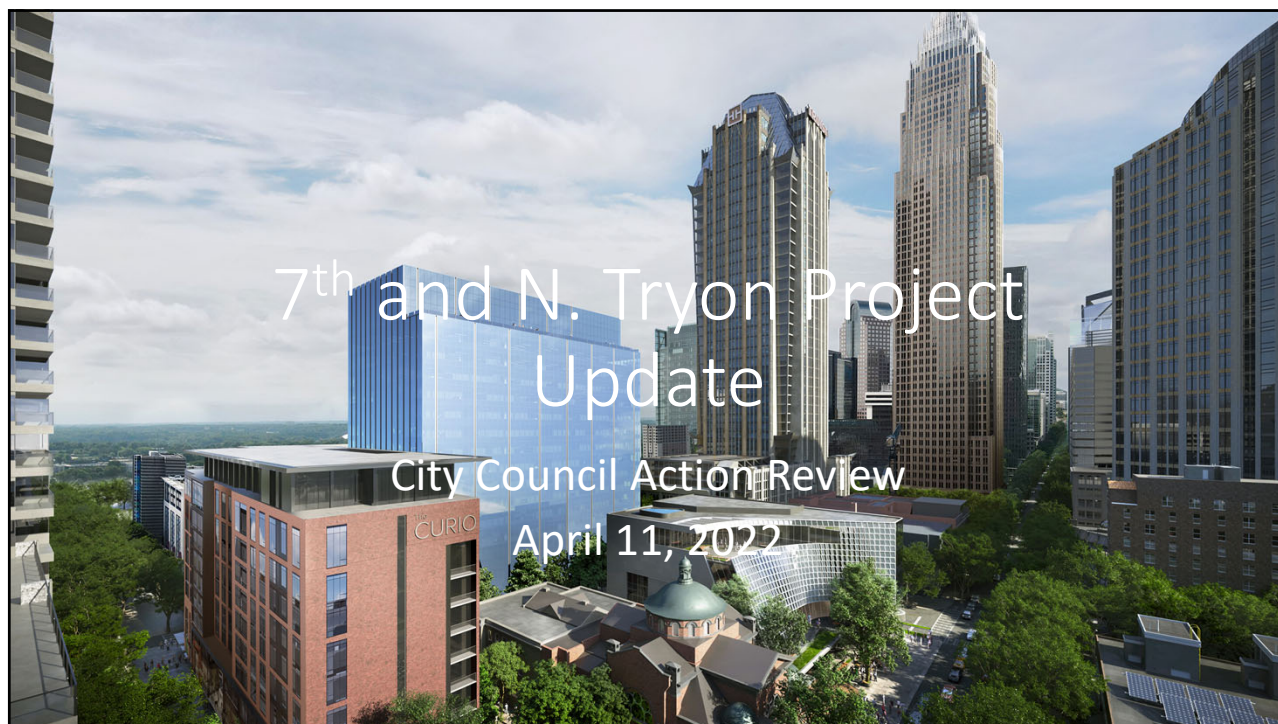
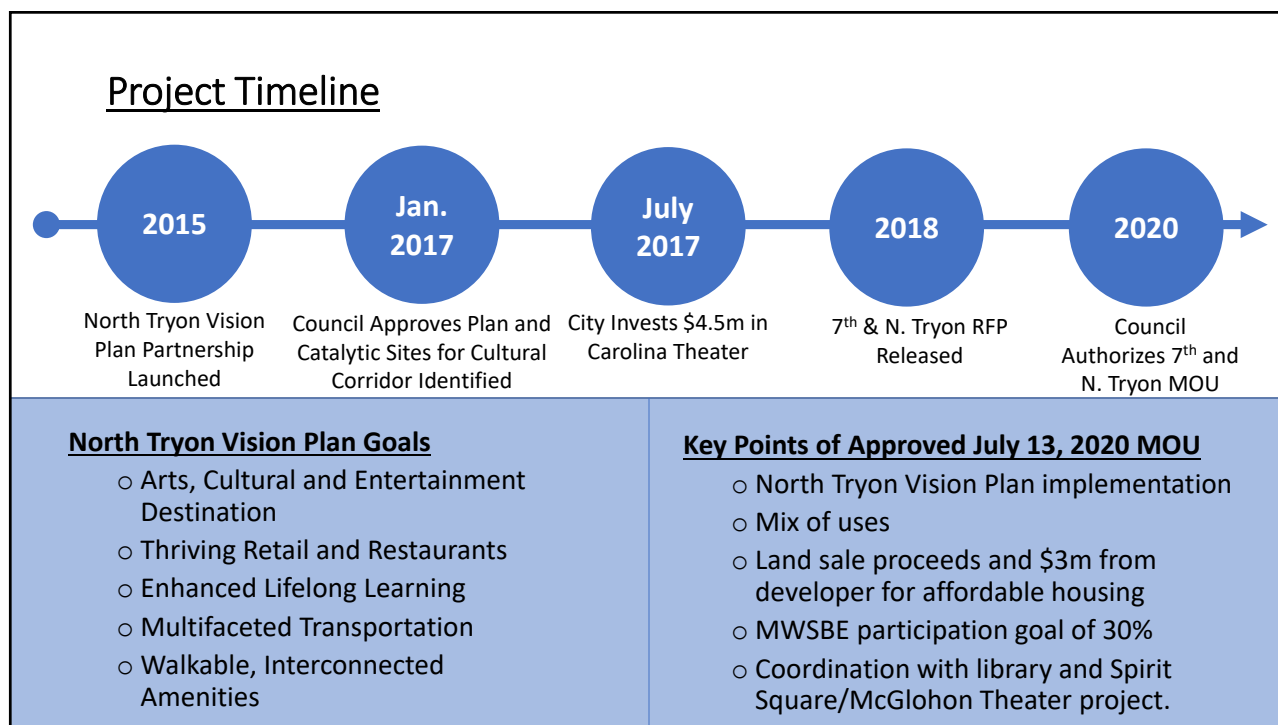


