



North Tryon Vision & Implementation Plan

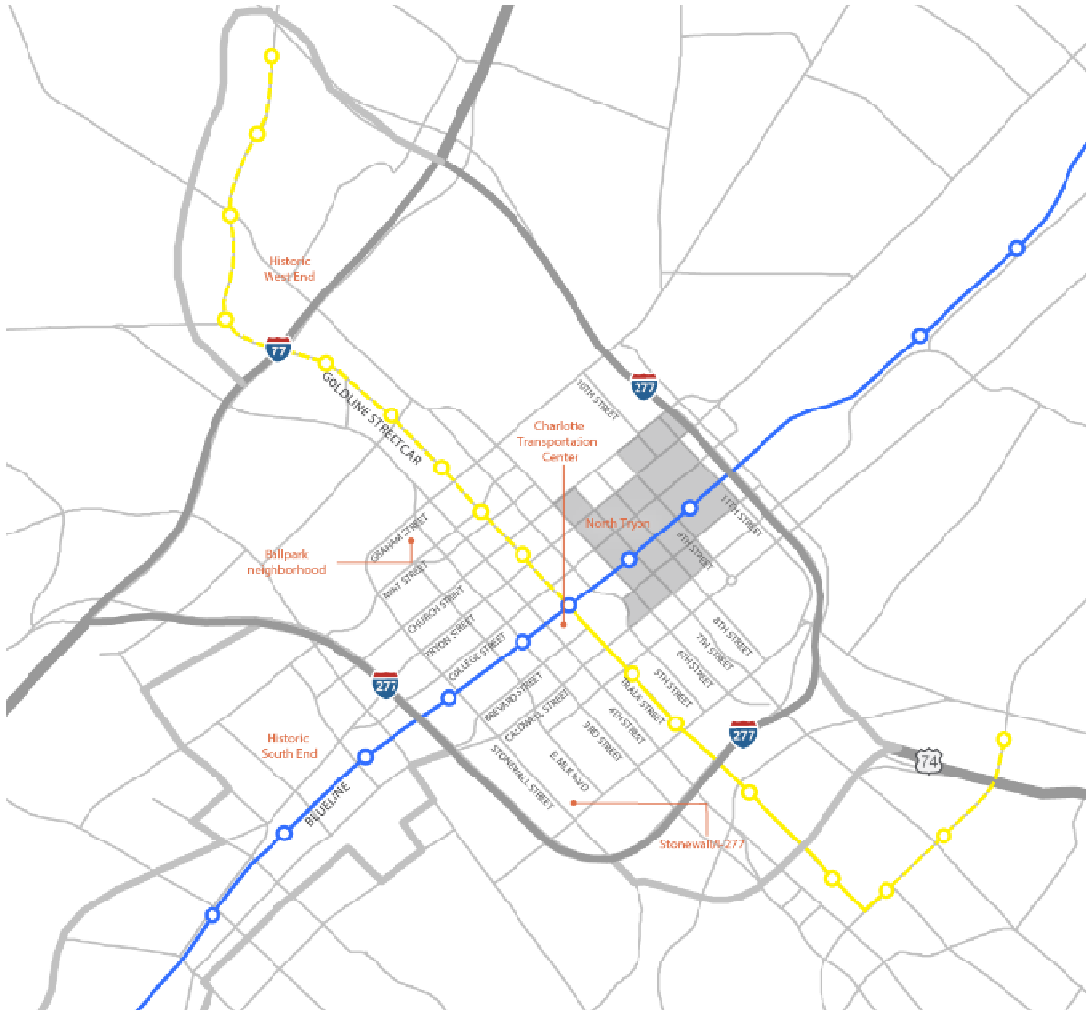




NORTH TRYON
VISION PLAN



Background

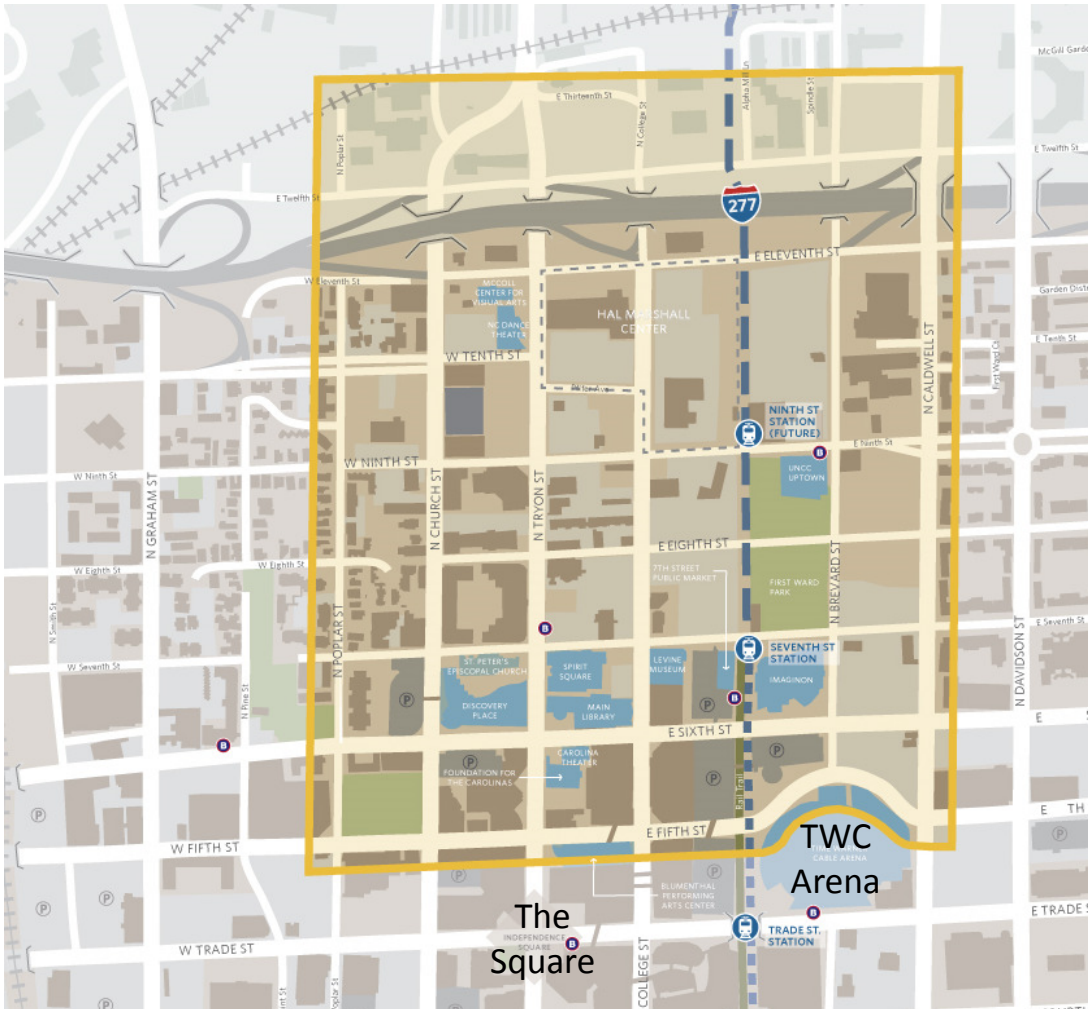


2020 Vision Plan Focus Area

- More detailed planning
- Development strategy
- A great destination built around arts, cultural & education venues



Study Area & Plan Purpose



1. **Development strategy**
2. **Collective vision for art, cultural & civic facilities**
3. **Urban design framework**



North Tryon Momentum



- First Ward Park
- Blue Line extension with new 9th Street Station
- Skyhouse apartment towers
- Levine Properties urban village including hotel & housing
- Carolina Theatre redevelopment



Great cities create the context for tomorrow's vibrancy



- Peerless opportunity
- Timing is important
- Balance long-term stability with short-term activation



North Tryon is a place...

Where curiosity begins.

Knowledge is advanced.

