

Chatham Park plans Mosaic as arts and entertainment hub

[Mosaic](#) is the name for a planned commercial component of Chatham Park that is envisioned as an arts and entertainment district. Inspired by Chatham's vibrant arts community and rural heritage, it designed to appeal to Chatham Park's affluent, rapidly growing populace.

The 350-acre, \$800 million mixed-use project is intended to be the gateway to Chatham Park, the 7,100 acre development that is transforming Pittsboro and Chatham County.

John Fugo of Eco Group met with community groups for six months after being hired to do the commercial portion of the park by [Preston Development](#).

“There was a lot of trepidation about how this massive development surrounding Pittsboro would change the culture,” Fugo told the Raleigh News and Observer. “What we found was a very deep, real artistic, very creative culture of genuine humanity, is the best way I could put it. We looked to model our commercial center to that, and complement what was already there rather than come in and give the impression that we were going to build what we thought the people needed. We wanted to build what people wanted.”

The first phase, on 44 acres near the intersection of U.S. 15-501 and U.S. Route 64, is scheduled to break ground in 2018. All three phases of the remaining 300 acres are set to begin by 2020. The entire Chatham Park project aims for 22,000 residences and 22 million square feet of office, retail, research, education and community space. Its first homes are scheduled to be available in spring 2019.

Mosiac will include “urban-urb” living arrangements – 210 apartments with the feel of urban density integrated with a suburban neighborhood feel – plus 125 apartments that will comprise an “active adult arts colony” named Veranillo, which is Spanish for Indian summer.

Fugo got the idea from a nonprofit group called EngAGE, which has created eight arts-focused living arrangements for older tenants in California. Fugo formed a partnership with its founder to build centers on the East Coast. Veranillo will offer college-level courses in such areas as writing plays or memoirs, painting, sculpting and design.

There will be a stage next door with a resident theater group, movie screens and an amphitheater, a 120-bed hotel, a micro-brewery, specialty grocery store and farm-to-table restaurants; more than 200,000 square feet of local and regional shops, restaurants and services are planned. In addition, 88,000 square feet is dedicated to technical and creative office space.

Tim Smith and Julian “Bubba” Rawl, are the co-founders of Preston Development. They have developed some of the Triangle’s most prominent residential projects, including Preston, the Prestonwood Country Club and MacGregor West, as well as other of retail projects.

Eco Group is a joint venture of Fugo, who owns Durham-based Montgomery Carolina LLC, and Kirk Bradley of Sanford-based Lee-Moore Capital Company.