



# Plaza Midwood

GIS & MAPPING – FALL 2025

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# GIS Assignment 01: Base Maps

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September 7, 2025

# Overview Map

## Plaza Midwood

The Plaza Midwood neighborhood, which lies just east of Uptown, was one of the first street car suburbs in Charlotte. Today, it is easily accessed by I-277 and Independence Parkway. The western edge is bordered by Hawthorne Street and several industrial buildings. The eastern edge touches Briar Creek and the Charlotte Country Club. To the north is Plaza Hills at Mecklenburg Avenue and Country Club Lane.

A majority of the land use – over 92% – is one- to two-story residential buildings along streets that are laid out in a primarily gridiron pattern, with a few streets deviating to form curved or even looped streets. The streets were laid out by The Oakland Lawn Company starting in early 1903. Expansion continued slowly over the next 30 years, and the neighborhood continues to grow quickly today. The parcels tend to be small, with only a few areas that feature larger lots.

Central Avenue forms the southern border of the neighborhood, and is densely lined with one- to three-story commercial buildings. The current landscape has seen more full block, five- to six-story apartment buildings pop up as density is prioritized.






The residential character of Plaza Midwood is distinct from Uptown and its western neighbors. While larger buildings and dense commercial and industrial areas dominate areas to the west and south, Plaza Midwood is the start of a different pattern that radiates out beyond it to the north and east.

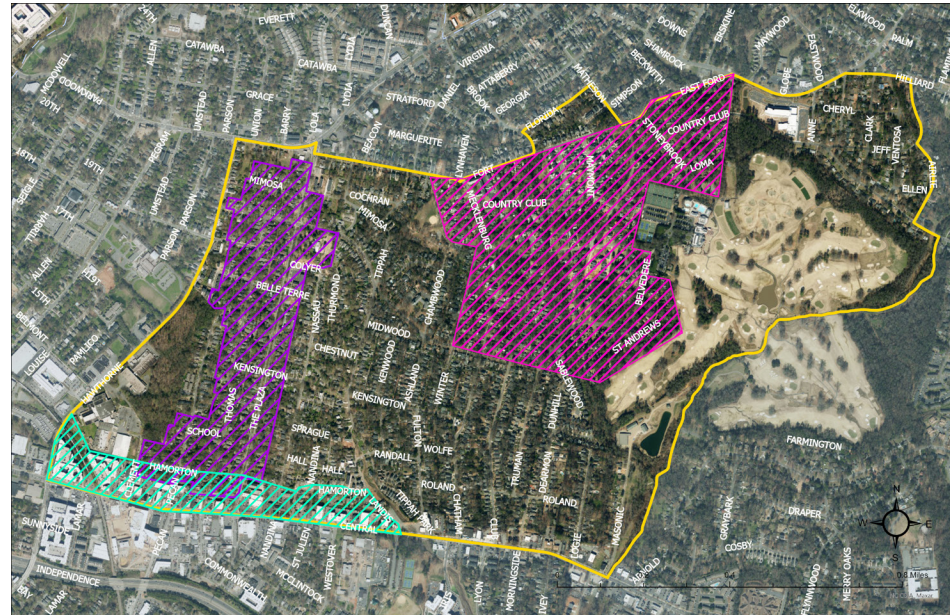


# Subarea Satellite Maps

## SUBAREA KEY

### Legend

-  Plaza Midwood (NPA 378)
-  Area of Influence
-  Subarea 1
-  Subarea 2
-  Subarea 3



## SUBAREA 2

The “Local Historic District” area is subject to Charlotte Mecklenburg Historic District Design Standards. Most of the homes were built between 1905 and 1930, with the exception of one home that was moved to its address on The Plaza from its original home on North Tryon Street. This area features smaller, quieter streets surrounding The Plaza, an important artery connecting the neighborhood’s north and south.

## SUBAREA 1

The Commercial Corridor along Central Avenue holds restaurants, bars, coffee shops, and retail. The area has recently become one of Charlotte’s busy Social Districts.



## SUBAREA 3

The area that developed next to the Charlotte Country Club was historically called Club Acres. It was slow to expand, until the 1930s when Charlotte’s elite started moving to the suburbs, with automobiles as their primary mode of transportation. The parcels here are larger than most others in Plaza Midwood.

# Features Map

## Plaza Midwood

Almost all of Plaza Midwood is residential, featuring mostly small parcels within an array of block shapes and sizes. Central Avenue, along the southern border of the neighborhood, is a commercial corridor featuring restaurants, bars, shopping, and more.

There are several Historic Landmarks throughout the neighborhood, including the original Midwood Elementary School, which is currently unoccupied.

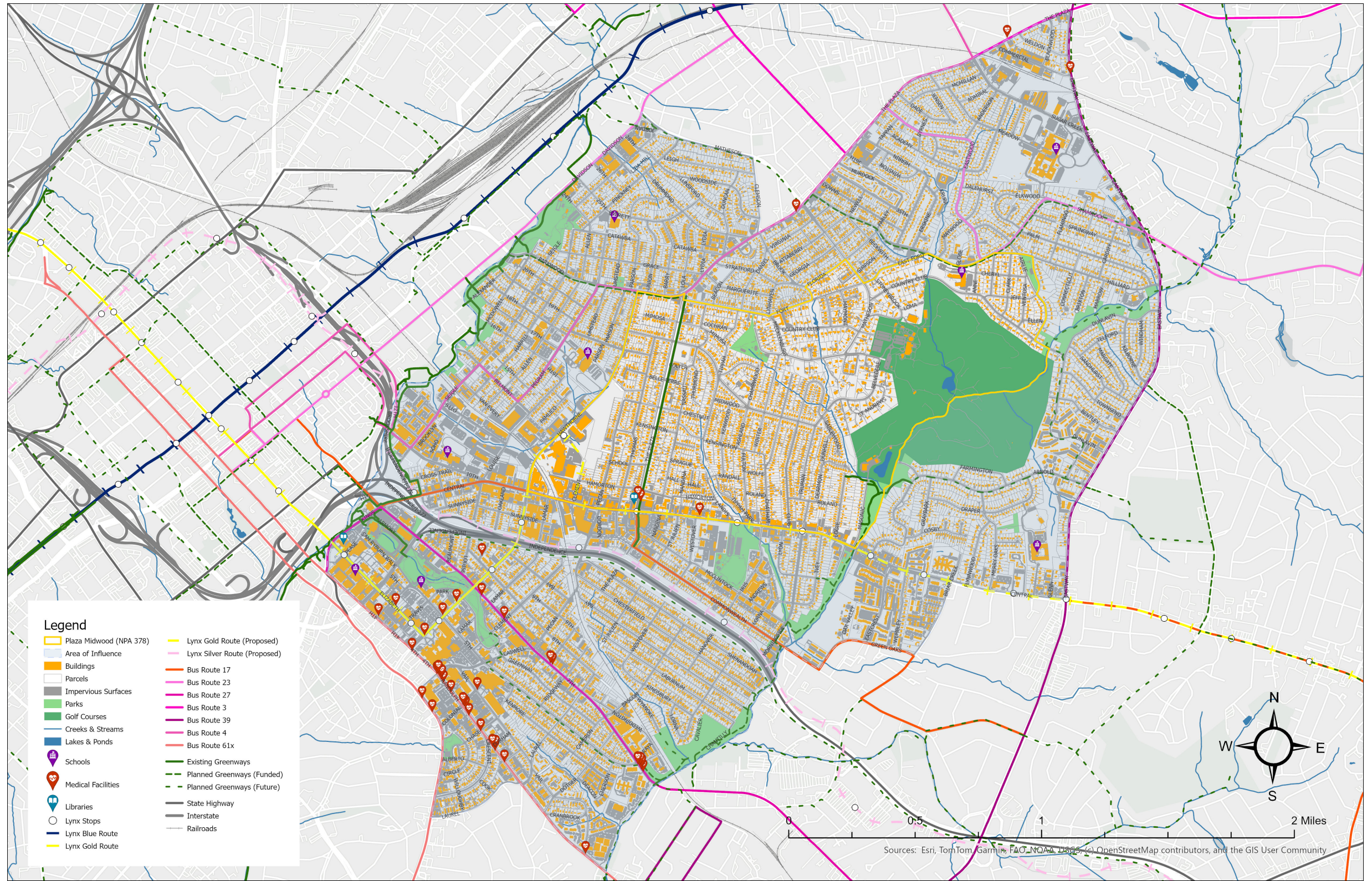
The original W.T. Harris Grocery store was located at 1504 Central Avenue. Now, a Harris Teeter – one of many in the regional franchise – is located on the southeast corner of The Plaza and Central Avenue.

Diagonally across that same intersection is the Plaza Midwood branch of the Charlotte Mecklenburg Library.

In 1930, the Charlotte Country Club replaced its original farmhouse with a new Clubhouse, which still stands today, continuing a legacy of the “who’s who” in Charlotte.

There are some greenways that snake in and around the neighborhood, with more planned for development. The neighborhood is connected to public transportation mainly through bus route 17, with stops along Central Avenue.

Like its surrounding neighborhoods, Plaza Midwood features a dense network of buildings and a hub of commercial activity along a main thoroughfare.

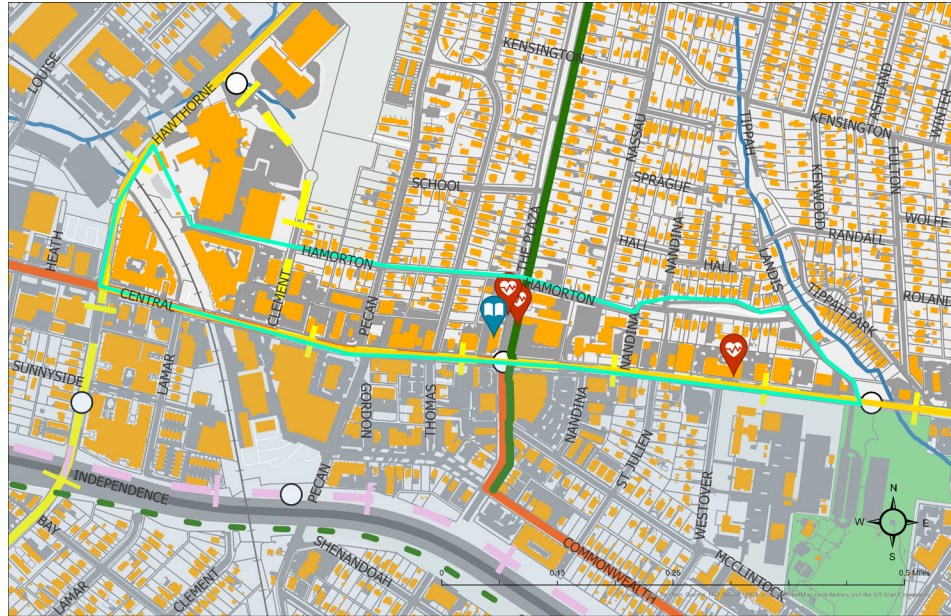




# Subarea Feature Maps

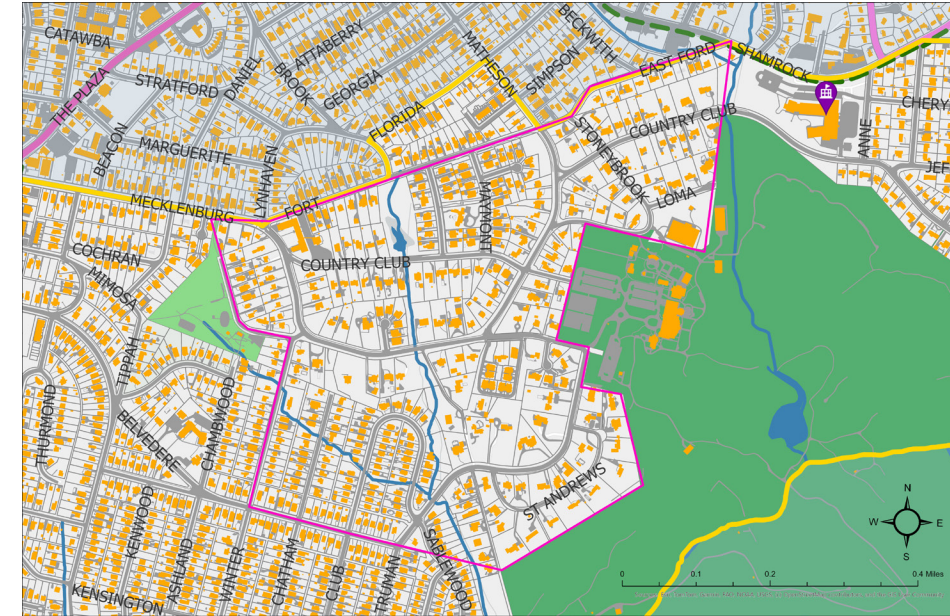
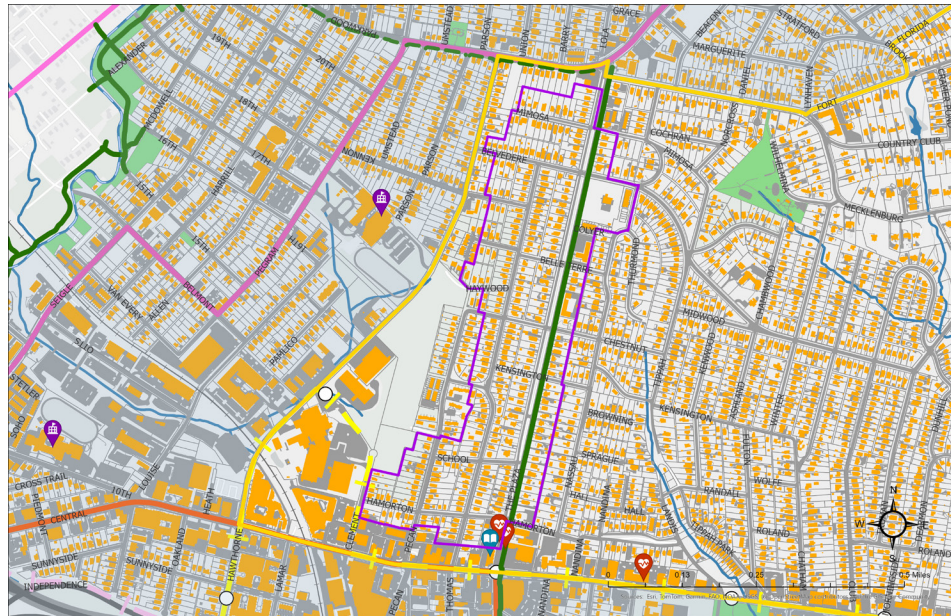
## SUBAREA 1

The Commercial Corridor is the most commercial and recently-developed part of the neighborhood. It draws the most foot traffic and is best connected to public transportation, making it an essential hub for local residents and a destination for many Charlotteans and tourists alike. It includes the largest and tallest buildings in the neighborhood.



## SUBAREA 2

The Local Historic District is much quieter, while still surrounding an important route connecting Plaza Midwood's commercial area with neighborhoods to the north. The Plaza is known for its tree-lined median, established bike lanes, and the quaint historic homes that line it. This area is primarily residential, although some businesses have sprung up at its northern end.



## SUBAREA 3

The Club Acres area features residential homes on larger parcels, and a higher number of curvilinear streets. There is much more open space than in other parts of the neighborhood, and the area is far from any forms of public transportation. It is directly adjacent to the Country Club and golf course that line the neighborhood's east side.

