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SPACE

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TRIANGLE BUSINESS JOURNAL

CHAMPION AWARDS

★ MOST CREATIVE LAND USE: NORTH HILLS



STEVE WILSON

John Kane has transformed the North Hills area over the past several years.

Kane Realty Corp. and its president, John Kane, won the award for Most Creative Land Use for the transformation of the former two-story North Hills Mall property into a district of entertainment, retail, restaurants, office and residential space with a mix of existing and new buildings.

The Most Creative Land Use award recognizes solutions to unusual challenges in a commercial real estate development project, including lot configuration, terrain, water areas and traffic patterns.

North Hills designers were able to salvage the JCPenney anchor store, which remained open throughout construction, and an exist-

ing mall parking deck, which was attached seamlessly with a new parking deck.

Adapting to the terrain of the property, much of the parking deck was below the surface of the pedestrian mall, allowing entrances to the JCPenney and a new Target store below ground from the parking decks as well as buildings for more shops and entertainment above.

Kane built the Eastern Federal movie theater complex atop the Target store, the first such adaptation in the experiences of Kane, Target and Eastern Federal, which has since been bought by Regal Entertainment Group.

Target officials were insistent on owning, rather than leasing, their space, so Kane and his legal team crafted a deal that sold Target its parcel of land facing Interstate 440 but retained the air rights to the property. That allowed the theater to go on top.

The bulldozers started tearing apart the old North Hills Mall in April 2003. The first buildings of the new 730,000-square-foot shopping district opened in October 2004.