



**CAMP**  
**NORTH END**

# Charlotte- Mecklenburg Historic Landmarks Commission

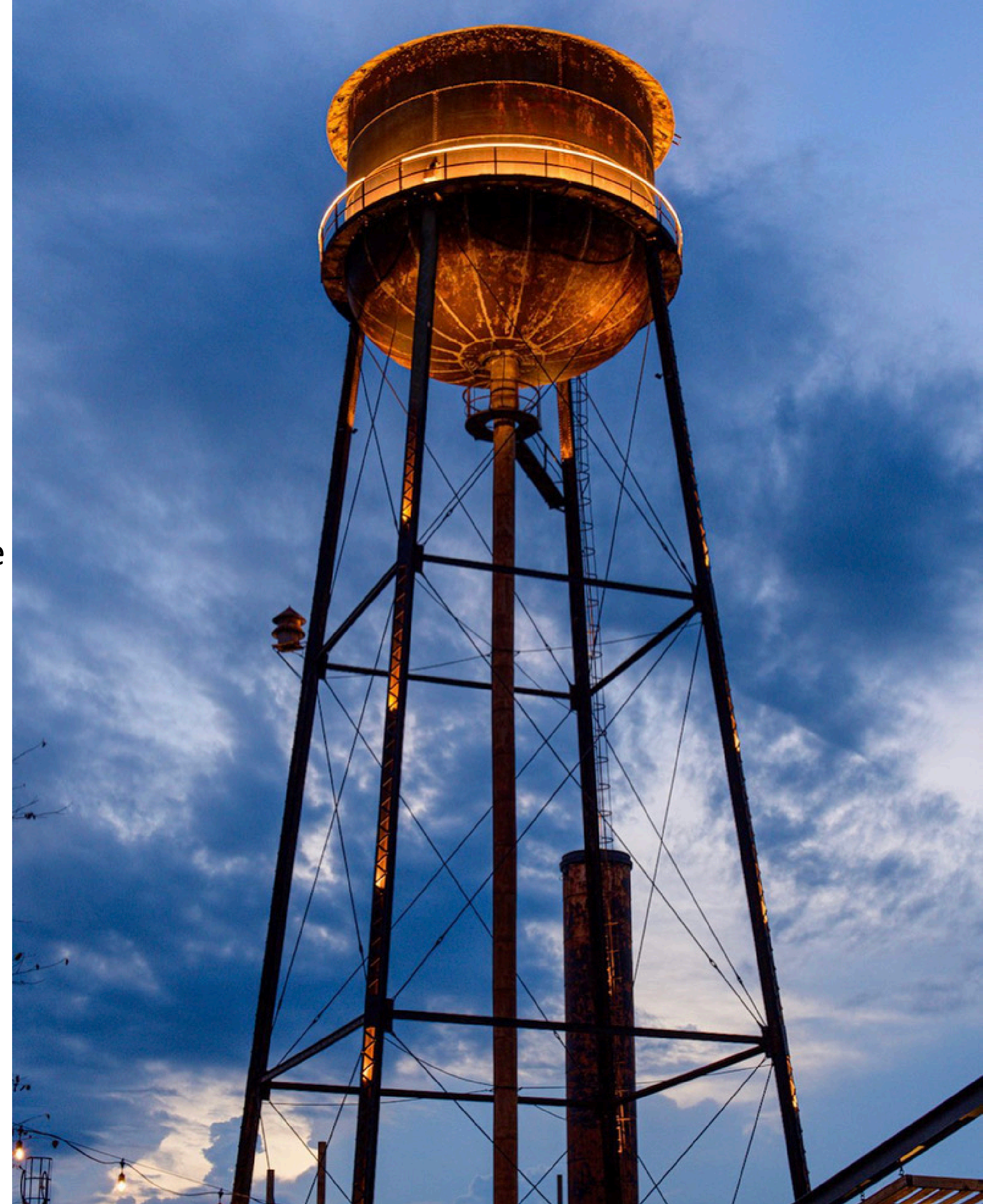
Survey Committee

February 17, 2021



# Agenda

- Proposed Landmark Polygon
- Camp North End overview – zoning framework, adaptive reuse master plan, full-build master plan
- Completed renovations:
  - 1701 N. Graham, 1801 N. Graham, 301 Camp Rd, 270 Camp Road, 300 Camp Road, 330 Camp Road, 1824 Statesville Ave
- Future Buildings:
  - 201 Camp Rd, 701 Keswick Ave, 200 Camp Road
- Note: Ford building landmarked during 2020.
- Note: Likely future application for Hercules buildings





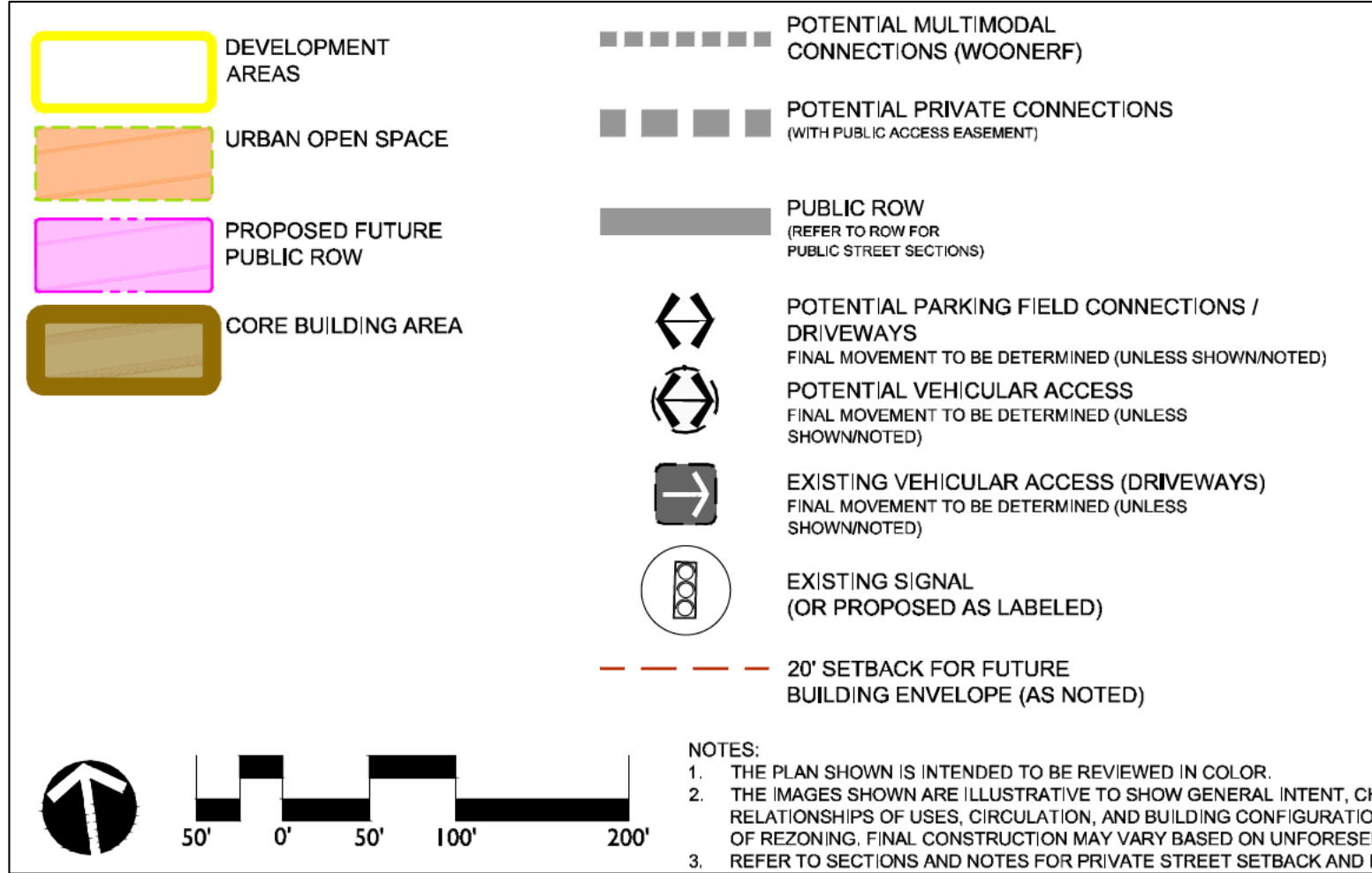
# Proposed Landmark Polygon



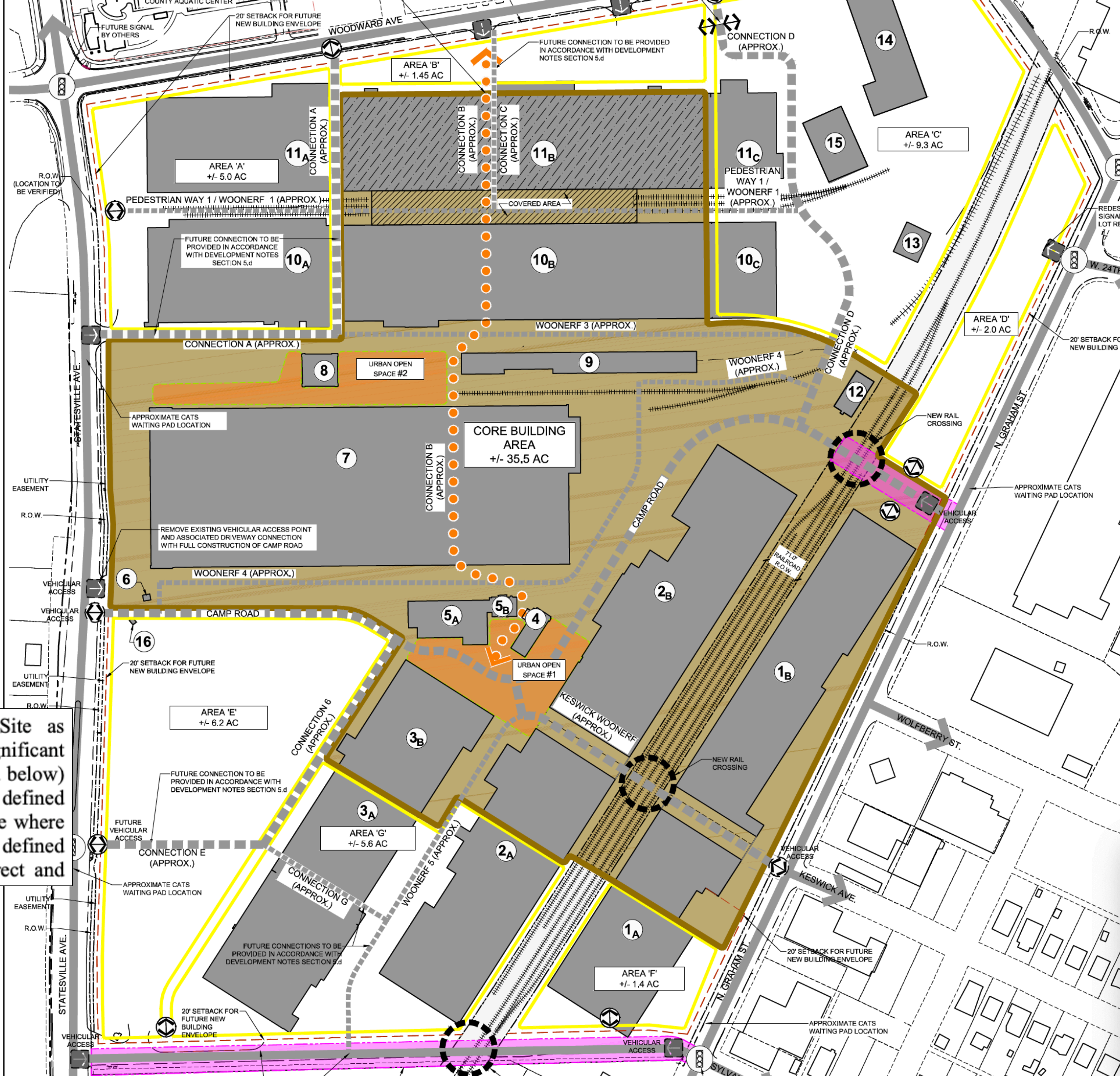


# Camp North End Zoning

Approved 2017

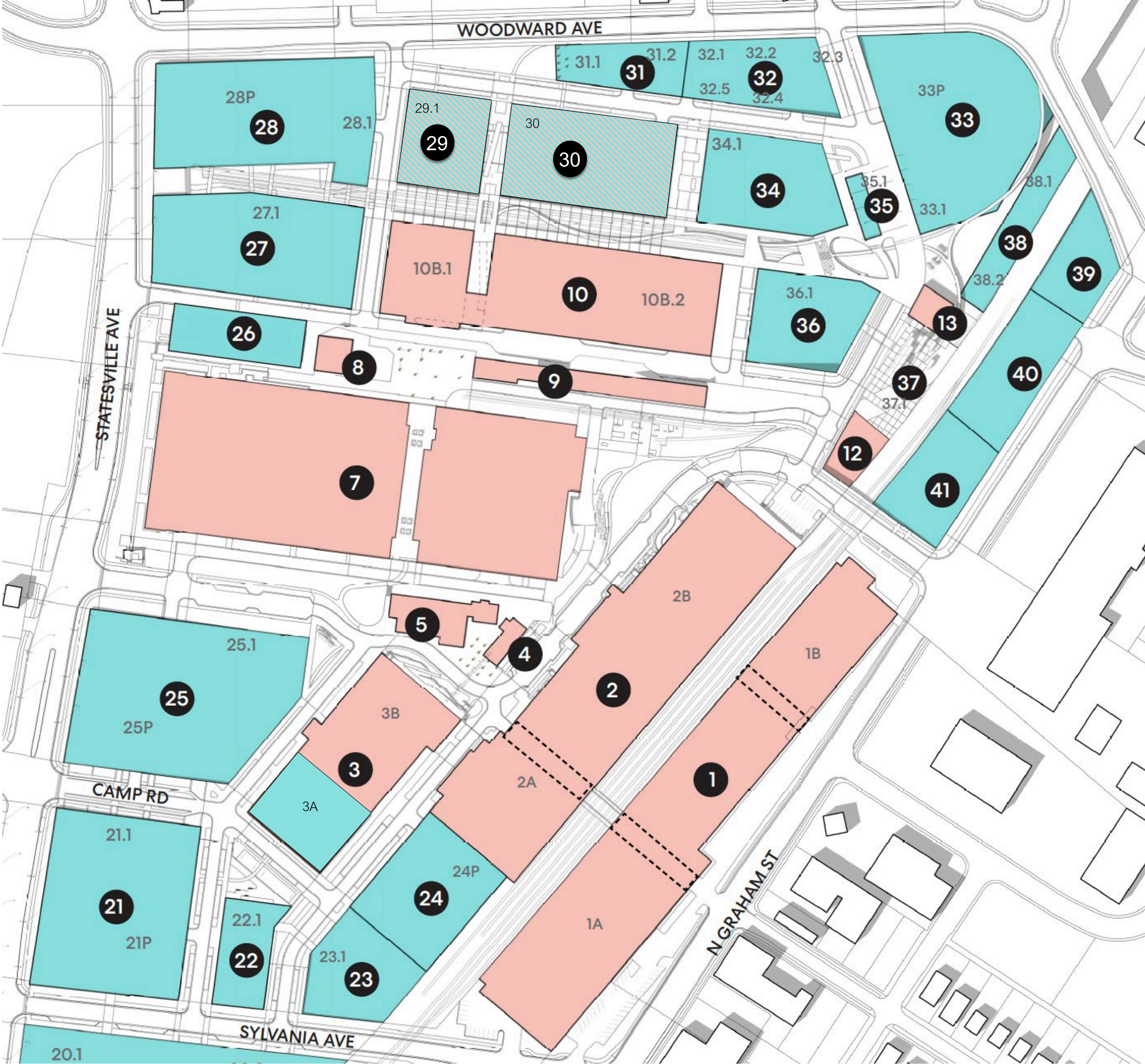


**b. Overview/Nature of Redevelopment.** Redevelopment/development of the Site as contemplated by the Rezoning Plan involves both (i) an innovative, adaptive reuse of significant portions of the existing industrial/distribution buildings (e.g. Existing Buildings, as defined below) that were constructed as early as the 1920s and (ii) construction of New Buildings (as defined below) in areas where Existing Buildings do not now exist and in certain areas of the Site where Existing Buildings do exist but are not located within the Core Existing Building Areas (as defined below). The overall redevelopment to be known as “Camp North End” seeks to resurrect and



