



Citizen Advisory Group
Meeting #1

December 8, 2011

6:00 p.m.

CHARMECK.ORG

- 1. Background Information**
- 2. Policy Framework**
- 3. Plan Development Process**
- 4. Public Input Results**
- 5. Vision Statement**
- 6. Group Exercise**
- 7. Wrap-up & Next Steps**



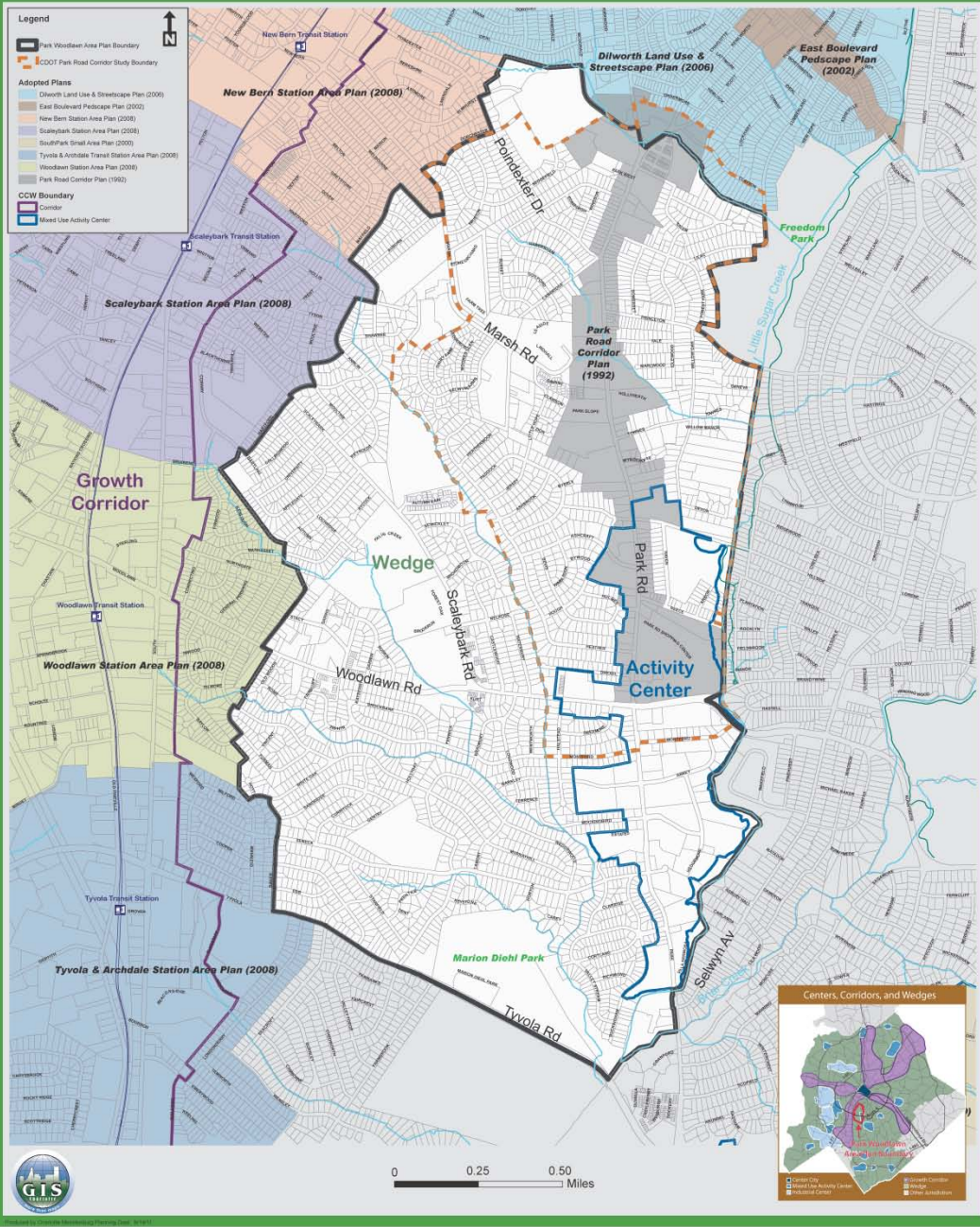


CITY OF CHARLOTTE

Background Information

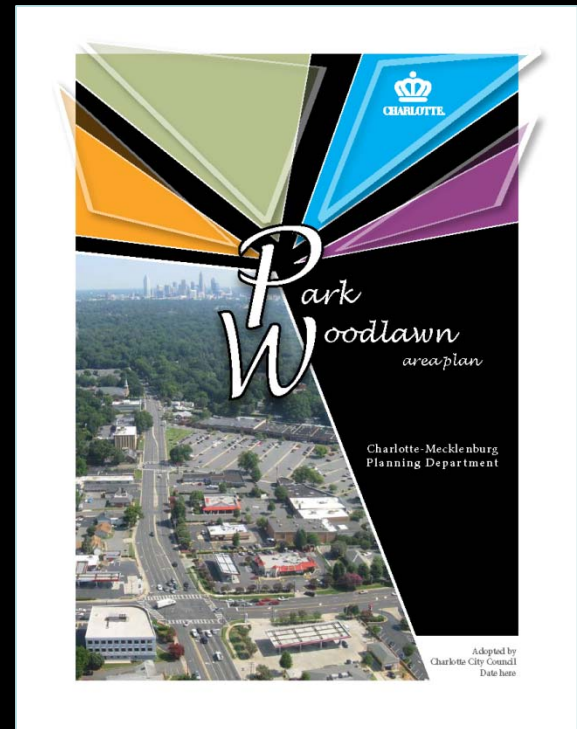


Park Woodlawn Area Plan Boundary



What is an Area Plan?

- Community's Shared Vision for the Future
- Policy guide that provides a framework for future growth and development
- Has a specific geographic focus and provides detailed Land Use, Community Design, Transportation, and other recommendations
- Identifies public and private investments and strategies that should be pursued in order to realize the plan vision
- Updates the broader, more general district plans as well as older area plans
- Addresses how the community should be maintained and/or changed in the future



Clarify the Vision for the Area

Identify and provide policies to address development opportunities and issues

But not . . .

Create regulations or laws

Identify public and private investments needed to achieve vision

But not . . .

Provide funding and implementation means overnight

Possibly recommend zoning changes in appropriate locations

But not . . .

Rezone property

Guide more appropriate development

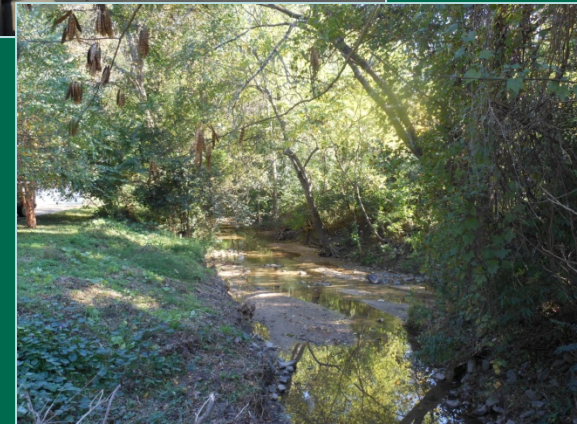
But not . . .

Halt development



Why Do a Plan for This Area?

- To update existing plans to provide more specific guidance for growth and redevelopment
 - Park Road Corridor Area Plan (1992)*
 - Central District Plan (1993)*
 - South District Plan (1993)*
- To better integrate community design, transportation, and land use planning
- To take better advantage of the connections between the neighborhoods and the mixed-use activity center
- To better integrate newly adopted environmental policies into Area Plan

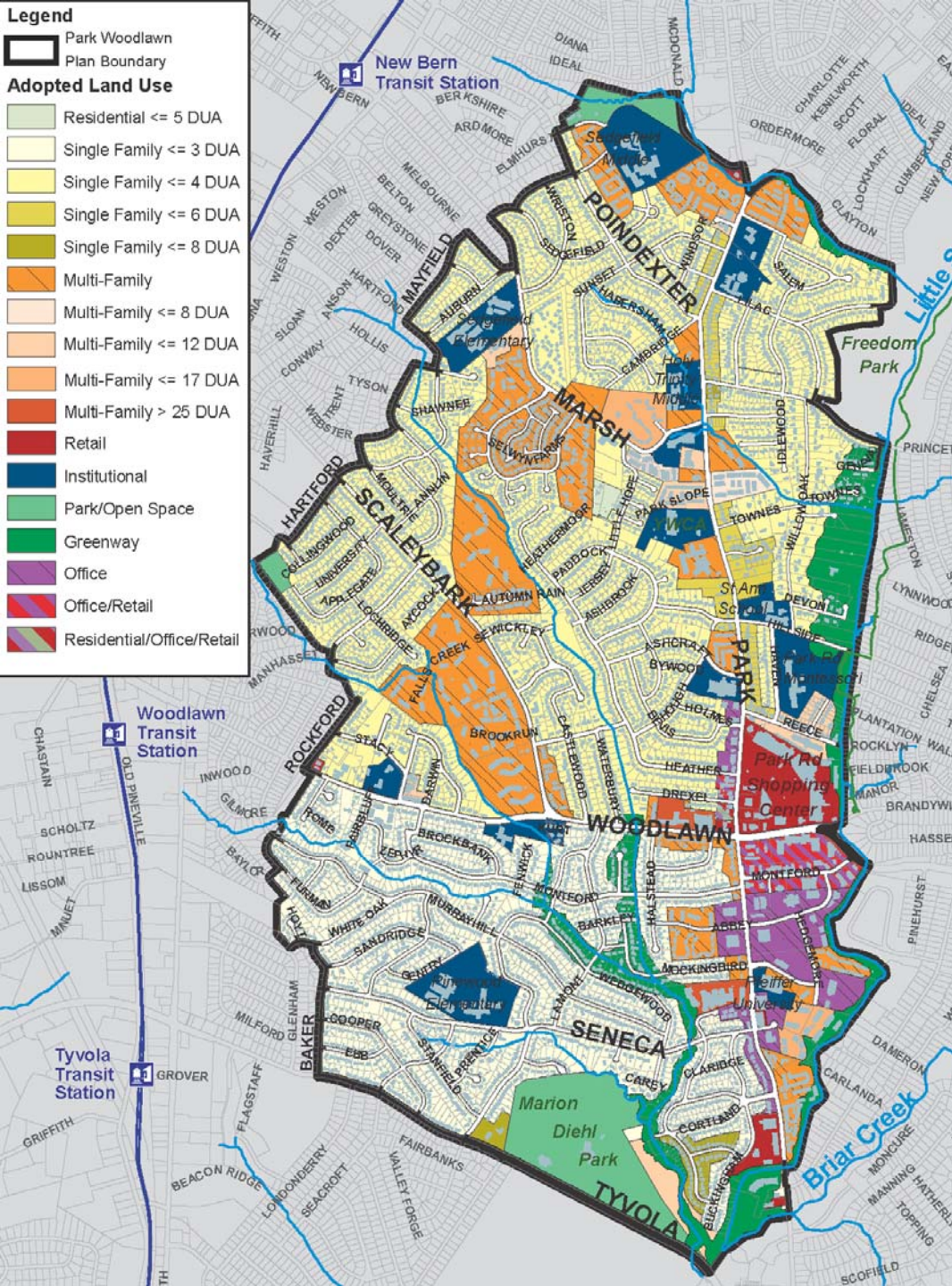


Legend

- Park Woodlawn
- Plan Boundary

Adopted Land Use

- Residential <= 5 DUA
- Single Family <= 3 DUA
- Single Family <= 4 DUA
- Single Family <= 6 DUA
- Single Family <= 8 DUA
- Multi-Family
- Multi-Family <= 8 DUA
- Multi-Family <= 12 DUA
- Multi-Family <= 17 DUA
- Multi-Family > 25 DUA
- Retail
- Institutional
- Park/Open Space
- Greenway
- Office
- Office/Retail
- Residential/Office/Retail



