Center City Partners' Jurisdiction Includes:
• Uptown (Charlotte's Central Business District – CBD)
• South End
• West End
• Midtown
OVERVIEW

The annual State of the Center City report focuses exclusively on 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 three miles of “The Square” at Trade and Tryon streets.
In 1978, our city’s leaders came together with an aspiration that our Center City would be the center of business, entertainment, arts, and hospitality for Charlotte and the entire region. They understood that establishing a great center city was necessary to attract and retain the global businesses and human capital necessary for the vitality of the entire community.

In the 40 years since, Charlotte has built on this bedrock principle with long-term planning and deliberate investment in its central business district. The additive effects of this enduring commitment are producing strong returns across all sectors of development in Center City.

Today Center City is our region’s center of commerce, culture and hospitality. The strong growth of office investment, like the recently completed 300 South Tryon and 615 South College, continues to feed our recruiting engine, attracting business relocations and offering options to those expanding their existing operations. Continued demand for urban, “park once” office locations has made Uptown home to 60% of Charlotte’s co-working space, half of the region’s Class A office space, and is why we rank seventh in the nation for downtown office construction.

The construction, delivery and rapid absorption of this new office space has contributed to the completion of our urban neighborhoods, helping spur demand in other sectors. In 2017, Uptown saw the construction or opening of 2,073 new residential units and 1,789 hotel rooms, as well as an overall strengthening of dining and retail offerings. Similarly, more than 500,000 square feet of new office is under construction in South End and is complementing the established residential, retail and dining sectors.

The coming decades will certainly hold challenges and opportunities for the city. The effects of a rapidly growing population, demands on infrastructure, affordability and the environment are trends we must anticipate. How we respond to these megatrends could be a defining and differentiating strength for our city.

As a result of four decades of planning and intentionality, Charlotte has reached a pivotal time in its 250-year history. Center City is now benefitting from the rapid in-migration of young, skilled talent. These individuals are drawn here by investments in our transit infrastructure, diverse employment opportunities, growing residential density, and world-class amenities.

Building on this bedrock and our commitment to long-term vision planning, inclusion and the responsibility to build a city where economic mobility is achievable, we will continue to attract the investors, employers and talent necessary for Charlotte’s continued growth over the next 40 years. We hope you will join us on the journey.
2017 Snapshot

GROWTH

1.37M
square feet of office opened in 2017 with 1.9 million under construction

1,847
apartments opened, making it the busiest year for Center City apartment deliveries

713
new hotel rooms came on line, with an additional 1,076 under construction

TALENT

80%
of the workforce moving to Charlotte has a degree, contributing to the 76% growth in residents with degrees since 2011

198
degree programs at 8 colleges and universities in Center City, and linked by light rail to UNCC which has over 220 programs

EXPANDED
ACCESS

19
miles of light rail with 26 stations once the Blue Line Extension opens in 2018

758
departures daily from CLT, offering access to most East Coast cities in less than 2 hours

ENHANCED
AMENITIES

125+
sporting events a year with 4 professional sports teams calling Center City home

3.1M
visitors patronize arts organizations in Center City yearly

4+
high speed internet providers in Uptown

GROWTH

1,000+
bike share bikes on the street in 2018

ENHANCED
AMENITIES

376
restaurants

1,000+
degree programs at 8 colleges and universities in Center City, and linked by light rail to UNCC which has over 220 programs

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visitors patronize arts organizations in Center City yearly

276
restaurants

164
unique shops

INFRASSTRUCTURE
UPGRADES

68%
growth regionally in tech sector employees over the past 5 years compared to 16% nationally

INFRASTRUCTURE
UPGRADES

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of the workforce moving to Charlotte has a degree, contributing to the 76% growth in residents with degrees since 2011

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Development

GROWTH DRIVEN BY DEMAND
The development cycle continues due to brisk demand growth

In 2017, close to 1 million square feet of new office space was occupied, almost 1,000 new apartments were absorbed, and hotel occupancy rates were stable despite over 700 new hotel rooms. The pent-up demand for all classes of real estate was demonstrated as new buildings were quickly occupied.