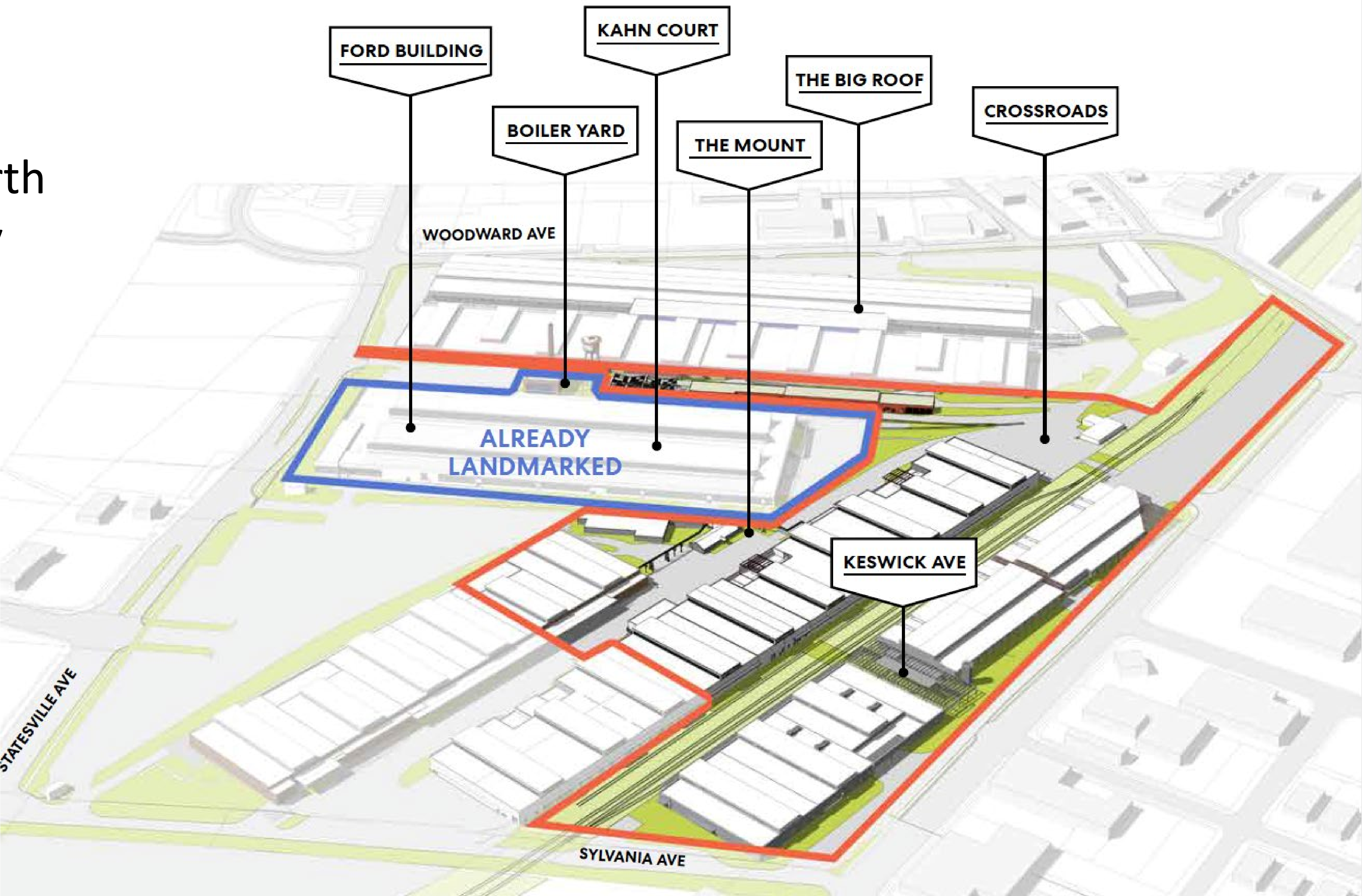


Camp North End  
Master Plan – full  
build  
(one scenario)



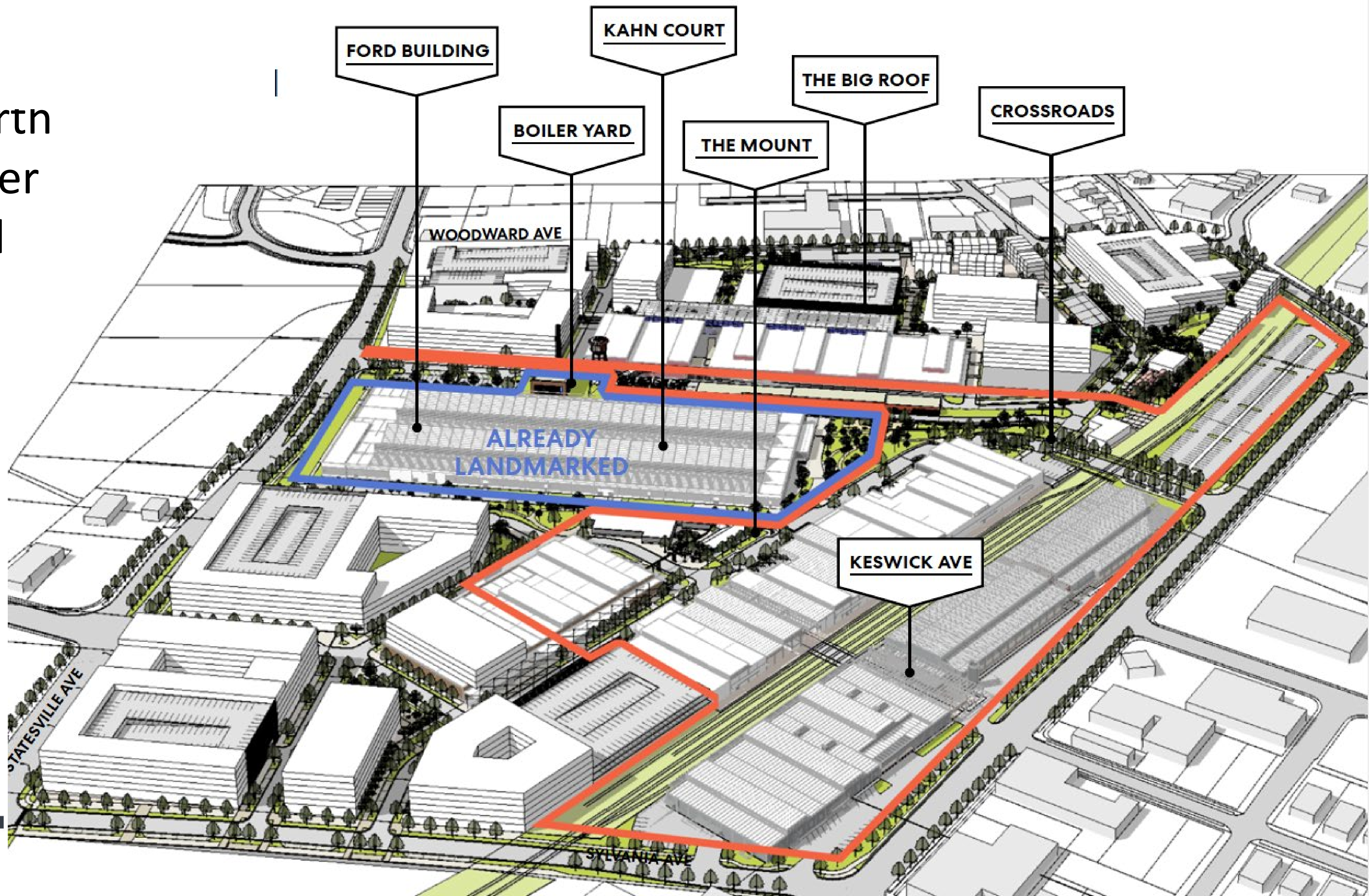


Camp North  
End today





# Camp North End Master Plan – full build





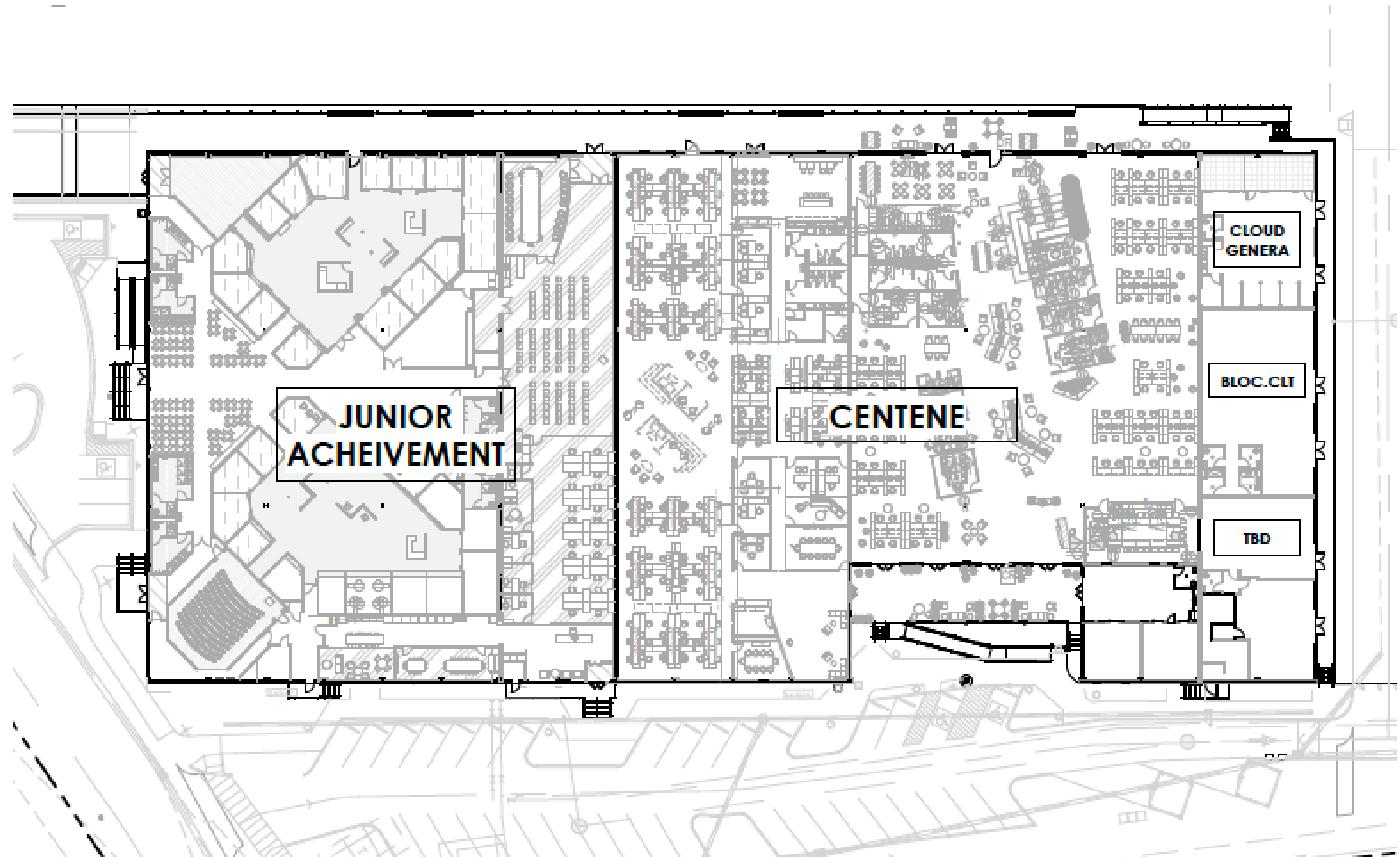
# 1701 N. Graham

Approach: Adaptive Reuse

History: Portion of one of five large US Army Warehouses (WWII)

