

Land Use Exercise

Instructions

- Assign a scribe to record group comments.
- Listen to descriptions of the proposed land uses and review the maps.
- Discuss any questions with your group facilitator.

Notes

- You are encouraged to talk to your neighbors about your comments.

Time

- 20 Minutes.





Visioning Exercise

Instructions – Block Exercise

- **Select your Transit Station Area(s) table**
- **Each building block represents 1 story (10-12 feet).**
- **Blocks illustrate ideas of how development could occur – change them if you like or provide comments.**

Focus Areas

- **Sample parcels recommended for Transit-oriented Development.**
- **Relationship between Transit-oriented Development and Established Neighborhoods**

Time - 20 Minutes

PARKWOOD TRANSIT STATION AREA

Map X: CONCEPT PLAN

■ Urban Station



**BLE
Transit Station
Area Plan**

Concept Plan Framework for Development



Photos shown are examples of the Concept Map's recommended pattern of development and preservation for the Parkwood Station plan area.





**BLE
Transit Station
Area Plan**

Concept Plan Framework for Development

Recommended Land Use

- Moderate Density Residential
- Institutional
- Transit Supportive Uses
- Park/Open Space
- Office/Retail/
Industrial-Warehouse-Distribution

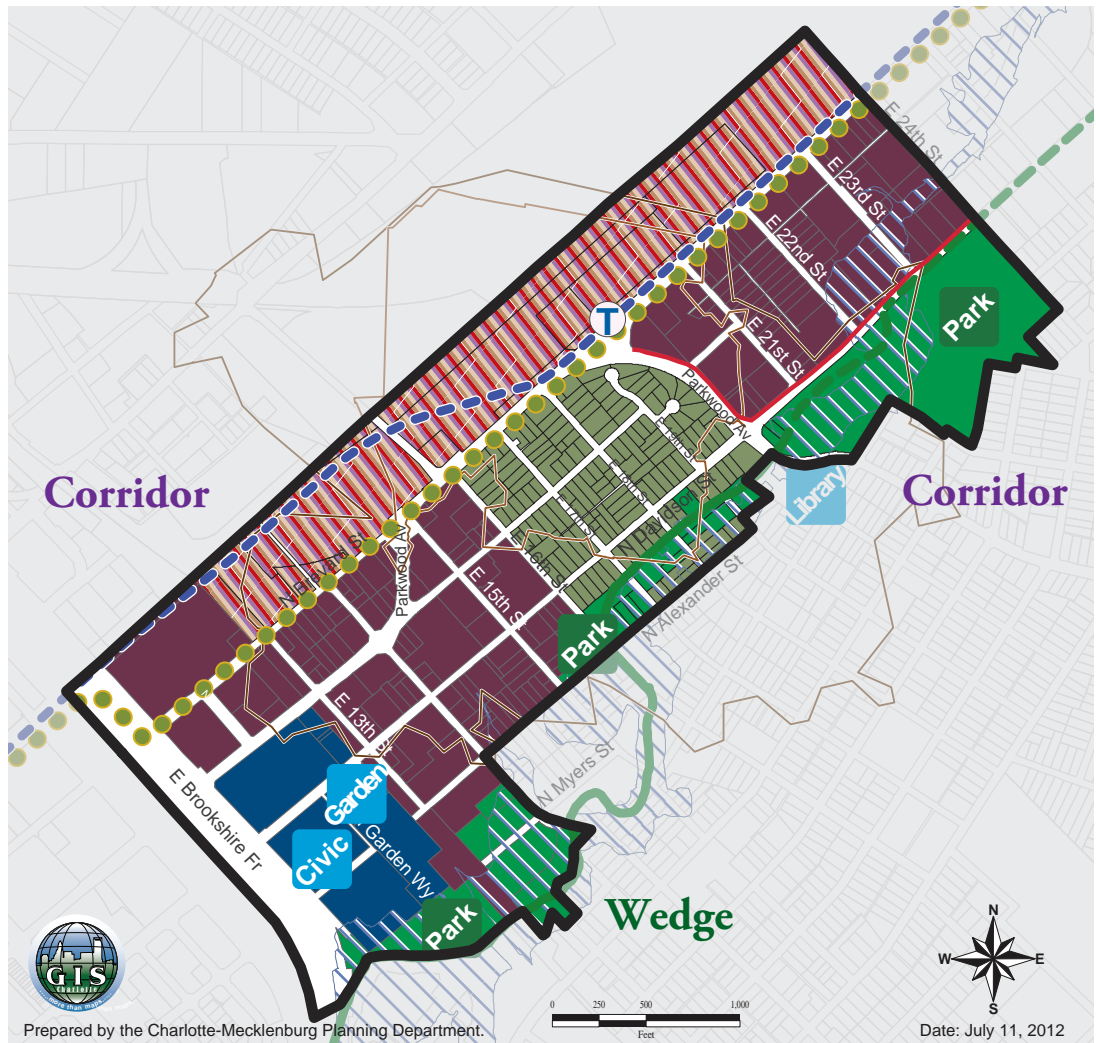
Current and Future Amenities

- Proposed Transit Station and Rail Line
- Active Ground Floor
- Proposed Multi-Use Trail
- Existing Little Sugar Creek Greenway
- Proposed Little Sugar Creek Greenway
- 1/4 Mile Walking Distance
- 1/2 Mile Walking Distance
- FEMA 100 Year Floodplain
- Existing Public Facility Site

PARKWOOD TRANSIT STATION AREA

Map X: DEVELOPMENT PLAN

■ Urban Station



Prepared by the Charlotte-Mecklenburg Planning Department.

