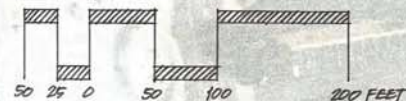


CONCEPT 'A'
CONCEPTUAL REDEVELOPMENT OF
ROTARY TOWN GREEN

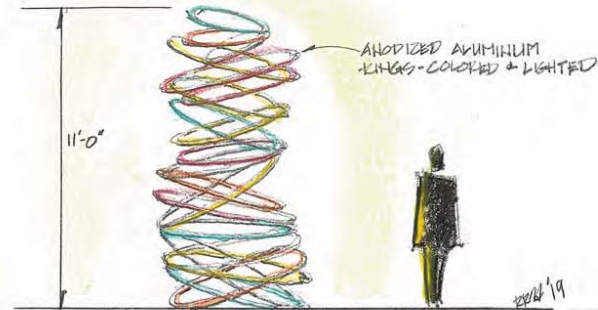
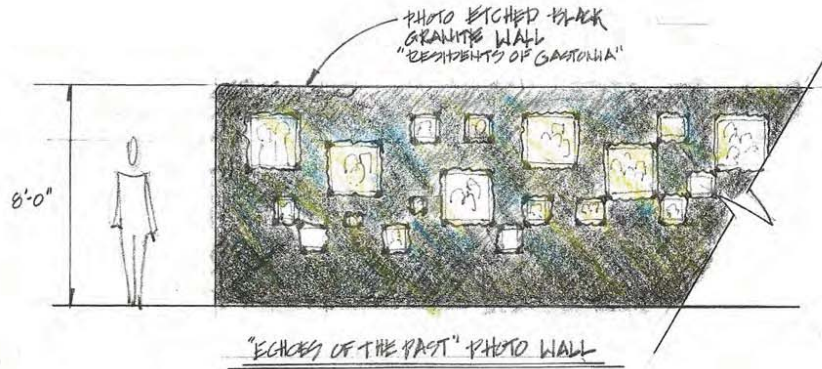
wood.

© 2018 Google

JUNE 1, 2017

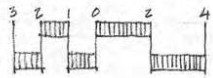


35°15'50.84" N 81°10'53.84" W elev

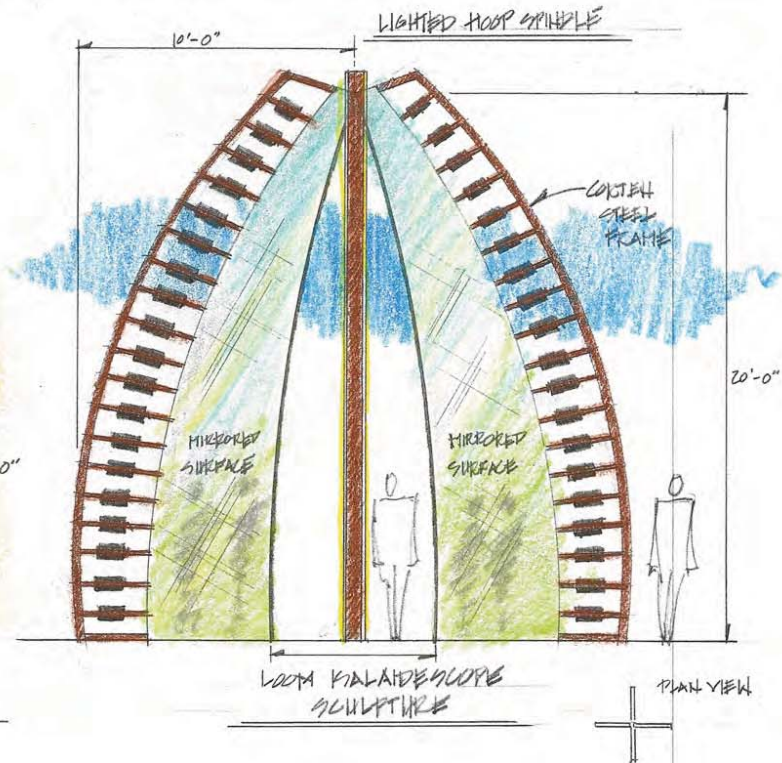
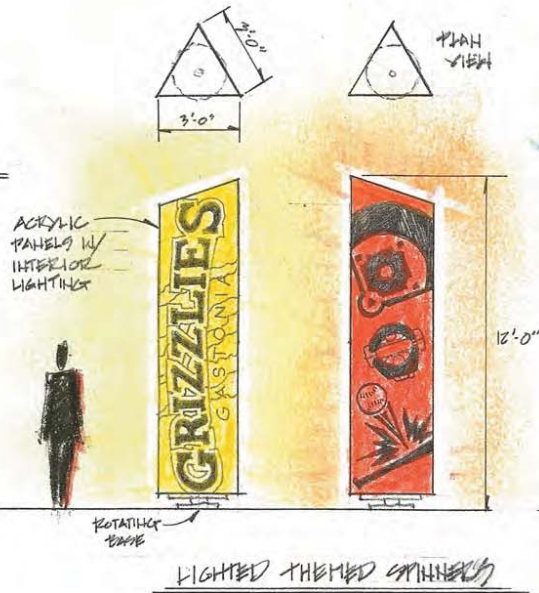