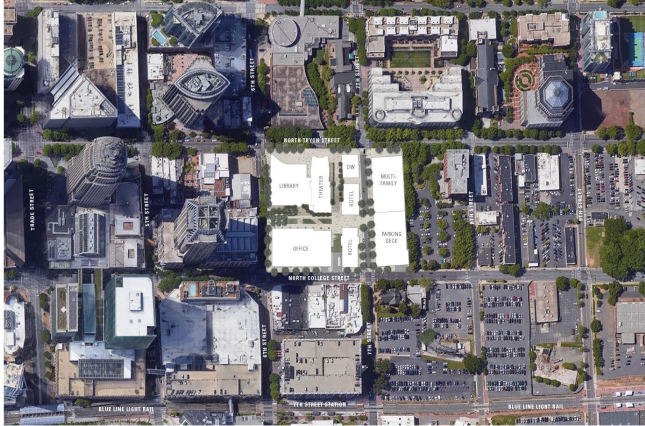


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7th AND TRYON OVERVIEW



Planned Project Components

- 3.1-acre site bounded by North Tryon, Seventh, College and Sixth Streets
- Catalytic project that connects a mix of uses and open spaces throughout a cultural corridor
- Shared below-grade service level area creatively integrates land use, architecture, urban design and programming
- Ground floor retail connected to public open space

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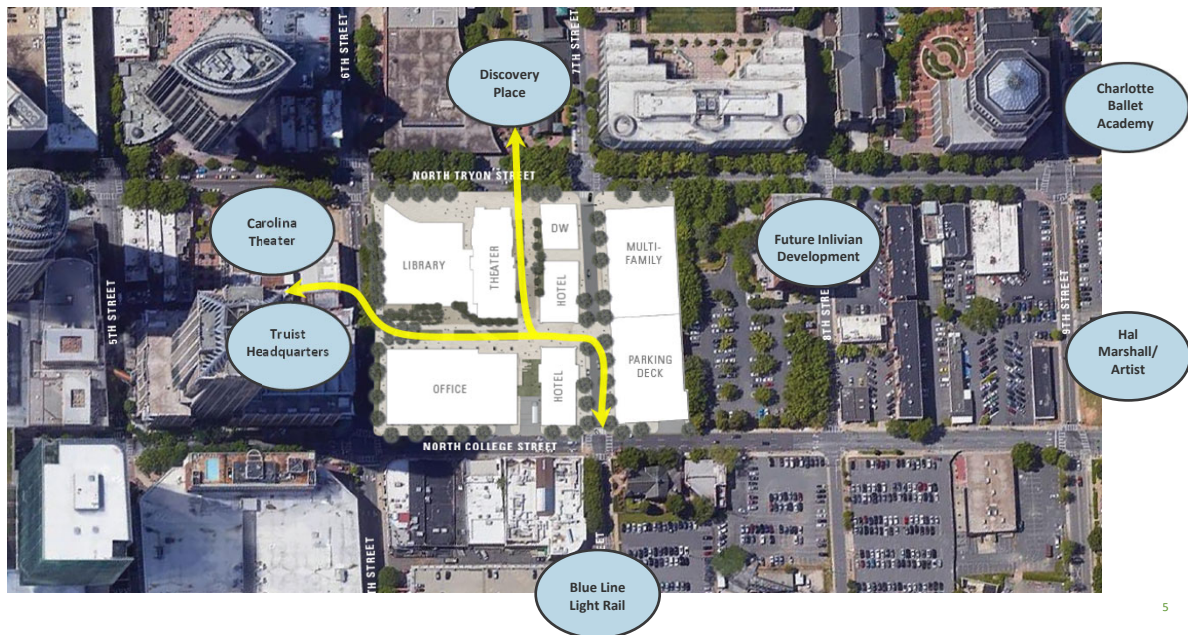
7th AND TRYON CURRENT OWNERSHIP