0 250 500 1,000
Feet



Date: July 11, 2012



**BLE
Transit Station
Area Plan**

Concept Plan Framework for Development

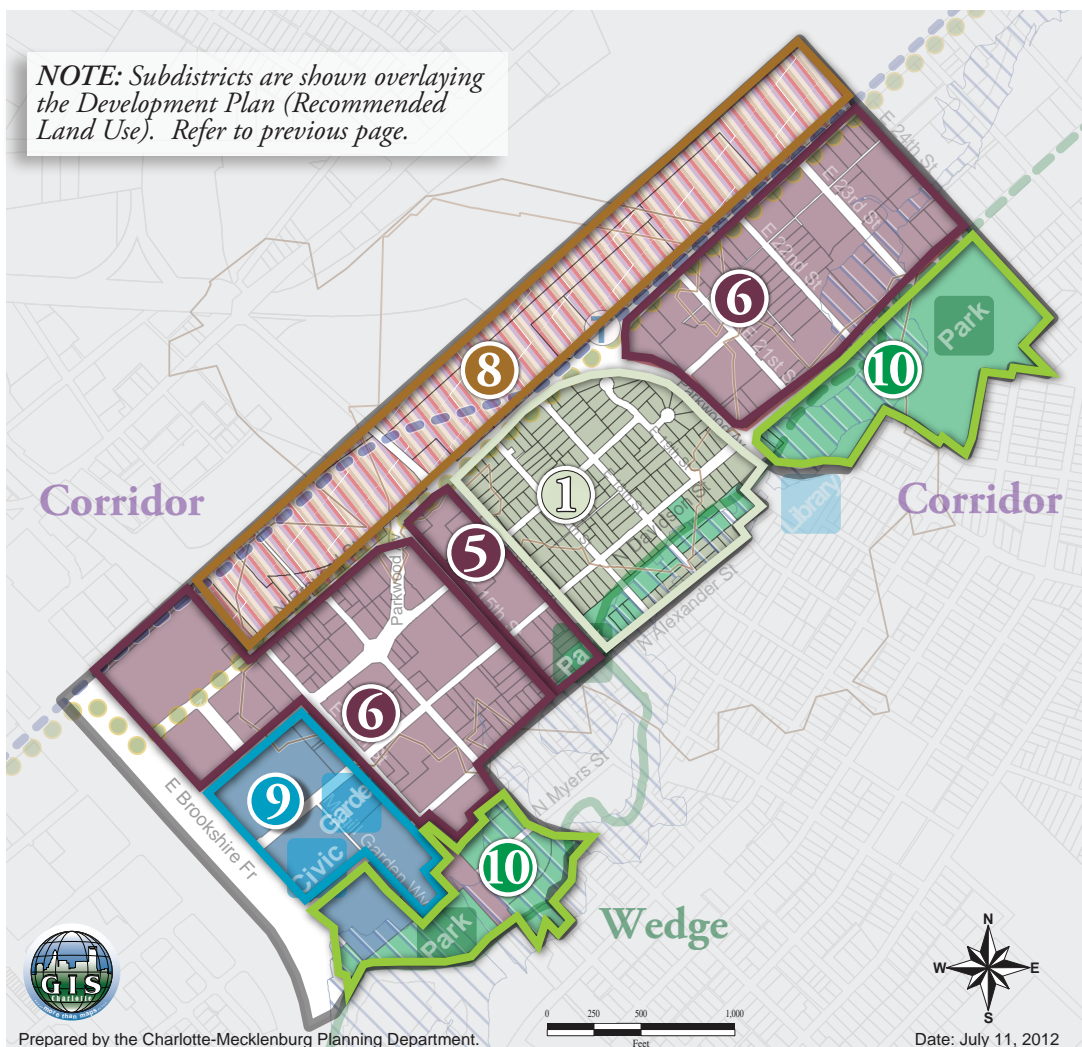


PARKWOOD TRANSIT STATION AREA

Map X: STRUCTURE PLAN

■ Urban Station

NOTE: Subdistricts are shown overlaying the Development Plan (Recommended Land Use). Refer to previous page.



SUBDISTRICTS

Subdistrict	Desired Uses	Appropriate Building Types	Appropriate Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
④	Transit Supportive Uses – Predominately Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadraplex	Up to 60'
⑤	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑥	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
⑦	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑧	Manufacturing, Storage, Distribution-Shipments, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse	Approx. 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

Subdistricts shown in gray are not recommended for this station area.

Blue Line Extension Transit Station Area Plan



**BLE
Transit Station
Area Plan**

Concept Plan Framework for Development



Photos shown are examples of the Concept Map's recommended pattern of development and preservation for the 25th Street Station plan area.

25th STREET TRANSIT STATION AREA

Map X: CONCEPT PLAN

■ Urban Station





**BLE
Transit Station
Area Plan**

Concept Plan Framework for Development

Recommended Land Use

- Low Density Residential
- Transit Supportive Uses
- Office/Retail/Industrial-Warehouse-Distribution

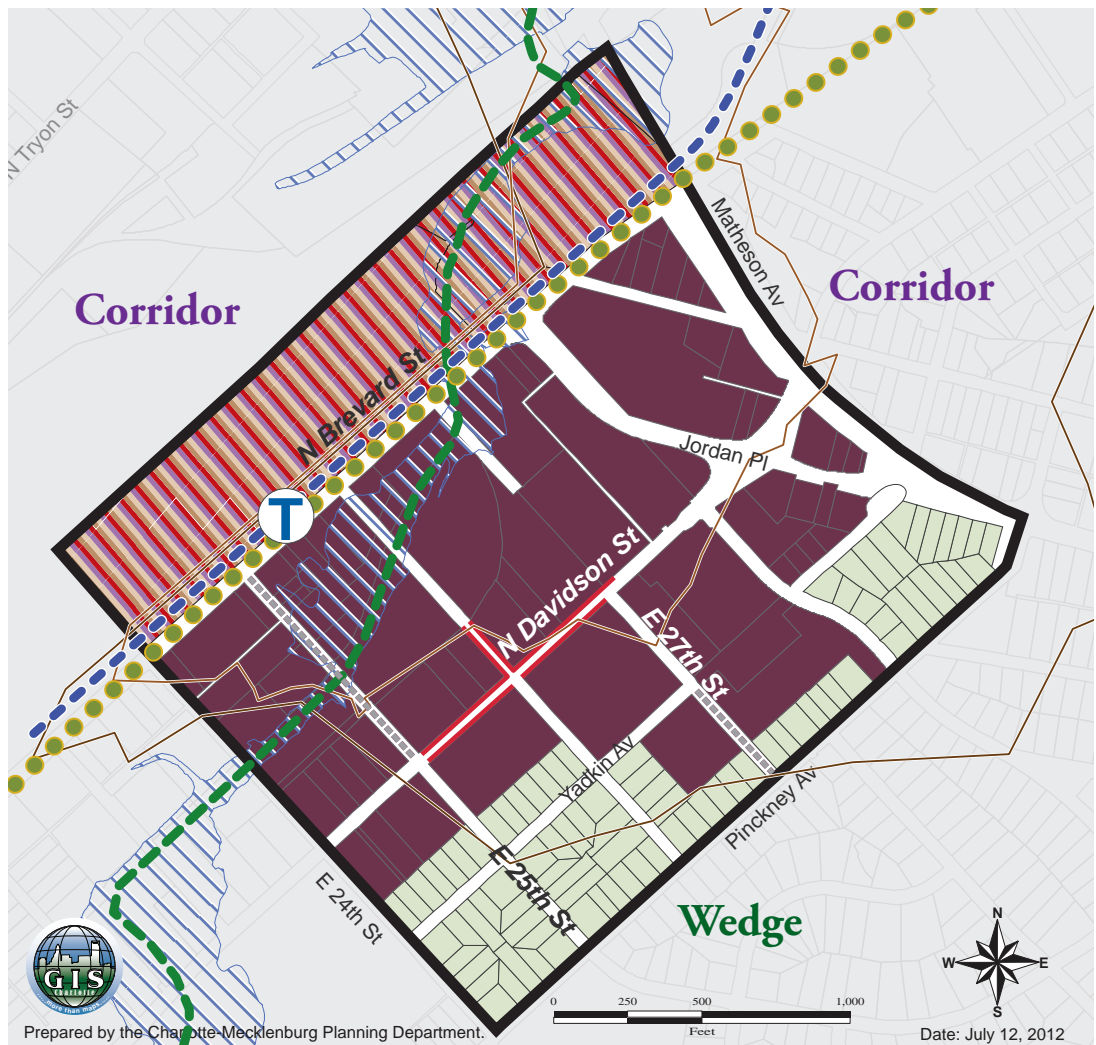
Current and Future Amenities

- Proposed Transit Station and Rail Line
- Active Ground Floor
- Proposed Street Connection
- Proposed Multi-Use Trail
- Proposed Little Sugar Creek Greenway
- 1/4 Mile Walking Distance
- 1/2 Mile Walking Distance
- FEMA 100 Year Floodplain