Plan: Exterior & Interior, full building

Status: Base building work complete.  
Most interior fitout complete





# 1701 N. Graham - Exterior





# 1701 N. Graham - Exterior





# 1701 N. Graham - Exterior





# 1701 N. Graham - Interior



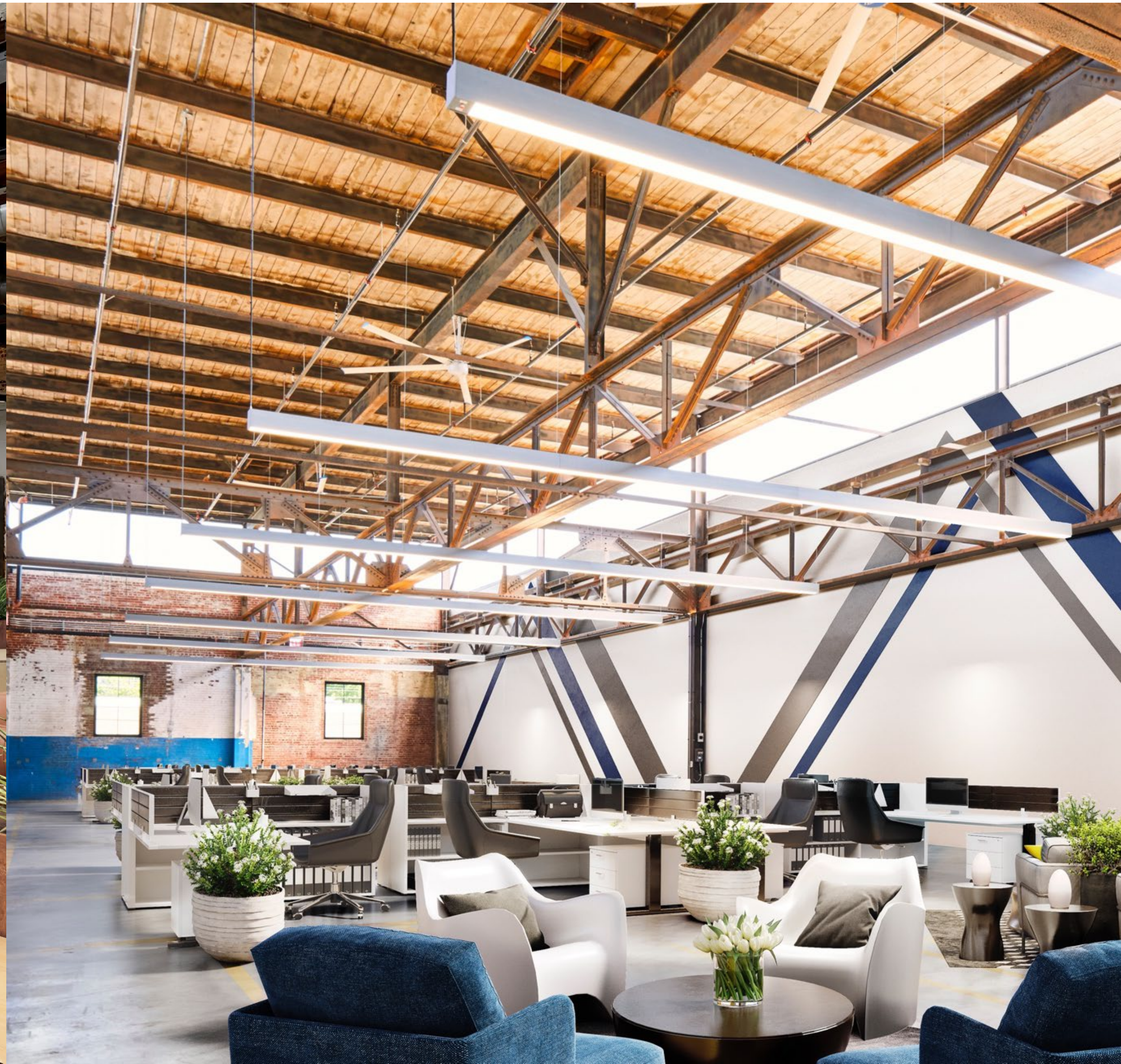


# 1701 N. Graham - Interior





# 1701 N. Graham - Interior





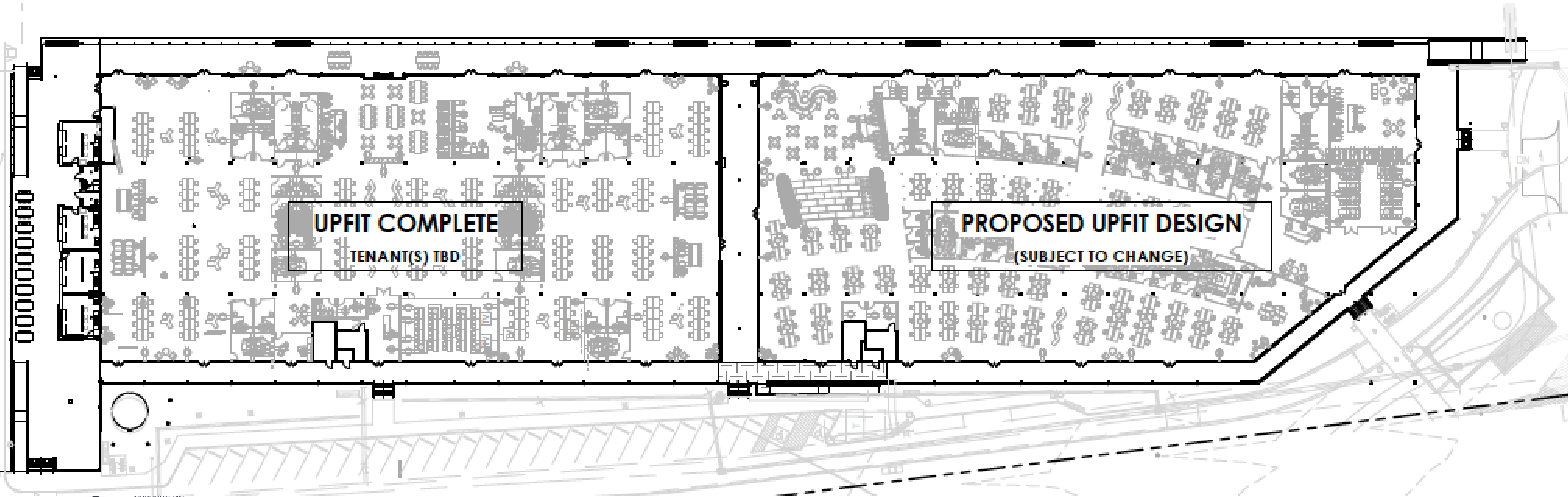
# 1701 N. Graham - Interior





# 1801 N. Graham – Gama Goat Building

Approach: Adaptive Reuse  
History: Portion of one of five large US Army Warehouses (WWII)  
Plan: Exterior & Interior, full building  
Status: Base building work complete.  
One large office upfit finished  
Second designed – could change





