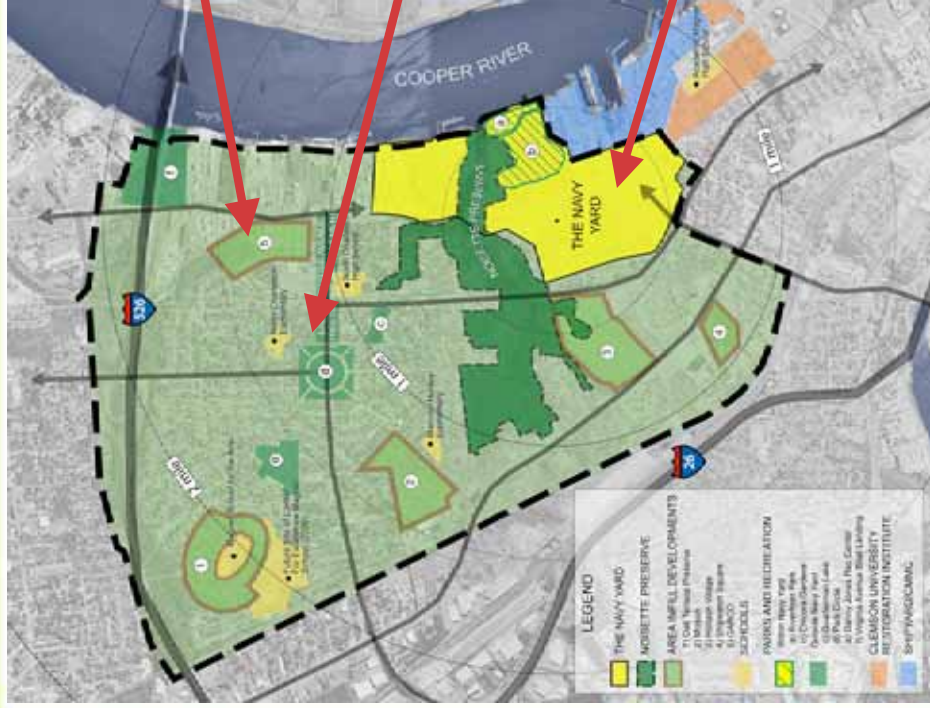


North Charleston Sustainability

Noisette.



1st LEED public school in SC - N. CHS Elementary School



1st LEED Platinum Bldg in SC - Half Moon Outfitters



1st LEED CI project in SC - Noisette Company Offices





Turn Around- Noisette Area

- Five priority areas cured and under redevelopment
- Home ownership now 45%+
- Appreciation: Housing - \$170 per SF, 45 days on the market
Commercial - \$300-500,000 per acre
- E. Montague business district - 90% leased
2 spas, 7 restaurants, artist galleries
- North Charleston Elementary School - 1st LEED certified school in SC
- Charleston County school district adopts LEED for all schools
- Riverfront Park completion July 2005
- Noisette Master Plan complete and accepted by City Council
- Off-base TIF plan approved - 78 million
- ASLA Award of Excellence





Turnaround attracts investment

Other new investments in the Noisette Community:

- Charleston County SD bonds approved for \$200 million - 13 schools will be renovated using LEED standard
 - Oak Terrace Preserve residential development - \$80 million
 - Mixson Ave. mixed use development - \$180 million
 - Horizon Village - \$200 million including \$30 million Hope VI
 - Noisette Preserve - \$30 million
- **Almost \$700 million to date, not including The Navy Yard**





Success Chronology

**Chapter 1 - Master plan for
the Noisette Community**

**Chapter 2 – The New
American City™**

**Chapter 3 – Navy Yard at
Noisette™**





Navy Yard Vision for Future

- Charleston region Integrated Urban Core for the Charleston Region
- 21st Century architecture
- Silicon Valley for Restoration Economy
- Academic Research Center
- Industry aggregation - Center Maritime industry
Center for non-profits
Center for design planning & building industry
- Retail aggregation - Sustainable retail
Local and regional destination and service
- Regional center for artists to live, work, perform and exhibit
- Population growth - Noisette area - Current -13,000
Master Plan - 50,000



