INDEPENDENCE BLVD & NORTHEAST PKWY - MATTHEWS, NC
SITE CONCEPT PACKAGE
FEBRUARY 16, 2021

PREPARED FOR:
TWO CAPITAL PARTNERS

NILES BOLTON ASSOCIATES
SITE DATA:
SITE AREA: +/- 10.5 ACRES
MULTIFAMILY HOUSING: 165 UNITS
FLATS: 95 UNITS
BLDG A1 (3 STORIES): 33 UNITS, 2,500 SF RETAIL
BLDG A2 (3 STORIES): 38 UNITS, 2,500 SF RETAIL
BLDG D1 (3 STORIES): 12 UNITS
BLDG D2 (3 STORIES): 12 UNITS
TOWNHOMES: 28 UNITS
BLDG B1 (2 SPACES/UNIT): 4 UNITS
BLDG B2 (2 SPACES/UNIT): 4 UNITS
BLDG B3 (2 SPACES/UNIT): 6 UNITS
BLDG B4 (2 SPACES/UNIT): 6 UNITS
BLDG C1 (W/O INTERNAL GARAGES): 4 UNITS
BLDG C2 (W/O INTERNAL GARAGES): 4 UNITS
CLUB, LEASING & AMENITIES: +/- 7,000 SF (1.5 STORIES)
SINGLE FAMILY RENTAL COTTAGES: 42 UNITS
PARKING: 2 SPACES PER UNIT
SURFACE PARKING SPACES: 157 SPACES TOTAL
(FLATS, RETAIL, B1/C1/C2 TOWNHOMES)

EXISTING ZONING: R-12
FUTURE HOTEL PARCEL

25' PROJECT EDGE

10' REAR YARD

15' THOROUGHFARE

SCREEN YARD

COMMUNITY GARDEN

ACADEMY SPORTS

FUTURE EXTENSION OF NORTHEAST PKWY

10' SIDE YARD

20' MAX. BUILD TO LINE

-/+ 80' R/W (ALIGNMENT TBD)

SECONDARY ENTRANCE (POTENTIAL RIGHT-IN/RIGHT-OUT ONLY)

EXISTING ZONING: B-H

750

740

730

730

740

E INDEPENDENCE BLVD

E INDEPENDENCE BLVD

NORTH EAST PKWY

CASETTA DR

OVERCASH DR

ACADEMY

SPORTS

PRIMARY ENTRANCE

EXISTING ZONING: B-1SCD

EXISTING ZONING: B-H

EXISTING ZONING: B-1CT/C2 TOWNHOMES

VEHICULAR CONNECTION TO ADJ PARCEL

10' SIDE YARD

10' REAR YARD

15' THOROUGHFARE

SCREEN YARD

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(FLATS, RETAIL, B1/C1/C2 TOWNHOMES)
Milltown Commercial District - Inspirational Character
Independence Blvd & Northeast Pkwy - Matthews, NC
Mill Town Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC

View 2 - 3-Story Flat from Overcash Drive

View 3 - Retail Plaza

View 4 - Clubhouse from Retail Plaza

Model View Key - Not to Scale
Mill Town Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC
Milltown Character - Residential Scale
Independence Blvd & Northeast Pkwy - Matthews, NC
Mill Town Residential District - Pocket Park
Independence Blvd & Northeast Pkwy - Matthews, NC
Building Elevations - Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC

Clubhouse Elevation (NOT TO SCALE)

3-Story Flat Elevation @ Overcash Drive (NOT TO SCALE)

Materials Palette

SINGLE HUNG BLACK VINYL WINDOW
MONTICELLO - BRICK SELECTION
ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY
STANDING SEAM METAL ROOF
SMOOTH PLANK - EXTERIOR SIDING
CLASSIC FRENCH GRAY SIDING COLOR SELECTION

TWO CAPITAL PARTNERS | 02.16.2021
Building Elevations - Single Family Homes
Independence Blvd & Northeast Pkwy - Matthews, NC

Materials Palette

- ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY
- GRAYSBURG - BRICK SELECTION
- SINGLE HUNG WHITE VINYL WINDOW
- STANDING SEAM METAL ROOF

