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MAYOR

*City of Charleston*  
*South Carolina*

BARBARA W. VAUGHN  
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PUBLIC INFORMATION

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## **HORIZON PROJECT TO BE A 21<sup>ST</sup> CENTURY ECONOMIC ENGINE**

*Charleston, SC* - The Horizon Area Redevelopment Project is a bold economic development and urban revitalization initiative to advance the knowledge-based sector of the Charleston regional economy. The project will be a national model for a research-oriented urban infill development, an innovative initiative that will incorporate all of the elements necessary to create a vital urban place in the knowledge-based economy. The project site is a 20-acre aggregation of contiguous parcels located in downtown Charleston along the Ashley River and adjacent to the MUSC campus.

Through the collaboration of the City of Charleston and the Medical University of South Carolina Foundation, the Horizon Area Redevelopment Project will leverage the resources and public leadership necessary to build a 21st century economic engine to drive the Charleston region forward.

The project will integrate Life Sciences Research cluster and incubator facilities; MUSC Clinical Research centers; supportive commercial mixed-use, including retail and office development; mixed-income residential infill providing a range of housing types, and creating a true live-work environment; new and improved public urban spaces, recreational facilities and parks; and the necessary infrastructure, including streets, utilities and drainage.

Mayor Joseph P. Riley said, "Communities need to pivot if they want to progress. That's what the Horizon Redevelopment represents; a shift that positions Charleston to be a leader in bio-technology research and industry. By building this Live/Work/Learn district near the Medical University, Charleston will put in place the technological infrastructure necessary for our new economy."

Dr. Ray Greenberg, President, MUSC said, "The Horizon Project is a huge opportunity for a true mixed use development in close proximity to the Medical University of South Carolina and its research enterprise. The vision for a live, work, shop and play development with a bias toward bio medical research and its spin off companies in the City of Charleston will have a tremendous economic impact on the entire region."

The Horizon Project Foundation, Inc. (HPF) has presented a Request for Proposals (“RFP”) to solicit and select a Master Developer capable of this comprehensive redevelopment with HPF. The RFP process will be used to select a Master Developer in recognition of the need for sustained long-term collaboration between the selected developer, HPF, and its supported organizations, in order to formulate and execute a feasible implementation plan that successfully accomplishes a wide range of objectives.

The project site is a 20-acre aggregation of contiguous parcels located in downtown Charleston along the Ashley River and adjacent to the MUSC campus. This prime development site is situated within Charleston’s historic quarter, yet provides the opportunity for the density and scale necessary to create a vibrant and economically-successful infill in concert with contemporary development standards.

- Acres: Approximately 20 developable acres
- Zoning: Mixed Use Workforce Housing (MU-2/WH).  
This is the most flexible zoning category in the City of Charleston
- Height: Range of 55/30, 85/30 and 85/125 feet
- Potential square footage: Approximately 2,000,000 sf of developable space

**FOR MORE INFO:**

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