

Webinar

ULI Charlotte - What's Happening Around the Region 2025

Date: July 22, 2025

00:00:03 --> 00:00:04: Good morning everyone.

00:00:04 --> 00:00:05: I'm Sean Thule.

00:00:05 --> 00:00:08: I'm the Chair of the ULI Charlotte Content Initiatives.

00:00:09 --> 00:00:11: Welcome to our summer webinar, What's Happening in our Region.

00:00:12 --> 00:00:14: Today we have 5 speakers who will each give a

00:00:14 --> 00:00:18: fast-paced 7 minute presentation covering their business district, market overviews,

00:00:18 --> 00:00:22: unique features, development stories and opportunities and challenges for their

00:00:22 --> 00:00:23: specific area.

00:00:24 --> 00:00:27: A big thank you to our 2025 ULI Annual sponsors.

00:00:27 --> 00:00:29: Your support powers our mission.

00:00:30 --> 00:00:33: The session is being recorded and will be sent to

00:00:33 --> 00:00:36: everyone that registered and at a later and later posted

00:00:36 --> 00:00:37: on the ULI Knowledge Finder.

00:00:37 --> 00:00:40: I'll be your moderator, keeping everyone on time this morning.

00:00:40 --> 00:00:43: The countdown clock will be visible during each presentation.

00:00:43 --> 00:00:47: For everyone's reference, please submit questions to the Q&A box.

00:00:47 --> 00:00:49: We'll address them after presentations.

00:00:49 --> 00:00:50: Don't be shy.

00:00:50 --> 00:00:51: We'd love to hear from everybody.

00:00:54 --> 00:00:56: Hope everyone enjoys the the program this morning.

00:00:56 --> 00:00:57: Let's get started.

00:00:57 --> 00:01:00: Kicking us off 1st is Christina Thigpen, the Senior Vice

00:01:00 --> 00:01:03: President of Marketing and Communications at N Water Office.

00:01:04 --> 00:01:04: And.

00:01:04 --> 00:01:07: Former deputy director of Economic development for the city of

00:01:07 --> 00:01:07: Charlotte.

00:01:08 --> 00:01:10: Christina, your 7 minutes starts now.

00:01:11 --> 00:01:12: So much, Sean.

00:01:12 --> 00:01:15: It's such a pleasure to be here with everybody this

00:01:15 --> 00:01:15: morning.

00:01:15 --> 00:01:19: I'm excited to give an update on all things Ballantine.

00:01:19 --> 00:01:21: If we could go to the next slide, please.

00:01:22 --> 00:01:22: Next slide.

00:01:24 --> 00:01:28: So just to Orient everyone, this is the 535 acres

00:01:28 --> 00:01:31: that Northwood owns and manages.

00:01:31 --> 00:01:35: You'll see the bowl called out, which will feature later

00:01:35 --> 00:01:39: on in the presentation, our new retail, dining and entertainment

00:01:39 --> 00:01:39: district.

00:01:39 --> 00:01:40: Next slide, please.

00:01:42 --> 00:01:46: This shows the 535 acres within the 2000 acres that's

00:01:46 --> 00:01:50: actually known as the Ballentine as a master plan community.

00:01:50 --> 00:01:53: A lot of people think Ballentine is synonymous with Greater

00:01:53 --> 00:01:56: South Charlotte, but this is really the area that we

00:01:56 --> 00:01:58: focus on at Northwood.

00:01:58 --> 00:02:02: We work with our sister platforms in residential, retail and

00:02:02 --> 00:02:07: hospitality to create exceptional experiences for our customers, residents and

00:02:07 --> 00:02:11: visitors and of course offer unparalleled flexibility and leasing terms

00:02:11 --> 00:02:14: for companies wanting to expand or downsize.

00:02:14 --> 00:02:15: Next slide, please.

00:02:17 --> 00:02:21: This is a snapshot of our different uses that comprise

00:02:21 --> 00:02:25: the 535 acres, obviously lots of office space, but you

00:02:25 --> 00:02:28: can also see that one of our key differentiators is

00:02:28 --> 00:02:31: the abundant green space that we have.

00:02:31 --> 00:02:32: Next slide, please.

00:02:34 --> 00:02:38: Connectivity is another key differentiator at Ballantyne.

00:02:38 --> 00:02:41: As part of Ballantyne Reimagine, we created 6 new roads

00:02:42 --> 00:02:46: and 21 intersection improvements in addition to a Greenway extension

00:02:47 --> 00:02:50: that just adds to our 20 plus existing miles of

00:02:50 --> 00:02:52: walking paths and bike lanes.

00:02:52 --> 00:02:56: And also we introduced the Ballantyne Bolt, our customer shuttle

00:02:56 --> 00:02:57: recently.

00:02:57 --> 00:02:59: And I want to give a shout out to South

00:02:59 --> 00:03:02: Park community partners, who was really helpful in sharing their

00:03:02 --> 00:03:05: experience with Freebie, the ride sharing program that we've also

00:03:05 --> 00:03:08: adopted and had a really good experience with.

00:03:08 --> 00:03:09: Next slide, please.

00:03:11 --> 00:03:13: Convenience is another key aspect.

00:03:13 --> 00:03:17: In terms of a differentiator, I wanted to call out

00:03:17 --> 00:03:20: in the left upper corner of Go Ballantyne app, which

00:03:20 --> 00:03:24: is an exclusive opportunity for our customers to get not

00:03:24 --> 00:03:28: only discounts at businesses, but maps, real time news updates.

00:03:28 --> 00:03:30: And I'm excited to share that we'll be rolling out

00:03:30 --> 00:03:32: a community version of this app.

00:03:32 --> 00:03:35: So anybody will be able to have access to this

00:03:35 --> 00:03:36: in the coming months.

00:03:36 --> 00:03:37: Next slide.

00:03:37 --> 00:03:40: And then we really do try to instill a sense

00:03:41 --> 00:03:43: of community at Valentine.

00:03:43 --> 00:03:46: We like to say we act as an extension of

00:03:46 --> 00:03:50: companies, HR teams and just create year round programming for

00:03:50 --> 00:03:51: all to enjoy.

00:03:52 --> 00:03:55: Next slide, I'd like to take a moment to give

00:03:55 --> 00:03:59: a quick update on Valentine Reimagine, which is really is

00:03:59 --> 00:04:03: our vision for taking a great public feed golf course

00:04:03 --> 00:04:06: on a corporate campus and evolving it into a true

00:04:06 --> 00:04:08: mixed-use destination.

00:04:08 --> 00:04:11: We had the best partners on this project, Sasaki Land

00:04:12 --> 00:04:15: Design, Cooper Carey, DRG and of course this was a

00:04:15 --> 00:04:17: true public private partnership.

00:04:18 --> 00:04:21: Thanks to Mecklenburg County and the City of Charlotte and

00:04:21 --> 00:04:24: their respective departments for all of this support and making

00:04:24 --> 00:04:25: this happen.

00:04:25 --> 00:04:29: Next slide that the stage, this just shows the different

00:04:29 --> 00:04:34: uses that we incorporated in the first phase of Ballantine Reimagine.

00:04:34 --> 00:04:34: Reimagine.

00:04:35 --> 00:04:38: So you can see the different icons representing those units.

00:04:38 --> 00:04:41: We the blue represents the trail to the Greenway and

00:04:41 --> 00:04:44: then the red was where we reserved light rail stops

00:04:44 --> 00:04:46: for potential development in the future.

00:04:46 --> 00:04:50: Next slide, I like to refer to this as the
00:04:50 --> 00:04:51: money rendering.
00:04:51 --> 00:04:54: This really does bring the vision to life of of
00:04:54 --> 00:04:57: the bowl and balance Henry imagine and if you've been
00:04:57 --> 00:05:00: here, you can see that it really is close to
00:05:00 --> 00:05:01: what this looks like.
00:05:01 --> 00:05:05: I will call out that the second residential property is
00:05:05 --> 00:05:08: currently a parking lot, but we do plan to develop
00:05:08 --> 00:05:11: that as a second residential tower in the coming years.
00:05:12 --> 00:05:12: Next slide.
00:05:16 --> 00:05:18: This is a more current use of the view of
00:05:18 --> 00:05:21: the bowl and you can see it's fully activated.
00:05:22 --> 00:05:23: The energy is palpable.
00:05:23 --> 00:05:26: This was taken at during an event at the amp
00:05:26 --> 00:05:29: and just the area has bring so many people to
00:05:29 --> 00:05:32: enjoy the space and this this reflects that.
00:05:32 --> 00:05:39: Next slide, here's a more detailed view of Bull St.
00:05:39 --> 00:05:42: As you can see, it's so much thought and attention
00:05:42 --> 00:05:43: to detail was put into this.
00:05:44 --> 00:05:47: We really leaned into the outdoor aspect of things.
00:05:47 --> 00:05:50: So all of our retails have dedicated patio space.
00:05:50 --> 00:05:54: So there's a great, nice intersection between the integration
of
00:05:54 --> 00:05:55: indoor and outdoor spaces.
00:05:55 --> 00:05:58: And of course, I need to give a shout out
00:05:58 --> 00:06:01: to our Northwood retail team for really providing the perfect
00:06:02 --> 00:06:04: curated line of attendance for people to enjoy.
00:06:05 --> 00:06:11: Next slide, this is Oro Valentine, our residential tower, 356
00:06:11 --> 00:06:17: units, 26 stories, the tallest tower in South Charlotte.
00:06:18 --> 00:06:21: Oro means gold in Italian and I like to say
00:06:21 --> 00:06:23: it sets the gold standard for luxury living.
00:06:24 --> 00:06:26: The tower units will be complete in October.
00:06:26 --> 00:06:29: I did wanted to share a little inside background that
00:06:29 --> 00:06:32: we we had some challenges with the permitting process just
00:06:32 --> 00:06:35: because we were taking a phase and approach as moving
00:06:35 --> 00:06:37: movements are happening weekly.
00:06:37 --> 00:06:40: So the units wrapped around the parking deck are moving
00:06:40 --> 00:06:43: in and then the tower units will continue to move
00:06:43 --> 00:06:44: in through October.
00:06:44 --> 00:06:48: And next slide and Ballantyne is our outdoor venue, 5000
00:06:48 --> 00:06:53: capacity, great lineup of concerts this year including The
Beach
00:06:53 --> 00:06:54: Boys and Wilco.

