2016 STATE OF THE CENTER CITY

CHARLOTTE
The annual State of the Center City report highlights the growth and development of Charlotte’s urban core. This report is prepared by Charlotte Center City Partners (CCCP), a 501(c)4 not-for-profit corporation that envisions and implements strategies and actions to drive the economic, social, and cultural development of Charlotte’s Center City.

The vision for Charlotte Center City is a viable, livable, memorable and sustainable place with modern infrastructure, a tapestry of great urban neighborhoods, and a diversity of thriving businesses. As defined in this report, Center City includes Uptown, which is Charlotte’s Central Business District (CBD), South End, and a portion of the Midtown neighborhood. Data associated with the term ‘3 Mile Ring’ pertains to the neighborhoods within 3 miles of “The Square” at Trade and Tryon streets.
Center City Partners’ Focus Area Includes:
- Uptown (Charlotte’s Central Business District - CBD)
- South End
- West End
- Midtown

The term Center City refers to the ‘3 Mile Ring’ or the neighborhoods within 3 miles of “The Square” at Trade and Tryon streets.
Great cities create the context for tomorrow’s vibrancy through long-term visioning, strategic investments in infrastructure and public-private partnerships. Charlotte Center City is well positioned to serve this role for decades to come.

There is a megatrend in the office market that employers are returning to downtowns and Charlotte is uniquely positioned to respond. A report published last year by Smart Growth America highlights this trend. In 1960, the report says, 63 percent of American jobs were within three miles of the center city. That number plunged to 16 percent in 1996. But today, it is on the rise: nearly 25 percent nationally and approaching 33 percent in Charlotte.

This movement is led by the most innovative companies that are choosing walkable, bikeable, transit oriented mixed-use environments. The Smart Growth America report included interviews with 500 chief executives who were asked why they made the decision to return to the urban core. Their overwhelming response was “to attract and retain the best talent.” Charlotte Center City offers just such a setting—one that is an asset to companies that are repositioning toward innovation, sustainability and the 21st Century economy. We are creating new office inventory for these companies, with more than 3 million square feet of office space planned or under construction in Center City, bringing our total to more than 26 million square feet, or almost 44 percent of the office space in Charlotte.

Center City is becoming a complete place in a myriad of ways. We continue to expand the light rail system another 9.3 miles (opening in 2017) and to expand streetcar 2.5 miles (opening in 2019). More than 4,500 residential units are under construction. The 4-acre First Ward Park opened in December, sewing together two great Uptown neighborhoods. We are enjoying a retail awakening with national and local shops opening their doors in 2015. Additionally, more than 2,000 new hotel rooms, an increase of 49 percent, will be delivered in Center City, making it a more attractive destination for visitors.

Major moves in 2015 are creating city-changing opportunities for the next year and beyond. In Third Ward, the federal government is helping fund the Charlotte Gateway Station project investing a $25 million TIGER grant that will stimulate the transformation of underutilized acreage into a dense employment, residential and retail center. The North Tryon Vision Plan articulates our aspirations for a new development pattern and rich cultural activation of the 50 square blocks between 6th, Poplar, Brevard and 12th streets. South End is preparing to welcome its first major mixed-use office project, thousands of new residents and innovative development around the Rail Trail. We have launched a new initiative in Historic West End where the business corridor and neighborhoods are well positioned for quality jobs, investment and development. These initiatives will create the context for tomorrow’s vibrancy.

As we move into 2016, we enjoy a defining period of creation, with a collective opportunity and obligation to create Charlotte’s unique and beloved places. Join us on this journey.
DEVELOPMENT SNAPSHOT

2015 was a busy year for groundbreakings in Center City. More than 1,000 new apartments came on the market. Moving into 2016, construction is active on 29 projects with an additional 25 planned projects.

New Center City development opportunities include 2 “build to suit” and 3 speculative office towers under construction. This activity illustrates the growing demand for the Center City office market, strong office building sales and the national trend for businesses returning to the downtown core. Apartments are leasing at record high rents, meeting pent-up demand for people wanting to live in Center City.

