

# Charter Square's bigger, taller sister building to reach 22 stories high in downtown Raleigh

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The development team for Charter Square in downtown Raleigh has formally submitted plans with the city for the proposed 22-story Charter Square North tower on the south end of Fayetteville Street.

Charter Square North will be a sister building to the 11-story Charter Square South office building that opened in mid-June at the corner of Fayetteville and Lenoir streets, but the North Tower will be twice its size at 22 stories tall and also incorporate 194 apartment living spaces..

[Andy Andrews](#), president and CEO of [Dominion Realty Partners](#) of Raleigh and a development partner in the Charter Square projects, had alluded in his address at the grand opening event for the first Charter Square office building on June 17 that the plans for the next tower could be submitted soon. Dominion's equity partner on the project is Prudential Real Estate Investors. The 243,000-square-foot building includes 9,000 square feet of retail.

"The only reason this (South) building is 210 feet tall is because it couldn't be one foot taller," Andrews said, explaining that the footings that were built in 2006 for the city-owned parking garage below the building were built for a shorter building. "We've maxed out the site."

The 1.95-acre site for Charter Square North tower, on the other hand, doesn't have such restrictions. Site plans filed with the city's planning department show that it could have a maximum 760,956 square feet of commercial space. That would include 194 apartment units and a sky view pool deck on the upper levels and about 250,000-square-feet of office space on the lower levels. JDavis Architects, the designer of the existing Charter Square building, is also working with Dominion on plans for the new building. The Charter Square North site has been used for the past several winter seasons as downtown's Winterfest outdoor ice skating rink.

Charter Square North would be the tallest office building project proposed along the Fayetteville Street District since 2008 when the PNC Plaza office and condo building opened at 33 stories tall. Dominion Realty Partners was also a joint venture partner with Highwoods Properties in the development of the \$136 million PNC Plaza, then called RBC Plaza.

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