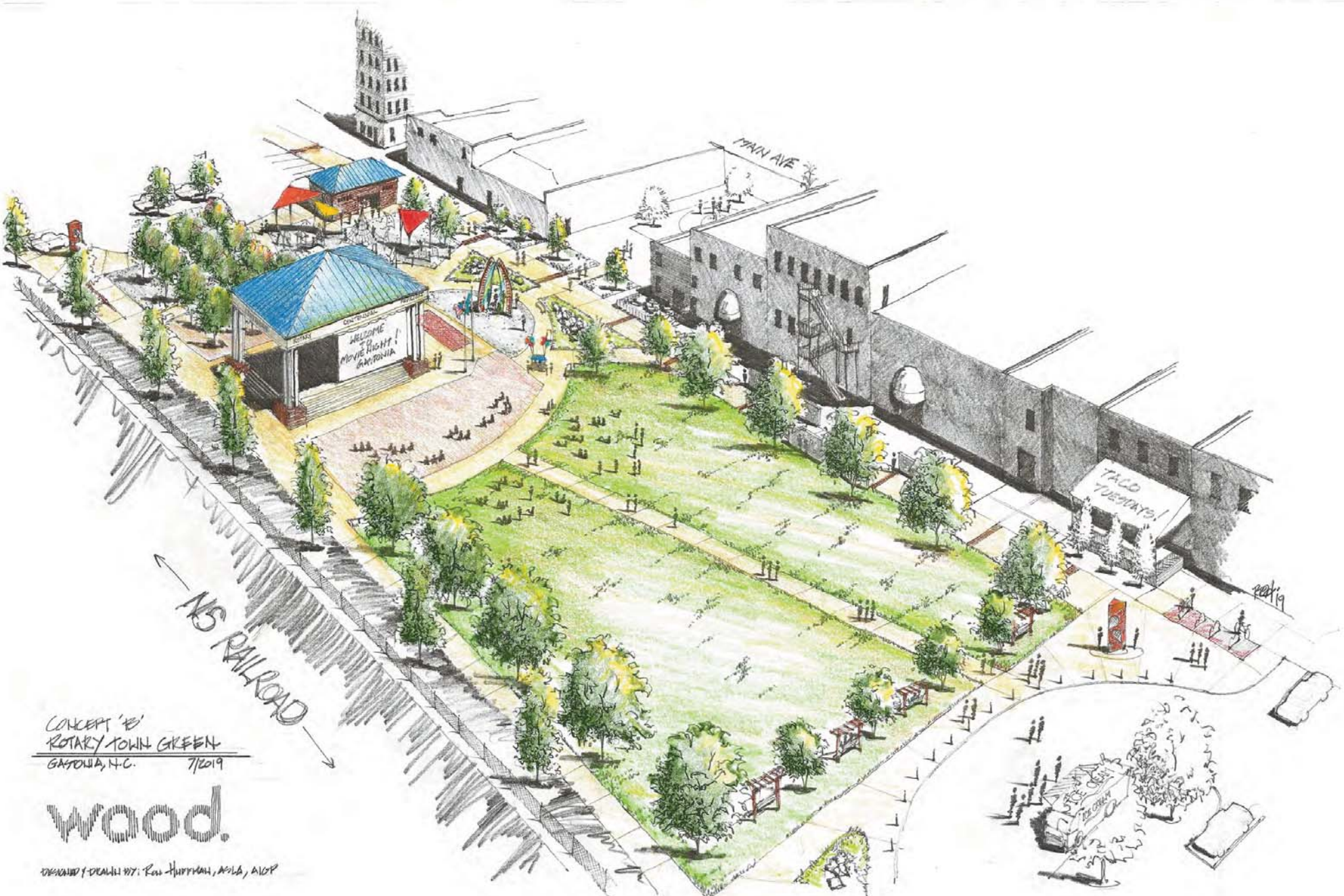
wood

JULY 2019



SCULPTURE CONCEPTS
+ MISC. FOR
GASTONIA, N.C.