FAST FACTS

1.34 MILLION Square Feet Of Office Space Under Construction

2.19 MILLION Square Feet Of Office Space In Planning

435,688 Square Feet Of Retail In Planning Or Under Construction

1,245 Hotel Rooms In Planning

1,006 Hotel Rooms Under Construction

8,772 Housing Units In Planning Or Under Construction

53% Multifamily Housing Units In Planning Or Under Construction Are In Center City

4 Acre First Ward Park Completed

4.5 Mile Rail Trail In Development

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RODGERS

Headquartered in the Carolinas and founded in 1963, Rodgers ranks among the nations’ top construction managers, offering preconstruction and construction services for education, healthcare, cultural, commercial and senior living clients.

rodgersbuilders.com
Development is often measured in square feet and units but the true impact is the people it supports and attracts.

**DEVELOPMENT SNAPSHOT**

- **OFFICE SPACE**
  - 3.5 Million Square Feet
  - = 17,500 New Office Workers

- **RESIDENTIAL UNITS**
  - 8,772 New Residential Units
  - = 14,912 New Residents

- **HOTEL ROOMS**
  - 2,251 New Hotel Rooms
  - = 821,615 More Overnight Visitors Per Year

- **RETAIL SPACE**
  - 435,688 Square Feet of Retail
  - = 49 New Shops & Restaurants

**PROJECTED DEVELOPMENT GROWTH THROUGH 2020**
WORK

Center City is a hub of regional commerce. Businesses spanning a diverse range of industries have found a home in Center City, drawn by the central location, access to a high quality workforce, prestige of the location and abundant transportation and entertainment amenities.

2015 brought significant activity in commercial real estate in Uptown and South End. 9 major buildings sold for more than $380 million in transactions. 3.5 million square feet of new office space is under construction or planned and will add to the modern offerings available to businesses.

FAST FACTS

Uptown

22.9 MILLION
Square Feet Of Office Space

14.7 MILLION
Square Feet Of Class A Office Space

1.6 MILLION
Square Feet Of Vacant Office Space

1,240
Companies

$26.60
Per Square Foot Average Rent

100,000
Total Employees

South End

1.8 MILLION
Square Feet Of Class A & B Office Space

715,500
Square Feet Of Office Space Proposed

$23.79
Average Rent Per Square Foot

13,800
Total Employees

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CBI works with clients to research, explore and understand their workplace challenges and develop premier interior solutions that integrate seamlessly into their business models and fit their unique work environments.

cbi-nc.com
Smart Growth America surveyed 500 companies that relocated to urban areas from 2010 to 2015 to learn more about why they made that decision. Charlotte Center City is uniquely positioned to meet this macro demand trend.

KEY REASONS FOR CHOOSING AN URBAN OFFICE LOCATION

- **ATTRACTS & RETAINS TALENT**
- **ELEVATES BRAND IDENTITY & COMPANY CULTURE**
- **PROVIDES COLLABORATIVE OPPORTUNITIES**
- **CLOSER TO CUSTOMERS, BUSINESS PARTNERS & EMPLOYEES**
- **CENTRALIZES OPERATIONS**
- **SUPPORTS TRIPLE BOTTOM LINE**

In 1996, 16% of Americans worked within 3 miles of a downtown, in 2015, 23% do. In Charlotte, 32% of residents work within 3 miles of Uptown.
Companies grow and succeed in Charlotte Center City where current lease rates are 6% below the national average.

By 2020, 44% of all office space and 53% of Class A space will be in Charlotte’s Central Business District (CBD).

At 7.2%, Center City’s office vacancy is the lowest among peer city CBDs and has the lowest vacancy rate of Charlotte submarkets.
In 2015, investor interest in and appreciation of office assets grew, South End emerged as a key employment center and coworking surged in popularity.

