



Perkins&Will

STREETPLANS

ARUP

JULY 2023

UNIVERSITY CITY SQUARE

CNU 31. CHARLOTTE. NC





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STREETPLANS

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SETTING THE SCENE

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SETTING THE SCENE

After a series of workshops in Charlotte ending in an open house presentation the team continued its collaboration to refine the initial ideas and visualizations.



GOALS AND ASPIRATIONS

SETTING THE SCENE

This report outlines the potential redevelopment of University City Square as a key, central public space and redevelopment opportunity for University City and for the University.

The images to the right exemplify potential project outcomes and provide precedents for University associated public spaces.



MARCH SITE TOUR AND WORK SESSIONS

SETTING THE SCENE

This report represents the Legacy Project Charrette that was undertaken as part of the Congress for the New Urbanism's 2023 Congress in Charlotte.

The images to the right outline several of the events and impacts on the site and project. The team held a site visit with numerous stakeholders, held several workshops with various stakeholder groups, and worked through a series of options for the planning and design of the Square.



FINDINGS

SETTING THE SCENE

The design team conducted various information gathering endeavours, listening sessions and open house presentations to seek feedback from a wide range of stakeholders.

This pages states what we heard during those sessions: the key findings.

In addition to the public engagement session the team performed internal work session while collaboration with CNU representatives and University City Partners.



ENHANCE CONNECTIVITY
ACCESSIBILITY
SAFE AND COMFORTABLE

WALKABILITY

“ATTENTION GRABBER”
DESTINATION
“SPIRIT-CENTER”

VIBRANT AND TRENDY
UNIVERSITY IDENTITY

“... NOT JUST FOOD”
AMENITIES
ENTERTAINMENT
RETAIL

ACTIVITIES

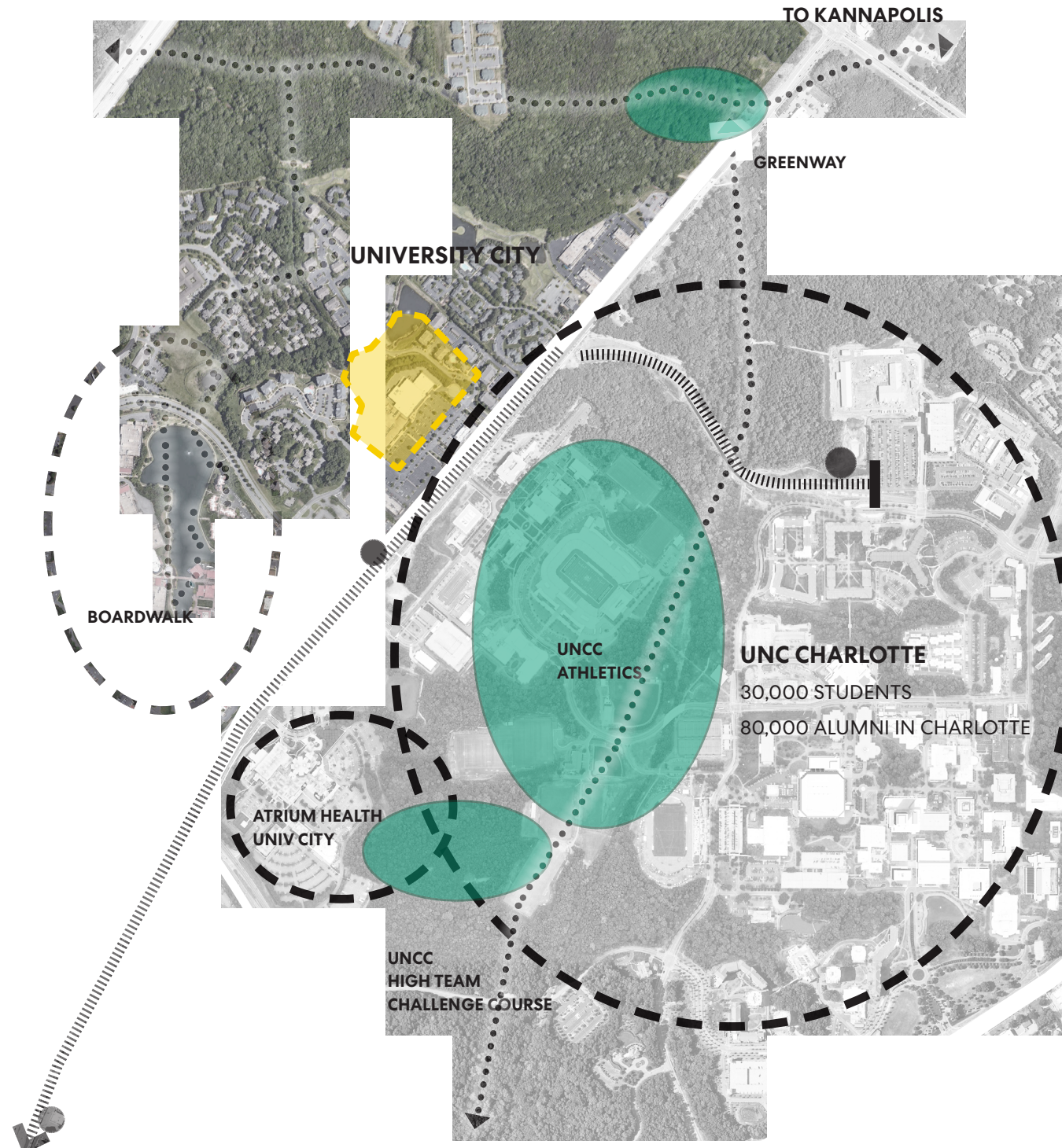
FARMER MARKET
FOOD TRUCK RODEO
CULTURAL EVENTS
LOCAL FOOD CHOICES

GREATER CONTEXT

SETTING THE SCENE

The site sits in a critical position, as a sort of crossroads between the University and University City.

Key elements of the area include the Boardwalk, a major public asset, the Atrium Health campus, the UNC Charlotte Athletics complex, and connections to the main campus and the Greenway.

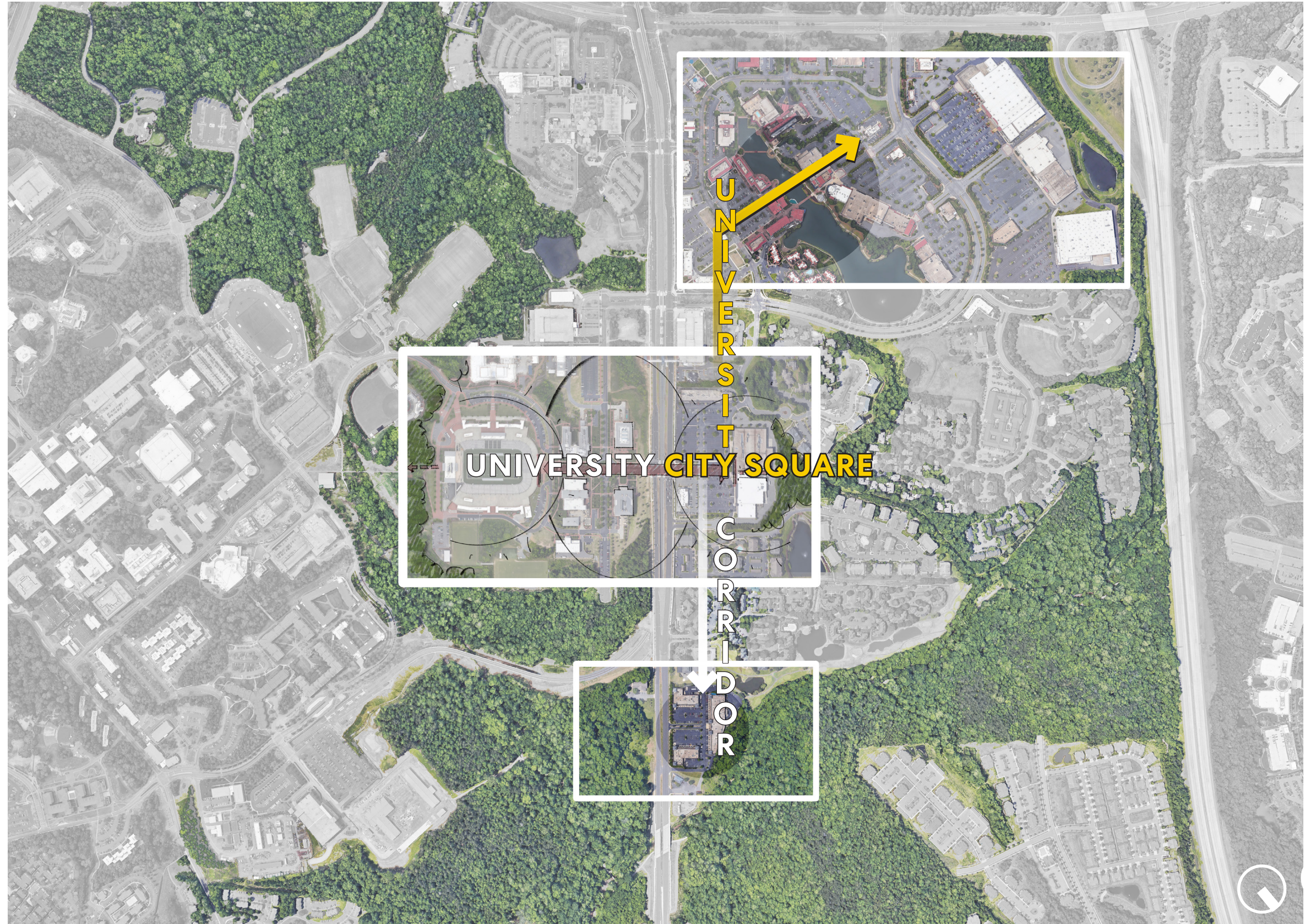


GREATER CONTEXT | FRAMEWORK

SETTING THE SCENE

An initial observation on the site context was the potential for a linear connection between the lake, the University and Tryon Street developments.

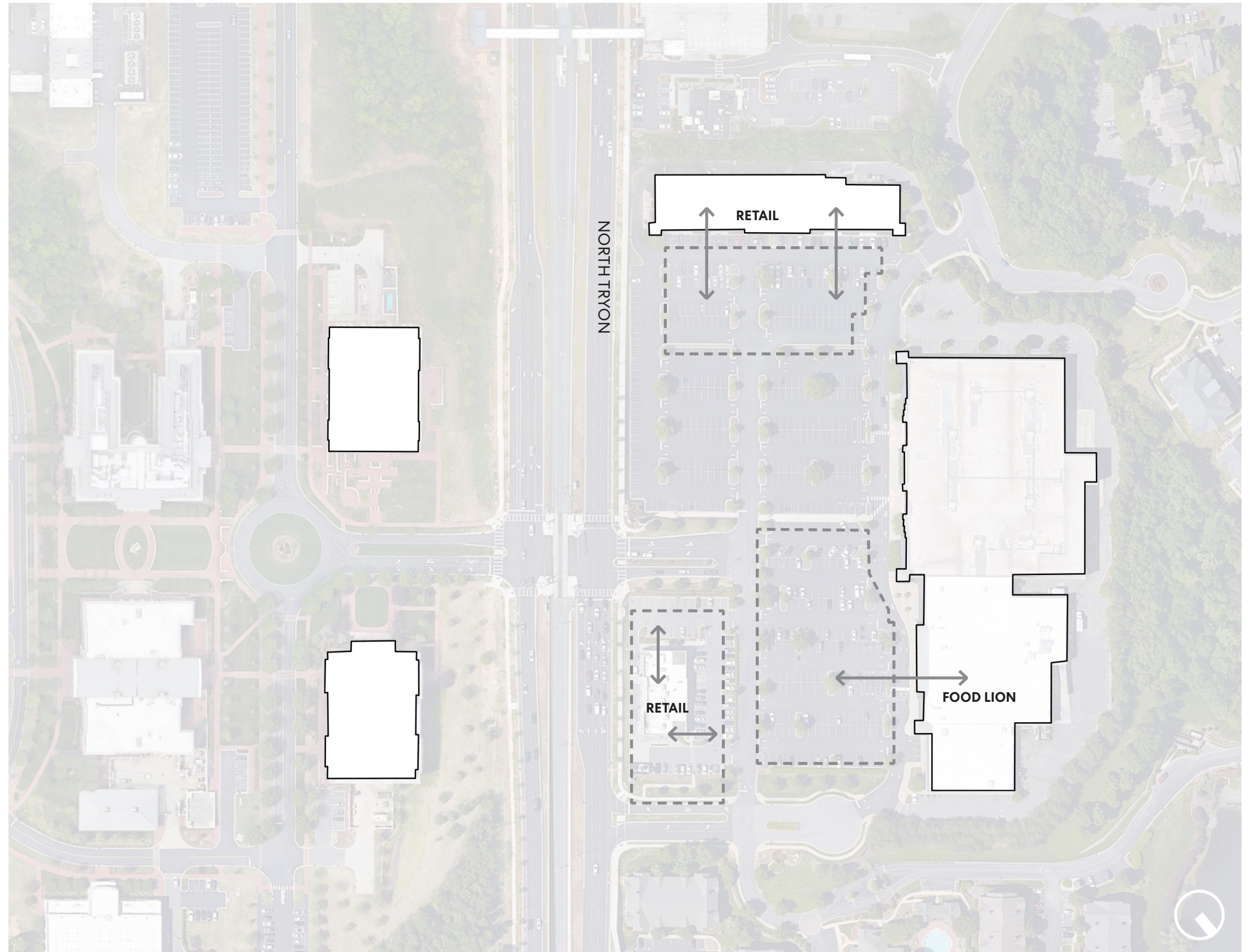
City Square sits at the intersection of several key assets in the vicinity. It has the potential to create a gateway from University City into the Campus, providing a potentially strong connector between the two areas.