### Legend

- Plaza Midwood (NPA 378)
- Area of Influence
- Subarea 1
- Subarea 2
- Subarea 3
- Buildings
- Parcels
- Impervious Surfaces
- Parks
- Golf Courses
- Creeks & Streams
- Lakes & Ponds
- 📍 Schools
- 📍 Medical Facilities
- 📍 Libraries
- Lynx Stops
- Lynx Blue Route
- Lynx Gold Route
- Lynx Gold Route (Proposed)
- Lynx Silver Route (Proposed)
- Bus Route 17
- Bus Route 23
- Bus Route 27
- Bus Route 3
- Bus Route 39
- Bus Route 4
- Bus Route 61x
- Existing Greenways
- Planned Greenways (Funded)
- Planned Greenways (Future)
- State Highway
- Interstate
- Railroads

# GIS Assignment 02: Site Inventory Maps

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September 22, 2025

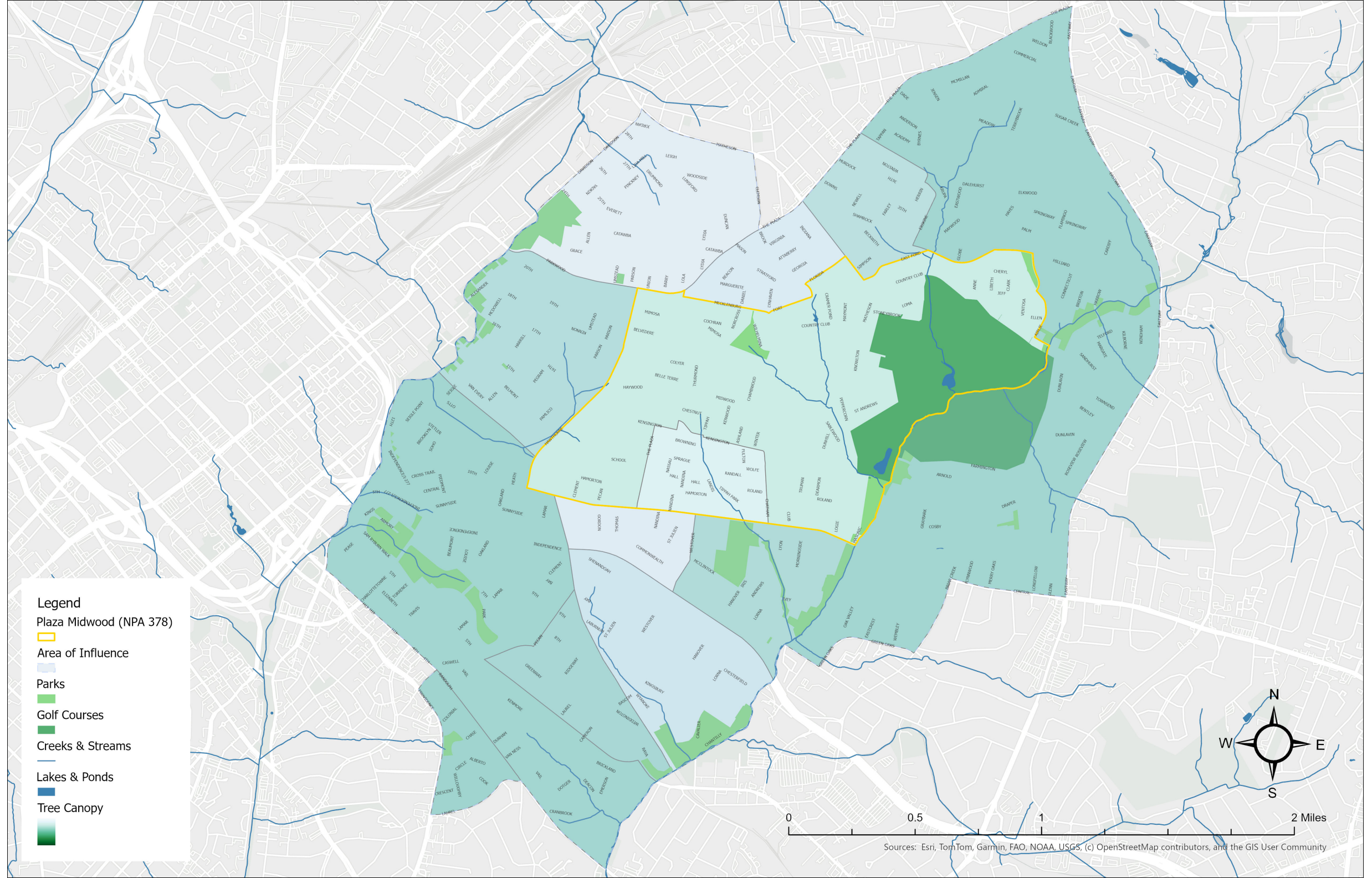
# Tree Canopy Map

## Plaza Midwood

Well-draining soil and a large number of old trees are spread throughout the dense urban neighborhood.

Plaza Midwood's tree coverage relative to its area falls in the lower-middle range. This metric dips slightly surrounding the middle section of Central Avenue, which is more densely commercial. The overall amount of tree canopy coverage falls between those of the surrounding neighborhoods, some of which show distinctly more canopy than others.

While The Country Club and golf course on Plaza Midwood's east side create the impression of a significant amount of land that could host trees, this area is not likely to majorly impact the area's tree canopy coverage as the land is kept mostly cleared. Therefore, the neighborhood's tree canopy primarily consists of the trees that have grown between houses and along streets. The Club boasts most of the neighborhood's open green space and waterbodies, although a forked creek connected to Little Sugar Creek runs well into the central part of the residential area.



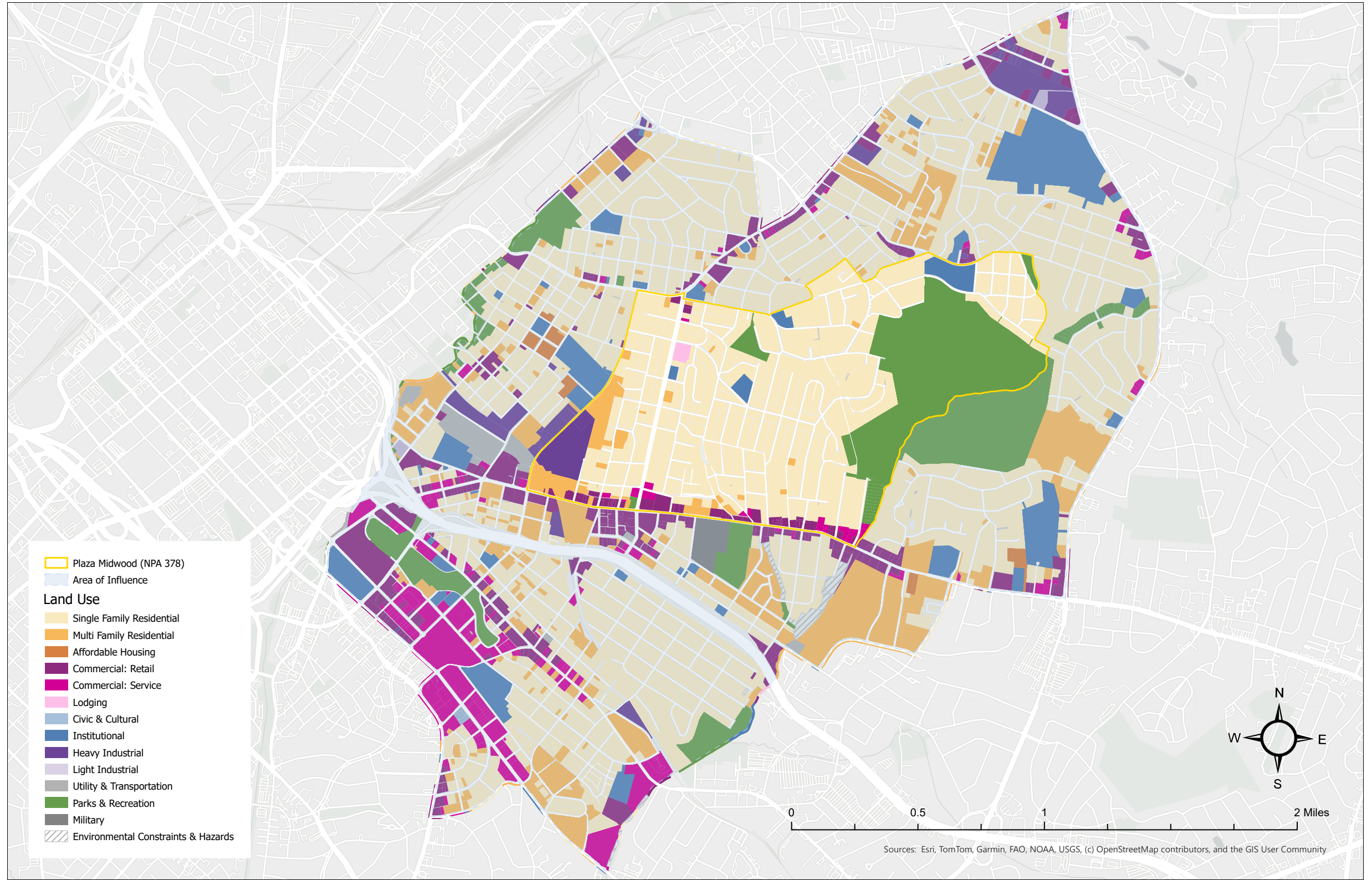
# Land Use

## PLAZA MIDWOOD

Plaza Midwood is predominantly composed of single-family residential parcels. There are a few multi-family residential parcels, but these tend to cluster near the southern and western edges of the neighborhood, or in the area of influence.

A large portion of the neighborhood's eastern edge is taken up by the Country Club's green space, and the primary commercial corridor lines its southern border. The industrial area of the neighborhood occupies minimal land, instead extending into the area of influence to the west. A large cluster of commercial office buildings (hospital complexes) dominate the southern area of influence, along with more single family residential parcels.

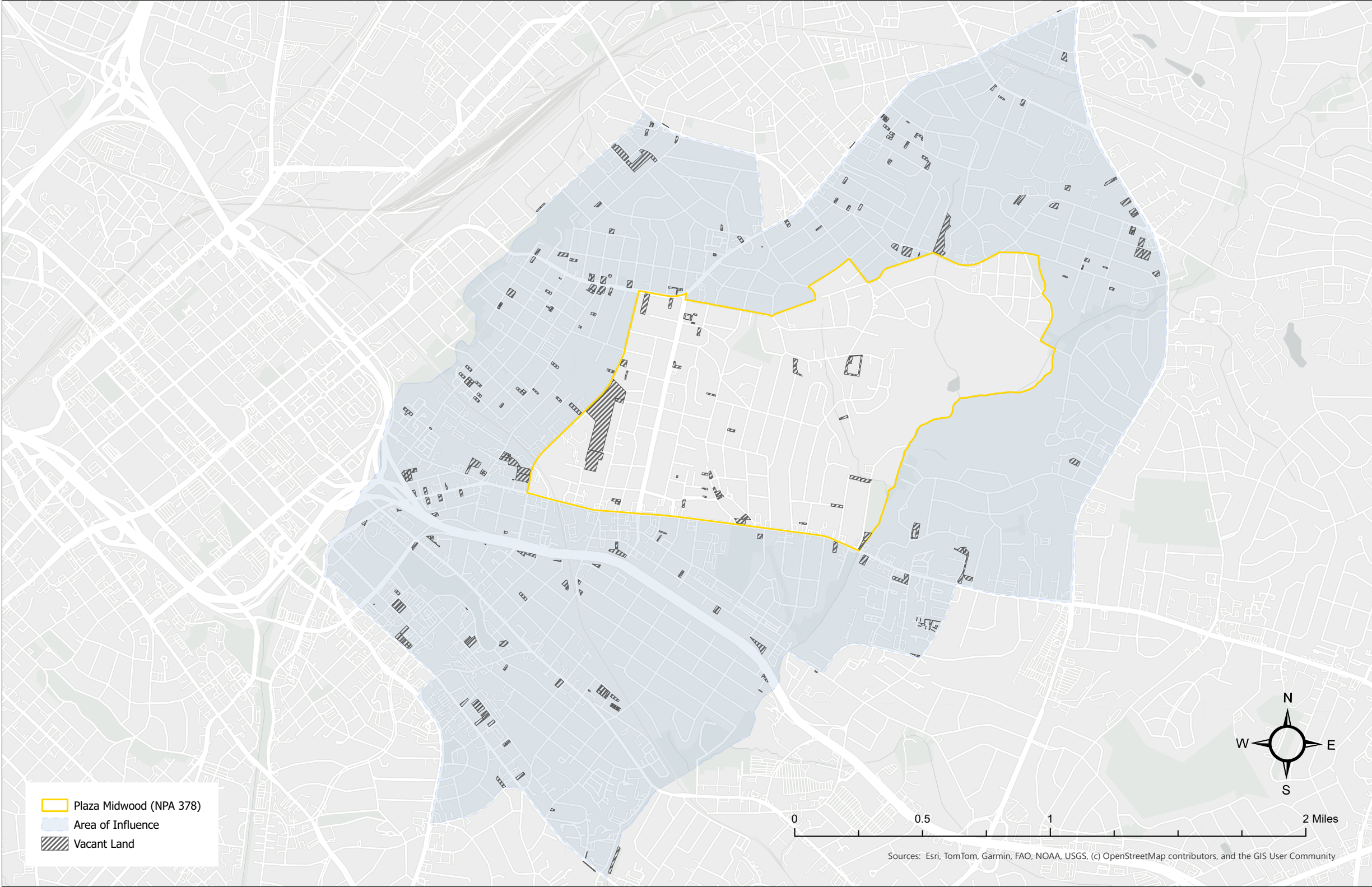
While there are numerous cases of civic and institutional land use surrounding the area, only a few parcels fall into this category within the neighborhood itself. Similarly, parks and recreational areas aside from the Country Club are limited, appearing more outside the neighborhood in its area of influence.



# Vacant Land

## Plaza Midwood

The vacant land in Plaza Midwood includes small parcels scattered across the neighborhood and two larger parcels near the western edge.