### 2015 MAJOR REAL ESTATE TRANSACTIONS - TOP 5 BY PRICE

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>PRICE</th>
<th>SQUARE FEET</th>
<th>PRICE PER SQUARE FOOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>201 South College</td>
<td>$160,000,000</td>
<td>625,000</td>
<td>$256</td>
</tr>
<tr>
<td>Carillon</td>
<td>$147,000,000</td>
<td>476,308</td>
<td>$309</td>
</tr>
<tr>
<td>101 Independence Center</td>
<td>$108,000,000</td>
<td>529,817</td>
<td>$204</td>
</tr>
<tr>
<td>121 West Trade</td>
<td>$71,600,000</td>
<td>330,000</td>
<td>$216</td>
</tr>
<tr>
<td>AT&amp;T Plaza</td>
<td>$45,500,000</td>
<td>355,000</td>
<td>$128</td>
</tr>
</tbody>
</table>

Uptown Average Price Per Square Foot (All Sales) $222
South End Average Price Per Square Foot (All Sales) $228

**Source:** Charlotte Center City Partners

### COWORKING IS ON THE RISE

34,200 Square Feet of Coworking Space in 2014

98,000 Square Feet of Coworking Space in 2015

**Completion of all proposed and under construction projects will more than double the amount of Class A office space in South End**

121 West Trade sold for 20% more than its last sale in 2013
Charlotte Center City has become a hub for management jobs as corporate headquarters seek to locate in a talent rich environment.

North Carolina offers the 5th lowest tax burden for corporate headquarters in the nation.

40% of Uptown residents have degrees in business.
Charlotte Center City offers the widest variety of modern office space solutions and a walkable environment that allows for increased employee productivity and a healthier work place allowing companies to attract talent and increase their bottom line.

**WHY FOCUS ON A HEALTHY WORKPLACE**

Focusing on well-being in the workplace results in lowered medical costs, reduced absenteeism, increased work performance

Office professionals spend 69% of their time at work

94% of office professionals would be more likely to accept a job with a company that offered a movement enabled workplace

95% of office professionals would be more likely to stay longer at their current company if they offered a movement enabled workplace

The average office professional spends 21 hours sedentary and 3 hours active daily

80% of people feel energized when they went from sitting to standing

Sources: CBI and In-Movement
LIVE

Center City offers residents a complete neighborhood with shopping, services and entertainment within walking distance. New housing options are being developed at a rapid pace and filling up quickly with residents eager to be a part of this urban community.

As the population grows in Center City, so do the services and amenities. In 2015, Publix opened in South End providing residents with a walkable full-service grocer. Recreational amenities including the Rail Trail and First Ward Park took shape and a renovated Aquatic Center will reopen in 2016. The Charlotte LAB School opened 2015 with 280 students in grades K-4 with a project-based curriculum focused on teaching by solving real-world challenges.

FAST FACTS

Center City

25,970
Estimated Population

40,000
Estimated Population By End Of 2020

Uptown

16,500
Estimated Population

15,500
Estimated Population By End Of 2016

South End

8,000
Estimated Population

9,100
Estimated Population By End Of 2016

3,783
Housing Units Under Construction Or Recently Delivered

3,224
Housing Units Under Construction Or Recently Delivered

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LS3P is a multi-disciplinary firm offering architecture, interior architecture, and planning services to a wide variety of clients nationwide.

ls3p.com
A rich tapestry of Charlotte Center City neighborhoods offers a diverse mix of urban housing including affordable options.

### Median Home Price

<table>
<thead>
<tr>
<th>Area</th>
<th>Median Home Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uptown</td>
<td>$250,000</td>
</tr>
<tr>
<td>Peer City CBD</td>
<td>$321,000</td>
</tr>
<tr>
<td>Charlotte MSA</td>
<td>$193,000</td>
</tr>
<tr>
<td>United States</td>
<td>$281,500</td>
</tr>
</tbody>
</table>

70% of homes in the Charlotte Metro are affordable to those making the median income, versus 62% in the U.S.

