



September 8, 2015

DANIEL LEVINE

Levine Properties planning 20-story office tower uptown
By Ely Portillo, Charlotte Observer



Uptown's First Ward could soon see more construction: As Levine Properties wraps up work on a new park, the company is planning a 20-story office tower to go with new apartments and hotels.

The new tower, announced Tuesday, is planned for a site next to UNC Charlotte's uptown building, at the corner of Ninth Street and the light rail extension. The 325,000-square-foot building would be the latest addition to an uptown skyline that's sprouting new office towers and high-rise apartments. Levine Properties is seeking an anchor tenant and plans to start interviewing prospective

marketing firms for the property in the fall.

"There's a great deal happening right now," said Daniel Levine, president of Levine Properties, speaking at the Charlotte Rotary Club. He said the top priority now is finding an anchor tenant for the building. Levine doesn't plan to build it as a speculative building, without a primary tenant.

The office building is the latest piece announced in a major overhaul of First Ward by Levine Properties, which owns about 24 acres – nine city blocks – in one of the largest assemblages of privately held land uptown. The area has long been dominated by surface parking lots, but Levine's vision includes 1,500 apartments, 450 hotel rooms, 1.5 million square feet of office space and new retail space.

The redevelopment is all planned along the Blue Line light rail extension, which is set to open in 2017.

The four-acre First Ward Park, intended to anchor the redevelopment, is set to be completed in November, Levine said. His company will turn the park over to Mecklenburg County, with a grand opening planned for December.

"I'D RATHER DO NOTHING THAN NOT DO IT WELL."

Daniel Levine, speaking Tuesday about long-standing plans for development in First Ward.

And Levine said his company has hired Ryan Clutter, senior managing director of HFF's Charlotte office, as listing broker for a 3.7-acre parcel bounded by College Street, the light rail line, Eighth and Ninth streets. "Block 42," as it's called, is zoned for mixed-use development and could accommodate street-level retail and multifamily, in addition to more office development, Levine said.

Levine Properties has been assembling land in First Ward for more than three decades.

Daniel Levine said he and his father –Alvin Levine, who started Pic ‘n Pay shoes and is his partner in the firm – first became attracted to the area when they noticed land was 30 percent cheaper north of Seventh Street. They bought the land piece by piece.

“It was like hand-to-hand combat,” Levine said. “I said to my dad, ‘Either we’re the dumbest people on the planet or we’re going to end up pretty lucky.’”

The company has faced criticism for not developing the land sooner, even as much of uptown boomed and redevelopment started to transform the southern end of the city center. Levine acknowledged that Tuesday. He said there were opportunities to build earlier, but the city’s rapid growth during the 1980s and 1990s kept rendering plans invalid.

“It is true, we had a few false starts over the years. We designed projects, we permitted projects and we canceled projects,” said Levine. “Every time we were ready, my dad and I came to conclude we were underbuilding. I’d rather do nothing than not do it well.”

“So, we did nothing. We got criticized for it, and that’s OK. My dad said ‘We’re big boys. We can take a bit of ink,’” Levine said.

Levine Properties joins several other prominent developers who are launching new office towers as the market picks up steam following the recession. Spectrum Properties is building 300 South Tryon, a 25-story tower, while Portman Holdings recently started work on 615 South College, a 19-story tower. Crescent Communities plans to start soon on a 27-story tower at Tryon and Stonewall streets.

Outside of uptown, Beacon Properties is working on a seven-story office building on Morehead Street, Lincoln Properties is building a pair of 10-story office buildings in SouthPark and Bissell is starting work on a 10-story office building in Ballantyne.

In First Ward, Levine is also working on a 260-unit apartment complex at 10th and Brevard streets, which will wrap around a 1,400-space parking deck. Work has restarted again on the parking deck following a brief dispute over funding with UNC Charlotte, a spokeswoman said.

Levine also plans to bring two Hilton-branded hotels, a Homewood Suites and a Canopy by Hilton, to the area. An exact location for the hotels hasn’t been announced. The 20-story Levine Properties tower is designed by LS3P Architecture.