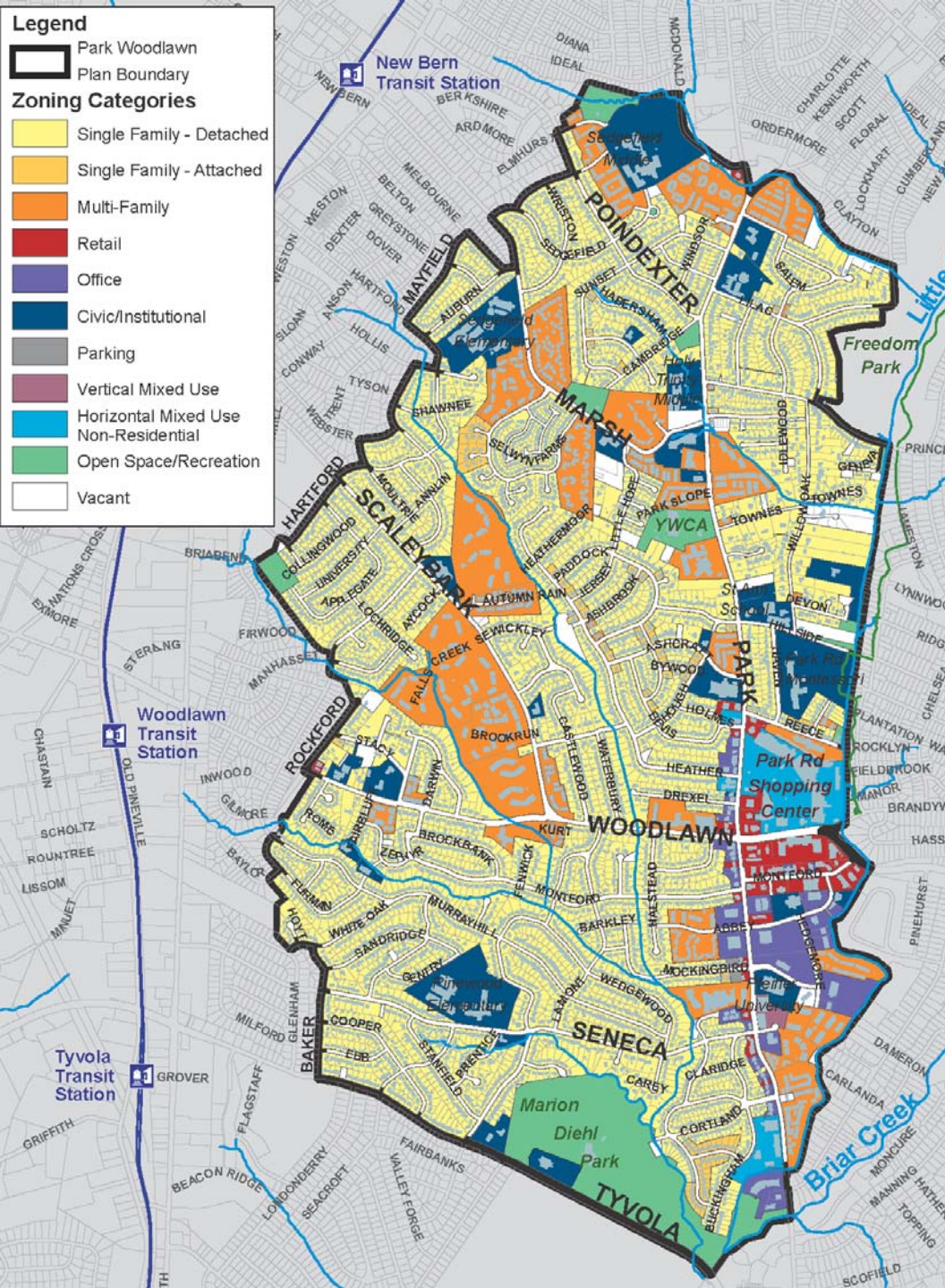
Adopted Land Use

Legend

- Park Woodlawn
- Plan Boundary

Zoning Categories

- Single Family - Detached
- Single Family - Attached
- Multi-Family
- Retail
- Office
- Civic/Institutional
- Parking
- Vertical Mixed Use
- Horizontal Mixed Use Non-Residential
- Open Space/Recreation
- Vacant



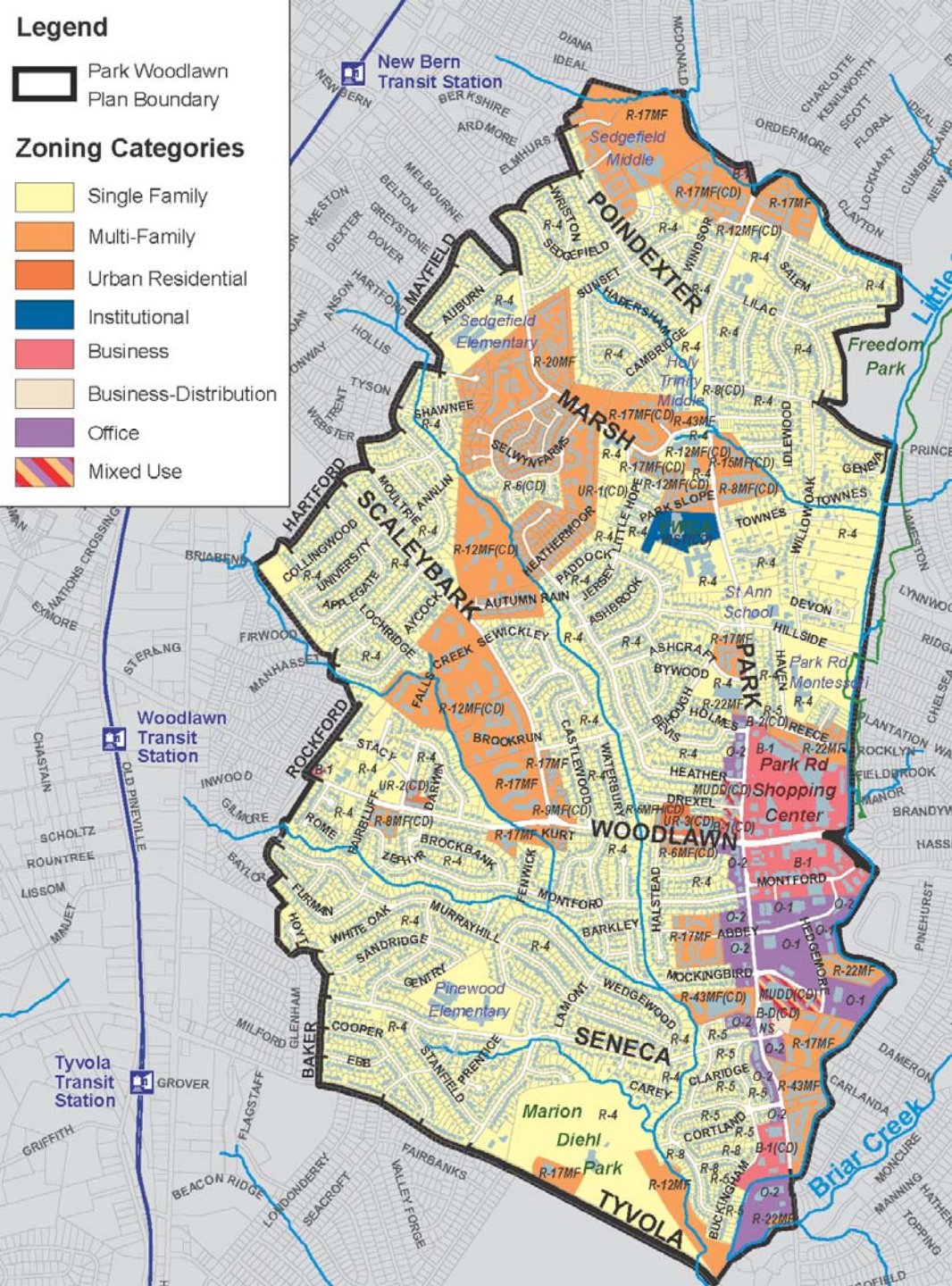
Existing Land Use

Legend

- Park Woodlawn Plan Boundary

Zoning Categories

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business
- Business-Distribution
- Office
- Mixed Use

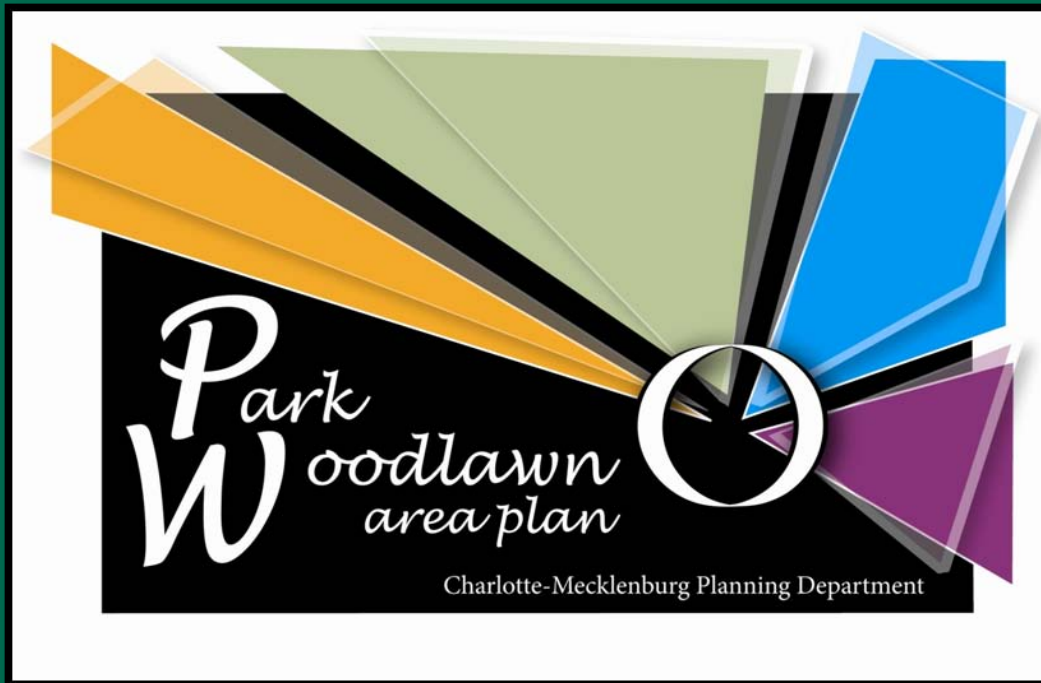


Existing Zoning



CITY OF CHARLOTTE

Policy Framework

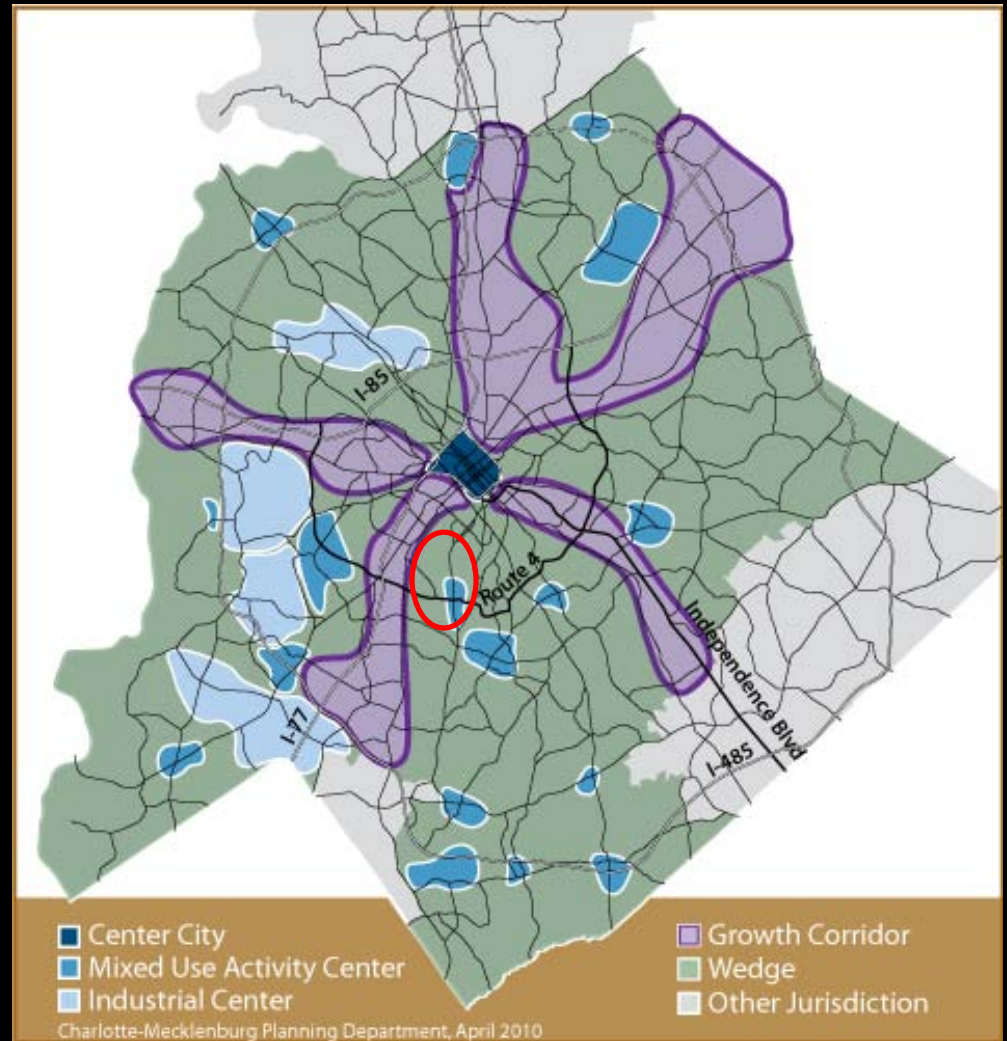




Activity Centers are generally appropriate for new growth, with moderate increased intensity of development.

