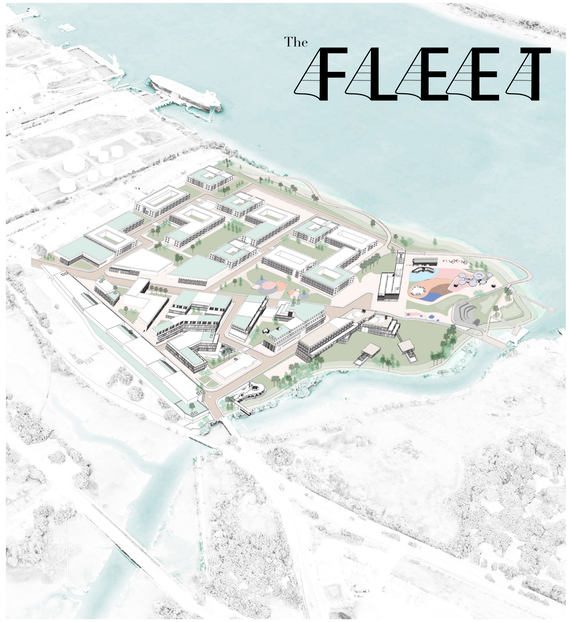
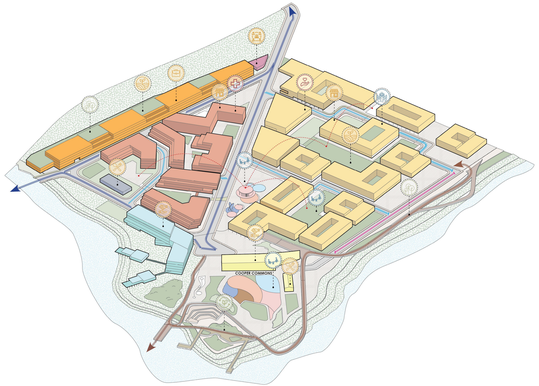


Urban Strategies

- Residential Housing
- Retail + Residential Housing
- Mixed Use (Commercial + Residential)
- COAST Brewing Company
- Commercial Block
- Transit Center
- Hotel
- Restaurants

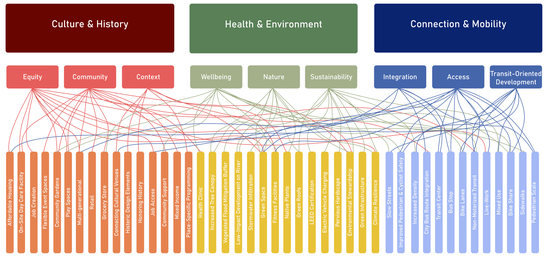
- Primary Roads
- Walkway
- Plaza Networks
- Secondary Roads
- Non Vehicular - Service Road

COMMUNITY CENTRE · CAR POOL · MEDICAL CENTRE · GREENWAY TRAILS
PLAY AREA · WORK POCKETS · WELLNESS CENTRE · ECOLOGICAL PARK
RESTAURANT/ CAFE · VENDOR POCKET ZONE · CORNER STORE · URBAN FARM



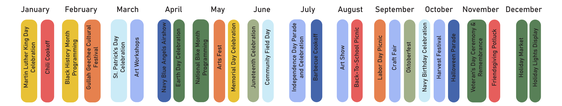
Visualization of Noisette's Nook

The Fleet Mission & Values



Daily and Weekly Life At The Fleet

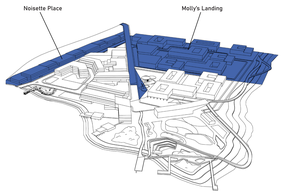
Annual Events



Visualization of Cooper Commons

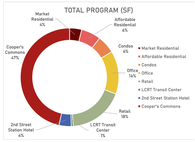
Phasing and Financial Summary

Phase I: Begins 2025

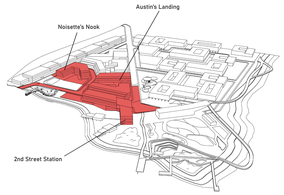


Total Buildout: 741,120 sq ft
Total Development Cost: $210,955,536

Program	Sf	Units
Market Residential	333,500	416
Affordable Residential	0	0
Condos	84,700	48
Office	202,586	
Retail	111,448	
LCRT Transit Center	8,886	
2nd Street Station Hotel	0	
Cooper's Commons	0	



