

Archdale Station Area Overview

South Corridor

October 2005

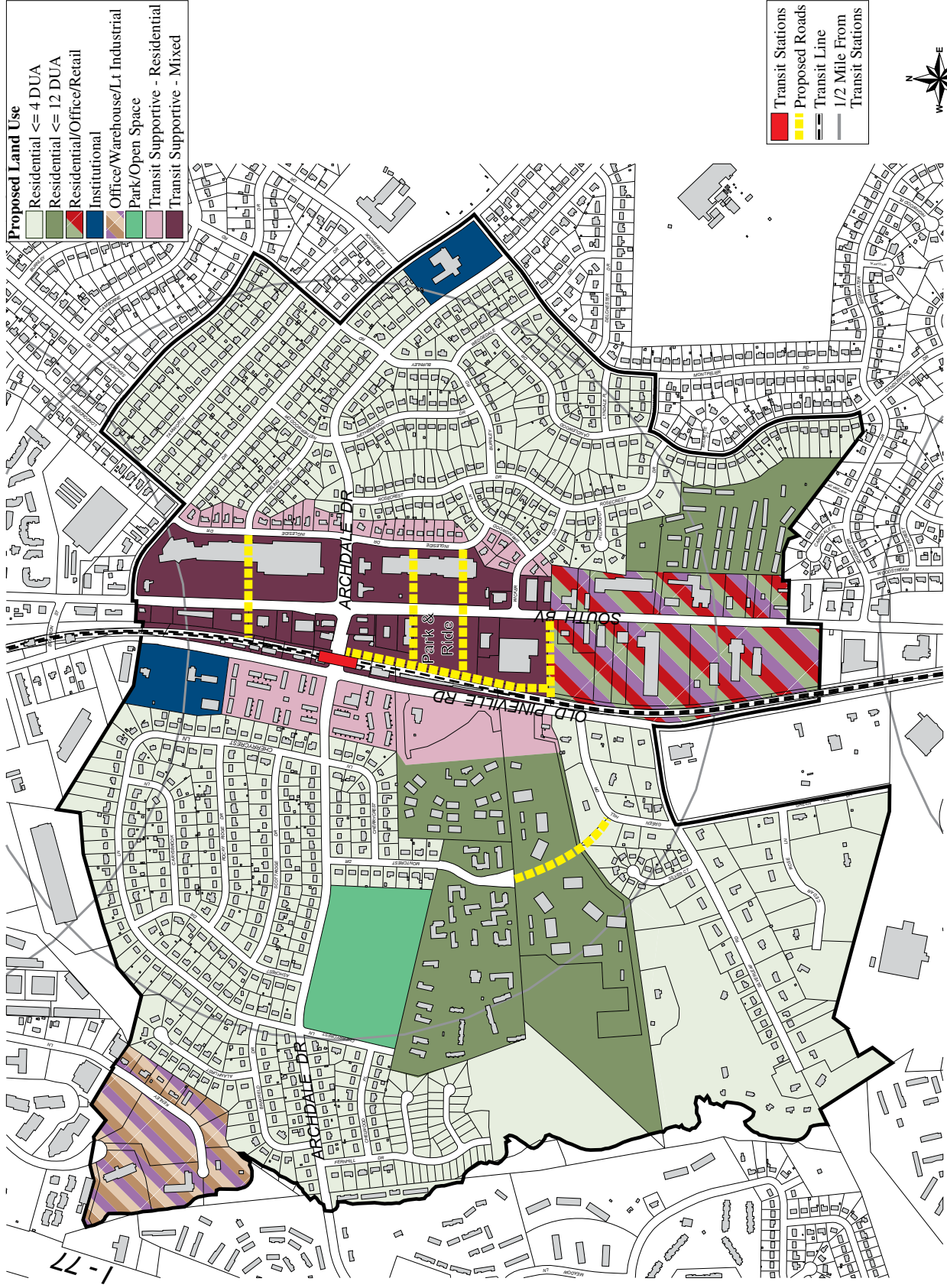


Archdale Station Highlights

- 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.
- The Archdale Station is the twelfth station in the South Corridor. It is bounded by Emerywood Drive on the north, Farmbrook Drive to the east, Silverleaf Road in the south and I-77 to the west.
- The Archdale station has a strong residential character with retail that serves the rich ethnic diversity of the area.
- The station area includes strip type commercial focused around South Boulevard and light industrial and office oriented towards Old Pineville Road.
- Residential development dominates on the eastern and western edge of this station area. Approximately 4,000 residents currently reside within a half-mile of the station in a variety of settings from apartments to townhouses to single family homes.



Archdale Station Proposed Land Use - Draft



Proposed Land Use

The overall vision for the area is to transform the area around the station into a pedestrian-oriented mixed-use transit village. This area should complement the surrounding residential areas, including Starmount. The map to the left identifies land uses that would support the transition.

The Starmount Center and Archdale Plaza, located east of South Boulevard on each side of Archdale Road, are expected to be redeveloped over time with a mixture of uses, continuing to serve as the primary retail for the station area. Redevelopment of these sites and an introduction of a street network could also create a strong connection for existing residents to the east of the LRT station. Other smaller sites along South Boulevard are expected to redevelop, changing the existing automobile oriented development to a more pedestrian-oriented development that focuses around the intersection of South Boulevard and Archdale Road.

