two-block Seventh & Tryon redevelopment assemblage in uptown Charlotte have issued a request for qualifications (RFQ) to all experienced mixed-use developers that wish to be considered for the landmark project.

Atlanta-based DaVinci Development Collaborative issued the RFQ today on behalf of the Seventh & Tryon stakeholders, who intend to contract with a private partner to serve as master developer of the assemblage. The two-block, 6.8-acre site is bordered by East Sixth, North Tryon, East Eighth and North College streets.

The vision for the Seventh & Tryon public-private redevelopment is a new, inclusive and vibrant mixed-use urban neighborhood that will play a catalytic role in the development of the North Tryon area of uptown Charlotte and provide housing that will serve a diverse array of incomes.

Anchored by the Charlotte Mecklenburg Library's planned new Main Library, the development concept for Seventh & Tryon also includes more than 580,000 square feet of traditional and creative office space; 685 units of market rate, senior and affordable housing; a 135-room boutique hotel; and 55,000 square feet of restaurant and retail space. These various components would be organized around a centralized urban plaza with connected pedestrian passages.

The McGlohon Theater, the historic Hall House and the popular Duckworth's Grill & Taphouse will remain on the site, with the development concept proposing that the Hall House be refurbished into a boutique hotel.

The Seventh & Tryon stakeholders are Mecklenburg County, the Charlotte Mecklenburg Library, the Charlotte Housing Authority, Bank of America and the City of Charlotte.

"The Seventh & Tryon stakeholder group has been working diligently for the past three years to create a framework for this unique development opportunity, and we're excited to take the next step toward making this vision a reality," said Beth Hardin, vice chancellor for business affairs at UNC Charlotte and co-chair of the Seventh & Tryon committee.

The master developer will be responsible for delivering the Seventh & Tryon vision and will be expected to enhance, improve and implement the proposed development. The master development team will also be responsible for leasing activities and securing property and asset management. The team is expected to have meaningful minority- and women-owned small business enterprise (M/WSBE) participation commitments.

"Seventh & Tryon will be an active, innovative gathering place and a destination for employees, residents, students and visitors to North Tryon," said Lee Keesler, CEO of the Charlotte Mecklenburg Library. "Finding the right master developer is critically important to the success of this transformative project, and we're eager to get underway with the selection process."

Interested developers should submit their qualifications by 5 p.m. Eastern Standard Time on April 24. The two-step process will be managed by DaVinci Development Collaborative, the stakeholders' development manager. A selection committee will review the submissions and develop a shortlist of qualified developers to receive a more detailed request for proposal in May. After a round of interviews, the project's master developer will be selected in September.

To read the RFQ in its entirety, please visit www.seventhandtryon.com

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