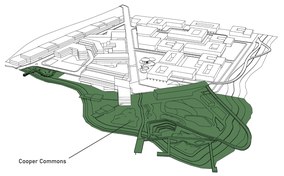
Phase II: Begins 2027



Total Buildout: 322,734 sq ft
Total Development Cost: $87,224,472

Program	Sf	Units
Market Residential	23,200	24
Affordable Residential	91,800	93
Condos	0	0
Office	0	
Retail	149,984	
LCRT Transit Center	0	
2nd Street Station Hotel	57,750	175
Cooper's Commons	0	

Phase III: Begins 2029

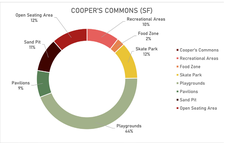


Total Buildout: 664,338 sq ft
Total Development Cost: $17,428,740

Program	Sf	Units
Market Residential	0	0
Affordable Residential	0	0
Condos	0	0
Office	0	
Retail	0	
LCRT Transit Center	0	
2nd Street Station Hotel	0	
Cooper's Commons	664,338	

Total Program

Market Residential	356,700 sf	
Affordable Residential	91,800 sf	
Condos	84,700 sf	
Office	202,586 sf	
Retail	261,432 sf	
LCRT Transit Center		8,886 sf
2nd Street Station Hotel		57,750 sf
Cooper's Commons		664,338 sf
Total:	1,728,192 sf	

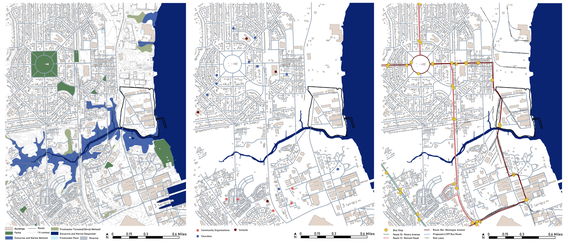


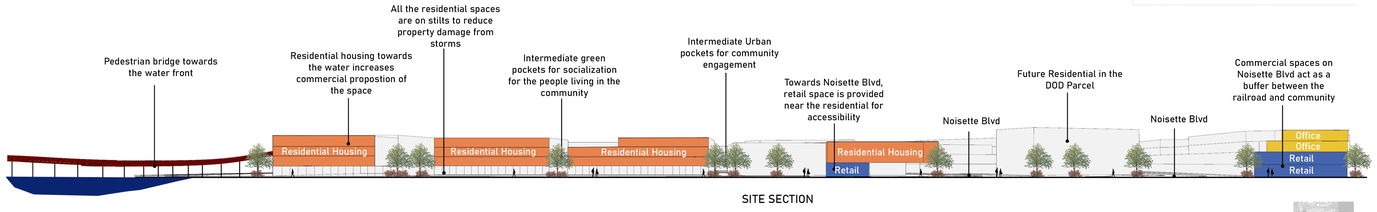
Project Narrative

The Fleet is a vibrant mixed-use, mixed-income, transit-oriented development to anchor the North Charleston community, creating spaces to honor the city's **Culture and History,** to support **Health and Environment**, and to encourage **Connection and Mobility**. Given the site's proximity to the Cooper River, design and development focuses on fostering resilience, equity, and access while protecting the buildings and assets from the high potential for flooding. These three pillars underlay the entire design and ethos of the project.

Context

NATURAL FEATURES · INSTITUTIONS · TRANSPORTATION





SITE SECTION

KEY PLAN

2023-8825