25th STREET TRANSIT STATION AREA

Map X: DEVELOPMENT PLAN

■ Urban Station





**BLE
Transit Station
Area Plan**

**Concept Plan
Framework for
Development**

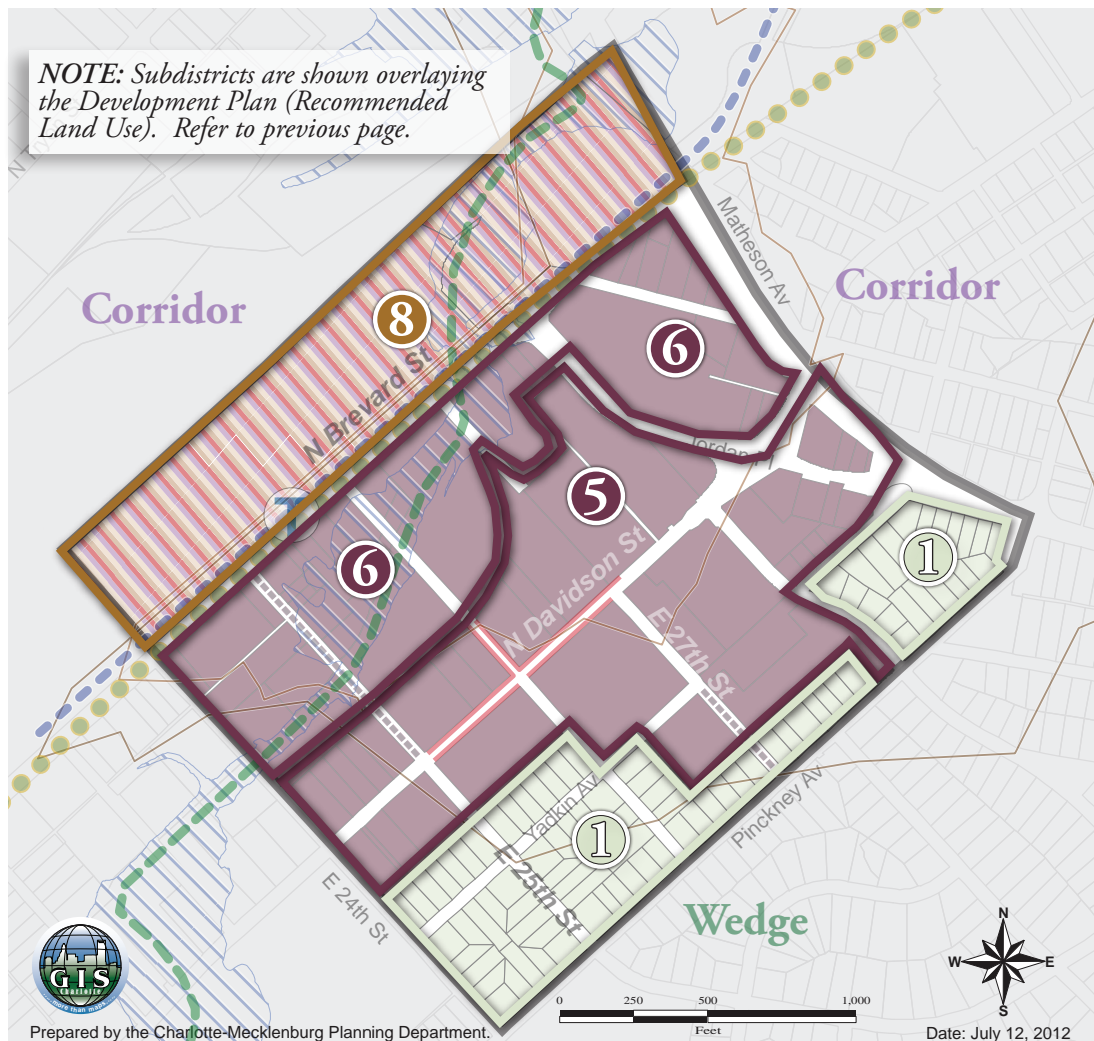


25th STREET TRANSIT STATION AREA

Map X: STRUCTURE PLAN

■ Urban Station

NOTE: Subdistricts are shown overlaying the Development Plan (Recommended Land Use). Refer to previous page.



SUBDISTRICTS

Subdistrict	Desired Uses	Appropriate Building Types	Appropriate Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
④	Transit Supportive Uses – Predominately Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadraplex	Up to 60'
⑤	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑥	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
⑦	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑧	Manufacturing, Storage, Distribution-Shipment, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse	Approx. 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

Subdistricts shown in gray are not recommended for this station area.

Blue Line Extension Transit Station Area Plan



**BLE
Transit Station
Area Plan**

**Concept Plan
Framework for
Development**

Recommended Land Use

- Low Density Residential
- Moderate Density Residential
- Institutional
- Industrial-Warehouse-Distribution
- Transit Supportive Uses
- Park/Open Space
- Residential/Office