UNIVERSITY CITY - EXISTING CONDITIONS

SETTING THE SCENE

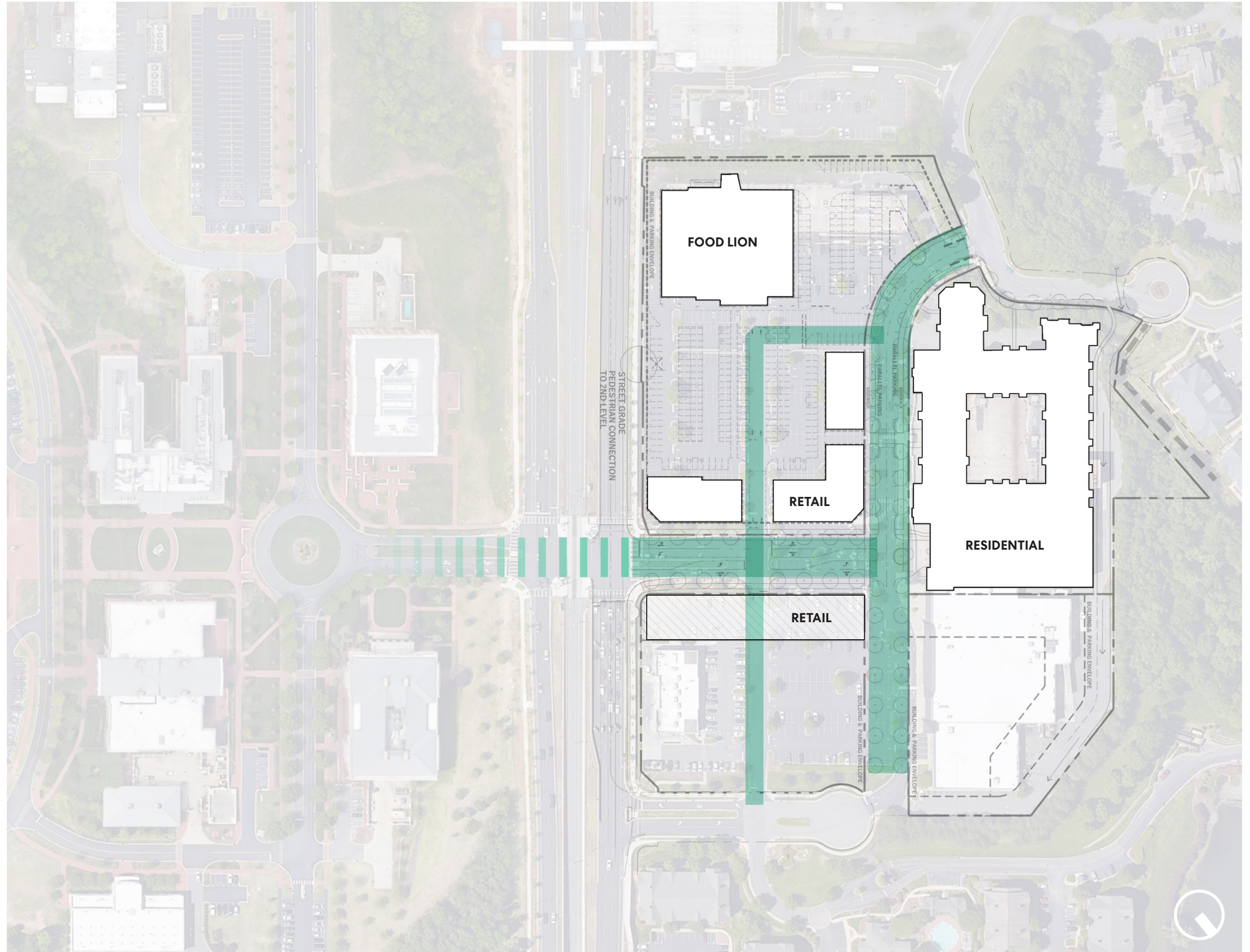
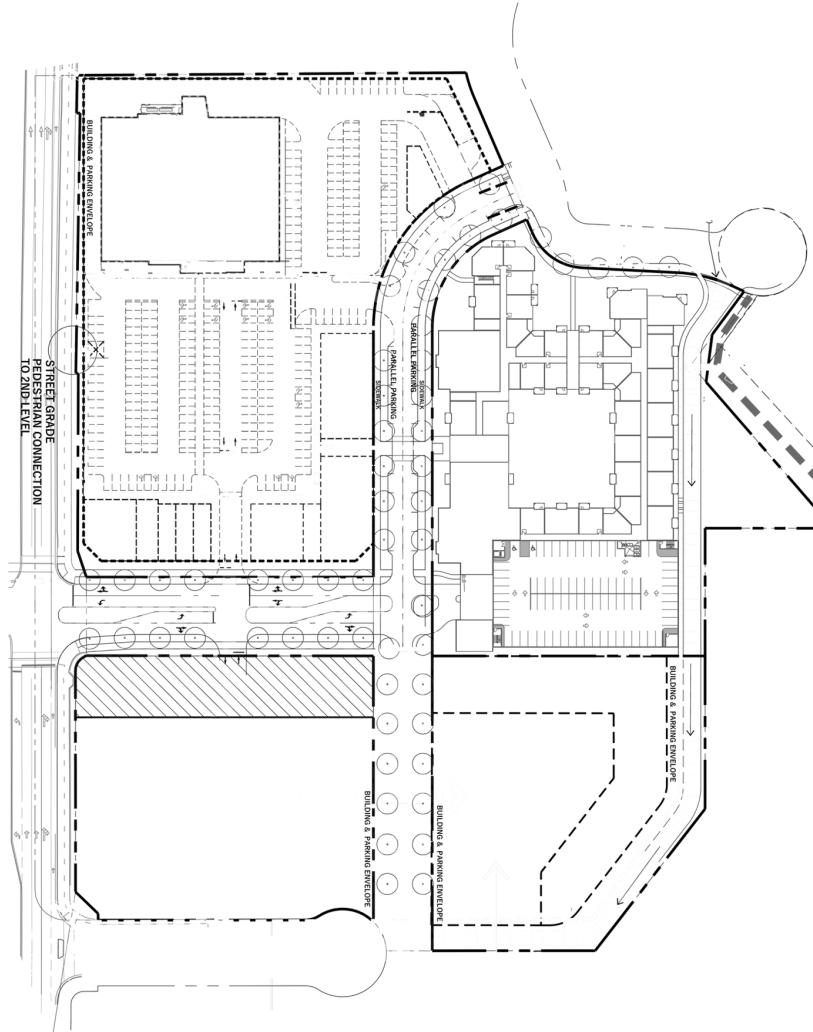
There is ample area for redevelopment on the existing site, and the current development provides several key supporting assets for the broader community, including the Food Lion and several of the businesses in the two existing out-parcels.



UNIVERSITY CITY - INITIAL PROPOSAL

SETTING THE SCENE

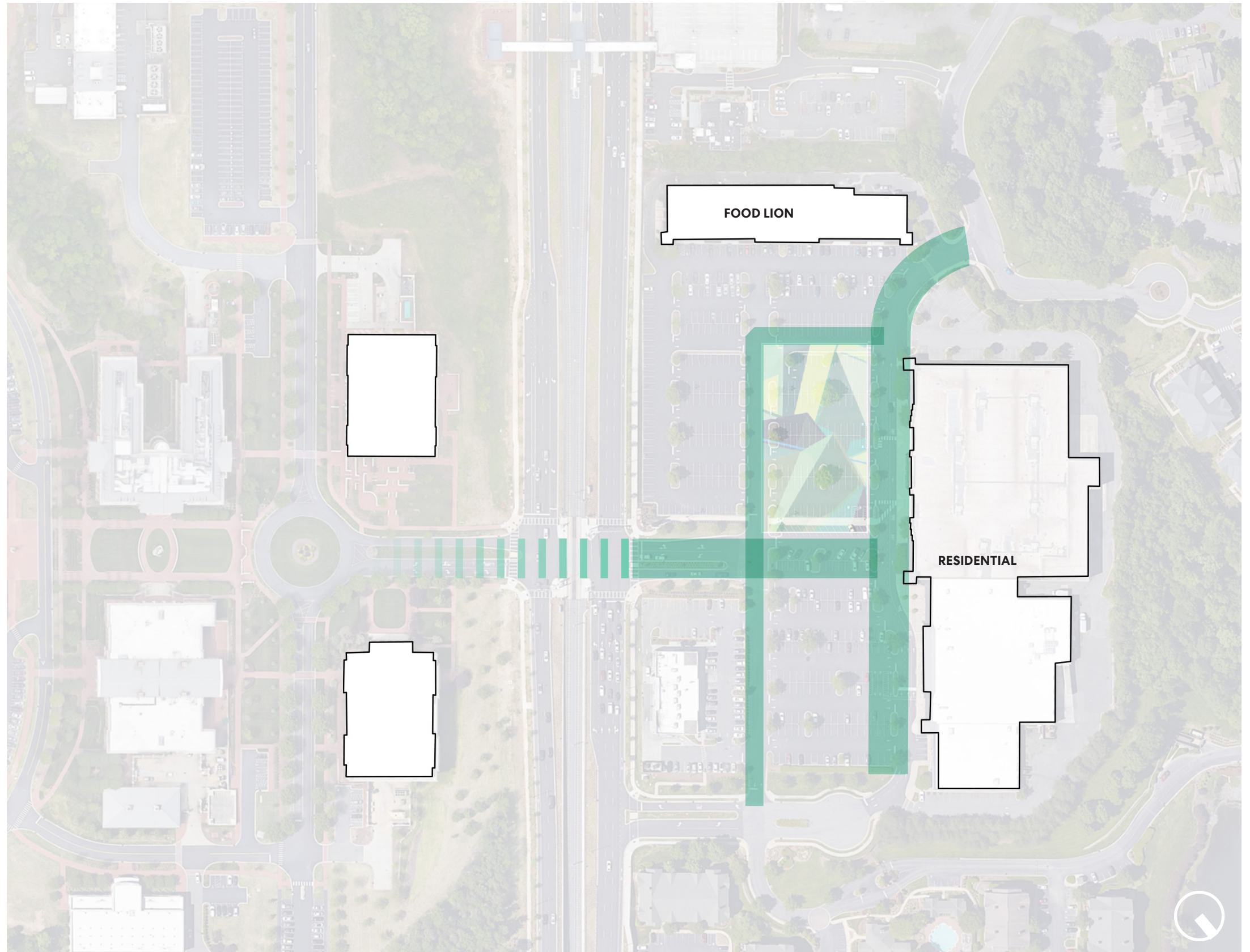
The first move is to create an internal network of streets, or ways, that provides a development framework for the site. This leads to a direct and strong connection between the University campus and the newly framed redevelopment project.



UNIVERSITY CITY - INITIAL PROPOSAL STREET NETWORK

SETTING THE SCENE

In the early stages of the project, the introduction of a temporary but well-programmed public square will not only announce the coming transformation of the site, but also provide a way to drive activity and interest from the very early days of the effort. This is a key component to the redevelopment program for the site, as it will allow a number design and programmatic elements to be tested, adapted, and eventually adopted into the build-out of a permanent public space.





ACTIVATION
TACTICAL URBANISM

UNIVERSITY CITY SQUARE

ACTIVATION - TACTICAL URBANISM

“Tactical Urbanism” is an approach to neighborhood building that uses short-term, low-cost, and scalable interventions and policies to catalyze long term transformation.

At University Square, the use of early, tactical program and design interventions should be used to provide a strong foundation for the long-term transformation of the site.

The use of programming and events within an appealing and fun public setting is critical to changing the University City community’s perception of the site. It will also serve as a catalyst for modifying how and why people visit and engage with the University of Charlotte and its adjacent surroundings. As a development tool, it will start framing the idea of a new ‘Main Street’ for the area and allow lightweight and relatively low cost market testing to ensure long-term designs and supporting programs are successful in the mid to long-term.



TEST BEFORE YOU INVEST

ACTIVATION - TACTICAL URBANISM

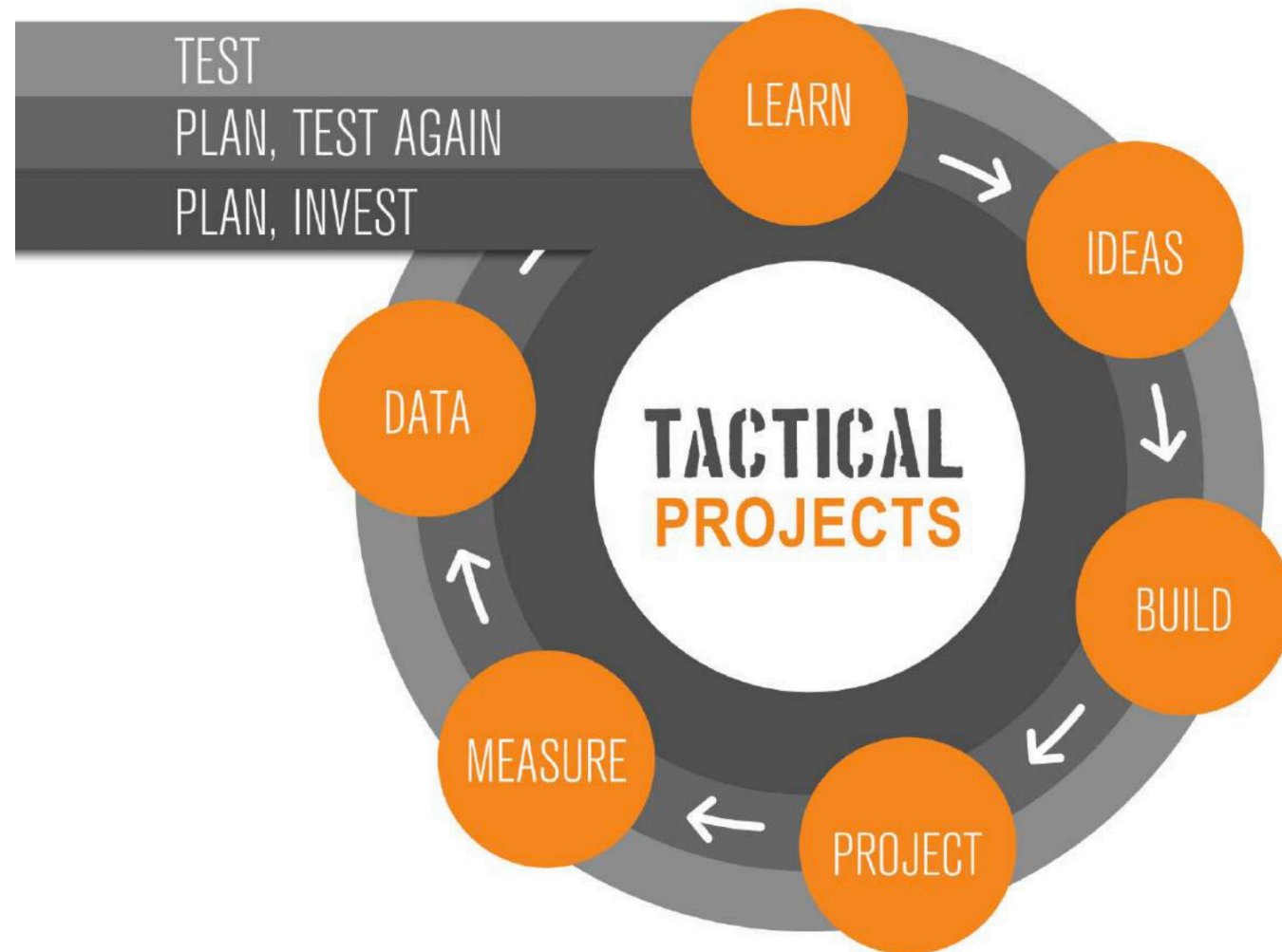
Tactical Urbanism is an iterative process that allows for small projects to grow into larger ones. The success of the methodology relies on defining clear goals and metrics for success against which to measure and evaluate project outcomes. If any component of the project's performance is lacking, the very nature of

the temporary materials used allows for changes to be made quickly. The result is a project delivery process that is flexible and responsive to real-world social, economic, and political conditions.

