

UPTOWN

SOUTH END

SECOND WARD

Novant and
Atrium Health

DILWORTH

SITE

MIDTOWN

CHERRY

McDOWELL ST.

McREHEAD ST.

~ 5 minute walk

~ 10 minute walk

Little Sugar Creek Greenway

SCOTT AVE

Atrium Health
Carolinas Medical Center

The Pearl Innovation Development Update



PLANNING PRINCIPLES



- Maximize access and connectivity
- Incorporate a mix of research, innovation, and education space
- Integrate a variety of mixed-income housing types, retail, and hospitality to ensure a diverse ecosystem
- Establish a sense of place that is authentic, interesting, attractive, iconic, and ‘sticky’
- Designed with a link to the site’s history

Sustainability

LEED Certifications Pursued - GOLD and ZERO Carbon



Health & Wellbeing

- Neighborhood re-investment to repair destructive urban renewal initiatives from the 1960's
- Interior materials that contain and emit low VOCs
- Access to daylight and views in regularly occupied spaces



Sitework

- Brownfield remediation
- Heat island mitigation
- Urban infill that maximizes utilization of existing infrastructure and city investments



Water Conservation

- Efficient on-site irrigation systems
- Efficient interior flush and flow fixtures
- Replacing storm and sanitary lines that serve the Charlotte region



LEED Zero

- Low carbon HVAC systems that will reduce fossil fuel use by up to 100% under normal operations
- Green power and carbon offsets to support LEED Zero Carbon certification
- Low embodied carbon structural and envelope material selections



Transportation

- Support for low-carbon transportation including pedestrian amenities, bicycle facilities, and electric vehicle charging stations
- Walkable, amenity rich urban area