Robust leasing activity and commitment from tenants prompted construction of proposed office projects. In 2018, construction will continue on 1.9 million square feet of office, 362,000 square feet of retail, 3,532 housing units and 1,076 hotel rooms.

FAST FACTS

- **5.1M** square feet of office space planned or under construction
- **840,000** square feet of retail space planned or under construction
- **8,363** housing units planned or under construction
- **2,276** hotel rooms planned or under construction
- **54%** of multifamily units planned or under construction in the county are in Center City
- **7TH** busiest CBD in the U.S. for office construction and completions in 2017

In 2017, close to 1 million square feet of new office space was occupied, almost 1,000 new apartments were absorbed, and hotel occupancy rates were stable despite over 700 new hotel rooms. The pent-up demand for all classes of real estate was demonstrated as new buildings were quickly occupied. Robust leasing activity and commitment from tenants prompted construction of proposed office projects. In 2018, construction will continue on 1.9 million square feet of office, 362,000 square feet of retail, 3,532 housing units and 1,076 hotel rooms.
In the past four decades, more than 18 million square feet of office space, 1.9 million square feet of retail, 3,829 hotel rooms and 16,623 residential units have been built in Center City.

The consistent growth through the decades is a result of intentional planning, a diverse economy and a commitment to creating the necessary public infrastructure to support development. As of January 2018, almost $2 billion dollars worth of private development is under construction, set to kick off another decade of growth.

### DEVELOPMENT BY DECADE

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<td>Office</td>
<td>5.1M</td>
<td>6.1M</td>
<td>5.3M</td>
<td>2M</td>
<td>5.1M</td>
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<tr>
<td>Retail</td>
<td>222K</td>
<td>260K</td>
<td>1.4M</td>
<td>257K</td>
<td>840K</td>
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<td>Hotel</td>
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<td>654</td>
<td>1,022</td>
<td>1,048</td>
<td>2,276</td>
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<tr>
<td>Residential</td>
<td>1,156</td>
<td>7,595</td>
<td>7,300</td>
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<td>8,363</td>
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Source: Charlotte Center City Partners
Work

BUSINESS THRIVES AND EVOLVES
Center City offers the talent, infrastructure and energy to support today’s businesses

Businesses needing access to top talent, modern workspaces, and proximity to clients continue to choose Charlotte’s Center City. The historically strong financial and professional services industries here have long attracted talent, and today the increasingly high-tech nature of these industries has created demand for a complementary tech workforce.

Accommodating the needs of these 21st Century businesses and their talent is possible in Center City thanks to the region’s largest concentration of modern, LEED certified spaces. This centralization of talent and modern spaces has resulted in a CBD where doing business, recruiting talent and networking creates such an advantage, many firms cannot afford to be elsewhere.

FAST FACTS
8.2% office vacancy rate in Uptown
6.7% office vacancy rate in South End
7.4M square feet of office space built or renovated since 2008
$29.88 average rent per square foot in Center City
50% growth in tech degrees awarded in the region since 2011

PRESENTED BY
cbi-nc.com
Over the past 40 years, Center City has created a foundation where the region’s banking, energy and professional services industries have thrived. This growth has created a strong core of top class real estate assets, critical infrastructure, and has attracted talent. This bedrock has set the conditions for new businesses to grow and thrive, while existing businesses innovate. The continued growth supports the demand for innovative and collaborative spaces that will drive future success and appeal to the new talent entering the marketplace.

“We believe through the built environment we can help our clients navigate the many challenges of attracting and retaining new talent, as well as providing a multi-generational workplace that encourages productivity and collaboration.”