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http://www.charlotteobserver.com/news/business/biz-columns-blogs/development/article34330734.html?CID=9425808&BSD_SID=19175

Speaker Write Up: Permission to print from Ely Portillo, Charlotte Observer

Head Table: Vernon Menard, Katie Tyler, Tom Bartholomy, Tim Newman, Randall Bozard, Julie Haack; Invocation: Tim Newman; Visitors & Guests: Chris Kemper; Song: Ed Pickett; Health, Happiness & History: Bill Bradley; AV: Jessica Dupree; Photos: Sheila Cox

Club News

John Phillips introduced the club’s newest member, **Greg Reagan**. Greg was a member of Homewood-Oxmoor Rotary in Birmingham, Alabama for 15 years, where he was a past president and Paul Harris Fellow. He is founding member with Reagan FVL, LLC, which provides expert witness resolving financial disputes, valuing businesses and investigating financial improprieties. Welcome Greg at greg@reagan@fvl.com.

FLU SHOTS will be available from 11:30-12:30 and 1:30-2:00 at the September 15th meeting. Thanks to **Catherine Browning** for making the arrangements; **Tom Cottingham** is listed in The Best Lawyers in America 2016; the raffle blitz to benefit the upcoming golf tournament will begin September 15 and continue up to the tournament on September 29. Fantastic prizes...\$10 per ticket or 3 for \$20; the club offers sincere condolences to **Ray Killian** and his family. Ray's wife, Betty, passed away on Monday and funeral services will be held September 12, 1:00PM at Myers Park Presbyterian Church.

PLATELET CHALLENGE

In honor of the club's 100th anniversary, **John zumBrunnen** has tossed out a very interesting challenge to get 100 platelet donors from the club within the next 12 months. **Angela Broome** (American Red Cross) and **Martin Grable** (Community Blood Center) provided an explanation of the process, which typically takes 1.5 hours, donations can be made every 28 days and reminded everyone the need is urgent and constant.

John will donate \$50/per platelet donation trip to the Public Safety Scholarship Fund. When the club has met the 100 donation trips, he will contribute an additional \$5000 to be directed to various Rotary projects as designated by the top three contributors.

John went on to say that 18 years ago, close friends Kim and Daniel Popky were expecting their first child. Kim was 35 and 8 months into her pregnancy when she was diagnosed with acute lymphomatic leukemia. Family and friends were asked to donate platelets and when daughter, Dana, was born in December 1997, she had the blessing of her mother for the next 16 years. Kim lived a full and joyful life, but sadly lost the battle in January 2014.

The next steps...let John know (izumbrunnen@zumbrunnen.com or text 404-245-8810) to let him know the donor name, date of donation, units of platelets donated and if you also gave plasma or other products; visit redcross.org/blood or cbcc.us/donate-blood for additional information.

UPCOMING BIRTHDAYS (09/15/15 – 09/21/15)

09/15 Ron Campbell, Rich Campbell, Katie Tyler
09/16 Gray Langley
09/17 Larry Hyatt, Tim Flanagan, Dal Shefte, Mark Norman, Fred Lowrance
09/19 Torrence Shealy
09/21 Sandy Osborne, Chris Kemper

UPCOMING ANNIVERSARIES (09/15/15 – 09/21/15)

09/16 Kaye & Lamar Thomas
09/17 Sylvia & Larry Hyatt
09/18 Ann & Floyd Davis
09/20 Pat & Bert Voswinkel, Joan Graham & Neil Burkhead
09/20 Lucy & David Anderson, Kate & Greg Hatcher
09/21 Amy Burkett & Robert Upton

Visitors & Guests	21
Club Members	174
Total	195
Percentage	60.5%

MEMBERSHIP

06/30/2015	319
09/08/2015	325
Net Increase:	+6

New Members: Jennifer Marshall, Greg Reagan

Resignations:

UPCOMING LUNCHEONS (www.charlotterotary.org and click on the events tab)

09/15 – Dan Lebowitz, Exec. Dir., Center for Study in Society, Northeastern University

09/22 - Carla Tweddale, President, Lillypad Haven (human trafficking problem in Chlt)

09/29 – GOLF TOURNAMENT – MEETING IS CANCELED

Photos from our luncheons and other events can be found on Flickr [Click here](#)





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