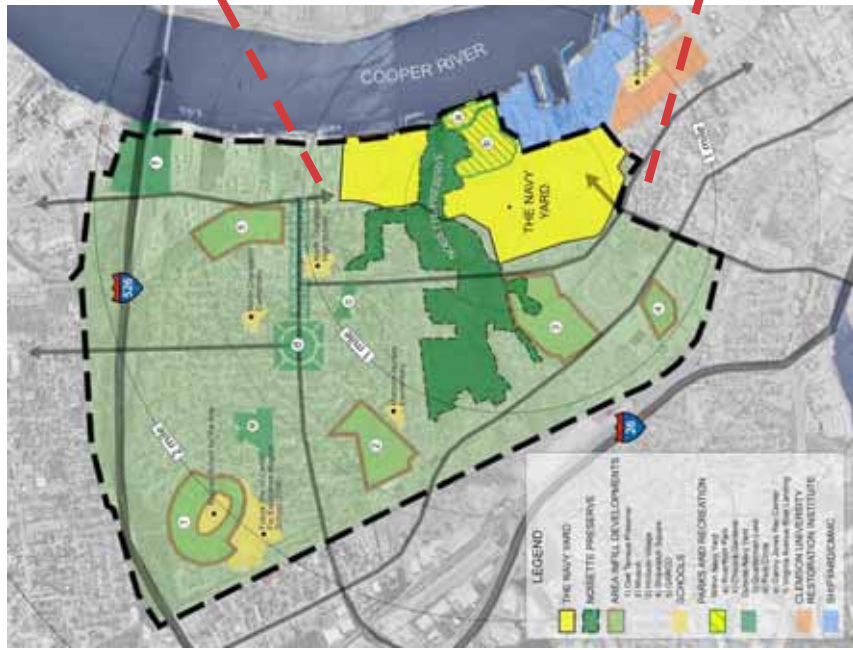
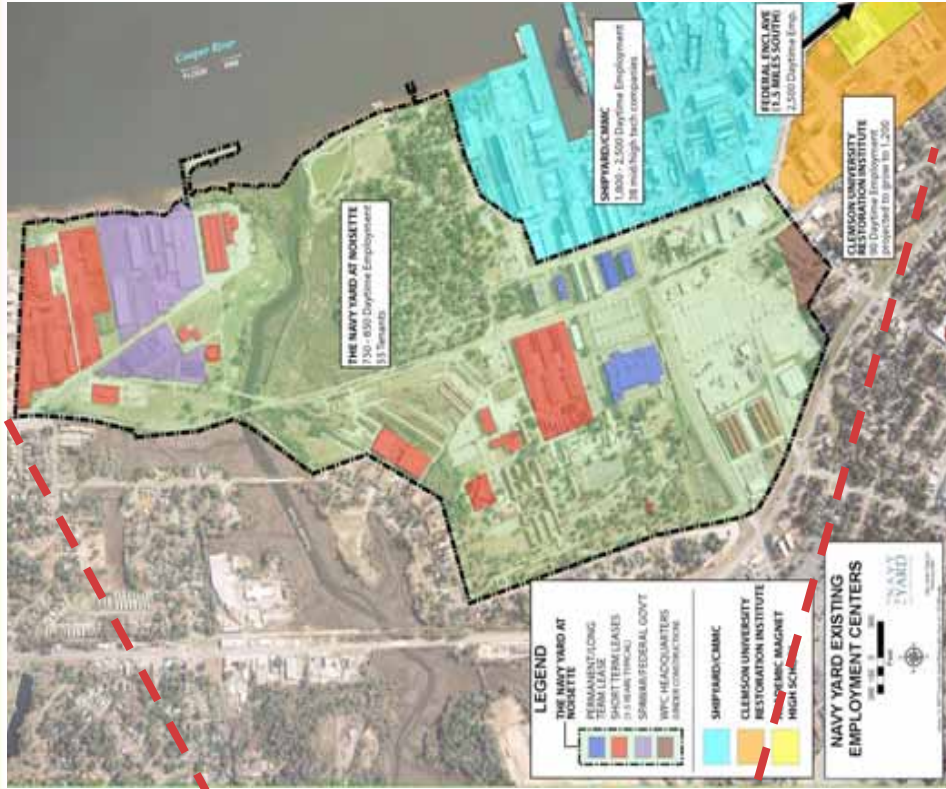