Tactical Urbanism has evolved to include three distinct project types: demonstration, pilot, and interim design. Each of the types may be deployed for specific reasons and includes specific materials, community engagement, evaluation, and implementation techniques.

The University Square project proposes to lead with a phased, tactical public space that will grow alongside the large development, diversifying how and why the public accesses what will become a dynamic destination for the larger community.

Not all projects need to begin with a demonstration project and progress through the various types before arriving in a capital-intensive construction project, although many do follow that trajectory.



CASE STUDY - GREAT (INTERIM) PUBLIC SPACES

ACTIVATION - TACTICAL URBANISM

When considering the introduction of the square, it's important to create a space of appropriate size and scale. Getting this right will help the public space feel safe, comfortable, and inviting for people of all ages and backgrounds. The benefits of taking a tactical approach will be that the size of the square can be grown or shrunk depending on the success and continued growth of the larger University City Square development.

The images to the right showcase a range of early activation spaces and are accompanied by scale comparison overlaid on the existing University City development site. The project team's initial thinking is that an approximately 30,000 square foot public space will be appropriate in the initial project phase but could grow over time as needed to accommodate larger events/activities that track alongside the growth of future development.



Plaza 98 | Miami Shores, FL



Quartyard | San Diego, CA



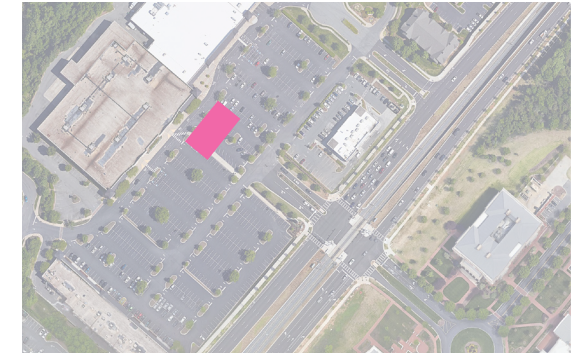
NoMad Piazza | New York City, NY



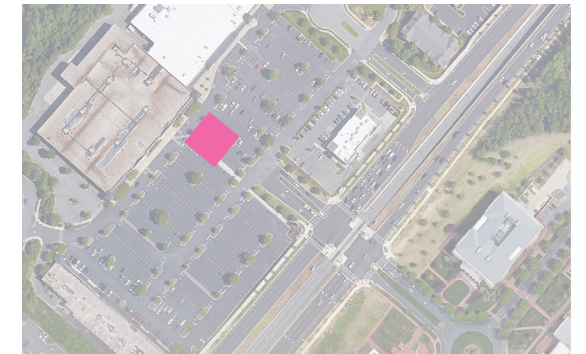
Normandy Isle Square | Miami Beach, FL



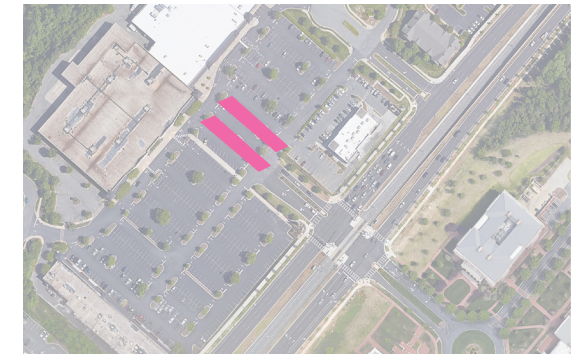
65' x 125'
(9,375 sq. ft.)



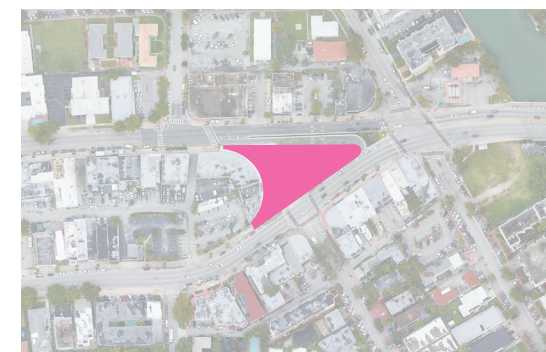
100' x 100'
(10,000 sq. ft.)



33' x 200"
(13,200 sq. ft.)



Irregular Dimensions
(29,000 sq. ft.)



CASE STUDY - GREAT PERMANENT PUBLIC SPACES

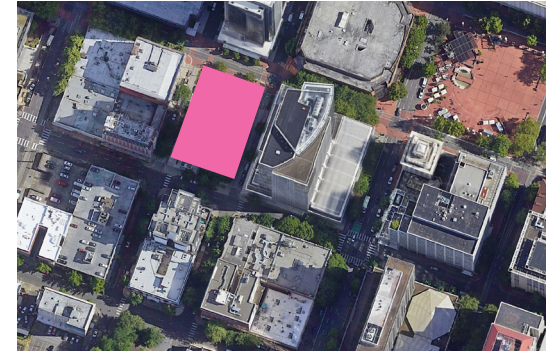
ACTIVATION - TACTICAL URBANISM

A successful temporary square with a range of programs will provide the foundation for a permanent, beloved community public space.

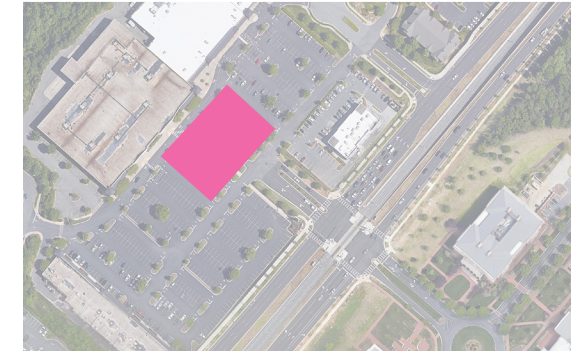
The images to the right demonstrate permanent, central squares embedded within emerging or recently completed redevelopments of similar type and size as the current University City site. Like the previous page, each example is overlaid onto the site and reinforces the project team's initial thinking about the dimensional characteristics inherent to a temporary and permanent square.



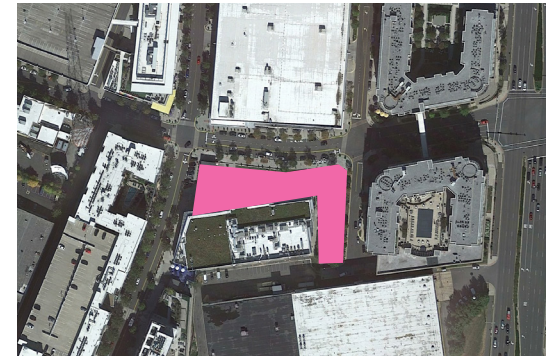
Director's Park | Portland, OR



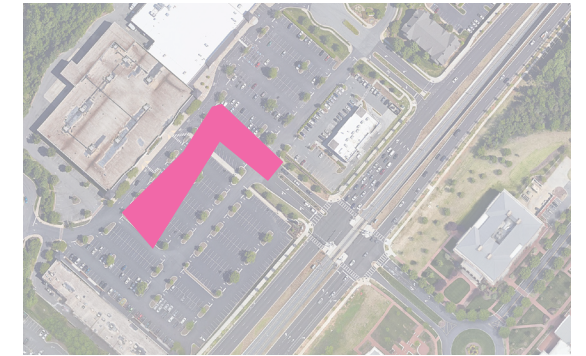
128' x 200'
(25,600 sq. ft.)



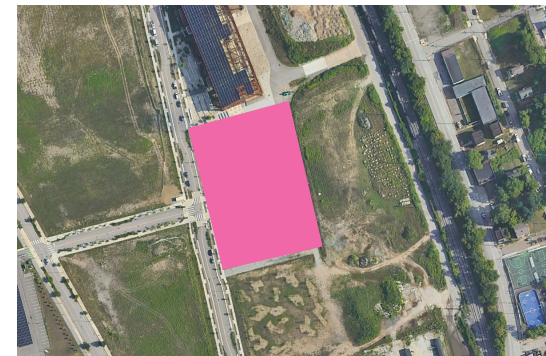
Mosaic | Fredericksburg, VA



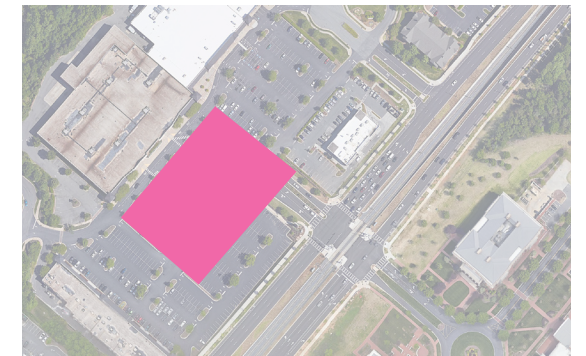
Irregular
(35,000 sq. ft.)



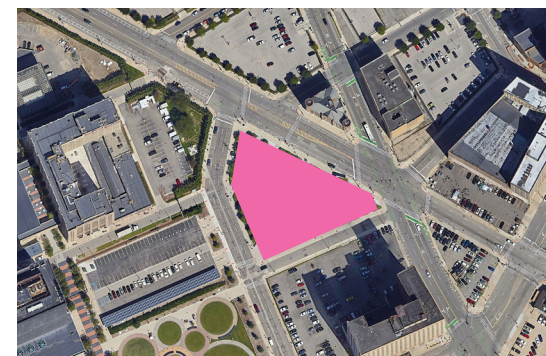
Hazelwood Green | Pittsburgh, PA



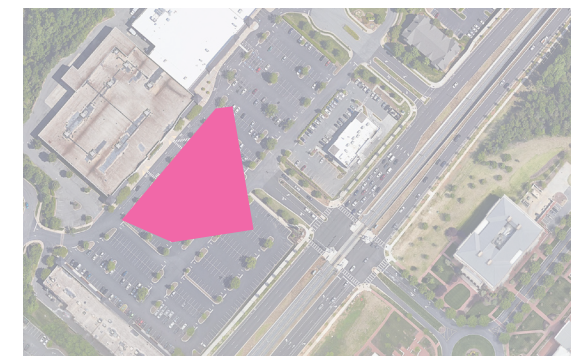
240' x 350'
(84,000 sq. ft.)



Beacon Park | Detroit, MI



Irregular
(53,000 sq. ft.)



UNIVERSITY CITY SQUARE

ACTIVATION - TACTICAL URBANISM

In its temporary or permanent form, the square seeks to preserve existing pedestrian desire lines, increase shade, add diverse seating options, use bright and bold colorways, and embed a flexible open space that can accommodate a diverse range of active and passing programming.



UNIVERSITY CITY SQUARE

ACTIVATION - TACTICAL URBANISM

This rendering showcases how a temporary public space can deliver a range of passive and active programming, like pickleball, gardening, public art, seating, community lawn with outdoor screenings, and food trucks can be accommodated within the proposed footprint of the square.