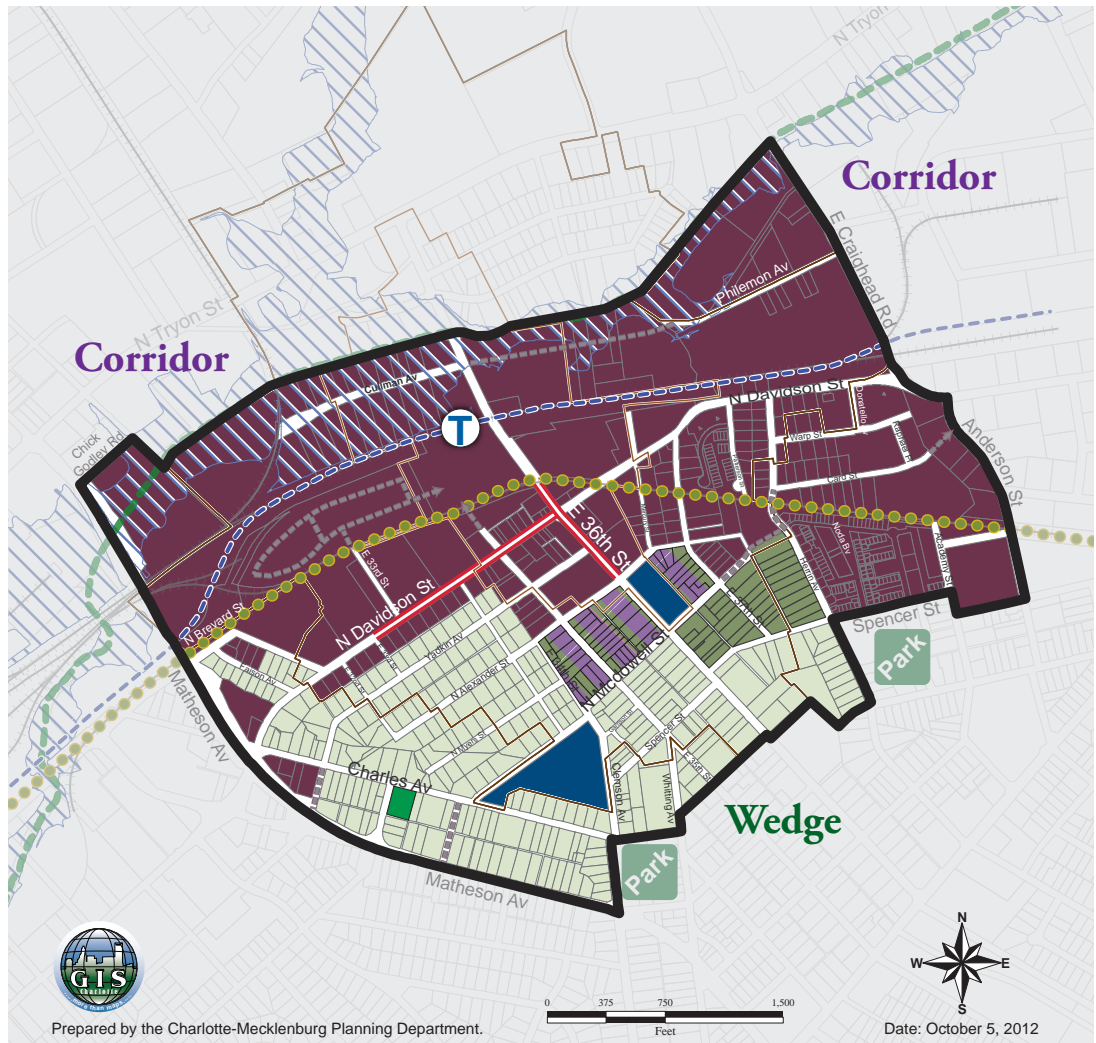
Current and Future Amenities

- Proposed Transit Station and Rail Line
- Proposed Street Connection
- Ground Floor Retail
- Proposed Multi-Use Trail
- Proposed Little Sugar Creek Greenway
- FEMA 100 Year Floodplain
- Existing Park

36th STREET TRANSIT STATION AREA

Map X: DEVELOPMENT PLAN

■ Urban Station





**BLE
Transit Station
Area Plan**

**Concept Plan
Framework for
Development**

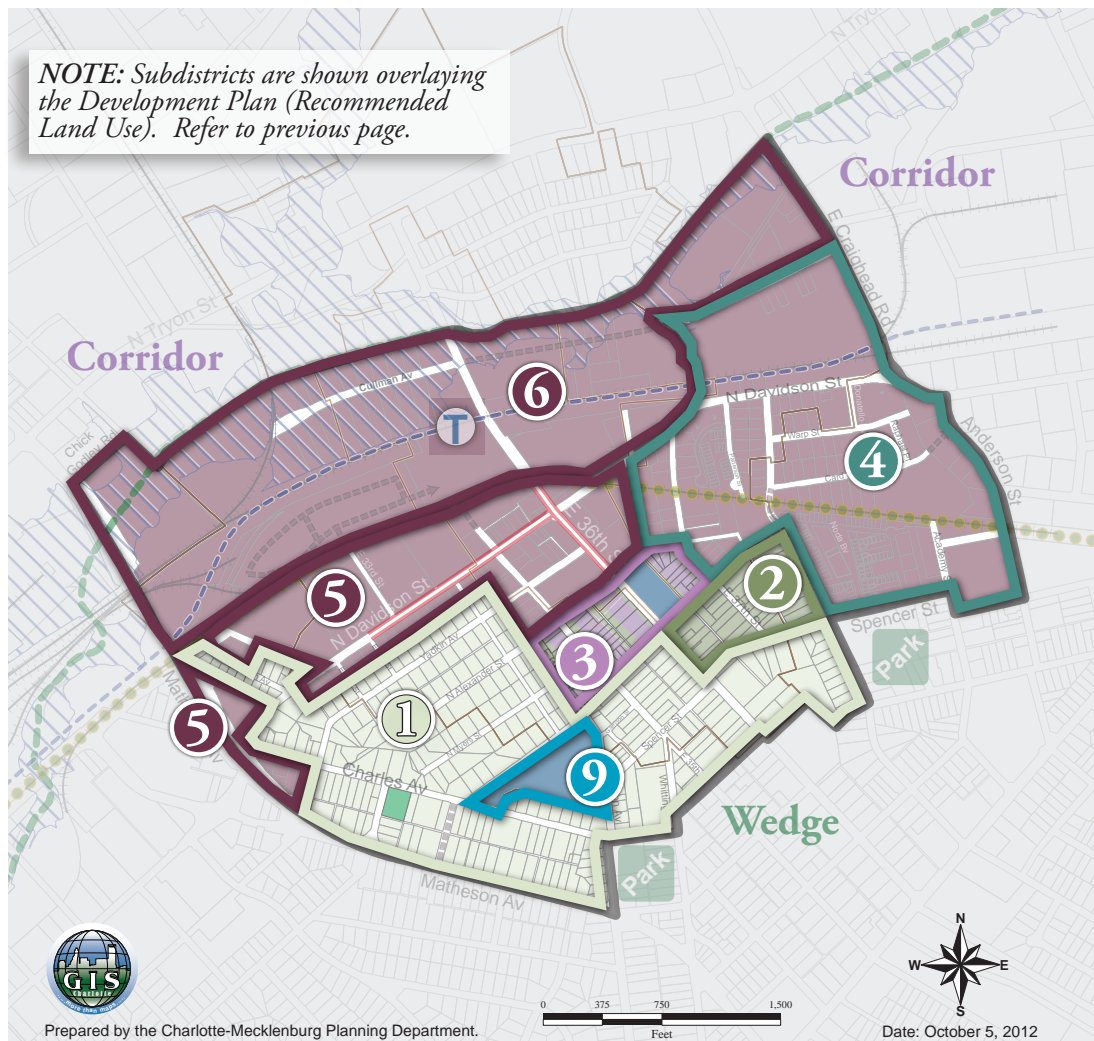


36th STREET TRANSIT STATION AREA

Map X: STRUCTURE PLAN

■ **Urban Station**

NOTE: Subdistricts are shown overlaying the Development Plan (Recommended Land Use). Refer to previous page.