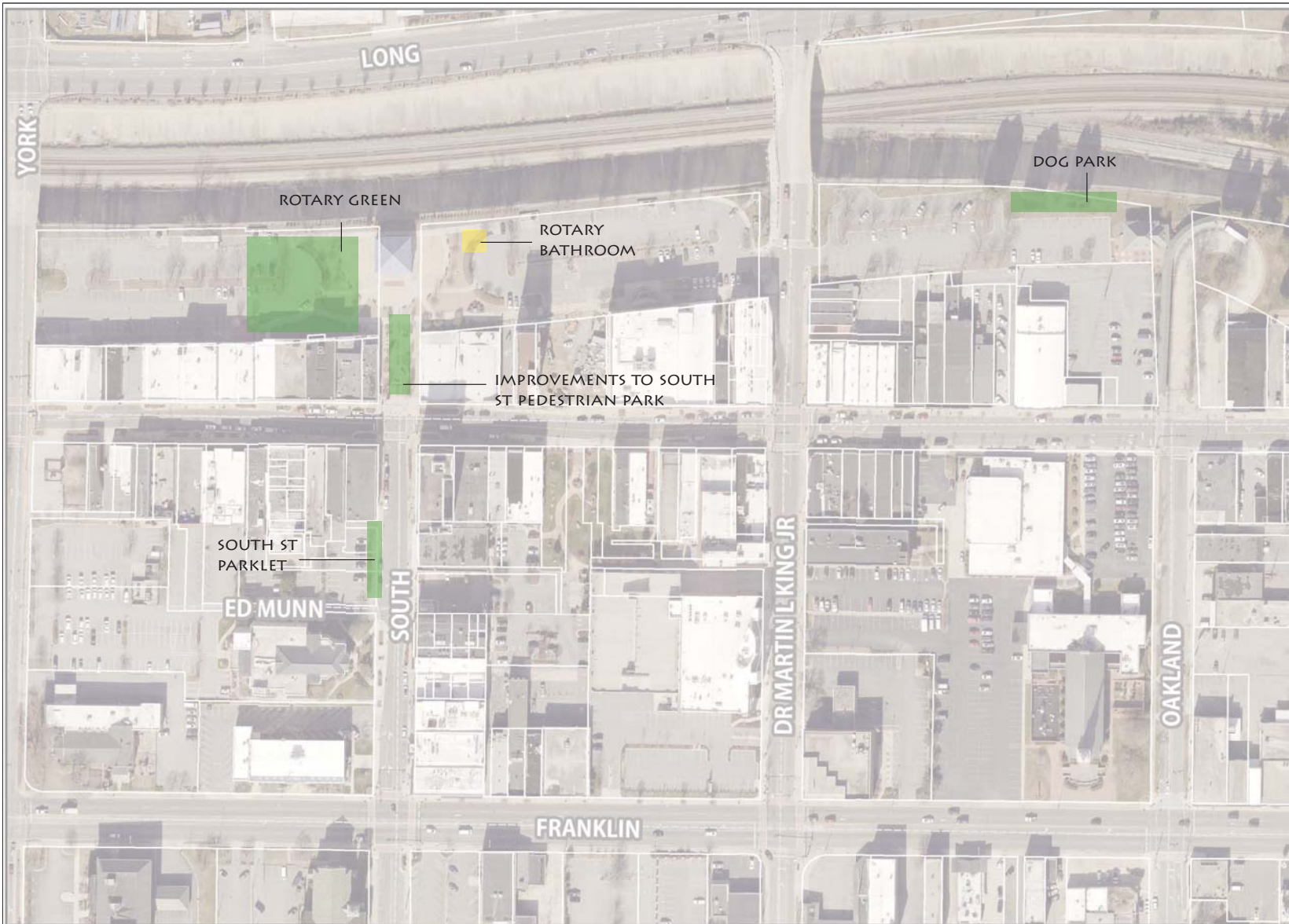




CONCEPT 'B'
ROTARY TOWN GREEN
GASTONIA, N.C. 7/2019

wood.