- Charlis Brock, Executive Vice President, CBI | Workplace Solutions
Uptown office has consistently experienced vacancy rates below the national average, even during the recession. This is indicative of the desirability of the market. Notably, product released to the market in 2017 is already 70% leased.
“I can’t imagine a more perfect location for a creative company than the most creative community in Charlotte... The Gold District of South End.”
- David Oakley, President and Creative Director, BooneOakley

2017 SOUTH END NEW LEASES BY TENANT TYPE

30% growth in Professional Services jobs since 2005

Source: Xceligent

SOUTH END OFFICE SPACE

Sources: Charlotte Center City Partners
Exchange of ideas between industries and firms is a critical component of innovation. Center City provides the region’s densest concentration of professional skills in industries ranging from financial services to management to engineering. Access to these skill sets in one central business district leads to greater collaboration and more creative solutions.
Center City offers access to a highly educated workforce as well as eight colleges and universities.

**RESIDENTS WITH A COMPUTER SCIENCE OR MATH DEGREE**

**CHARLOTTE**

39% increase in Computer Science and Math Degrees from 2013 to 2016

**U.S.**

13% increase in Computer Science and Math Degrees from 2013 to 2016

Source: CBRE

**NUMBER OF DEGREE PROGRAMS IN CENTER CITY BY TYPE**

Source: Charlotte Center City Partners
Live

A MODERN URBAN LIFESTYLE
Center City has evolved into a collection of unique complete neighborhoods

Center City is one of the most desirable residential locations in the region. Diverse housing options, a walkable lifestyle, expanding services and unique amenities draw people from across the country. In 2017, Charlotte had the third fastest growing inventory of apartments nationally; 25% of the units built in the last five years were in Center City. The growing population continues to attract more services and retailers, including five full service grocers, with three opening in the past two years; in turn making the neighborhoods more livable.

FAST FACTS
- 27,200 estimated population in Center City
- $1,640 average rent in Center City
- 45% of Center City homes closed for under $300,000 in 2017
- 2,997 residential units under construction or completed in past 12 months in Uptown
- 1,781 residential units under construction or completed in past 12 months in South End

PRESENTED BY
museumtowerapts.com
A DAY IN THE LIFE OF A CENTER CITY RESIDENT

WORK OUT 6:00 AM 29
gyms and fitness centers

SCHOOL DROP-OFF 7:30 AM 4
elementary schools, 4 day cares, 4 doggie day cares

WALK THE DOG 8:30 AM 131
acres of open space, 12 parks, 4.5 miles of Rail Trail, access to two greenways

HEAD TO THE OFFICE 9:00 AM 50%
of residents get to work in less than 15 minutes

COFFEE 10:30 AM 20
coffee shops

LUNCH 12:00 PM 276
restaurants

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

TAKE A BREAK 2:30 PM 164
shops to browse

HAPPY HOUR 5:00 PM 5
craft breweries, 49 bars and clubs

TRY SOMETHING NEW 6:00 PM 9
places to take art or cooking classes, one climbing gym

DINNER 7:00 PM 5
full service grocers, 19 specialty food shops

TAKE IN A GAME, CONCERT OR CULTURAL EVENT 8:00 PM 125
team sporting events, 447 cultural events, 365 days of live music
RENTAL MARKET

The apartment market in Uptown and South End is strong. More than 6,400 units have been delivered since 2010. Absorptions have been consistently high and rents have seen regular increases. New buildings offer the latest amenities and services, catering to both young professionals and empty nesters seeking a high quality urban lifestyle. Additionally, five communities offer affordable housing options.

AVERAGE RENT

15% lower in Charlotte than the U.S. average

APARTMENT ABSORPTIONS AND DELIVERIES

![Graph showing apartment absorptions and deliveries from 2013 to 2017.](Source: Real Data)
FOR SALE MARKET

Homebuyers have a wide variety of housing options in Center City, from craftsman style homes in West End’s tree lined neighborhoods, to modern townhomes in South End, and everything from high rise condominiums to grand Victorian homes in Uptown. All of the options offer walkable access to work and an active urban lifestyle.

CHARLOTTE FOR SALE HOUSING AFFORDABILITY

66.4% of houses in the Charlotte region are affordable to those making the median income
VERSUS
59.4% of houses in the U.S.