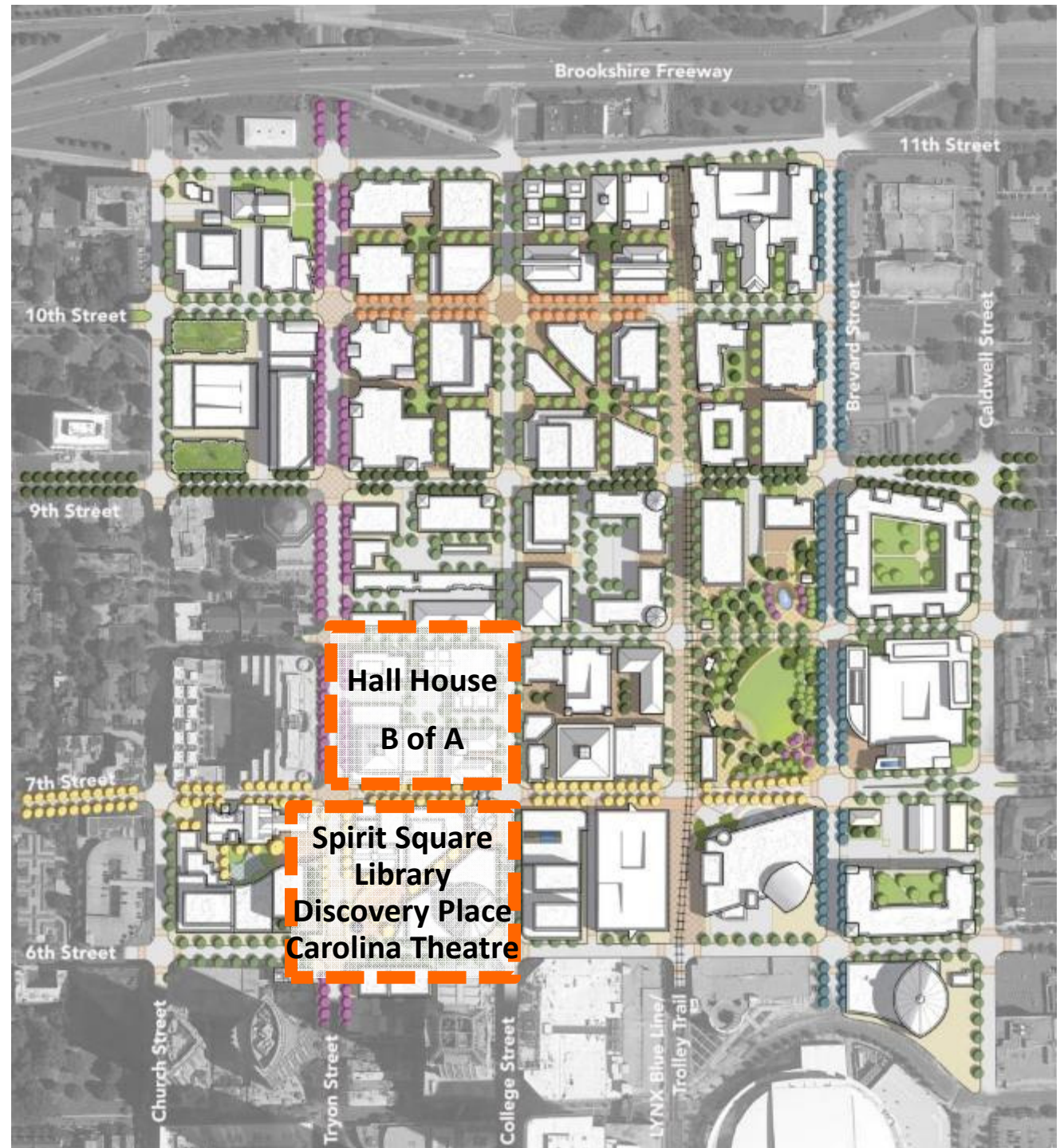
Innovation lives.