00:06:55 --> 00:06:58: And what's cool is when we're not having events, this
00:06:58 --> 00:07:00: area functions as a public park for all to enjoy.
00:07:00 --> 00:07:04: Next slide Stream Park is our beautiful 6 acre park
00:07:04 --> 00:07:07: that's a great compliment to the Bowl.
00:07:07 --> 00:07:11: This also helps fulfill our commitment to 100 acres of
00:07:11 --> 00:07:14: green space as part of our rezoning and really just
00:07:15 --> 00:07:17: shows the commitment to outdoor space.
00:07:17 --> 00:07:21: We know it's increasingly important post pandemic and we
00:07:21 --> 00:07:24: did
00:07:21 --> 00:07:24: about 80,000 plantings between Stream Park and the AMP.
00:07:24 --> 00:07:31: Next slide, we recently unveiled a parking program at the
00:07:31 --> 00:07:31: AMP.
00:07:31 --> 00:07:34: So just some challenges would change, but most of the
00:07:34 --> 00:07:37: parking offers at least two hours of free parking and
00:07:37 --> 00:07:39: we just want to be able to ensure that people
00:07:40 --> 00:07:42: who want to enjoy the bowl can get an easy
00:07:42 --> 00:07:42: spot.
00:07:43 --> 00:07:47: Next slide In terms of what's next, obviously more multi
00:07:47 --> 00:07:52: family, maybe some entertainment options to come and
00:07:52 --> 00:07:53: obviously seeing
00:07:52 --> 00:07:53: remains strong.
00:07:53 --> 00:07:57: Of course, Wegmans too is coming to the market next
00:07:57 --> 00:07:57: year.
00:07:57 --> 00:08:00: We're so excited it will open in Q32026.
00:08:00 --> 00:08:04: So everybody will enjoy that next slide for all things
00:08:04 --> 00:08:08: coming your way here where you can follow us go
00:08:08 --> 00:08:12: Ballantyne as the definitive resource and we encourage you
00:08:12 --> 00:08:13: to
00:08:12 --> 00:08:13: visit.
00:08:13 --> 00:08:14: Thank you so much.
00:08:15 --> 00:08:15: Well done.
00:08:15 --> 00:08:16: Well done.
00:08:16 --> 00:08:18: You're you're practicing.
00:08:18 --> 00:08:18: Pay it off, Christina.
00:08:18 --> 00:08:19: Thank you so much.
00:08:20 --> 00:08:21: Next is Lizzie Hill.
00:08:21 --> 00:08:25: Lizzie's the chief strategy officer at South Park Community
00:08:25 --> 00:08:28: Partners,
00:08:25 --> 00:08:28: where she fosters collaboration among local stakeholders.
00:08:28 --> 00:08:29: Lizzie, your turn.
00:08:32 --> 00:08:33: Good morning, everyone.
00:08:33 --> 00:08:35: Happy to be here with you all this morning.
00:08:36 --> 00:08:38: If you can go to the next slide, I'm excited

00:08:38 --> 00:08:41: to talk about South Park and our work at South

00:08:41 --> 00:08:42: Park Community Partners.

00:08:42 --> 00:08:45: Just to Orient everyone, South Park is obviously a very

00:08:45 --> 00:08:46: large area.

00:08:46 --> 00:08:49: When I'm talking about South Park this morning, we're talking

00:08:49 --> 00:08:52: about this blue BLOB here where South Park Mall, it's

00:08:52 --> 00:08:54: kind of in the center of the universe here, radiates

00:08:54 --> 00:08:57: out one square mile in the commercial core here in

00:08:57 --> 00:08:59: the South Park neighborhood.

00:08:59 --> 00:09:02: Next slide, just to Orient you to some of the

00:09:02 --> 00:09:05: demographics of our neighborhood.

00:09:05 --> 00:09:08: We obviously have a ton of customer facing businesses and

00:09:08 --> 00:09:09: providers.

00:09:10 --> 00:09:12: We're also a work and live hub as well.

00:09:12 --> 00:09:16: So we have over 30,000 employees and 9000 residents

00:09:16 --> 00:09:19: within

00:09:19 --> 00:09:20: our one square mile, almost 100,000 within three mile radius

00:09:20 --> 00:09:24: of our district.

00:09:24 --> 00:09:28: Next slide, when it comes to the daily fluctuations of

00:09:28 --> 00:09:31: our neighborhood, just wanted to share a visual

00:09:31 --> 00:09:35: representation of

00:09:35 --> 00:09:36: how much of A destination South Park is.

00:09:36 --> 00:09:38: On average, our population fluctuates about 400% each day.

00:09:38 --> 00:09:41: Next slide.

00:09:41 --> 00:09:44: Obviously, South Park is a massive retail hub.

00:09:44 --> 00:09:48: We are the largest one between Washington, DC and

00:09:48 --> 00:09:52: Atlanta.

00:09:52 --> 00:09:53: And thanks to our over 120 market exclusive brands, we

00:09:53 --> 00:09:57: have 11 unique shopping destinations just in our one square

00:09:57 --> 00:09:57: mile area.

00:09:57 --> 00:10:01: And thanks to that, our retail vacancy rate is sitting

00:10:01 --> 00:10:03: at .2%.

00:10:03 --> 00:10:03: So we're thrilled to be that destination for both Charlotte

00:10:03 --> 00:10:06: and the North Carolina area.

00:10:06 --> 00:10:07: Next slide.

00:10:07 --> 00:10:10: We're a relatively new organization.

00:10:10 --> 00:10:13: For anyone that's unfamiliar with us, we were formed back

00:10:13 --> 00:10:13: in 2022, so last year we launched our 10 year

00:10:13 --> 00:10:16: vision plan.

00:10:16 --> 00:10:20: What we heard is that South Park has these amazing

00:10:20 --> 00:10:22: destinations, but they are totally disconnected from each

00:10:22 --> 00:10:25: other right

00:10:25 --> 00:10:28: now, both literally and figuratively.

00:10:22 --> 00:10:24: People don't understand the whole story of what they can
00:10:24 --> 00:10:26: get into when they're here in South Park.
00:10:27 --> 00:10:31: Next slide, our vision plan focused on three unique pillars,
00:10:32 --> 00:10:38: places, connections from a walkability and bikeability
00:10:38 --> 00:10:39: standpoint and mobility
00:10:38 --> 00:10:39: innovation.
00:10:39 --> 00:10:40: Next slide.
00:10:41 --> 00:10:45: When it comes to places, one of our most ambitious
00:10:45 --> 00:10:49: projects was a \$21 million public private partnership to
00:10:49 --> 00:10:53: renovate.
00:10:49 --> 00:10:53: Symphony Park is our only public park in our district
00:10:53 --> 00:10:55: right now and we are 85% of the way to
00:10:55 --> 00:10:58: actually bringing that project to fruition.
00:10:58 --> 00:11:02: So thanks in big part to a collaborative partnership with
00:11:02 --> 00:11:05: the City of Charlotte and Simon Property Group who owns
00:11:05 --> 00:11:08: both the mall and the land that this public park
00:11:08 --> 00:11:11: is on, we are going to be totally re envisioning
00:11:11 --> 00:11:15: this space for both daily use and more dynamic
00:11:15 --> 00:11:20: programming.
00:11:15 --> 00:11:20: Next slide, just one piece to showcase this big shift
00:11:20 --> 00:11:24: is opening up the park to the general public.
00:11:24 --> 00:11:28: So making it accessible to walkers and bikers, opening up
00:11:28 --> 00:11:31: this front porch and what I like to call unmotifying
00:11:31 --> 00:11:33: the pond that we have there.
00:11:33 --> 00:11:36: So putting pedestrian bridges across the water and making
00:11:36 --> 00:11:38: sure
00:11:36 --> 00:11:38: that you can access this park in many ways, in
00:11:38 --> 00:11:40: a way, it signifies that it's open to all in
00:11:40 --> 00:11:41: our community.
00:11:41 --> 00:11:42: Next slide.
00:11:44 --> 00:11:47: When it comes to connections, walkability was one of our
00:11:47 --> 00:11:50: highest desires when we talked to the community Building
00:11:50 --> 00:11:51: our
00:11:50 --> 00:11:51: vision plan.
00:11:51 --> 00:11:52: Next slide.
00:11:54 --> 00:11:56: The Loop project is one of the biggest ways it's
00:11:56 --> 00:11:59: going to empower walkability in our neighborhood.
00:11:59 --> 00:12:02: It's a three mile urban trail that hits all the
00:12:02 --> 00:12:05: major retail in corporate destinations in South Park.
00:12:05 --> 00:12:08: And as of now, we're about 19 1/2% of the
00:12:08 --> 00:12:11: way either completed or in progress with this project.
00:12:11 --> 00:12:12: Next slide.
00:12:14 --> 00:12:17: And then last but not least, mobility innovation, thinking

differently

00:12:17 --> 00:12:19: about how you're getting around in South Park when you're

00:12:19 --> 00:12:20: actually here.

00:12:20 --> 00:12:21: Next slide.

00:12:22 --> 00:12:24: Thanks, Christina for the shout out.

00:12:24 --> 00:12:26: We're excited that Freebie's also in Valentine now.

00:12:27 --> 00:12:30: We launched the South Park Skipper back in November last

00:12:30 --> 00:12:33: year and we've been thrilled with the community's reception

00:12:33 --> 00:12:34: of

00:12:33 --> 00:12:34: this service.

00:12:34 --> 00:12:38: So right now we're averaging around 4000 rides per month,

00:12:38 --> 00:12:41: 5000 passengers per month, and we're seeing a really great

00:12:41 --> 00:12:45: user experience, 8 minute average wait time and a 4.9

00:12:45 --> 00:12:46: average driver experience.

00:12:47 --> 00:12:49: The last really exciting thing is the fact that people

00:12:49 --> 00:12:52: are using the Skipper to truly get across our entire

00:12:52 --> 00:12:52: district.

00:12:52 --> 00:12:54: Again, it's a one square mile area.

00:12:54 --> 00:12:57: Our average trip distance is .89 miles.

00:12:57 --> 00:13:00: So those are trips that you'd either be taking your

00:13:00 --> 00:13:02: single occupancy vehicle for or just not taking it all

00:13:02 --> 00:13:03: without the Skipper.

00:13:04 --> 00:13:04: Next slide.

00:13:05 --> 00:13:07: And just to give you a sense of how folks

00:13:07 --> 00:13:10: are using the Skipper, what we didn't want to see

00:13:10 --> 00:13:12: was one giant red BLOB in the center of our

00:13:12 --> 00:13:13: district where the mall is.

00:13:14 --> 00:13:15: Thankfully, that's not what we're seeing at all.

00:13:15 --> 00:13:18: People are using it a lot of times for those

00:13:18 --> 00:13:21: necessity based trips, so going to their own apartment, going

00:13:21 --> 00:13:24: to work or going to somewhere like the grocery store.

00:13:24 --> 00:13:27: As a result, there's a really nice diversity of destinations

00:13:27 --> 00:13:29: for pickups and drop offs in our neighborhood.

00:13:30 --> 00:13:33: Next slide, switching gears, when we're looking at the market

00:13:33 --> 00:13:37: in South Park right now, obviously we're thinking about office.

00:13:37 --> 00:13:39: We have a ton of legacy office product.

00:13:40 --> 00:13:43: However, over the last five years we didn't see the

00:13:43 --> 00:13:46: big, you know, ups and downs in the market here,

00:13:46 --> 00:13:49: mostly because a lot of our office tenants are going

00:13:49 --> 00:13:52: to be those small to medium businesses looking at 2

00:13:52 --> 00:13:53: to 7000 square feet.