### Rental Price Affordability

Source: Zillow
Charlotte Center City is a complete neighborhood with a pulse and vitality felt around the clock.

A DAY IN THE LIFE

6:00 AM WORKOUT
20+ Gyms, fitness centers and free classes at Romare Bearden Park

7:30 AM SCHOOL DROP-OFF
4 Elementary schools, 4 Day cares

8:00 AM COFFEE
19 Coffee Shops

9:00 AM AT THE OFFICE WORKING
50% Of residents get to work in less than 15 minutes

12:00 PM LUNCH HOUR
245 Restaurants to grab lunch

1:00 PM BACK TO WORK
1/3 Of residents work in Center City

2:30 PM TAKE A BREAK
180 Shops to enjoy

5:00 PM WALK THE DOG
131 Acres of open space, 12 Parks

6:00 PM BE SOCIAL
7 Local breweries to meet friends

4.5 Miles of the Rail Trail, 2 Greenways

7:00 PM MAKE DINNER
3 Full service grocers, 2 Farmer's Markets

8:00 PM TAKE IN A GAME, CONCERT OR CULTURAL EVENT
165 Sporting events, 447 Cultural events

20 Specialty food shops

365 Days of live music

12:00 PM GRAB A MIDNIGHT SNACK
12+ Spots to eat after midnight
Charlotte Center City is bustling with residents of all ages, particularly the highly sought after young professionals.

75% of new residents in Uptown and South End are between the ages of 18 to 34

RESIDENT SNAPSHOT

<table>
<thead>
<tr>
<th></th>
<th>HOUSEHOLD INCOME</th>
<th>% WHO WALK OR BIKE TO WORK</th>
<th>MEDIAN AGE</th>
<th>% WORKING IN CENTER CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uptown</td>
<td>$70,300</td>
<td>33%</td>
<td>29.5</td>
<td>50%</td>
</tr>
<tr>
<td>South End</td>
<td>$64,604</td>
<td>9%</td>
<td>32.1</td>
<td>48%</td>
</tr>
<tr>
<td>Charlotte</td>
<td>$52,375</td>
<td>2%</td>
<td>33.5</td>
<td>34%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
Uptown’s residential market was dominated by the growth in apartment options this year.

Since 2005, the number of apartments has increased by 162%. From 2010 to 2015 average rent per square foot increased by 20% in Uptown versus 28% in peer CBDs.

**UPTOWN BALANCE OF FOR SALE HOUSING TO RENTAL HOUSING**

<table>
<thead>
<tr>
<th></th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental</td>
<td>3,243</td>
<td>2,834</td>
</tr>
<tr>
<td>For Sale</td>
<td>1,238</td>
<td>3,344</td>
</tr>
</tbody>
</table>

**UPTOWN AVERAGE RENT PER SQUARE FOOT GROWTH OVER TIME**

Sources: Carolinas Real Data, Charlotte Center City Partners and Carolina Multiple Listing Services, Inc.

*Only includes market rate housing*

Sources: Carolinas Real Data and Charlotte Center City Partners
Charlotteans continue to be drawn to South End, and more residential construction is in the pipeline.

South End added more than 1,200 new apartments in 2015 and construction is underway on 122 new for-sale homes.
SHOP

Urban retail continues to strengthen with the opening of Publix, BJ’s and Anthropologie proving that the growing residential base can support national retailers. A wide variety of local retailers are serving customers eager to support unique shops. Uptown and South End also played host to numerous pop-up shopping events this year, bringing temporary shopping to residents, workers and visitors.

Property owners and developers are recognizing the need to increase retail space in Center City. Atherton Mill in South End is slated for a redevelopment that will enhance its retail offerings, while in Uptown, multiple office towers are reconfiguring ground floor lobbies into retail space.

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creative media illustration inc.