# Building Types

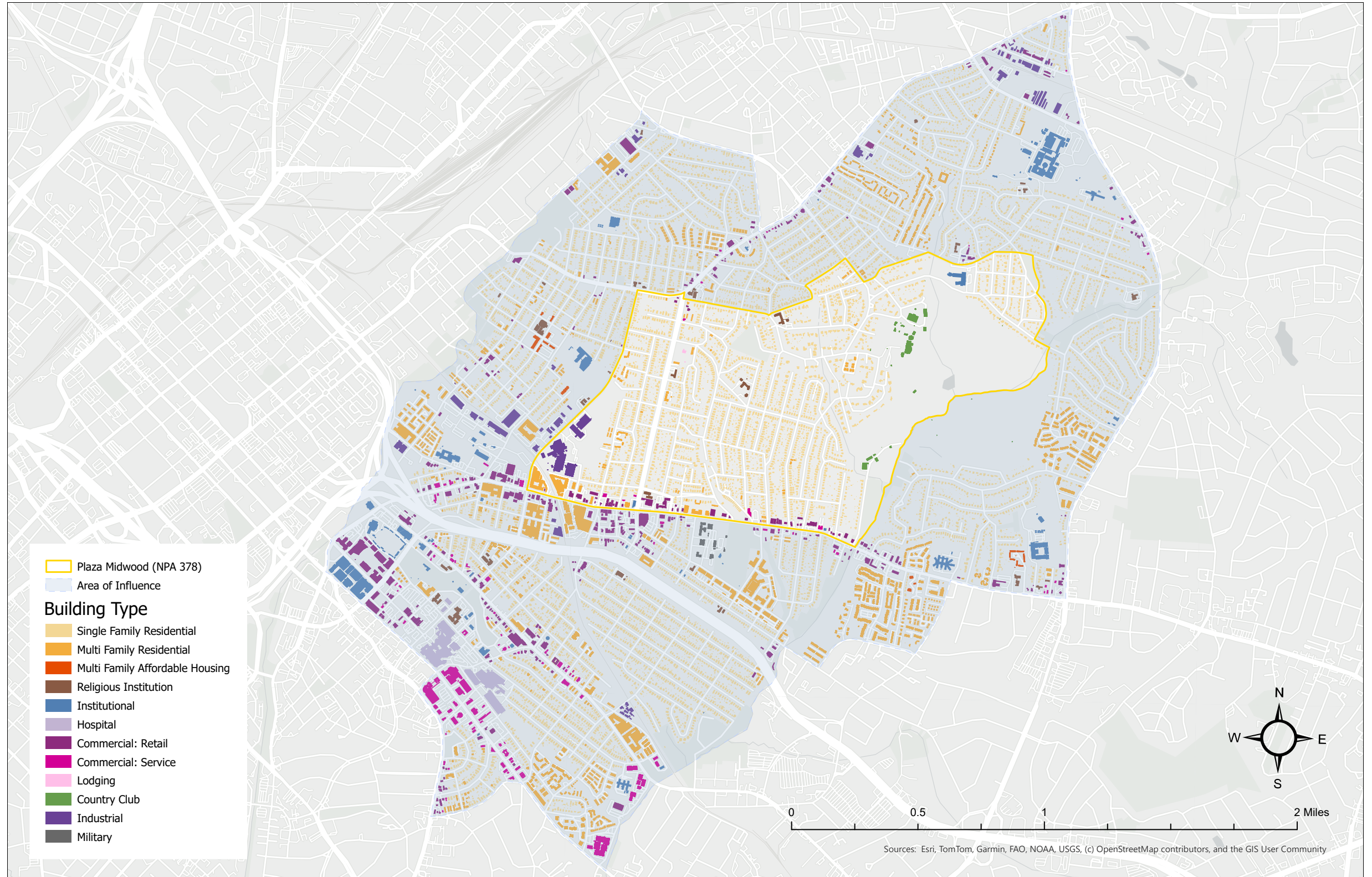
## Plaza Midwood

Plaza Midwood is dominated by single-family homes, with some multi-family homes near commercial centers and in pockets of development.

The commercial buildings run along Central Avenue and the stretch of The Plaza that begins just outside of the neighborhood boundary.

Heavy industrial buildings are clustered in the southwest corner of the neighborhood along Hawthorne Lane.

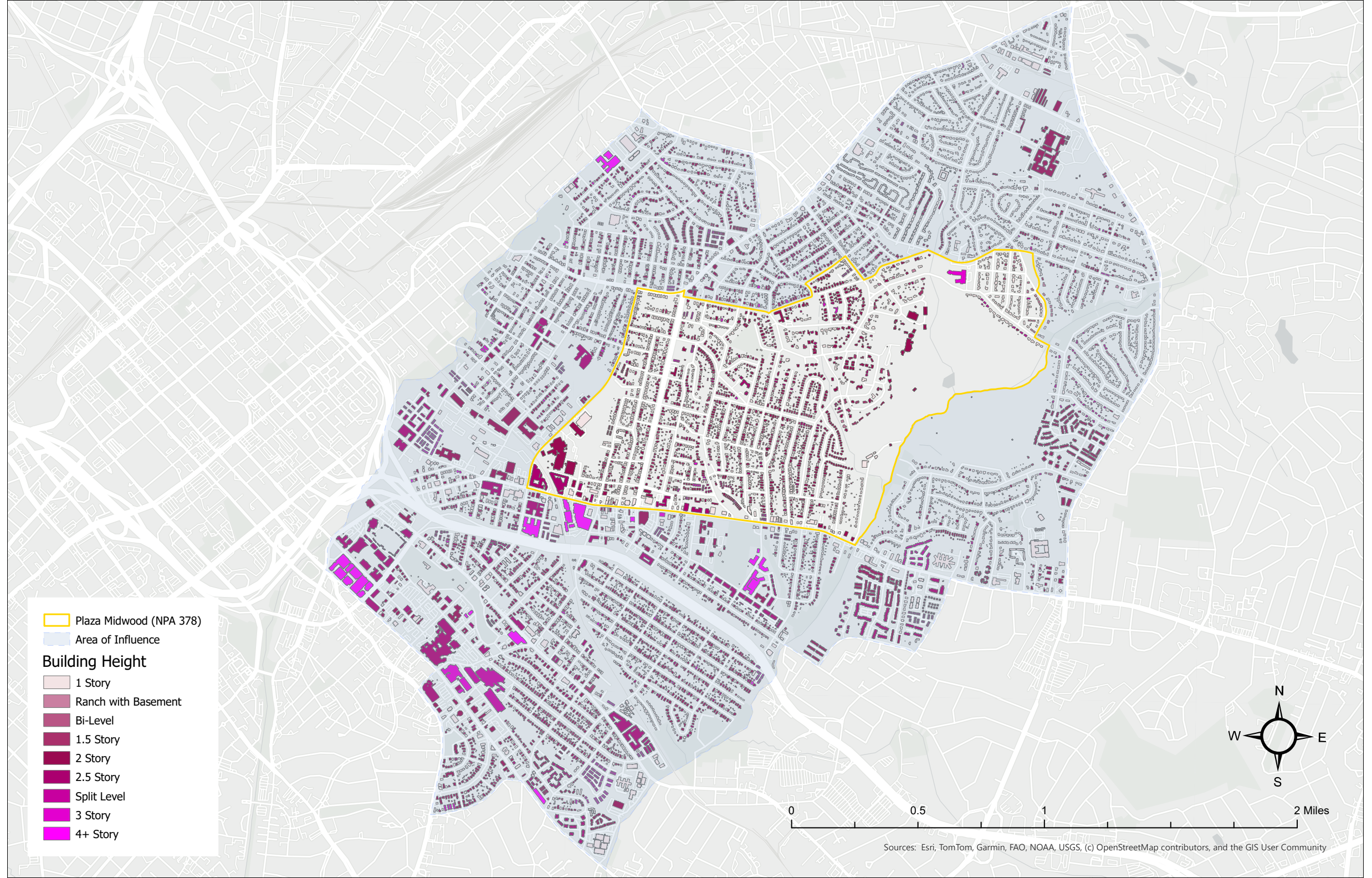
While there are numerous cases of civic and institutional buildings surrounding the area, only a few buildings fall into this category within the neighborhood itself.



# Building Height

## Plaza Midwood

Most of the buildings in Plaza Midwood are one- or two-story residences. Taller buildings of four stories or more tend to appear outside of the neighborhood in its area of influence, including a handful just across Central Avenue.

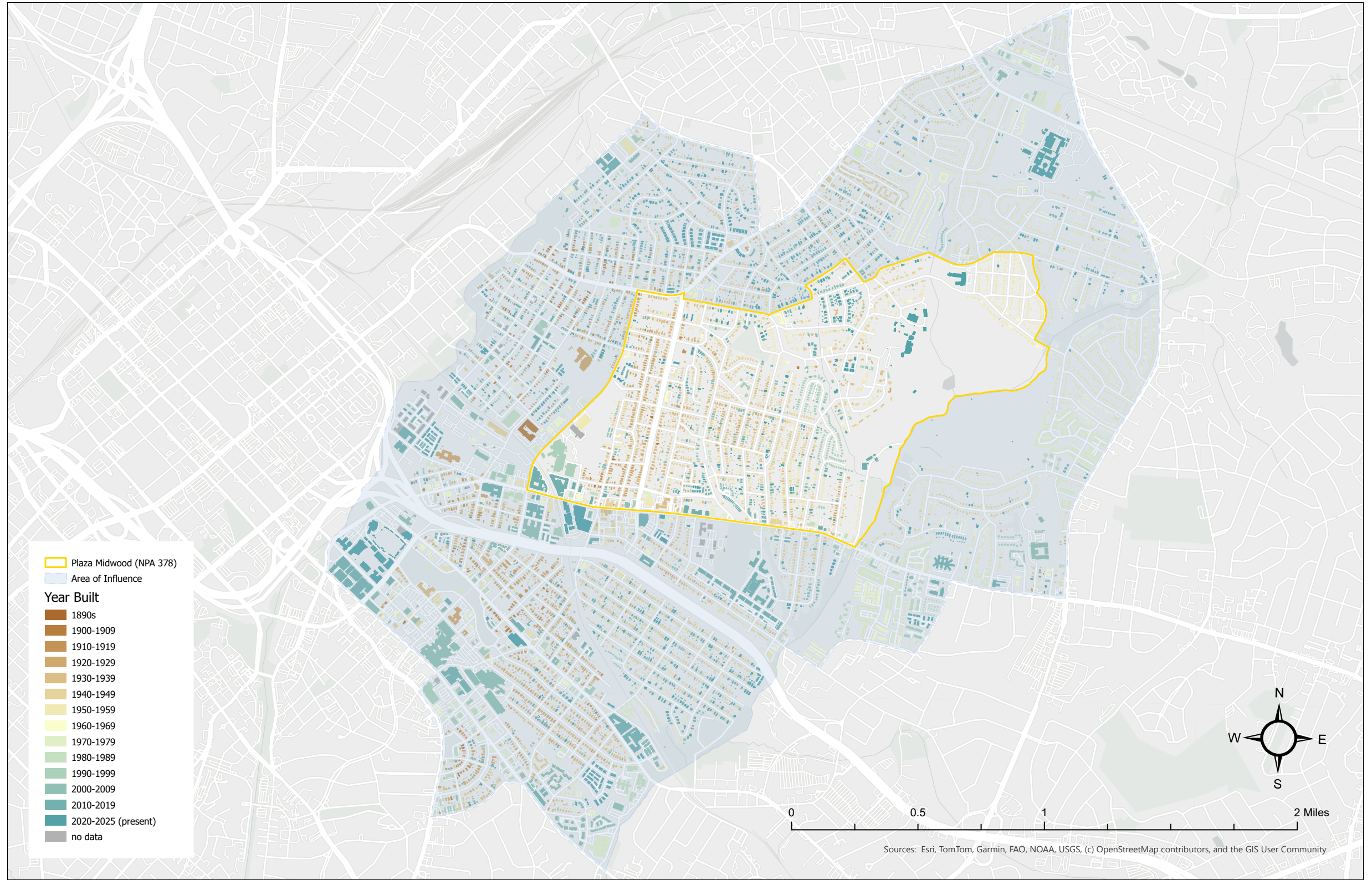


# Building Age

## Plaza Midwood

Plaza Midwood is characterized by a range of buildings from historic (1890s at the earliest) to modern (built in the last 5 years). A core of historic homes built about 100 years ago cluster around The Plaza. Almost equally present are homes built in the last 50 years, including clusters of residences near the Country Club and along Central Avenue.

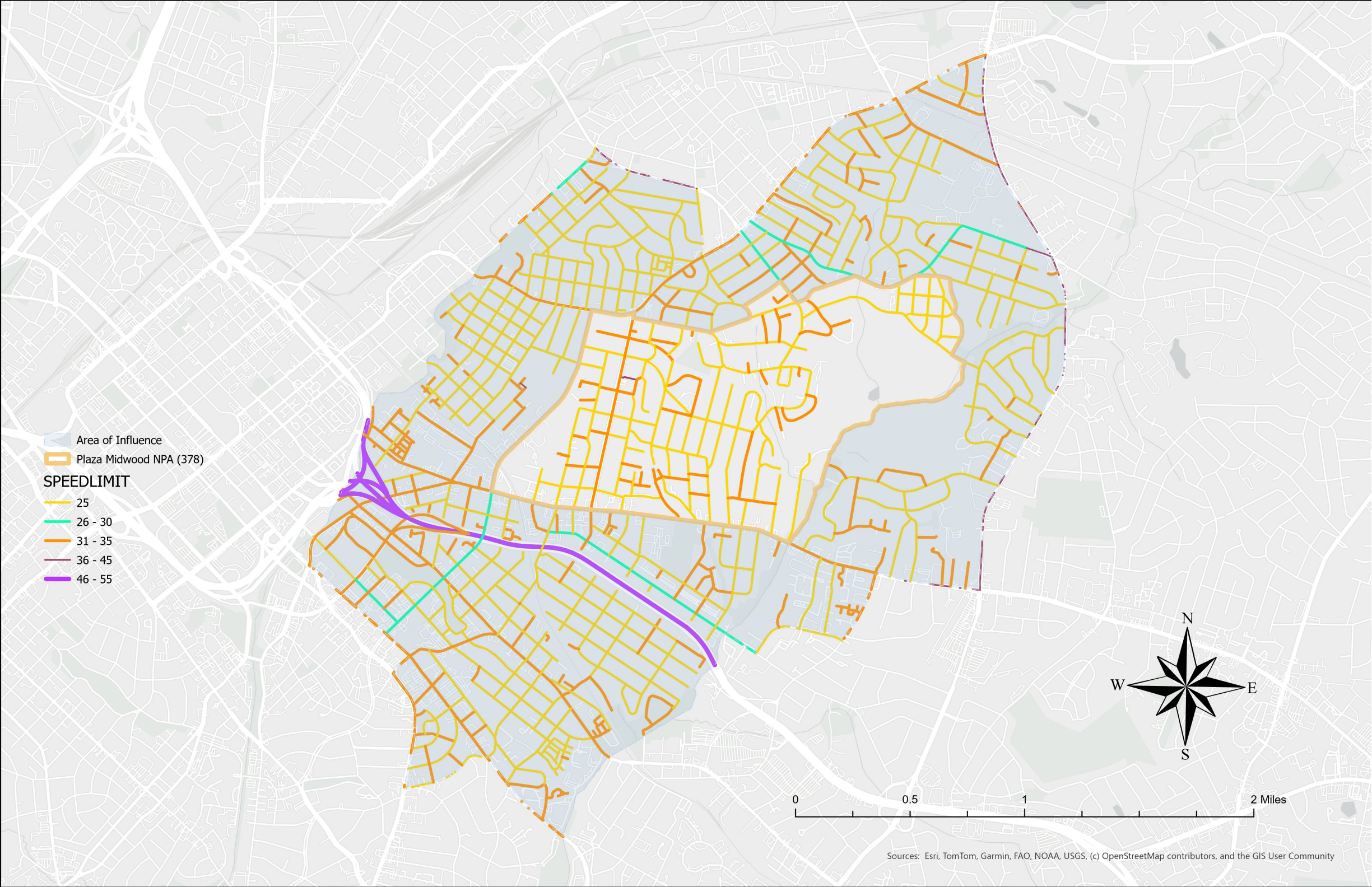
The neighborhood appears to hold a higher concentration of homes built before 1950 than most of its neighboring area, except perhaps for just south of the highway in Elizabeth. Overall, Plaza Midwood's building age creates a patchwork of older and newer homes, with some representation from each decade spanning the last 135 years.