Growth Corridors are priority locations for new growth, but may include specific neighborhoods for preservation.

Wedges are predominantly low density residential with limited moderate density housing and neighborhood serving commercial uses.

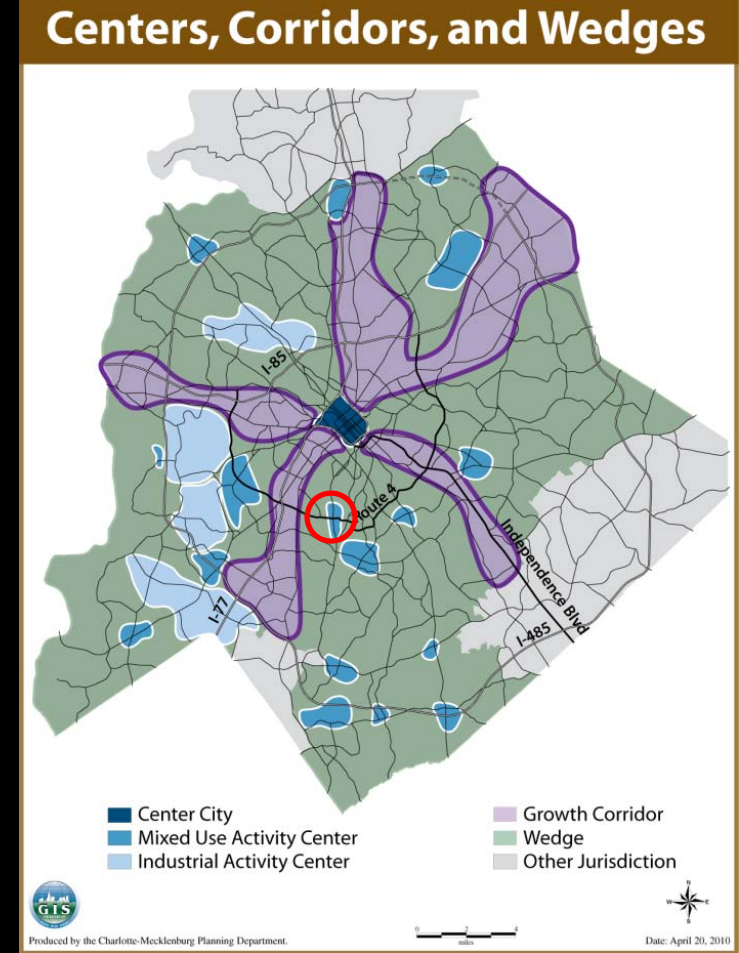


Qualifying characteristics:

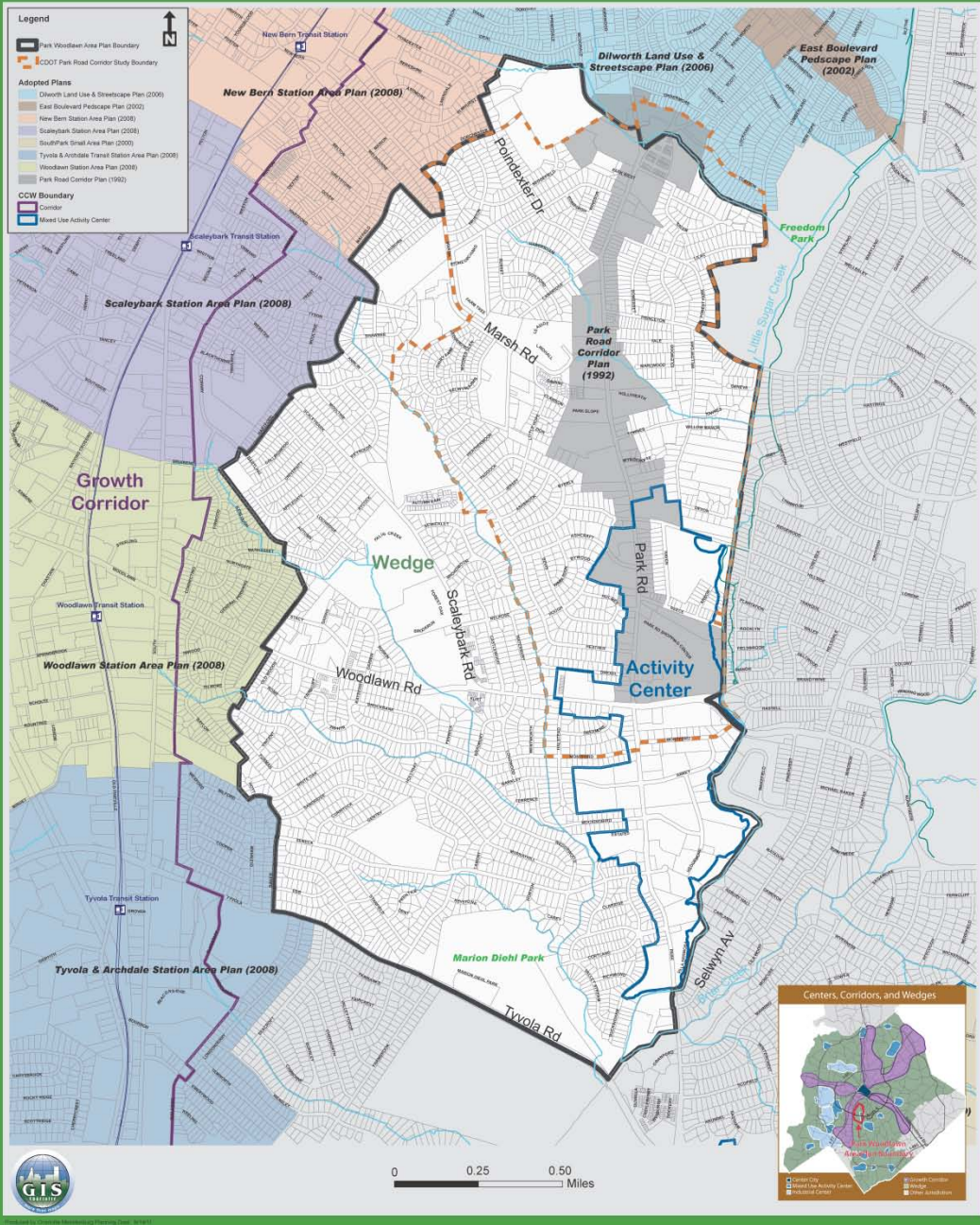
- Focal point of economic activity
- Major thoroughfare access and intersecting transit routes
- Capacity for new growth in conjunction with enhancements to supporting infrastructure

Future expectations:

- Infill development and redevelopment of underutilized sites
- Improved connectivity for pedestrian and vehicular circulation and access
- More urban and pedestrian-oriented form of development

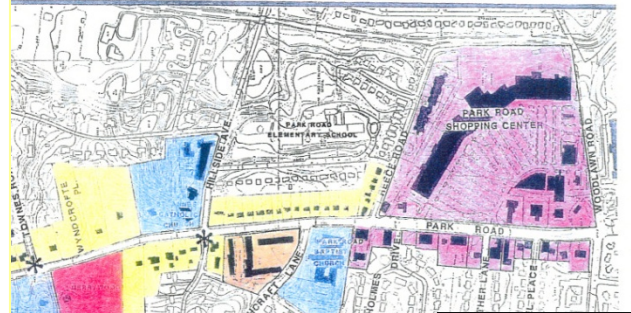
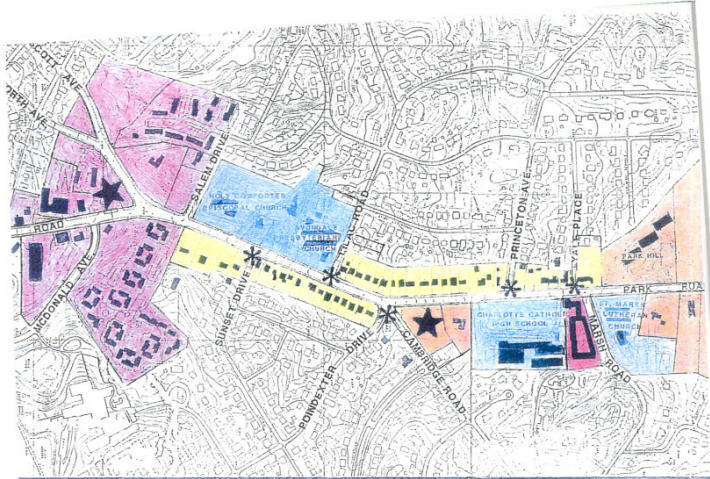


Park Woodlawn Area Plan Boundary





Park Road Corridor Plan (1992)








PARK ROAD CORRIDOR STUDY

LAND USE PLAN

LAND USE PLAN

SC

-  COMPOSITE USE
-  INSTITUTIONAL
-  LOW DENSITY MULTIFAMILY (8-12 D.U.A.)
-  HIGH DENSITY MULTIFAMILY (12-16 D.U.A.)
-  SINGLEFAMILY (UP TO 6 D.U.A.)

★ FOCAL POINT

ATTACHMENT NO. 3E

PARK ROAD CORRIDOR PLAN

prepared by

The Freedom Park Neighborhood Association

Task Force

February 7, 1992



CITY OF CHARLOTTE

Central District Plan (1993)

Central District Adopted Future Land Use

- R** Regional Center
- C** Community Center
- N** Neighborhood Center
- S** Suburban Center



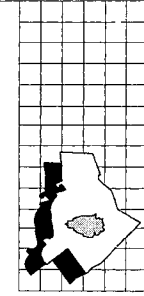
Produced by the Charlotte-Mecklenburg Planning Department.