CMI Inc. offers architectural rendering services ranging from quick sketches to more refined watercolor and photorealistic renderings.
cmistudio.com

FAST FACTS

Uptown

2.1 MILLION
Square Feet Of Retail Space

15,500
Estimated Population

22,300
Pedestrians A Day At Trade & Tryon

56
Unique Shops In Uptown

232
Restaurants & Clubs In Uptown

South End

1.5 MILLION
Square Feet Of Retail Space

8,000
Estimated Population

66
Restaurants & Clubs In South End

1,256
Pedestrians A Day On The Rail Trail At Sycamore Brewing

124
Unique Shops In South End
Center City provides 3 unique markets for retailers: a rapidly growing group of affluent residents; a highly compensated workforce; and business and leisure travelers.

<table>
<thead>
<tr>
<th>CENTER CITY SPENDING POTENTIAL</th>
<th>YEARLY OVERNIGHT VISITORS</th>
<th>WORKERS</th>
<th>HOUSEHOLDS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,400,000</td>
<td>116,850</td>
<td>15,276</td>
</tr>
<tr>
<td>Dining Out</td>
<td>$82,320,000</td>
<td>$159,743,298</td>
<td>$46,866,768</td>
</tr>
<tr>
<td>Shopping</td>
<td>$62,552,000</td>
<td>$445,567,746</td>
<td>$121,138,680</td>
</tr>
<tr>
<td>Groceries</td>
<td>NA</td>
<td>$97,097,676</td>
<td>$64,342,512</td>
</tr>
<tr>
<td>Entertainment</td>
<td>$43,442,000</td>
<td>$20,962,890</td>
<td>$42,497,832</td>
</tr>
<tr>
<td>Total</td>
<td>$188,314,000</td>
<td>$723,371,610</td>
<td>$274,845,792</td>
</tr>
</tbody>
</table>

Sources: ICSC and U.S. Census

UPTOWN WORKER SURVEY SNAPSHOT

84% would shop Uptown on weekends if there were more options

80% would love to see a shoe store in Uptown

27% shop regularly during their lunch break and would like to see shops open after work

2015 saw national retailers Publix, Anthropologie and BJ’s open in Center City
Center City's retail scene focuses on local and unique products and services in a fresh environment that invites you to linger and enjoy.

88% of shops in Uptown and South End are locally owned and operated

More than 10 retail pop up events took place in Center City from Thanksgiving to Christmas

Light Rail Beer Trail

7 Breweries and 4 Bottle Shops fall along the Lynx Blue Line light rail in Uptown and South End
Among the diversity of retail in Center City, gourmet foods and home goods have a major presence.

South End features over 75 home goods and furnishings stores

More than 20 gourmet food shops bring great taste to Center City
**PLAY**

Uptown has long been the region’s hospitality and entertainment center, offering visitors and Charlotteans a year-round choice of arts, culture, music and sporting activities and events. As the home of 3 professional sports teams, nightly live music and a wide variety of theatre and dance performances, Center City boasts entertainment for everyone.

2015 was busy for hotels as occupancy rates continued to rise—both during the week for business travelers and on the weekends as leisure travelers were drawn to Uptown’s great urban environment and packed events calendar.

**FAST FACTS**

<table>
<thead>
<tr>
<th>18 MILLION</th>
<th>11%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Visitors To Uptown Per Year</td>
<td>Increase In Occupancy Rates Since 2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1,245</th>
<th>30%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel Rooms In Planning</td>
<td>Increase In Weekday Average Daily Rate Since 2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1,006</th>
<th>95%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel Rooms Under Construction</td>
<td>Out Of Town Visitors Plan To Visit Center City Charlotte Again</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>72%</th>
<th>95%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel Occupancy Rate</td>
<td>Out Of Town Visitors Would Recommend Center City Charlotte To Other Visitors</td>
</tr>
</tbody>
</table>

**PRESENTED BY**

**EPICENTRE**

Featuring fine dining, nightlife, eateries, a bowling alley, movie theatres, pubs, bars and the Aloft Hotel, the Epicentre is true to its name. Located at College and Trade, the Epicentre is close to everything Uptown.

epicentrenc.com
To accommodate the growing number of business and leisure travelers, 1,006 rooms at 5 projects are now under construction with 1,245 more planned.