# Streets & Street Network Types

## Plaza Midwood

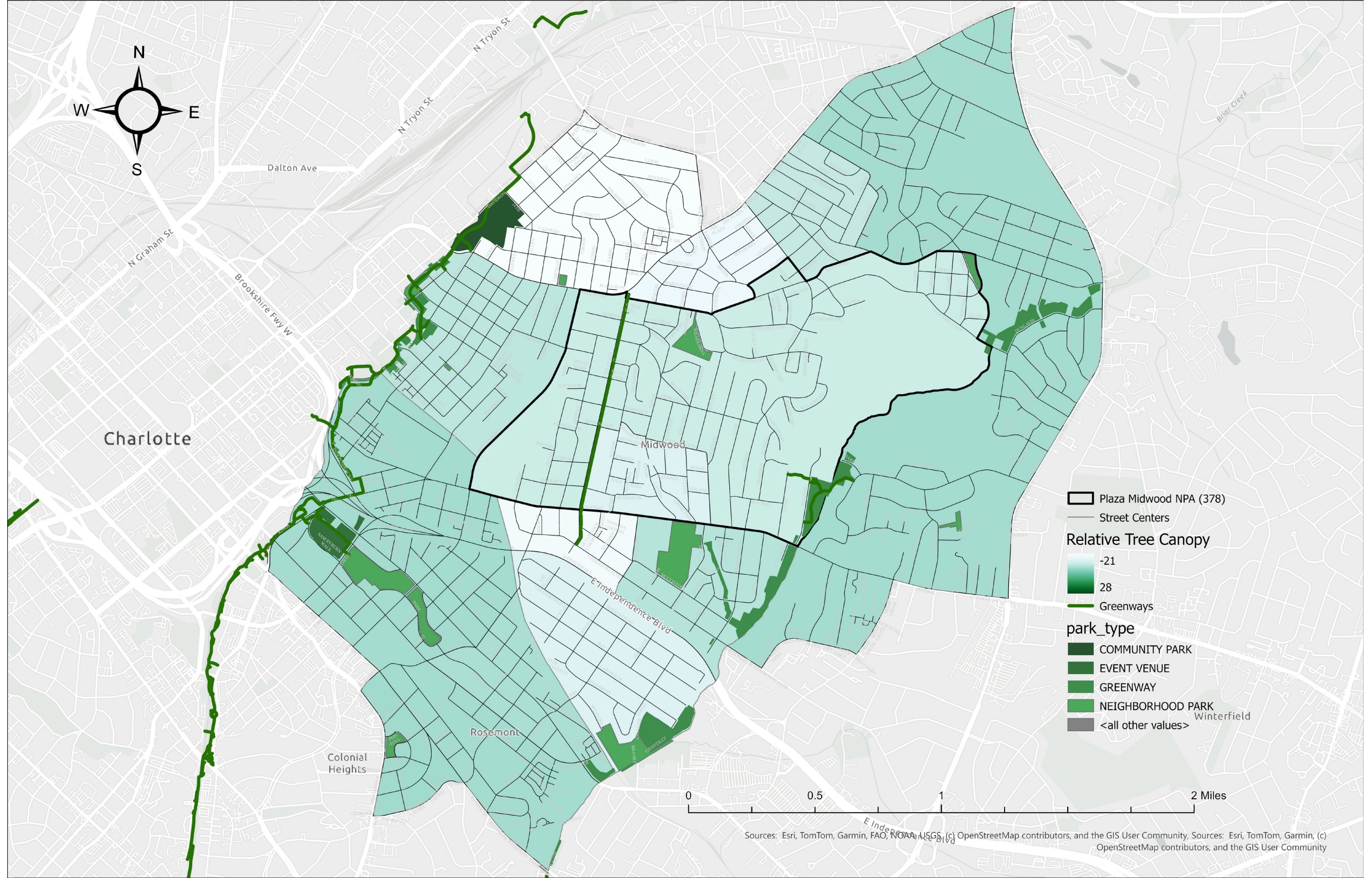
Most streets in Plaza Midwood are residential two lane roads, with parking on one or both sides. Central Avenue is four lanes across in most places, including parking. Independence Parkway cuts through the area of influence and has eight lanes and a speed limit of 55 miles per hour.



# Parks & Greenways

## Plaza Midwood

Plaza Midwood itself does not contain many parks, but its area of influence does. The City of Charlotte has a classification for its parks. Within this area of influence there are spaces defined as: community park, event venue, greenway, and neighborhood park. The tree canopy is overlaid underneath this map to show relative tree coverage and how it overlaps with areas of publicly accessible green space.

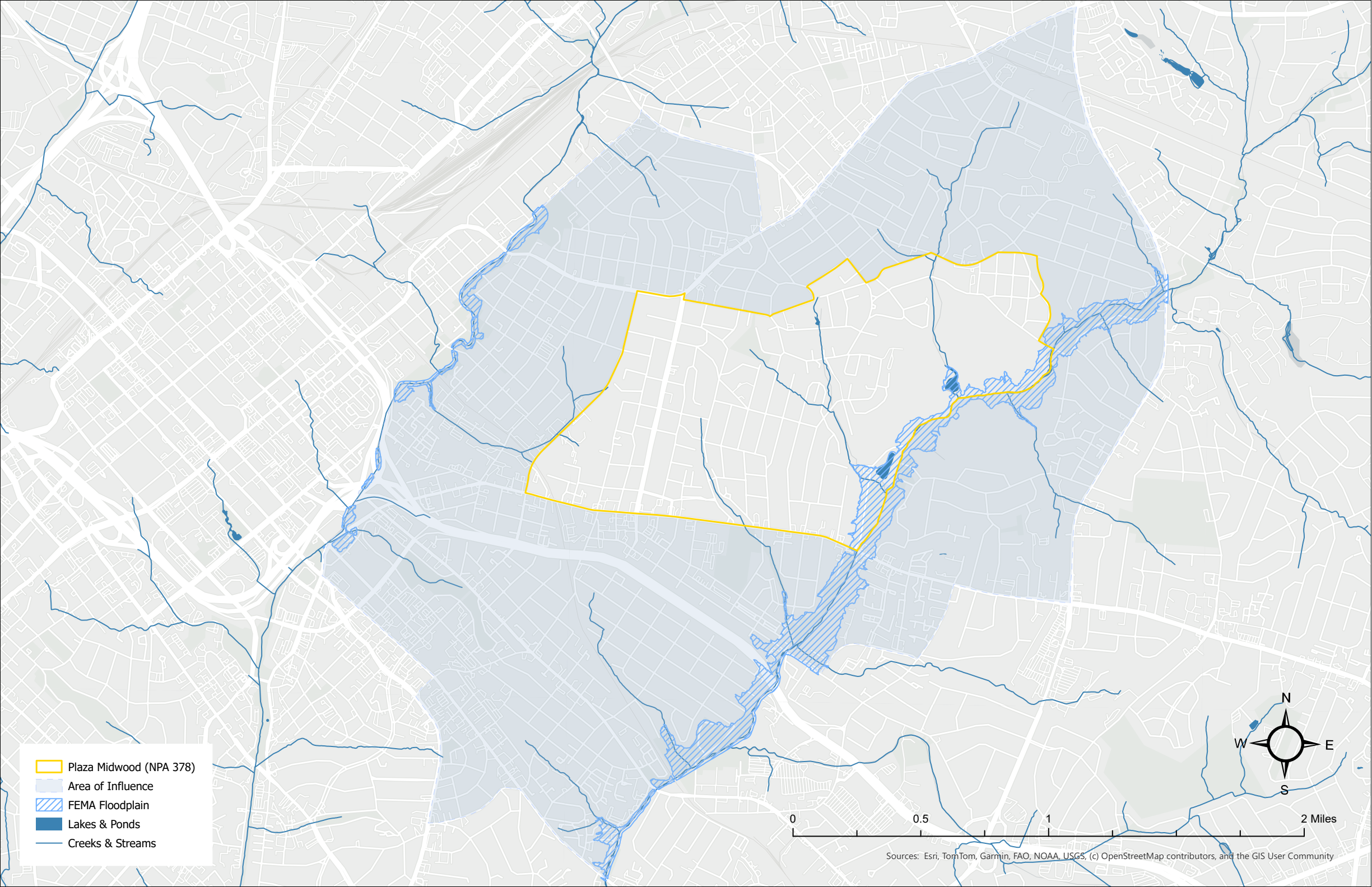


# Water Bodies & Flood Zones

## Plaza Midwood

Plaza Midwood’s water bodies and flood zone line the western edge of the neighborhood. Briar Creek forms the edge of the neighborhood boundary, and intersects with two small ponds in the area of the Country Club. Three more creeks branch from Briar Creek and extend into the neighborhood area.

The FEMA-designated flood zone appears only to affect the Country Club and one residential street in the neighborhood.



# Rail Lines

## Plaza Midwood

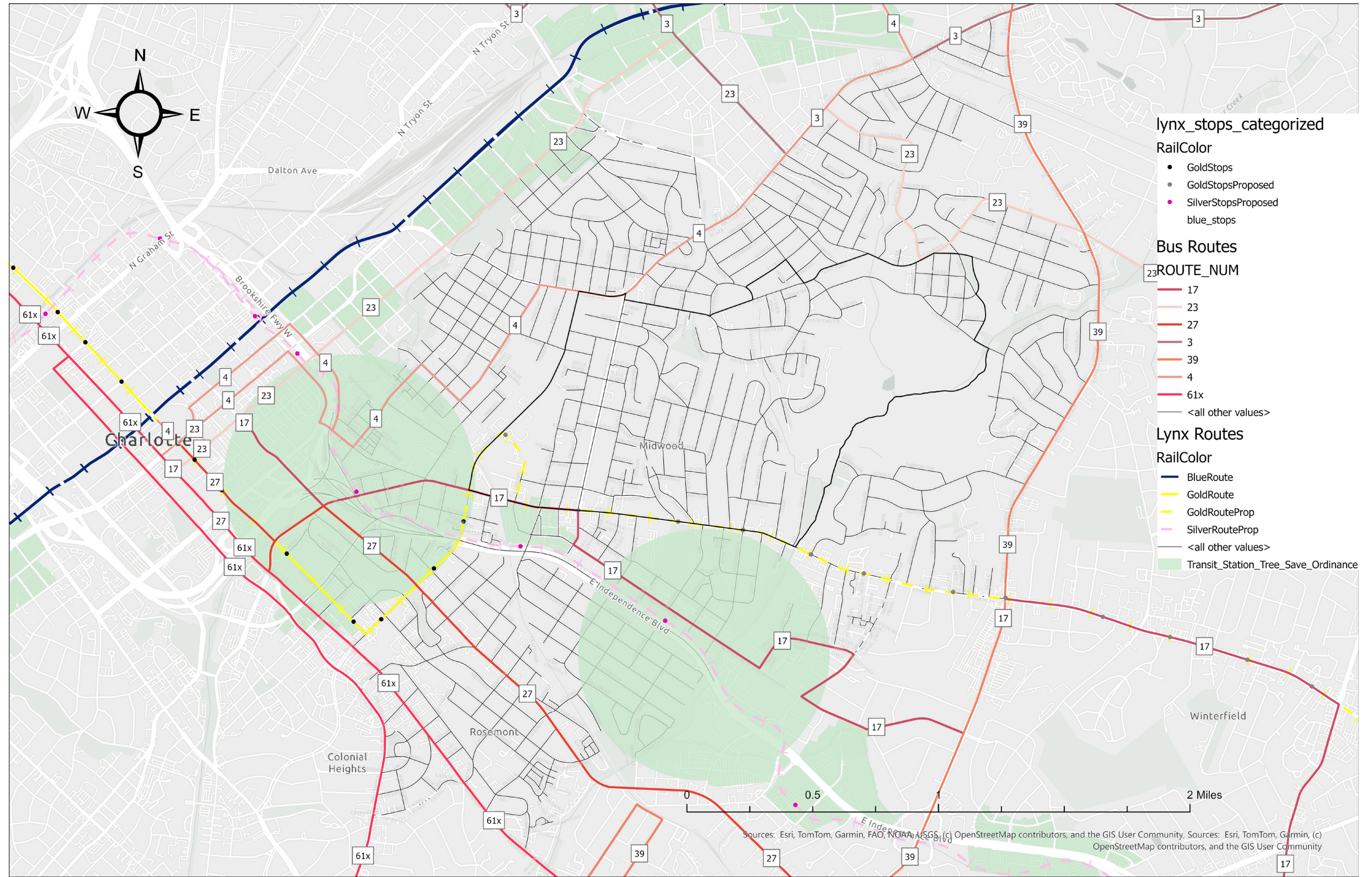
Plaza Midwood has no rail/bus lines running through it. There are bus routes and proposed rail routes that run along the defining roads of the neighborhood.

Notably, routes 17 and 4 both circumnavigate (somewhat) the area.

A proposed gold route also runs through central ave, but this project is unfunded and not guaranteed to ever be built. The proposed silver and red lines face the same fate.

Currently, public transportation in the area leaves a lot to be desired. It might seem from visiting the area that they focus on increasing active transportation in lieu of the lack of public transportation.

Also represented on this map are areas where Charlotte tree saving ordinances must be followed. This is relevant because it creates a direct link between transportation and green spaces.



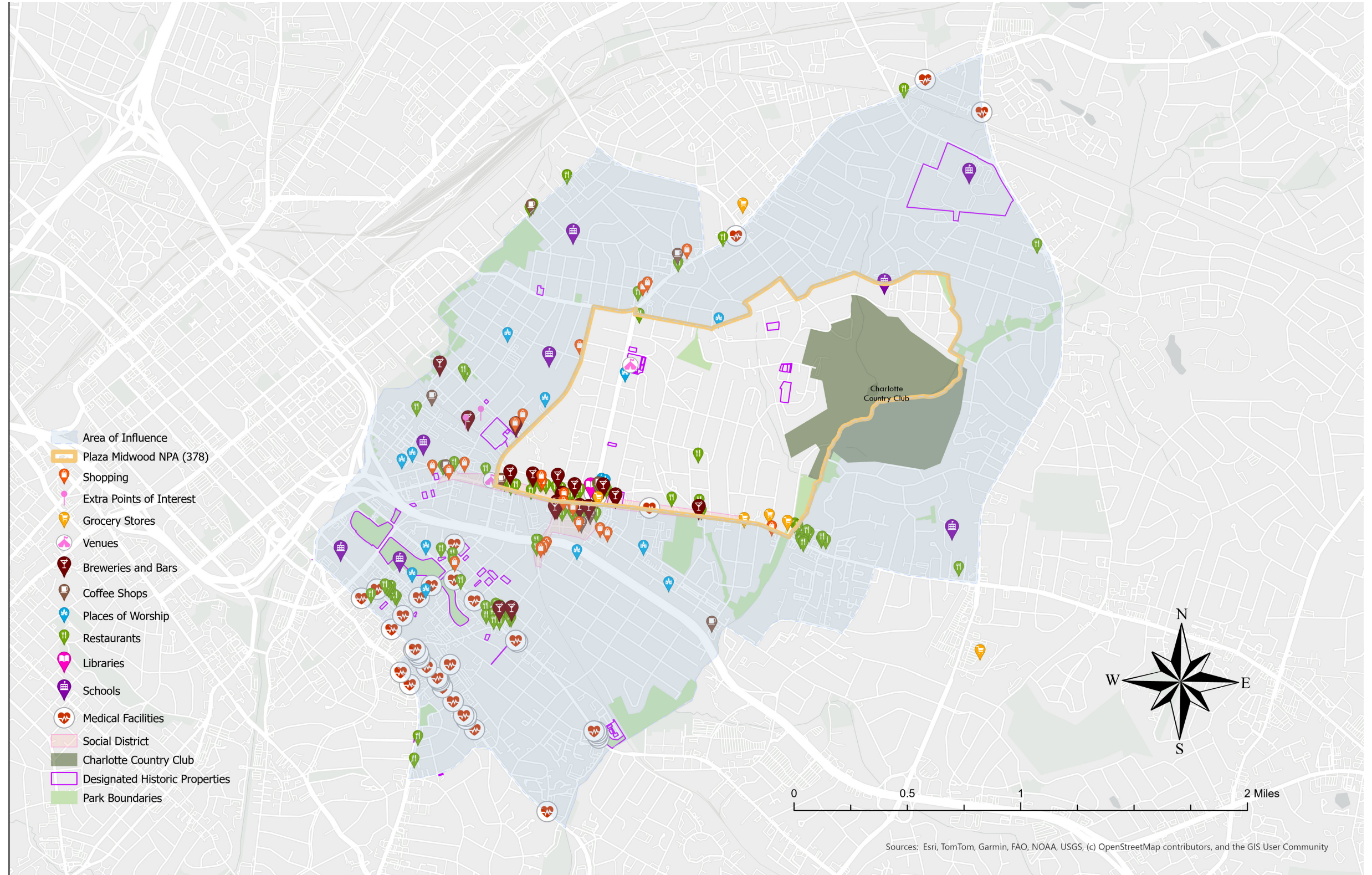
# Points of Interest

## Plaza Midwood

Plaza Midwood is a historic residential neighborhood and a majority of the homes are in well preserved condition.