SUBDISTRICTS

Subdistrict	Desired Uses	Appropriate Building Types	Appropriate Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
④	Transit Supportive Uses – Predominately Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadraplex	Up to 60'
⑤	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑥	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
⑦	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑧	Manufacturing, Storage, Distribution-Shipment, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse	Approx. 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

Subdistricts shown in gray are not recommended for this station area.

Blue Line Extension Transit Station Area Plan

SUGAR CREEK TRANSIT STATION AREA

Map X: CONCEPT PLAN

■ Urban Station



**BLE
Transit Station
Area Plan**

Concept Plan Framework for Development



Photos shown are examples of the Concept Map's recommended pattern of development and preservation for the Sugar Creek Station plan area.



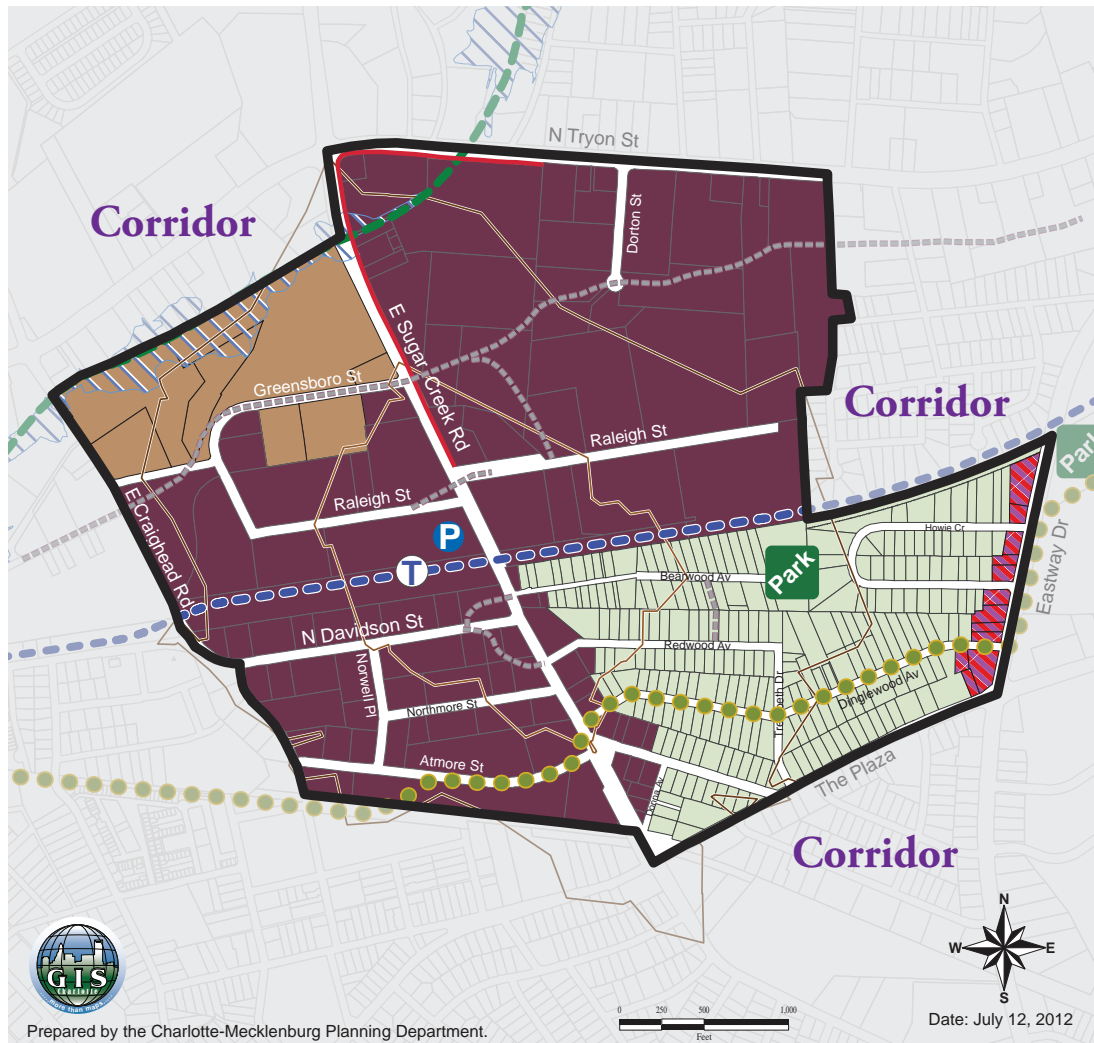


BLE
Transit Station
Area Plan

SUGAR CREEK TRANSIT STATION AREA

Map X: DEVELOPMENT PLAN

■ Urban Station



Recommended Land Use

- Low Density Residential
- Transit Supportive Uses
- Industrial-Warehouse-Distribution
- Office/Retail

Current and Future Amenities

- Proposed Transit Station and Rail Line
- Prop LYNX Park and Ride
- Active Ground Floor
- Proposed Street Connection
- Proposed Multi-Use Trail
- Proposed Little Sugar Creek Greenway
- 1/4 Mile Walking Distance
- 1/2 Mile Walking Distance
- FEMA 100 Year Floodplain
- Existing Public Facility Site