Date: December 29, 2009

\$12.00

Central District Plan



Adopted by City Council

January 1993



Dilworth Plan (2006)

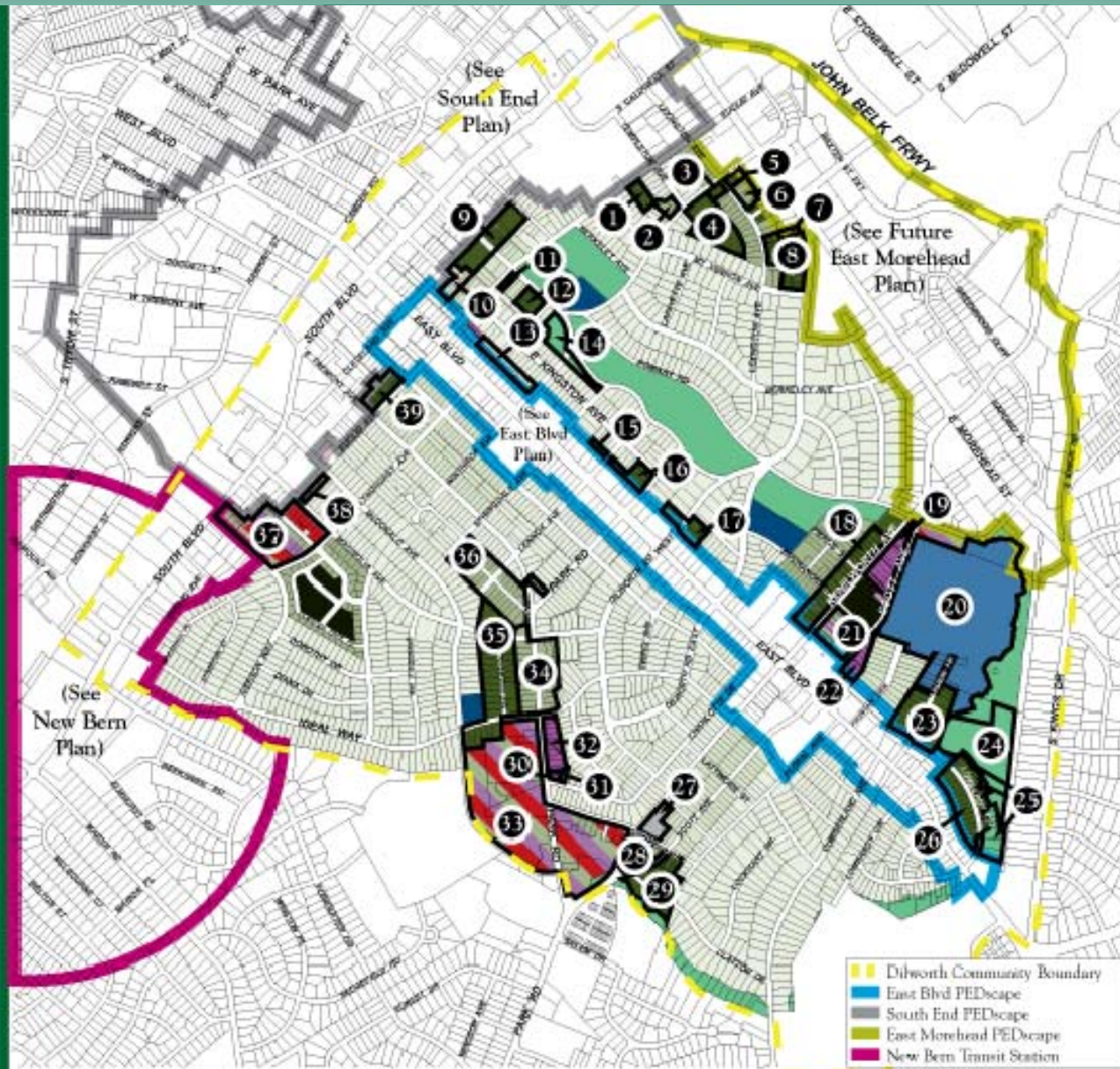


Dilworth

Land Use & Streetscape Plan



Charlotte-Mecklenburg Planning Commission
Adopted by Charlotte City Council June 26, 2006





CITY OF CHARLOTTE

South Corridor Transit Station Area Plans (2008 & 2009)

Transit station area plans

New Bern
Transit Station Area Plan
DRAFT DOCUMENT JANUARY 13, 2008

Transit station area plans

Scaleybark
Transit Station Area Plan
DRAFT DOCUMENT MARCH 13, 2008

South corridor station area plans

Woodlawn
Transit Station Area Plan
DRAFT DOCUMENT MARCH 12, 2008

Transit station area plans

Tyola & Archdale
Transit Station Area Plan
DRAFT DOCUMENT MAY 13, 2008

Transit station area plans

Arrowood
Transit Station Area Plan
DRAFT DOCUMENT SEPTEMBER 18, 2008

South corridor station area plans

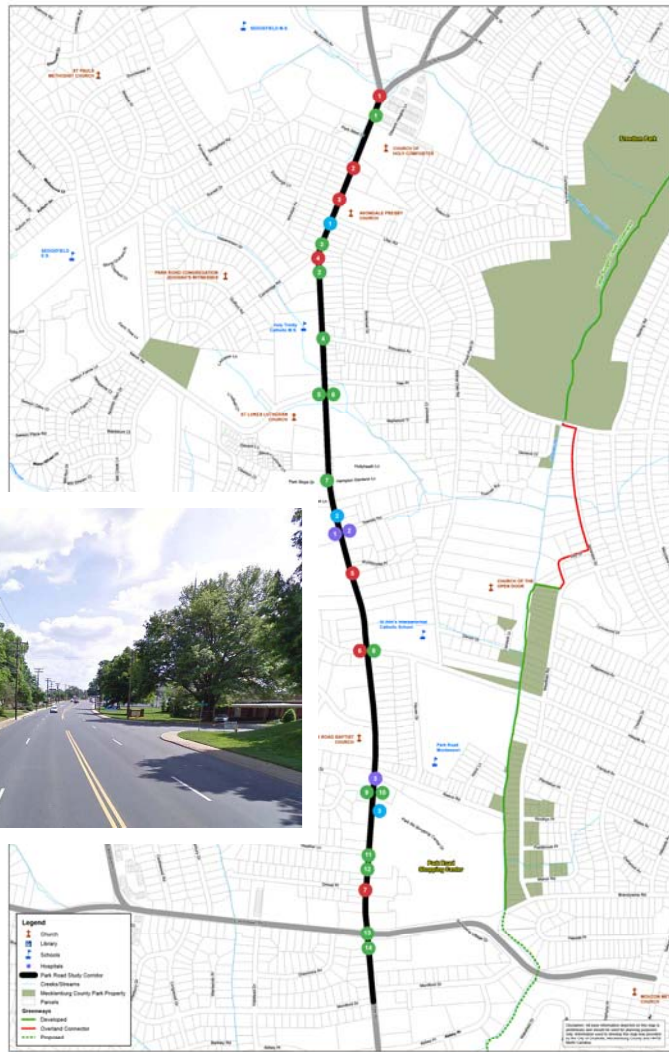
Sharon & I-485
Transit Station Area Plan
DRAFT DOCUMENT NOVEMBER 11, 2008

- 7th St Station
- Transportation Center Station
- 3rd St Station
- Convention Center Hotel Station
- Carson Blvd Station
- Rensselaer Ave Station
- East/West Blvd Station
- New Bern St Station
- Scaleybark Rd Station
- Woodlawn Rd Station
- Tyola Rd Station
- Archdale Dr Station
- Arrowood Rd Station
- Sharon Rd West Station
- I-485 Station



Park Road Corridor Study

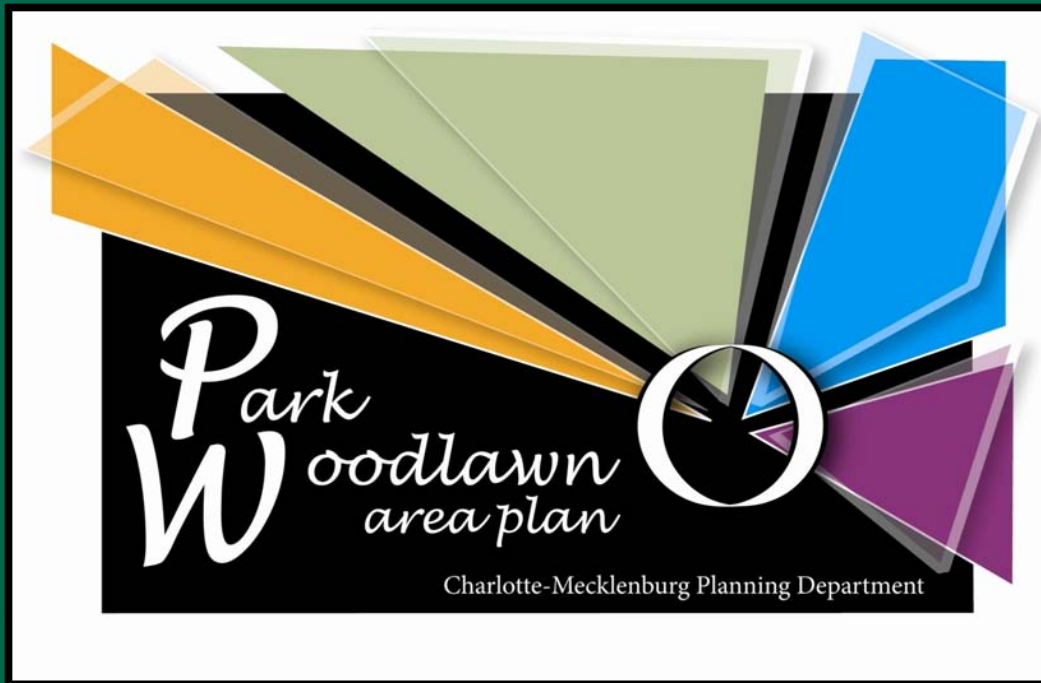
Scaleybark Road Traffic Calming





CITY OF CHARLOTTE

Plan Development Process





Plan Development Process



Citizen Advisory Group



- The purpose of the CAG is to help shape the area plan's goals, objectives, and recommendations.
- The CAG will meet 6 to 8 times over the next 5 or 6 months. Each meeting will focus on specific topics and issues.
- Interested volunteers may sign up here or by sending an email to: agonzalez@charlottenc.gov

