



Charlotte, North Carolina  
**STENGTHS:**  
 - Transportation Hub  
 - Near Research Triangle

# CHARLOTTE, NORTH CAROLINA

NIGHT AFSAR-SUSAN LIVINGSTON-PAGE PENK- RYAN POOLE  
 C.U. Denver Planning Methods I, NOV. 13th, 2006

## TOP TWO ISSUES:

- Multi-modal Transportation
- 24 hour Uptown Environment

### POPULATION

North Carolina - 8,683,242	Colorado- 4,301,261
Charlotte MSA- 1,330,448	Denver MSA - 2,179,240
Charlotte - 584,658	Denver - 554,636
Uptown - 6,327	Downtown - 9,000
Acreage - 960	Acreage - 950

### Uptown Charlotte's Racial Composition Trends

1990	2000
• Total 6370	• Total 6327
• White 2309	• White 2710
• Black 3811	• Black 3332
• Hispanic 205	• Hispanic 97
• Other 45	• Other 105

**Conclusion:**  
 Decreasing Minority Population

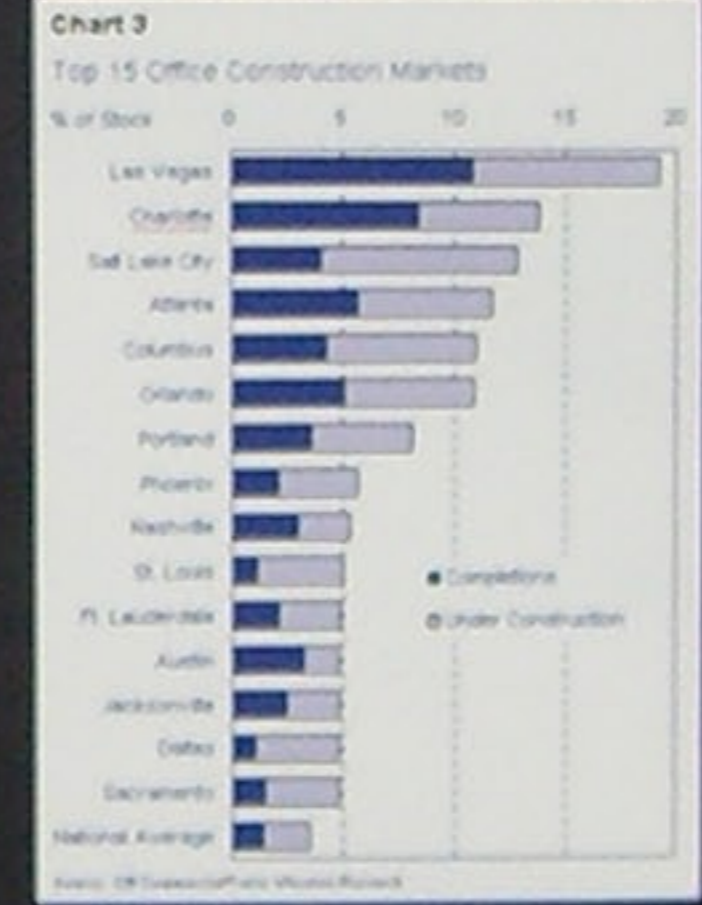


Uptown Boundaries  
**WEAKNESSES:**  
 - C.B.D. ringed by freeway

### GROWTH ISSUES

#### By the Numbers

Category	SECOND QUARTER	
	2005	2004
Office vacancy rate	16.7%	15.9%
Average rent per sq. ft.	\$18.72	\$19.29
Apartment vacancy rate	10.3%	11.7%
Average rent per month	\$610.24	\$628.29
Retail vacancy rate	10.9%	10.9%
Average rent per sq. ft.	\$16.85	\$16.33
Warehouse vacancy rate	14.0%	14.8%
Average rent per sq. ft.	\$4.09	\$4.08
Average home price	\$213,488	\$210,034



#### Charlotte Retail Environment

City	2001
New York, NY	\$142,107,000
Houston, TX	\$84,895,000
Los Angeles, CA	\$84,800,000
Dallas, TX	\$64,800,000
Chicago, IL	\$51,271,000
Charlotte, NC	\$46,844,000
Columbus, OH	\$46,100,000
San Jose, CA	\$32,000,000
Memphis, TN	\$30,000,000
Atlanta, GA	\$25,700,000

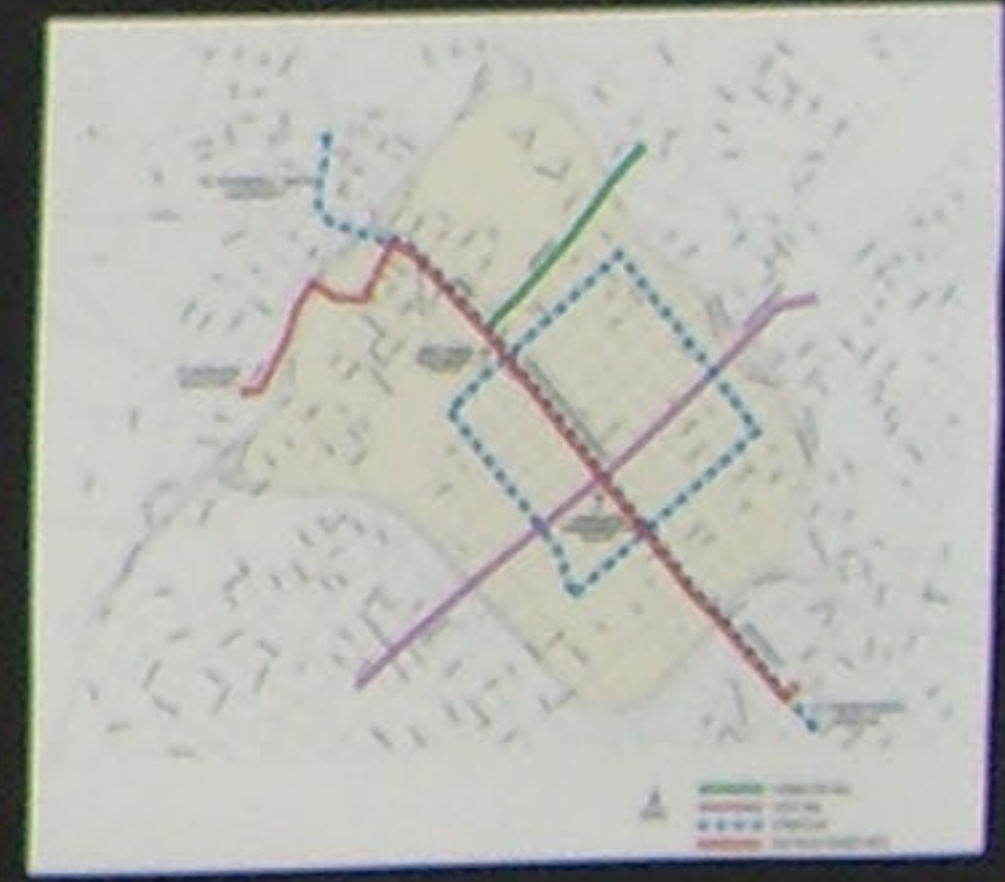
**Outlook: Mixed**

### TRANSPORTATION



Future Regional Light Rail

Existing Inter-modal systems



Uptown Wards  
**OPPORTUNITIES:**  
 - 4 Unique city sections  
 - Growth beyond freeway



New Urbanism Residential



Trolley