# 1801 N. Graham – Exterior – before and after





# 1801 N. Graham - Exterior





# 1801 N. Graham - Exterior





# 1801 N. Graham - Exterior



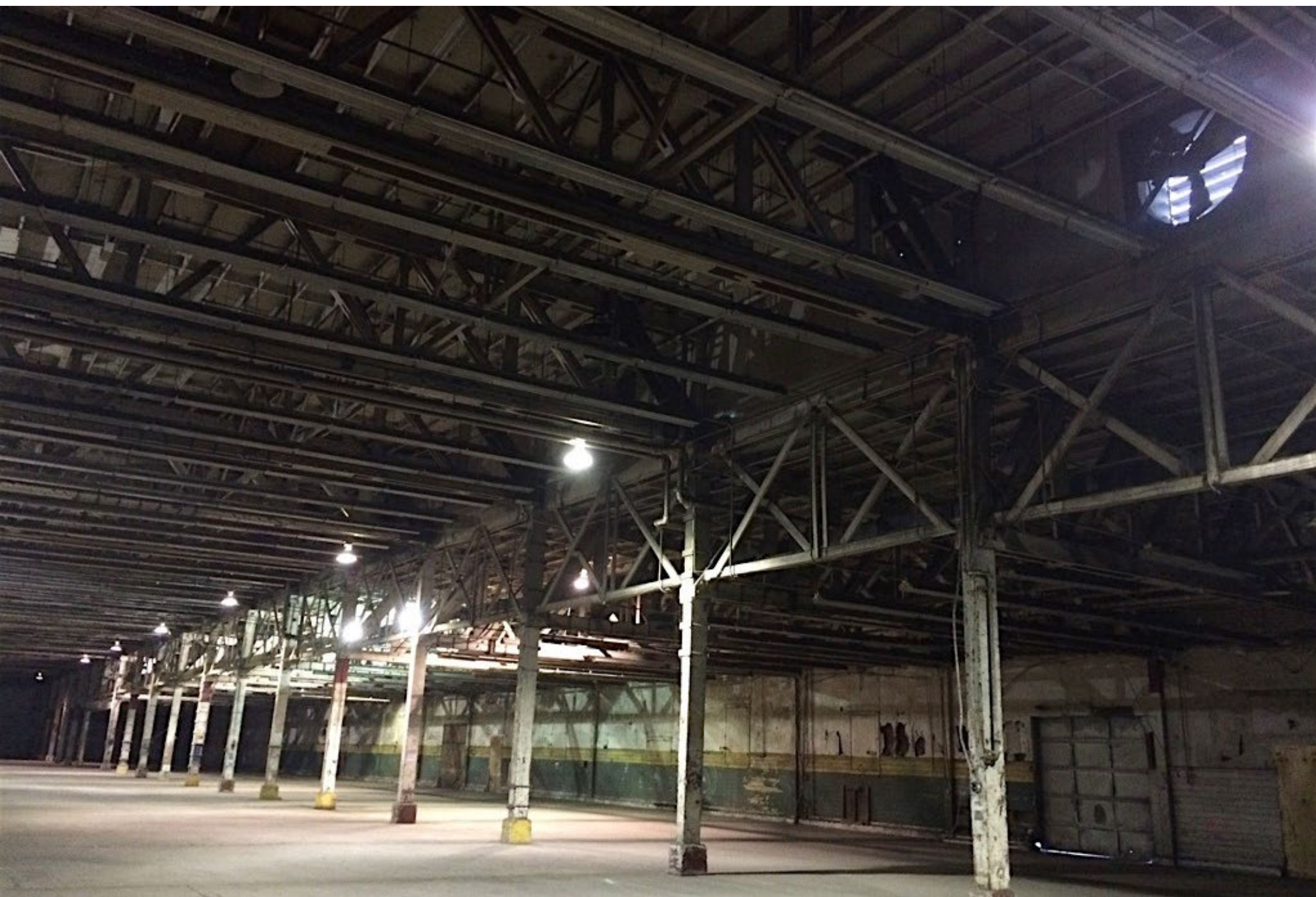


# 1801 N. Graham - Exterior



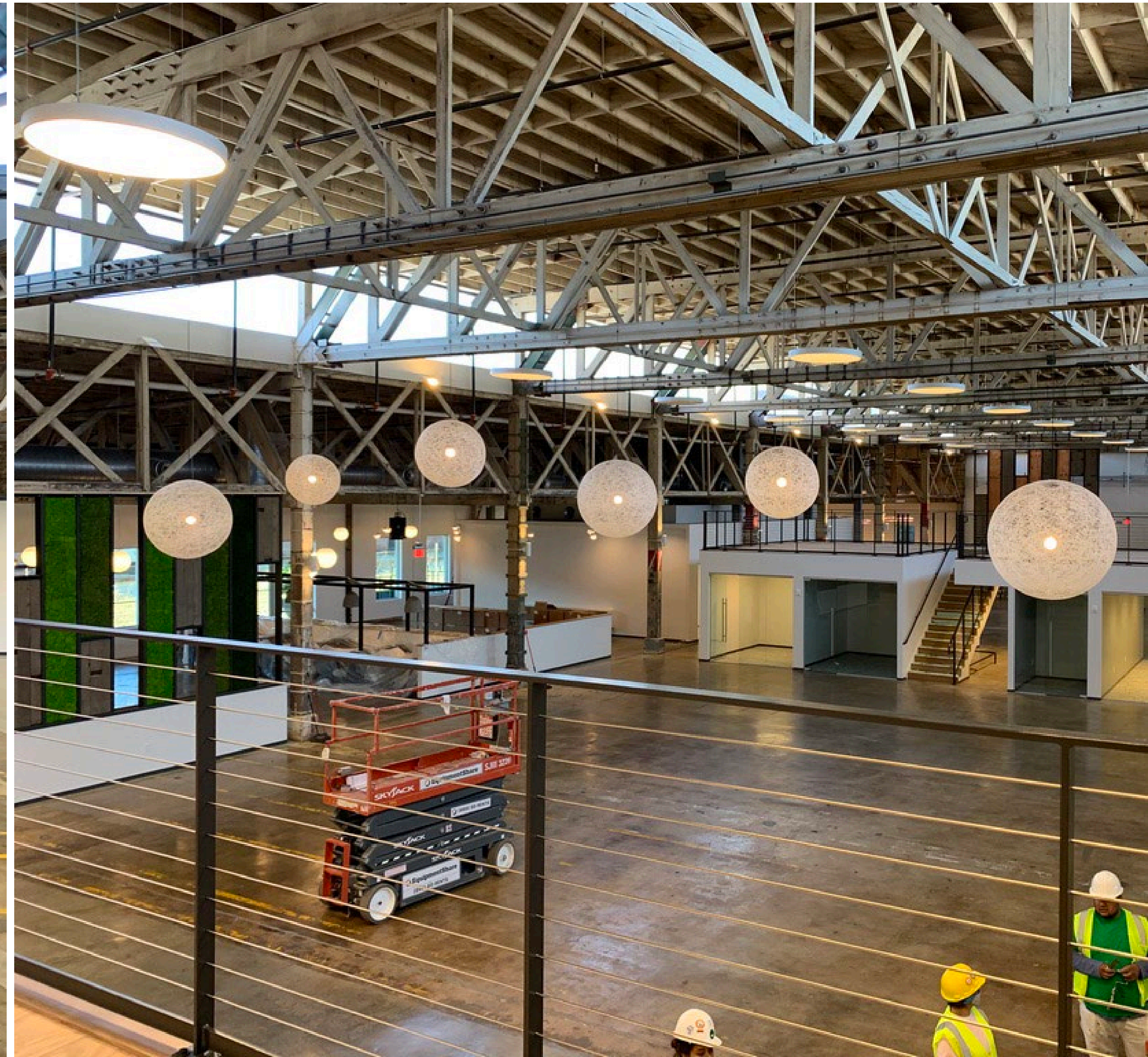


# 1801 N. Graham – Interior - Before



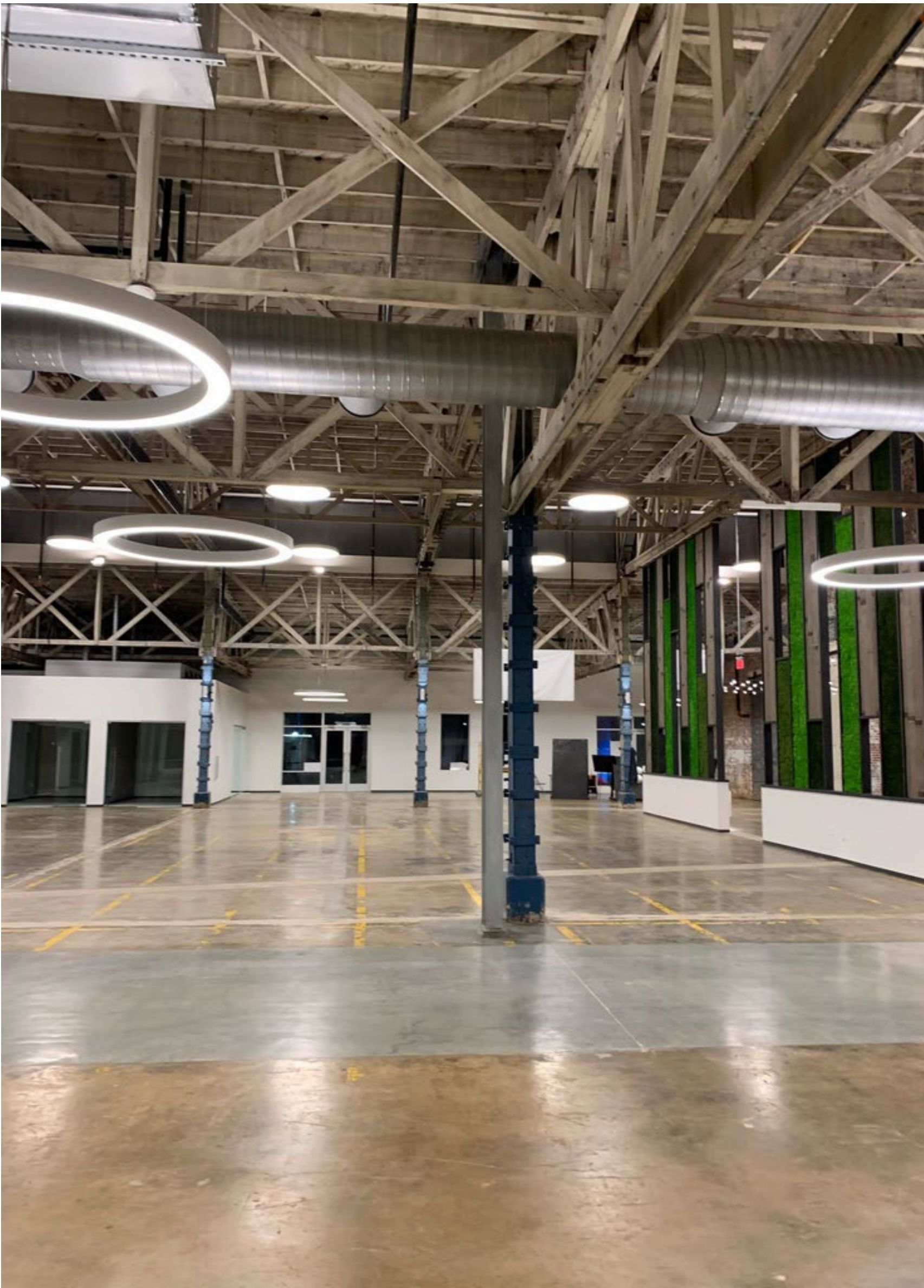


# 1801 N. Graham - Interior





# 1801 N. Graham - Interior





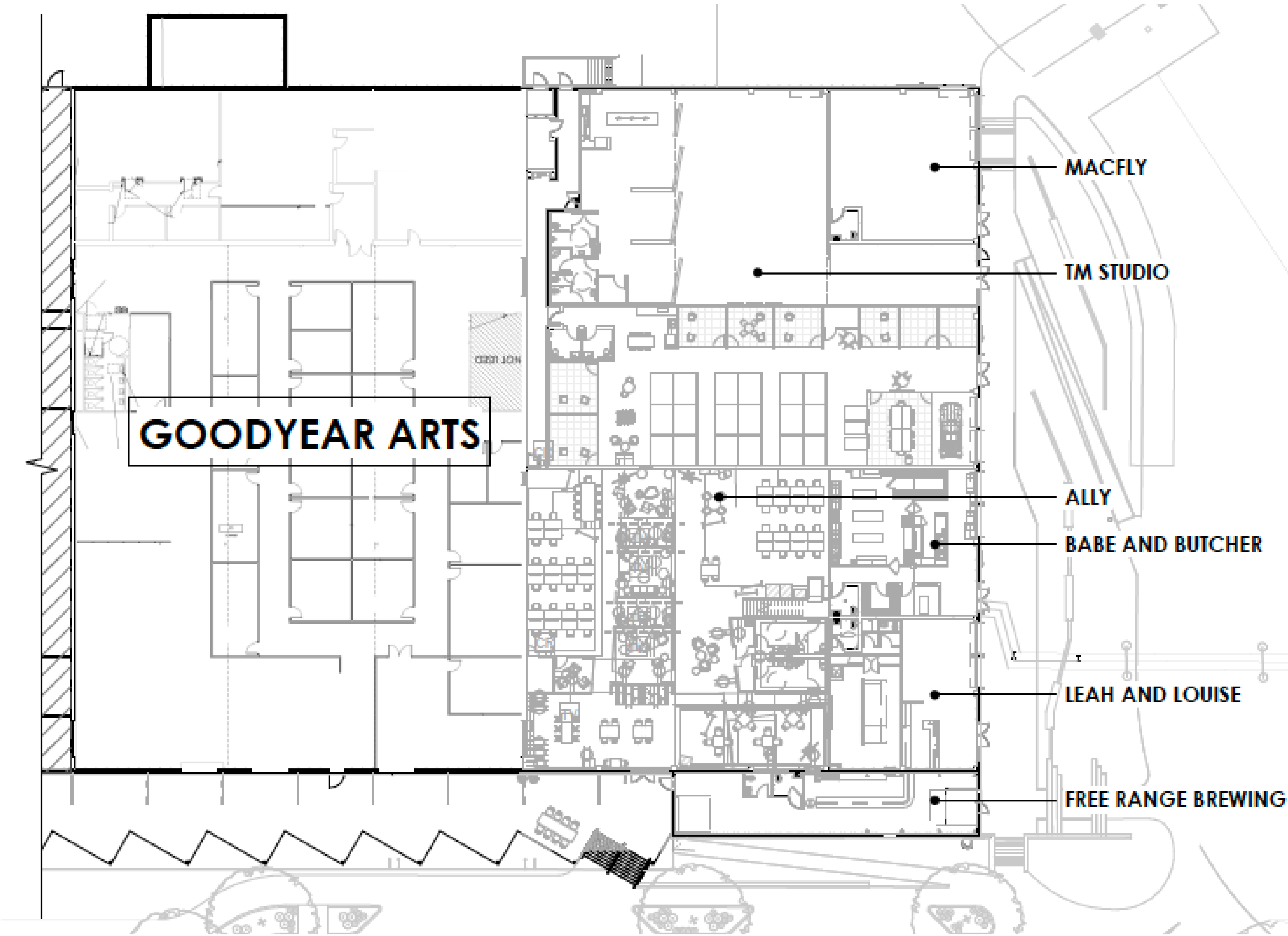
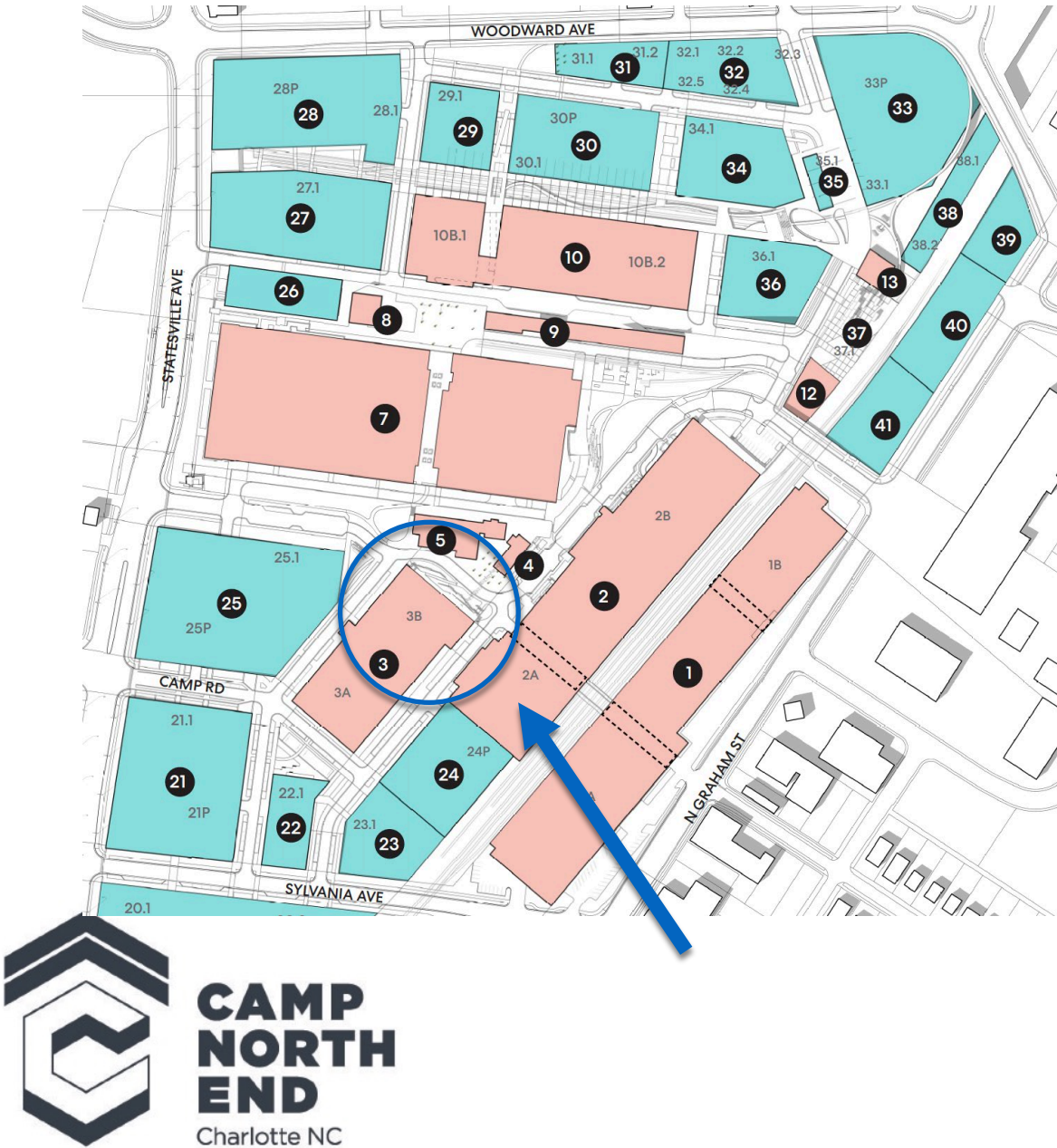
# 1801 N. Graham - Interior





# 301 Camp Rd

- Approach: Adaptive Reuse  
History: Portion of one of five large US Army Warehouses (WWII)  
Plan: Exterior and interior, portion of existing building (2 bays)  
Status: Base building work complete.  
5/7 upfits complete  
1 permitted  
1 will be permitted shortly





# 301 Camp – Exterior – before and after





# 301 Camp – Exterior





# 301 Camp – Interior – before and after





# 301 Camp – Interior





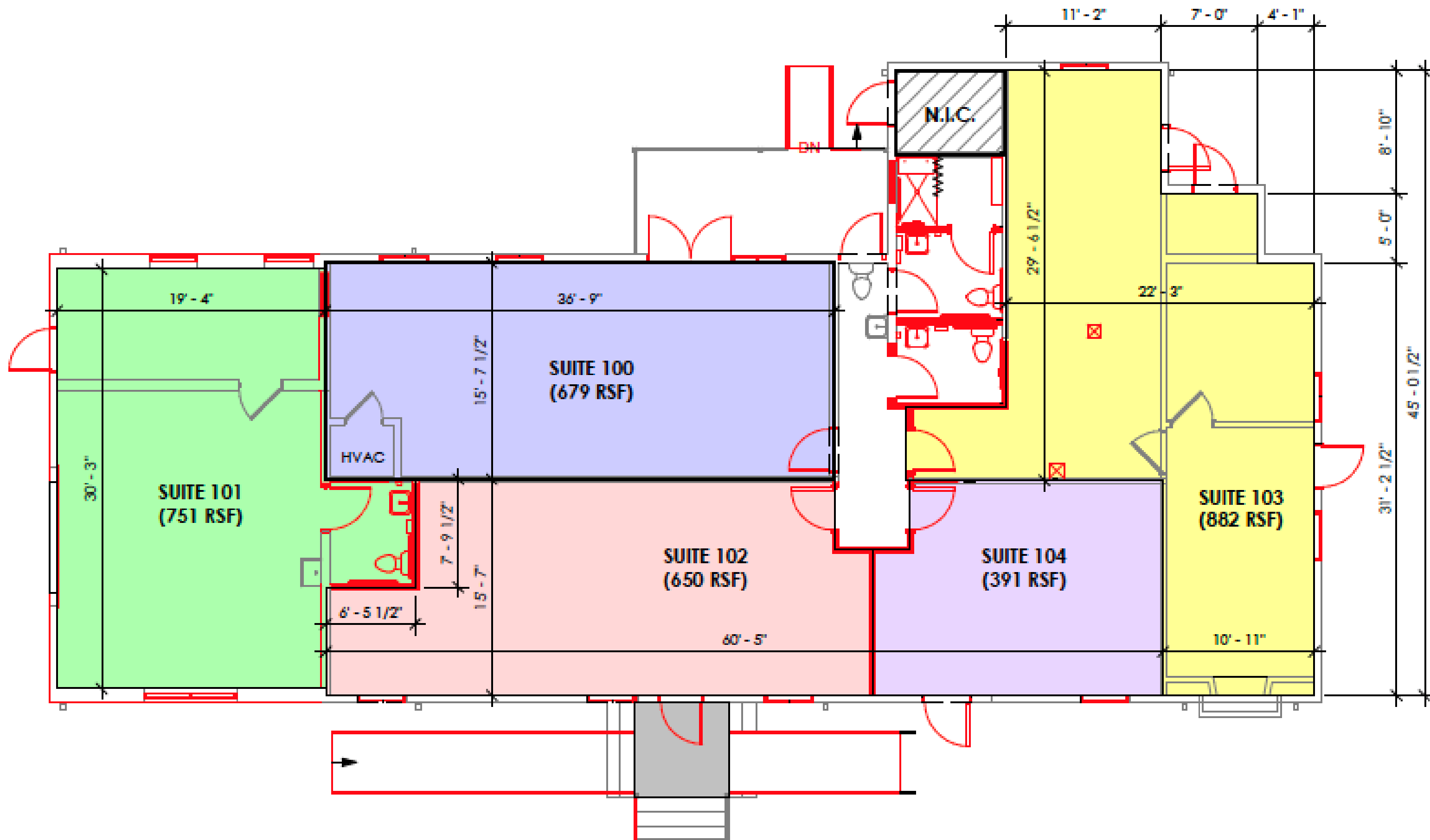
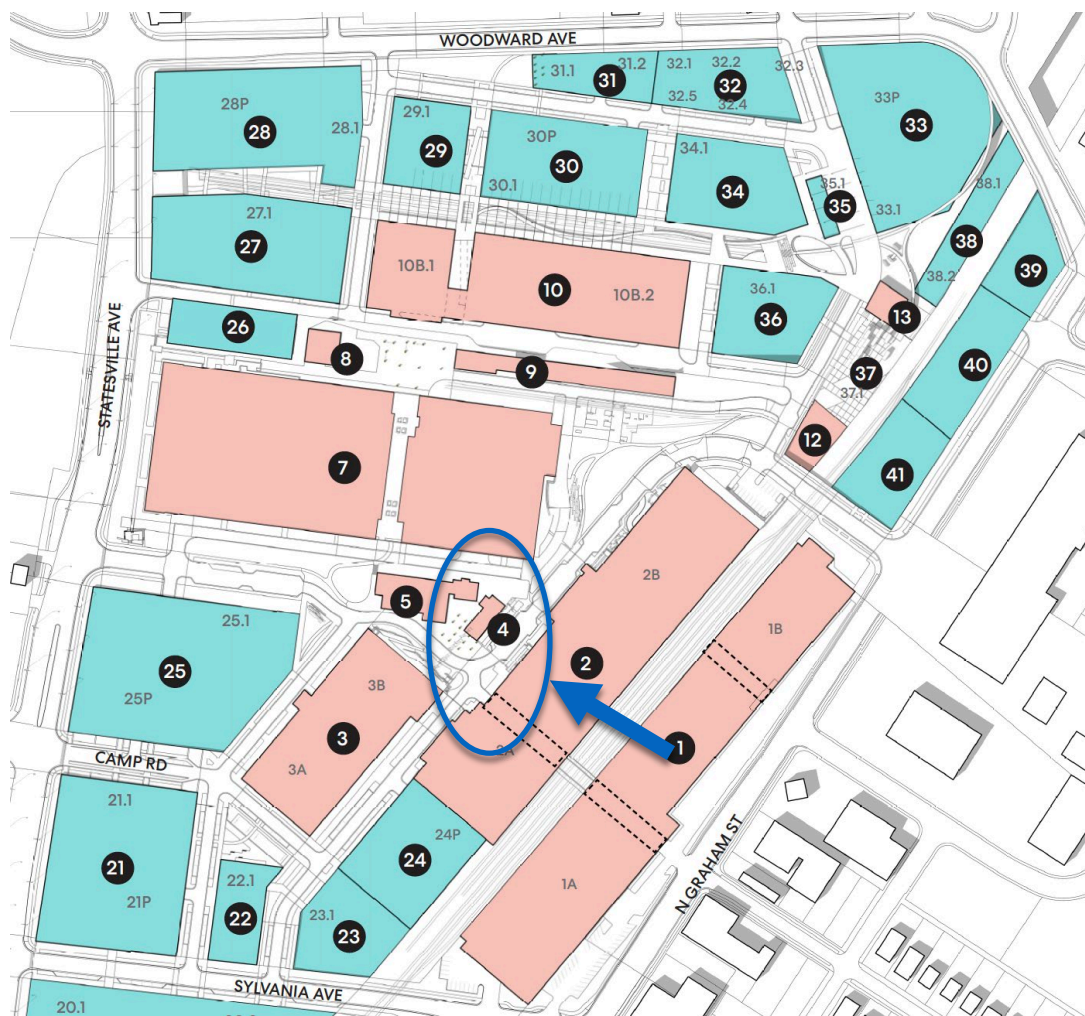
# 301 Camp – Interior