Opportunities

- The Archdale Station area has the strongest residential base in the South Corridor.
- There is international retail interest emerging in the station area with a South/Central American oriented grocery store and other small businesses creating a unique multi-cultural shopping district.
- The strongest development opportunity for the Archdale station area is for the creation of a transit oriented, residentially-focused village which focuses on mixed-income housing and niche retail opportunities.
- There is an opportunity to leverage the existing community strengths and create a pedestrian-oriented core.



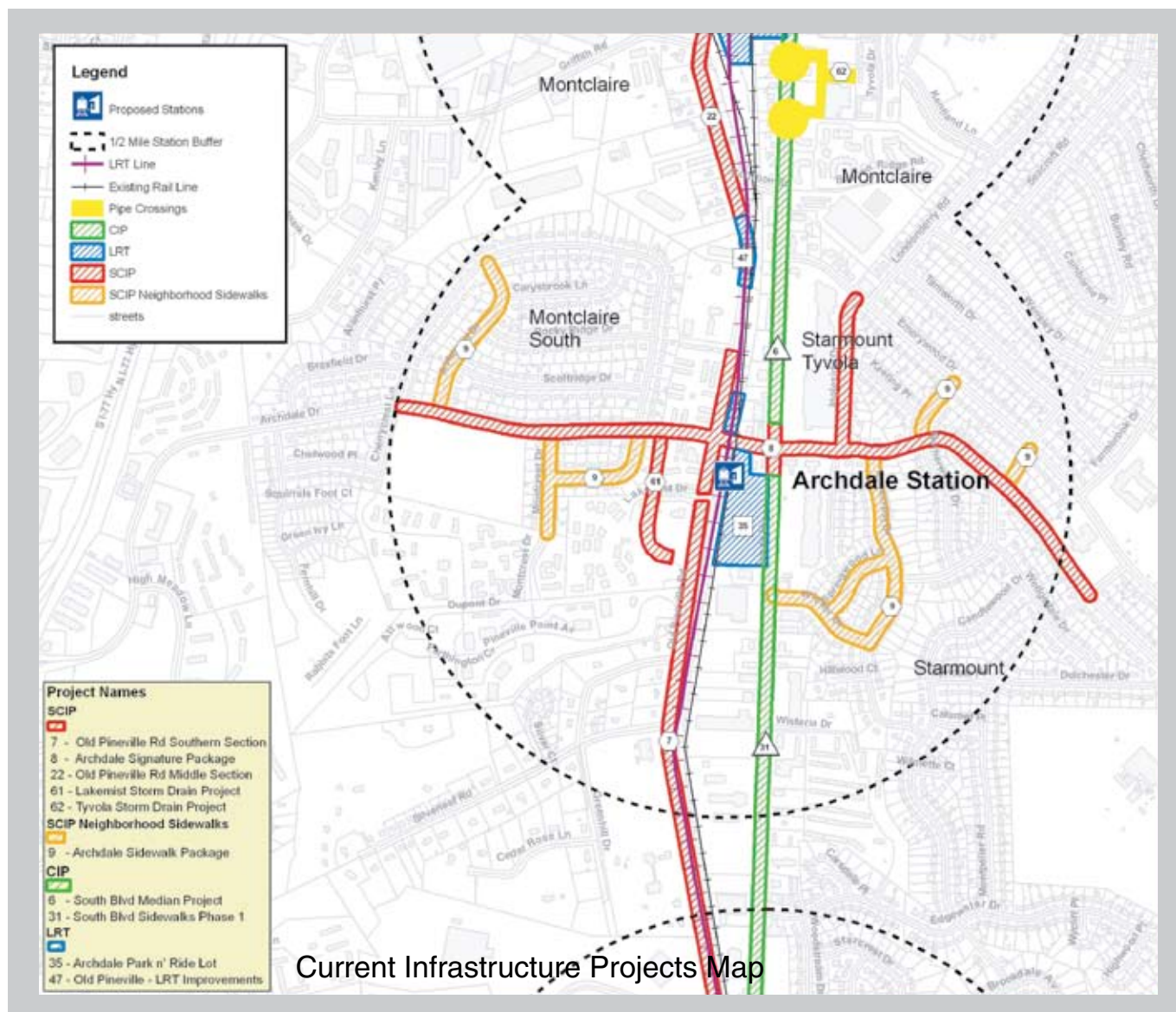
▲ Starmount Center is located at the southeast corner of South Boulevard and Archdale Drive.



▲ Existing multi-family is adjacent to the Archdale light rail station.

Implementation

In order to promote the transit oriented development in the station areas, the City of Charlotte is taking a proactive approach. First, a \$50 million bond for infrastructure improvements in the South Corridor result in improvements beyond the scope of transit construction. The map below illustrates the improvements that are underway in the Archdale Station Area. Second, the Charlotte-Mecklenburg Planning Commission is taking a proactive approach to zoning for transit supportive development and will be sponsoring rezonings that will allow transit oriented development. Finally, The City's Economic Development Office is coordinating to assist with development issues such as infrastructure, affordable housing, parking, and facade improvements.



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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