DESIGNED & DRAWN BY: Ross HUFFMAN, AIA, AIAA



SOUTH ST PARKLET



ROTARY GREEN



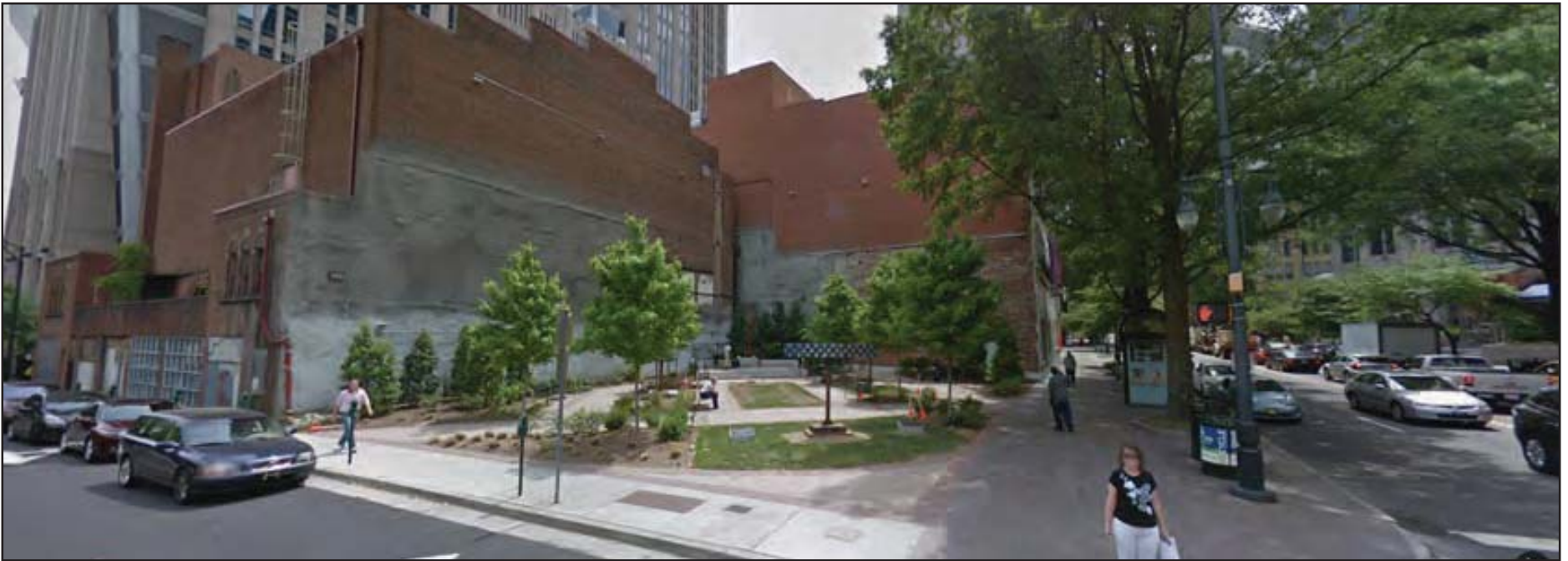
NEW FLOWER PLANTINGS IN SOUTH ST PEDESTRIAN PARK



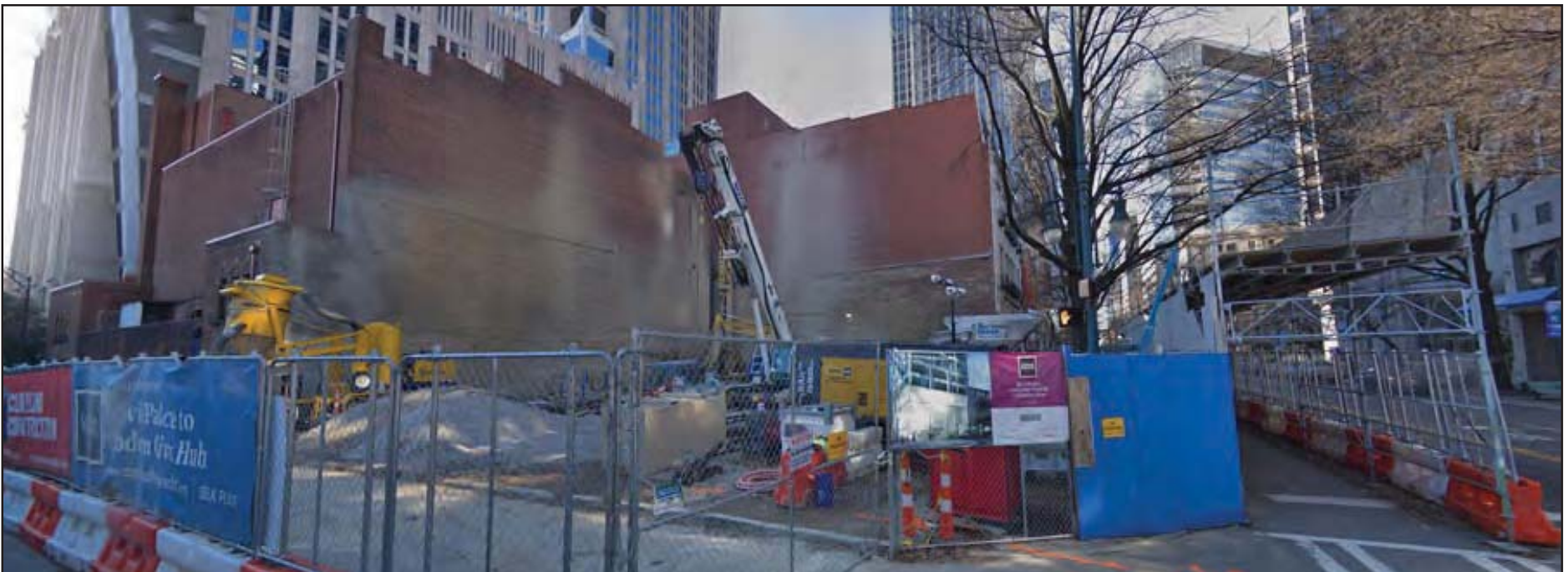
DOG PARK



101 E 6TH STREET, CHARLOTTE, MAY, 2014: Temporary Park



101 E 6TH STREET, CHARLOTTE, JANUARY, 2019: Development Under Construction



313 E 5TH STREET, CHARLOTTE, MAY, 2014: Temporary Park



313 E 5TH STREET, CHARLOTTE, MARCH, 2018: New Development



GASTONIA

WEST MAIN AVENUE ADAPTIVE REUSE FEASIBILITY STUDY

JULY 9, 2007



GASTONIA

WEST MAIN AVENUE ADAPTIVE REUSE FEASIBILITY STUDY

JULY 9, 2007



VIEW OF 169-173
WEST MAIN
AVENUE REAR
FACADE

VIEW OF AREA
IN BACK OF
BUILDINGS
LOOKING EAST
TOWARD ALLEY



VIEW OF 169-173
WEST MAIN
AVENUE REAR
FACADE

VIEW OF AREA
IN BACK OF
BUILDINGS
LOOKING EAST
TOWARD BACK
OF PROPERTY



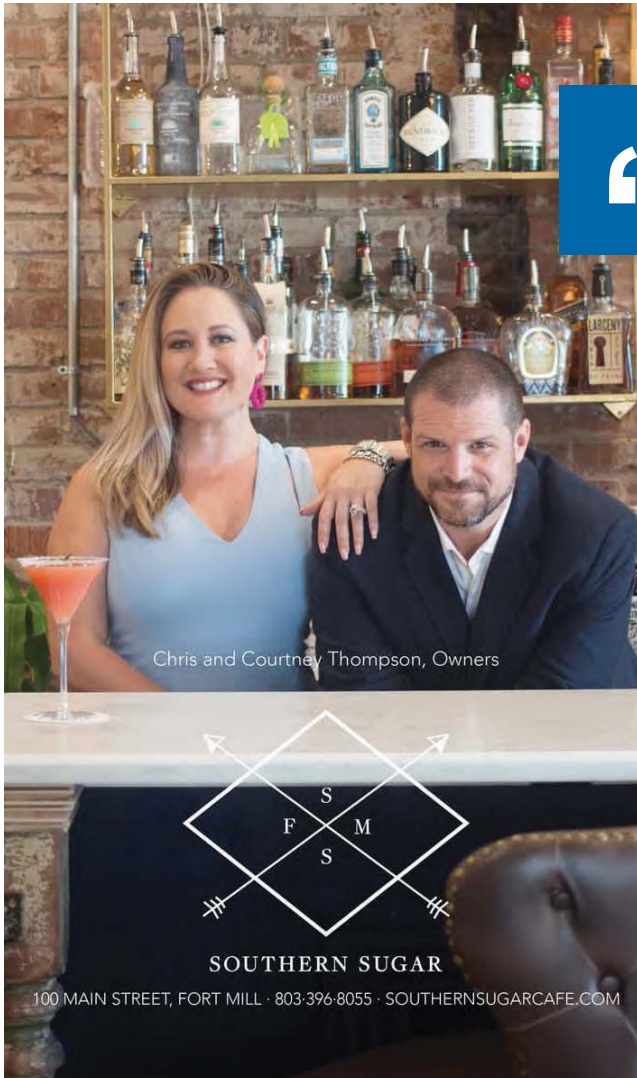
TESTIMONIALS



Historic Main Street in Fort Mill has seen a great deal of change in the past few years. The redevelopment of the Old Centre Theatre was a unique opportunity to save a portion of Fort Mill's history and position it for its future success. We have been very fortunate to work with the sellers, the town of Fort Mill, and the Fort Mill Economic Council, to be given this unique opportunity to renovate historic Main Street and make downtown Fort Mill a destination again.

— **Shaw Kuester**
Kuester Commercial





“

Kuester Commercial is at the heart of the growth and revitalization of Fort Mill! They care about the business, the town and the people that make up both!

— Courtney Thompson

Owner, General Manager
Southern Sugar, Downtown Fort Mill



