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**COMMERCIAL REAL ESTATE**

# Portman Residential gears up for first phase of apartment project at Savona Mill site in west Charlotte



Portman Residential's renderings for phase one of its Savona Residences project, part of the Savona Mill redevelopment.

PORTMAN HOLDINGS

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**Brittani Sanders**

Person

By Elise Franco  
Staff Writer, Charlotte Business Journal

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Atlanta-based Portman Residential is about to go vertical on phase one of its Savona Residences project, part of a larger redevelopment of the 105-year-old Savona Mill in Charlotte's West End.

Site work is underway on the first of two mid-rise apartment complexes that will consist of 321 units. Vertical construction is slated to begin in November. The project will include a pool with cabanas, a pet spa and dog park, yoga and pilates studios, game rooms and a fitness center with high-technology equipment.

Savona Residences Phase 1 is expected to deliver in the third quarter of 2024.

Brittani Sanders, vice president of development at Portman, said design work on phase two will begin in the next few weeks. That building will include up to 329 units, and Sanders said construction will likely begin in about a year.

"We think we have a really unique project here given the proximity to all the creative office being built in the FreeMoreWest neighborhood," she said. "We have an opportunity to create a unique live, work, play environment, given that we have two phases of residential, office, as well as substantial retail that we don't control but will be adjacent to our development."

Work began in February on the redevelopment of Savona Mill, an adaptive-reuse project at 528 S. Turner Ave. The first phase is expected to open in spring 2023. It will include retail space and an outdoor plaza that leads to an amphitheater for live music and public community events.

The 200,000-square-foot campus will also include office space, greenery and a rooftop deck. The project's total construction value is about \$70 million.

Portman purchased the mill and surrounding property for \$11.5 million in 2020, *CBJ* previously reported.

The developer also announced last week that it will break ground next month on 2161 Hawkins, a 24-story apartment tower in South End. Plans for the former Sycamore Brewing site include 370 luxury residential units, 18,700 square feet of ground-floor retail and restaurant space, and an activated plaza and green space that will take shape between 2161 Hawkins and The Line.

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