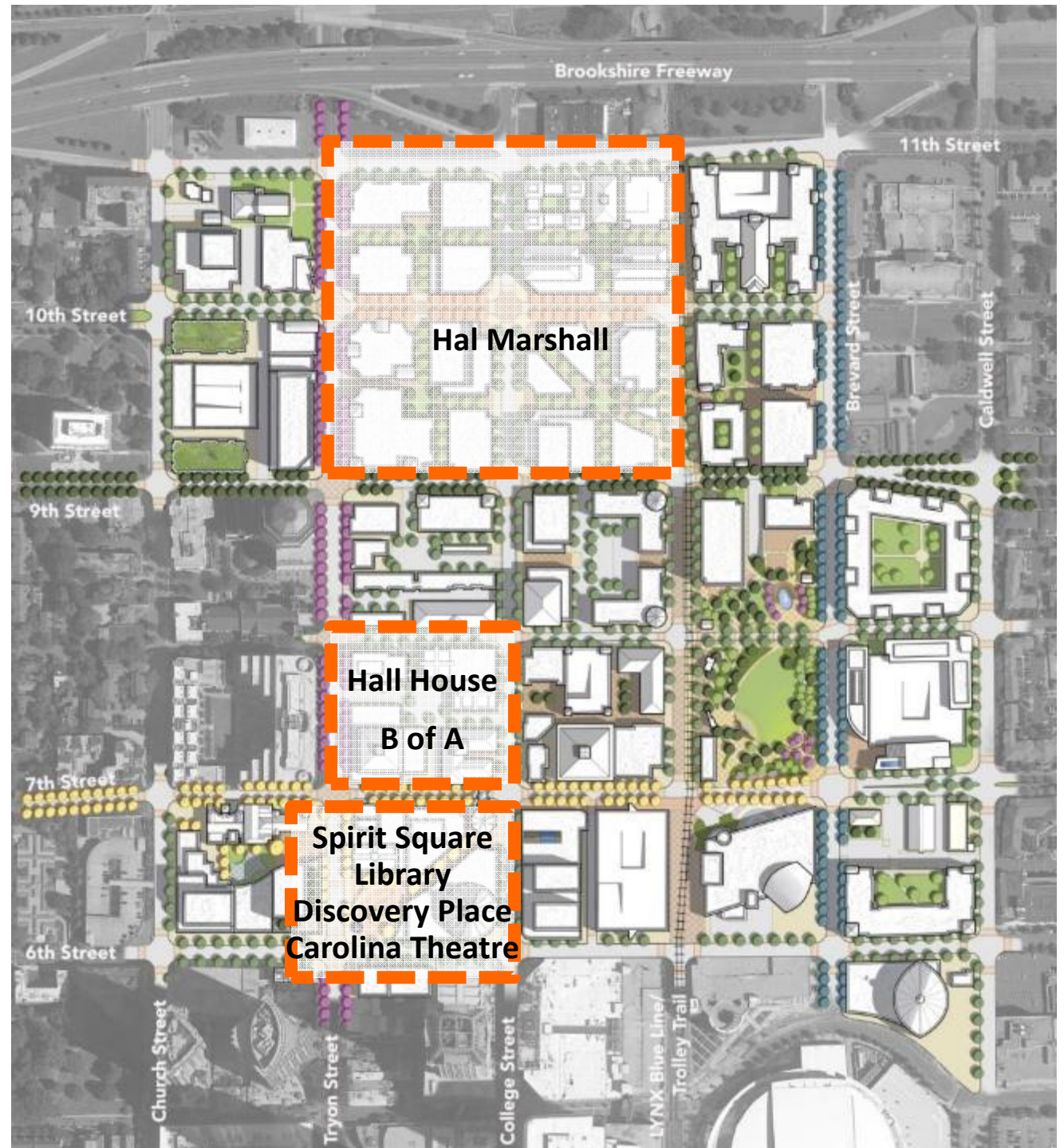
Catalyst Sites



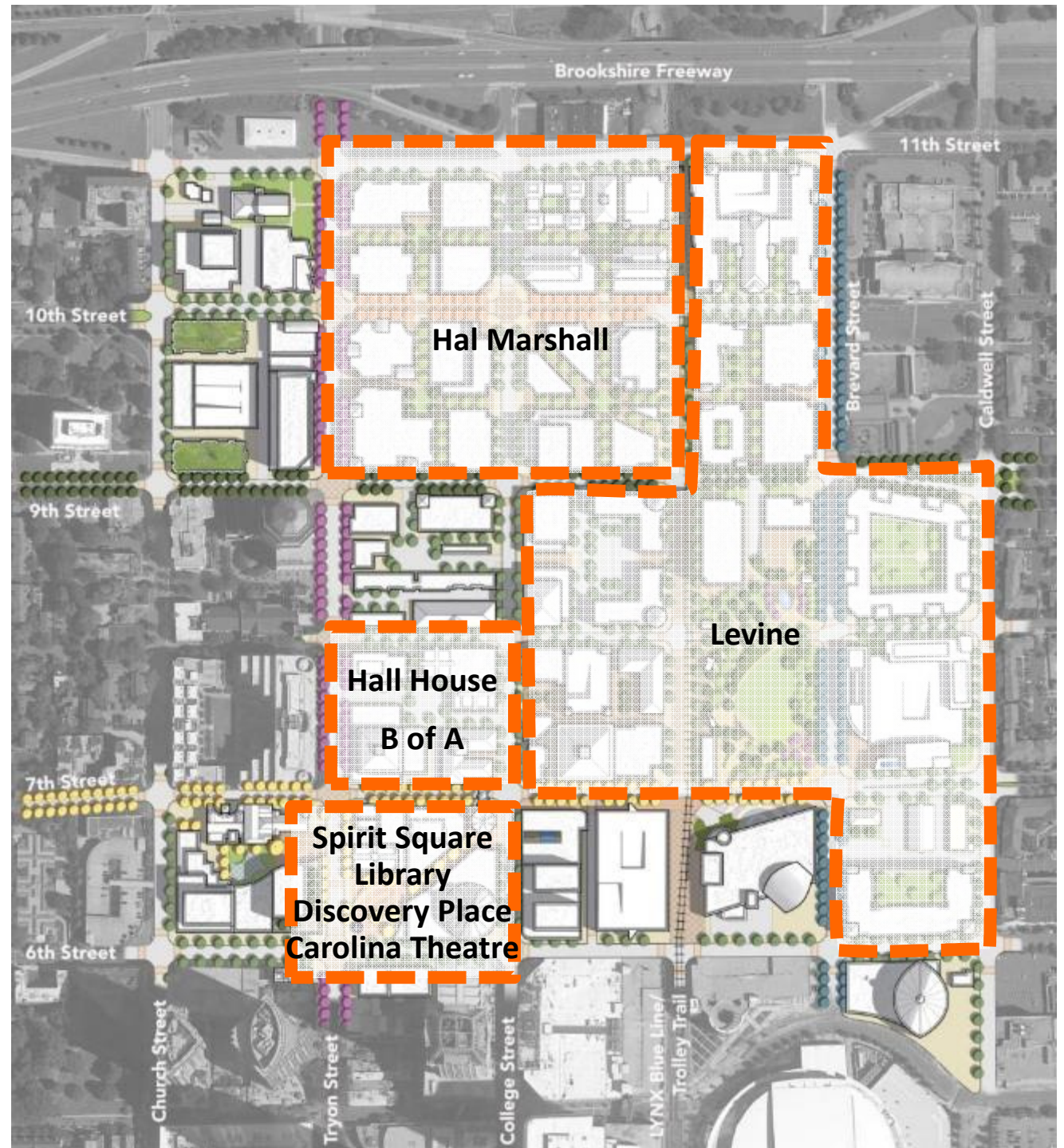
Catalyst Sites



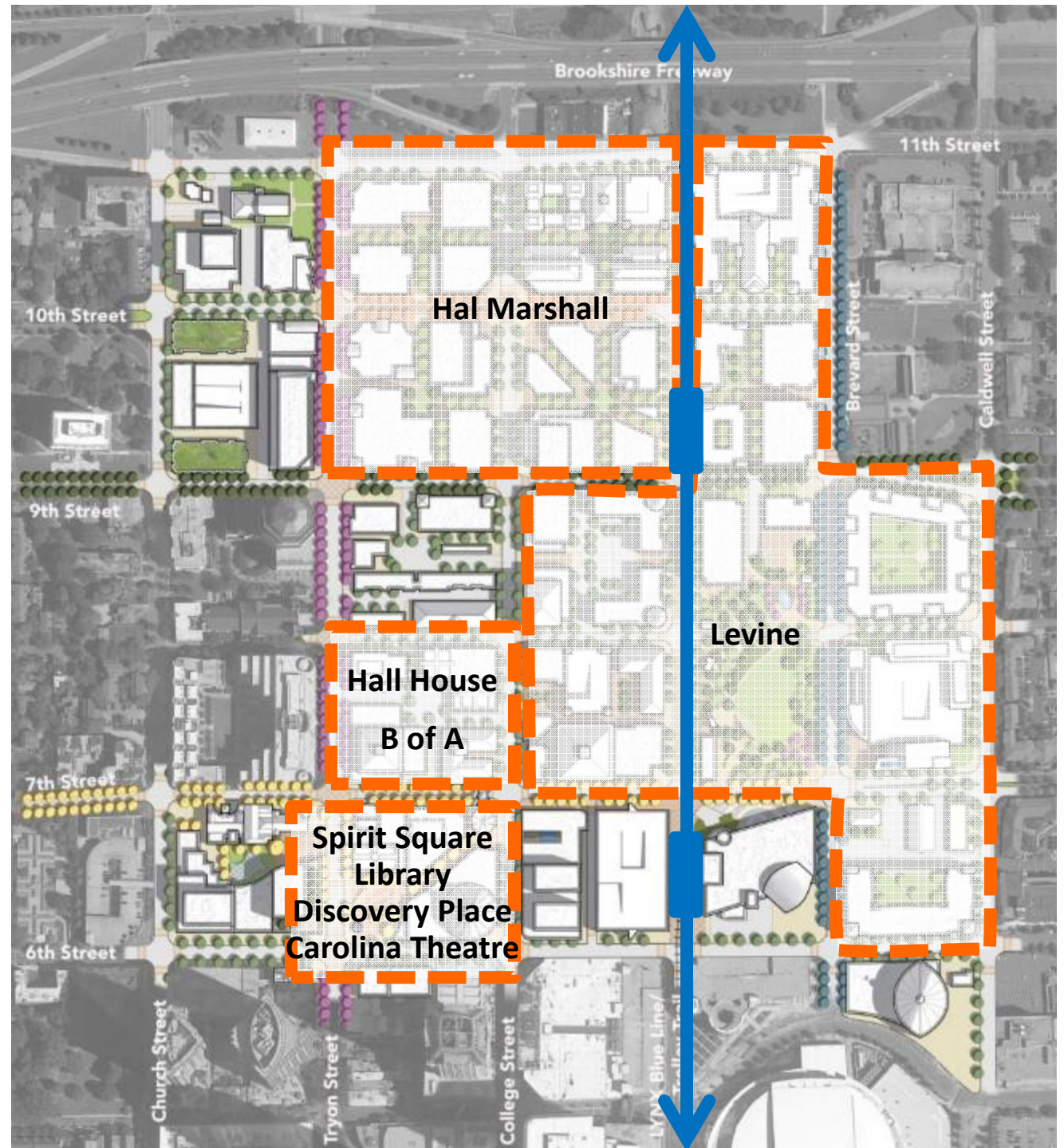
Catalyst Sites



Catalyst Sites

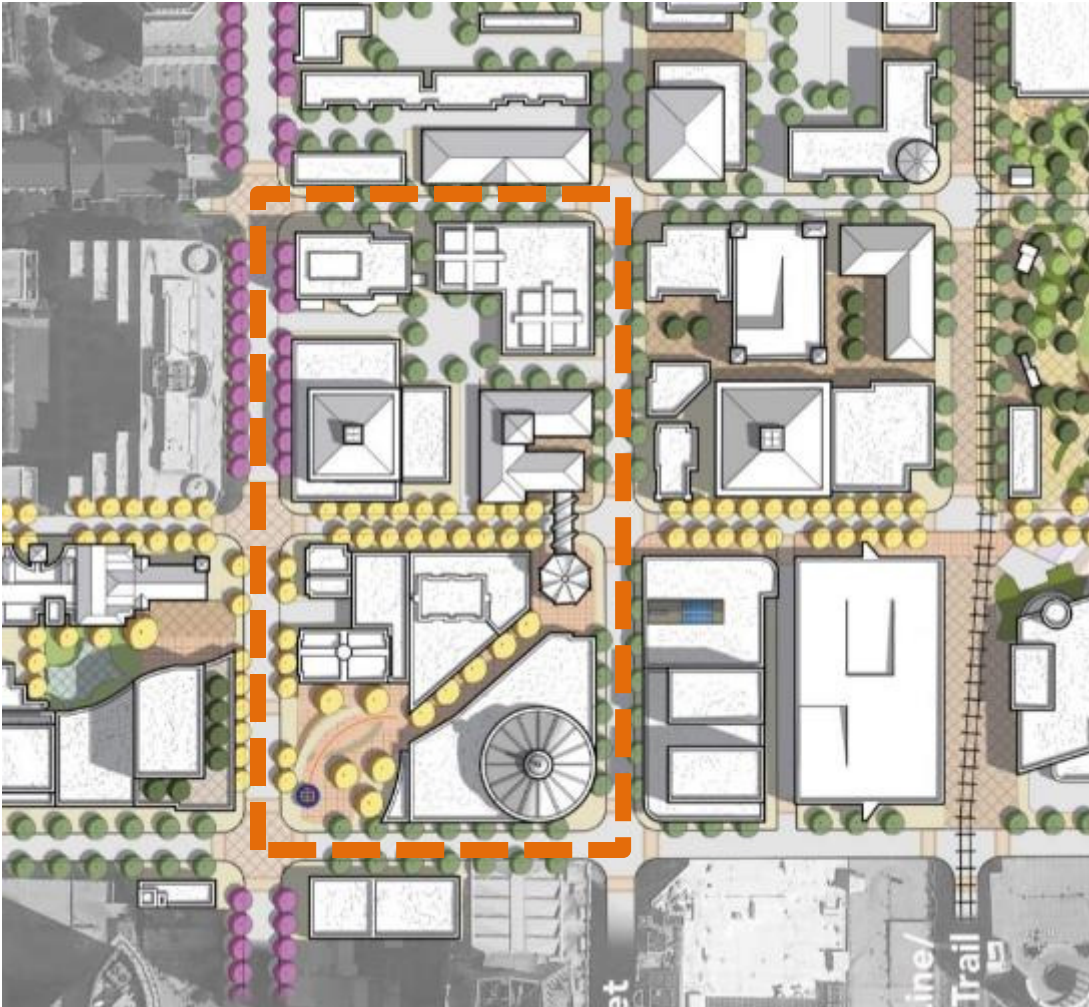


Catalyst Sites



Two Block Strategy

Library | Spirit Square | Hall House



- Center stage for collaborative programming
- Innovative public gathering space