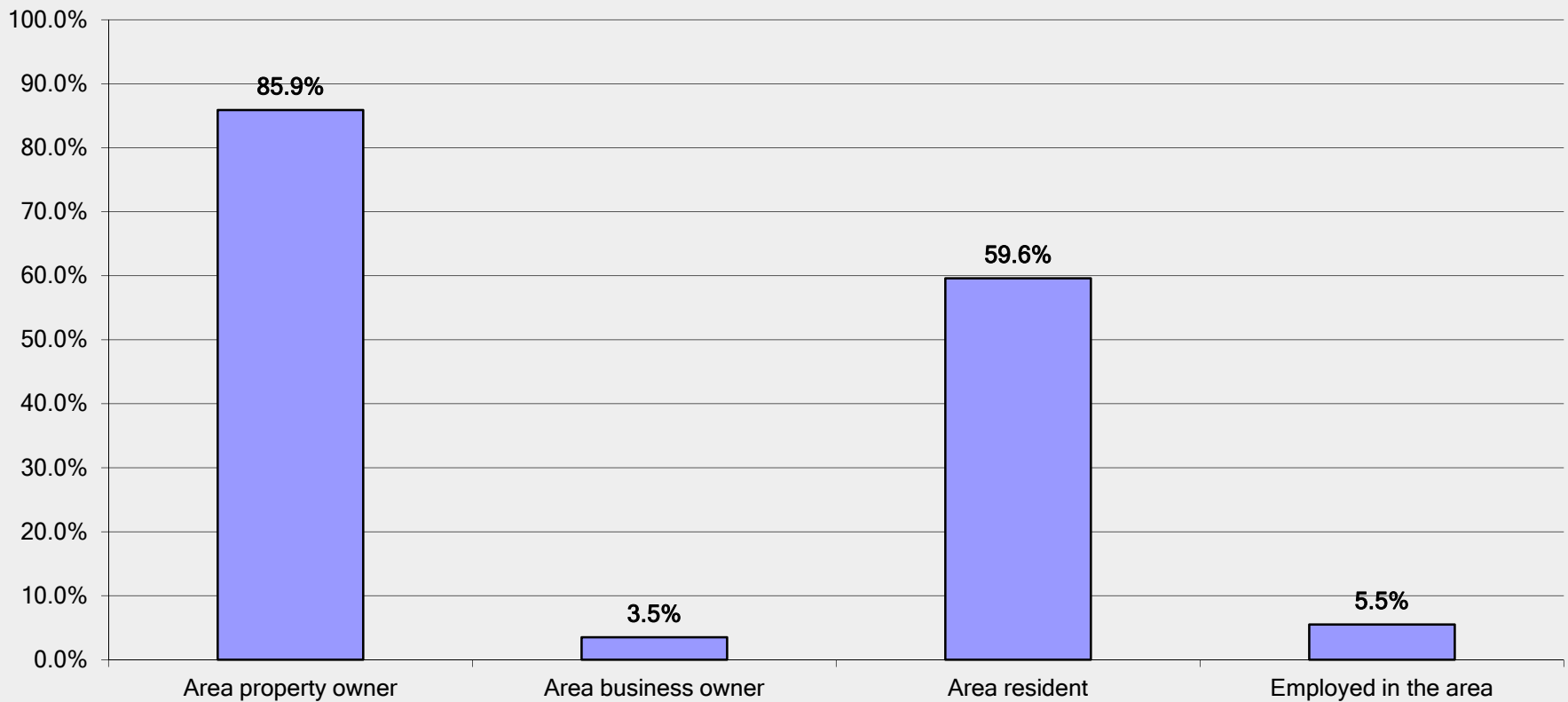


CITY OF CHARLOTTE

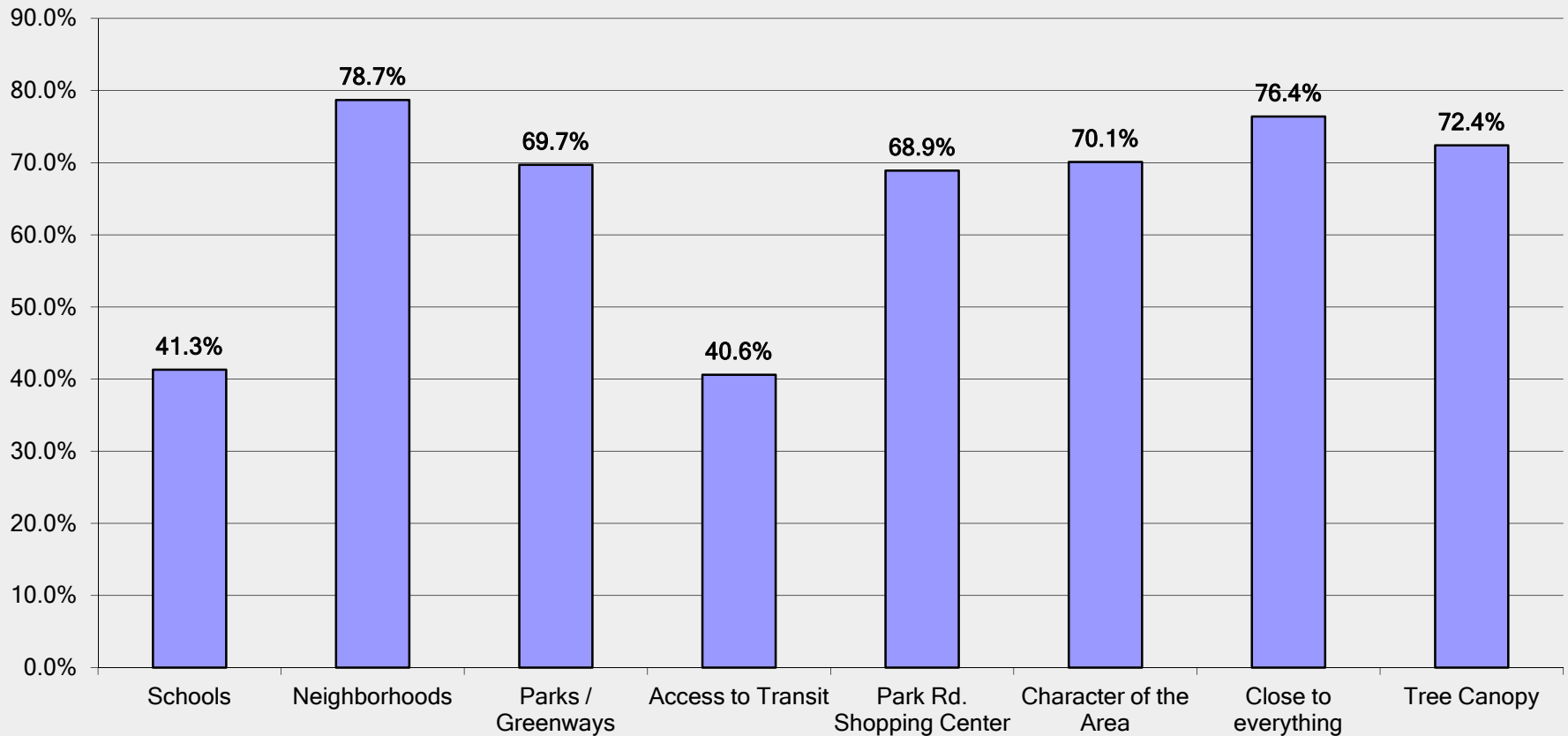
Public Input Results



1. I am interested in the Park Woodlawn Area Plan because?
(please check all that apply):

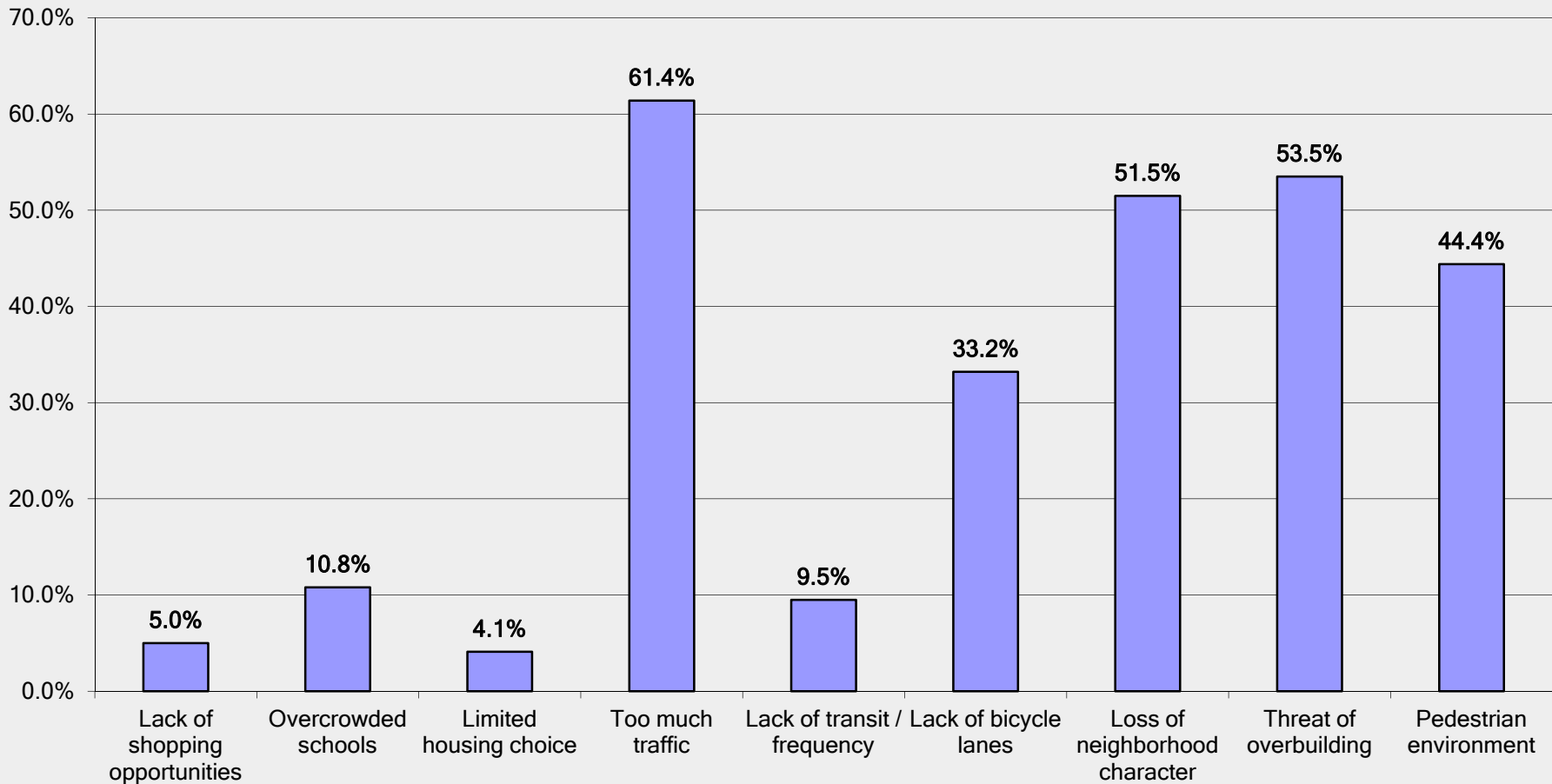


2. What do you value most about the plan area? (Check all that apply)

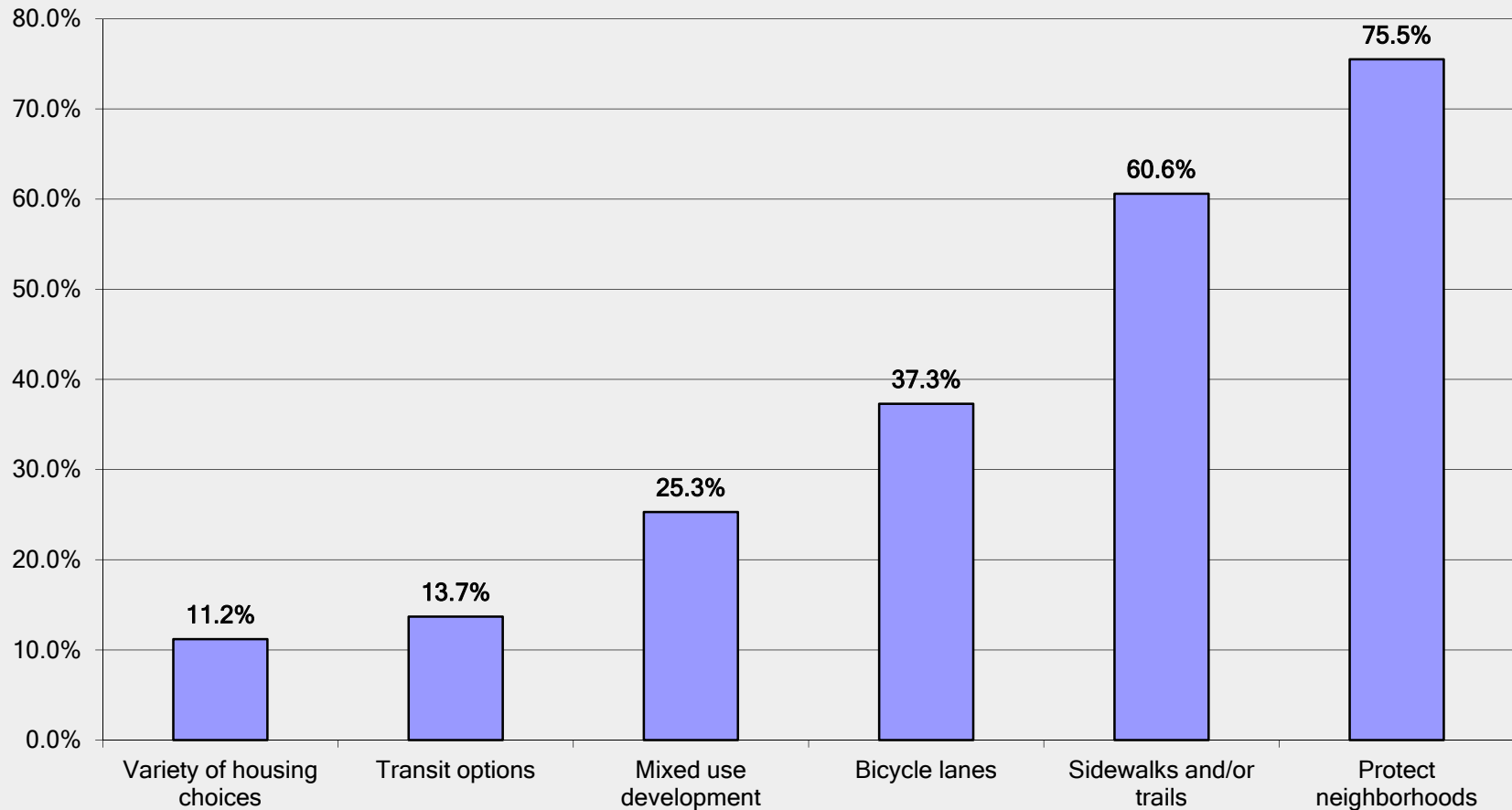




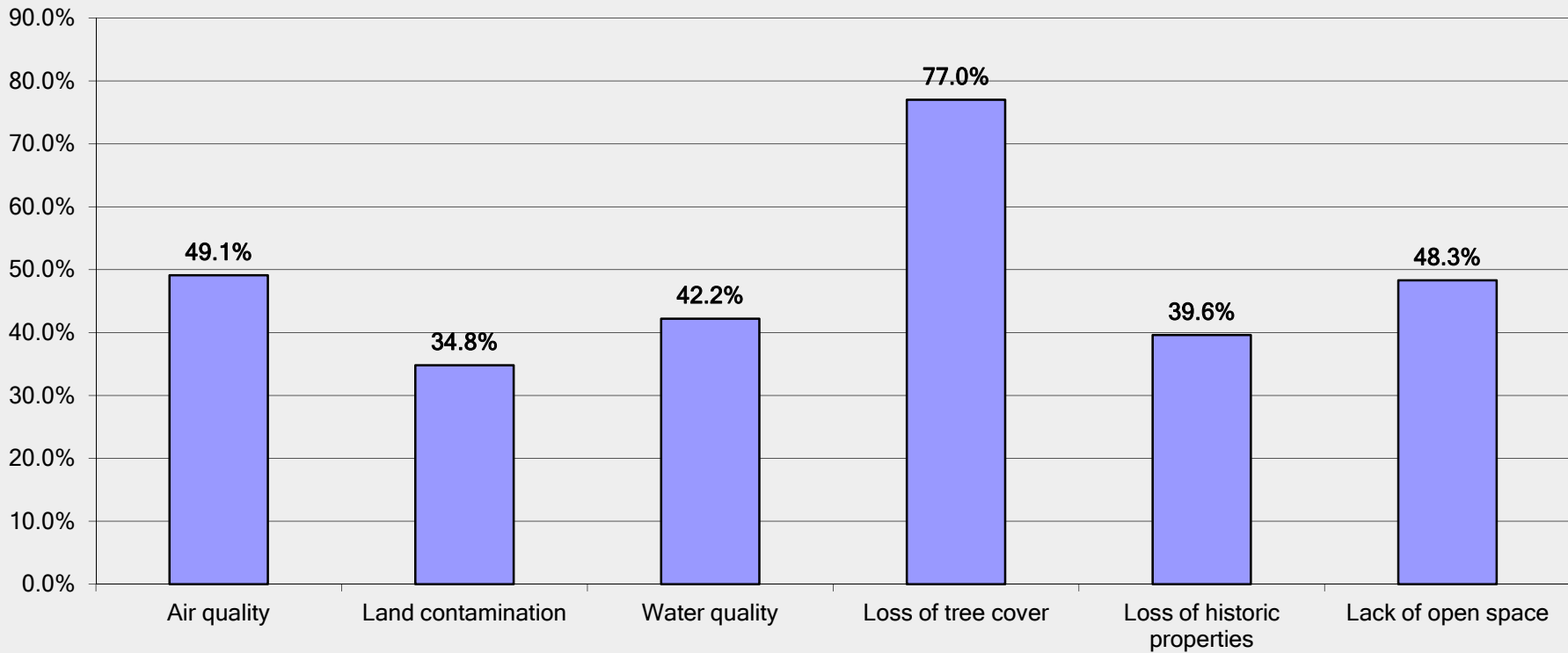
3. What concerns you the most about the plan area? (Check all that apply)