There are seven properties that are designated landmarks in addition to including a section that is a Designated Historic District.

Plaza Midwood boasts a new “social district” which runs along Central Avenue. There is a branch of the public library on the corner of Plaza and Central. There are three churches in Plaza Midwood with another ten in our area of influence. There are a lot of restaurants, bars, and shopping along the main corridor.



# GIS Assignment 03: Socio-Economic Analysis Maps

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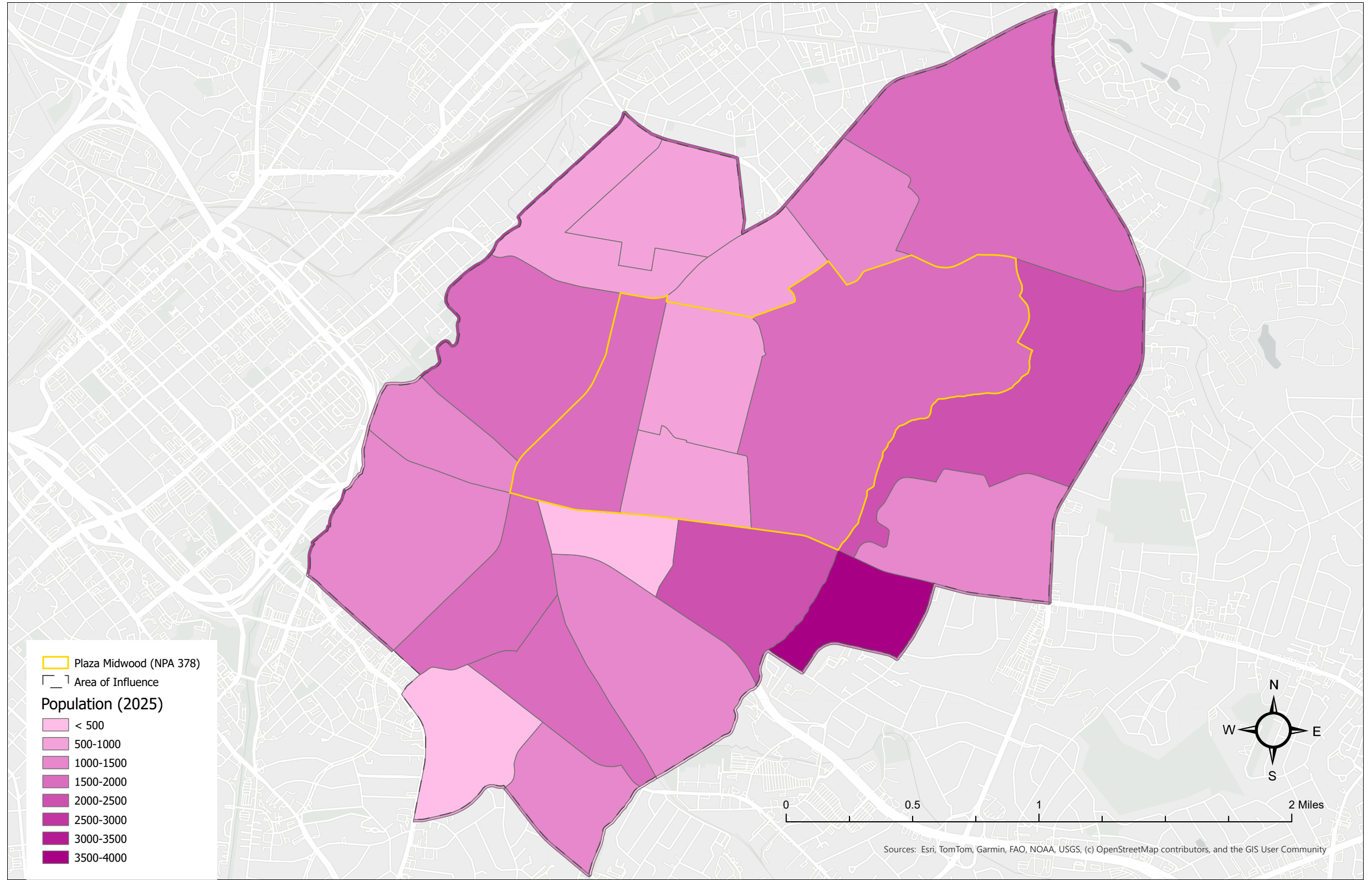
September 29, 2025

# Population

## Plaza Midwood

Plaza Midwood is similarly populated to its neighboring areas, with higher population counts in the eastern and western census block groups of the neighborhood.

Overall, Plaza Midwood's population is 5,277.



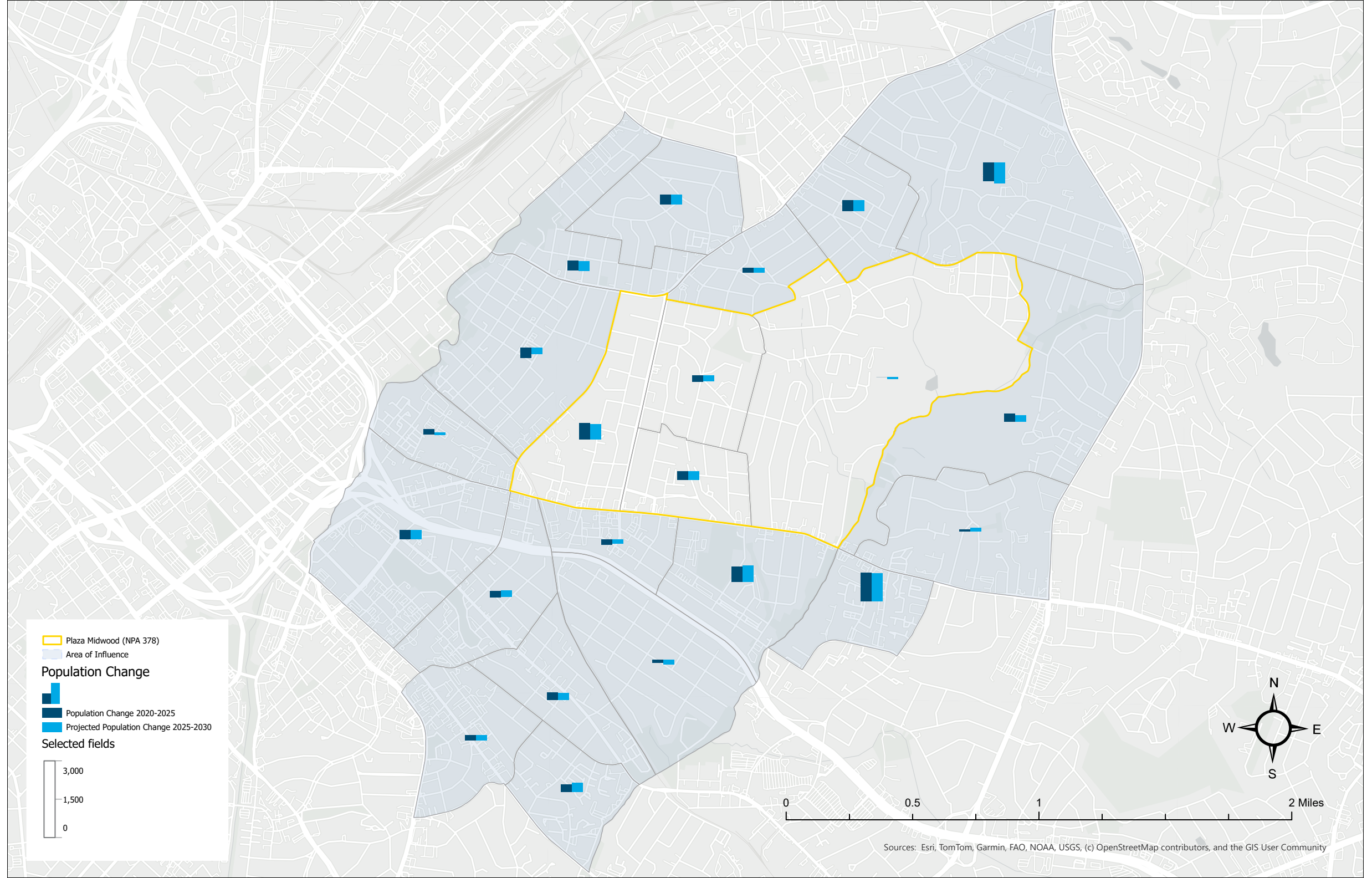
# Population Change

## Plaza Midwood

Plaza Midwood's population grew from 2020 to 2025, primarily in the western parts of the neighborhood. There was very minimal population growth in the eastern area.

Population is expected to grow a similar amount across the neighborhood in the next 5 years, with more growth in the eastern section of the neighborhood than there was in 2020-2025.

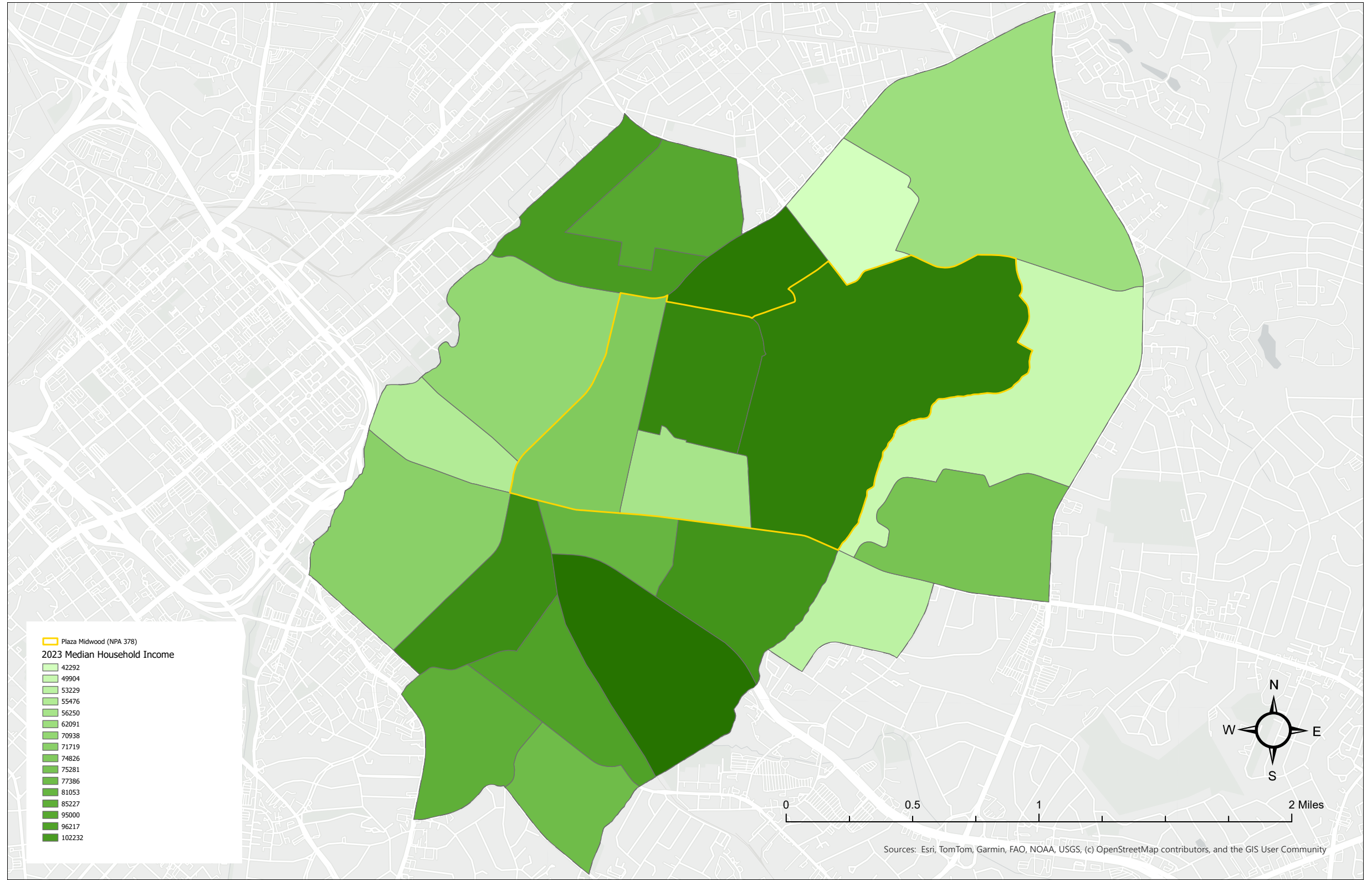
Other neighborhoods in the area of influence are expected to grow at similar or higher rates than Plaza Midwood.



# Median Household Income

## Plaza Midwood

Median household income in Plaza Midwood in 2023 ranged between \$56,250–\$181,477, with the highest median incomes reported in the area surrounding the Country Club.