- State-of-the-art technology for “plug and play” experiences



Sixth & Tryon Steering Committee



- Building on the Main Library Reinvention Committee's work
- Scope expanded to the full block
- Engaged DaVinci Development to recommend executable development strategy
- Moving forward with geotechnical testing, consolidation of the developable entity



Carolina Theatre



Discovery Place



Looking North on Tryon at 6th



Tryon Street Rendering with Parklets



Tryon Street Rendering with Parklets & Street Festival



Hal Marshall site



- Small-scale & comfortable urban design
- Premier TOD site in the city
- Connect North Tryon to Applied Innovation Corridor
- Bridge Fourth & First Wards

Hal Marshall Site Analogs



Hal Marshall Site Analogs



Vancouver, British Columbia

Hal Marshall: Active Ground Floor

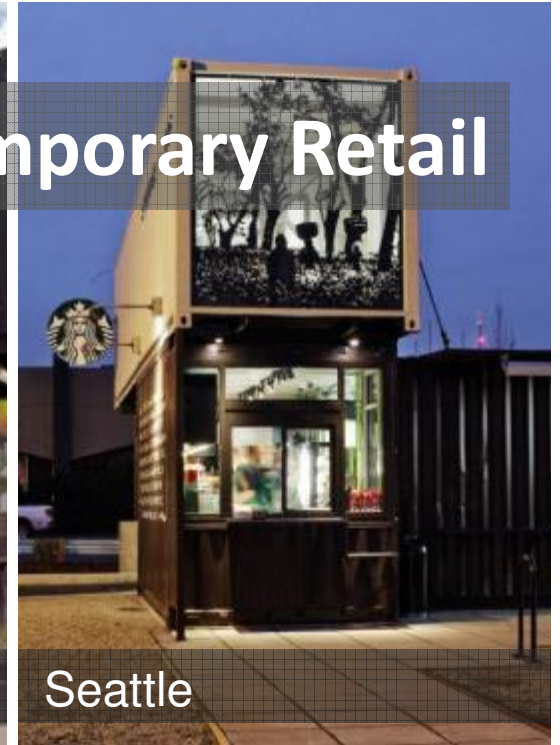


San Francisco, California

Hal Marshall: Temporary Retail



Christchurch, New Zealand



Seattle



Byron Bay, Australia



London

Levine Properties



- Extreme mixed use
- Housing units: ownership/rental opportunities
- Market Street: premier retail corridor that serves First Ward Park, Blue Line riders, offices & residents
- Opportunity for shared parking across all Levine-controlled sites