4. What improvements would you like to see in the plan area? (Check all that apply)

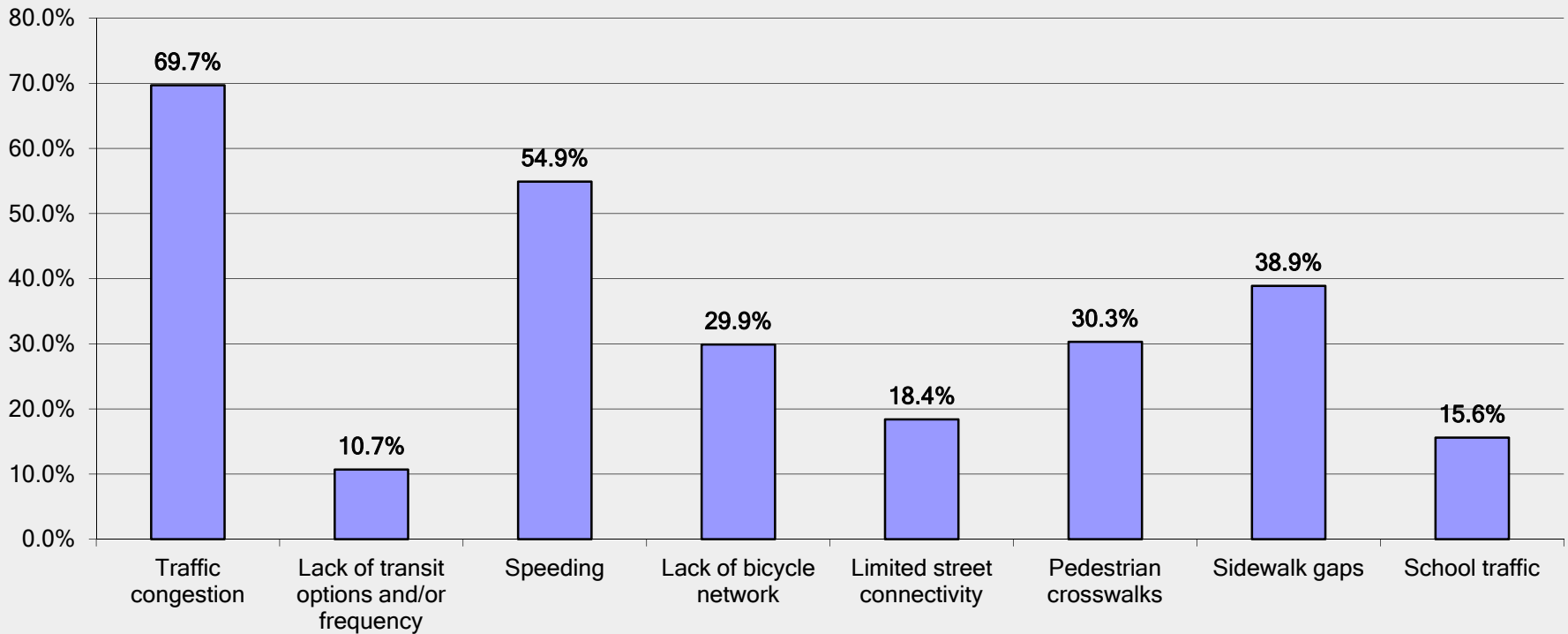


5. What environmental issues concern you the most about the plan area? (Check all that apply)

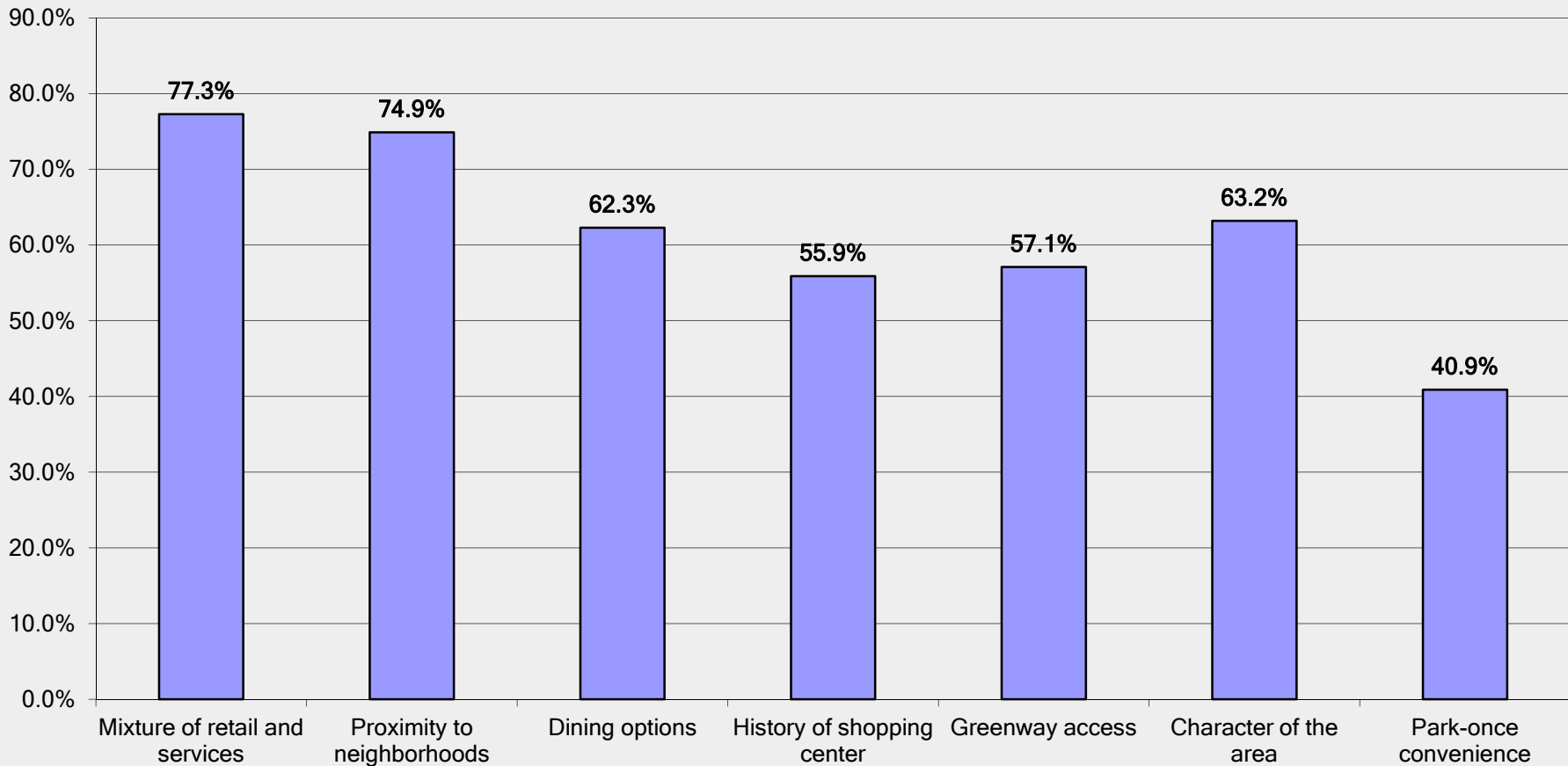




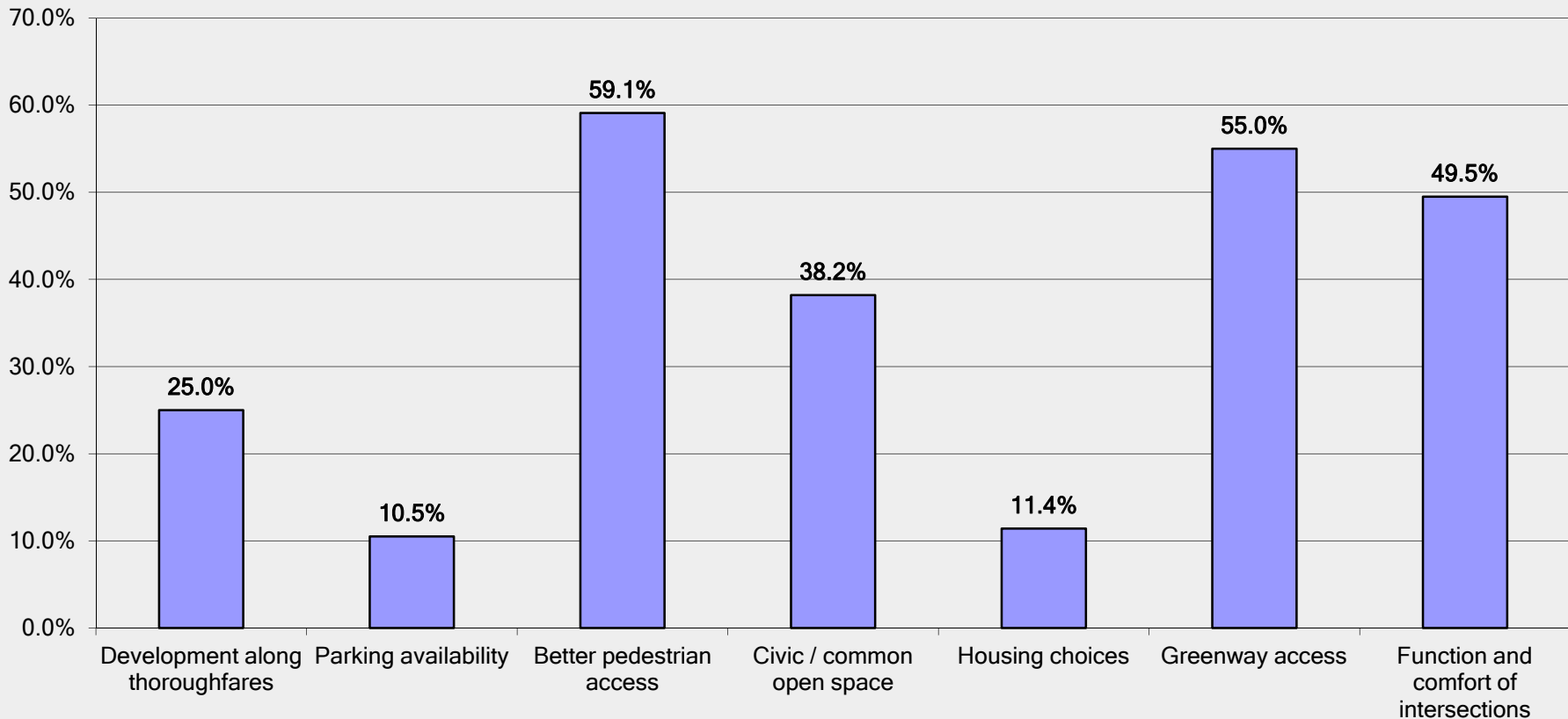
6. What transportation issues concern you the most about the plan area? (Check all that apply)



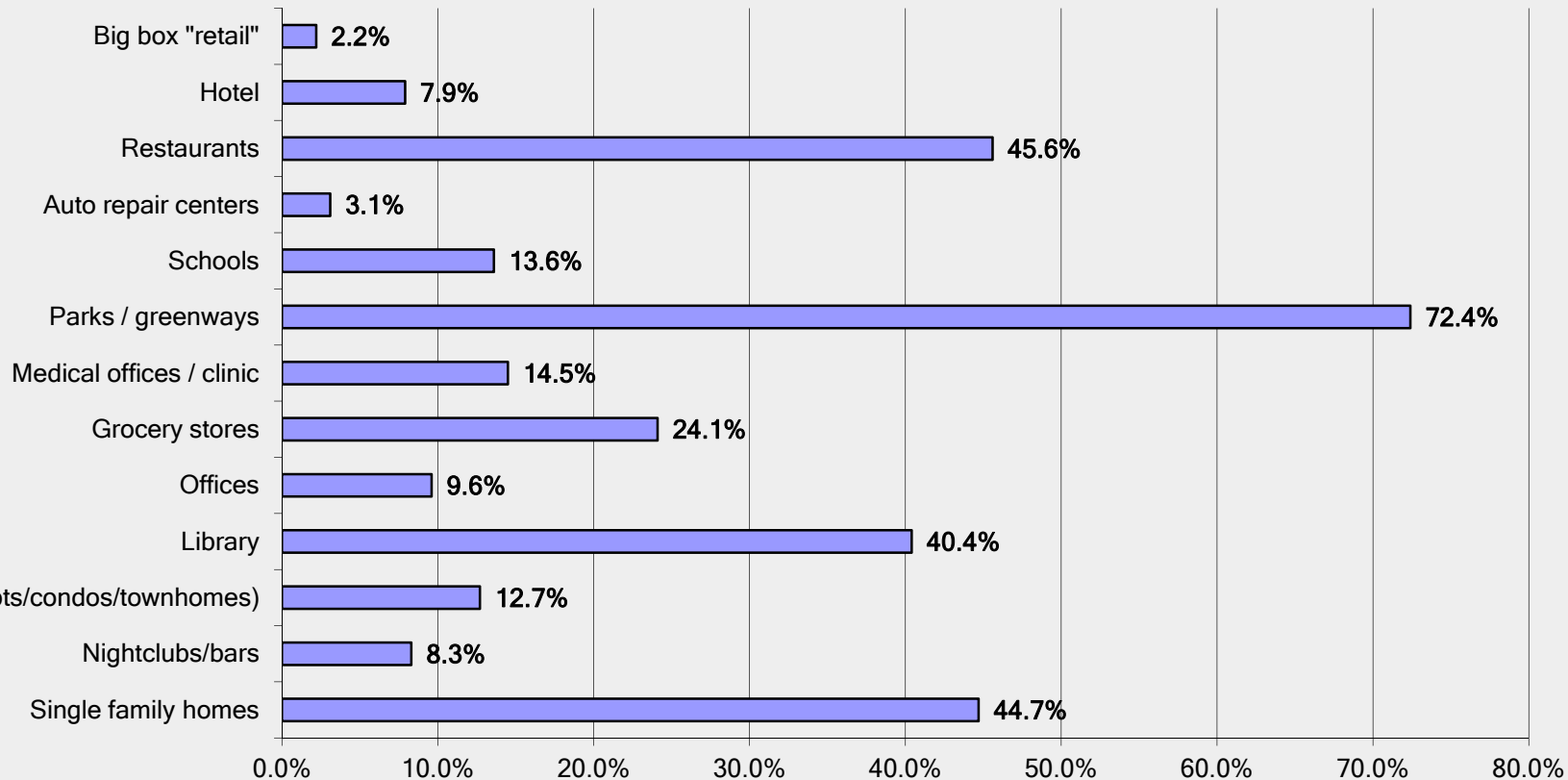
7. What do you value most about the Activity Center around Park and Woodlawn? (Check all that apply)



8. What do you see as opportunities for improving the Park Woodlawn Activity Center? (Check all that apply)



9. What types of land uses or services would you like to see more of in the area? (Check all that apply)

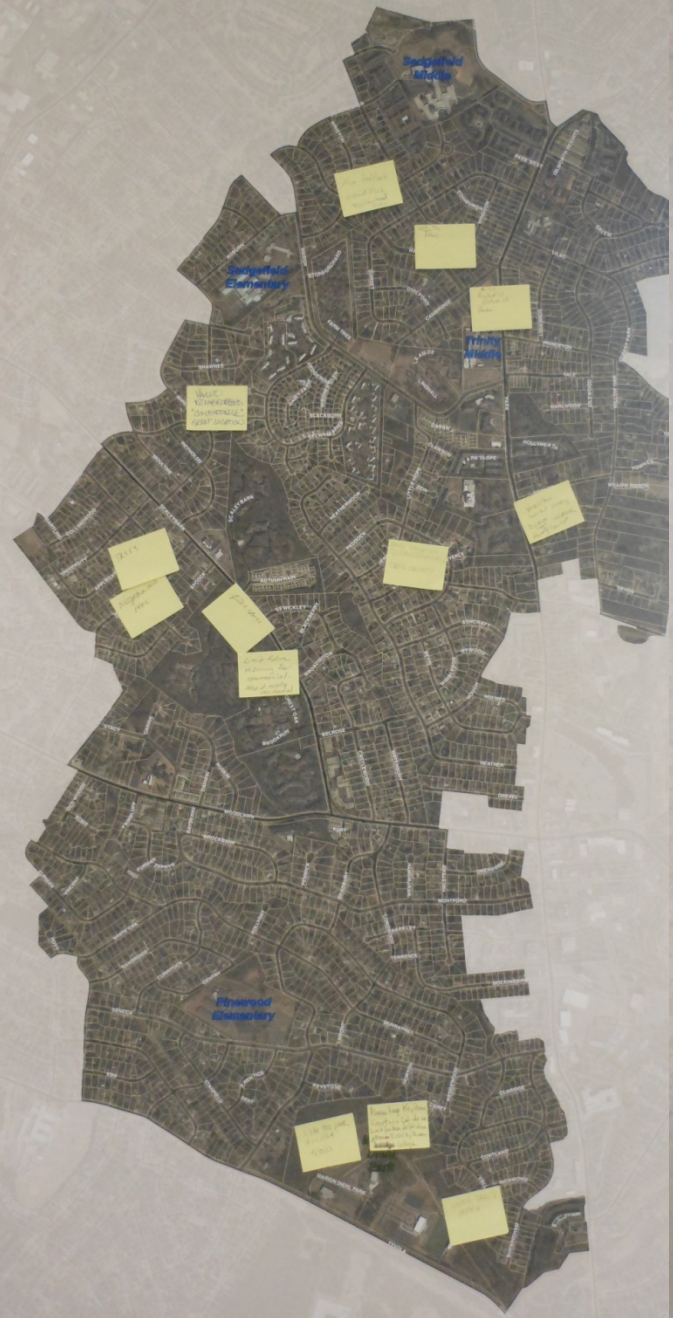


Public Input - Values



1. Take your Post-It Notes to one of the pairs of large maps.
2. On the map titled “**Neighborhoods**”, place your Post-It Notes on places that you **Value** or enjoy, or on places you think are good examples of what makes the neighborhood area so special to you.
3. On the map titled “**Mixed-Use Activity Center**”, place your Post-It Notes on places that you **Value**, or enjoy, or on places you think are good examples of what makes the activity center area so special to you.