Since the Greens at Arboretum opened, I want to let you know what a great addition this 72-unit luxury apartment building means to our community. Your team worked well with our staff on the details for the Greens and presented the project to both our Planning Board and Village Council in a very professional manner. It has been a pleasure working with your team. Thank you for choosing Pinehurst for this important development project.

— **Mayor, Nancy Roy Fiorillo**
Village of Pinehurst





“

Thank you for building a beautiful apartment complex. My son has Cerebral Palsy. Work and social life is challenging for him. Now that we live at The Greens, my son has found a quality of life. You created a small community next to a thriving downtown area. Thank you for making a huge impact in the community.

— **Jennifer D. Reid**
Tenant
The Greens at Fort Mill, SC

BEFORE & AFTER

THE GREENS AT FORT MILL – BEFORE

THE GREENS
AT FORT MILL



THE GREENS AT FORT MILL – AFTER

THE GREENS
AT FORT MILL



100 MAIN ST. DOWNTOWN FORT MILL – BEFORE & AFTER



BEFORE: 100 Main St. Old Centre Theatre Building



AFTER: 100 Main St. Old Centre Theatre Building

100 MAIN ST. DOWNTOWN FORT MILL – BEFORE & AFTER



BEFORE: 204 Main St.



AFTER: 204 Main St.



AFTER: 204 Main St.

SUCCESSSES

DOWNTOWN FORT MILL EVENTS



DOWNTOWN FORT MILL EVENTS





CLINE DESIGN ASSOCIATES



INTERIORS

11 interior designers
BIM documentation
full service
furniture selection



ARCHITECTURE

47 design professionals
26 registered architects
local offices (RDU/CLT)
diverse range of work



PLANNING

6 landscape architects
urban design
master planning
landscape design