Source: NAHB

Source: Allen Tate
Center City’s population has grown by more than 600% since 1998; Charlotte grew by 68%.

Center City has seen tremendous growth since 2000. The return to urban living is well underway as all ages of residents see the benefits. South End has surged alongside Uptown as light rail set off a housing construction boom in the district. This growth demonstrates the attractiveness of the area’s quality of life, walkability, entertainment and neighborhoods.
LIVE

**CENTER CITY POPULATION BY AGE GROUP**

- Under 19: 8%
- 20 - 34: 18%
- 35 - 54: 23%
- 55 - 64: 6%
- 65 & Up: 46%

**SOUTH END RESIDENT FACTS**

- 70% eat out in South End at least once a week
- 91% want to see more for sale housing options
- 1/3 walk, bike or take transit to work
- 2/3 use the Rail Trail at least once a week
- 37% moved in from out-of-state in 2017
- Walkability, location and restaurants were the top reasons for moving to South End

**UPTOWN RESIDENT FACTS**

- 45% walk to work
- 40% have a dog
- 35% moved in from out-of-state in 2017
- 93% visit a museum or arts venue at least once a year
- 33% are homeowners
- 7% were born outside the U.S.

**The population of residents ages 20-34 has grown 84% since 2010.**
Experience

**A VIBRANT PLACE**  
Center City Charlotte offers something for everyone

People are increasingly seeking experiences. Center City offers an authentic urban setting, with shopping, dining, music, art, culture, sports and events weaving seamlessly through a walkable environment. Visitors experience an ever changing environment, with new shops and restaurants opening regularly coupled with a constantly evolving roster of arts and sporting events. The result is an atmosphere that is not replicable outside Center City. There is something for everyone from the kid friendly Discovery Place to Broadway theater- and lots of breweries, dining, music, art, sports and shopping.

**PRESENTED BY**
epicentrenc.com
365 days of music and events, including award winning parades, free symphony concerts and festivals showcasing the region's talent

125+ days a year of professional sports in Uptown, including the home games of the Carolina Panthers, Charlotte Hornets, Charlotte Knights and Charlotte Hounds

131+ acres of open space in Uptown, with parks, urban trails and greenways for active recreation

164 retailers, a 38% increase from 2010

350+ places to eat or drink or both

23 galleries and museums and 9 performing arts venues
“...Charlotte has emerged as the new destination for adventurous, landscape-driven cuisine. There’s no shortage of up-and-coming chefs. Charlotte has also become popular among established industry vets looking to find the next big hospitality market. With dozens more openings anticipated for next year — and plenty of other chefs making the move to Charlotte from big cities like San Francisco and New York — this burgeoning dining scene is only just getting started.”

– Hottest 26 Food Cities of 2016, Zagat (Charlotte ranked 9th)
SHOP

Retail is returning to Center City. From South End’s growing mix of national and local retailers to Uptown’s eclectic mix of shops catering to office workers, visitors and residents.

MEDIAN HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th></th>
<th>UPTOWN</th>
<th>SOUTH END</th>
<th>MECKLENBURG COUNTY</th>
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<tbody>
<tr>
<td>Income</td>
<td>$73,931</td>
<td>$65,225</td>
<td>$56,472</td>
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AVERAGE EMPLOYEE WAGE

<table>
<thead>
<tr>
<th></th>
<th>UPTOWN</th>
<th>SOUTH END</th>
<th>MECKLENBURG COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAGE</td>
<td>$105,305</td>
<td>$55,275*</td>
<td>$57,800</td>
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YEARLY CENTER CITY SPENDING POTENTIAL