# 270 Camp Rd - Bunkhouse

Approach: Adaptive Reuse  
History: Residential-grade building built by US Army  
Rite Aid Regional Finance Office  
Plan: Exterior & Interior, full building  
Status: Base building work complete.  
Upfit complete





# 270 Camp Rd – Exterior and Interior





# 300 Camp Rd – General's Office

## Approach: Adaptive Reuse

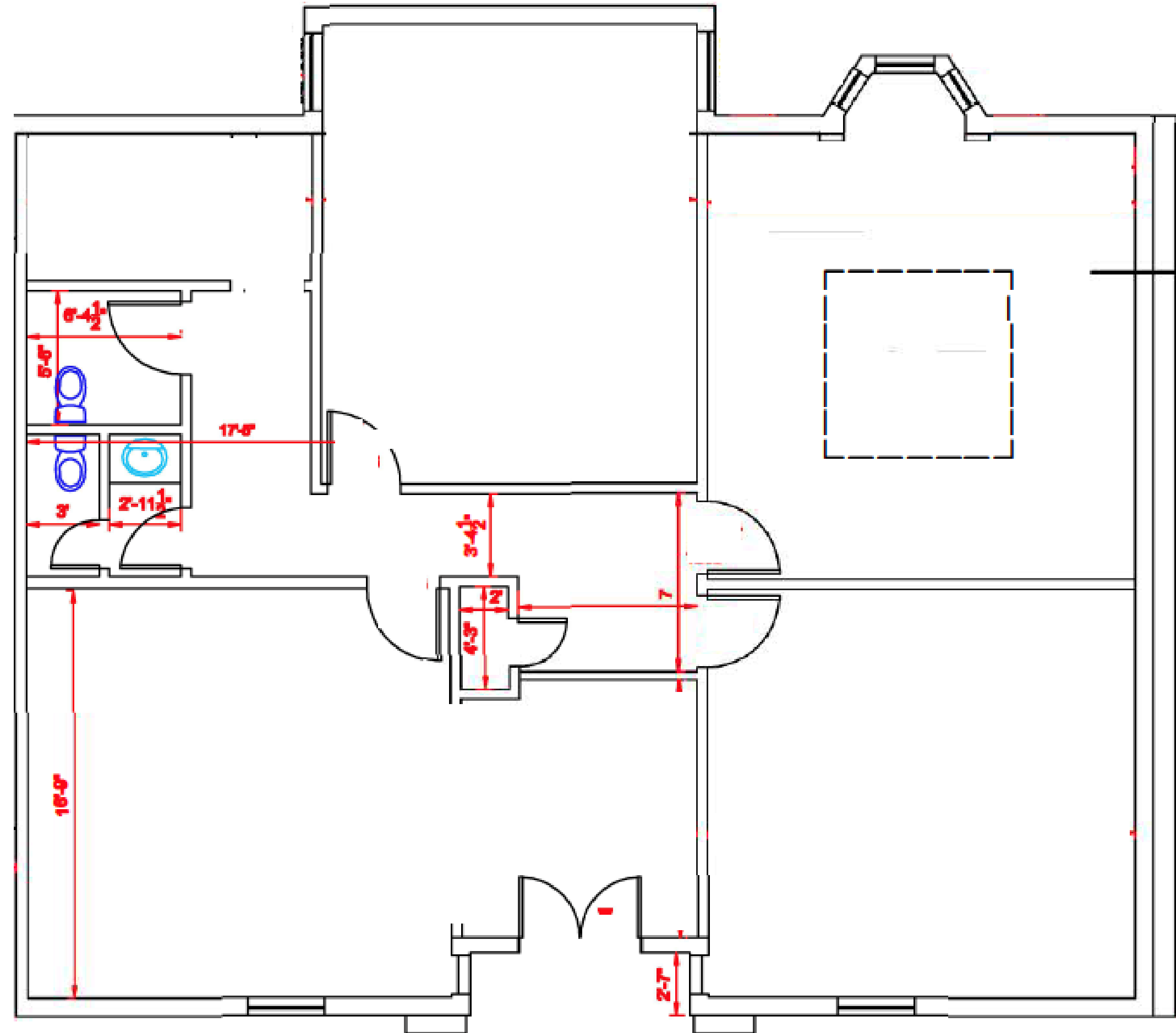
History: Small building built by US Army post-WWII

Rite Aid Regional Finance Office

Plan: Exterior and Interior, full building

Status: Base building work complete.

Upfit complete





# 300 Camp Rd – Exterior and Interior





# 330 Camp Rd - Hygge

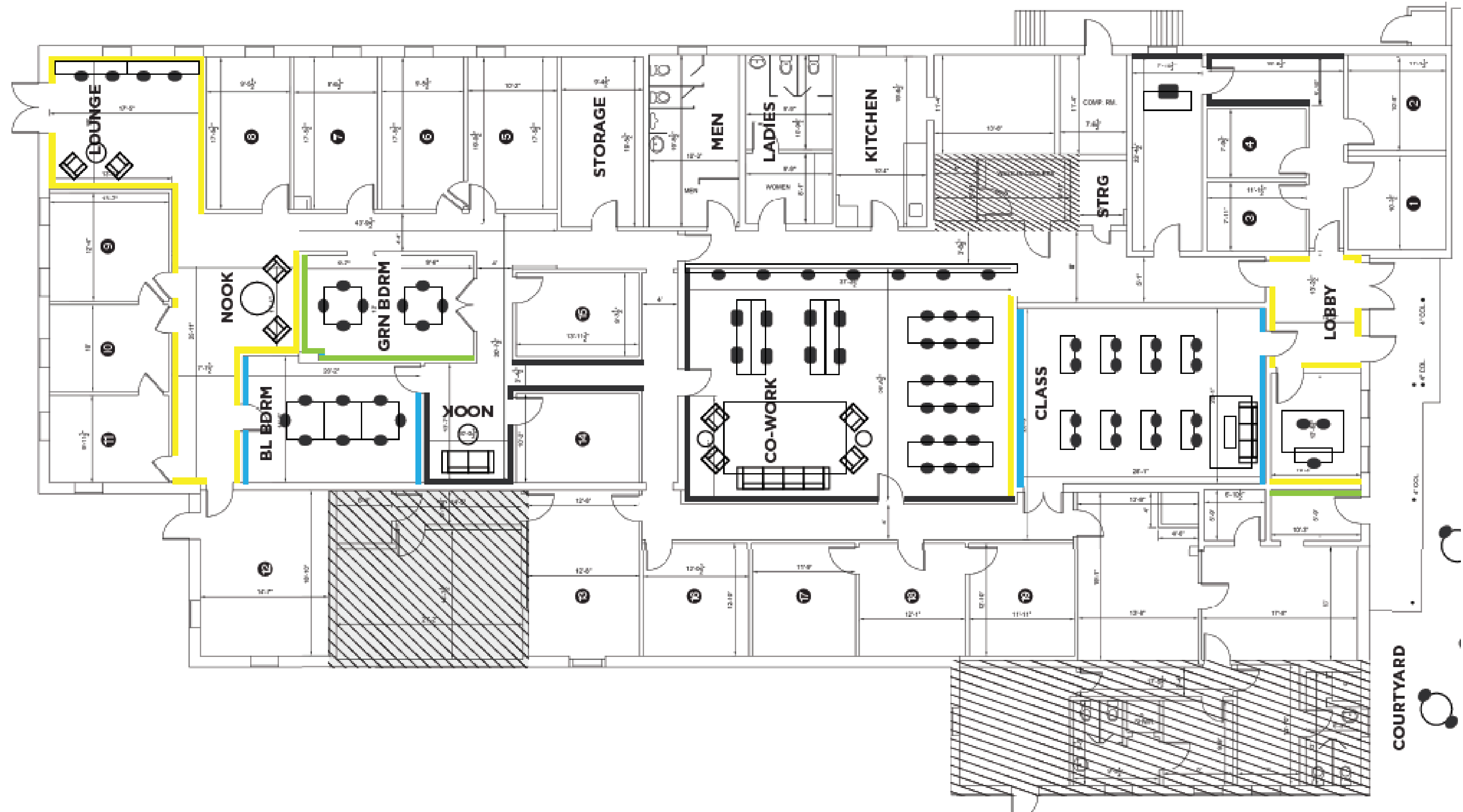
## Approach: Adaptive Reuse

History: US Army cafeteria (WWII)