At Cline Design, we are dedicated to creating a better community through the integration of architecture, planning, landscape architecture and interior design. We recognize that our success is not only dependent upon great design, but also the positive experience a client gains from working with us. It is our belief that through the integration of services we can more effectively discover, generate, and implement design solutions that celebrate the uniqueness of each site.

Our philosophy is grounded in providing practical, economically viable and environmentally responsible design. Through collaboration with our clients, we create diverse, interactive, high quality environments; places that encourage people to interact, and build a sense of community.

- AIA (American Institute of Architects)
- ASLA (American Society of Landscape Architects)
- ULI (Urban Land Institute)
- ICSC (International Council of Shopping Centers)
- NAIOP (National Assoc. of Industrial & Office Properties)
- DRA (Downtown Raleigh Alliance)
- USGBC (US Green Building Council)
- IIDA (International Interior Design Association)
- NCIDQ (National Council for Interior Design Qualification)
- GCAA (Greater Charlotte Apartment Association)
- GRC (Greater Raleigh Chamber of Commerce)

QUICK FACTS

- Founded in 1989
- Professional Association
- Staff resources of 80+ professionals
- Senior Principals: Gary Cline, John Felton, Cari Jones, Michael Mesnard, Michael Lattner, and Orlando Pizarro
- Offices in Raleigh and Charlotte, NC
- Integrated Architecture, Landscape Architecture, Planning and Interiors
- Received over 75 awards for design integrity
- Ongoing projects in NC, SC, LA, TN, VA GA, MD, TX, MI



