

Uptown Station Area Overview

South Corridor

October 2005



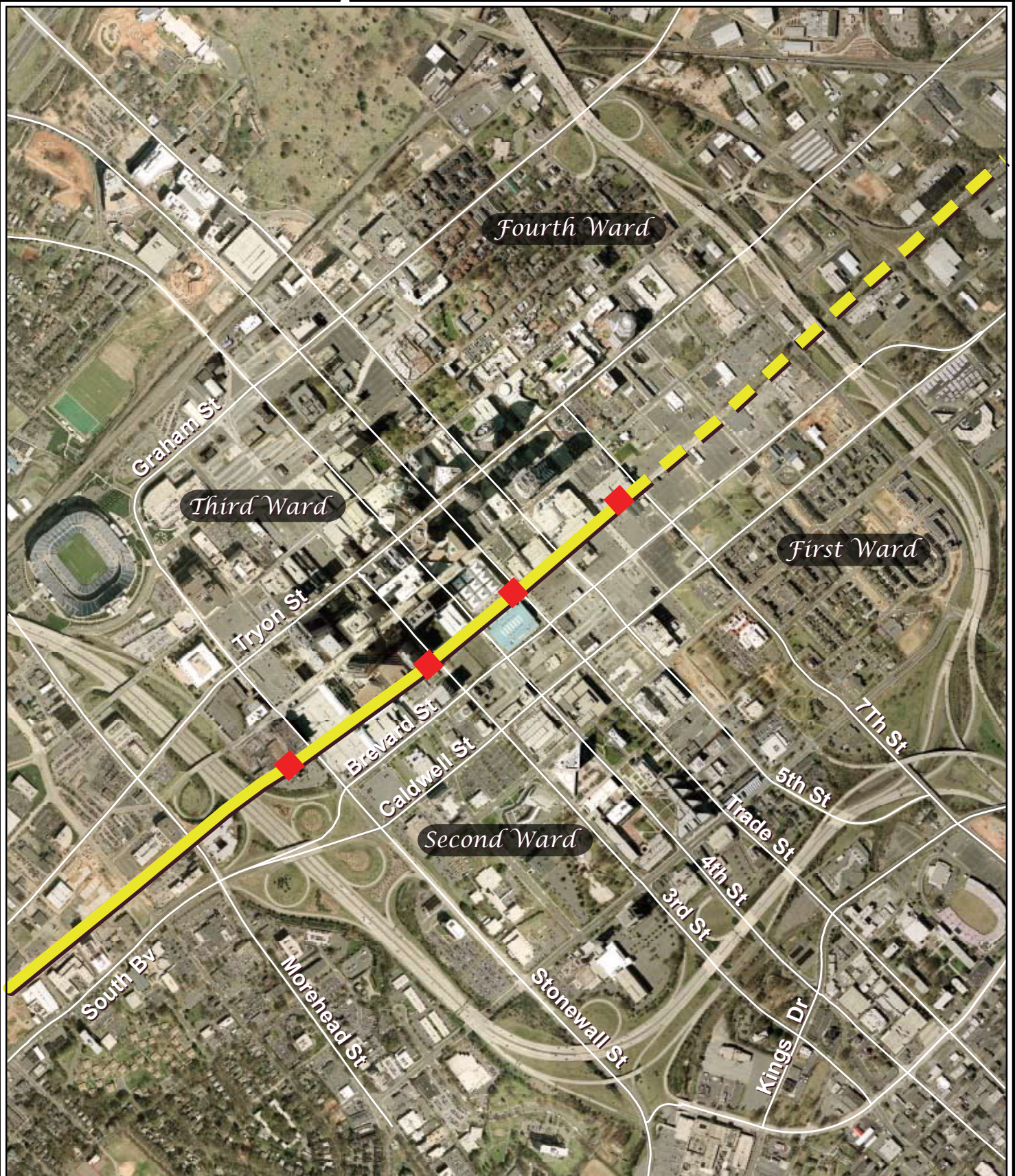
Uptown Area Highlights

- Charlotte's first light rail line, the South Corridor, is scheduled to open in Spring 2007.
- The 9.6 mile corridor will run from Uptown Charlotte south to I-485, Charlotte's Outer Belt.
- Uptown will contain four walk up stations: 7th Street, Trade Street, 3rd Street and the Westin Hotel. Trolley stops are also incorporated with these stops, with two additional trolley stops located at the Convention Center and 9th Street.
- Uptown, also known as Center City, is the heart of the City and the economic engine of the nine county metropolitan region, with 55,000 jobs in the city's office core.
- Uptown is bound by I-277 on the north, east and south sides and I-77 on the west side, and is divided into four wards.
- With a majority of the commercial and office development focused around two main cross streets, Trade Street and Tryon Street, the outlying portions of 1st, 3rd, and 4th Wards are primarily residential.
- Uptown already has a number of residential units, with additional towers containing approximately 1500 units proposed or under construction.
- Continued investment in the Center City has brought a concentration of cultural facilities, entertainment venues (such as a new NBA arena to open Fall 2005) and civic spaces.



▲ *Epicenter, the proposed mixed-use development, at the Trade Street Station.*

Uptown Aerial



Proposed Land Use

The vision for Center City, also known as Uptown, is to be a livable and memorable Center City of distinct neighborhoods connected by unique infrastructure. The small distinct neighborhoods celebrate their unique characteristics on a neighborhood scale.

In the central part of Uptown, development is mixed, supporting working, living and leisure activities. This mixture includes the following existing or planned uses along the South Corridor Light Rail Line:

- Imaginon, a children's performance venue, located at the 7th Street Station;
- EpiCentre, a proposed mixed-use complex, containing a 46-plus story residential tower, entertainment complex and office component at the Trade Street Station;
- Ritz Carlton, 150-room hotel, proposed at the Trade Street Station.

Overall, Uptown contains approximately 19 million square feet of office space, 600,000 square feet of retail space, 4,100 hotel rooms, 72,000 seat football stadium, 20,500 seat NBA basketball arena (scheduled to open Fall 2005), and over 8,000 residents.

An existing extensive street network includes major and minor thoroughfares and a relatively fine-grained network of local streets with short block spacing. Eventually, some streets will introduce a streetcar system that will link services from Presbyterian Hospital to the east of Uptown with Johnson C. Smith University to the west. The map of Uptown is found to the left.