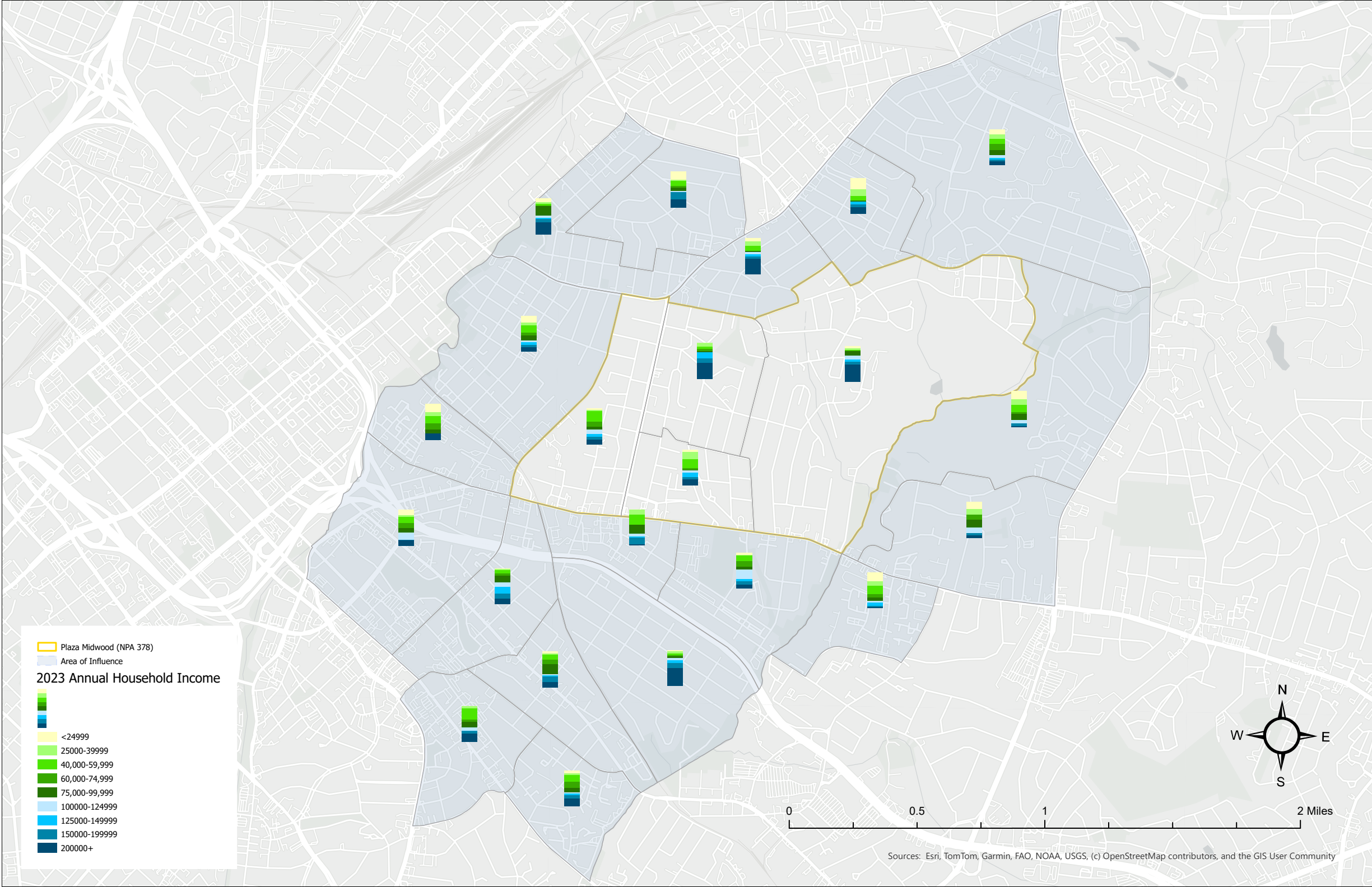


# Average Household Income

## Plaza Midwood

Average household incomes in Plaza Midwood are in the higher range relative to its area of influence.

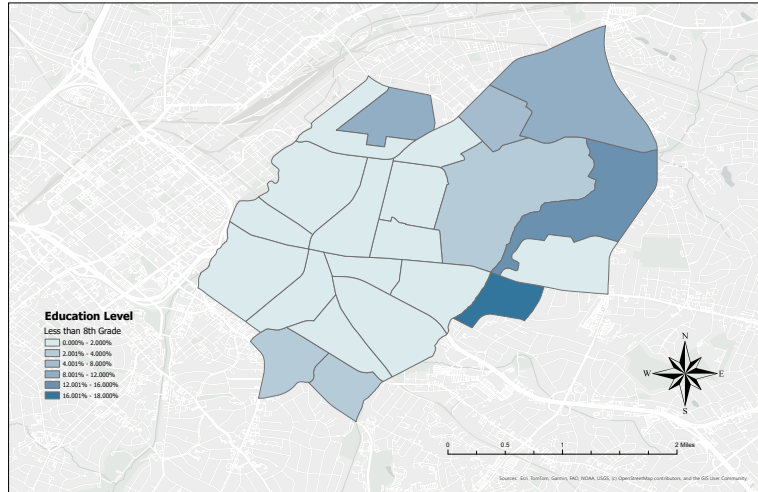
Neighborhoods in the area of influence tend to show larger numbers of households earning less than \$25,000 per year and fewer numbers of households earning more than \$200,000.