00:13:54 --> 00:13:57: And that's really one of our strategic advantages over in

00:13:57 --> 00:14:00: South Park is that we are encompassed by suburban and
00:14:00 --> 00:14:02: residential neighborhoods.
00:14:02 --> 00:14:04: And those folks really just want to prioritize living close
00:14:04 --> 00:14:07: to where that they're where they're working, but also where
00:14:07 --> 00:14:09: they're living outside of business hours.
00:14:09 --> 00:14:10: Next slide.
00:14:12 --> 00:14:15: And then the other piece is our retail landscape in
00:14:15 --> 00:14:16: South Park.
00:14:16 --> 00:14:19: As I mentioned, we cannot build space fast enough.
00:14:19 --> 00:14:22: So when you're seeing churn in the South Park market
00:14:22 --> 00:14:25: from a retail standpoint, it's because national retailers are
looking
00:14:25 --> 00:14:27: at North Carolina and they want to come to South
00:14:27 --> 00:14:29: Park to expand, especially those luxury retailers.
00:14:30 --> 00:14:33: So I would expect to continue to see new brands
00:14:33 --> 00:14:36: coming into South Park, especially ones that are kind of
00:14:36 --> 00:14:39: ready to make their mark in the North Carolina market
00:14:39 --> 00:14:40: in general.
00:14:40 --> 00:14:40: Next slide.
00:14:42 --> 00:14:44: When it comes to development, we have a billion dollars
00:14:44 --> 00:14:45: of new development in the pipeline.
00:14:45 --> 00:14:49: Some exciting projects in the docket are things like the
00:14:49 --> 00:14:54: Publix anchored mixed-use project that's on Sharon and
Colony, the
00:14:54 --> 00:14:58: rezoning of Esplanade down Rexford Road, and many, many
more.
00:14:58 --> 00:15:00: In general, the challenge has been the macroeconomics in
the
00:15:01 --> 00:15:03: US right now and we continue to see those projects
00:15:03 --> 00:15:05: held up by those deals needing a pencil before they
00:15:05 --> 00:15:06: can get started.
00:15:06 --> 00:15:09: Next slide and last but not least, the other trend
00:15:09 --> 00:15:13: that we're seeing is when retail is coming and building
00:15:13 --> 00:15:17: in new space, they're leaning into that experiential aspect,
similar
00:15:17 --> 00:15:19: to what Christina and their team is doing over at
00:15:19 --> 00:15:20: the bowl.
00:15:20 --> 00:15:24: Next slide, Here's ways you can get in touch with
00:15:24 --> 00:15:26: both me and our team.
00:15:26 --> 00:15:27: Happy to answer any questions or sit down for a
00:15:27 --> 00:15:29: meeting if anyone wants to talk about South Park.
00:15:30 --> 00:15:31: Thank you.
00:15:31 --> 00:15:32: Great stuff.

00:15:32 --> 00:15:32: Thanks Lizzie.

00:15:33 --> 00:15:34: It's a great update.

00:15:35 --> 00:15:40: Want to remind everyone that to populate the questions in the chat box.

00:15:40 --> 00:15:41:

00:15:42 --> 00:15:44: If you have things that pop up during the presentation,

00:15:45 --> 00:15:47: we'll, we'll get to questions at the end.

00:15:47 --> 00:15:49: But in the meantime, feel free as things are at

00:15:49 --> 00:15:51: the top of your mind to to put some questions

00:15:51 --> 00:15:53: or thoughts in the chat box.

00:15:55 --> 00:15:57: Next, we'd like to welcome Keith Stanley.

00:15:57 --> 00:16:00: He's the president, CEO of University City Partners with over

00:16:00 --> 00:16:01: 20 years of economic development.

00:16:02 --> 00:16:04: Keith, give us give us your update.

00:16:05 --> 00:16:06: Sean, thank you.

00:16:06 --> 00:16:08: Thank you everyone for joining this morning.

00:16:09 --> 00:16:11: We'll go through this real quickly here name is Keith

00:16:11 --> 00:16:11: Stanley.

00:16:11 --> 00:16:13: I've been at the helm of University Partners.

00:16:13 --> 00:16:17: I've gone on close to three years now, January 23rd.

00:16:17 --> 00:16:19: And today I want to talk about what makes University

00:16:19 --> 00:16:19: City unique.

00:16:20 --> 00:16:23: Also the momentum we're building and I'll finally some of

00:16:23 --> 00:16:25: the impact we're doing here in University City.

00:16:26 --> 00:16:32: Next slide, the next there we go.

00:16:33 --> 00:16:35: University City is really a unique slice of Charlotte and

00:16:35 --> 00:16:38: the trade area which covers about six or three square

00:16:38 --> 00:16:38: miles.

00:16:38 --> 00:16:42: About 185,000 residents make up University City, but we

00:16:42 --> 00:16:42: don't

00:16:42 --> 00:16:42: stop there.

00:16:42 --> 00:16:44: About 100,000 folks work here.

00:16:44 --> 00:16:48: University City, of course, we have the University with over

00:16:48 --> 00:16:51: 31,000 students and over 4700 businesses.

00:16:52 --> 00:16:54: And really what's what we see here in University City

00:16:54 --> 00:16:57: that we're excited about is the growth and the opportunity.

00:16:57 --> 00:17:00: We've added about 3000 residential units last year and we're

00:17:01 --> 00:17:04: growing much faster actually than Mecklenburg County and

00:17:01 --> 00:17:04: once we

00:17:05 --> 00:17:08: are the second largest business hub outside of Uptown.

00:17:08 --> 00:17:12: Next slide, what's the special sauce, The University City

00:17:08 --> 00:17:12: where

00:17:12 --> 00:17:15: a couple of things I mentioned already, University itself, UNC

00:17:15 --> 00:17:18: Charlotte and the University Research Park.

00:17:18 --> 00:17:22: We'll talk a little bit more about that later, but

00:17:22 --> 00:17:25: the lakefront and being able, the only place that you

00:17:25 --> 00:17:29: can actually have a dinner or lunch on water in

00:17:29 --> 00:17:32: the city of Charlotte proper, it's really cool.

00:17:32 --> 00:17:35: And our ability to really activate that lakefront and what

00:17:35 --> 00:17:38: that means for our community, pretty much acting as a

00:17:38 --> 00:17:39: downtown place for activation.

00:17:40 --> 00:17:42: And also our public and private partnerships as we get

00:17:42 --> 00:17:45: into work with UNC Charlotte, the city of Charlotte and

00:17:45 --> 00:17:48: many others to really bring activation to University City.

00:17:48 --> 00:17:48: Next slide.

00:17:50 --> 00:17:51: So what does that look like?

00:17:51 --> 00:17:52: Well, a couple of things.

00:17:52 --> 00:17:55: One, we look at some of the infrastructure that's taking

00:17:55 --> 00:17:58: place in University City, the JW Clay streetscape for those

00:17:58 --> 00:18:02: you're familiar with, the area, this beautiful lake or surrounds

00:18:02 --> 00:18:02: JW Clay.

00:18:03 --> 00:18:07: And we have a street restructuring project actually occurring

00:18:07 --> 00:18:07: right now.

00:18:07 --> 00:18:10: It's going to hopefully finish the next year or so

00:18:10 --> 00:18:14: adding more sidewalks, adding some great amenities to get

00:18:14 --> 00:18:17: people out walking and activating and connecting our our area

00:18:17 --> 00:18:20: around the lake and also the I-85 north bridge.

00:18:20 --> 00:18:24: That's going to be important connecting the university to

00:18:24 --> 00:18:27: University research Park, which an asset that we maintain a

00:18:27 --> 00:18:28: McCullough Dr.

00:18:28 --> 00:18:29: improvements and also microtransit.

00:18:29 --> 00:18:31: Microtransit is a big issue for us.

00:18:31 --> 00:18:34: We're still University of City is made-up, really has a

00:18:34 --> 00:18:38: suburban feel and we're trying to make those connection

00:18:38 --> 00:18:41: points with over 25 retail shopping centers and how do we

00:18:41 --> 00:18:45: connect those shopping centers and connect those

00:18:45 --> 00:18:47: activations, even places like PNC Pavilion just right outside the MSD.

00:18:47 --> 00:18:50: So we're looking at ways that we can make connect

00:18:50 --> 00:18:53: that infrastructure and I'm pretty excited about the PAVE Act

00:18:53 --> 00:18:55: and I'm looking forward to how that it can impact

00:18:55 --> 00:18:58: public transportation here, university, but also across the

region.

00:18:58 --> 00:19:01: Next slide, some of those economic drivers, when you've heard

00:19:01 --> 00:19:05: about the Vanguard announcement that happened last year, adding 2700

00:19:05 --> 00:19:08: jobs, we're actually doing some things now to bring those

00:19:08 --> 00:19:11: folks in and connect them to many of the things

00:19:11 --> 00:19:13: that we have going on, including the the transit IT

00:19:13 --> 00:19:16: opportunities we have at University City.

00:19:17 --> 00:19:20: But we're still seeing those come through RE Mason Pinnacle

00:19:20 --> 00:19:21: Financial.

00:19:21 --> 00:19:25: We're engaging these or 1500 small businesses within the MSD

00:19:25 --> 00:19:26: proper.

00:19:26 --> 00:19:29: Our goal is to make sure we're connecting our anchor

00:19:29 --> 00:19:32: institutions along with our small businesses and we're seeing those

00:19:32 --> 00:19:34: opportunities, which is important for University City.

00:19:35 --> 00:19:35: Next slide.

00:19:38 --> 00:19:40: I mentioned earlier, activation is key for us.

00:19:40 --> 00:19:44: We have 6 signature events and then six host events

00:19:44 --> 00:19:46: around the lake, the 5K Wine fest.

00:19:46 --> 00:19:48: These are bringing people to the lake.

00:19:49 --> 00:19:52: We just finished up with Juneteenth and saw 81% increase.

00:19:53 --> 00:19:55: Our goal is to make sure that people are having

00:19:55 --> 00:19:57: fun in University City and enjoying themselves.

00:19:57 --> 00:20:00: So we're making those connection points with with the assets

00:20:00 --> 00:20:01: we have in University City.

00:20:02 --> 00:20:02: Next slide.

00:20:04 --> 00:20:08: You mentioned earlier about UNC Charlotte and the University Research

00:20:08 --> 00:20:08: Park.

00:20:08 --> 00:20:12: There is definitely an opportunity for us to continue to

00:20:12 --> 00:20:15: build the relationship with UNC Charlotte as they have received

00:20:15 --> 00:20:19: this R1 Carnegie designation, which is important because we see

00:20:19 --> 00:20:23: the intellectual property, how that's R1 research has impacted other

00:20:23 --> 00:20:26: communities across the country from the East Coast to the

00:20:26 --> 00:20:27: West Coast.

00:20:27 --> 00:20:30: And so our goal is to make sure that there's

00:20:30 --> 00:20:33: opportunity for students, researchers to land in University

City.

00:20:33 --> 00:20:35: And we see that with the URP University Research Park

00:20:35 --> 00:20:38: and having as a place to land when when opportunities

00:20:38 --> 00:20:42: come with this intellectual property prototype manufacturing, wet labs, research

00:20:42 --> 00:20:45: and development, we see the opportunity to land in the

00:20:45 --> 00:20:46: University Research Park.

00:20:47 --> 00:20:50: And we're still also engaging our University resource park tenants

00:20:50 --> 00:20:52: and property owners and how we can create additional amenities

00:20:53 --> 00:20:55: within the park to make it engaging for those who

00:20:55 --> 00:20:56: are working in the park.

00:20:56 --> 00:20:57: Next slide.

00:21:00 --> 00:21:02: Also the challenges and opportunities want to hit a little

00:21:02 --> 00:21:02: bit of that.

00:21:02 --> 00:21:05: I think one that I want to highlight is once

00:21:05 --> 00:21:09: again the connectivity and transit orientated growth we have trying

00:21:09 --> 00:21:11: to run straight through the district and how do we

00:21:11 --> 00:21:14: make sure that blue line extension is not a lot

00:21:14 --> 00:21:18: only bringing people going South, but they're actually coming up

00:21:18 --> 00:21:18: north here.