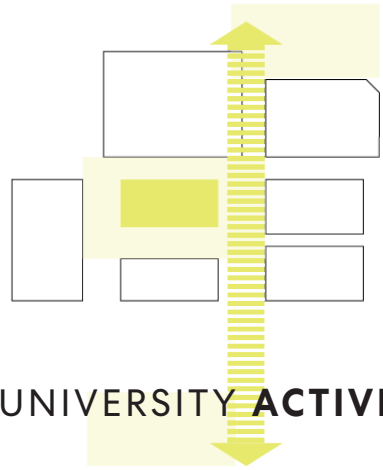




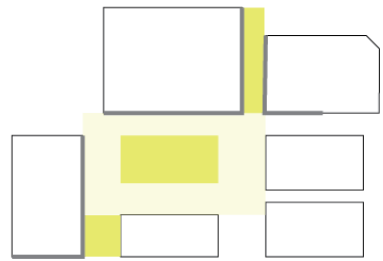
UNIVERSITY CITY SQUARE

DEVELOPMENT SCENARIOS

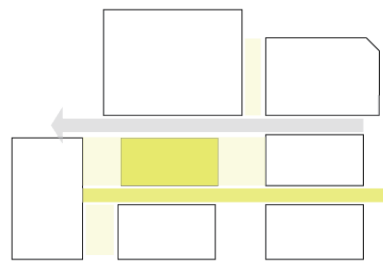
UNIVERSITY CITY SQUARE



UNIVERSITY **ACTIVITY HUBS**
ONE



UNIVERSITY **GATEWAYS**
TWO



LAYERED **COMMONS**
THREE



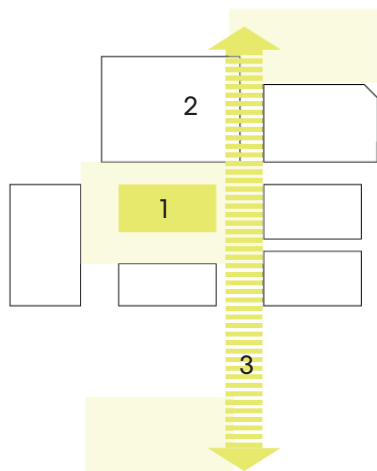
PRE-PHASE ACTIVATION

UNIVERSITY CITY SQUARE

- 1 INTERIM PLAZA ACTIVATION
- 2 ADAPTIVE REUSE
FACADE IMPROVEMENT
- 3 UNIVERSITY CONNECTOR

In the early stages of the project, an early activation scheme, centered around a new square, is presented as a way to announce the coming transformation of the site, as well as provide a way to drive activity and interest from the very early days of the effort. This is a key component to the redevelopment program for the site.

EXISTING PARKING : 659 SPACES



DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

ONE



Scenario 1

Building	Uses	Ground Level		Upper Levels									Total	Required Parking		Provided Parking				Note
				Mid Levels			Upper Levels			Upper Total						FA	Levels	GSF	Spaces	
		FA	FA	Levels	GFA	Units	FA	Levels	GFA	Units	GFA	Units		GSF	1/SF					
1	Residential	47,888	58,146	3	174,438	174	62,340	2	124,680	125	299,118	299	347,006	1,000	395	28,800	5	144,000	411	
2	Food Lion	19,644	30,097	1	30,097						30,097	-	49,741	500	99	37,370	2	74,740	214	
3	Hospitality	29,350	8,570	1	8,570		21,720	5	108,600	121	117,170	121	146,520	900	189	-	-	-	-	
4	Office	29,350			-		29,350	5	146,750		146,750	-	176,100	350	478	-	-	-	-	
5	Office	29,350			-		29,350	5	146,750		146,750	-	176,100	350	478	-	-	-	-	
6	Residential	25,404			-		45,222	5	226,110	226	226,110	226	251,514	1,000	277					
Total		180,986	96,813		213,105	174	187,982		752,890	471	965,995	646	1,146,981		1,916	66,170		218,740	625	

TWO



Scenario 2

Building	Uses	Ground Level		Upper Levels									Total	Required Parking		Provided Parking				Note
				Mid Levels			Upper Levels			Upper Total						FA	Levels	GSF	Spaces	
		FA	FA	Levels	GFA	Units	FA	Levels	GFA	Units	GFA	Units		GSF	1/SF					
1	Residential	47,888	58,146	3	174,438	174	62,340	2	124,680	125	299,118	299	347,006	1,000	395	28,800	5	144,000	411	
2	Residential	31,447	33,600	4	134,400	134	42,000	2	84,000	84	218,400	218	249,847	1,000	281	28,800	6	172,800	494	
3	Office	29,350			-	-	29,350	5	146,750		146,750	-	176,100	350	478	-	-	-	-	
4	Hospitality	29,350	8,570	1	8,570	10	21,720	5	108,600	121	117,170	130	146,520	900	189	-	-	-	-	
5	Office	29,350			-	-	29,350	5	146,750		146,750	-	176,100	350	478	-	-	-	-	
6	Food Lion (Exist)	51,432												500	103	-	-	-	-	
Total		218,817	100,316		317,408	318	184,760		610,780	329	928,188	648	1,095,573		1,924	57,600		316,800	905	

THREE



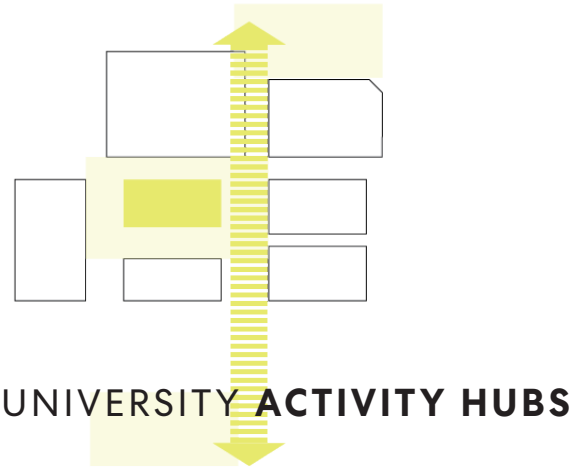
Scenario 3

Building	Uses	Ground Level		Upper Levels									Total	Required Parking		Provided Parking				Note
				Mid Levels			Upper Levels			Upper Total						FA	Levels	GSF	Spaces	
		FA	FA	Levels	GFA	Units	FA	Levels	GFA	Units	GFA	Units		GSF	1/SF					
1	Residential	47,888	60,457	5	302,285	302	60,457	5	302,285	302	604,570	605	652,458	1,000	700	28,800	5	144,000	411	
2	Food Lion+Office	19,644	30,097	1	30,097		30,097	4	120,388		150,485		170,129	350	469	37,370	2	74,740	214	
3	Office	29,350			-		29,350	5	146,750		146,750	-	176,100	350	478	-	-	-	-	
4	Office	29,350			-		29,350	5	146,750		146,750	-	176,100	350	478	-	-	-	-	
5	Hospitality	25,749			-	-	16,800	5	84,000	93	84,000	93	109,749	900	145	-	-	-	-	
6	Residential	25,404	25,051	2	50,102	50	45,222	3	135,666	136	185,768	186	211,172	1,000	237	31,286	4	125,144	358	
Total		177,385	115,605		382,484	352	211,276		935,839	531	1,318,323	884	1,495,708		2,507	97,456		343,884	983	

DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

ONE



The program placement and development sequence for scenario one frame the central University City Square while strengthening the linear connection to the University and existing greenway system.

Development Data

Uses	GSF	Units
Retail	180,986	
Food Lion	30,097	
Residential	525,228	525
Office	293,500	
Hospitality	117,170	130

Parking Demand : 1,916 Spaces
 Parking Provided : 625 Spaces



- 1 University City Square
- 2 Retail Pavilion
- 3 Food Lion
- 4 Grand Stair
- 5 Hospitality
- 6 Multi-Family Residence
- 7 Commercial Development
- 8 University Connector

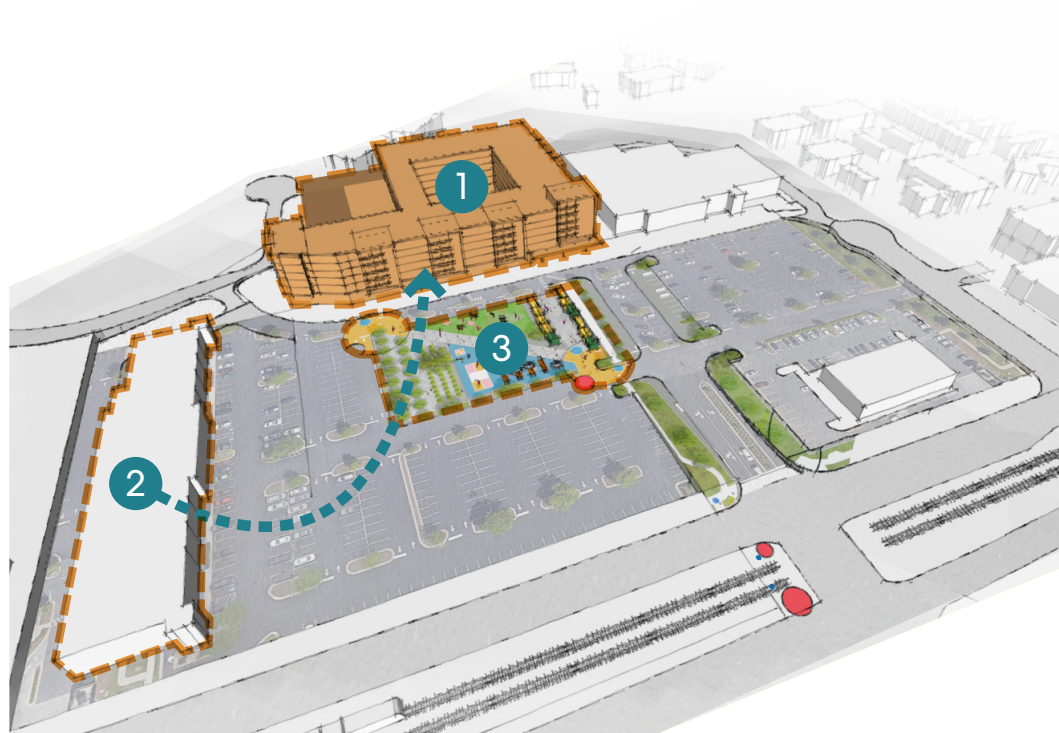
DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

ONE

PHASE 1

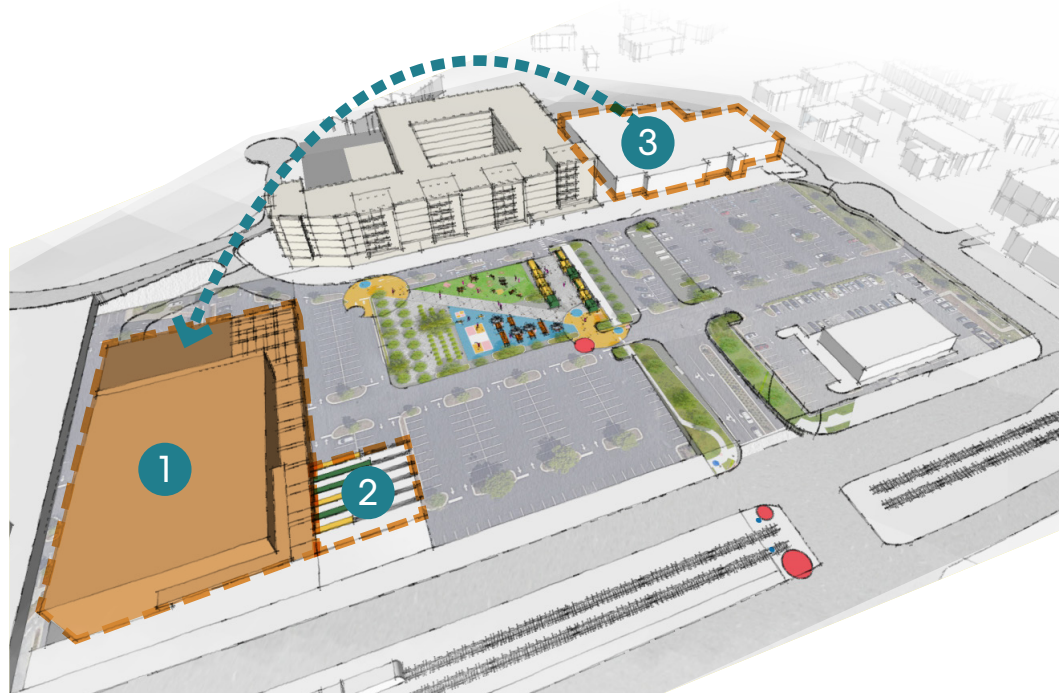
In phase 1, a 6-story multi-family building with ground floor retail shops will be built and create opportunities for existing retail tenants to relocate. The temporary plaza set up of the pre-phase continues its activation programs.



- 1 MULTI-FAMILY RESIDENTIAL
- 2 MOVE THE EXIST RETAILS TO NEW BUILDING
- 3 TEMPORARY PLAZA

PHASE 2

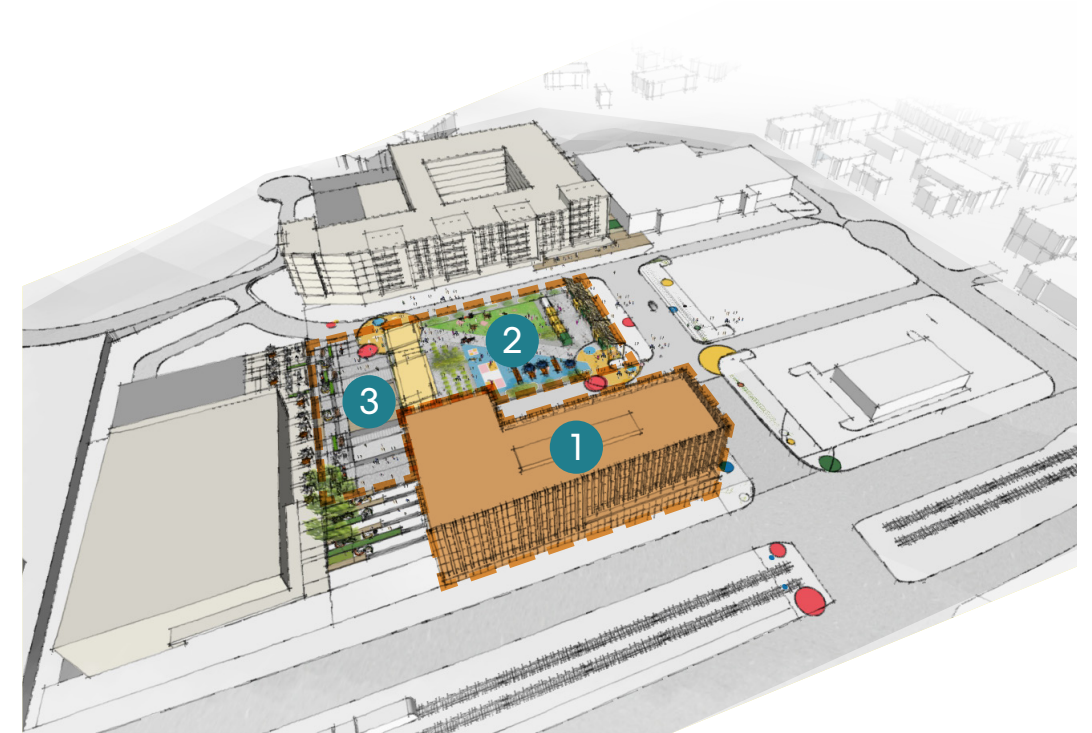
In phase 2, the existing retail building will be demolished to build a new Food Lion building that will be occupied by the existing Food Lion tenant. A grand stair will create opportunities to draw pedestrians into the site and connect them with the activities in University City Square.