4. A staff person will be stationed next to each map to maintain a record of why dots are being placed in various locations. Please feel free to elaborate to the staff person why you are calling out certain places or things with your dots.

Neighborhoods



Mixed Use Activity Center





Tree Canopy

Walk-ability

Family Friendly Neighborhoods

Bike Lanes

Access/Location

Character

Parks & Greenways

Neighborhood Feel

Land Use Choices



Park Road Shopping Center

Access to
Shopping

Locally Owned Businesses

Location

Tenant Mix

Variety of Activities

History

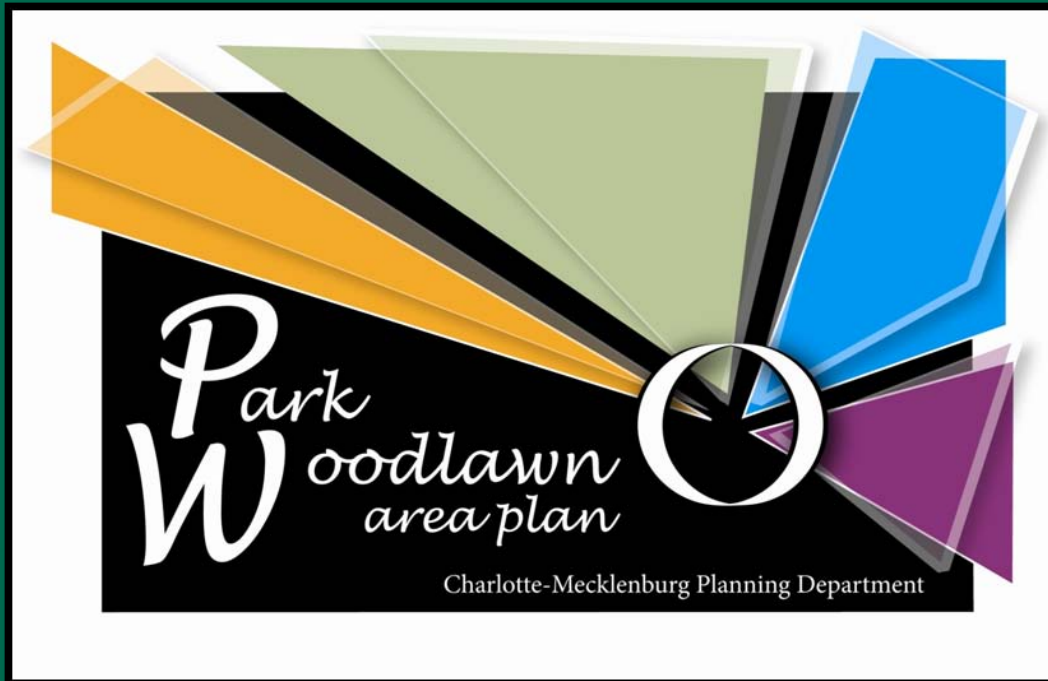
Montford Drive

Sense of Place/Community



CITY OF CHARLOTTE

Vision Statement



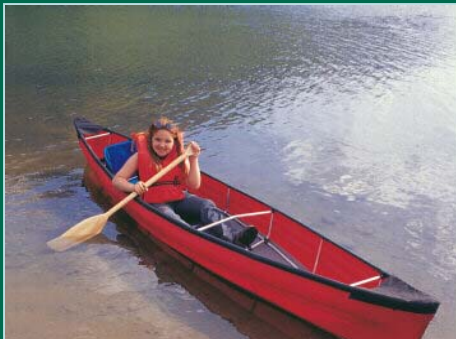
Vision Guidelines

- Community based strategic planning effort in which citizens and staff work together to identify the kind of community that people who live, work, play, and do business in the Park Woodlawn Area would like to see it become over the next 20 to 30 years.
- It will be used to set priorities for capital projects, direct city services, and guide decisions impacting the community.