00:21:19 --> 00:21:21: And our goal is to make sure that we're developing,

00:21:21 --> 00:21:25: have development, encouraging development, a long try on that speaks

00:21:25 --> 00:21:26: to that type of growth.

00:21:27 --> 00:21:30: Once again, I mentioned the 3000 units developed.

00:21:30 --> 00:21:32: We're actually focusing on North trying to make sure that

00:21:32 --> 00:21:35: a lot of that development is and density is happening

00:21:35 --> 00:21:36: along North Tryon.

00:21:36 --> 00:21:41: Next slide, really excited about this program.

00:21:41 --> 00:21:43: We'll talk a little bit more about it in just

00:21:43 --> 00:21:43: a few seconds.

00:21:43 --> 00:21:46: But we worked with UNC Charlotte to pull together a

00:21:46 --> 00:21:49: trash study just to understand some of the issues.

00:21:49 --> 00:21:53: And, and we, we are just already launched this month

00:21:53 --> 00:21:57: a, a pilot ambassador program or working with a number

00:21:57 --> 00:22:00: of of partners here at University City.

00:22:00 --> 00:22:02: The goal is to see how, what type of impact

00:22:03 --> 00:22:05: we can, we can as AMSD bring for University City

00:22:05 --> 00:22:07: to deal with some of those issues.

00:22:07 --> 00:22:10: And it's not just trash, it's also just ambassador of

00:22:10 --> 00:22:13: people are getting to their right destination and supporting them.

00:22:13 --> 00:22:16: So we're pretty excited about this program, hoping to launch

00:22:16 --> 00:22:18: it a full program in the next year, next slide.

00:22:21 --> 00:22:24: And and this is the future, the ambassador program along

00:22:24 --> 00:22:28: with innovation and ecosystem and then the walkability and mixed-use

00:22:28 --> 00:22:29: developments.

00:22:29 --> 00:22:33: Next slide and if you want to follow is that

00:22:33 --> 00:22:39: UNIVCITYCLT and we got a robust website, robust YouTube channel

00:22:40 --> 00:22:43: and six social media platforms.

00:22:43 --> 00:22:43: Thank you.

00:22:46 --> 00:22:47: Thanks, Keith.

00:22:47 --> 00:22:49: Great, great presentation.

00:22:49 --> 00:22:52: And just a reminder to everyone to add some questions

00:22:52 --> 00:22:55: to the chat box if things pop to the top

00:22:55 --> 00:22:55: of your head.

00:22:57 --> 00:22:59: Two more presentations to go.

00:22:59 --> 00:23:01: Next in line is James Labarre.

00:23:01 --> 00:23:03: He's the senior vice president of economic development.

00:23:03 --> 00:23:05: It's Charlotte City Center Partners.

00:23:05 --> 00:23:08: He'll be focusing on South End for us for an

00:23:08 --> 00:23:08: update.

00:23:08 --> 00:23:13: So, James, feel free to give us an update.

00:23:14 --> 00:23:14: Yeah.

00:23:14 --> 00:23:14: Thanks, John.

00:23:15 --> 00:23:15: Morning, everybody.

00:23:16 --> 00:23:18: So again, my name is James Labarre, work for Charlotte

00:23:18 --> 00:23:19: Center City Partners.

00:23:19 --> 00:23:23: And as you can see here, Center City is transforming

00:23:23 --> 00:23:27: from a central business district to a central activity district,

00:23:27 --> 00:23:31: really positioning Center City for the next economic cycle, building

00:23:31 --> 00:23:34: upon all the momentum we've had with the talent, jobs

00:23:34 --> 00:23:38: and investment, and now bringing this equation of innovation, the

00:23:38 --> 00:23:43: most innovative talent, most innovative jobs and the most innovative

00:23:43 --> 00:23:45: investment, bringing these things together.

00:23:46 --> 00:23:48: The piece that I'll be focusing on today, next slide

00:23:48 --> 00:23:49: please is South End.

00:23:51 --> 00:23:54: As you can see from the map here, that's that
00:23:54 --> 00:23:57: golden part down below that South End has a few
00:23:57 --> 00:24:02: really distinguishing differentiators from all their submarkets
and the country.

00:24:02 --> 00:24:05: One has the adjacency of Uptown and Michael will be
00:24:05 --> 00:24:08: talking about the the full economic weight there that happens
00:24:08 --> 00:24:09: within Uptown.

00:24:09 --> 00:24:12: Second piece, it's less than 5 miles from one of
00:24:12 --> 00:24:15: the the busiest airports in the world.

00:24:15 --> 00:24:17: And then the other piece is this connectivity.

00:24:18 --> 00:24:20: If you look the Blue Line runs through the spine
00:24:20 --> 00:24:22: of it and then the future Silver Line, besides the
00:24:22 --> 00:24:25: intersection that happens in Uptown where the Silver Line,
blue
00:24:25 --> 00:24:26: Line will come together.

00:24:26 --> 00:24:29: That junction along Summit will be one of the closest
00:24:30 --> 00:24:33: points between our north-south and then our East West
connectors

00:24:34 --> 00:24:37: along right rail, really providing a major stimulus in regards
00:24:37 --> 00:24:42: to all different types of things, transit oriented, innovation,
jobs
00:24:42 --> 00:24:43: and residential.

00:24:43 --> 00:24:47: Next slide please, a few stats going to give you
00:24:47 --> 00:24:51: an overview about South End on average or 57 to
00:24:51 --> 00:24:54: 60,000 visits per day into the sub market.

00:24:55 --> 00:24:59: This is a 4% increase over pre COVID conditions.

00:25:00 --> 00:25:05: Number of workers coming in everyday more than 20,000
office.

00:25:05 --> 00:25:08: This is one of the most startling facts.

00:25:08 --> 00:25:11: Over the last five years, only a couple submarkets in
00:25:11 --> 00:25:13: the entire country has more than doubled its office.

00:25:13 --> 00:25:14: South End is one of them.

00:25:15 --> 00:25:17: Right now it's six at 5.6 million square feet.

00:25:17 --> 00:25:20: On average it's \$44 a square foot.

00:25:20 --> 00:25:23: But we know that some of the rents being signed
00:25:23 --> 00:25:26: now are north of 50 and then the next products
00:25:26 --> 00:25:29: will be delivered could break the barrier.

00:25:29 --> 00:25:32: 70 bucks a square foot on the residential piece.

00:25:33 --> 00:25:36: We have almost 15,000 residents that live in the
neighborhood.

00:25:37 --> 00:25:38: The average age a little bit older than a lot
00:25:38 --> 00:25:39: of people think.

00:25:39 --> 00:25:43: At the same time this is the most popular neighborhood

00:25:43 --> 00:25:47: for post college professionals looking for their first or next jobs.

00:25:47 --> 00:25:47:

00:25:48 --> 00:25:51: In the apartment piece, there are more than now than

00:25:51 --> 00:25:55: 11,000 apartments, 1000 just delivered in the last year under

00:25:55 --> 00:25:59: construction is a little bit lower that number as as

00:25:59 --> 00:26:02: I talked about 1000 products I've just delivered on the

00:26:02 --> 00:26:03: hotel piece.

00:26:03 --> 00:26:05: This is one of the most startling facts is that

00:26:05 --> 00:26:08: there's only 123 rooms and within South End, we think

00:26:08 --> 00:26:10: this is like one of the big pieces that could

00:26:11 --> 00:26:13: come in the next economic development cycle in order to

00:26:13 --> 00:26:16: make all our aspects of that product portfolio stronger.

00:26:16 --> 00:26:17: Next slide please.

00:26:21 --> 00:26:23: One of the pieces that we're working on at Center

00:26:23 --> 00:26:26: City Partners is to envision that Center City to be

00:26:26 --> 00:26:30: the most welcoming, equitable and economically vibrant culture, rich, beloved

00:26:30 --> 00:26:31: place.

00:26:31 --> 00:26:34: And South End really helps deliver that as one of

00:26:34 --> 00:26:38: the main aspects or differentiators of South End is that

00:26:38 --> 00:26:42: it is just an extension of that central activity district

00:26:42 --> 00:26:46: coming or emanating from Uptown delivering down the spine along

00:26:46 --> 00:26:47: that blue line.

00:26:47 --> 00:26:48: Next slide, please.

00:26:51 --> 00:26:54: As you can see here, the words on the page

00:26:54 --> 00:26:58: really describe South End as a people first filled with

00:26:58 --> 00:27:02: adaptive reuse projects, now filled in with more than 100

00:27:02 --> 00:27:07: local, local businesses coupled with regional and national retail tenants

00:27:07 --> 00:27:10: and then a series of housing products that come in.

00:27:10 --> 00:27:14: There's been a lot of study recently about submarkets designing

00:27:15 --> 00:27:17: itself for an optimal product portfolio, right?

00:27:18 --> 00:27:21: Finding that perfect blend between work, live and play in

00:27:21 --> 00:27:24: order to produce the most GDP for the region in

00:27:24 --> 00:27:28: order to produce the most tax revenues for that region

00:27:28 --> 00:27:31: in order to deploy in that place and other places.

00:27:31 --> 00:27:34: And South End really aligns with with that optimal product

00:27:34 --> 00:27:37: portfolio with one piece being a little bit under indexed,

00:27:37 --> 00:27:40: which I think will be surprising to all.

00:27:40 --> 00:27:44: And that's that play aspect, even though all these photos

00:27:44 --> 00:27:49: are leaning into that retail, food and dining, soft goods,

00:27:49 --> 00:27:53: peace, one aspect that South End we believe will deliver
00:27:53 --> 00:27:57: in the next economic development cycle is hospitality.
00:27:58 --> 00:28:01: And that will really amp up that play part of
00:28:01 --> 00:28:06: the portfolio, even being a better differentiator not only for
00:28:06 --> 00:28:09: Center City, but also the entire region.
00:28:09 --> 00:28:13: Next piece in talking about those differentiators, South End,
one
00:28:13 --> 00:28:16: of the first ones to talk, if you look at
00:28:16 --> 00:28:19: the the furthest picture of there, that light rail is
00:28:19 --> 00:28:22: the couple is the alignment there of light rail and
00:28:22 --> 00:28:23: the rail trail.
00:28:23 --> 00:28:27: On any average day, you're looking at 1000 to 5000
00:28:27 --> 00:28:31: people using that rail trail, which gets to 9000 to
00:28:31 --> 00:28:33: 14,000 visits per week.
00:28:33 --> 00:28:36: That's not even including the number of passengers that are
00:28:36 --> 00:28:37: now taking light rail.
00:28:37 --> 00:28:41: The second the middle photo there is 110 E thanks
00:28:41 --> 00:28:44: to the good work of the of Keith and and
00:28:44 --> 00:28:48: University City that Vantage building got filled.
00:28:48 --> 00:28:52: This is the next largest building on the on the
00:28:52 --> 00:28:56: on the docket more than 370,000 square feet.
00:28:56 --> 00:28:58: It is now signing leases it and with its lease
00:28:58 --> 00:29:01: activity and the amount of demand that's looking at South
00:29:01 --> 00:29:04: end we have we believe that this will be effectively
00:29:04 --> 00:29:06: filled by the end of the year.
00:29:06 --> 00:29:07: Next slide please.
00:29:11 --> 00:29:14: Again one of the pieces here that's really important to
00:29:14 --> 00:29:18: understand is the connectivity between South End and
Uptown, just
00:29:18 --> 00:29:21: the extension of that central activity district, one piece to
00:29:21 --> 00:29:23: call out all of the blue there that that was
00:29:23 --> 00:29:25: built in since 2010 to now.
00:29:26 --> 00:29:29: So again that next economic development cycle is teed up.
00:29:29 --> 00:29:30: Next slide please.
00:29:33 --> 00:29:35: Other key components here about the pipeline.
00:29:35 --> 00:29:39: We can see a number of the apartment, the Linea
00:29:39 --> 00:29:43: down here in the last economic development cycle or last
00:29:43 --> 00:29:44: month here.
00:29:44 --> 00:29:47: We've had more than 1000 apartments deliver it.
00:29:47 --> 00:29:50: We have more than 3000 in the pipeline and the
00:29:50 --> 00:29:54: number of jobs that have been recently announced, whether
it
00:29:54 --> 00:29:57: be TTX of 150, asset mark with 252 or Coinbase

00:29:57 --> 00:29:57: being 130.