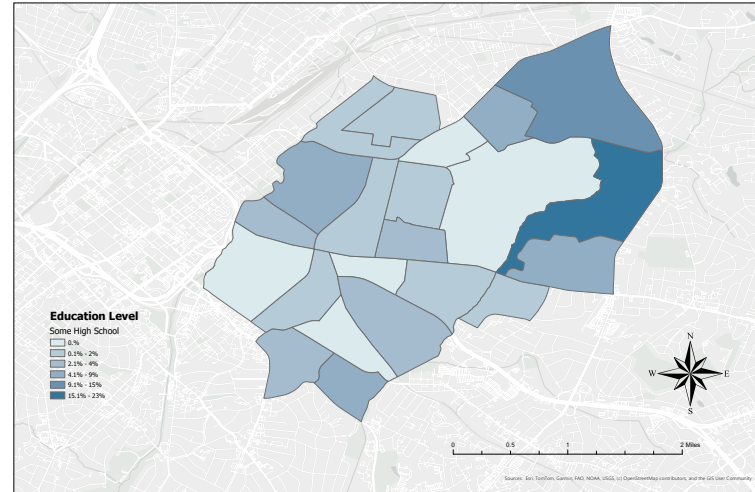
# Educational Attainment

Plaza Midwood

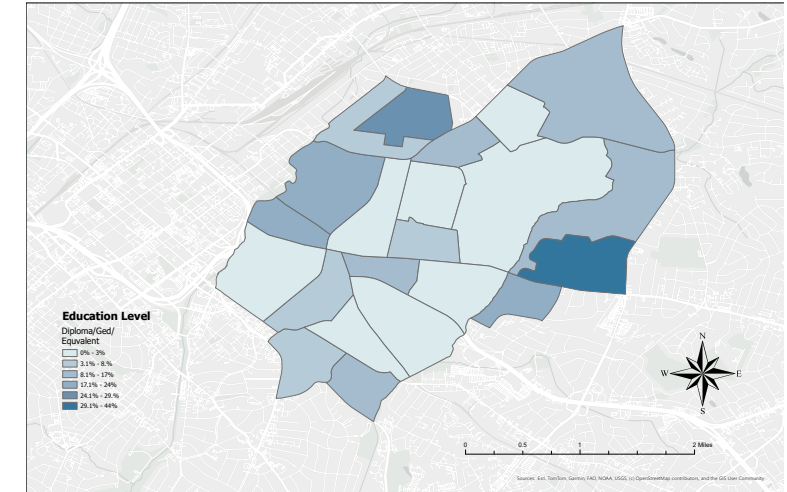
Less than 8th Grade



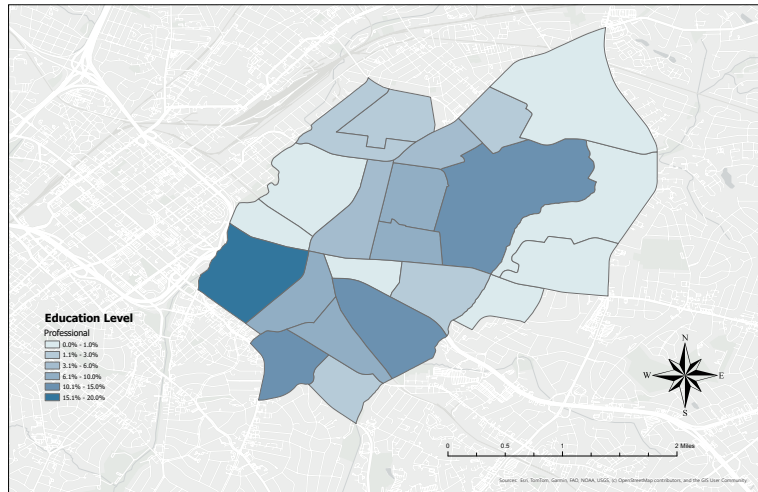
Some High School



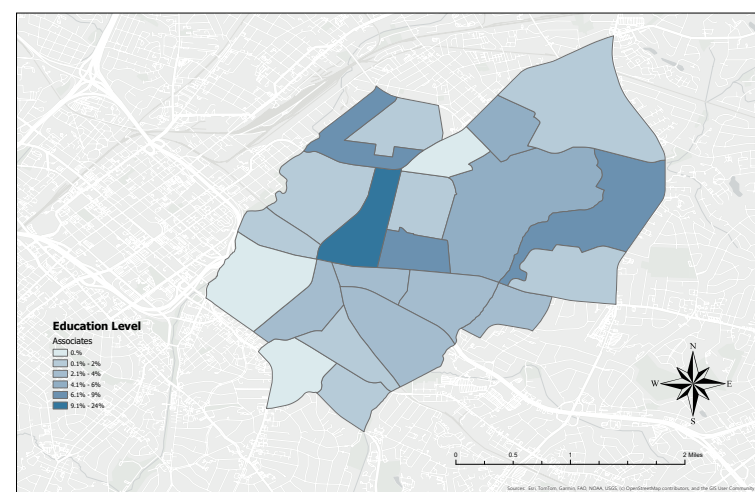
Diploma, GED or Equivalent



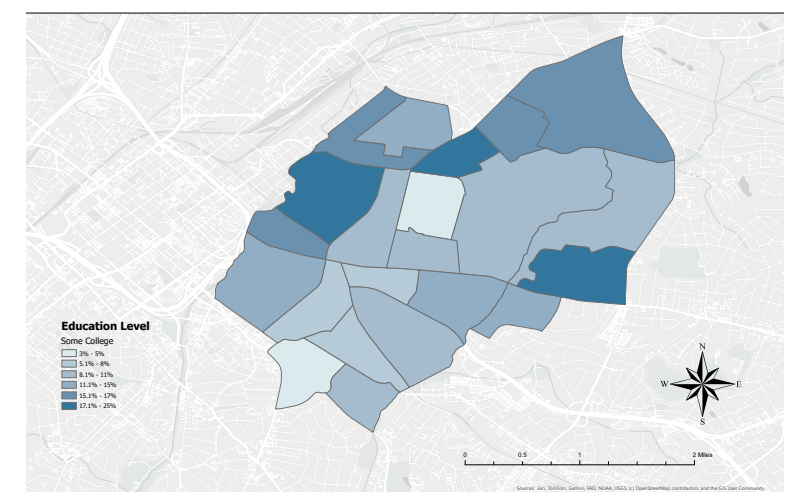
Professional



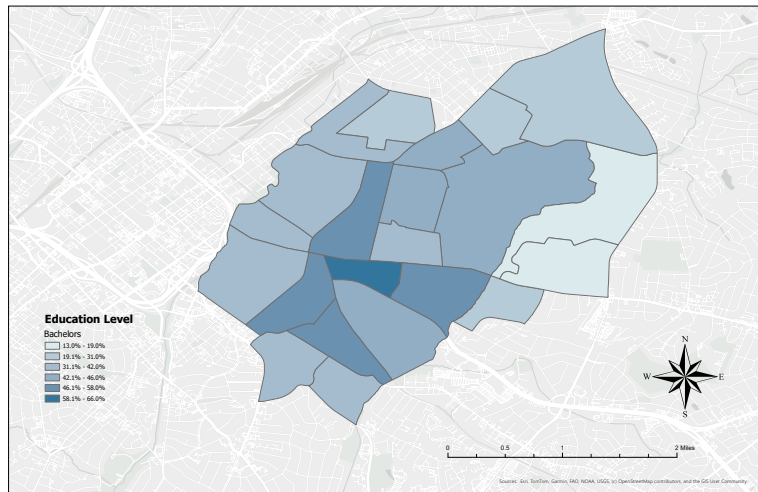
Associates Degree



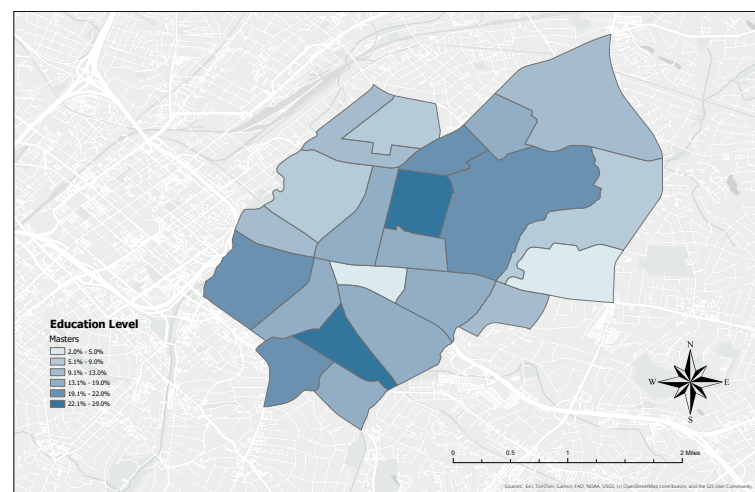
Some College



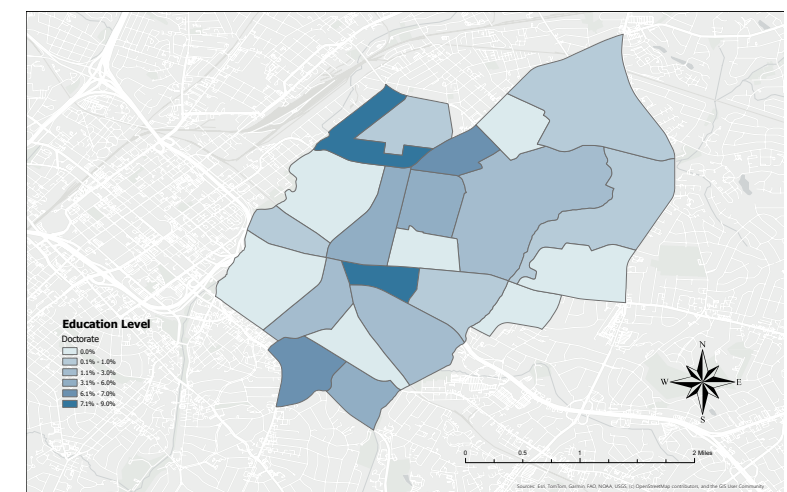
Bachelors Degree



Masters Degree



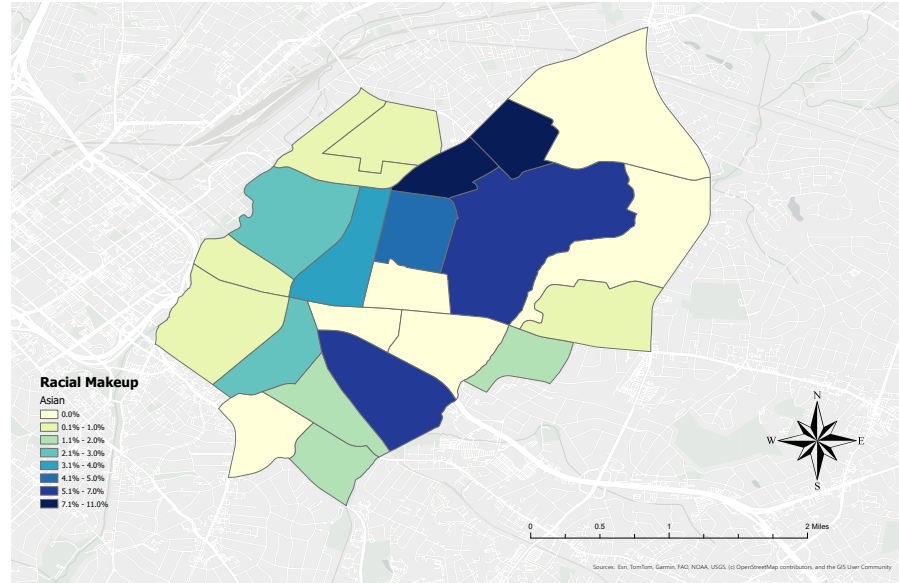
Doctorate



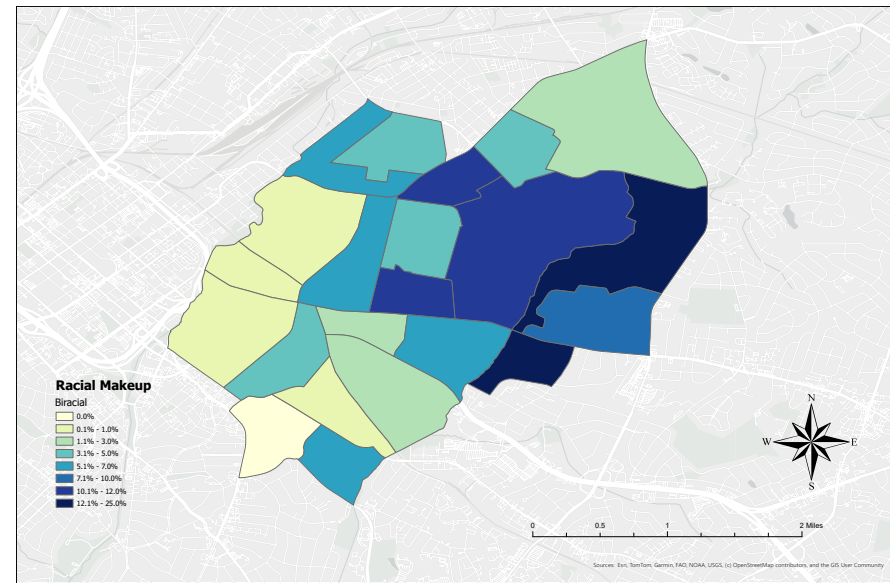
# Race

## Plaza Midwood

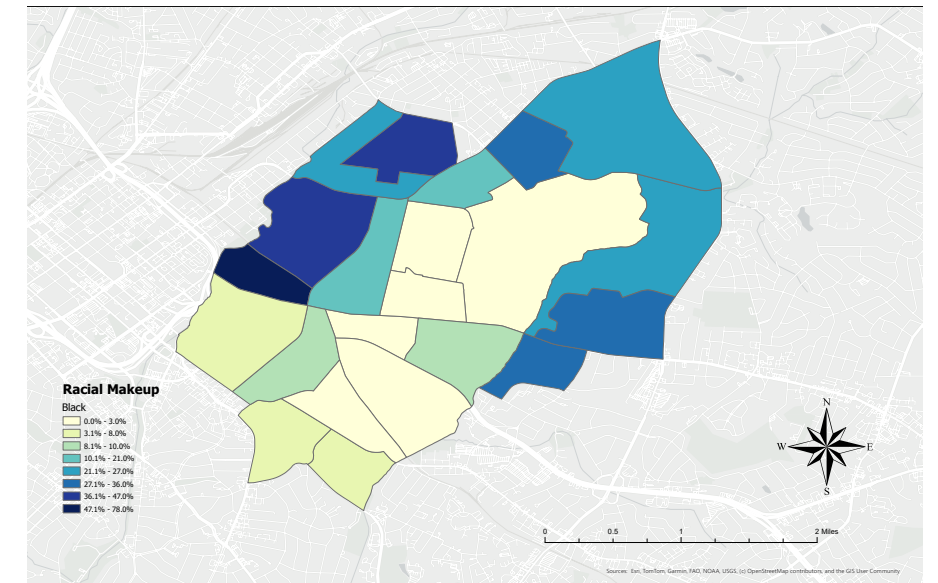
### Asian



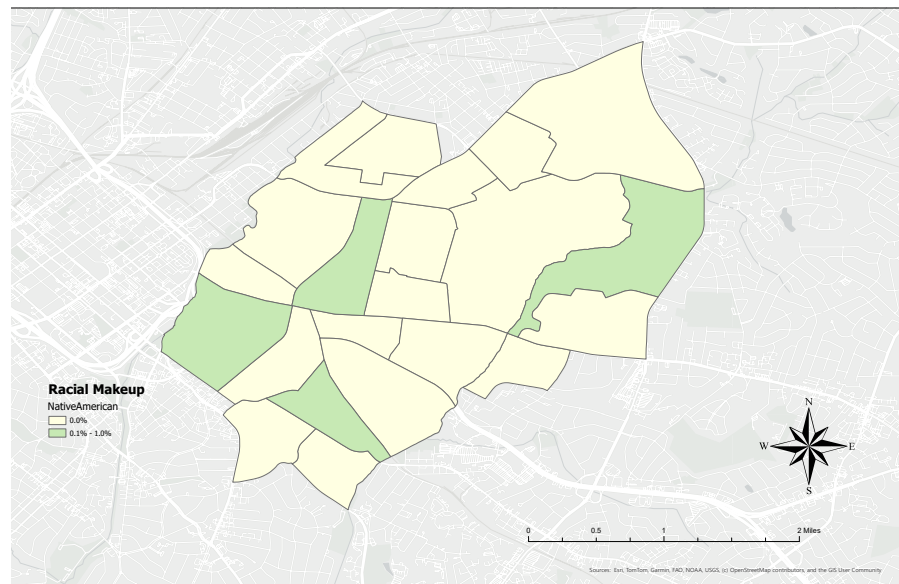
