



Blue Line Extension Transit Station Area Plans

Community Workshop #2

October 18, 2012

6:00pm

Introduction (5 minutes)

Welcome and Introductions

Kathy Cornett

Charlotte-Mecklenburg Planning Department

Overview Presentation (20 minutes)

What We've Heard?

Putting the Pieces Together

Elements of Development and Structure Plans

Community Design Basics

Kathy Cornett & Alan Goodwin

Charlotte-Mecklenburg Planning Department

Group Exercise (50 minutes)

Review and Provide Feedback

On Development and Structure Plans

Exercise Introduction

Block Exercise

All

Wrap-up and Next Steps (10 minutes)

Kathy Cornett

Information about the BLE Station Area Plans will be posted on our website throughout the planning process. Tonight's presentation will be on the website by Friday, October 19, 2012.

www.charlotteplanning.org

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How to Read a Land Use map

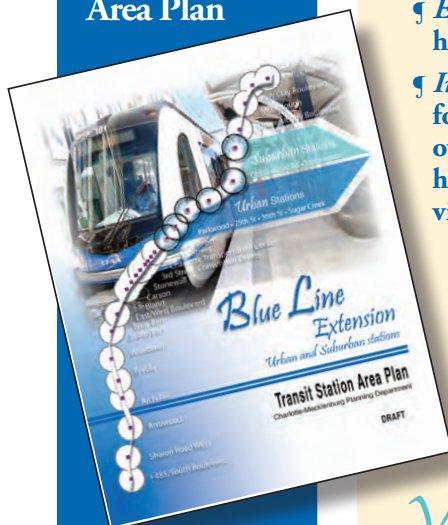
Listed below are brief descriptions and illustrations of land use categories. This document is intended for information purposes and does not include every land use category shown on adopted and recommended land use maps.

<i>Land Use</i>	<i>Example</i>	<i>Land Use</i>	<i>Example</i>
<p> Residential</p> <p>Parcels are shown in green and have a specific density.</p> <p>Low density is up to 8 dwelling units per acre(DUA). Moderate density is 8 - 22 DUA. High density is over 22 DUA.</p> <p>Housing types may include single family, duplex, triplex, or quadraplex dwellings, apartments, condos or town homes.</p>	 <p><i>Low Density Residential</i></p>  <p><i>Moderate Density Residential</i></p>  <p><i>High Density Residential</i></p>	<p> Transit Supportive</p> <p>Parcels are shown in deep purple; uses include pedestrian-friendly residential, office, retail, open space, civic and institutional uses.</p> 	
		<p> Office/Retail</p> <p>Parcels are shown in purple and red stripes; uses include combined land uses of office and retail.</p> 	
		<p> Office/Retail/Industrial-Warehouse-Distribution</p> <p>Sites are shown in red, brown and purple; uses include combined office and industrial or warehouse uses.</p> 	
<p> Park/Open Space</p> <p>Sites are shown in green; uses include parks, greenways, flood plain areas, open green spaces within developments, and others.</p>		<p> Office/Industrial-Warehouse-Distribution</p> <p>Parcels are shown in purple; uses include dentists, beauty shops, office buildings, and others.</p> 	
<p> Institutional</p> <p>Parcels are shown in blue; uses include churches, medical facilities, schools, and others.</p>		<p> Industrial-Warehouse-Distribution</p> <p>Parcels are shown in brown; uses include storage facilities, truck terminals and others.</p> 	

How to Read this Document



BLE Transit Station Area Plan



The Blue Line Extension Transit Station Area Plan promotes growth and development in a way that helps Charlotte achieve a shared community vision.

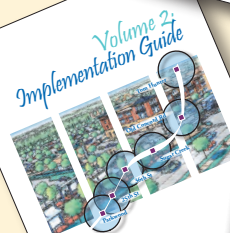


This document includes:

- ¶ *Executive Summary*
highlighting key elements in this plan
- ¶ *Introduction*
focusing on how the BLE enhances Charlotte's overall development pattern and how it helps attain the community's vision

Additionally, other sections include:

- ¶ *Concept Plan*
- ¶ *Implementation Guide*
- ¶ *Appendix*



Volume 1: Concept Plan

The Concept Plan will be adopted by Charlotte City Council and become City policy.

The *Volume 1: Concept Plan* is adopted by City Council and will act as a policy guide for future decision making. It contains the plan purpose, vision statement, goals and policies. Within the Concept Plan each Transit Station Area will have a:

- a.) Station Development Concept
- b.) Development Plan
- c.) Structure Plan

The a.) *Station Development Concept* is the initial step in illustrating the desired development pattern for each station area.

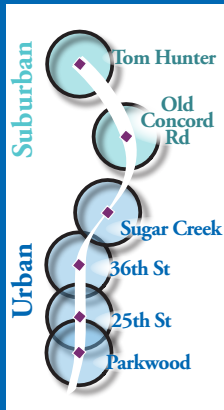


How to Read this Document



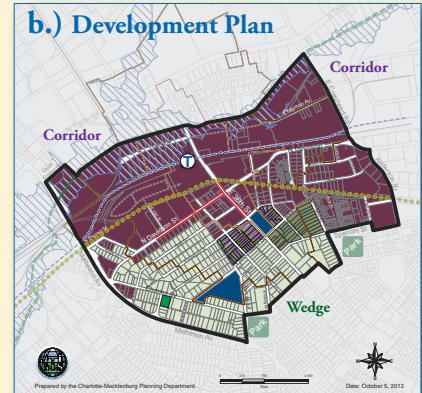
BLE Transit Station Area Plan

Six stations are included in this plan; two are Urban stations and four are Suburban stations.

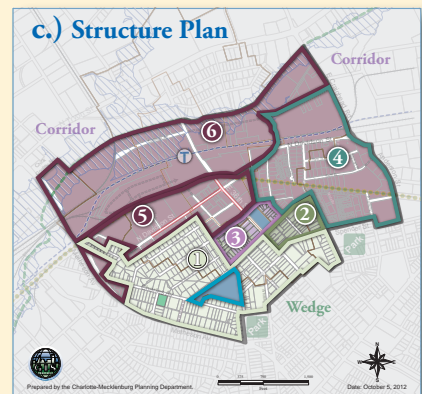


Specific policies and recommendations are included for each station area in the plan.

The **b.) Development Plan** provides policy guidance in the areas of Land Use, Transportation, Community Design, Infrastructure and Public Facilities, and Natural Environment. This document will have combined Transit Station Area policies for Community Design, Infrastructure and Public Facilities, and Natural Environment. Each Plan Policy will have an icon and will be cross-referenced in the Implementation Guide section.



The **c.) Structure Plan** distinguishes areas that may have the same type of land use but call for different sizes or types of buildings. This helps facilitate predictable development in accord with the neighborhood's vision.



Volume 2: Implementation Guide

The Implementation Guide is primarily used by staff to ensure public and private development achieves the defined vision.

Volume 2: Implementation is primarily a staff document that outlines specific steps that can be taken by various public and private bodies so that the desired future envisioned in this plan may be realized. These strategies identify the lead responsible agencies and tentative time frames. The strategies are numbered sequentially and correspond to the policies discussed in Volume 1: Concept Plan.

Volume 3: Appendix

The Appendix contains extensively researched and supporting background information.

Information in **Volume 3: Appendix** is gathered throughout the planning process and contains existing conditions, market analysis data, and planned projects or improvements in the area.