00:29:57 --> 00:29:59: Last next slide please.

00:30:01 --> 00:30:04: Two big challenges to talk about 1 is that right

00:30:04 --> 00:30:08: now South End has 41% of all market wide demand

00:30:08 --> 00:30:12: for office, but only 4% of total inventory.

00:30:12 --> 00:30:14: We have a series of office products that need to

00:30:14 --> 00:30:17: get out of ground in the next economic development cycle.

00:30:18 --> 00:30:21: Next slide please in connectivity, as all their districts have

00:30:22 --> 00:30:25: talked about, the PED bridge will be finished construction by

00:30:25 --> 00:30:26: 2028.

00:30:27 --> 00:30:28: And last slide, thank you.

00:30:29 --> 00:30:31: Look forward to the questions about South End.

00:30:32 --> 00:30:32: Great.

00:30:32 --> 00:30:32: Thanks.

00:30:33 --> 00:30:34: Thanks for the insight there, James.

00:30:35 --> 00:30:39: Wrapping up our presentations will be Michael Smith,
President and

00:30:39 --> 00:30:41: CEO of Charlotte Center City Partners since 2005.

00:30:42 --> 00:30:43: Michael, the floor is yours.

00:30:44 --> 00:30:44: Awesome.

00:30:44 --> 00:30:45: Thanks Sean.

00:30:46 --> 00:30:48: We'll move through these quickly.

00:30:48 --> 00:30:50: The let me let me begin by sharing just a

00:30:50 --> 00:30:52: quick update on the heart of your region.

00:30:53 --> 00:30:59: These are exciting times with recapitalizations and
repositioning of vintage

00:30:59 --> 00:31:00: office.

00:31:00 --> 00:31:04: There's bold new ownership in our sports teams that have

00:31:04 --> 00:31:06: been well capitalized reinvestments.

00:31:07 --> 00:31:11: There's a big focus on safety and Uptown vibrancy, along

00:31:11 --> 00:31:15: with some great news about our urban innovation district, the

00:31:15 --> 00:31:16: North Tryon Tech Hub.

00:31:17 --> 00:31:19: So jump to the next slide.

00:31:19 --> 00:31:22: So this is the district, as James shared earlier, you're

00:31:22 --> 00:31:24: going to see a little bit of overlap.

00:31:25 --> 00:31:27: This district has incredible strength.

00:31:28 --> 00:31:32: This is our central business district which has grown from

00:31:32 --> 00:31:35: just being Uptown to is now Uptown and South end

00:31:35 --> 00:31:39: which gives us more product to be able to compete

00:31:39 --> 00:31:40: with other markets.

00:31:40 --> 00:31:41: Next slide please.

00:31:43 --> 00:31:48: Our average daily visits have grown by 3% since 2019

00:31:49 --> 00:31:50: to 118,000 a day.

00:31:51 --> 00:31:56: This is the the biggest center of GDP for the

00:31:56 --> 00:32:03: two state region, great number of residents approaching 2020, 3400

00:32:03 --> 00:32:06: hotel rooms we're at 6900.

00:32:06 --> 00:32:09: We continue to have room for growth there.

00:32:10 --> 00:32:14: We've got a couple that are one's under construction, we've

00:32:14 --> 00:32:15: got another in on docket.

00:32:15 --> 00:32:18: So we're excited about that growth.

00:32:18 --> 00:32:19: Next slide please.

00:32:20 --> 00:32:23: Our Center City, as mentioned earlier, is really making a

00:32:23 --> 00:32:27: move from a central business activity to that and more.

00:32:27 --> 00:32:29: It's a long held aspiration of ours.

00:32:29 --> 00:32:33: For your Center City, you're Uptown to become a more

00:32:33 --> 00:32:37: complete place and it's truly becoming a central activity district.

00:32:37 --> 00:32:38: Let me build on that a little more.

00:32:38 --> 00:32:39: Next slide, please.

00:32:40 --> 00:32:44: Some of the differentiators for this are things like this

00:32:44 --> 00:32:48: is the heart of arts and culture and sports and

00:32:48 --> 00:32:49: dining for your region.

00:32:50 --> 00:32:53: Just in Uptown, there are 12 unique cultural institutions.

00:32:53 --> 00:32:55: Next slide, please.

00:32:55 --> 00:33:00: 330 days and nights of sports activities last year alone,

00:33:01 --> 00:33:02: and that's growing.

00:33:02 --> 00:33:05: And part of that is the commitment of our owners

00:33:05 --> 00:33:08: to each more than double the way they use their

00:33:08 --> 00:33:09: facilities.

00:33:10 --> 00:33:11: Next slide, please.

00:33:13 --> 00:33:15: James shared this a second ago.

00:33:15 --> 00:33:19: To me, this is a snapshot of a city's Hall

00:33:19 --> 00:33:21: of Fame development story.

00:33:21 --> 00:33:24: The blue is what's happened since 2010.

00:33:25 --> 00:33:28: The purple is near term construction, the red and orange

00:33:28 --> 00:33:30: are what's coming.

00:33:30 --> 00:33:34: This gives you a good snapshot of a growing CBD

00:33:34 --> 00:33:37: with a couple of innovation districts.

00:33:38 --> 00:33:40: We're excited about what's next.

00:33:40 --> 00:33:41: Next slide.

00:33:41 --> 00:33:47: So there's been great recapitalization that's occurring and there's more

00:33:47 --> 00:33:47: to come.

00:33:49 --> 00:33:52: And the power of that is when a building's recapitalize

00:33:52 --> 00:33:55: and even though it sells for a discount, it puts
00:33:55 --> 00:33:59: that new owner on the clock with new capital for
00:33:59 --> 00:34:01: repositioning and all of these buildings.
00:34:01 --> 00:34:05: And we've got probably 3,000,000, three and a half million
00:34:05 --> 00:34:08: square feet that needs to be repositioned.
00:34:08 --> 00:34:13: And we're excited every time there's a recap because again,
00:34:13 --> 00:34:17: it begins the clock towards that property becoming a unique
00:34:17 --> 00:34:19: differentiator for our market.
00:34:19 --> 00:34:24: You see a good variety of those represented here.
00:34:24 --> 00:34:25: Next slide, please.
00:34:27 --> 00:34:29: We're particularly excited about the North Tryon Tech hub.
00:34:31 --> 00:34:35: This is an aspiration to create a globally relevant urban
00:34:35 --> 00:34:37: innovation district.
00:34:38 --> 00:34:41: We've got incredible partners with UNC Charlotte.
00:34:42 --> 00:34:48: We're creating the intersection of entrepreneurialism,
academics, and corporate innovation.
00:34:48 --> 00:34:51: We've got the CTOS of all of our major employers
00:34:51 --> 00:34:53: serving on this advisory committee.
00:34:54 --> 00:34:55: We're getting great advice.
00:34:56 --> 00:35:00: UNC Charlotte is a great partner of ours.
00:35:00 --> 00:35:04: As with Keith, they put another thousand students last year
00:35:04 --> 00:35:09: on this campus, particularly graduate students in computer
science and
00:35:09 --> 00:35:13: informatics, and the Chancellor is committed to bringing
another wave
00:35:13 --> 00:35:15: of additional students this fall.
00:35:16 --> 00:35:20: In the near ground on the right, there is the
00:35:21 --> 00:35:26: collab, which opened in January and is virtually full and
00:35:26 --> 00:35:27: hosting.
00:35:27 --> 00:35:32: It has become our centers, our community's Center for
entrepreneurship
00:35:32 --> 00:35:36: and we're excited about what's next on corporate innovation.
00:35:36 --> 00:35:40: We've got some really interesting projects that are under
00:35:40 --> 00:35:40: way.
00:35:41 --> 00:35:42: Next slide please.
00:35:44 --> 00:35:45: This is a big move for us.
00:35:46 --> 00:35:49: Uptown vibrancy there has been doing this work for two
00:35:49 --> 00:35:54: decades and we have never enjoyed the alignment and
investment
00:35:54 --> 00:35:56: that we're enjoying right now.
00:35:56 --> 00:35:58: This was a priority of the CELC.
00:35:58 --> 00:36:03: We partnered with them to launch what began as a
00:36:03 --> 00:36:09: an effort around public safety, but quickly moved into one

00:36:09 --> 00:36:14: that focused on owning the narrative for this place and
00:36:14 --> 00:36:16: flip to the next slide.
00:36:17 --> 00:36:21: These are the five strategic areas that we're focused on
00:36:21 --> 00:36:26: and we're excited about what we've been able to do.
00:36:26 --> 00:36:28: We've raised a couple \$1,000,000 privately.
00:36:28 --> 00:36:32: We increased the MSD for the primary and secondary
districts
00:36:32 --> 00:36:36: and then we got some great Co investment with partners.
00:36:36 --> 00:36:41: We are growing the safety Ambassador program by 65%.
00:36:41 --> 00:36:44: That will have a big impact with new investors like
00:36:44 --> 00:36:45: the CRVA.
00:36:46 --> 00:36:49: We launched a new initiative called Own Your Block.
00:36:50 --> 00:36:55: This is a clever initiative that uses incrementalism where
everybody
00:36:55 --> 00:37:00: takes private security curb to curb and makes better
investments
00:37:00 --> 00:37:02: in beauty and cleanliness.
00:37:02 --> 00:37:04: And then monthly programming.
00:37:04 --> 00:37:08: We are offering programming weekly through our productions
and a
00:37:08 --> 00:37:11: partnership with Mecklenburg County and all the Uptown
parks.
00:37:12 --> 00:37:15: And in May, we launched a new marketing campaign.
00:37:16 --> 00:37:17: Next slide, please.
00:37:17 --> 00:37:19: We're excited about where we are and we look forward
00:37:19 --> 00:37:20: to your questions.
00:37:22 --> 00:37:23: Thank you, Michael.
00:37:23 --> 00:37:26: That's a great update and we'll we'll open it up
00:37:26 --> 00:37:27: now for some Q&A.
00:37:27 --> 00:37:30: So if folks have any questions, feel free to add
00:37:30 --> 00:37:32: them in the question and answer box at the bottom.
00:37:33 --> 00:37:34: In the meantime, a couple things.
00:37:35 --> 00:37:38: We do have a couple questions rolling in, but our
00:37:38 --> 00:37:42: first questions for Keith and it has to do with
00:37:42 --> 00:37:43: University City.
00:37:43 --> 00:37:46: And you know, you spoke to the identity, the individual
00:37:46 --> 00:37:50: community identity that University City has and also its desire
00:37:50 --> 00:37:55: to connect to other districts with public transportation,
connecting to
00:37:55 --> 00:37:58: the airport, connecting to city center as kind of the
00:37:58 --> 00:38:01: two main business hubs for Charlotte.
00:38:01 --> 00:38:04: Can you talk a little bit about what your vision
00:38:04 --> 00:38:07: is for transportation and how that transforms that?