GASTONIA INFILL APARTMENTS

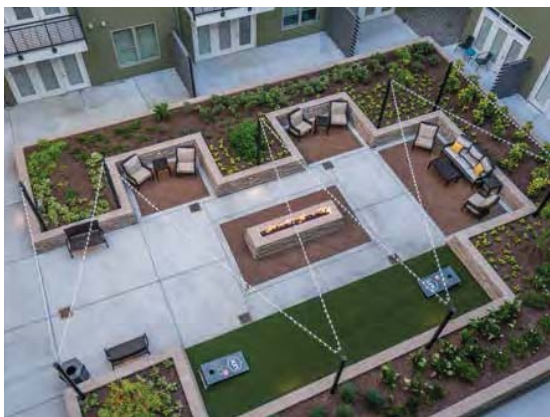
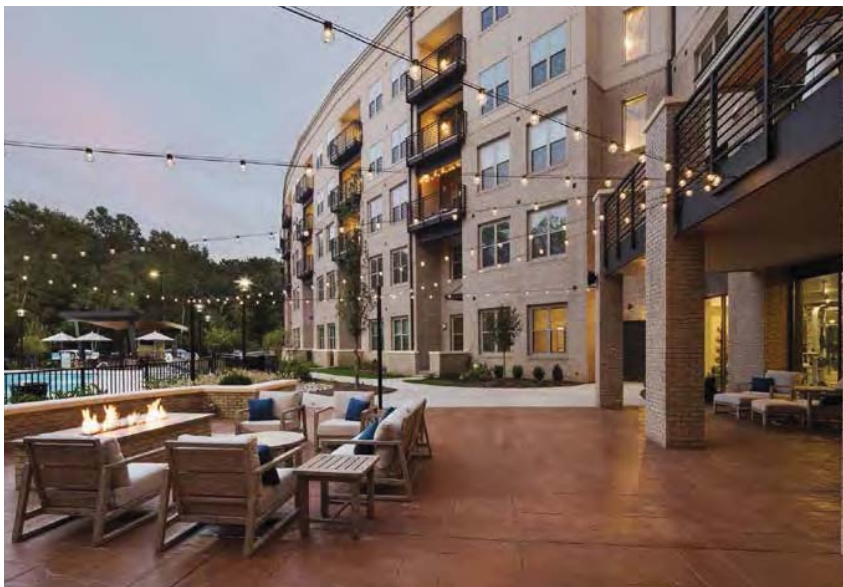
Gastonia, North Carolina

CLINE DESIGN SELECTED PORTFOLIO



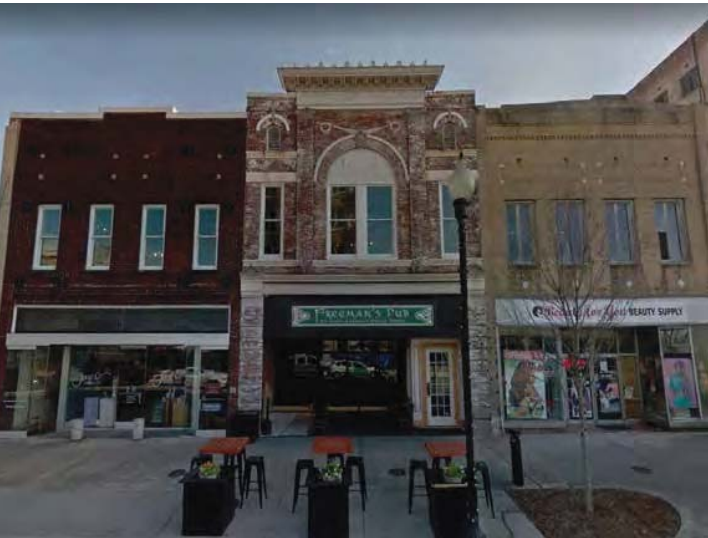
GASTONIA INFILL APARTMENTS
Gastonia, North Carolina