Weekday occupancy rates are up 23.1% from the peak of the recession signaling strong demand from business travelers. Strong ongoing occupancy is spurring new projects that will increase the number of rooms by 46% upon completion.

OUT OF TOWN VISITORS

52% are visiting friends or relatives

20% come for business or convention

11% are coming for a special event

Source: Longwoods Travel USA

Source: Charlotte Regional Visitors Authority, Smith Travel Research
3 major sports teams call Uptown home which also serves as a venue for sporting events such as the CIAA college basketball tournament, ACC Football Championship, the Belk Bowl and international soccer.

The Belk Bowl, CIAA Tournament and ACC Championship Game generated $56.8 million in visitor spending in 2015 with almost 160,000 fans attending.
Charlotte Center City is the home for arts in the region, boasting the largest concentration of art museums, galleries and theaters. Special events add to the mix, giving residents and visitors a variety of options every week.

**Arts & Entertainment related jobs have grown by more than 150% in the past 10 years**

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### 2015 Charlotte Culture Guide Events

<table>
<thead>
<tr>
<th>EVENT TYPE</th>
<th>NUMBER OF EVENTS IN CHARLOTTE CENTER CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>History &amp; Heritage</td>
<td>27</td>
</tr>
<tr>
<td>Classes, Workshops &amp; Lectures</td>
<td>104</td>
</tr>
<tr>
<td>Music &amp; Film</td>
<td>143</td>
</tr>
<tr>
<td>Science &amp; Nature</td>
<td>27</td>
</tr>
<tr>
<td>Family Oriented</td>
<td>35</td>
</tr>
<tr>
<td>Special Events</td>
<td>43</td>
</tr>
<tr>
<td>Stage &amp; Theatre</td>
<td>43</td>
</tr>
<tr>
<td>Visual Arts</td>
<td>25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>447</strong></td>
</tr>
</tbody>
</table>

Source: ASC Cultural Guide
ON THE GO

Center City is at the hub of a robust transportation network that offers efficient local, regional, national and global connectivity. From an airport that hosts 750 daily flights with direct service to 154 national and international destinations to a fleet of 208 shared bicycles that are available 24 hours a day, Center City makes transportation convenient.

More than 50,000 parking spaces coupled with light rail service and a comprehensive bus network make Center City the most commuter friendly employment center in the region. An increasing number of residential options means that the number of workers living and working in Center City has increased by 58% over the last 10 years.

Investments in transportation continue. The Blue Line extension will add 9.3 miles of light rail service and connect Uptown and South End with UNC Charlotte. The CityLYNX Gold Line will expand streetcar service east and west of Uptown and introduce modern vehicles. Funding has been received from the Federal government and a local match.

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FAST FACTS

- 50,000+ Professionally Managed Parking Spaces
- 15 Minute Drive To The Airport From Trade & Tryon
- 51,000 Daily Blue Line Ridership By 2035
- 120 Non-Stop Domestic Destinations
- 15,247 Daily Blue Line Ridership
- 34 Direct International Destinations
- 1,748 Weekday Gold Line Ridership
- 18 Express Bus Routes
- 208 Bike Share Bikes At 25 Stations
The Charlotte Douglas International Airport is considered the 4th most connected airport in the world. The airport is convenient to Uptown—just a 15 minute drive and served by a direct CATS Sprinter bus.