## Rite Aid Distribution Center offices

Plan: Exterior & Interior, full building

Status: Base building work complete.  
Upfit complete





# 330 Camp Rd – Exterior



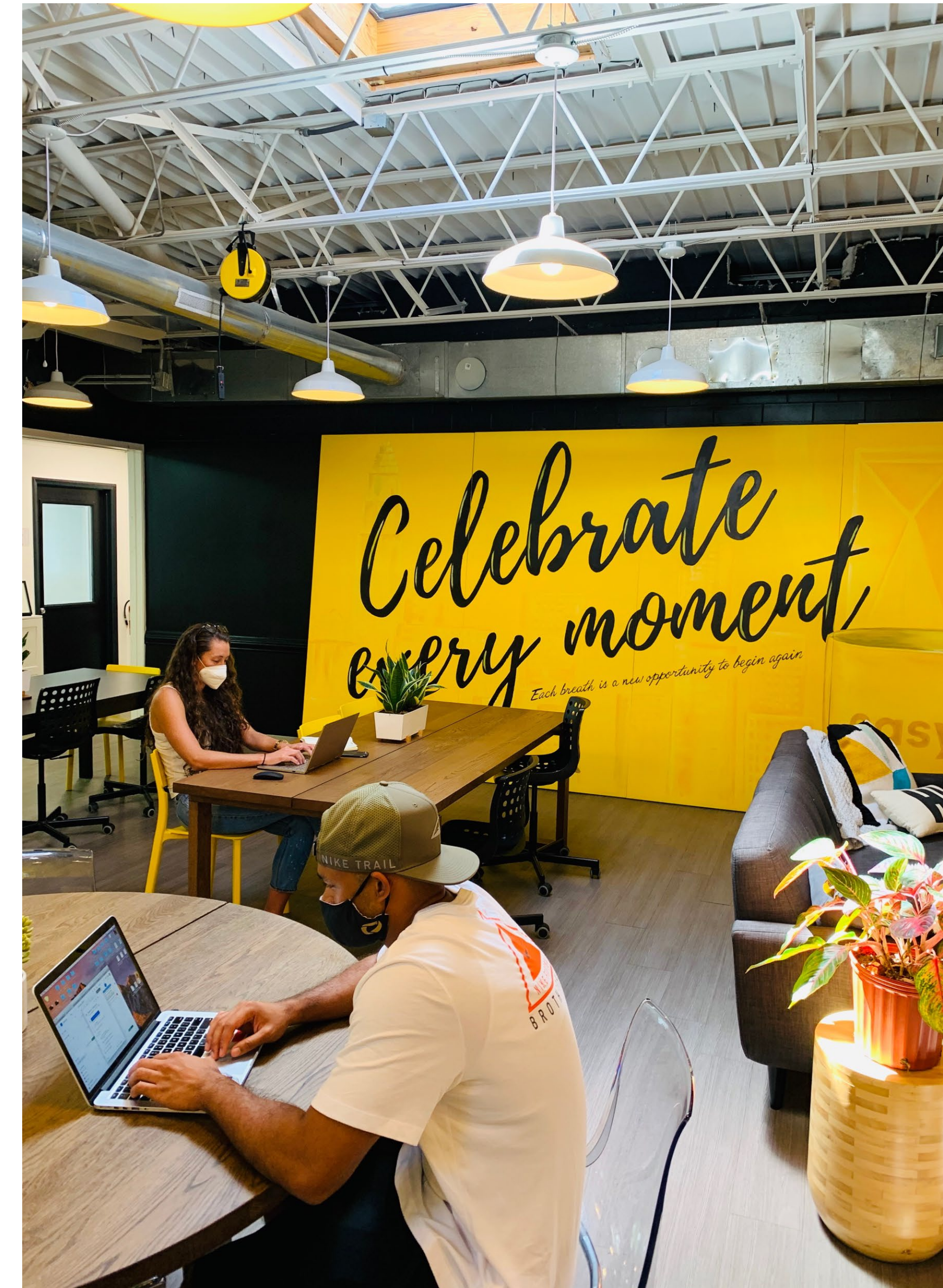


# 330 Camp Rd – Interior – before and after





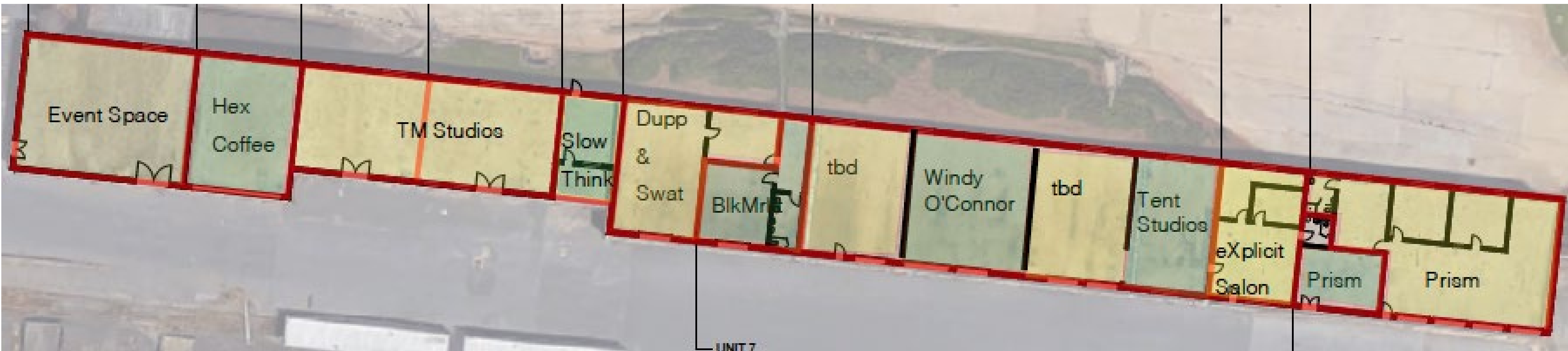
## 330 Camp Rd – Interior





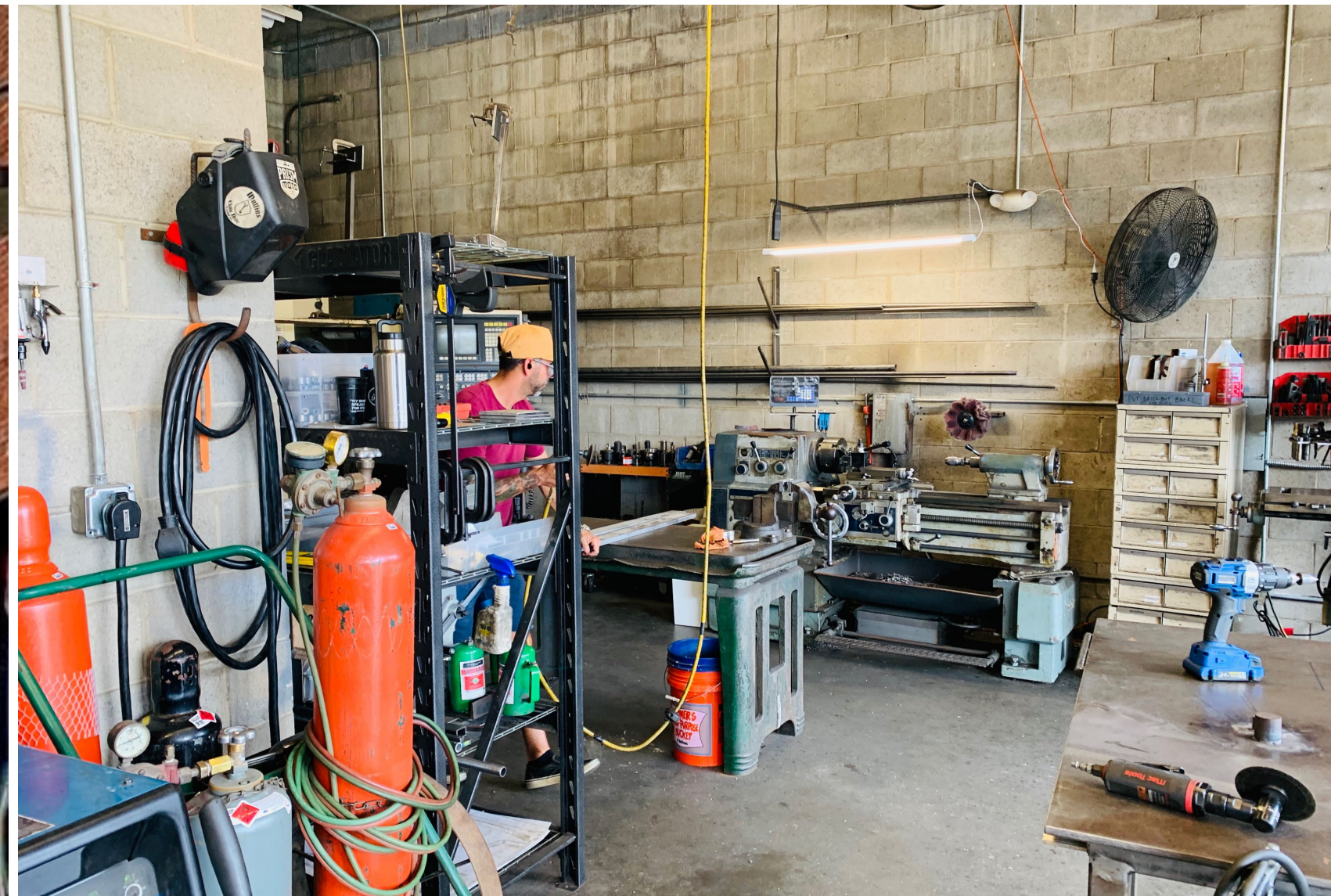
# 1824 Statesville Ave – Raceway Building

Approach: Adaptive Reuse  
History: Garage built by US Army  
Plan: Exterior & Interior, full building  
Status: Base building work complete.  
Upfit complete





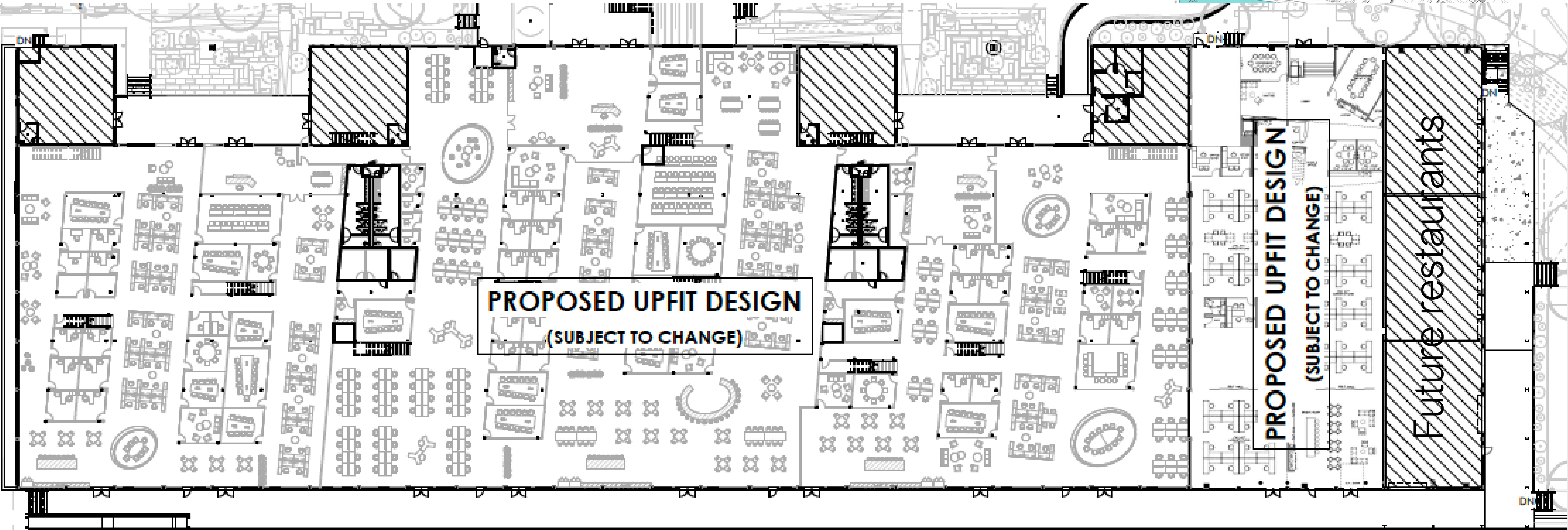
# 1824 Statesville Ave – Exterior and Interior





# 201 Camp Rd

Approach: Adaptive Reuse  
History: Portion of one of five large US Army Warehouses (WWII)  
Plan: Exterior and interiors  
Status: Base Building Design Development Complete.  
Conceptual design for most upfits





# 201 Camp Rd – Design Drawings, Renderings



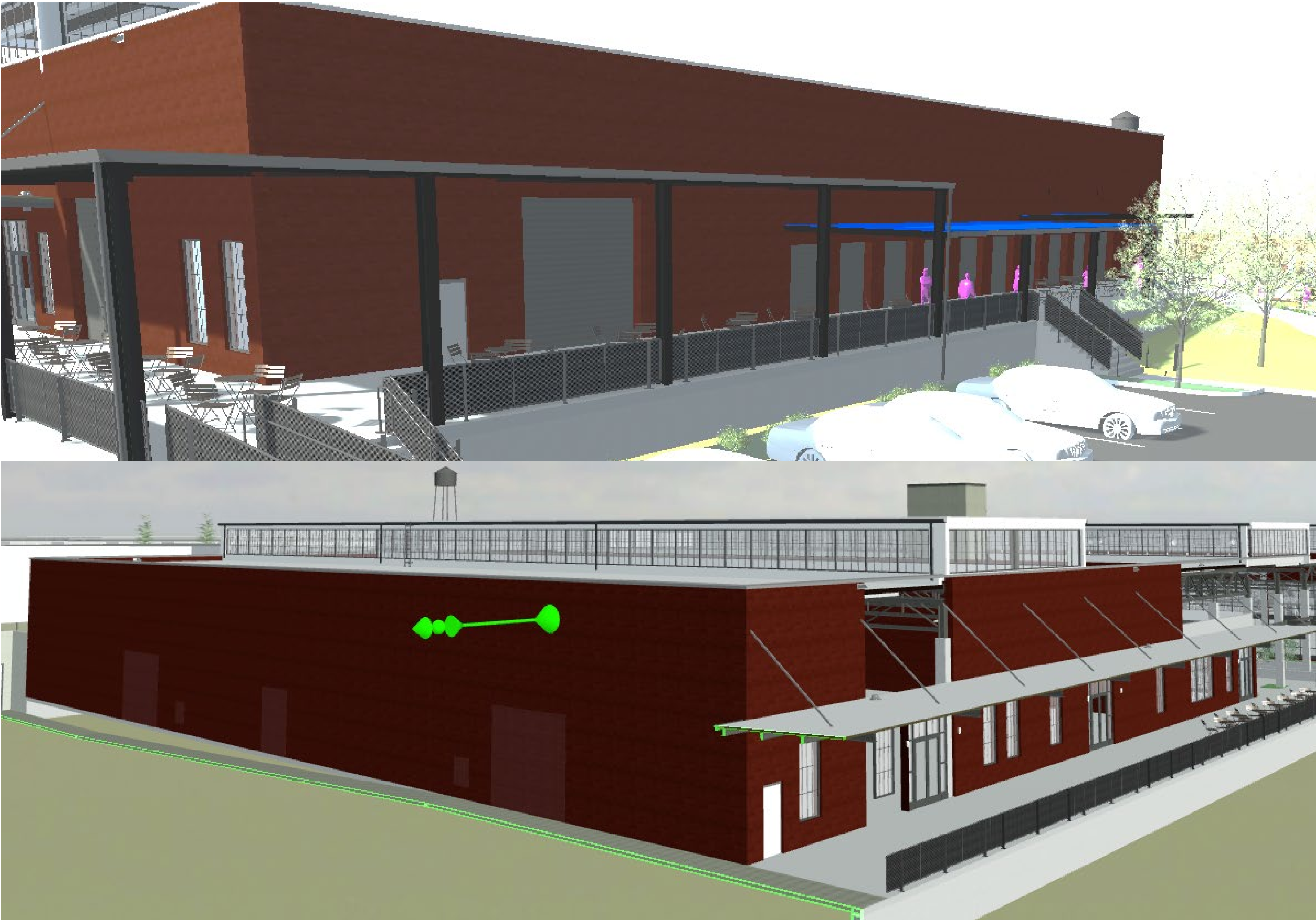


# 201 Camp Rd – Design Drawings, Renderings



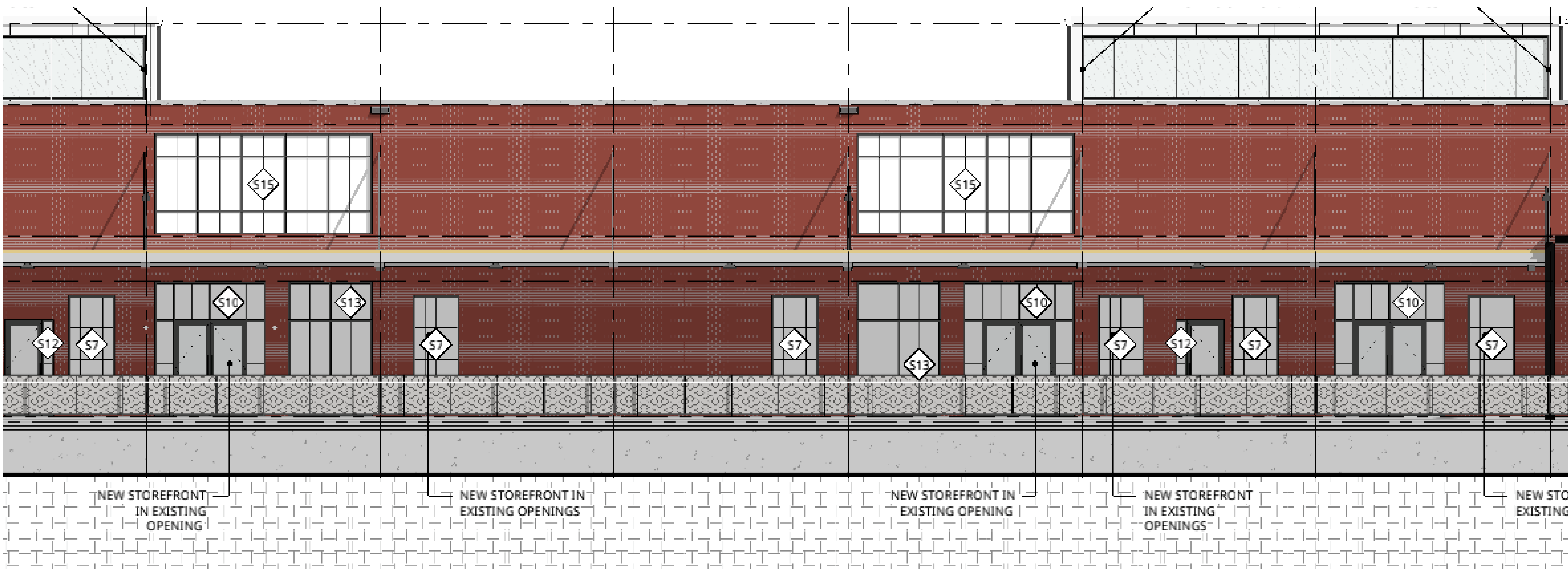


# 701 Keswick – Design Drawings, Renderings





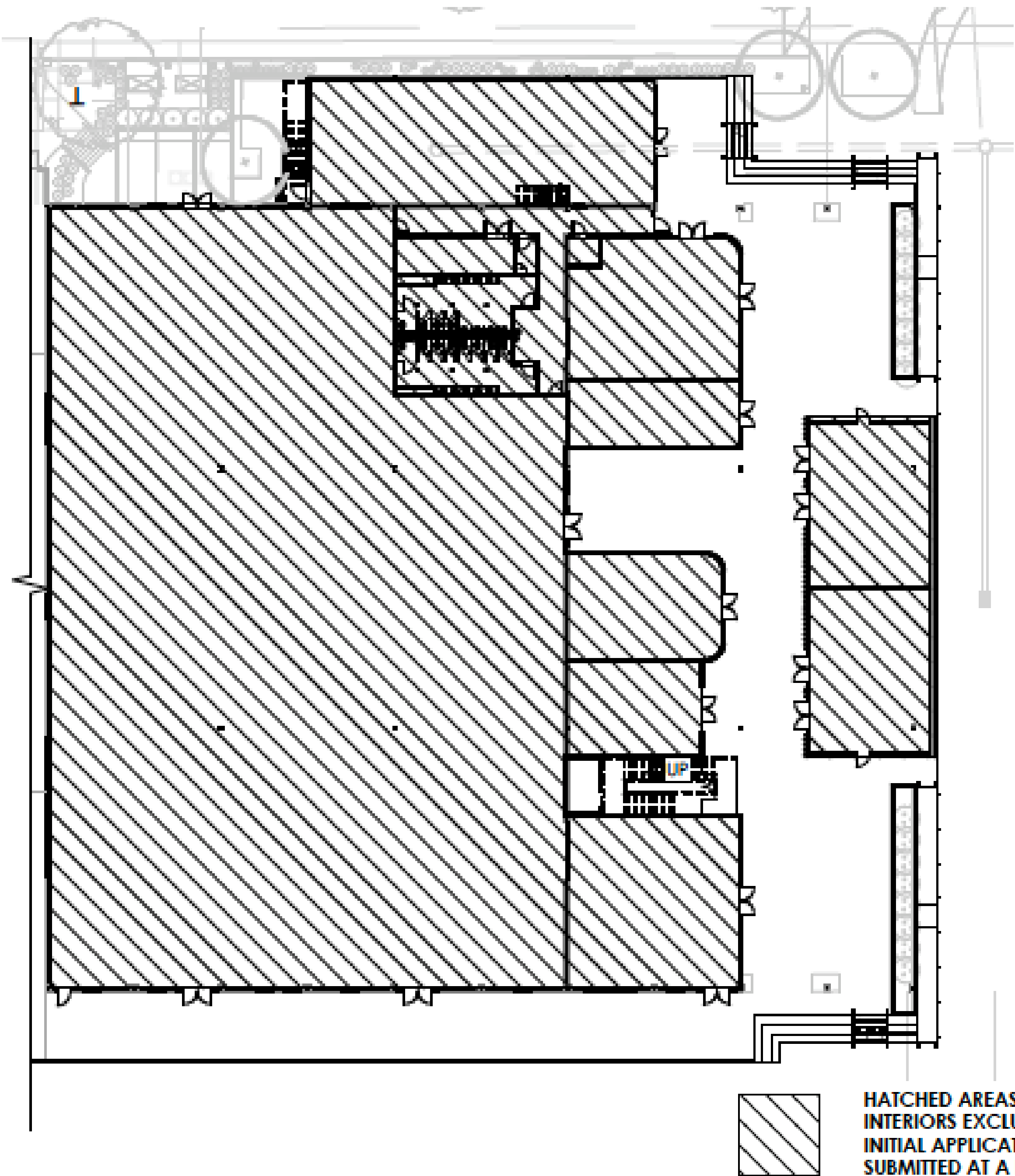
# 201 Camp Rd – Design Drawings, Renderings