- 1 NEW FOOD LION
- 2 GRAND OUTDOOR STAIR
- 3 MOVE THE EXIST FOOD LION TO NEW BUILDING

PHASE 3

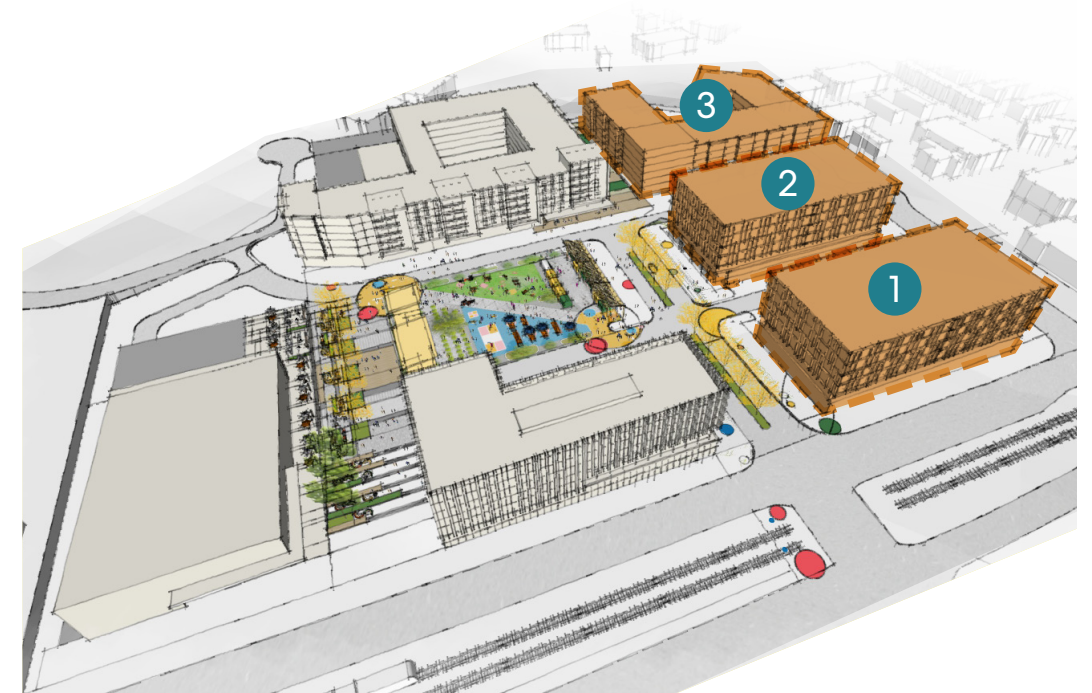
In phase 3, the temporary plaza will transform to permanent University City Square with new small retail shops and canopy structures. A hospitality building will complete this phase.



- 1 HOSPITALITY
- 2 PERMANENT PLAZA WITH JEWEL BOX RETAILS & CANOPY STRUCTURE
- 3 SHARED STREET

PHASE 4

In phase 4, after the existing Food Lion building was demolished the eastern portion of the site provides opportunities for residential and commercial developments in respond to market needs.

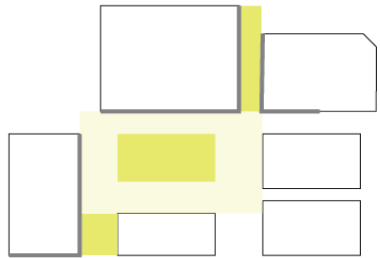


- 1 OFFICE BUILDING
- 2 OFFICE BUILDING
- 3 MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

TWO



UNIVERSITY GATEWAYS

The University City Square as central gathering place and its adjacent open space nodes create distinct connections to nature and urban activities along North Tyron.

Development Data

Uses	GSF	Units
Retail	167,385	
Food Lion	51,432	
Residential	517,518	518
Office	293,500	
Hospitality	117,170	130

Parking Demand : 1,924 Spaces
 Parking Provided : 905 Spaces



- 1 University City Square
- 2 Retail Pavilion
- 3 Food Lion
- 4 Grand Stair
- 5 Hospitality
- 6 Multi-Family Residence
- 7 Commercial Development
- 8 University Connector

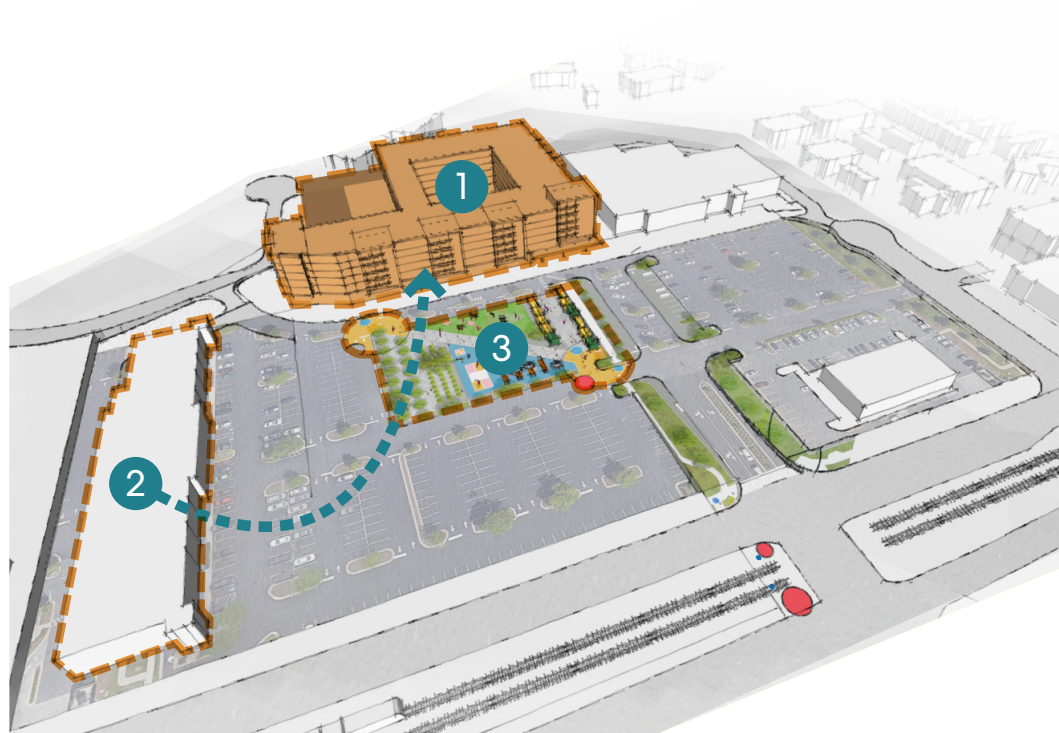
DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

TWO

PHASE 1

In phase 1, a 6-story multi-family building with ground floor retail shops will be built and create opportunities for existing retail tenants to relocate. The temporary plaza set up of the pre-phase continues its activation programs.



- 1 MULTI-FAMILY RESIDENTIAL
- 2 MOVE THE EXIST RETAILS TO NEW BUILDING
- 3 TEMPORARY PLAZA

PHASE 2

In phase 2, the existing retail building will be demolished to build a 7-story multi-family building with retail space on the ground level.

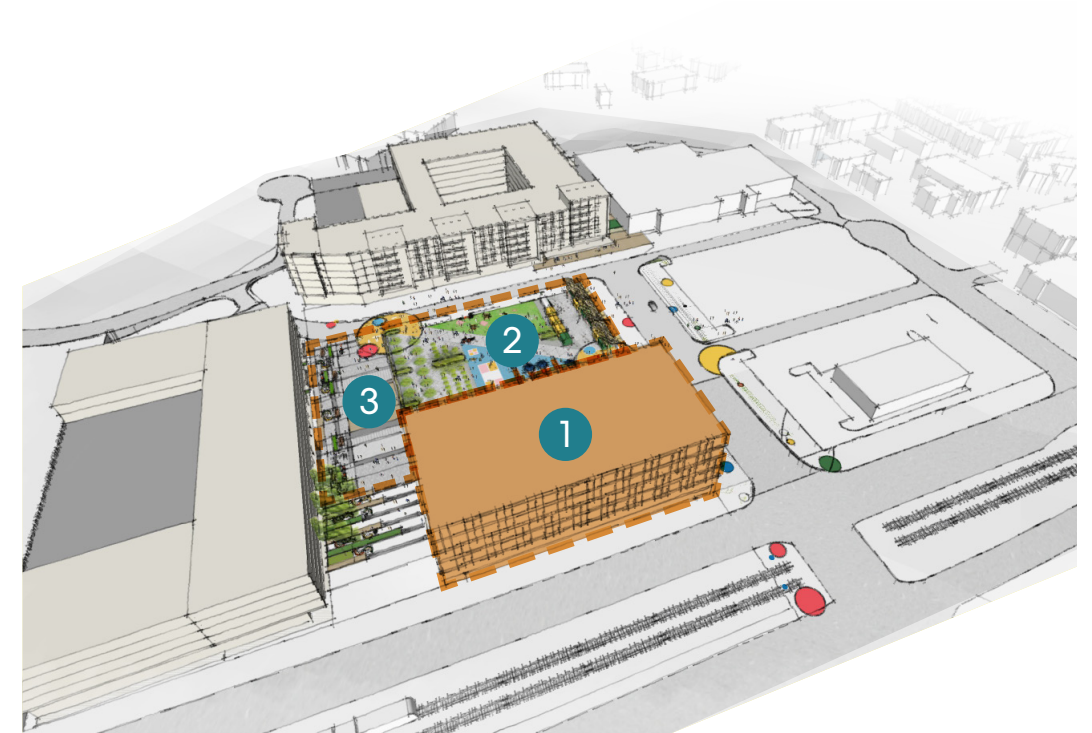
A grand stair will create opportunities to draw pedestrians into the site and connect them with the activities in University City Square.



- 1 MULTI-FAMILY RESIDENTIAL
- 2 GRAND OUTDOOR STAIR

PHASE 3

In phase 3, the temporary plaza will be transformed to the permanent University City Square with new small retail shops and canopy structures. A 6-story commercial building will frame the square and define an urban edge along North Tyron.



- 1 OFFICE BUILDING
- 2 PERMANENT PLAZA WITH JEWEL BOX RETAILS & CANOPY STRUCTURE
- 3 SHARED STREET

PHASE 4

In phase 4, a commercial and a hospitality building will be developed.

In this scenario, the existing Food Lion will remain in its existing location.

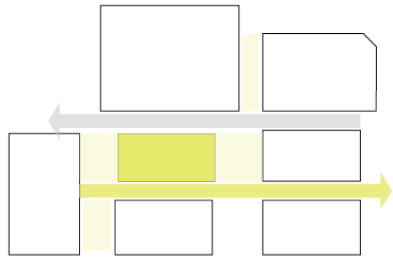


- 1 HOSPITALITY
- 2 OFFICE BUILDING

DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

THREE



LAYERED COMMONS

To become an integral part of the existing urban fabric each scenario thoughtfully responds to the context and existing connections.

Development Data

Uses	GSF	Units
Retail	177,385	
Food Lion	30,097	
Residential	790,338	790
Office	293,500	
Hospitality	84,000	130

Parking Demand : 2,507 Spaces
 Parking Provided : 983 Spaces



- 1 University City Square
- 2 Retail Pavilion
- 3 Food Lion
- 4 Grand Stair
- 5 Hospitality
- 6 Multi-Family Residence
- 7 Commercial Development
- 8 University Connector