ACCENT METAL ROOF
SIDING TYPES
SIDING COLORS
SLATE GRAY
LAP SIDING
MILD BLUE
CHARCOAL
BOARD & BATTEN
CLASSIC FRENCH GRAY
MINERAL GRAY
ALEUTIAN
SHINGLE ROOF
F. C. BATTEN SIDING
SHINGLE OR METAL ACCENT ROOF
OPTIONAL TWO-STORY PORCH
ONE-STORY WITH GARAGE
ONE-STORY FRONT PORCH
ONE-STORY PORCH ON LAWN

NOT TO SCALE

TWO CAPITAL PARTNERS | 02.16.2021
NILES BOLTON ASSOCIATES
INDEPENDENCE BLVD & NORTHEAST PKWY - MATTHEWS, NC

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EXISTING ZONING: R-12
FUTURE HOTEL PARCEL

VEHICULAR CONNECTION TO ADJ PARCEL

EXISTING ZONING: B-1SCD

FUTURE EXTENSION
OF NORTHEAST PKWY

ACADEMY SPORTS

10' SIDE YARD
20' MAX. BUILD TO LINE

SECONDARY ENTRANCE
(POTENTIAL RIGHT-IN/RIGHT-OUT ONLY)

- 80' R/W
(ALIGNMENT TBD)

10' REAR YARD
15' THROUGHFARE
SCREEN YARD

10' PROJECT EDGE

25' PROJECT EDGE

25' PROJECT EDGE

COMMUNITY GARDEN

E INDEPENDENCE BLVD

NORTHEAST PKWY
Milltown Commercial District - Inspirational Character
Independence Blvd & Northeast Pkwy - Matthews, NC
Mill Town Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC

View 2 - 3-Story Flat from Overcash Drive

View 3 - Retail Plaza

View 4 - Clubhouse from Retail Plaza

Model View Key - Not to Scale
Milltown Character - Residential Scale
Independence Blvd & Northeast Pkwy - Matthews, NC
Mill Town Residential District - Central Park
Independence Blvd & Northeast Pkwy - Matthews, NC

View 8 - Central Community Lawn

View 9 - Amenity Area

View 10 - Amenity Area

Model View Key - Not to Scale
View 11 - Community Garden

View 12 - Playground

View 13 - Pool Amenity

Model View Key - Not to Scale
Building Elevations - Commercial District
Independence Blvd & Northeast Pkwy - Matthews, NC

Clubhouse Elevation (NOT TO SCALE)

3-Story Flat Elevation @ Overcash Drive (NOT TO SCALE)

Materials Palette

- MONTICELLO - BRICK
- SINGLE HUNG BLACK VINYL WINDOW
- ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY
- STANDING SEAM METAL ROOF
- SMOOTH PLANK - EXTERIOR SIDING
- CLASSIC FRENCH GRAY SIDING COLOR SELECTION
Building Elevations - Single Family Homes

Independence Blvd & Northeast Pkwy - Matthews, NC

Materials Palette

- GRAYSBURG - BRICK SELECTION
- SINGLE HUNG WHITE VINYL WINDOW
- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLES - HEARTHSTONE GRAY

**ACCENT METAL ROOF**
- SLATE GRAY
- LAP SIDING
- MILD BLUE
- CLASSIC FRENCH GRAY

**SIDING TYPES**
- BOARD & BATTEN
- MINERAL GRAY
- ALEUTIAN

**SIDING COLORS**

- CHARCOAL
- SLATE GRAY
- SLATE GRAY
- SLATE GRAY

**SHINGLE ROOF**
- SHINGLE ROOF
- SHINGLE ROOF
- SHINGLE ROOF

**F.C. LAP SIDING**
- F.C. LAP SIDING
- F.C. LAP SIDING
- F.C. LAP SIDING

**F.C. SHAKE SIDING**
- F.C. SHAKE SIDING
- F.C. SHAKE SIDING
- F.C. SHAKE SIDING

**Optional Two-Story Porch**
- SHINGLE OR METAL ACCENT ROOF

**ONE-STORY WITH GARAGE**
- VINYL WINDOW

**ONE-STORY FRONT PORCH**
- ONE-STORY FRONT PORCH
- TWO-STORY PORCH ON LAWN

**ONE-STORY PORCH ON LAWN**
- DECORATIVE COLUMNS
- DECORATIVE COLUMNS

**NOT TO SCALE**