DIRECT FLIGHTS FROM CHARLOTTE

24 Direct Flights to the Caribbean, Central America, South America

8 Direct Flights to Europe
BARCELONA
DUBLIN
FRANKFURT
LONDON
MADRID
MUNICH
PARIS
ROME

154 Non Stop Destinations 15 minutes from Uptown
1 in 3 Uptown workers uses an alternative to driving alone to get to work

TRANSPORTATION OPTIONS FOR COMMUTERS

- 52 Park & Ride lots with 6,127 free parking spaces for transit users
- 8 Light rail stops & 6 Streetcar stops serve Center City
- 18 Express bus routes & 26 local routes serve Uptown
- Over 50,000 professionally managed parking spaces

In 2017, the Blue Line extension will provide 9.3 miles of additional light rail service northeast of Uptown and provide an additional 3,260 Park & Ride spaces for commuters. Blue Line ridership is projected at 51,000 daily riders by 2035.
A temperate climate, bike paths and walking trails such as the Rail Trail and greenway system make Center City a great place to walk or bike to destinations.

**ON THE GO**

**TRADE & TRYON PEDESTRIAN COUNT**

<table>
<thead>
<tr>
<th></th>
<th>TRADE &amp; TRYON PEDESTRIANS</th>
<th>B-CYCLE RENTALS</th>
<th>GREENWAY BIKE COUNTS NEAR METROPOLITAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Busiest Month</td>
<td>December</td>
<td>May</td>
<td>May</td>
</tr>
<tr>
<td>Busiest Day of the Week</td>
<td>Friday</td>
<td>Sunday</td>
<td>Sunday</td>
</tr>
<tr>
<td>Peak Hour Weekday</td>
<td>Noon</td>
<td>5 pm</td>
<td>6 pm</td>
</tr>
<tr>
<td>Peak Hour Weekend</td>
<td>1 pm</td>
<td>1 pm</td>
<td>3 pm</td>
</tr>
<tr>
<td>Busiest Day of the Year</td>
<td>May 23</td>
<td>July 4</td>
<td>March 15</td>
</tr>
</tbody>
</table>

Sources: Mecklenburg County and Charlotte Center City Partners

**WALK & BIKE BY THE NUMBERS**

22,375 Pedestrians a day at Trade & Tryon
94 Uptown Walk Score “A Walker’s Paradise”

1,256 Pedestrians a day on Rail Trail at Sycamore Brewing
4.2 Mile Rail Trail

208 B-Cycle Bike Share Bikes

Sources: Mecklenburg County and Charlotte Center City Partners
SUSTAINABILITY

Creating a sustainable place for residents, visitors and workers to enjoy is a key value for Center City. Sustainability efforts include developing energy efficient buildings and homes, taking steps to conserve resources, providing ample green space and offering transportation alternatives. In December, First Ward Park opened, joining a long list of parks and greenways that encourage visitors, workers and residents to relax in green space.

In 2015, the Envision Charlotte project reached a 16% reduction in energy consumption at participating office towers. Envision Charlotte’s grown into a national model for sustainability and “Smart Cities” as the White House Office of Science and Technology Policy kicked off Envision America, welcoming 10 selected cities to Charlotte to begin a year-long challenge to become smarter by accelerating deployment of innovative technologies that tackle energy, water, waste and air challenges.

FAST FACTS

- **7.3 MILLION** Square Feet Of LEED Certified Office Space
- **50** Electric Vehicle Charging Stations In Uptown
- **125** LEED Certified & Energy Star Rated Projects
- **26** Miles Of Bike Path To Open In 2017
- **61** Participating Envision Charlotte Commercial Office Buildings
- **94** Walk Score In Uptown
- **16%** Reduction In Energy Use By Participating Buildings
- **90** Walk Score In South End

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Charlotte Center City is designed to make a sustainable lifestyle simple and enjoyable. Businesses also benefit from the sustainable practices promoted by Envision Charlotte.