<table>
<thead>
<tr>
<th></th>
<th>OVERNIGHT VISITORS</th>
<th>WORKERS</th>
<th>HOUSEHOLDS</th>
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<tr>
<td></td>
<td>1,450,000</td>
<td>128,750</td>
<td>17,454</td>
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<tr>
<td>Dining Out</td>
<td>$85,260,000</td>
<td>$176,011,550</td>
<td>$53,548,872</td>
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<tr>
<td>Shopping</td>
<td>$64,786,000</td>
<td>$490,944,350</td>
<td>$138,410,220</td>
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<tr>
<td>Groceries</td>
<td>NA</td>
<td>$106,986,100</td>
<td>$73,516,248</td>
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<tr>
<td>Entertainment</td>
<td>$44,993,500</td>
<td>$23,097,750</td>
<td>$48,557,028</td>
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<tr>
<td>Total</td>
<td>$195,039,500</td>
<td>$797,039,750</td>
<td>$314,032,368</td>
</tr>
</tbody>
</table>

Sources: ICSC and U.S. Census

Source: U.S. Census

* Zip Code 28203
ARTS AND CULTURE

Center City Charlotte is home to the region’s largest concentration of arts and cultural amenities.

These organizations and museums attract visitors throughout the region with world-class exhibits and performances. Many organizations also provide programs that offer opportunities for all children to experience the arts.

- **120+** productions annually at the Blumenthal Performing Arts Center
- **1,843** students served by the Bechtler Museum of Modern Art in 2017
- **35,000** works of art at the Mint Museum dated from 27,000 BCE to present day
- **200** dancers in the Charlotte Ballet’s Nutcracker
- **59** full time musicians with the Charlotte Symphony Orchestra
- **181,415** students visit Discovery Place yearly
- **207** creative minds shared their work at the Harvey B. Gantt Center for African American Arts & Culture in 2017
- **152** years of history at the Levine Museum of the New South
- **50+** artists working in South End
EVENTS

Something is always happening in Center City Charlotte. From small workday gatherings at the Square to the nationally celebrated Novant Health Thanksgiving Day Parade, visitors, workers and residents can always count on seeing something innovative, thought provoking and entertaining.

In 2017, Charlotte Center City Partners, with generous support from AvidXchange, started the Music Everywhere initiative. The goal of Music Everywhere is to foster a thriving music scene in Charlotte by supporting an environment friendly to live music and music creators, encouraging the business of music in Charlotte.

- **50+** yearly events produced by Charlotte Center City Partners
- **14** stops along the Uptown Crawl
- **17** acts at West End’s Soul Junction music festival
- **52%** of South End residents attend Front Porch Sundays
- **200+** shops at South End’s Small Business Saturday
- **72** parade entries in the 2017 Novant Health Thanksgiving Day Parade
SPORTS

Center City offers a year round calendar of exciting team sports. The Panthers, Knights and Hornets consistently rank in the top half in home game attendance for their respective leagues.

**With 125 regular season games for local teams and a variety of events such as the ACC Football Championship and CIAA Basketball Tournament, Center City is perfect for sports lovers.**

### HOME GAME ATTENDANCE

<table>
<thead>
<tr>
<th></th>
<th>NBA</th>
<th>NFL</th>
<th>MILB</th>
<th>MLL</th>
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<tr>
<td></td>
<td><strong>CHARLOTTE HORNETS</strong></td>
<td><strong>CAROLINA PANTHERS</strong></td>
<td><strong>CHARLOTTE KNIGHTS</strong></td>
<td><strong>CHARLOTTE HOUNDS</strong></td>
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<tr>
<td>Home Games</td>
<td>41</td>
<td>8</td>
<td>69</td>
<td>7</td>
</tr>
<tr>
<td>Total Yearly Attendance</td>
<td>710,643</td>
<td>590,343</td>
<td>628,526</td>
<td>29,400</td>
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</table>
66% of Americans live within walking distance of a park. 100% of Center City residents do.

RAIL TRAIL AND PARKS

Center City Charlotte offers residents, visitors and workers a variety of urban parks and trails. Each has a unique personality.