Looking East on 9th between Tryon & College



Looking East on 9th between Tryon & College

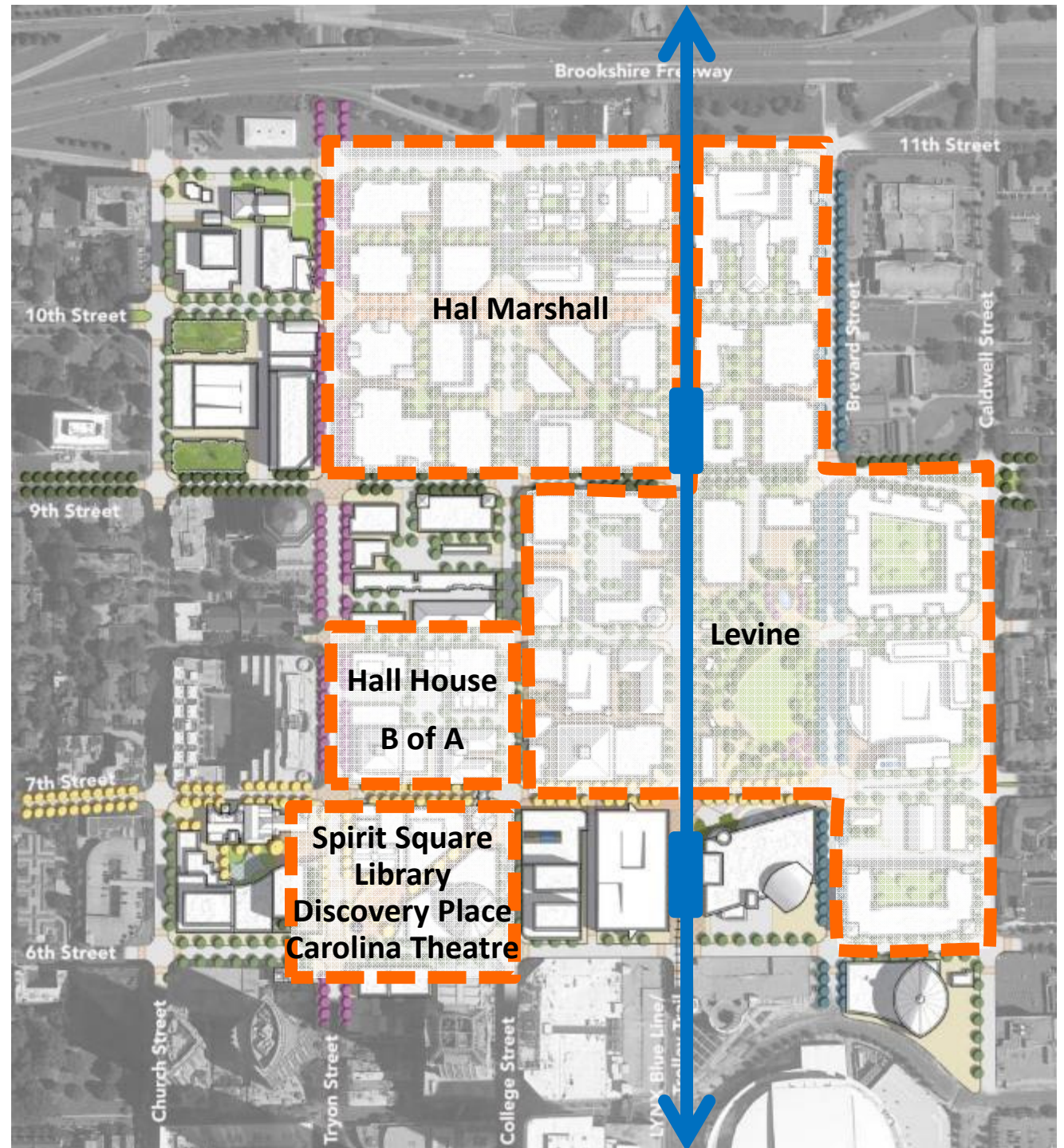


Looking East on 10th between Church & Tryon



Looking East on 10th between Church & Tryon





Top Five Strategies



1. Implementation organization
2. Interim programming & activation
 - Underutilized & vacant space
3. Lighting & public art
4. Coordinated, shared district parking strategy
5. Development Standards