▲ *ImaginOn, the new children's center, located at the 7th Street station.*



▲ *New Charlotte Bobcats Basketball Arena located at the Trade Street light rail station.*

Opportunities

- Uptown is the hub of an economically vibrant region that is projected to add over 3,400 residential units and 50,000 employees by 2025.
- Uptown has continued to evolve into a high quality mixed-use district with a large infusion of for-sale and rental housing which has created true urban living opportunity.
- Since 2000, over 3,000 new residential units have been introduced into Uptown.
- Charlotte is the second largest banking center in the country. Two of America's largest financial institutions are headquartered in Uptown: Bank of America and Wachovia.
- 19 million square feet of office space represents about 31% of the total office space in Mecklenburg County, a share that is among the highest of mid-sized cities in the nation.
- Several institutional uses have been introduced into Uptown over recent years including Johnson and Wales University, Imaginon Children's Library and Performing Center, a new Mecklenburg and Federal Courthouse, a proposed Wake Forest University facility and a proposed Mint Museum.
- The light rail line will run directly through the Charlotte Convention Center, which hosts over 200 conventions a year with over 500,000 visitors.

Implementation

With the South Corridor under construction, the City is committed to realizing the smart growth opportunities the transit investment affords. To assist with transit oriented development along the corridor, the City has created a Transit Oriented Development Response Team. The TOD Response team involves key City departments that oversee important aspects of redevelopment projects. The goal of the team is assist developers as they work through City regulations and requirements. This included rezonings, plan review, right-of-way encroachments, infrastructure improvements, transit construction schedules and financial assistance. The team is dedicated to promoting and expediting development along transit corridors.



▲ *Courthouse, a 16 story residential tower located near the 7th Street Station*



▲ *The Avenue, a 386 unit residential tower currently under construction.*

For Further Information on:

Station area planning, zoning, or land use policies

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Development opportunities within the transit corridor

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CATS owned property and right of way encroachments

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