<table>
<thead>
<tr>
<th></th>
<th>PUBLIC ART</th>
<th>DOG FRIENDLY</th>
<th>OFF LEASH</th>
<th>EVENTS</th>
<th>WATER FEATURE</th>
<th>SEATING</th>
<th>PLAYGROUND</th>
<th>OPEN SPACE</th>
<th>SPORT COURTS</th>
<th>BIKE FRIENDLY</th>
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<tr>
<td>4th Ward Park</td>
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<td>9th Street Park</td>
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<td>Sugar / Irwin / Stewart Creek Greenways</td>
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MORE ROOMS, STEADY OCCUPANCY
Events, business and tourism keep hotels full year round

A steady flow of business and leisure travelers and a year-round schedule of conventions means that Uptown’s hotels stay full. In 2017, 704 new rooms came on line in four properties, while 2,000 rooms were renovated in the past five years.

In 2018, 822 more rooms are expected to come to market. Uptown offers modern rooms, as well as boutique and historic options. Hotels also provide substantial blocks of meeting and event space for local businesses and residents.

FAST FACTS
18M
regional visitors to Uptown per year
5,281
hotel rooms
2,276
hotel rooms planned and under construction
72%
hotel occupancy rate
95%
out of town visitors would recommend Center City to other visitors
“Hotel developers always need a story, backed by statistics, so they can sell the opportunity to their investors, major hotel brands and bank underwriters. When the ballpark opened and was a huge success, followed by significant multi-family development Uptown, it gave hotel developers the ammunition and historical performance they needed to sell their investors (and brands) on adding hotel rooms to the Uptown market.”

- Adam Zembruski, Hotel Development and Management Professional
On The Go

EASY TO GET AROUND
The most connected live/work/play place in the region

Center City lies at the core of the region’s transportation network. Easy access to the Charlotte Douglas International Airport, served by light rail, street car, commuter bus and local bus service, and adjacent to the region’s busiest interstates, Center City is one of the most accessible business centers in the Southeast. Once in Center City, getting around on foot or by bike is simple and easy with improvements such as bike lanes, pedestrian-friendly streets and an expanding bike share program.
Charlotte Douglas International Airport is just a 15 minute drive or express bus ride away. With more than 758 daily flights and non-stop service to over 150 destinations, the airport connects Center City to the world.
Getting to Center City is simple. The growing transit network includes light rail, streetcar, local and express bus routes and bike share as well as easy interstate access and ample professionally managed parking options.

<table>
<thead>
<tr>
<th>TRANSPORTATION OPTIONS FOR COMMUTERS</th>
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<tbody>
<tr>
<td><strong>47</strong></td>
</tr>
<tr>
<td><strong>50</strong></td>
</tr>
<tr>
<td><strong>8</strong></td>
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<tr>
<td><strong>18</strong></td>
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Sources: Charlotte Center City Partners and CATS

<table>
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<tr>
<th>UPTOWN WORKER COMMUTE BY DISTANCE</th>
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<tbody>
<tr>
<td><strong>489K</strong> residents within 15 minutes</td>
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<tr>
<td><strong>1.2M</strong> residents within 30 minutes</td>
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<tr>
<td><strong>1.6M</strong> residents within 45 minutes</td>
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<tr>
<td><strong>1.9M</strong> residents within 60 minutes</td>
</tr>
</tbody>
</table>

Source: U.S. Census and HFF

**46,000 professionally managed parking spaces in Uptown Charlotte have monthly rates 39% below the average for U.S. Cities**

Source: City Observatory
Center City Charlotte is becoming a more walkable and bikeable place. An expanding bike share program, pedestrian safety improvements, and plans in progress to create an expanded network of bike lanes will continue to have a positive impact on creating a more accessible urban core.

**PEDESTRIAN COUNTS**

- 25,000 pedestrians at Trade and Tryon daily
- 2,000+ pedestrians on Rail Trail daily
- 4,959 average number of B-Cycle trips in a month

**SHOPS AND RESTAURANTS WITHIN WALKING DISTANCE OF TRADE AND TRYON**

- 5 minutes → 148 shops and restaurants
- 10 minutes → 217 shops and restaurants
- 15 minutes → 233 shops and restaurants

Source: Charlotte Center City Partners
On The Horizon

GROWTH CONTINUES
2017 continued a multiyear cycle of active development. As private sector development continued with construction starting on 13 new projects, and doors opening on 15 projects, the public sector has continued to plan and invest for future development.