**BLE
Transit Station
Area Plan**

**Concept Plan
Framework for
Development**

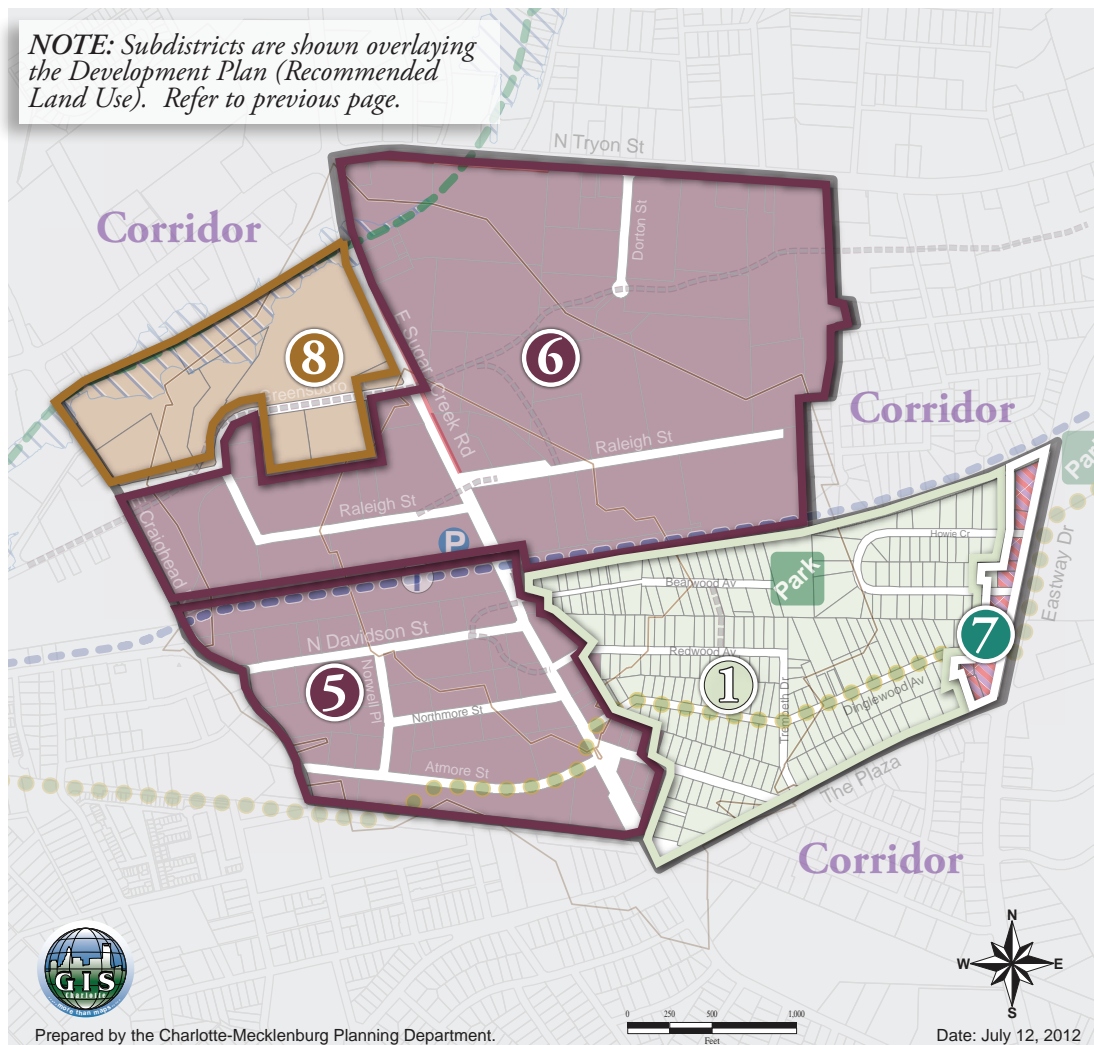


SUGAR CREEK TRANSIT STATION AREA

Map X: STRUCTURE PLAN

■ **Urban Station**

NOTE: Subdistricts are shown overlaying the Development Plan (Recommended Land Use). Refer to previous page.



Prepared by the Charlotte-Mecklenburg Planning Department.



Date: July 12, 2012

SUBDISTRICTS

Subdistrict	Desired Uses	Appropriate Building Types	Appropriate Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
④	Transit Supportive Uses – Predominately Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadraplex	Up to 60'
⑤	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑥	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
⑦	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑧	Manufacturing, Storage, Distribution-Shipments, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse	Approx. 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

Subdistricts shown in gray are not recommended for this station area.

Blue Line Extension Transit Station Area Plan

OLD CONCORD ROAD TRANSIT STATION AREA

Map X: CONCEPT PLAN

■ Suburban Station



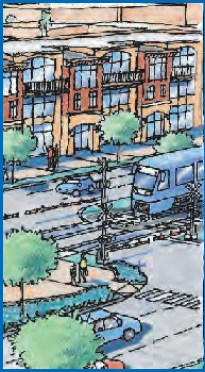
BLE
Transit Station
Area Plan

Concept Plan Framework for Development



Photos shown are examples of the Concept Map's recommended pattern of development and preservation for the Old Concord Road Station plan area.