00:38:07 --> 00:38:09: We all know about the Blue Line extension and the

00:38:10 --> 00:38:12: role of the public transportation has, but what's what's next?

00:38:13 --> 00:38:15: What's on the top of your mind in terms of

00:38:15 --> 00:38:18: the the future of the vision of University City?

00:38:20 --> 00:38:22: Well, thanks for the question, Sean.

00:38:22 --> 00:38:24: And just want to say, I think for us, it

00:38:24 --> 00:38:27: really boils down to what our partners already doing.

00:38:27 --> 00:38:31: As mentioned, you heard about the Michael transit opportunities, South

00:38:31 --> 00:38:33: Park mentioned and even Valentine.

00:38:33 --> 00:38:36: And so for us, we're looking at the micro transit

00:38:36 --> 00:38:40: opportunity working closely with the City of Charlotte County and

00:38:40 --> 00:38:42: others on what that would look like.

00:38:43 --> 00:38:46: I think the driver for us is really University Research

00:38:46 --> 00:38:49: Park that holds about 30,000 employees within that park and

00:38:49 --> 00:38:52: connecting those employees to the Blue Line extension right now

00:38:52 --> 00:38:53: is a challenge.

00:38:53 --> 00:38:56: Hopefully, we do believe that A85I-85 North Bridge would do

00:38:57 --> 00:38:57: that.

00:38:58 --> 00:39:00: But also just figuring out how do we use this

00:39:00 --> 00:39:02: leaning on this Michael Transit to make sure that all

00:39:02 --> 00:39:05: our retail nodes and University of Research Park is connected.

00:39:05 --> 00:39:07: And that's really the next direction we're going in.

00:39:08 --> 00:39:11: And also just want to say it sounds redundant, but

00:39:11 --> 00:39:14: sidewalks, you know, we we want to increase the amount

00:39:14 --> 00:39:18: of sidewalks and increase those connect connective points of within

00:39:18 --> 00:39:19: University City.

00:39:21 --> 00:39:22: Great.

00:39:22 --> 00:39:22: Perfect.

00:39:24 --> 00:39:27: My next question is for Christina and Ballantyne.

00:39:27 --> 00:39:31: Valentine's had the luxury of kind of creating its own

00:39:31 --> 00:39:33: transportation thumbprint for Charlotte.

00:39:33 --> 00:39:36: I know that a lot of effort was put forward

00:39:36 --> 00:39:41: when when Ballantyne, the Ballantyne reimagined, you know, idea came

00:39:41 --> 00:39:46: about of a huge investment in in transportation and mobility

00:39:46 --> 00:39:48: and infrastructure in that area.

00:39:49 --> 00:39:52: Talk a little bit about how you guys have been

00:39:52 --> 00:39:57: able to leverage that transportation thumbprint to activate and really

00:39:57 --> 00:39:59: be a hub for South Charlotte?

00:40:00 --> 00:40:01: Yeah, thank you.

00:40:01 --> 00:40:05: You know, we, we put in \$111 million of infrastructure,

00:40:05 --> 00:40:10: obviously with the public private partnership helping out with that.

00:40:10 --> 00:40:15: And it's really helped ease transportation not only from the

00:40:15 --> 00:40:19: West side to the east side of the park, but

00:40:19 --> 00:40:23: it just provided easier ways to get around and new

00:40:23 --> 00:40:24: ways.

00:40:24 --> 00:40:25: You know, with Lower Ave.

00:40:25 --> 00:40:26: and Upper Ave.

00:40:27 --> 00:40:31: connecting from Valentine Commons in North Community House and Johnston

00:40:31 --> 00:40:35: Road to North Community House, respectively, People are finding different

00:40:35 --> 00:40:38: ways to to stay off some of the main roads

00:40:38 --> 00:40:41: and alleviate congestion with more people getting around.

00:40:41 --> 00:40:44: And we continue to just invest in other ways.

00:40:44 --> 00:40:47: Obviously it's increased walkability now with the bowl, so encouraging

00:40:47 --> 00:40:48: that.

00:40:48 --> 00:40:52: And then of course with our new Ballantyne Bolts encouraging

00:40:52 --> 00:40:55: customers to to take that and just help with that.

00:40:55 --> 00:40:57: And we really, and then of course, as I mentioned,

00:40:58 --> 00:41:01: the intersection improvements have helped surrounding the bowl.

00:41:01 --> 00:41:04: And then also just want to give a shout out

00:41:04 --> 00:41:05: to South Charlotte partners.

00:41:05 --> 00:41:09: While it's not an MSD, it's a volunteer LED organization

00:41:09 --> 00:41:13: that you know will be working closely for other transportation

00:41:13 --> 00:41:13: initiatives.

00:41:13 --> 00:41:18: They have a popular regional transportation summit that we do

00:41:18 --> 00:41:23: semi annually and look forward to more advocacy in that

00:41:23 --> 00:41:24: area for the area.

00:41:25 --> 00:41:26: Great.

00:41:27 --> 00:41:31: Next, Lizzie, I have a question about South Park and

00:41:31 --> 00:41:35: just kind of expanding on the the metrics that you

00:41:35 --> 00:41:36: guys are able to gather.

00:41:37 --> 00:41:40: You know the metrics fuel a lot of your investment

00:41:40 --> 00:41:42: and the areas that you guys prioritize.

00:41:43 --> 00:41:46: So talk a little bit about the gathering of metrics

00:41:46 --> 00:41:49: to serve mobility and walkability.

00:41:49 --> 00:41:51: And I think that heat map was really helpful.

00:41:51 --> 00:41:54: It was actually surprising to see that you couldn't even

00:41:54 --> 00:41:56: really tell where the mall was in that heat map,

00:41:56 --> 00:41:57: which is great.

00:41:57 --> 00:41:59: So talk about the gathering of metrics and how you

00:42:00 --> 00:42:00: guys use that.

00:42:00 --> 00:42:04: Yeah, we watch the data very closely, especially when it

00:42:04 --> 00:42:05: comes to the skipper.

00:42:05 --> 00:42:08: You know, the skipper is just one of the elements

00:42:08 --> 00:42:11: that we're thinking about when it comes to mobility, but

00:42:11 --> 00:42:14: we're starting to see that people want choices.

00:42:14 --> 00:42:16: They don't want to actually have to take their single

00:42:16 --> 00:42:19: occupancy vehicle out on the road if they don't have

00:42:19 --> 00:42:19: to.

00:42:19 --> 00:42:22: And so when we look at who the users are

00:42:22 --> 00:42:26: right now, primarily being residents and workers, that starts

00:42:26 --> 00:42:29: us

00:42:26 --> 00:42:29: to teach us a lot about how people want to

00:42:29 --> 00:42:31: start behaving in our neighborhood.

00:42:31 --> 00:42:35: And so we're looking at those destinations, but then we

00:42:35 --> 00:42:38: also use live surveys in the actual app to understand

00:42:38 --> 00:42:41: what they're actually using that trip for.

00:42:41 --> 00:42:43: So if they're going in and out of our hotels,

00:42:43 --> 00:42:45: is it personal or is it business?

00:42:45 --> 00:42:48: If they're leaving their apartment, is it for a grocery

00:42:48 --> 00:42:50: trip, medical trip, going to work, all of those pieces.

00:42:51 --> 00:42:54: So all of those opportunities start to then inform us

00:42:54 --> 00:42:57: to your point about further investments that we make,

00:42:57 --> 00:42:59: especially

00:42:57 --> 00:42:59: around walkability and bikeability.

00:42:59 --> 00:43:02: Can we start to create more options that aren't bringing

00:43:02 --> 00:43:04: your single occupancy vehicle out of the garage and moving

00:43:04 --> 00:43:05: around differently?

00:43:06 --> 00:43:06: Perfect.

00:43:08 --> 00:43:11: James, I have a question for you about South End

00:43:11 --> 00:43:15: and the the perceived limits of South End versus the

00:43:15 --> 00:43:15: actual limits.

00:43:15 --> 00:43:18: It was in the maps that you and both you

00:43:18 --> 00:43:23: and Michael showed showed that long linear extent down the

00:43:23 --> 00:43:25: blue line, which makes obvious sense.

00:43:26 --> 00:43:29: Talk a little bit about the, the, the desire for

00:43:29 --> 00:43:31: people to be a part of South End for the

00:43:31 --> 00:43:34: brand and the value and how that works and what

00:43:34 --> 00:43:38: conversation do you guys have and talking through the how

00:43:38 --> 00:43:40: the boundaries work of South End.

00:43:42 --> 00:43:43: Yeah, thanks for the question.

00:43:43 --> 00:43:46: So I think the the demands of South End and

00:43:46 --> 00:43:50: why people want to be there is really strong, especially

00:43:50 --> 00:43:55: for that that young professional cohort really trying to get

00:43:55 --> 00:43:59: close to that high paying office job that's either being

00:43:59 --> 00:44:02: created in South End or right adjacent in Uptown.

00:44:03 --> 00:44:08: And the mobility connections that are offered there.

00:44:08 --> 00:44:12: One being the blue line, the other one being the

00:44:12 --> 00:44:16: rail trail, the bus system as well and the entire

00:44:16 --> 00:44:17: PED network.

00:44:18 --> 00:44:21: It gives people the option of how to move in

00:44:21 --> 00:44:25: between homework and that third place, whether it be 1

00:44:25 --> 00:44:29: of the 10 breweries or one of the multiple local

00:44:29 --> 00:44:33: coffee shops that are in that area at the same

00:44:33 --> 00:44:33: time.

00:44:33 --> 00:44:36: All that being said of that connectivity, it is a

00:44:36 --> 00:44:41: very densely populated place flanked by two very established

00:44:41 --> 00:44:42: neighborhoods

00:44:42 --> 00:44:46: of Dilworth and Wilmore.

00:44:46 --> 00:44:50: And so that has provided that concentration of of density

00:44:50 --> 00:44:51: of all those three different types of uses at the

00:44:51 --> 00:44:54: same time.

00:44:54 --> 00:44:55: It will have, it will have constraints about people moving

00:44:55 --> 00:45:00: in and out.

00:45:00 --> 00:45:04: We are confident that the mobility options will help alleviate

00:45:04 --> 00:45:07: that There might be a the price to pay for

00:45:07 --> 00:45:12: that change of not always taking the car to work

00:45:12 --> 00:45:16: and trying to figure out other different ways or have

00:45:16 --> 00:45:21: or really living leaning into park your car once and

00:45:21 --> 00:45:25: then move throughout either South End, Uptown, Dilworth,

00:45:25 --> 00:45:26: Wilmore or

00:45:27 --> 00:45:28: even into Plaza of Midwether Noda for that that user

00:45:29 --> 00:45:31: experience.

00:45:32 --> 00:45:35: Perfect.

00:45:35 --> 00:45:39: Michael, there are a couple questions for you.

00:45:39 --> 00:45:39: The 1st is from the audiences are, are there additional

00:45:39 --> 00:45:39: education opportunities outside of UNC Charlotte to drive

00:45:39 --> 00:45:39: young people

00:45:39 --> 00:45:39: into the market?