Stonewall Street
Stonewall Street is transforming into a dense urban corridor, lined with mixed-use development. Multiple projects are in various stages of development along the one-mile stretch of the street representing over $2.7 billion dollars of private investment. Upon completion, development along Stonewall will result in: Almost 2,700 residential units, 1,000+ hotel rooms, 2.7 MM square feet of office and 350,000 square feet of retail. In addition to private investment, Stonewall will also benefit from public improvements that will create a more bikeable and walkable environment for the new residents, workers and visitors.

Gateway Station
Gateway Station will be a new multimodal transit hub at Trade and Graham Street that will link a variety of transit services including Amtrak, CATS bus service, Gold Line streetcar and Greyhound bus services in one facility. In addition to the transit services, a mixed-use development is envisioned for the site bringing office, retail and residential development to the area, creating a new employment center and hub of activity. The station is expected to be completed by 2024. Partial funding for the project has been received from a federal grant.
South End

The South End Vision Plan will be considered for adoption by City Council in 2018. This Vision Plan sets out a realizable future for South End in 2040 and beyond. The following 10 Priority Initiatives provide the initial stepping stones to reach that goal, and directions for all parties involved in making this future happen.

1. Continue expansion of the Rail Trail
2. Convert South Boulevard from a principal arterial that favors cars to a main street that favors pedestrians, bicyclists and transit
3. Implement new building design regulations to ensure a high quality and continuous public realm
4. Attract a regionally significant cultural facility
5. Preserve affordability to encourage entrepreneurship
6. Construct an urban neighborhood park
7. Construct a new transit station at Publix/Iverson Way
8. Require greater densities at the station areas
9. Manage parking as a district
10. Embed art into everything

West End

Charlotte Center City Partners will continue working as a catalyst organization to implement meaningful and sustainable economic development in Historic West End. Near-term efforts include building upon a community-based branding approach to celebrate the area’s proud history and strong future as the heart of Charlotte’s African-American community. Working with partners, we are also piloting strategies to address retention, anti-displacement and affordable housing. We will lead and partner on programs that create entrepreneurial opportunities, support the development of a vibrant local economy, and capitalize on the opportunity presented by the extension of streetcar.
ON THE HORIZON

Transit

The 9.3-mile Blue Line extension will open in 2018, creating 18.6 miles of light rail service from Pineville to UNCC through South End and Uptown. The expansion includes an additional 3,200 Park and Ride spaces for commuters.

The Gold Line is a 10-mile streetcar line that will link Uptown to communities east and west. Service is currently operational for 1.5 miles east from the Transit Center into Elizabeth. Current construction on Phase II will expand service west into Historic West End and east into Plaza Midwood.

Uptown Connects

Uptown Connects is a city-led project to help make cycling through Uptown safer and more convenient by building protected bike lanes that connect the Irwin Creek and Little Sugar Creek Greenways. The goal is to create a more robust network of protected and unprotected bikeways through Uptown that connect cyclists to a variety of destinations and the future 26-mile Cross Charlotte Trail. Uptown Connects will provide significant transportation, economic development, and high-quality place-making opportunities and benefits in Center City.
ON THE HORIZON

North Tryon
The North Tryon Plan is currently in the early stages of implementation. The vision for this 60-block area will be a mixed-use district whose scale and design will encourage innovation, knowledge and creativity. Multiple projects are in the planning stages including the Main Library redevelopment, a new hotel on the Carolina Theater site, Lennar’s 539 unit apartment complex, and the 10 Tryon project which will include a mix of office and retail.

Rail Trail
The Rail Trail continues to evolve as a beloved linear park in South End and Uptown. Trail improvements that address critical missing gaps and improve connectivity will take shape in 2018. Efforts have also begun to fully link South End and Uptown via a pedestrian bridge over I-277, creating access through the convention center, and an iconic bridge over Stonewall Street. New art and placemaking installations will continue to pop up along the Trail.
# Acknowledgments

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