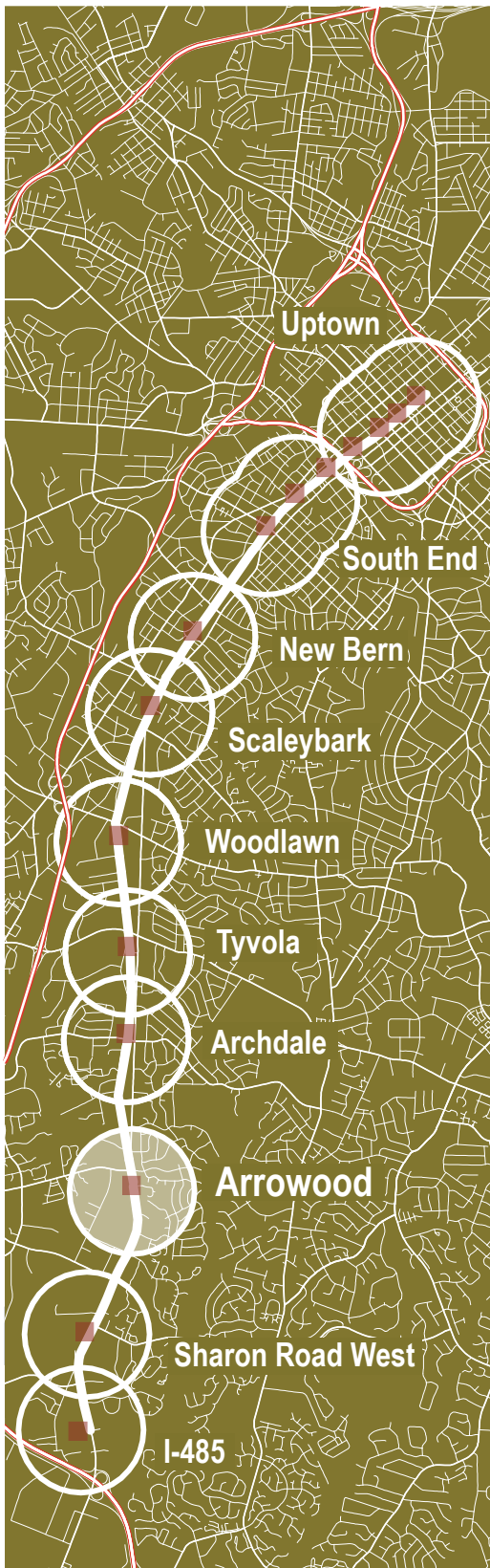


# Arrowood Station Area Overview

South Corridor

October 2005

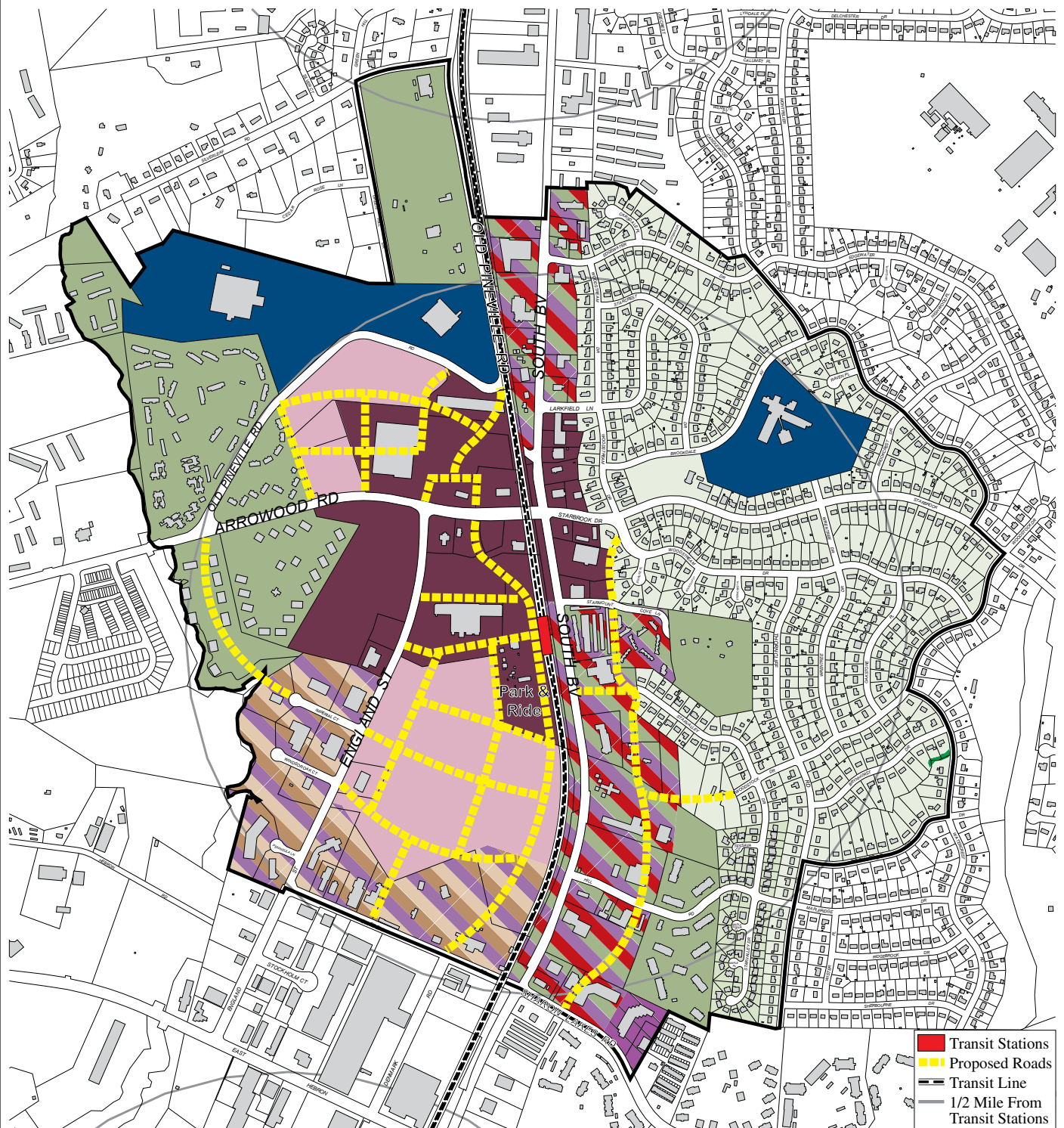


## Arrowood Station Highlights

- 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 Arrowood Station is the 13th station in the South Corridor and has the largest proportion of vacant land within the ½ mile walk of the station area. The large amount of vacant land (generally to the west of the LRT line) offers potential to create a large greenfield transit oriented development.
- The station area also includes a significant amount of suburban style strip commercial land uses west of the light rail line and strong residential to the east of South Boulevard in Andover Woods and Starmount.
- The South Oak and South Square Park shopping centers are both large strip style centers to the west of South Boulevard on the north and south side of Arrowood Road.
- England Road to the west of South Oak Center has begun to attract newer single story office industrial.



# Arrowood Station Proposed Land Use - Draft



## Proposed Land Use

- Residential <= 4 DUA
- Residential <= 5 DUA
- Residential <= 8 DUA
- Residential/Office/Retail

- Transit Supportive - Residential
- Transit Supportive - Mixed
- Office/Warehouse/Light Industrial

- Institutional
- Office
- Greenway

- Transit Stations
- Proposed Roads
- Transit Line
- 1/2 Mile From Transit Stations





## Proposed Land Use

The overall vision for the Arrowood Station Area is to transform the area west of the station into a greenfield transit village. In the long term, the areas north and east of the station should be redeveloped to complement the greenfield development and existing residential areas such as Starmount.

Development that occurs in the station area should be urban in form with building entrances from the sidewalks to allow easy pedestrian access, be multi-story office and residential, with ground floor retail a priority in the blocks nearest the station, and be less dense near existing residential neighborhoods.

## Opportunities

- With more contiguous vacant land than any other station, the Arrowood station holds opportunities for large scale transit oriented development.
- Stable residential development flanks the eastern and western edge of the station area.
- The planned realignment of Old Pineville Road could create stronger redevelopment opportunities for the South Oak shopping center and adjacent former WalMart.
- The South Square Park shopping center, immediately adjacent to the LRT station, has redevelopment potential with a vacant big box, resulting from a national retailer withdrawing from the North Carolina market.
- Large commercial sites make redevelopment more feasible by reducing the need to assemble land.