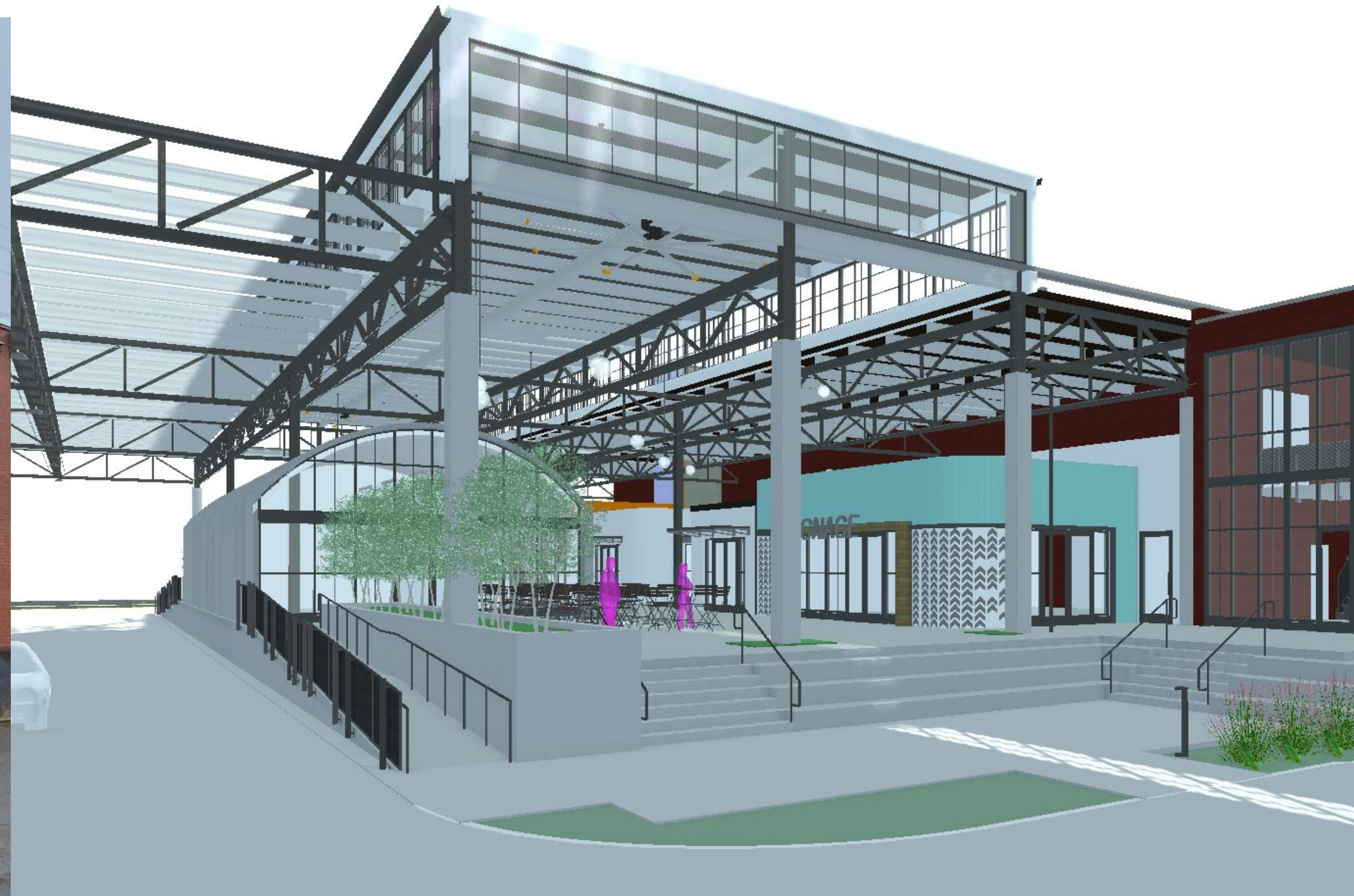
# 701 Keswick Ave

- Approach: Adaptive Reuse
- History: Portion of one of five large US Army Warehouses (WWII)
- Plan: Exterior only, no interiors  
Possible future application for interiors when we come back for the Hercules buildings
- Status: Base building work complete.  
One large office upfit finished  
Second designed – could change



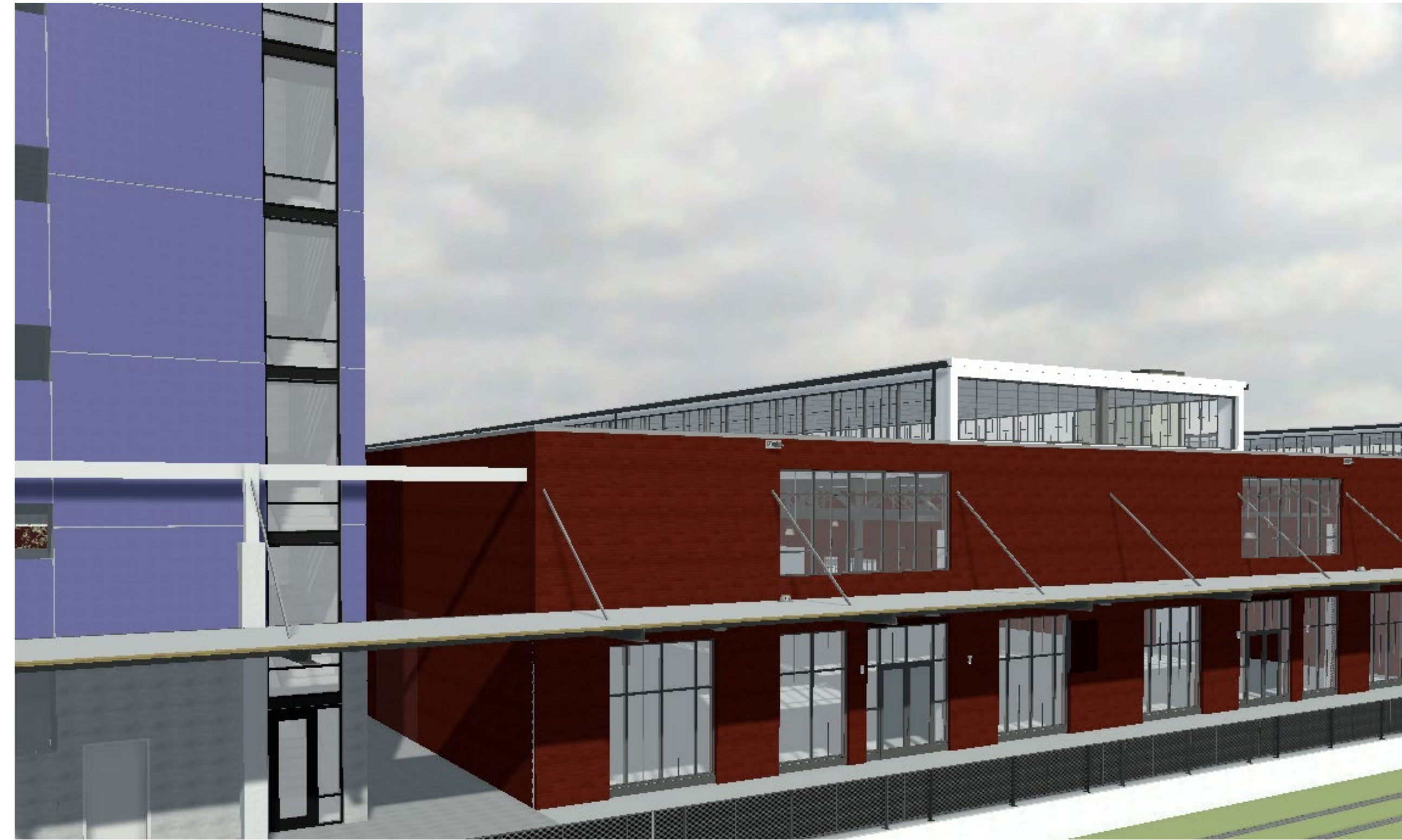
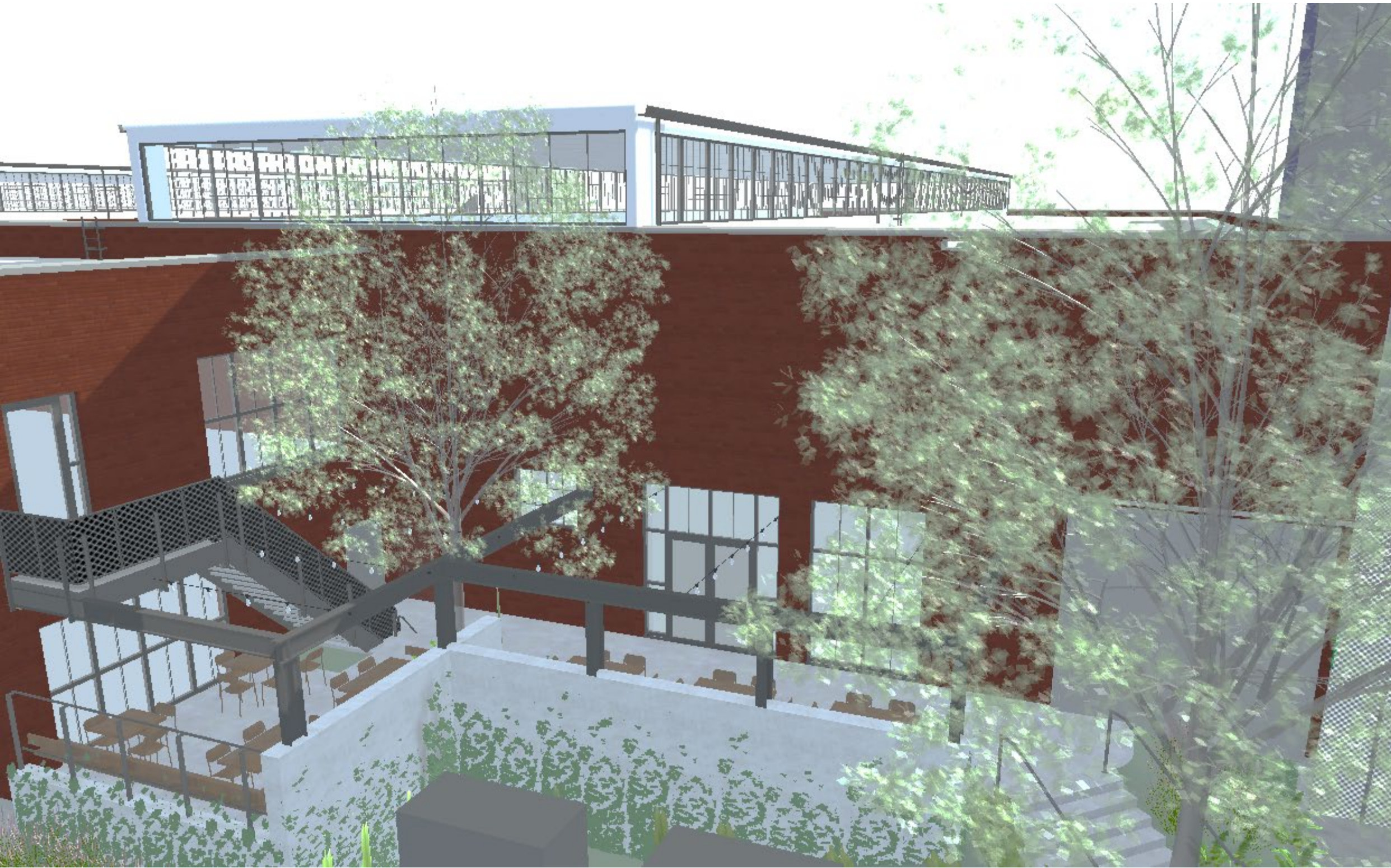