Turn Around-Navy Yard

- 305 of 340 acres transferred to Noisette
- Riverfront Park opened July 4, 2005 - 15,000 in attendance
- Navy Yard PDD approved
- Development Agreement / 10 year guarantee signed
- On-base TIF plan approved - \$300 - \$500 million
- 80,000 SF - office renovated and released
- College opens new campus as anchor of 40,000 SF - Building, Arts & Design Center
- 1,000,000 SF - Warehouse and Flex leased
- 82 Acre Clemson University Restoration Institute Campus
- Cushman & Wakefield Global Consulting Appointed



Navy Yard at Noisette

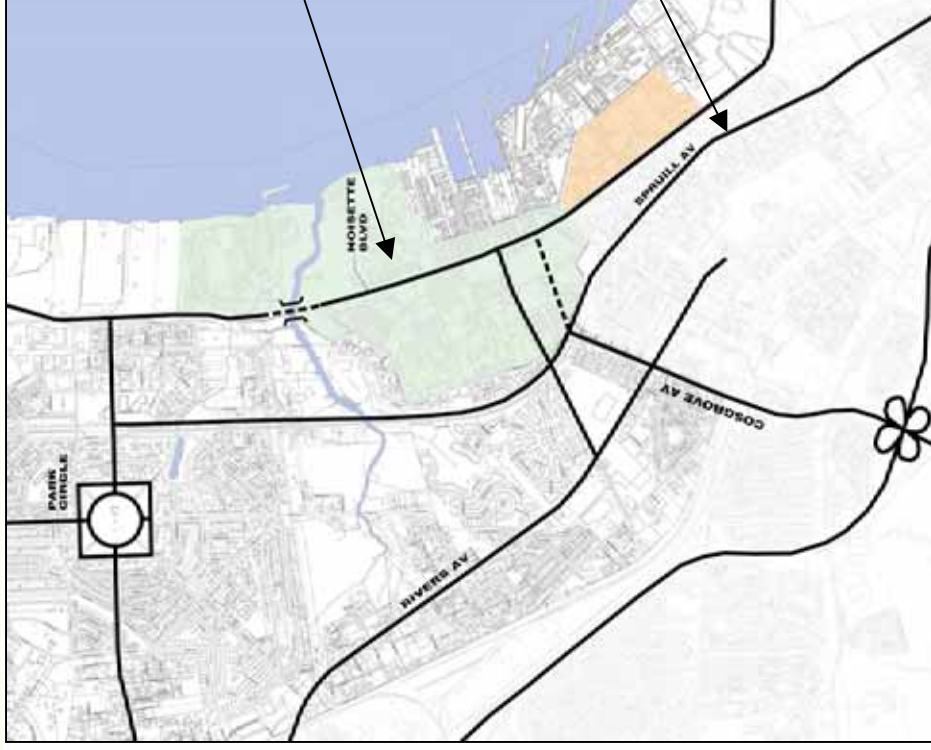


Clemson Restoration Institute

Noisette.

**Navy Yard at
Noisette™**

**Clemson
Restoration
Institute**





Program Areas

- Advanced materials, processes & systems
- Healthy communities & buildings
- Historic preservation & materials conservation
- Renewable energy
- Restoration ecology



Noisette.

RiverFront Park



Play Fountain



Riverfront Walk

The City of North Charleston's Riverfront Park was completed in July of 2005 and offers the citizens of North Charleston **public access** to the water after being cut off from the Cooper River for 103 years.



Noisette.

RiverFront Park

