

THE COLONY RESIDENTIAL PODIUM



KLINE ENGINEERING
& CONSULTING



Project Description

Mixed-use redevelopment of the 1970-built Colony at Southpark features 1,000 new apartments, along with offices, shops and a hotel.

Phase 1 includes:

- 340 high-end apartment units
- 544-parking space precast parking
- 280,000 square feet of retail space

Design Features:

- Re-designed podium slab and reduced thickness from 12.5" to 11.5" to support 5-wood levels of concrete.
- Reduce 30% of shear walls in ft² footprint
- Reduced footing sizes and reinforcement



Charlotte, NC.

CAPABILITIES

- Construction Services
- Value Engineering

Developer:

Synco Properties and Schlosser Development Corp.

Architect:

**BB+M Architecture
Nelsen Partners**

General Contractor:

Choate Construction

Project completion:

Phase 1 (2022)

Industry

Mixed-Use

Project type:

REDEVELOPMENT

Full Project Description

The Colony is a redevelopment project of a 1970s-era apartment complex located on 27 acres in the heart of Southpark, Charlotte NC. The new multi-family project will feature a dense, state of the art, mixed use community that will include 990 multifamily units, a 200-room luxury hotel, a 70,000 square foot grocery store, an office building, and over 3.5 acres of open spaces.

There are 3 phases contemplated for this project, beginning with phase 1 in Spring 2020. Once complete, phase 1 will include 280,000 square feet of retail space and 340 apartments, including about 18 units of workforce housing. Following phases would include (based on market dynamics and demand) the office building, additional residential and the hotel.

Kline Engineering & Consulting teamed-up with The Colony's EOR to provide its Value Engineering expertise on this redevelopment project to ensure the best cost/benefit relation for the multifamily structure. Our team redesigned the post-tensioned podium slab for building-2 including supporting columns, shear walls and foundations to reduced thickness from 12.5" to 11.5" to support 5-wood levels of concrete. Lateral resisting structures, shear walls, and moment frames were also designed and analyzed by our team.

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