### Biracial



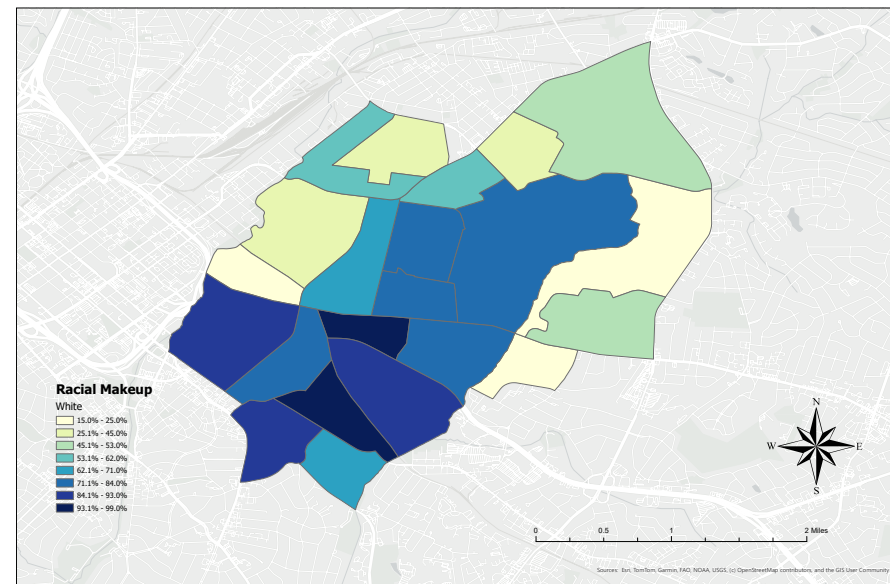
### Black



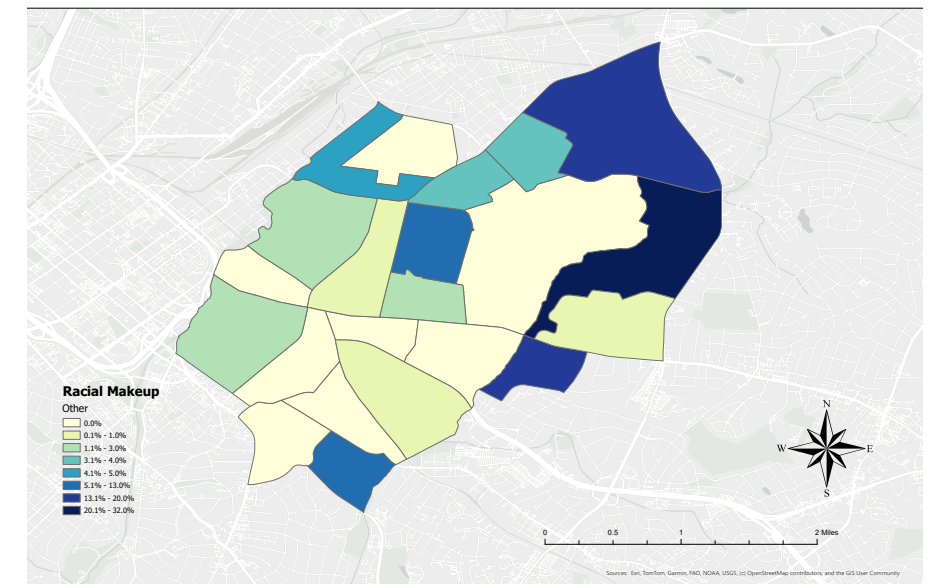
### Native American



### White



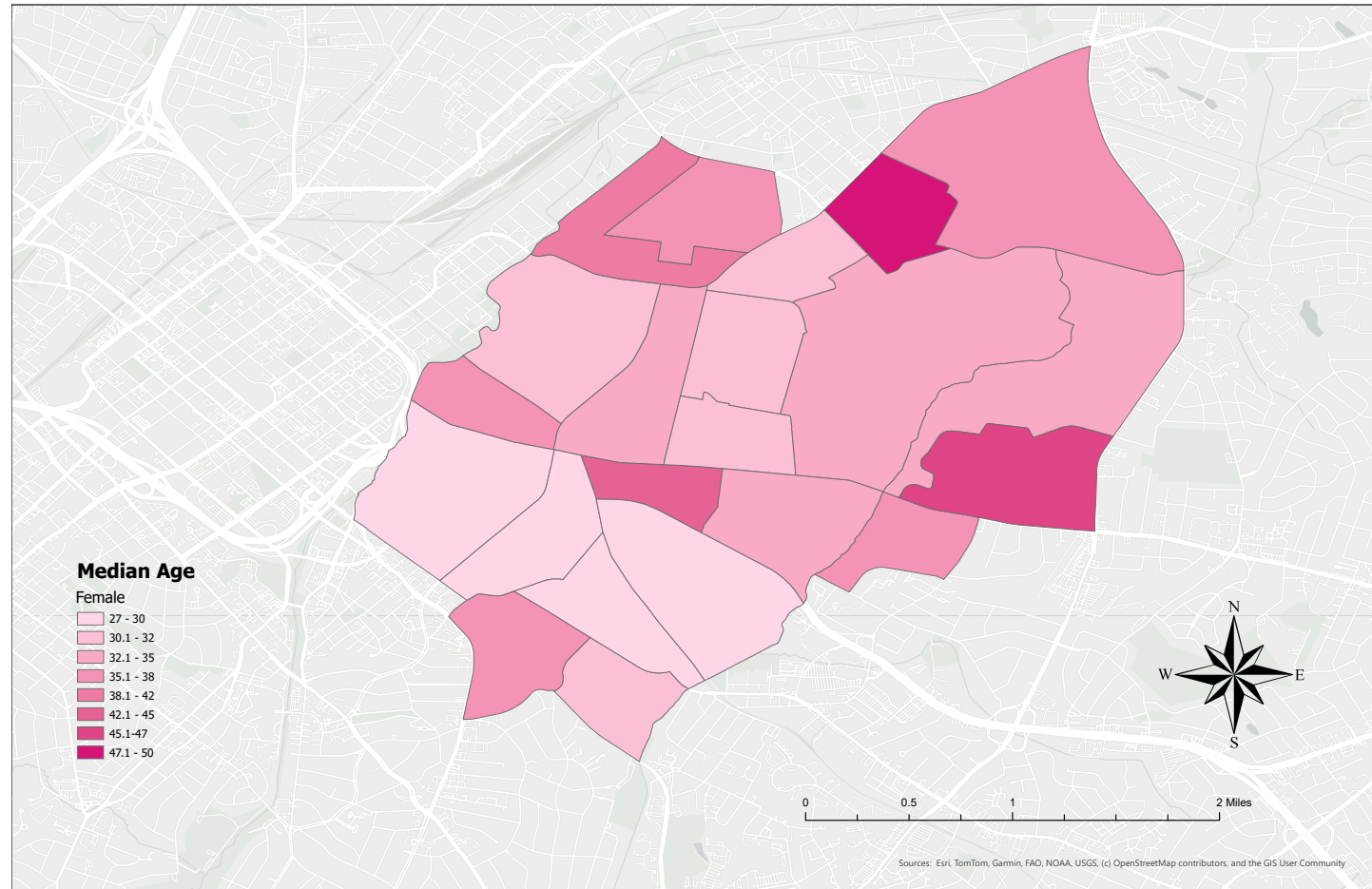
### Other



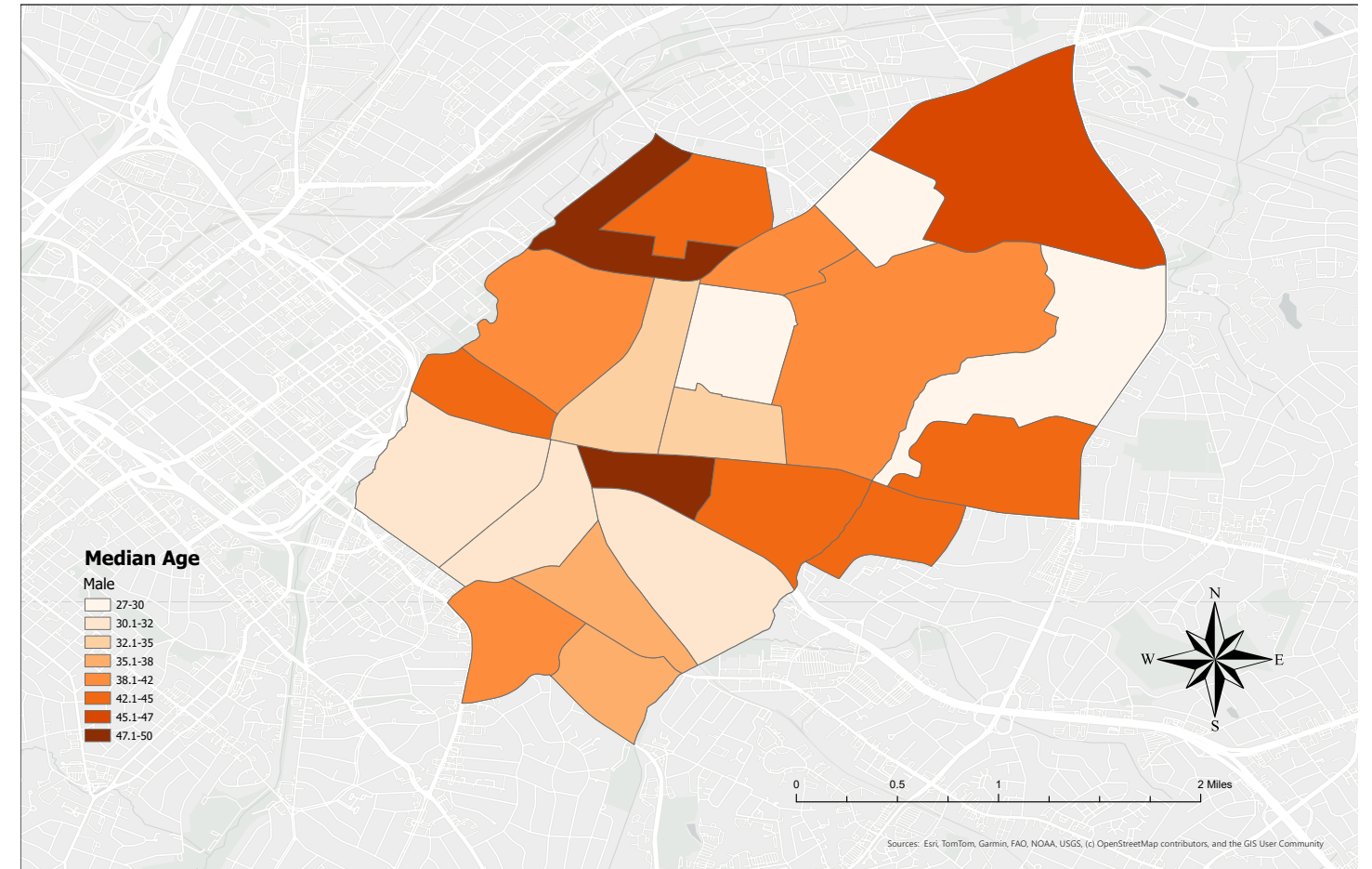
# Median Age

Plaza Midwood

## Female

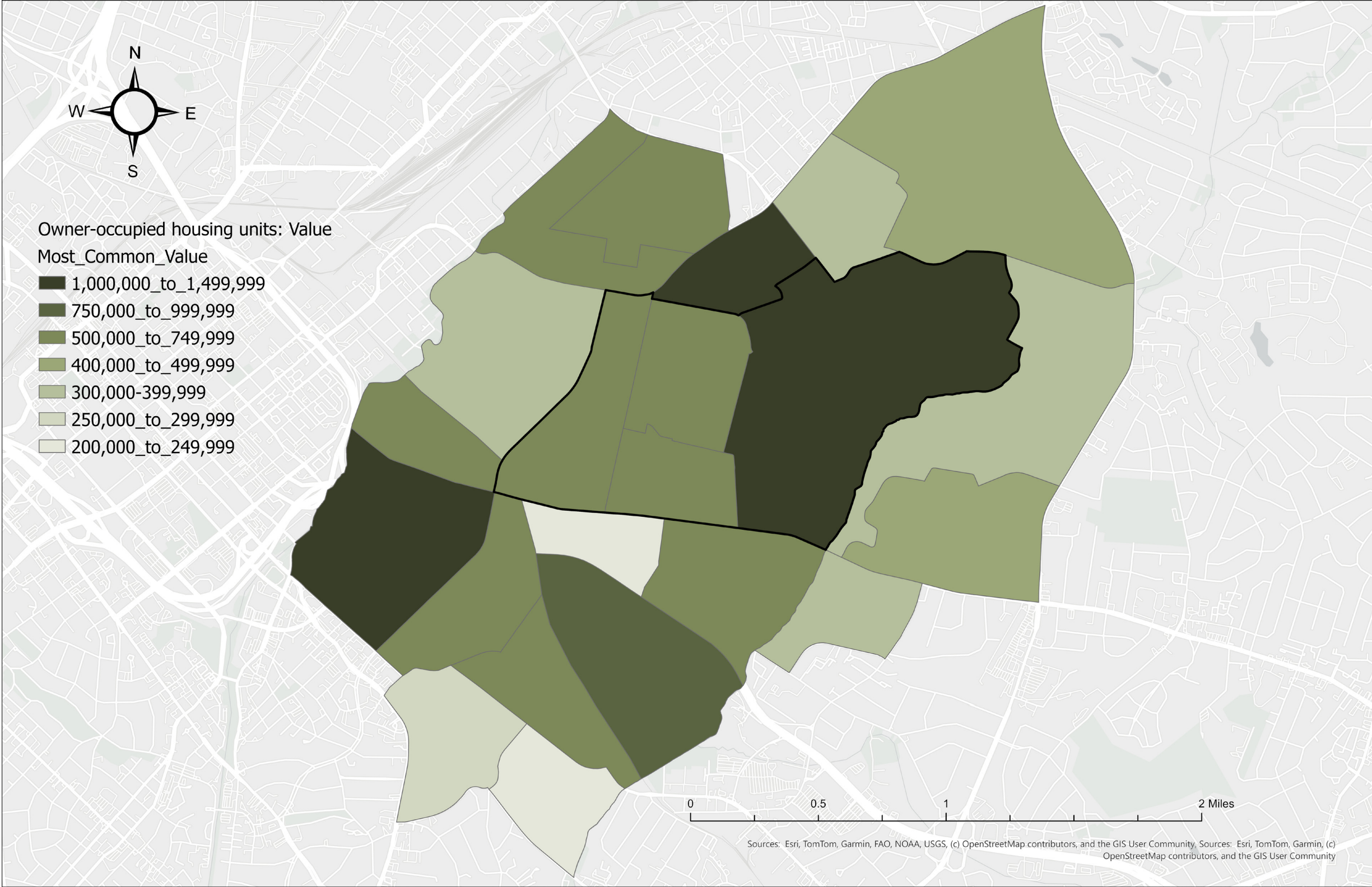


## Male



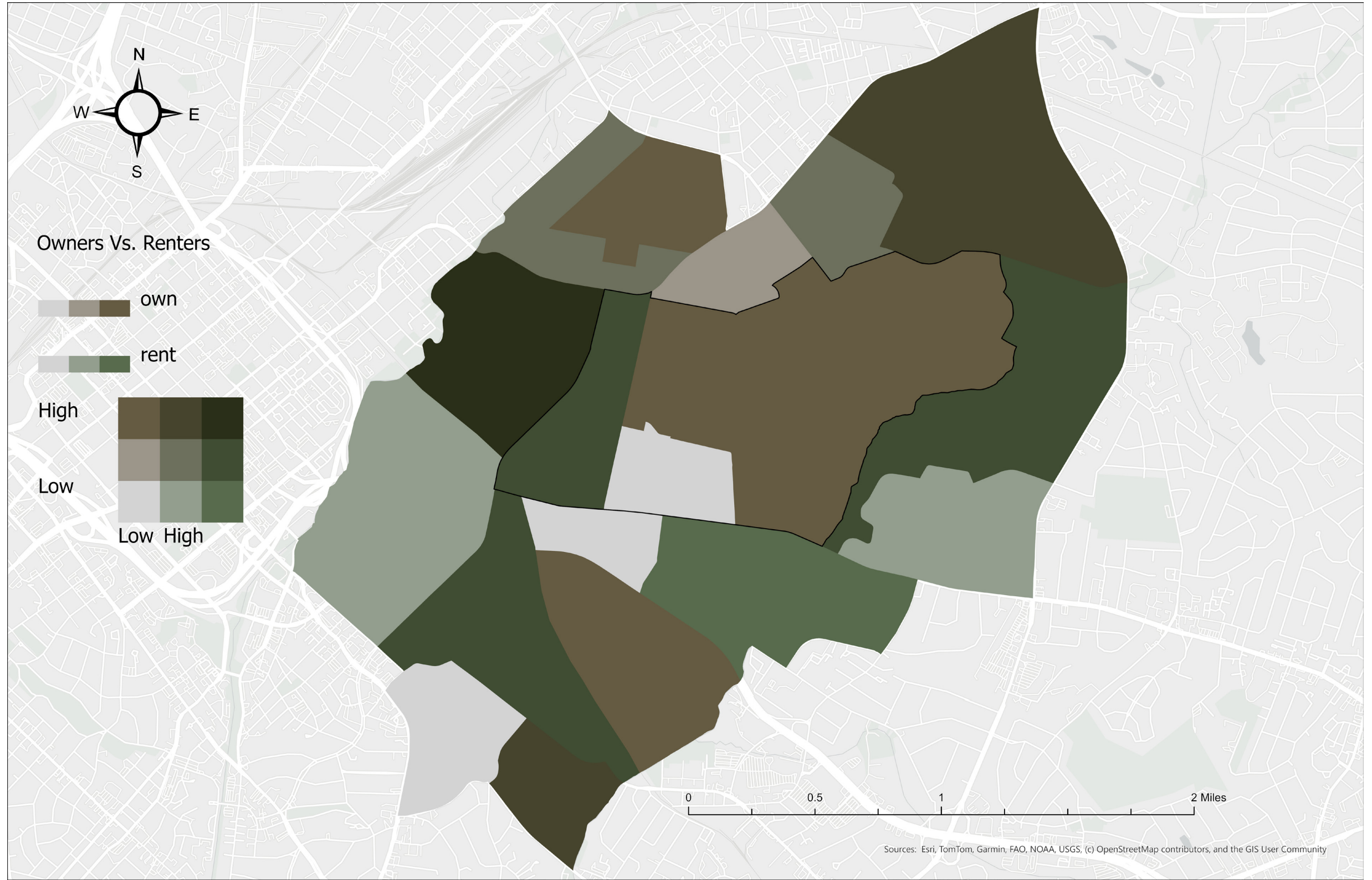
# Housing Value

Plaza Midwood



# Home Ownership

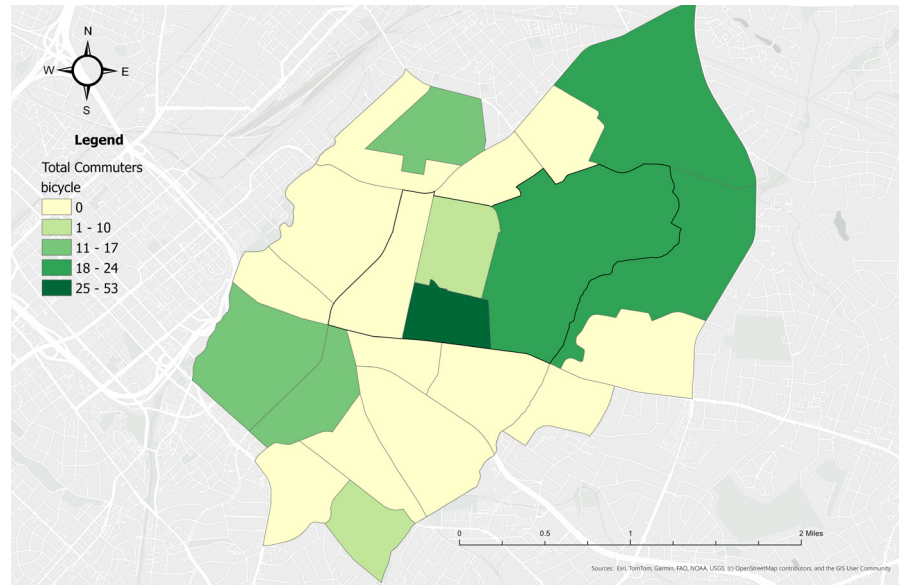
Plaza Midwood



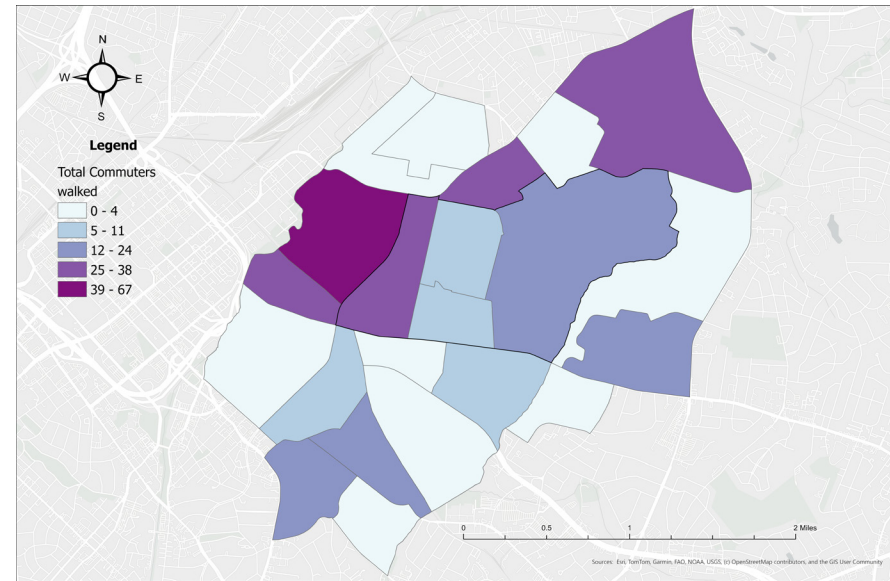
# Commuting

## Plaza Midwood

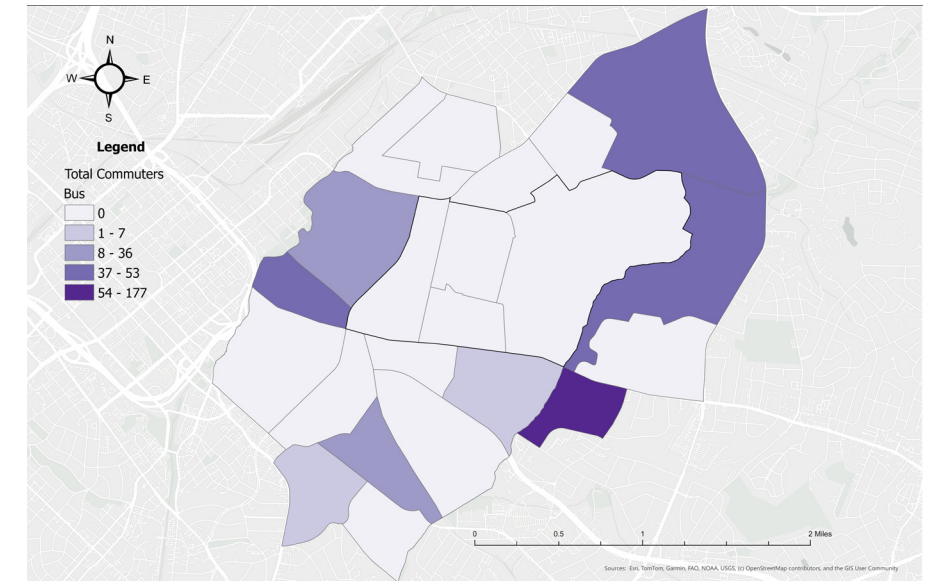
### Bicycle



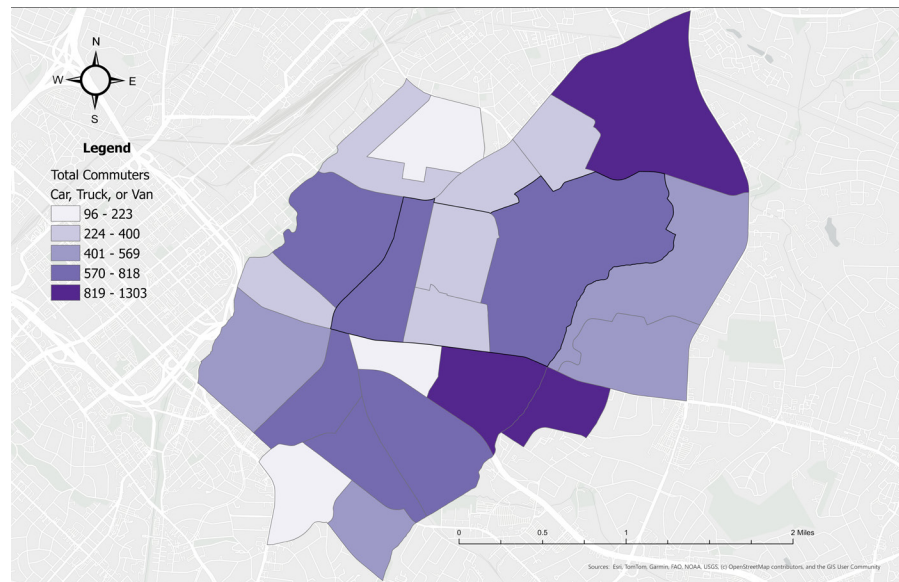
### Walking



### Bus



### Car, Truck, or Van



### Work from Home