Buildings participating in the Envision Charlotte program sustained a 16% reduction in energy usage in 2015, building a blueprint for sustainable practices for cities across the globe.
Traditionally known as Biddleville-Five Points, the heart of the Historic West End is less than a mile from Uptown. Anchored by Johnson C. Smith University (JCSU), the Historic West End includes some of Charlotte’s oldest African American neighborhoods with a rich history that is reflected in the architecture and the political impacts made by its residents. Although the area had seen some disinvestment, it is changing rapidly as the result of significant public and private investment.

The John S. and James L. Knight Foundation is investing $1.5 million in an effort to define and implement meaningful and sustainable economic development strategies along the West Trade/Beatties Ford Road corridor. Funding will be used to work with residents, property owners and businesses to establish a neighborhood center in the Historic West End by implementing strategies already recommended for this area as well as defining new opportunities to bring jobs and expand economic vitality.
The 9.3 mile LYNX Blue Line extension will be completed in 2017 and serve as a linkage between Uptown Charlotte and UNC Charlotte. This will create 18.6 miles of light rail service in Mecklenburg County. The construction of the project has already spurred new residential and retail development in the North Davidson area and beyond. Additionally, more than 3,200 new Park & Ride spaces will be made available to commuters.

The CityLYNX Gold Line is a 10-mile streetcar system that will eventually link Uptown with neighborhoods east and west. The first 1.5 mile leg of the system opened in 2015, linking Uptown to the Elizabeth neighborhood. More than 1,700 riders use the street car on each weekday. In 2016, construction will begin on the 2.5 mile second leg, which will extend the system west to Johnson C. Smith University and east across Independence Boulevard. Phase 2 is projected to open in 2019.
The Charlotte Rail Trail will add public art funded by ArtPlace America to the Trail in 2016. The $412,000 grant also funded the Public Art Master Plan which provides guiding principles for all art and creative activity along the Trail. In 2015, 10 temporary or pop-up art and tactical urbanism projects were added to the Trail, strengthening the linear corridor as a destination for connecting community, commerce, and culture. Successful efforts in 2015 focused on engaging the diverse communities surrounding the Trail, adding creative programming, and increasing awareness among the Center City community. Friends of the Rail Trail, a dedicated awareness effort, kicked off in late 2015, and provides opportunities for community support.

Mecklenburg County is seeking to develop 17 acres of land in Second Ward. The goal is to create a vibrant mixed use community that reflects the diversity and spirit of the historic Brooklyn Village community that used to be a part of Second Ward. The selected master developer is being asked to include affordable housing options as well as a minimum 1.6 acre park. This project will continue the trend of projects transforming Second Ward including the Aquatic Center renovations, The Presley apartments and the new Stonewall Station mixed use project.
Completed in late 2015, the North Tryon Vision Plan provides a strategy to catalyze investment for the largest and most exciting development opportunity remaining in Uptown. The plan provides a development framework for creating a district that is distinctive, authentic, curated, enduring and resilient. The Plan is bolstered by the recent completion of First Ward Park, Skyhouse I and the groundbreaking for Skyhouse II. Collaborative efforts also are underway among North Tryon’s cultural institutions such as Charlotte Mecklenburg Main Library, Discovery Place, Blumenthal Performing Arts Center, Carolina Theatre and the Levine Museum of the New South. North Tryon’s momentum will continue along the corridor to connect the district to the North End and Applied Innovation Corridor, north of I-277.

In late 2015, the U.S. Department of Transportation announced a $25 million grant to fund track and platform work needed to advance Charlotte Gateway Station on West Trade Street. The city envisions an iconic terminal that will combine Amtrak, commuter rail, streetcar and local and long-distance buses. However, plans for the area go far beyond transit, with 27 acres of publicly owned land along the Norfolk/Southern railroad tracks ideal for a public-private partnership to catalyze the development of a new employment, residential and retail hub in the heart of Center City. The U.S. has seen the transformational power of downtown central rail stations in other major cities and anticipates that same outcome in Charlotte. The development of Charlotte Gateway Station is a monumental next step towards fulfilling the city’s transit vision.
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