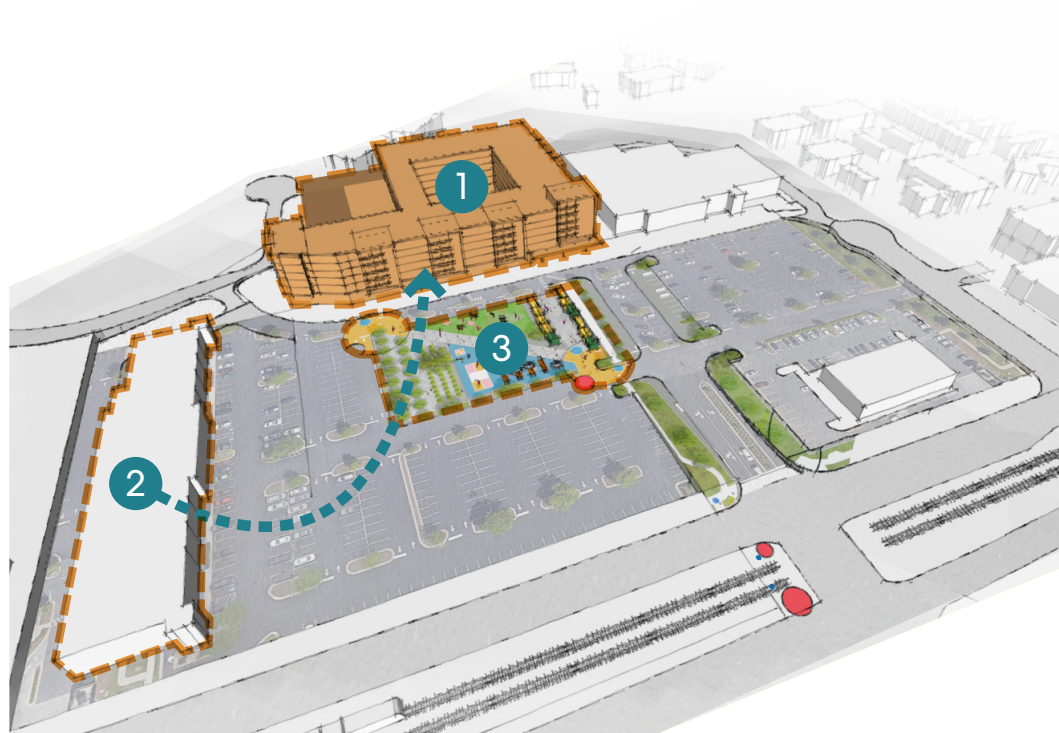
DEVELOPMENT SCENARIOS

UNIVERSITY CITY SQUARE

THREE

PHASE 1

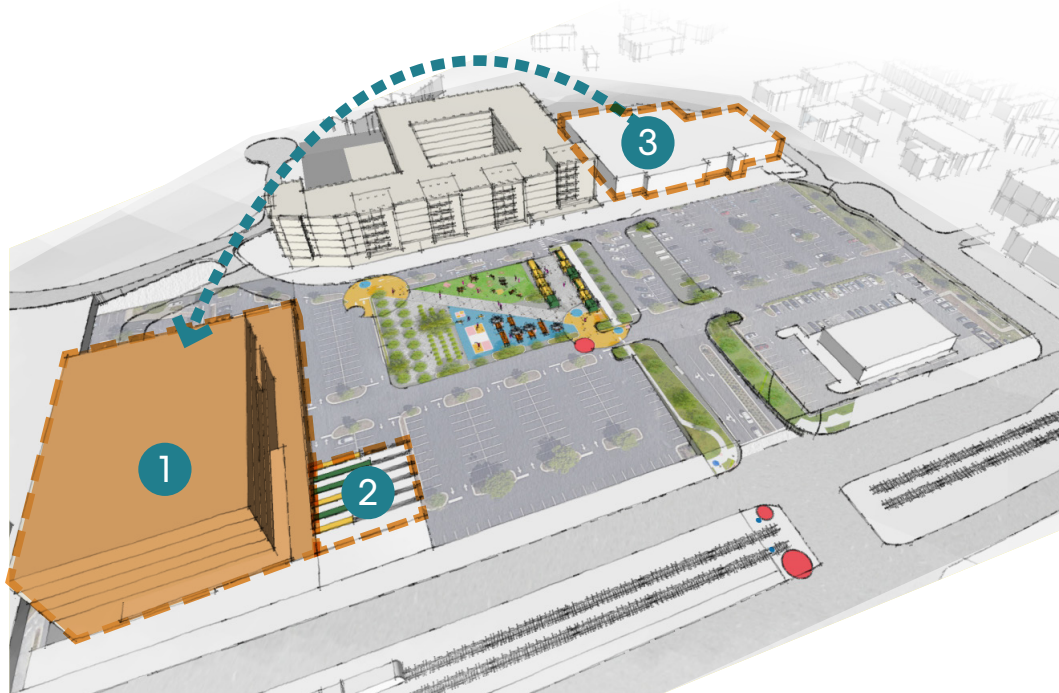
In phase 1, a 6-story multi-family building with ground floor retail shops is built and ready for the existing retail tenants to move in. The temporary plaza set up in the pre-phase keeps running with activation programs.



- 1 MULTI-FAMILY RESIDENTIAL
- 2 MOVE THE EXIST RETAILS TO NEW BUILDING
- 3 TEMPORARY PLAZA

PHASE 2

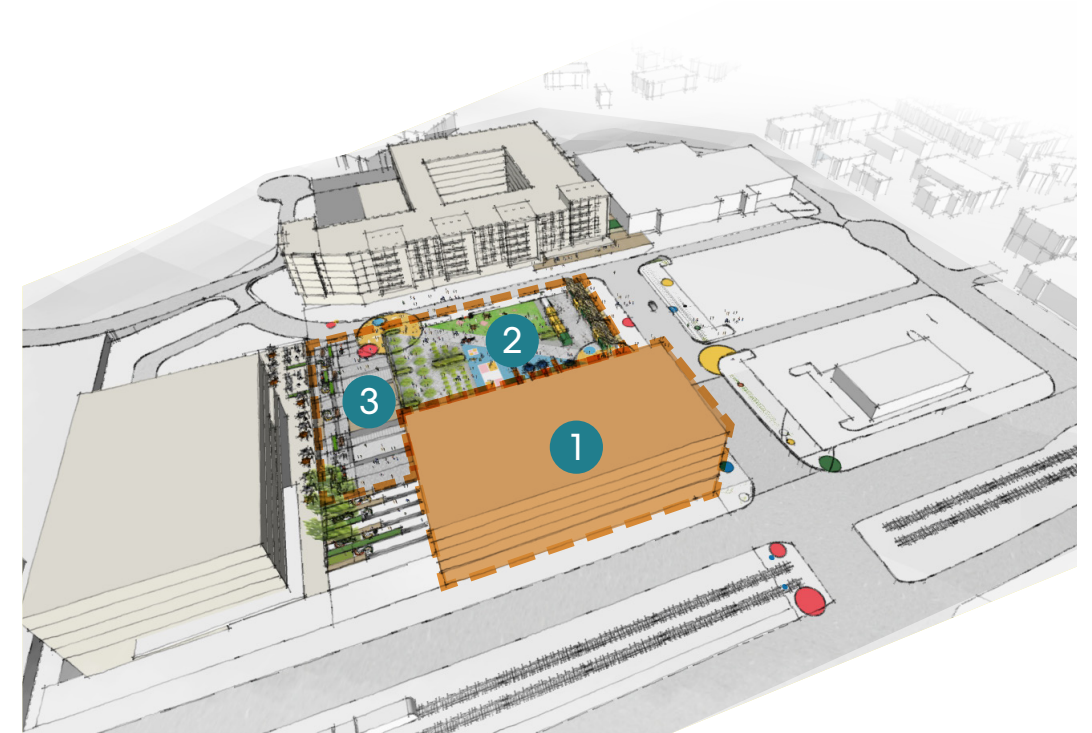
In phase 2, the existing retail building will be demolished. In its place a new commercial building with space for Food Lion will be built. The new grocery store will be visible and accessible for pedestrians from North Tyron St. A grand stair will draw pedestrians into the site and connect them with the activities in University City Square.



- 1 NEW FOOD LION + OFFICE BUILDING
- 2 GRAND OUTDOOR STAIR
- 3 MOVE THE EXIST FOOD LION TO NEW BUILDING

PHASE 3

In phase 3, the temporary plaza will transform to permanent University City Square with new small retail shops and canopy structures. A commercial building will complete this phase and anchor the entry of North Tyron Street.



- 1 OFFICE BUILDING
- 2 PERMANENT PLAZA WITH JEWEL BOX RETAILS & CANOPY STRUCTURE
- 3 SHARED STREET

PHASE 4

In phase 4, after the existing Food Lion building was demolished the eastern portion of the site provides opportunities for residential and commercial developments in respond to market needs.



- 1 OFFICE BUILDING
- 2 HOSPITALITY
- 3 MULTI-FAMILY RESIDENTIAL

S I T E P L A N

UNIVERSITY CITY SQUARE

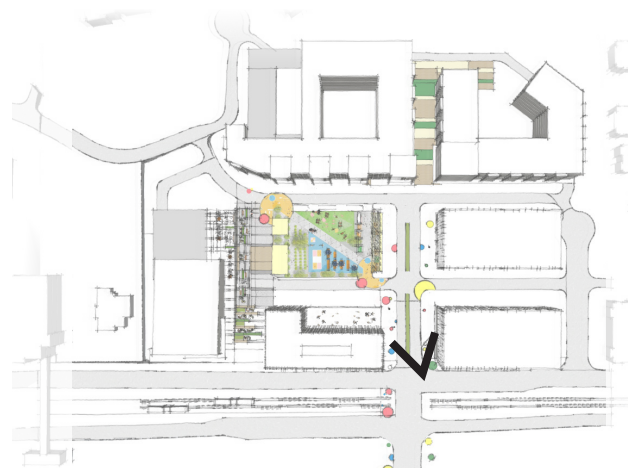


- ① OVERLOOK MALLARD GREEN
ACCESS TO GREENWAY
- ② RETAIL PROMENADE
- ③ OUTDOOR ACTIVITY HUB
- ④ RETAIL PAVILIONS
- ⑤ GRANT STAIR: PORTAL TO PLAZA
- ⑥ UNIVERSITY CONNECTOR

ARRIVAL

UNIVERSITY CITY SQUARE

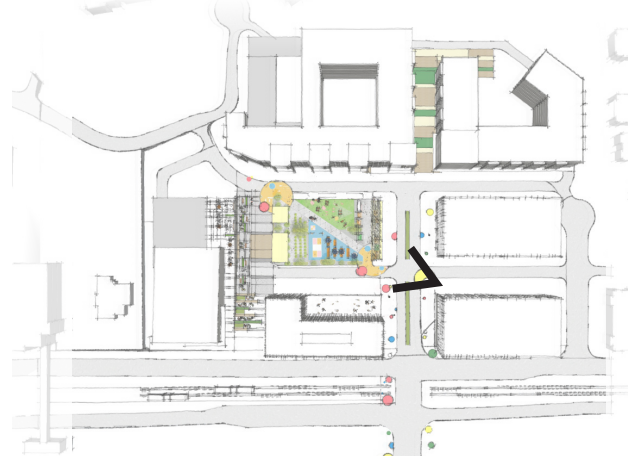
Creating a welcoming and visually appealing arrival moment to University City Square to signal the transition into the new public realm which focuses on the overall pedestrian experience with clear wayfinding, comfortable paths, and attractive streetscapes.



P L A Z A

UNIVERSITY CITY SQUARE

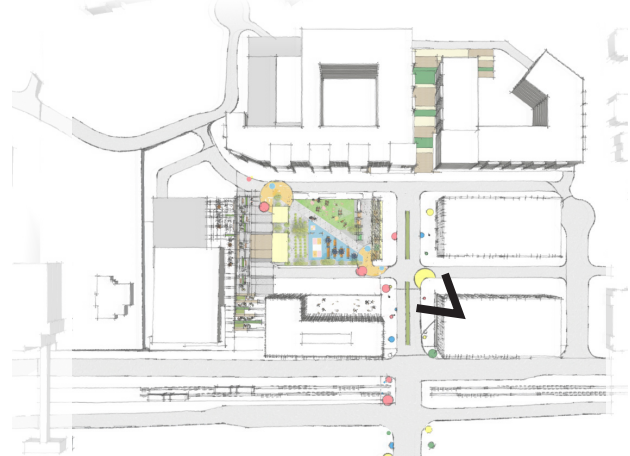
The University City Square is a central plaza encouraging social interaction, physical activity, and cultural experience - all to foster a sense of community.



CONNECTIVITY

UNIVERSITY CITY SQUARE

With its central location and activities University City Square becomes the crossways of this development and greater neighborhood. Its residence, visitors – all user groups will experience the place actively or in passing.



VIEWS

UNIVERSITY CITY SQUARE

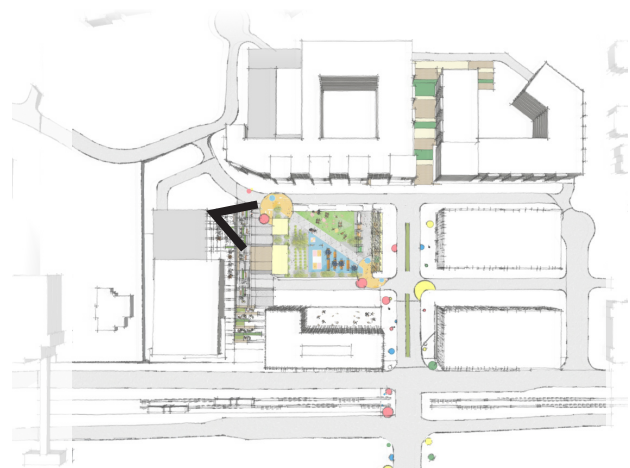
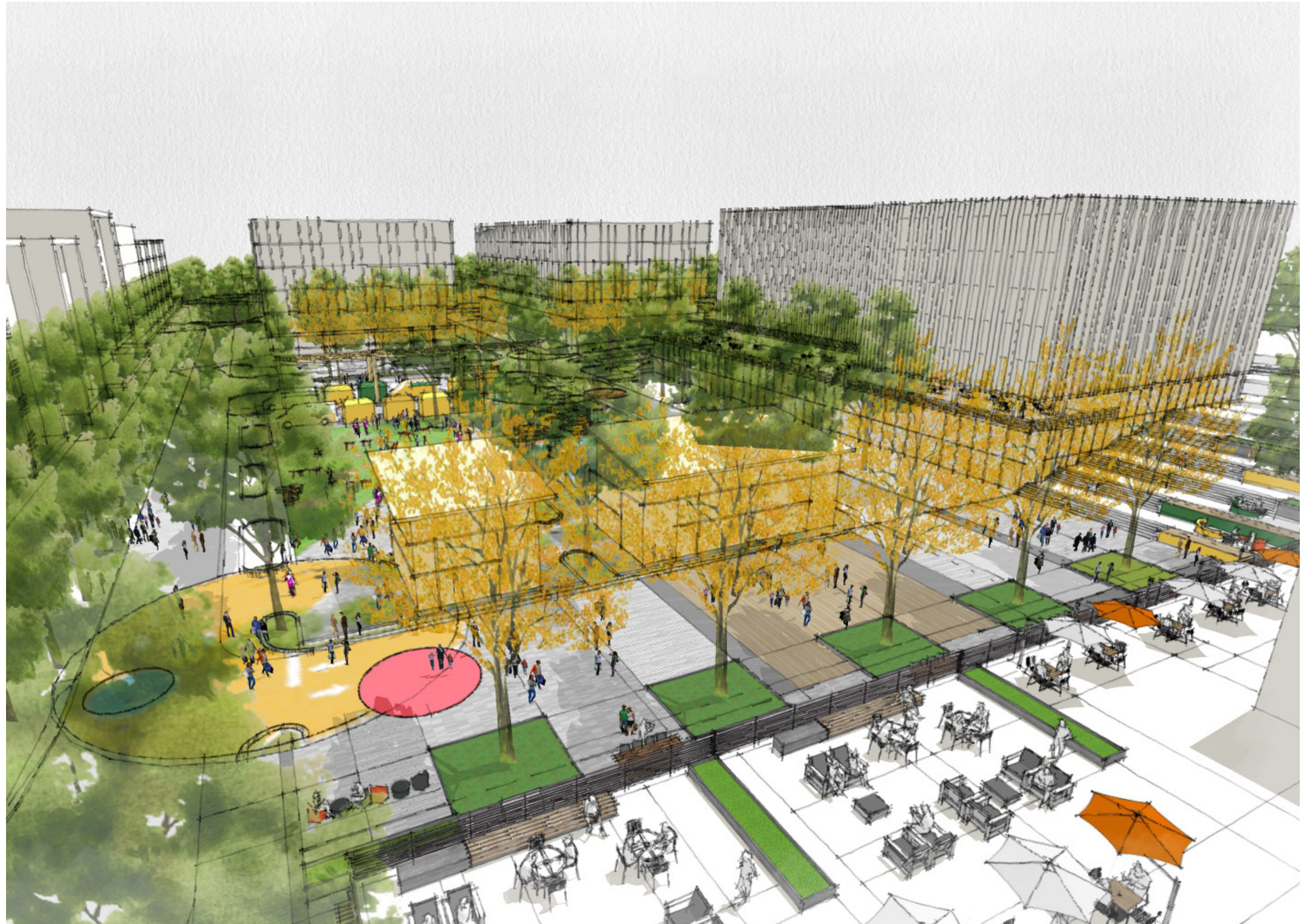
The building placement and design allow for attractive views to and from the University City Square to promote its visibility and diverse activities.