- **Statement or list of characteristics.**
- **Creative but grounded in reality.**
- **Achievable.**

Centers, Corridors and Wedges Growth Framework

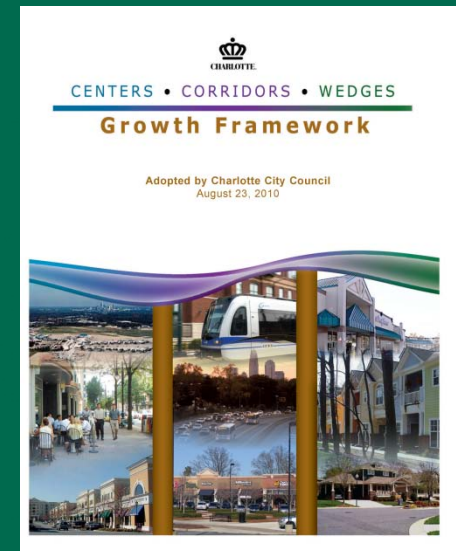
Charlotte will continue to be one of the most **livable** cities in the country, with a vibrant economy, a thriving natural environment, a diverse population and a cosmopolitan outlook. Charlotteans will enjoy a range of **choices** for housing, transportation, education, entertainment and employment. Safe and attractive **neighborhoods** will continue to be central to the City's identity and **citizen involvement** key to its viability.



Guiding Principles

As it continues to develop, Charlotte will strive for:

1. High-quality, context-sensitive community design
2. Protection of established neighborhoods
3. Residential opportunities to accommodate a diverse population in quality and livable neighborhoods
4. Diligent consideration of environmental benefits and impacts
5. A healthy and flourishing tree canopy
6. More walkable places with a variety of activities
7. A diverse, growing and adaptable economy
8. Revitalization of economically challenged business and residential areas
9. Enhanced transportation networks for pedestrians, cyclists, motorists, and transit user
10. Efficient and coordinated investment in infrastructure that keeps pace with existing and future development





Dilworth

Dilworth is a unique urban location that must balance pressure for new development with conservation of the existing neighborhood. This will be achieved by:

- Protecting Dilworth's historical character;
- Conserving the existing housing stock;
- Encouraging a variety of housing types and a diversity of residents;
- Identifying opportunities for higher density housing at appropriate locations;
- Encouraging commercial revitalization at a scale appropriate to the neighborhood;
- Continuing to encourage projects containing an appropriate mixture of residential, office and commercial uses;
- Emphasizing a connected, community friendly and balanced transportation system that appropriately accommodates pedestrians, bicyclists and transit users while fostering neighborhood-friendly automobile speeds for motorists traveling to and through the Dilworth community;
- Improving access to parks and greenways; and
- Being sensitive to the natural environment.

Elizabeth

Elizabeth is a community that embraces its urban vitality, preserving its historic heritage and diversity of residents, businesses, and institutions.

The area is a finely-woven tapestry that delicately balances the buildings, open spaces, landscapes, and pedestrian scale.

Elizabeth will strive to accommodate area-contextual housing types for various income levels.

Well-conceived infill development, important to the ongoing vitality of the area, will be encouraged and balanced with neighborhood preservation.

There should be broad community participation in planning and development decisions that affect the fabric of the community.

Tyvola & Archdale Transit Station Area Plan

The Tyvola & Archdale plan area will become part of the series of vibrant, high density transit villages along the South Corridor. Within its boundaries, there will be three distinct areas:

- **Transit Station Area:** The core of the study area, encompassing both the Tyvola and Archdale transit stations, will transform into a pedestrian-oriented urban district. This district will include opportunities for living, working, and shopping.
- **General Corridor Area:** The area between the Transit Station Area and I-77 will include a range of uses appropriate for a Growth Corridor. Existing light industrial, warehouse, office, retail, and hotel uses will remain, especially in the areas close to the I-77 and Tyvola Road interchange. Over time, some of these uses closest to the transit station may redevelop as higher density mixed uses. Existing multi-family areas may remain or redevelop with higher density housing. The single family Montclair South neighborhood and the neighborhood around Silverleaf Road and Green Hill Drive will be preserved and protected from incompatible uses.
- **Wedge Neighborhood Area:** The lower density residential character of the existing Madison Park, Montclair, and Starmount neighborhoods will be maintained.

Vision Statement

The vision for the Steele Creek area is to create a unique and sustainable community that is a great place to live, work, and recreate, while preserving the community's character by incorporating natural and historic features into new development. The community will implement this vision through the following actions:



- Protecting the Catawba River, McDowell Nature Preserve, natural features, and historic places;
- Providing a balanced mixture of land uses with enhanced public facilities that include quality schools and;
- Developing a safe, accessible and efficient transportation system for pedestrians, bicyclists, transit users, and motorists;
- Encouraging community design that recognizes the natural environment; and
- Creating an interconnected network of parks, greenways, and open space amenities.



Park Woodlawn “Sample”

The Plan Area is a long standing Charlotte neighborhood that is a diverse community of residents, businesses, and institutions located along Park and Woodlawn Road. The area is unique in that

_____.

This plan sets forth a vision for this area by moving forward with its unique focus on:

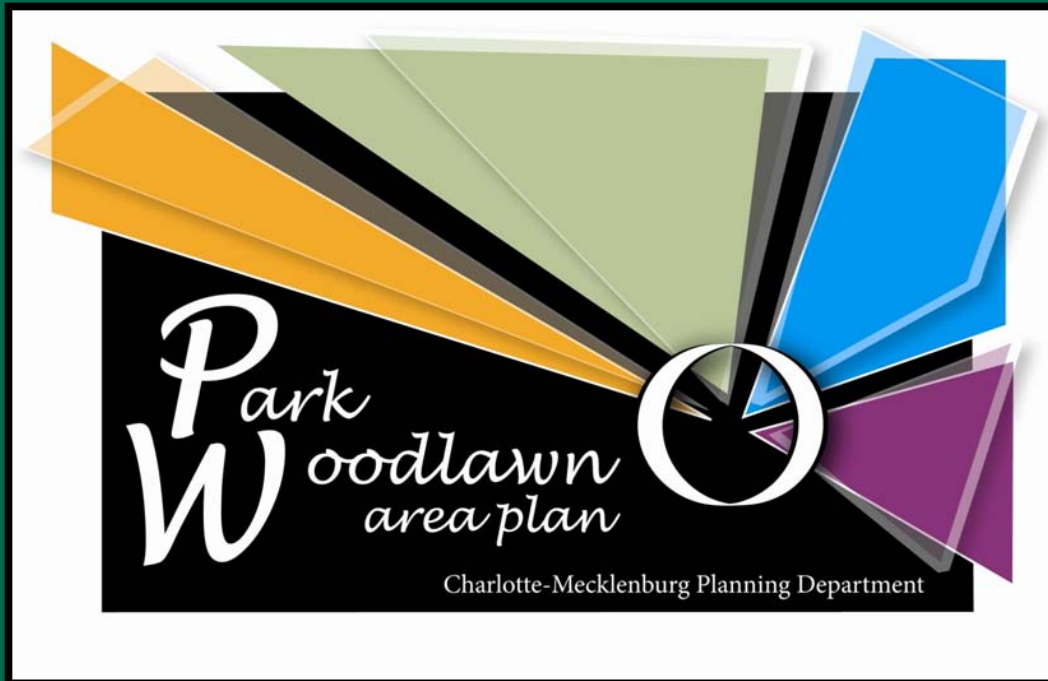
- **Neighborhoods** that are _____
_____. They seek to be _____
_____.

- **Mixed-Use Activity Center** that is _____
_____. It seeks to be _____
_____.



CITY OF CHARLOTTE

Group Exercise



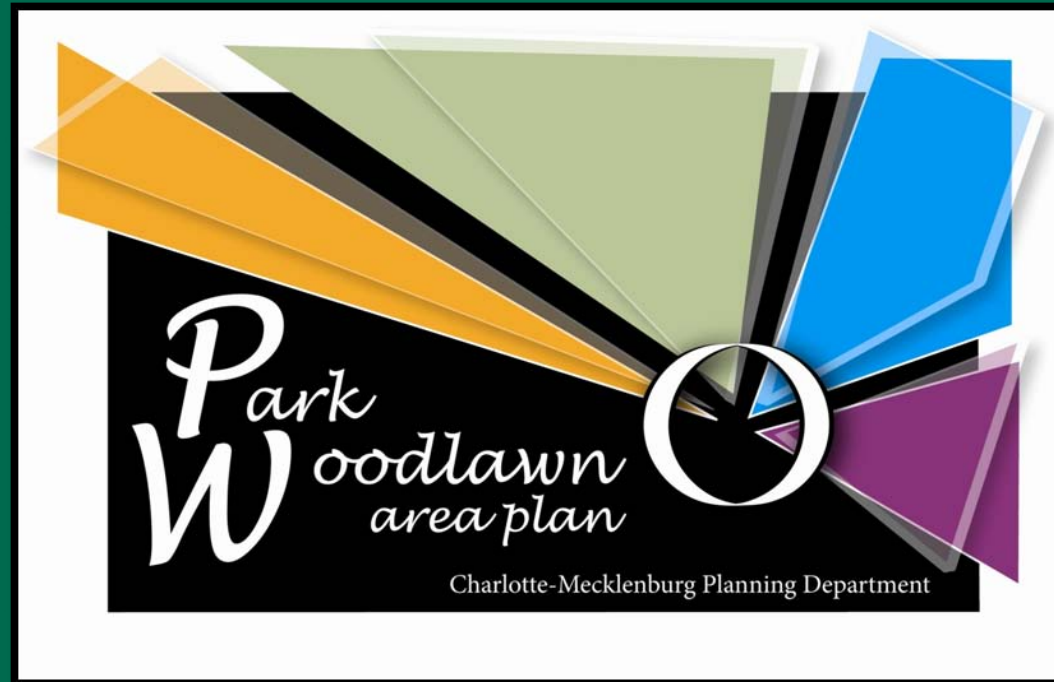


Group Exercise

- Divide into groups: 20 minute exercise.
- On sticky notes provided, write phrases that describe the desired future for your neighborhood, activity center and/or the larger area.
- Place note on the board in appropriate group.
- With facilitator's help, group similar notes and fine tune a "manageable" list of desires for the larger area.
- Report back to larger group and compare notes.



Next Steps



- Citizen Advisory Group Meetings
All meetings start at 6pm Location TBD
1st Meeting December 8th, 2011

Future Monthly Meeting Dates and Location TBD



CITY OF CHARLOTTE



Thank You!

www.charlotteplanning.org

Planning Staff Contact:

Alberto Gonzalez
agonzalez@charlottenc.gov

Phone: 704-336-8315

City and County Staff will be available to discuss specific issues with you after the meeting.

CHARMECK.ORG