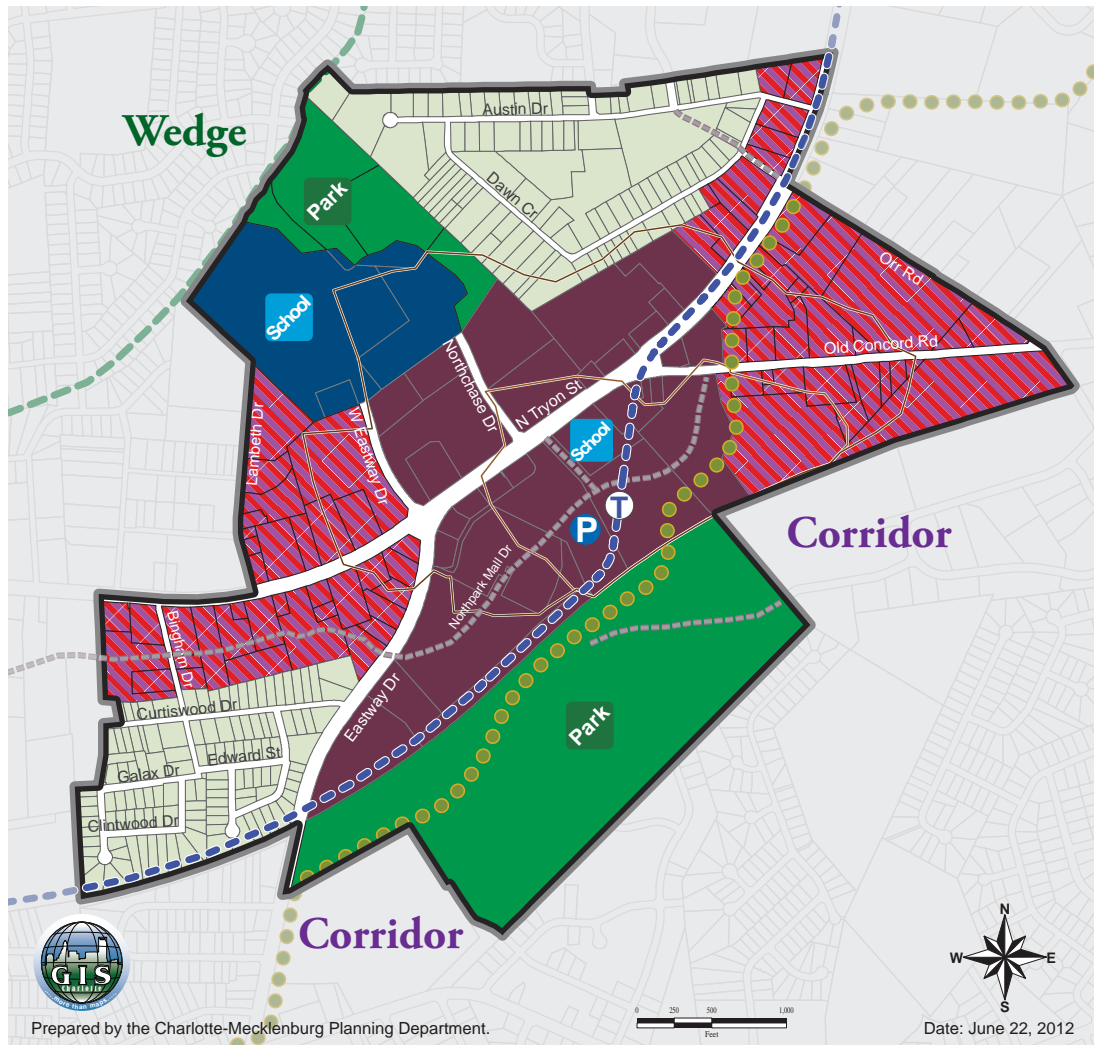


**BLE
Transit Station
Area Plan**

OLD CONCORD STREET TRANSIT STATION AREA

Map X: DEVELOPMENT PLAN

■ Suburban Station





BLE
Transit Station
Area Plan

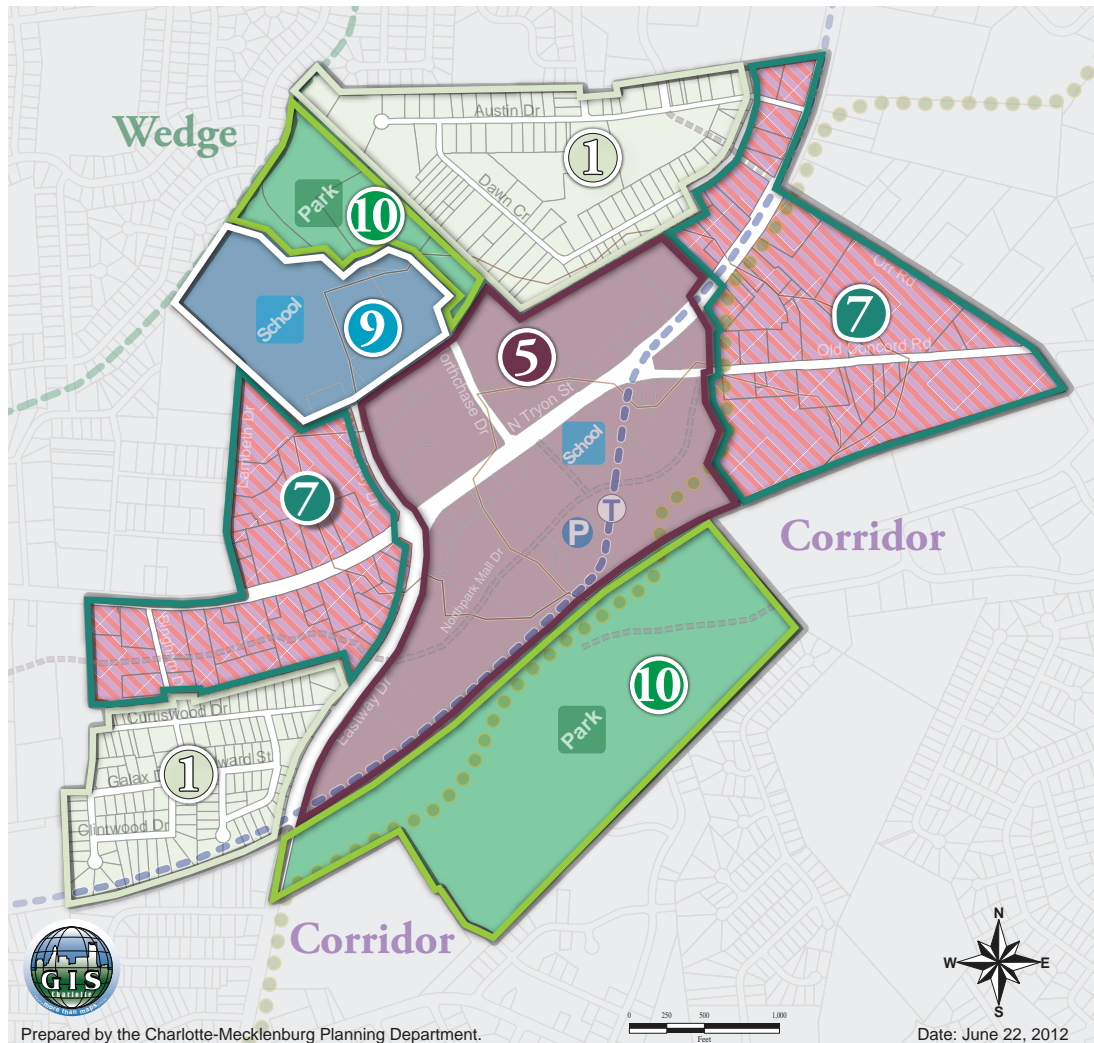
Concept Plan Framework for Development



OLD CONCORD ROAD TRANSIT STATION AREA

Map X: STRUCTURE PLAN

■ Suburban Station



SUBDISTRICTS

Subdistrict	Desired Uses	Appropriate Building Types	Appropriate Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
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⑧	Manufacturing, Storage, Distribution-Shipment, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse	Approx. 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

Subdistricts shown in gray are not recommended for this station area.

Blue Line Extension Transit Station Area Plan

TOM HUNTER TRANSIT STATION AREA

Map X: CONCEPT PLAN

■ Suburban Station



BLE
Transit Station
Area Plan

Concept Plan Framework for Development



Photos shown are examples of the Concept Map's recommended pattern of development and preservation for the Tom Hunter Station plan area.