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7th AND TRYON PROPOSED MASTER PLAN AERIAL



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7TH AND TRYON MASTER PLAN

- Office
- Retail
- Hotel
- Multi-Family
- Parking
- Existing



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ECONOMIC AND PUBLIC BENEFITS

- Transformational to implementing the North Tryon Vision Plan
- Connects cultural, civic and learning venues to residential, retail and office uses
- Creates an enhanced urban realm with safety improvements for both pedestrians and cyclists
- Activates 30,000 square feet of ground level retail
- MWSBE 30% participation per MOU
- Increases availability of healthy, outdoor open spaces
- Active pedestrian and retail amenity for Uptown, specifically North Tryon near the Blue Line, Gold Line and First Ward Park

Note: Renderings are conceptual drafts and are subject to change.

7

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AERIAL VIEW FROM CORNER OF 7TH AND TRYON



ECONOMIC AND PUBLIC BENEFITS

Full Time Job Creation

- 4,000 full time employees; 40% new to market
- 250 retail and food service employees
- 10 parking operation employees
- 125 full time hotel employees

Construction Jobs

- Estimated 1,200-1,500 temporary construction jobs
- Estimated 250 facility-based permanent jobs
- Estimated construction timeframe is three years

Property Tax

- \$4.7 million estimated new annual property tax revenue

Note: Renderings are conceptual drafts and are subject to change.

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ECONOMIC AND PUBLIC BENEFITS

Improves Pedestrian and Non-vehicular Circulation and Public Amenity in Uptown

- Improves the pedestrian and cyclist experience on the North Tryon, Sixth and College Street
- Improves Seventh Street to be a festival street
- Creates safe space for people
- Public programming to be provided in the plaza for at least six public events annually

Public Parking

- 250 parking spaces for general public, Charlotte Mecklenburg Library and Spirit Square/McGlohan (24/7)
- Above ground parking deck allows for increased activation of ground level retail

Note: Renderings are conceptual drafts and are subject to change. 9

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ECONOMIC AND PUBLIC BENEFITS

Affordable Housing

- **\$18.7m for affordable housing** (land sale and \$3m developer contribution)
 - **\$6million for Inlivan development: 106 units**
 - 30% AMI: 32 units
 - 60% AMI: 37 units
 - 80% AMI: 37 units
 - **\$11.7 million for 546 units** outside of downtown (DreamKey partnership). AMI percentages anticipated to range between 30%-80%.
 - Johnston Oehler Seniors: 140 units
 - YWCA (Park Road): 104 units
 - Scaleybark Light Rail Housing: 82 units
 - Connelly Creek Apartments : 78 units
 - Mayfield and Sugar Creek Housing: 51 units
 - Caldwell Presbyterian Housing: 21 units
 - Marvin Road Apartments at Grier Heights: 70 units
- **\$1 million remaining for County allocation**

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7TH AND TRYON PUBLIC INVESTMENT SUMMARY

- **\$600m in private investment**
 - Generating 1:22 public/private investment leverage
- **\$3 million in Capital Investment Plan (CIP)**
 - Roadway & enhanced streetscape improvements 7th, 6th, College & Tryon streets.
- **\$24,448,588 in Tax Increment Grant:**
 - 45% of taxes generated over a 15-year period.
 - Reimburse up to \$24,448,588
 - City: \$8,814,897
 - County: \$15,633,691
- **Tax Increment Grant (TIG)**
 - Reimbursement tool for Master Developer on portion of costs to complete public benefits:
 - 23,100 sq ft public plaza and cycle track
 - Roadway improvements
 - Public parking: 250 spaces
 - Underground service area to jointly accommodate Library, McGlohan Theater and Duke Energy Theater
- **Total City Investment - \$11,814,897M (CIP + TIG)**



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PROJECT DETAILS: 2020 TO PRESENT

2020	2022
• Private Investment: \$600m	• Private Investment: \$600m
• \$25M TIG and \$3-\$5m CIP	• \$24.45m TIG and \$3m CIP
• 30% MWSBE Goal (per MOU)	• 30% MWSBE Goal (per MDA)
• Affordable Housing: \$18.7m/691 units	• Affordable Housing: \$18.7m/652 units (\$1m unallocated)
• Below-grade parking allows for public plaza (shared service level above-grade)	• Shared below-grade service level allows for public plaza
• Parking: 1,489 spaces (above and below grade) ➤ Public Parking: 150-200 spaces	• Parking: 810 spaces (above grade) ➤ Public Parking: 250 spaces

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Project Timeline

March 15: County Commission approved MDA and public investment

April 11: Mayor & City Council presentation

May 9: City Council vote on public investment

Summer 2022: Demolition and construction begin