00:45:39 --> 00:45:43: And I, I take that question, I interpret it as

00:45:43 --> 00:45:44: Charlotte as a whole.

00:45:44 --> 00:45:47: And I'm directing that to Michael because you're kind of

00:45:48 --> 00:45:52: the director orchestrator of kind of the Charlotte perception starting

00:45:52 --> 00:45:52: with Uptown.

00:45:52 --> 00:45:55: So I guess you can speak a little bit to

00:45:55 --> 00:45:58: Pearl District and the the medical aspect that's, you know,

00:45:58 --> 00:46:01: that's obviously very new, but what other educational opportunities are

00:46:01 --> 00:46:04: driving young people into the Charlotte market?

00:46:05 --> 00:46:05: Yeah.

00:46:05 --> 00:46:06: Thank you.

00:46:06 --> 00:46:07: Great question.

00:46:07 --> 00:46:08: It.

00:46:08 --> 00:46:09: Great.

00:46:09 --> 00:46:13: Urban places are built in layers and it's residential, it's

00:46:13 --> 00:46:18: employment, it's entertainment, but then a campus environment.

00:46:18 --> 00:46:21: It helps make up some of the greatest urban places

00:46:21 --> 00:46:22: in the world.

00:46:23 --> 00:46:26: And that's been a priority of ours for a couple

00:46:26 --> 00:46:26: decades.

00:46:27 --> 00:46:32: And we've continued to grow the contributors to that from

00:46:32 --> 00:46:38: JCSU to Johnson and Wales, University of South Carolina's Business

00:46:38 --> 00:46:43: School here, UNC Chapel Hill open, there's Wake Forest and

00:46:43 --> 00:46:44: the Pearl.

00:46:44 --> 00:46:49: CPCC is an incredible contributor with their main campus right

00:46:49 --> 00:46:50: in our Center City.

00:46:50 --> 00:46:52: I know I'm going to miss 1 James, anybody want

00:46:52 --> 00:46:53: to add?

00:46:53 --> 00:46:53: So don't get.

00:46:54 --> 00:46:56: I think that's a good, that's a good list.

00:46:56 --> 00:46:57: I think that there's a follow up that comes to

00:46:58 --> 00:46:58: that as well.

00:46:58 --> 00:47:01: As you know, Charlotte doesn't really have a problem of

00:47:01 --> 00:47:03: driving young people into the market.

00:47:03 --> 00:47:06: So what what does the panel think is driving it

00:47:06 --> 00:47:10: if it's not necessarily, you know, education, education supported, but

00:47:10 --> 00:47:13: what do you think it is that's driving young people

00:47:13 --> 00:47:15: to the market because that that's not a problem for

00:47:15 --> 00:47:16: Charlotte.

00:47:18 --> 00:47:23: Well, the beauty of education is its retention and it's

00:47:23 --> 00:47:25: a great cue for it.

00:47:25 --> 00:47:28: I mean, Keith, this is right out of your playbook,

00:47:28 --> 00:47:32: but what are we north of 60% graduates of UNC

00:47:32 --> 00:47:36: Charlotte stay in our market and it's, it is a,

00:47:36 --> 00:47:40: it is a quality and workhorse producer of talent like

00:47:40 --> 00:47:42: none other in our market.

00:47:43 --> 00:47:45: And it's, it's it's foundation.

00:47:46 --> 00:47:50: We've when I was coming up, most people coming out

00:47:50 --> 00:47:54: of College in the four state area were deciding between

00:47:54 --> 00:47:56: DC, New York and Atlanta.

00:47:57 --> 00:47:58: And that's no longer the case.

00:47:58 --> 00:48:02: Charlotte punches above its weight in this regard, and it's

00:48:03 --> 00:48:06: part of that flywheel of job growth that drives the

00:48:06 --> 00:48:07: entire region does.

00:48:13 --> 00:48:15: Anyone else have anything to add on on that?

00:48:20 --> 00:48:22: Lizzie, we have a question coming in for South Park.

00:48:23 --> 00:48:26: South Park and the the close in residential areas surrounding

00:48:26 --> 00:48:29: Uptown have a robust tree canopy, which is a tremendous

00:48:29 --> 00:48:31: asset for Charlotte.

00:48:31 --> 00:48:32: We all agree with that.

00:48:32 --> 00:48:35: Is there any possibility of creating any green space in

00:48:35 --> 00:48:35: South End?

00:48:35 --> 00:48:37: It doesn't appear to have a single tree.

00:48:38 --> 00:48:39: I would challenge that.

00:48:40 --> 00:48:42: And none of the renderings of the rail trail bridge

00:48:42 --> 00:48:43: include green space.

00:48:43 --> 00:48:45: How can we soften the paved industrial vibe of South

00:48:45 --> 00:48:45: End?

00:48:46 --> 00:48:48: So that one goes across a couple districts.

00:48:48 --> 00:48:50: But Lizzie, I'll, I'll let you get started.

00:48:50 --> 00:48:53: And I'm, I'm sure kind of talk about Symphony Park

00:48:53 --> 00:48:56: and the, the, the, the loop and the, the role

00:48:57 --> 00:48:59: of shade as it relates to the loop.

00:49:00 --> 00:49:01: Yeah, yeah.

00:49:01 --> 00:49:04: Sounds like the second-half of the question was mostly for

00:49:04 --> 00:49:06: James, but I'll be the first to say we celebrate

00:49:06 --> 00:49:07: the tree canopy.

00:49:07 --> 00:49:10: It's one of the greatest assets, especially for South Park.

00:49:10 --> 00:49:12: We hear a lot of people wanting to spend time

00:49:12 --> 00:49:14: there because it is in the midst of such a
00:49:14 --> 00:49:15: dense tree canopy.
00:49:16 --> 00:49:19: When we looked at public space in particular and shout
00:49:19 --> 00:49:22: out to Land Design and Sean for leading the way
00:49:22 --> 00:49:24: for our vision plan, a lot of what the assessment
00:49:24 --> 00:49:27: was, was looking at some of our heritage trees around
00:49:27 --> 00:49:28: the district.
00:49:28 --> 00:49:31: How do we celebrate and create more public spaces?
00:49:31 --> 00:49:33: And a lot of what we're trying to do from
00:49:33 --> 00:49:36: a public space innovation standpoint is start to partner with
00:49:36 --> 00:49:39: our private property owners and saying, hey, we, you have
00:49:39 --> 00:49:43: underutilized green space with these beautiful trees and tree
00:49:43 --> 00:49:45: canopy.
00:49:43 --> 00:49:45: How can we take advantage of that together and create
00:49:45 --> 00:49:47: a beautiful public space, space for a neighborhood?
00:49:47 --> 00:49:50: Because right now, really our only public space is Symphony
00:49:50 --> 00:49:52: Park, which is 7 acres.
00:49:52 --> 00:49:55: And then our shopping centers essentially act as our public
00:49:55 --> 00:49:56: spaces right now.
00:49:56 --> 00:49:58: So how do we start to add to that inventory
00:49:58 --> 00:50:00: in our neighborhood, taking advantage of the green space in
00:50:00 --> 00:50:01: particular?
00:50:03 --> 00:50:03: Yep.
00:50:03 --> 00:50:07: And I'll add to that with the loop that, you
00:50:07 --> 00:50:11: know, I was a, a part of a team that
00:50:11 --> 00:50:16: walked the entire planned loop, the 3.2 mile loop planned
00:50:16 --> 00:50:21: alignment and we investigated and we kind of took inventory
00:50:21 --> 00:50:24: of how usable usable it was.
00:50:24 --> 00:50:28: And the the shaded tree lined areas were obviously very
00:50:28 --> 00:50:28: popular.
00:50:29 --> 00:50:31: There were some areas that didn't have much.
00:50:31 --> 00:50:36: And so it really informs the need of activation and
00:50:36 --> 00:50:38: shade and edges.
00:50:38 --> 00:50:40: And so that that's all being studied and that's a
00:50:40 --> 00:50:41: part of the conversation.
00:50:42 --> 00:50:44: James, I'll let you chime in on the, the green
00:50:44 --> 00:50:45: space and South end.
00:50:46 --> 00:50:50: The second part of the question appears to kind of
00:50:50 --> 00:50:56: be pointed in your direction about softening that, that
00:50:56 --> 00:51:00: perception
00:50:56 --> 00:51:00: or the, the the, you know, hard ideas of South
00:51:00 --> 00:51:00: End.
00:51:02 --> 00:51:02: Yeah, thanks, Sean.

00:51:03 --> 00:51:08: Yeah, I think when you really compare the two residential neighborhoods to the the sides, Wilmore and Dilworth, there's a

00:51:08 --> 00:51:13: noticeable lack of tree canopy.

00:51:13 --> 00:51:16: I think that's due to a couple things.

00:51:17 --> 00:51:18: One is there's been a ton of new construction that

00:51:18 --> 00:51:22: has happened within that South end corridor, a long light

00:51:22 --> 00:51:26: rail.

00:51:26 --> 00:51:29: And as that new construction as come in and they're

00:51:30 --> 00:51:33: planting those new trees and those trees are just like

00:51:33 --> 00:51:36: young and doesn't create the canopy yet to be desired.

00:51:37 --> 00:51:40: And then I think that that one rendering about the

00:51:40 --> 00:51:43: PED bridge that that is definitely not one of the

00:51:43 --> 00:51:47: most artistic renderings as the bridge will come to fruition

00:51:47 --> 00:51:48: by 2028.

00:51:48 --> 00:51:52: And we're hopeful that that tree canopy coming out of

00:51:52 --> 00:51:53: Tryon, Tryon St.

00:51:53 --> 00:51:55: going across the bridge will continue.

00:51:55 --> 00:51:58: I know Vantage has got a series of trees that

00:51:58 --> 00:52:01: are planted around there and further trees going down the

00:52:01 --> 00:52:01: line.

00:52:01 --> 00:52:04: And then we do have one green space in South

00:52:04 --> 00:52:08: End Wilmore Centennial Park that provides that respite that

00:52:08 --> 00:52:10: the canopy often provides.

00:52:12 --> 00:52:14: Teresa, I think you wanted to add something to this

00:52:14 --> 00:52:15: question as well.

00:52:21 --> 00:52:21: Did I?

00:52:22 --> 00:52:24: No, I I got a little note that said you

00:52:24 --> 00:52:25: wanted to answer it live.

00:52:26 --> 00:52:27: Oh, sorry, no.

00:52:27 --> 00:52:27: Huh.

00:52:28 --> 00:52:30: There's another question, follow up question.

00:52:30 --> 00:52:31: Sorry.

00:52:31 --> 00:52:33: There's a question to the group that says it's a

00:52:33 --> 00:52:36: follow up question to the last green space question.

00:52:36 --> 00:52:40: Without our natural feature in Charlotte, such as a river,

00:52:40 --> 00:52:43: as many cities have, how is Charlotte Center City compensating

00:52:43 --> 00:52:47: with any potential large scale green space projects, Not your

00:52:47 --> 00:52:51: small pocket parks, but rather major investments such as the

00:52:51 --> 00:52:55: 277 lid park, the conversion of certain underutilized streets to

00:52:55 --> 00:52:56: greenways, etcetera.

00:52:57 --> 00:52:59: And I, I'll just kind of add to that, that,

00:52:59 --> 00:53:02: you know, we talked about transportation systems that bridge these

00:53:02 --> 00:53:03: different districts.