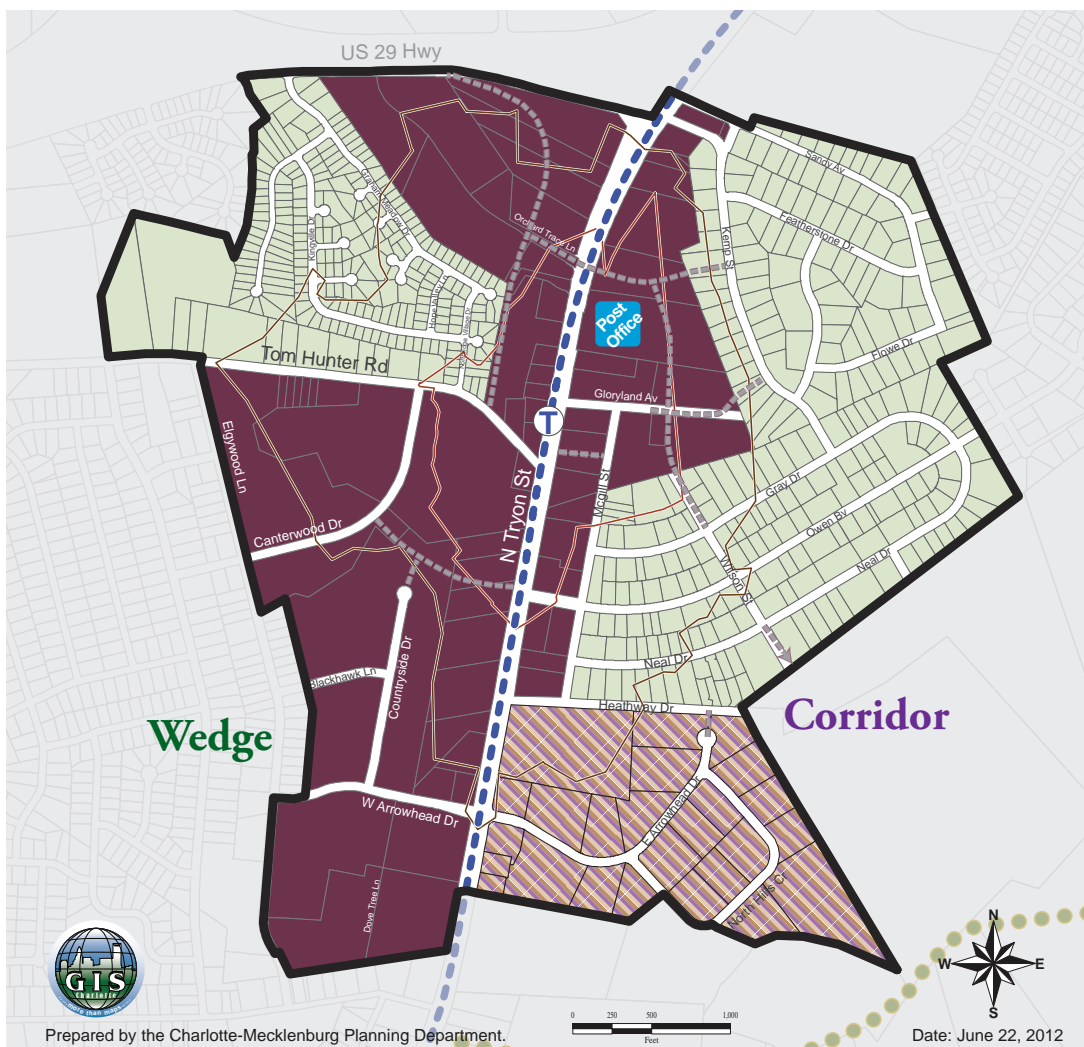


**BLE
Transit Station
Area Plan**

TOM HUNTER TRANSIT STATION AREA

Map X: DEVELOPMENT PLAN

■ Suburban Station





**BLE
Transit Station
Area Plan**

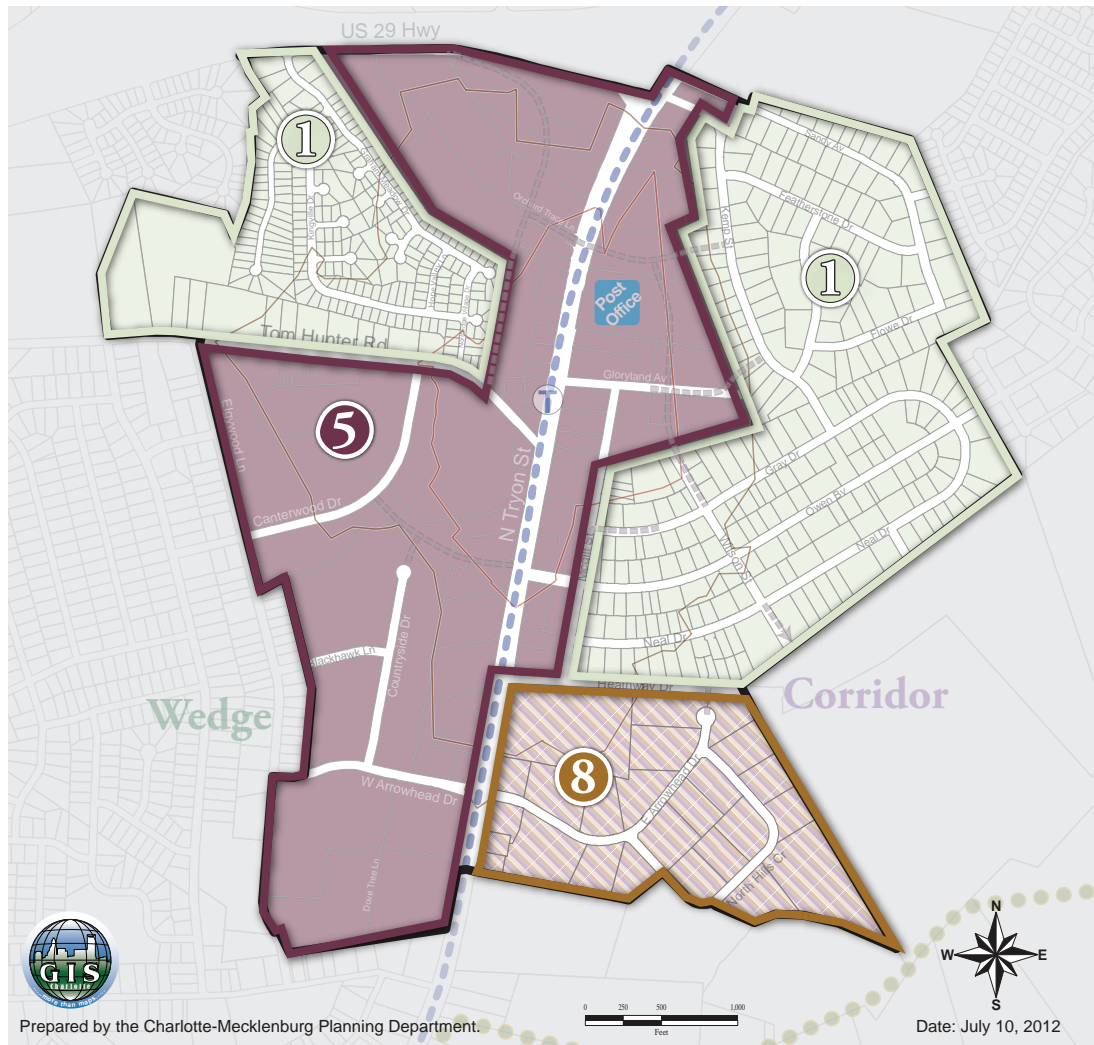
**Concept Plan
Framework for
Development**



TOM HUNTER TRANSIT STATION AREA

Map X: STRUCTURE PLAN

■ Suburban Station



SUBDISTRICTS

Subdistrict	Desired Uses	Appropriate Building Types	Appropriate Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
④	Transit Supportive Uses – Predominately Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadraplex	Up to 60'
⑤	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑥	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
⑦	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑧	Manufacturing, Storage, Distribution-Shipment, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse	Approx. 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

Subdistricts shown in gray are not recommended for this station area.

Blue Line Extension Transit Station Area Plan