▲ Existing residential in the Starmount neighborhood



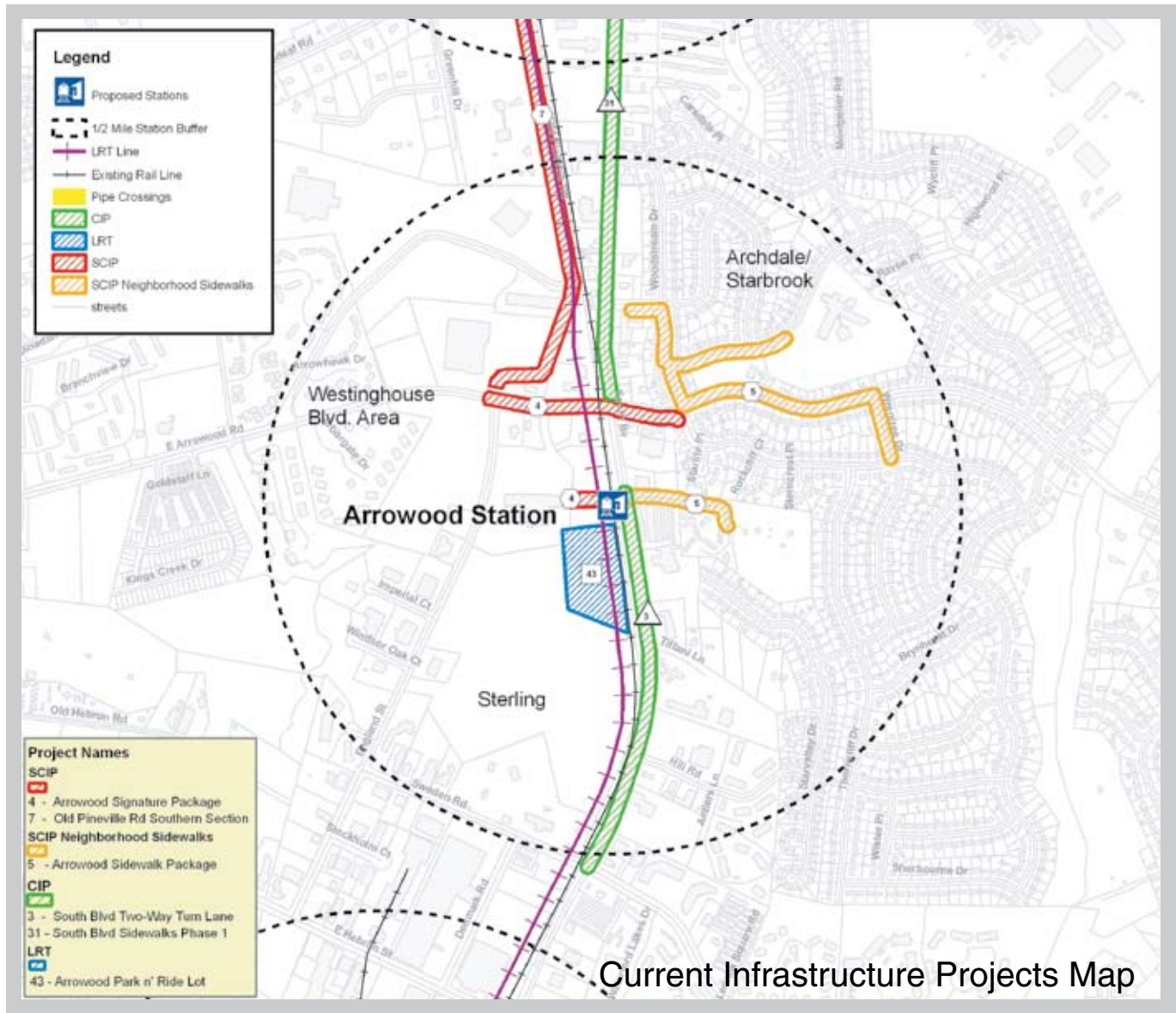
▲ New office industrial is found along England Street in the western portion of the station area.



▲ The South Square Park Shopping Center

## 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 Arrowood 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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