ACTIVITY

UNIVERSITY CITY SQUARE

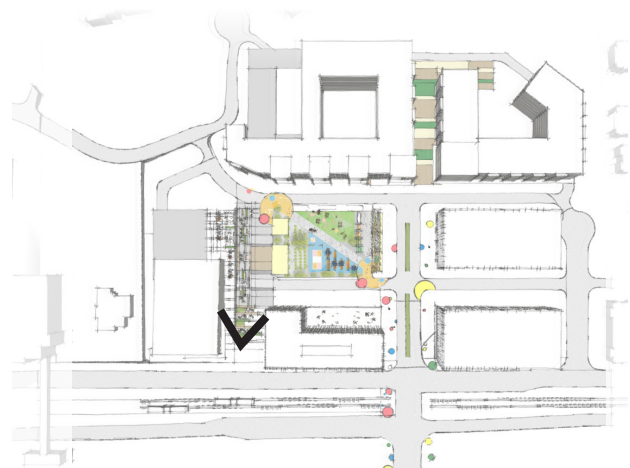
An active and vibrant place sparks community engagement, social and cultural exchange as well as economic opportunities.



RECREATION

UNIVERSITY CITY SQUARE

Thoughtfully placed recreational elements on the University City Square and adjacent open spaces will enhance the quality of life for residents, attract visitors and contribute to the overall vibrancy of the new development and beyond.



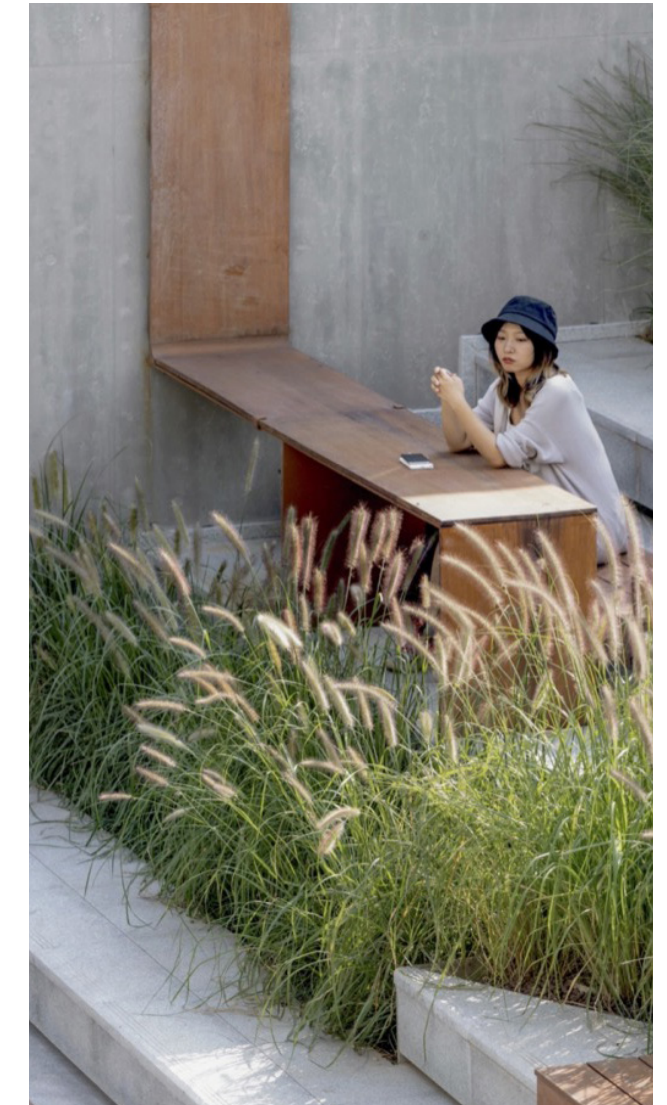
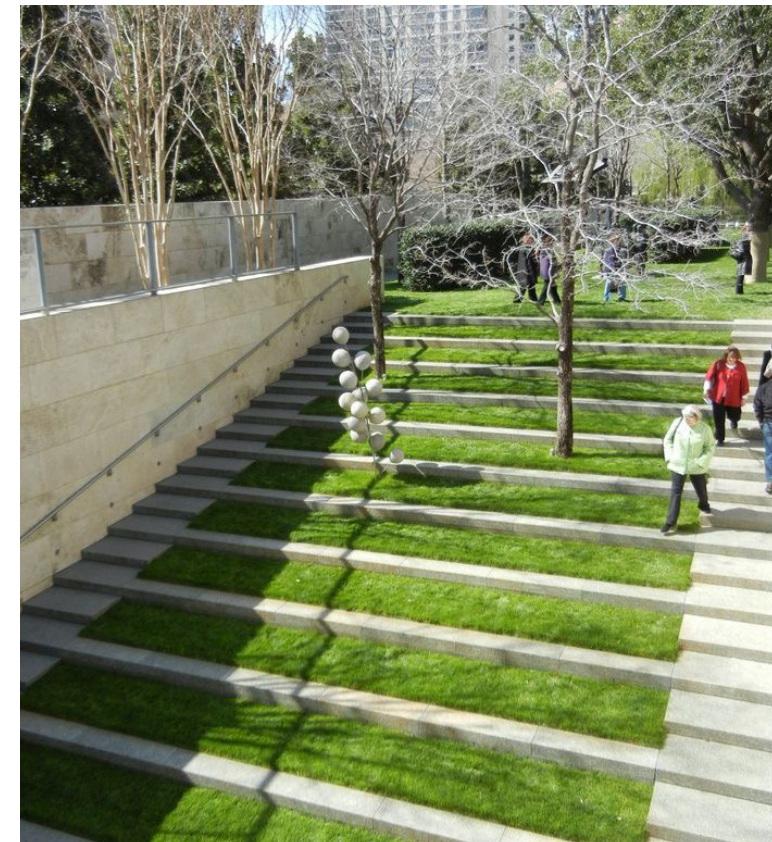
GRAND STAIR

UNIVERSITY CITY SQUARE



COMMUNITY BUILDER

CHANGING VIEWS OF
PLAZA AND GREEN



PLACES OF RESPITE

The grand stair creates a gateway to the University City Square, and a memorable urban space providing resting areas as well as opportunities for people to gather or enjoy the views.

FURNITURE

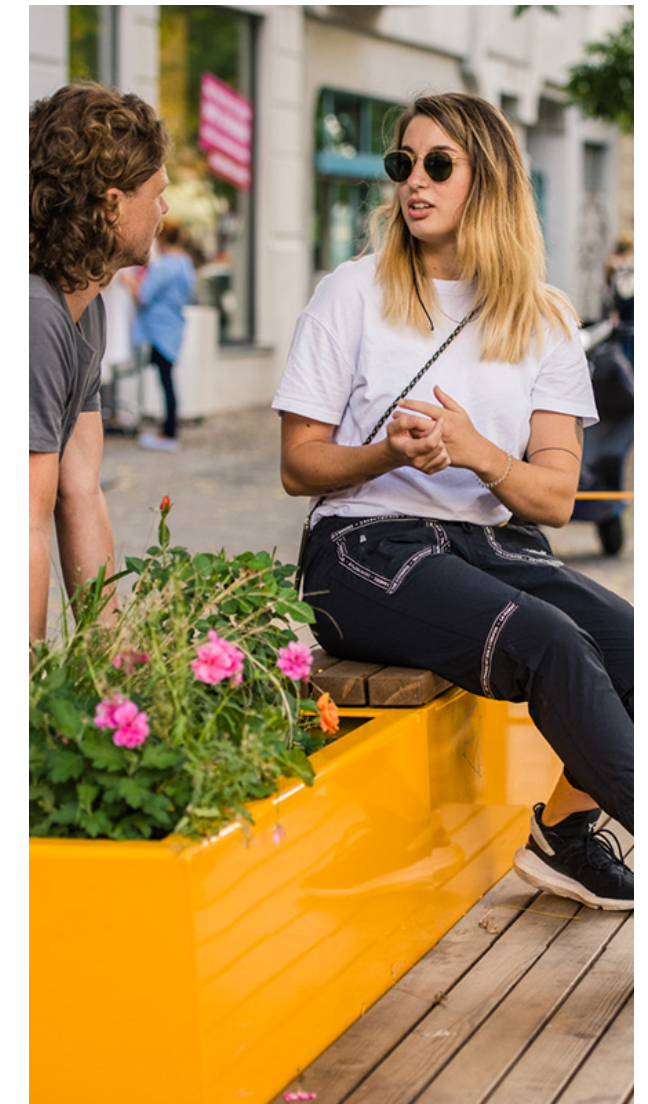
UNIVERSITY CITY SQUARE



FLEXIBILITY & ADAPTABILITY

A wide range of furniture arrangements, from traditional seating, lounging to playful elements, will be placed to activate and increase the usability of the central open space while also completing the architecture and landscape character.

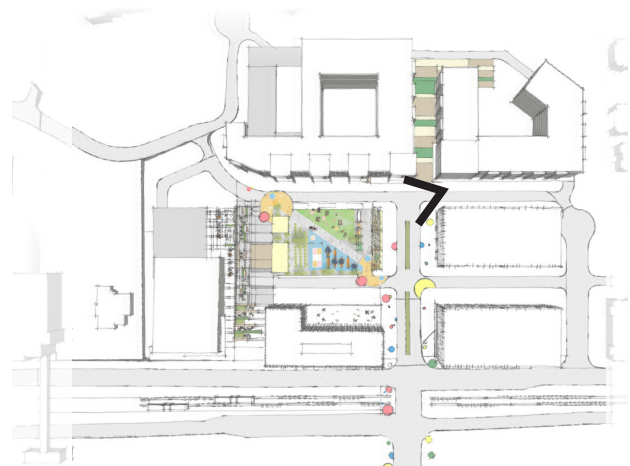
SOCIAL MEETING PLACES

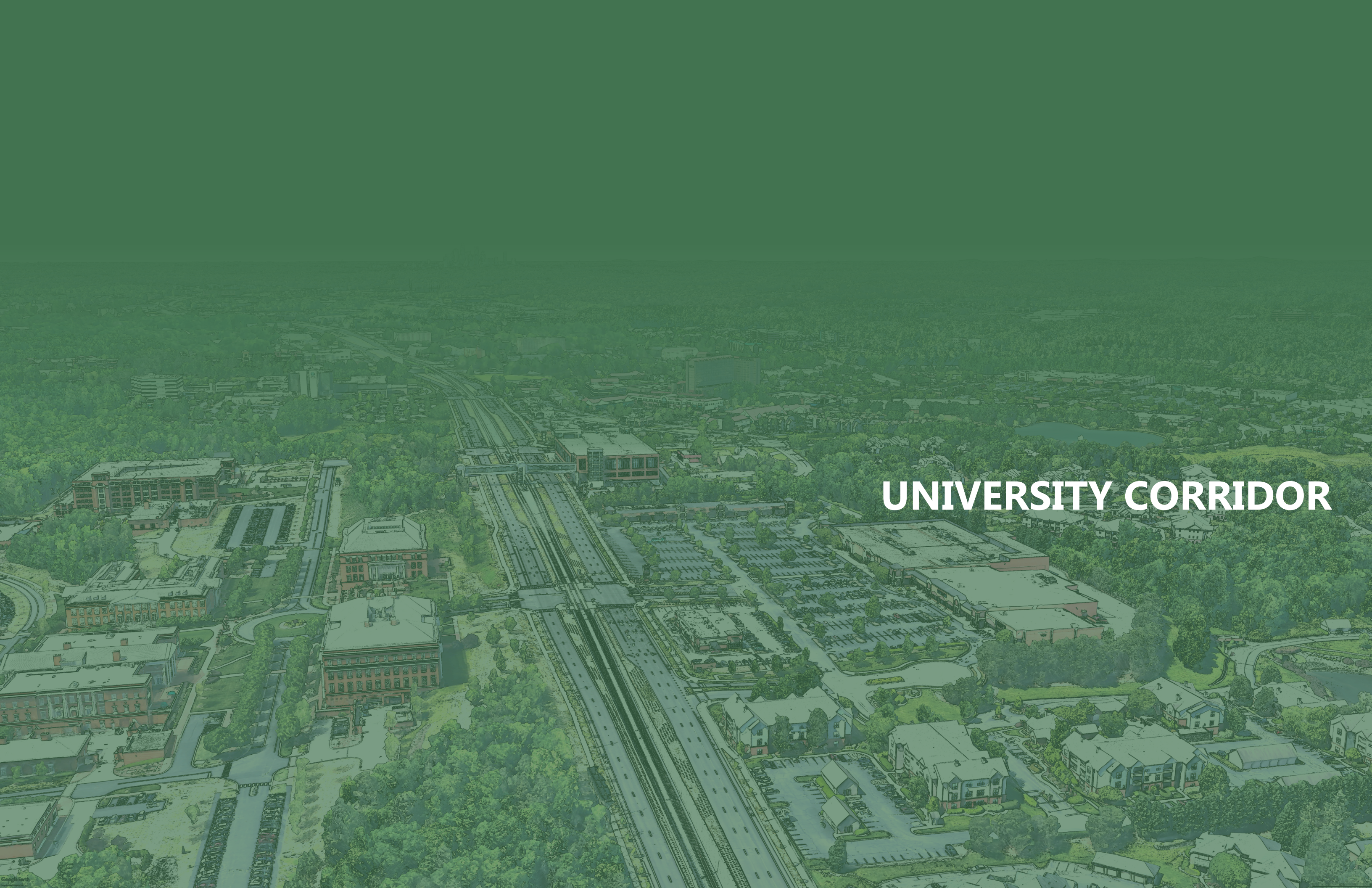


STREETSCAPE

UNIVERSITY CITY SQUARE

A pedestrian oriented streetscape with a focus on street trees and greenery will attract residents as well as visitors to this walkable and sustainable neighborhood.