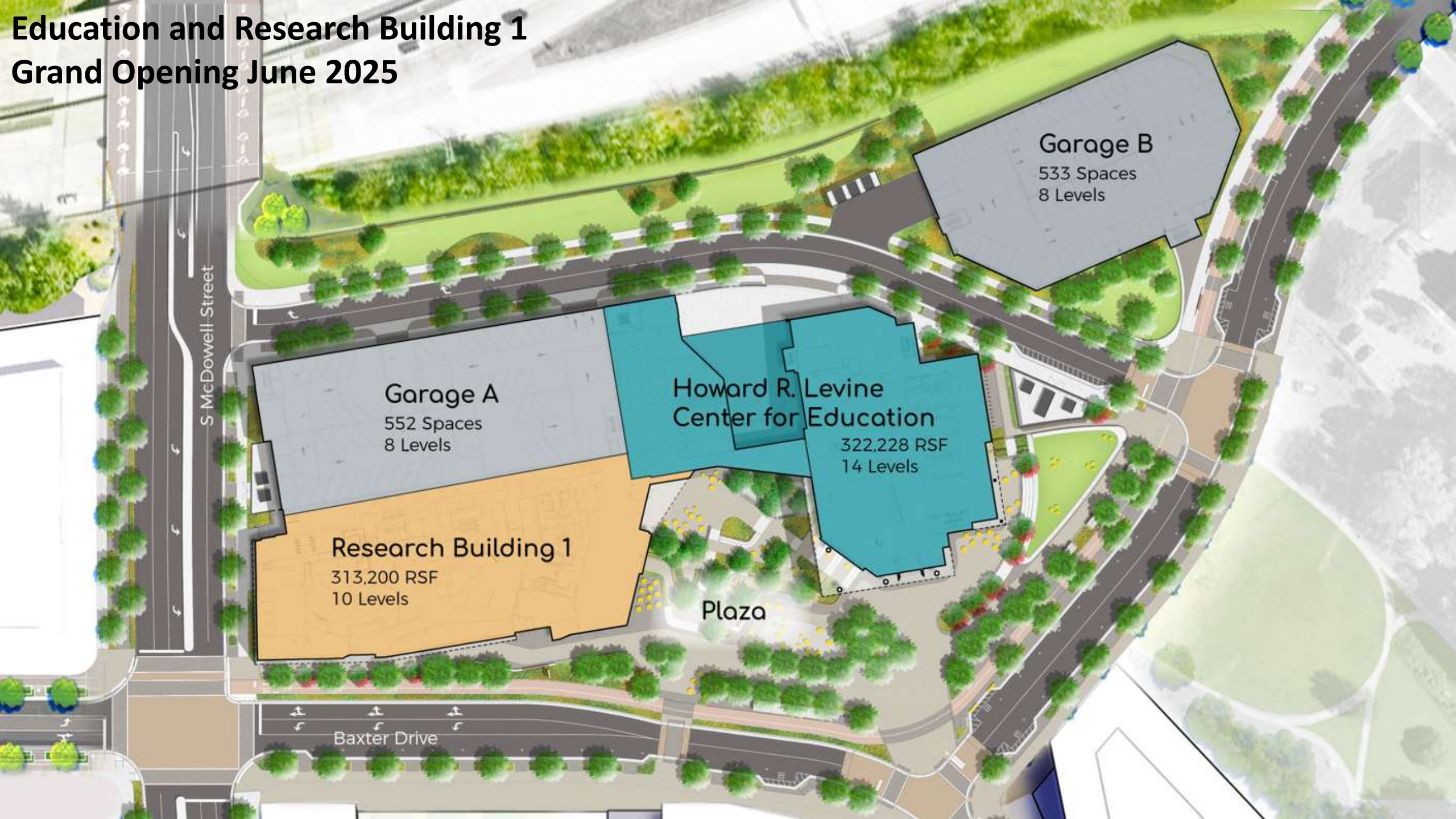


Measuring what Matters

- Building-scale metering to support energy and water use accountability
- Purchasing products manufactured by companies that measure and are transparent about environmental and human health impacts of their products

Education and Research Building 1

Grand Opening June 2025



S McDowell Street

Garage A
552 Spaces
8 Levels

Garage B
533 Spaces
8 Levels

**Howard R. Levine
Center for Education**
322,228 RSF
14 Levels

Research Building 1
313,200 RSF
10 Levels

Plaza

Baxter Drive



Upper Terrace

Vertical Garden

Central plaza

Café Porch

Side Yard

Cycle Track

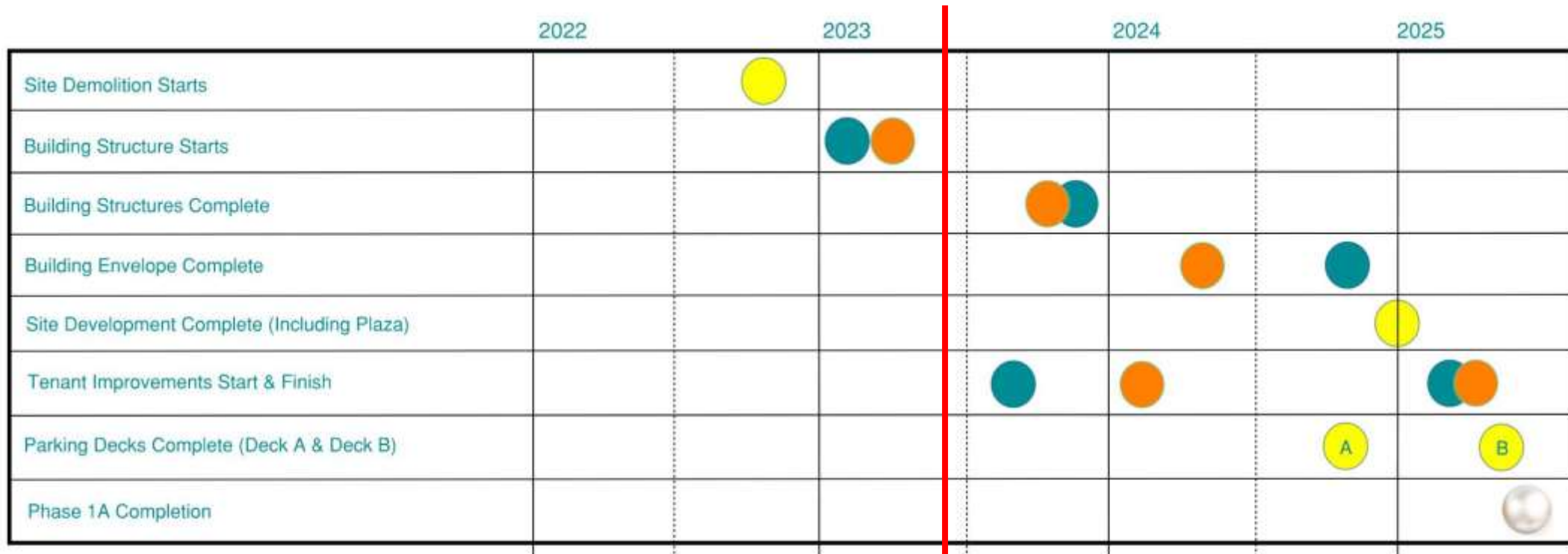
Cycle Track

Site Plan

Schedule Snapshot



- Research 1
- Center For Education
- Site Infrastructure



MWSBE Achievement To Date

- Center for Education 22%
- Research Building One 21%















Thank You