# 701 Keswick – Now and Proposed



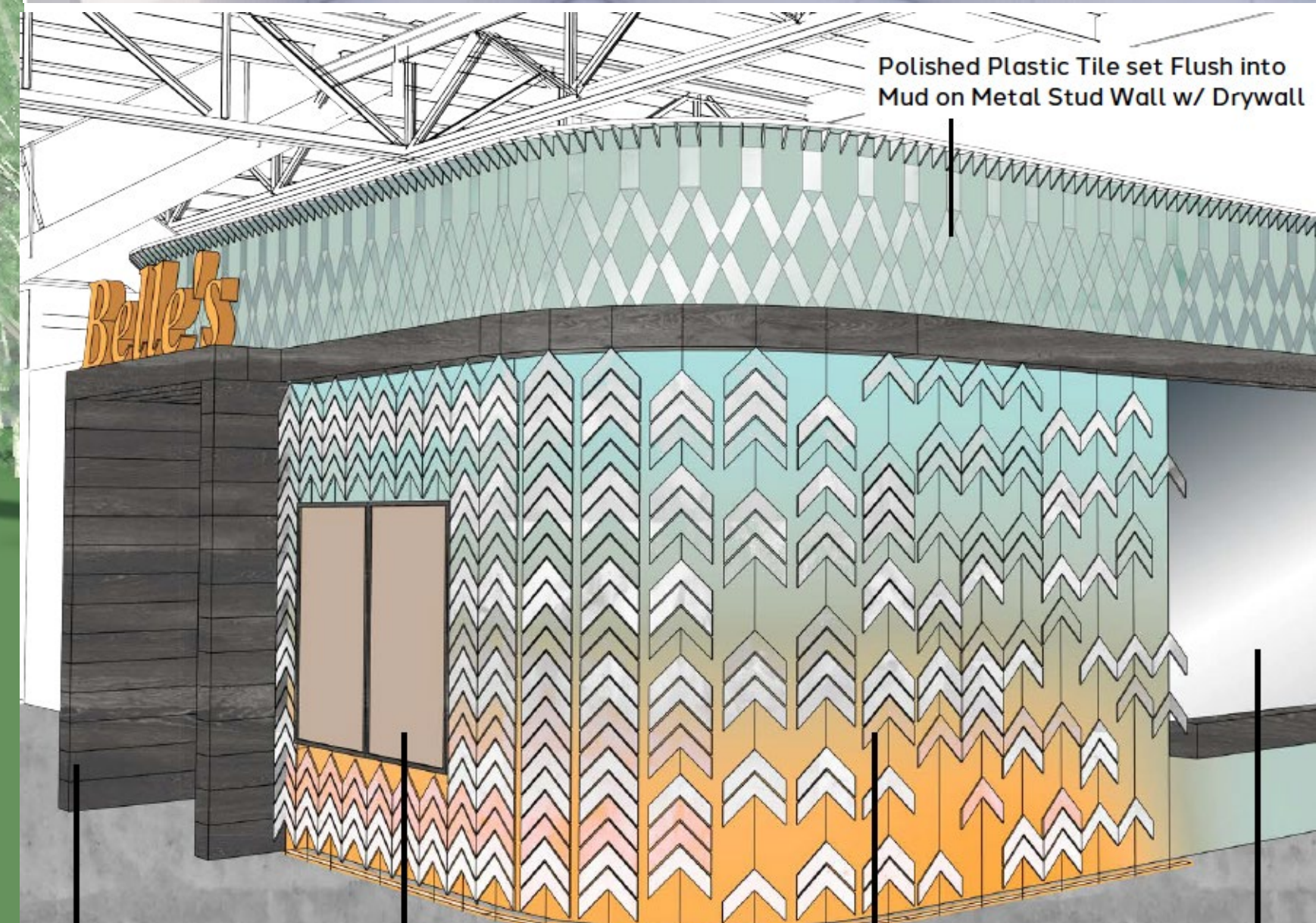
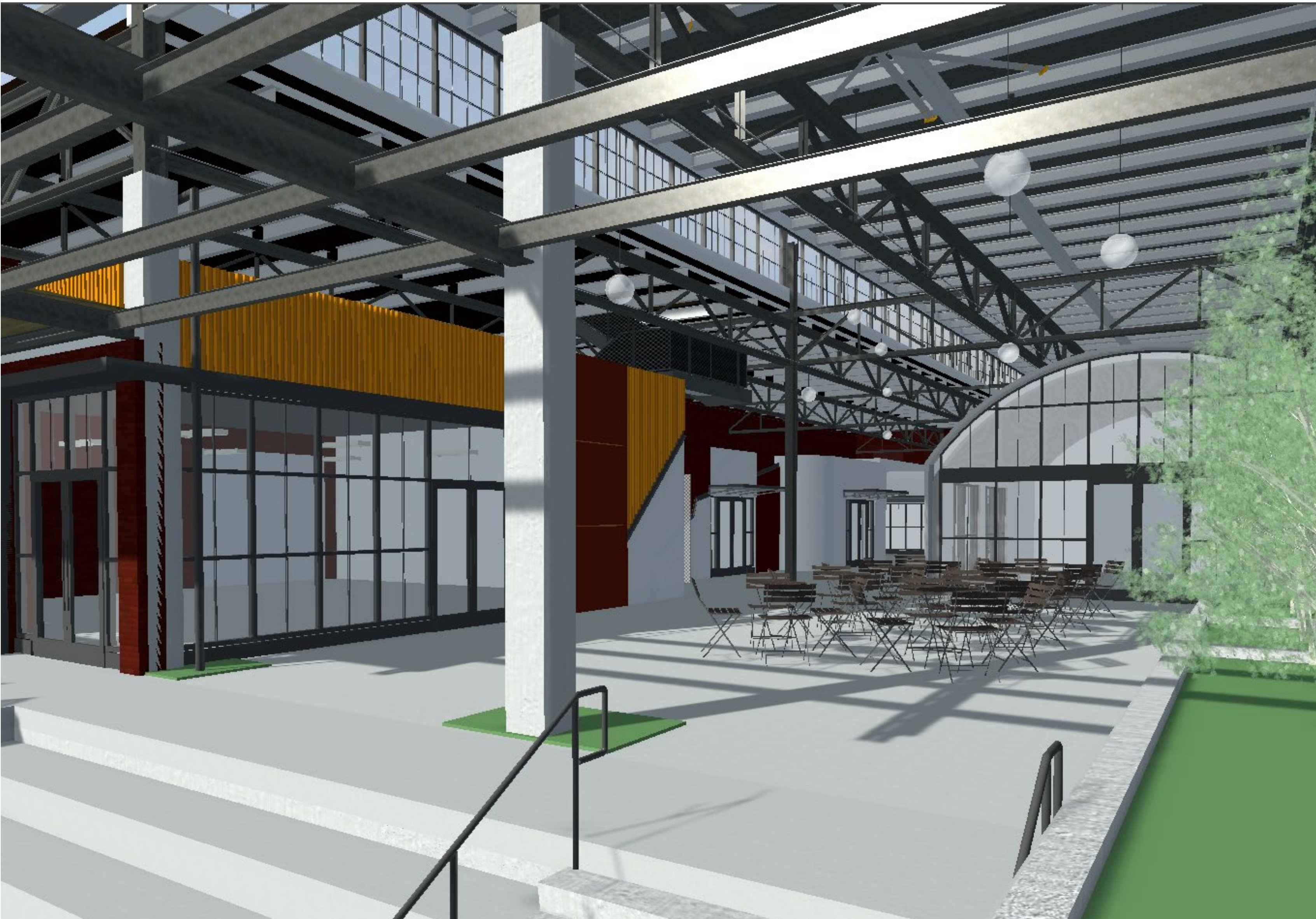


# 701 Keswick – Design Drawings, Renderings





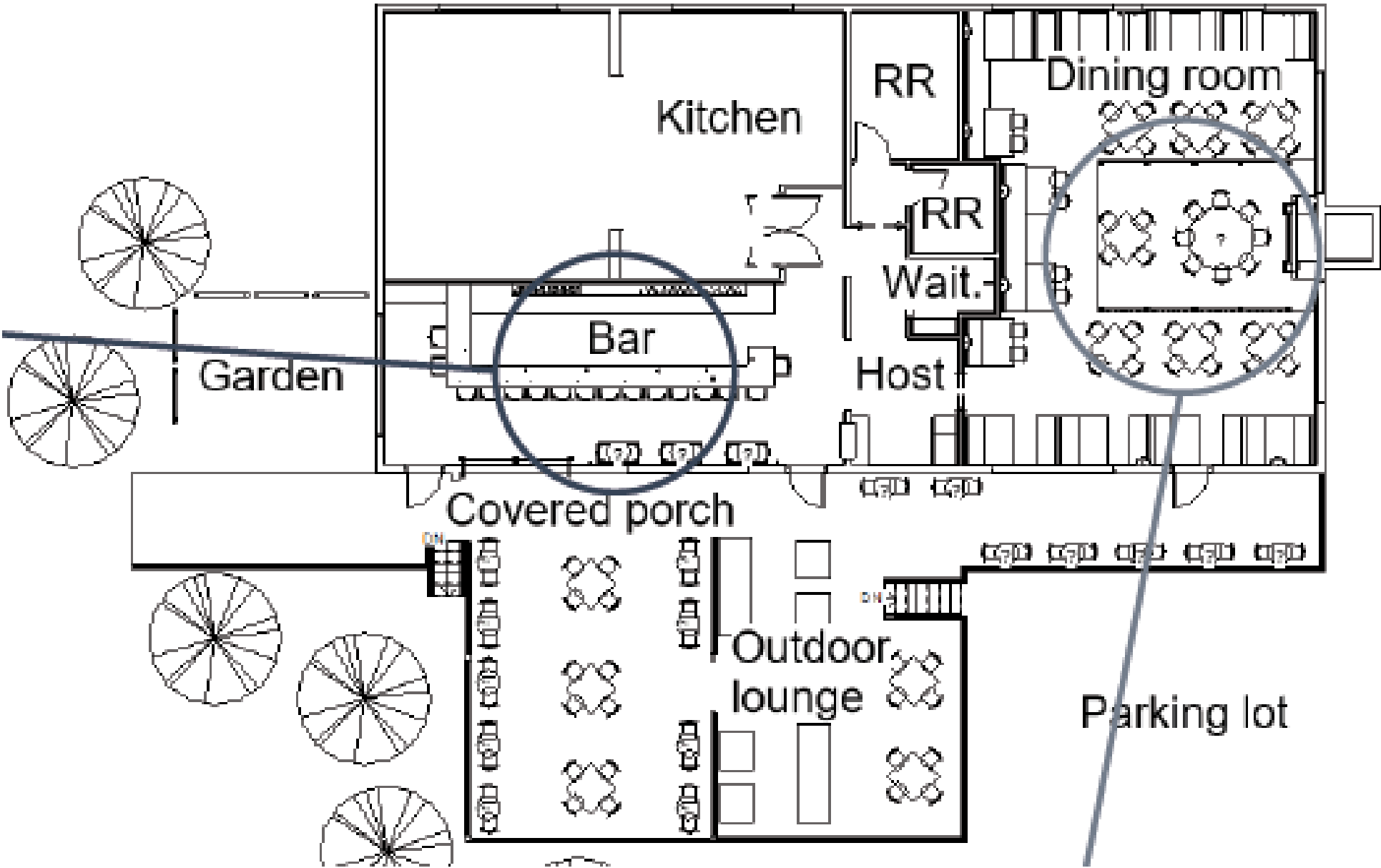
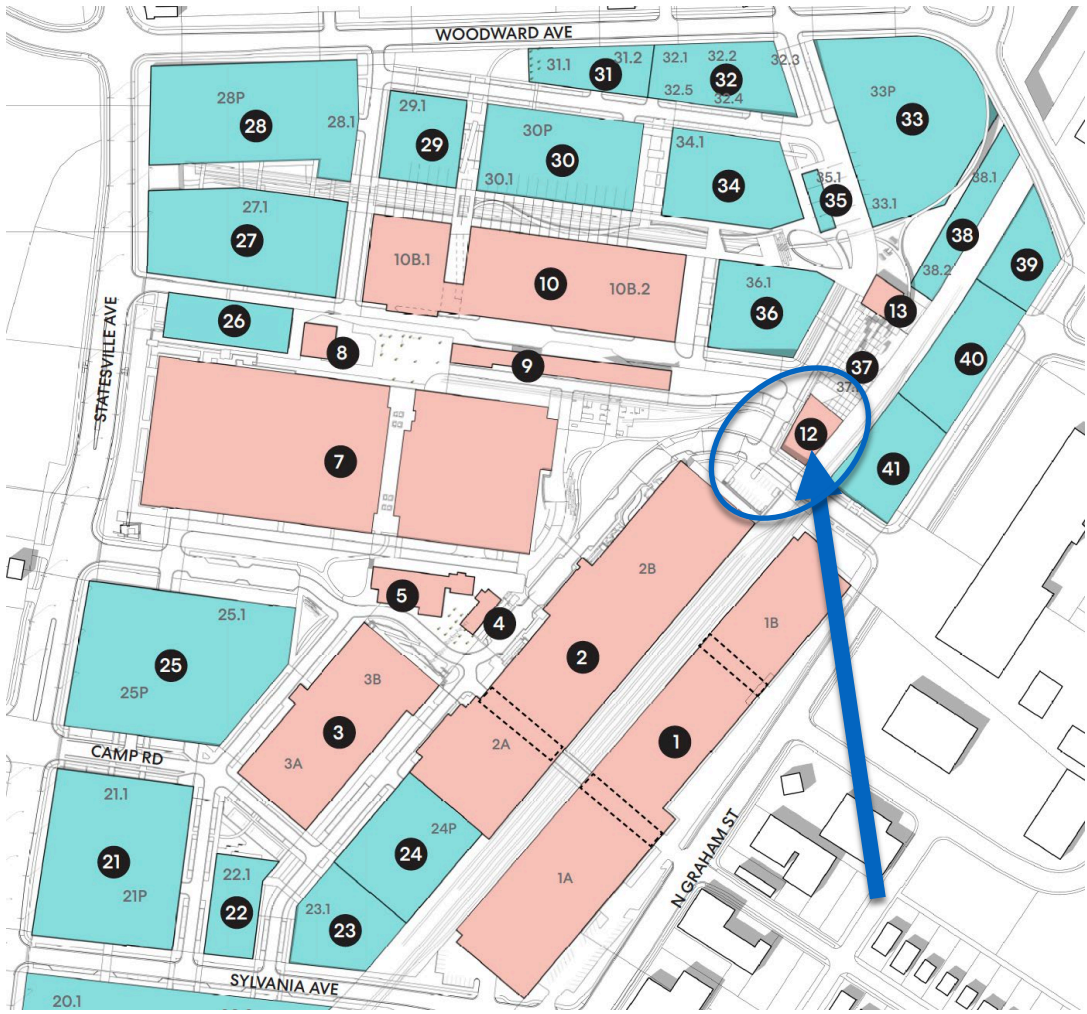
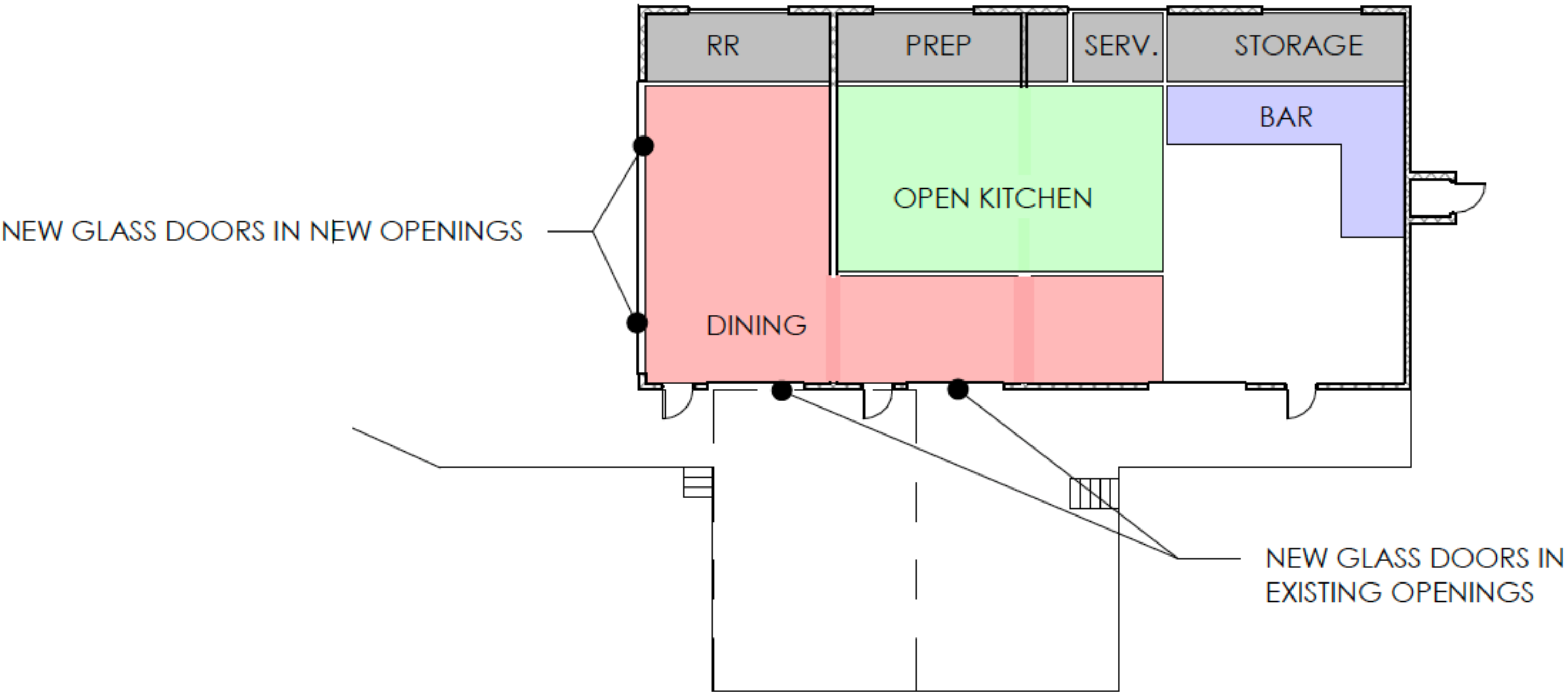
# 701 Keswick – Design Drawings, Renderings





# 200 Camp Rd

Approach: Adaptive Reuse  
History: US Army “outbuilding” (WWII)  
Plan: Request interior and exterior designation.  
Status: Plans are to redevelop as restaurant (incl removing interior walls to unify space). Upfit not designed yet.





# 200 Camp Rd – Exterior





## 200 Camp Rd – Exterior





# 200 Camp Rd – Rendering