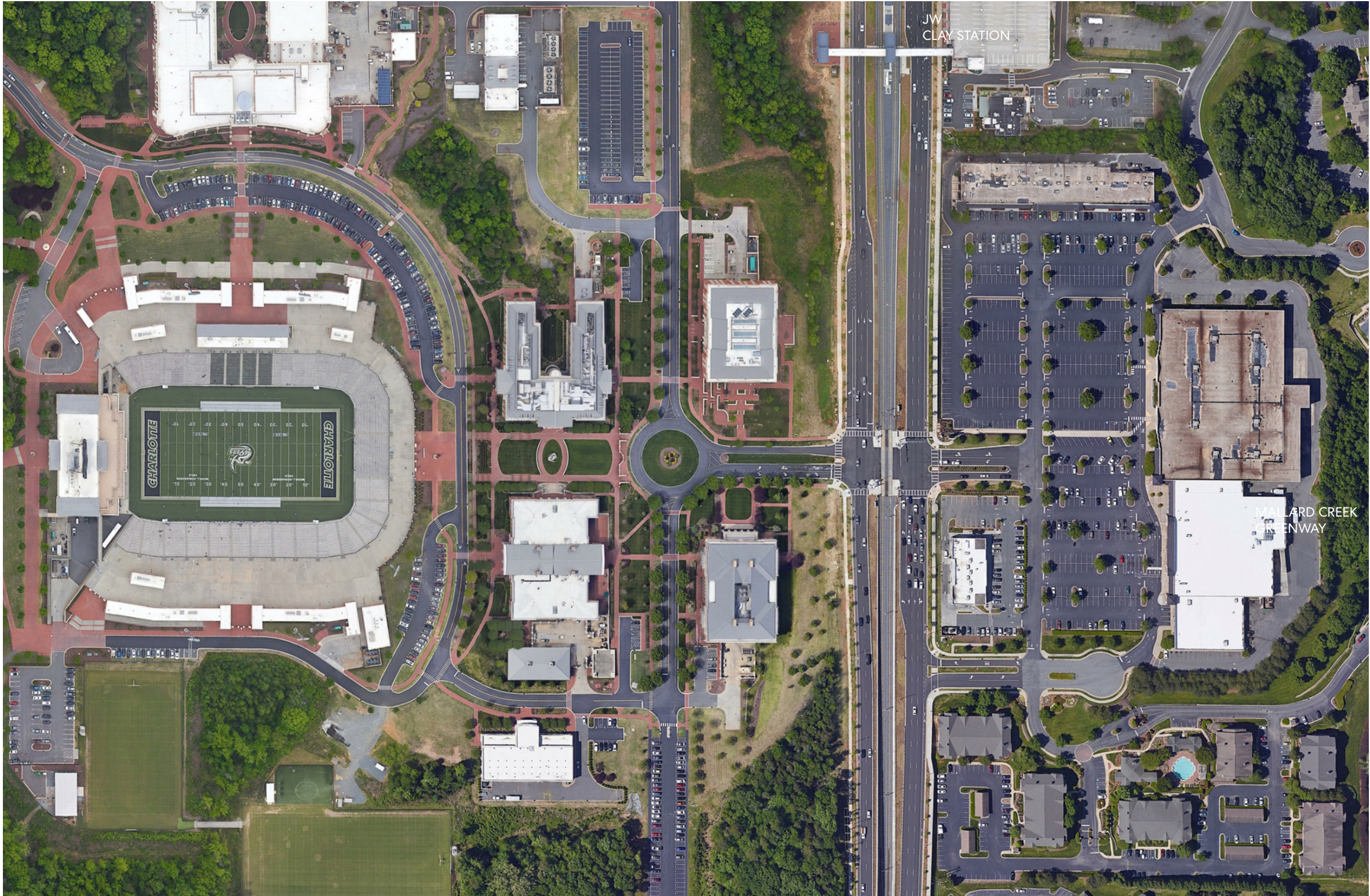




UNIVERSITY CORRIDOR

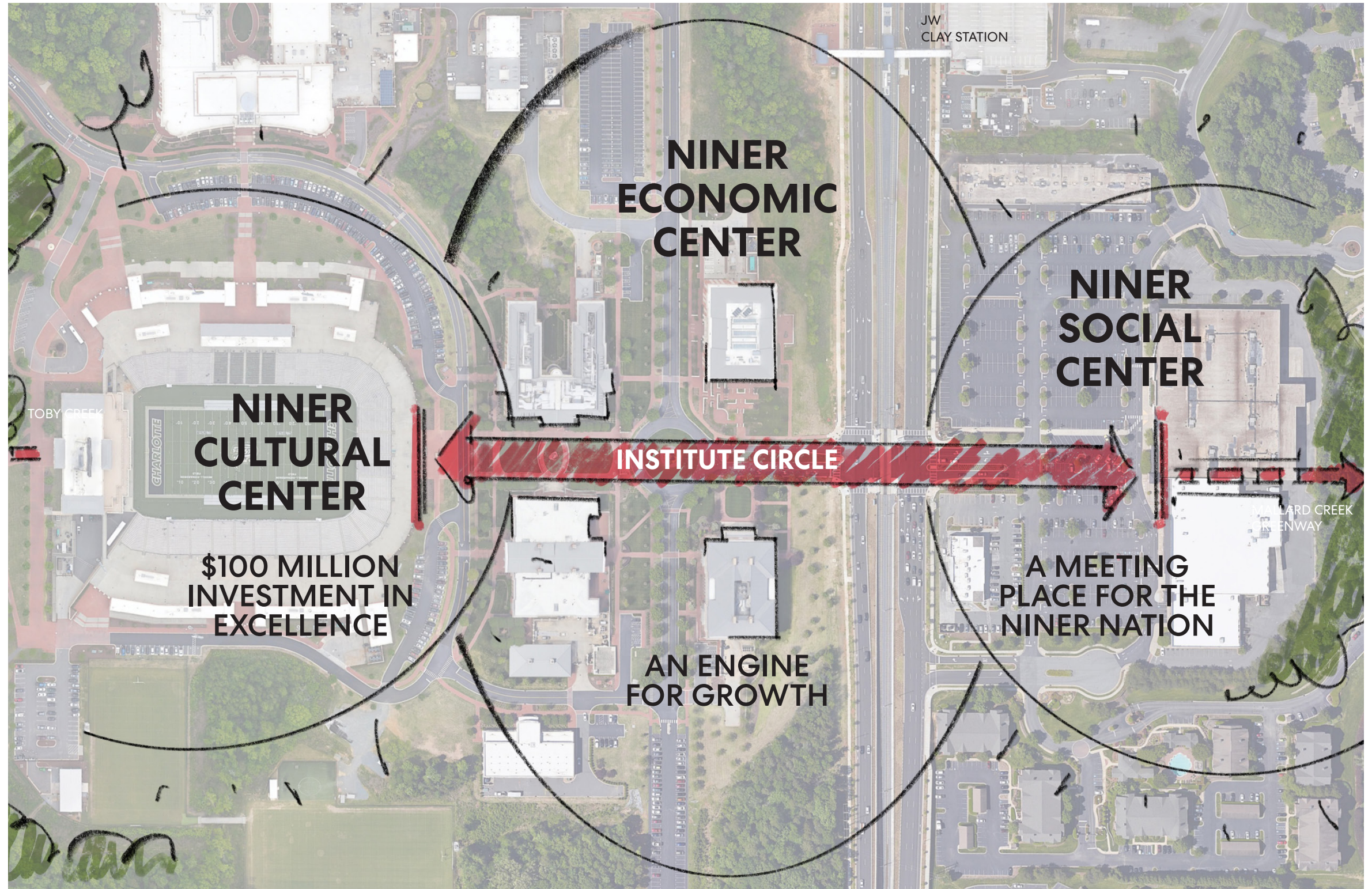
UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

UNIVERSITY CITY CORRIDOR



UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

UNIVERSITY CITY CORRIDOR



UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

UNIVERSITY CITY CORRIDOR



**A NINER CULTURAL
CENTER**



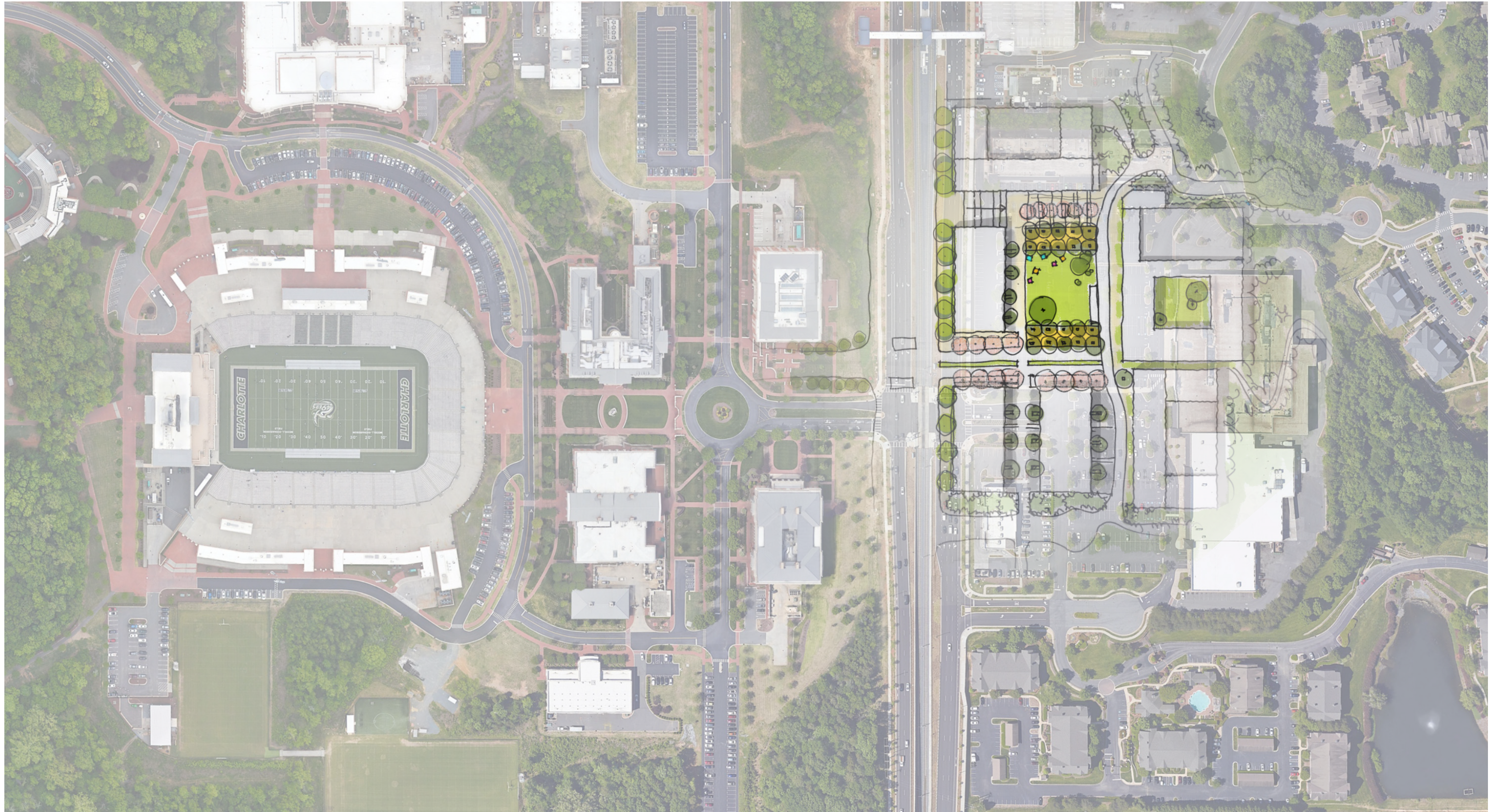
**AN ENGINE FOR
GROWTH**



**A MEETING PLACE FOR THE
NINER NATION**

UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

UNIVERSITY CITY CORRIDOR





Perkins&Will

STREETPLANS

ARUP