00:53:03 --> 00:53:05: And so a green space network that that ties all

00:53:05 --> 00:53:09: of these districts together obviously would be a, a great

00:53:09 --> 00:53:10: feature for the city.

00:53:10 --> 00:53:14: And it's, it's needed, obviously greenways start to do that.

00:53:14 --> 00:53:17: But Michael, do you want to speak to kind of

00:53:17 --> 00:53:21: your perception of the the broader role that a a

00:53:21 --> 00:53:25: major green space initiative could be and what value that

00:53:25 --> 00:53:26: could hold for the city?

00:53:27 --> 00:53:31: Yeah, I love this line of questioning because our commitment

00:53:31 --> 00:53:35: to growing tree canopy in green spaces just cannot yield.

00:53:36 --> 00:53:37: You just owe it.

00:53:37 --> 00:53:40: It's that biggest investment you're making to the next generation.

00:53:40 --> 00:53:44: I think the moves that we've made on greenways is,

00:53:44 --> 00:53:48: is a power move by our community and one that

00:53:48 --> 00:53:52: is going to be a real differentiator for us.

00:53:52 --> 00:53:54: And those can be true greenways and they can be

00:53:54 --> 00:53:56: urban greenways like the rail trail.

00:53:57 --> 00:54:00: There's an aspiration for us to have a rail trail

00:54:00 --> 00:54:01: that connects.

00:54:01 --> 00:54:03: I think we're going to refer to it as the

00:54:04 --> 00:54:06: 704 that'll follow the the Silver Line.

00:54:06 --> 00:54:09: These are big ways to connect neighborhoods.

00:54:09 --> 00:54:14: But I also agree that a walkable 50-70 hundred acre

00:54:14 --> 00:54:19: park within the falls on the Center City is something

00:54:19 --> 00:54:25: that we need for big public gatherings and just preservation

00:54:25 --> 00:54:26: of green space.

00:54:27 --> 00:54:30: That was one of the recommendations within the 2040 Vision

00:54:30 --> 00:54:33: plan, and I hope it's something we're able to fulfill

00:54:33 --> 00:54:35: as part of this next generation.

00:54:35 --> 00:54:37: But it it takes big planning, it's a big move.

00:54:41 --> 00:54:42: Absolutely agree.

00:54:42 --> 00:54:49: Does any other other panelists have any additional thoughts on

00:54:49 --> 00:54:51: that, Keith?

00:54:52 --> 00:54:55: I just want to share University of City partners and

00:54:55 --> 00:54:58: university has leaned in on the 31 miles of Greenway

00:54:59 --> 00:55:02: in University City and we see that value add and

00:55:02 --> 00:55:03: also our tree canopy.

00:55:03 --> 00:55:06: And we're committed to keeping that tree canopy where we

00:55:06 --> 00:55:08: can, even with the growth we're seeing.

00:55:08 --> 00:55:10: And even though we don't have a park in the

00:55:10 --> 00:55:13: MSD proper, we're looking at how we can work closely

00:55:13 --> 00:55:16: with the county and others to have provide those green

00:55:16 --> 00:55:16: spaces.

00:55:16 --> 00:55:19: So I do think there's opportunities to continue to keep

00:55:19 --> 00:55:23: outdoor engagement with our community in many different ways with

00:55:23 --> 00:55:26: the greenways and the and the parka parks and even

00:55:26 --> 00:55:30: the UNC Charlotte's campus with some beautiful amenities they have

00:55:30 --> 00:55:30: on there.

00:55:35 --> 00:55:35: Thank you.

00:55:40 --> 00:55:43: Does anyone else have any any questions to to add

00:55:43 --> 00:55:46: in and even questions from the other panelists if anyone

00:55:46 --> 00:55:47: has anything?

00:55:55 --> 00:55:56: OK.

00:55:56 --> 00:55:57: I'm going to chime in.

00:55:57 --> 00:56:01: Sorry, maybe it's a closing question.

00:56:02 --> 00:56:06: How is maybe just quick little inputs from each of

00:56:06 --> 00:56:11: the panelists on the transportation planning and the upcoming ballot

00:56:11 --> 00:56:16: initiative regarding sales tax and how infrastructure may be impacted

00:56:16 --> 00:56:17: with that ballot?

00:56:20 --> 00:56:22: You want to start with Hey, Michael.

00:56:22 --> 00:56:24: You start, you were the end of the presentations.

00:56:24 --> 00:56:25: Maybe we can start there and you can tag.

00:56:26 --> 00:56:26: Through.

00:56:26 --> 00:56:28: Thank you, Teresa.

00:56:29 --> 00:56:33: Well, for our community, this is something we've been, it's

00:56:33 --> 00:56:34: a proven model for us.

00:56:34 --> 00:56:37: We were one of the first kind of second tier

00:56:37 --> 00:56:40: cities to make this kind of bold investment in transit.

00:56:40 --> 00:56:45: We've shown the power of land use and transportation planning

00:56:45 --> 00:56:50: and the differentiator it's been for attracting capital and talent

00:56:50 --> 00:56:54: to our community and having an additional 26 billion to

00:56:54 --> 00:56:57: invest in mobility across the next 30 years.

00:56:58 --> 00:57:01: This is a real differentiator for our community and we've

00:57:01 --> 00:57:03: got to get out and get behind it and make

00:57:03 --> 00:57:06: sure that gets on the ballot this fall and gets
00:57:06 --> 00:57:06: passed.
00:57:12 --> 00:57:16: All I go it's a generational investment.
00:57:16 --> 00:57:19: It'll keep us with our peers and may possibly gain
00:57:19 --> 00:57:21: new ones, new aspirational peers.
00:57:22 --> 00:57:25: And it's the it's the antidote for the number one
00:57:25 --> 00:57:29: piece that's like anti development or anti growth and that's
00:57:29 --> 00:57:29: congestion.
00:57:29 --> 00:57:31: And this will alleviate that.
00:57:34 --> 00:57:35: Ditto on my end.
00:57:35 --> 00:57:37: I mean, this is essential for us to get it
00:57:37 --> 00:57:38: right this time.
00:57:38 --> 00:57:39: And the key to responsible growth?
00:57:44 --> 00:57:46: It's incredibly important.
00:57:46 --> 00:57:48: Obviously, South Park is not going to be served by
00:57:48 --> 00:57:49: rail anytime soon.
00:57:49 --> 00:57:52: And so as we look at a comprehensive look at
00:57:52 --> 00:57:55: transportation innovation in South Park, in South Park and
00:57:55 --> 00:57:59: Charlotte
00:57:55 --> 00:57:59: in general, this vote is incredibly important for our
00:57:59 --> 00:58:03: neighborhood
00:57:59 --> 00:58:03: and avoiding that congestion that folks are already
00:58:03 --> 00:58:04: complaining about
00:58:03 --> 00:58:04: across our city.
00:58:07 --> 00:58:09: And then I would just say we are definitely excited
00:58:09 --> 00:58:12: about the payback and what it could potentially mean for
00:58:12 --> 00:58:13: University City.
00:58:13 --> 00:58:14: University City partners.
00:58:14 --> 00:58:17: I have a great write up inside our latest newsletter
00:58:17 --> 00:58:20: if you're interested to read about it.
00:58:20 --> 00:58:22: But we once again, I mentioned earlier about sidewalks and
00:58:22 --> 00:58:25: the part of those funds could help us with sidewalks,
00:58:25 --> 00:58:28: micro transit, bus stops, even supporting some of the
00:58:28 --> 00:58:31: affordable
00:58:28 --> 00:58:31: housing initiatives, which is key, I think for the growth
00:58:31 --> 00:58:33: of University City and of course the Charlotte region.
00:58:35 --> 00:58:38: And Keith, that another question just popped up that kind
00:58:38 --> 00:58:40: of tags on to affordable housing and that kind of
00:58:40 --> 00:58:42: hot topic for the city or are there plans to
00:58:42 --> 00:58:45: incorporate affordable housing for the younger market?
00:58:45 --> 00:58:48: You can you, you can probably talk a little bit.
00:58:48 --> 00:58:51: I think we can all talk pretty broadly about that,
00:58:51 --> 00:58:52: but curious what you're.

00:58:53 --> 00:58:56: You know, it's, well, we'll say this Sean, into the

00:58:56 --> 00:58:58: person to pose a question.

00:58:58 --> 00:59:00: We know it's an issue and we're continually working with

00:59:00 --> 00:59:03: our developers, continually working with the city of Charlotte to

00:59:03 --> 00:59:05: understand what influence and what role we can play to

00:59:05 --> 00:59:07: advocate for affordable housing.

00:59:07 --> 00:59:10: Let's look at some of the the the rental numbers

00:59:10 --> 00:59:11: and what that looks like.

00:59:11 --> 00:59:14: We know that it could get prohibited for those who

00:59:14 --> 00:59:17: are just graduated from college that got their first, you

00:59:17 --> 00:59:17: know, job.

00:59:17 --> 00:59:19: And so that looks like we want to figure out

00:59:19 --> 00:59:20: how we can support it.

00:59:20 --> 00:59:23: But ultimately as AMSD, there's only so much we can

00:59:23 --> 00:59:23: do.

00:59:23 --> 00:59:25: And so the goal is really working with the development

00:59:25 --> 00:59:28: community and working with our city partners to figure out

00:59:28 --> 00:59:29: how we support a more affordable housing.

00:59:30 --> 00:59:32: I will say, I think from the numbers we see,

00:59:32 --> 00:59:36: a university city is still pretty accessible for many other

00:59:36 --> 00:59:39: folks who are looking for a place in the Salt

00:59:39 --> 00:59:41: region, but we want to keep it that way.

00:59:41 --> 00:59:43: So figuring out how to do that, that's that's the

00:59:43 --> 00:59:43: key.

00:59:44 --> 00:59:45: Yeah.

00:59:45 --> 00:59:48: And it's certainly a complex issue and it it's very

00:59:48 --> 00:59:52: directly related to transportation and access to transportation.

00:59:52 --> 00:59:55: So having affordable and attainable housing close to all of

00:59:55 --> 00:59:59: the transportation systems and, and improvements and all the investments

00:59:59 --> 01:00:02: that the city is making is, is obviously very important.

01:00:02 --> 01:00:04: So I think that goes hand in hand with some

01:00:04 --> 01:00:08: of the transportation priorities that we've been talking about today.

01:00:09 --> 01:00:11: If there are no other questions from the group, I

01:00:11 --> 01:00:14: wanted to thank all the presenters today for their insights.

01:00:15 --> 01:00:16: This is a great conversation.

01:00:16 --> 01:00:17: I really enjoyed it.

01:00:17 --> 01:00:19: Sure that the audience did as well.

01:00:19 --> 01:00:23: And a reminder for everyone that the the webinar from

01:00:23 --> 01:00:27: today is recorded and will be available soon at knowledge.uli.org.

01:00:29 --> 01:00:34: Please visit thecharlotte.uli.org events page for upcoming virtual and in
01:00:34 --> 01:00:37: person events from your local ULI chapter.
01:00:37 --> 01:00:39: We appreciate your participation today and look forward to seeing
01:00:39 --> 01:00:40: you all soon.
01:00:42 --> 01:00:43: Thanks everyone.
01:00:43 --> 01:00:43: Thank.
01:00:44 --> 01:00:44: You.

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