COURTYARD SPACES

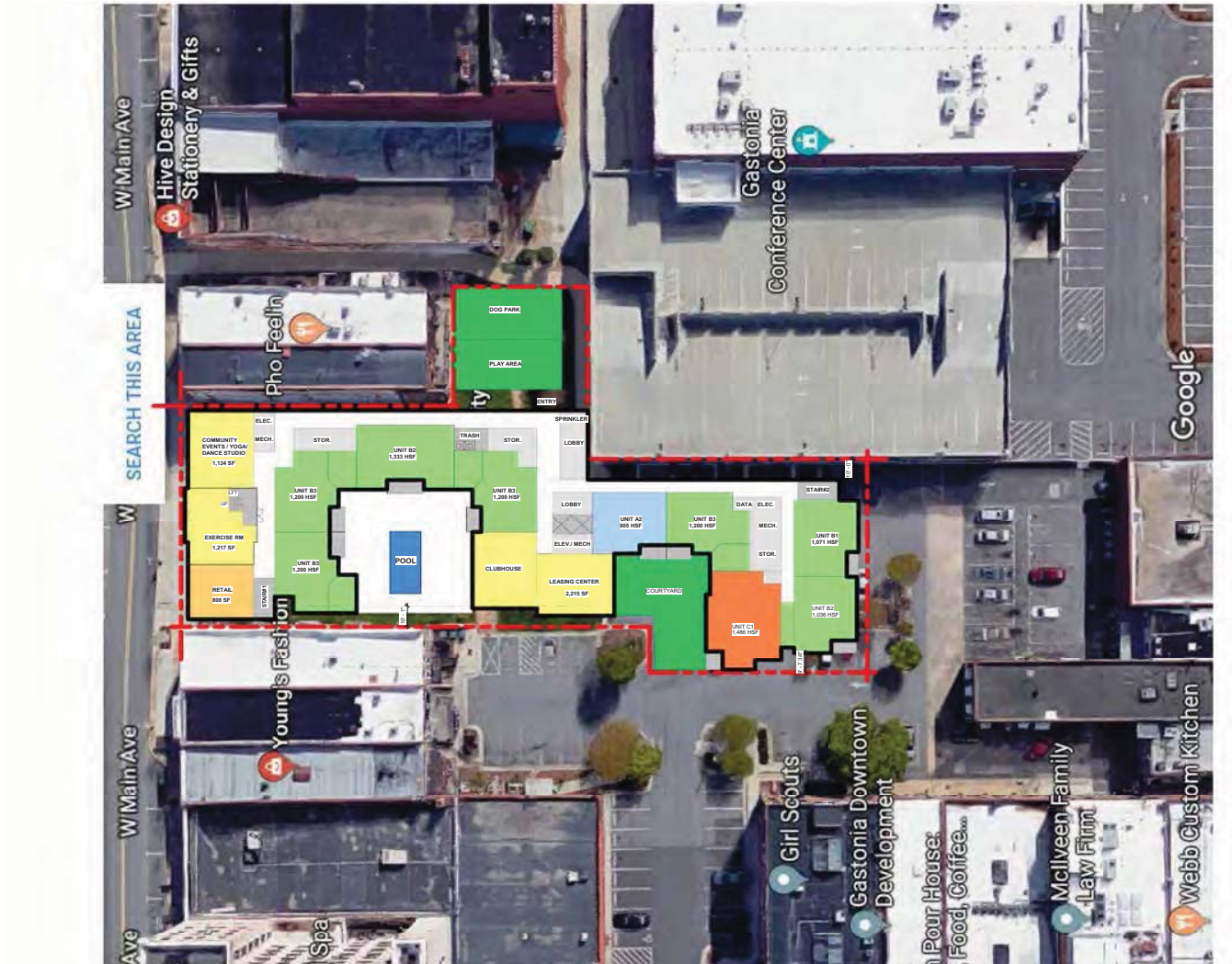


GASTONIA INFILL APARTMENTS
Gastonia, North Carolina

PRECEDENT IMAGERY



GASTONIA INFILL APARTMENTS
Gastonia, North Carolina



UNIT PERCENTAGES - OPTION 1

1 BEDROOM = 12 UNITS : 13%
2 BEDROOMS = 71 UNITS: 79%
3 BEDROOMS = 7 UNITS: 8%
90 UNITS

AMENITY AREAS/ LEASING:

RECREATION AMENITIES SF.
2,351 SF.
RETAIL
808 SF.
LEASING / CLUB
2,215 SF.

TOTAL: 5,377 SF

FLOOR PLATE AREAS:

1ST: 22,755 SF.
2ND: 19,592 SF.
3RD-7TH: 22,551 SF X 5

TOTAL: 155,102 SF

FIRST FLOOR CONCEPT PLAN



GASTONIA INFILL APARTMENTS

Gastonia, North Carolina

A.06

019007 | July 8, 2019

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TOTAL: 155,102 SF

TYPICAL CONCEPT FLOOR PLAN 3-7

W.MAIN AVE. PERSPECTIVE VIEW



S.SOUTH ST. PERSPECTIVE VIEW



GASTONIA INFILL APARTMENTS
Gastonia, North Carolina

A.09

019007 | July 8, 2019

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