



CHARLOTTE

# INDEPENDENCE BOULEVARD AREA PLAN

Public Meeting #1

June 24, 2008

# Tonight's Agenda

## **Introduction**

*Welcome and Ground Rules*

**Tom Warshauer**

## **Overview Presentation**

*Purpose of the Plan*

*What Brings Us Here?*

*A Tour of the Corridor*

*Principles for Planning*

**Blake Drury**

## **Visioning Exercises**

*What do you value about your community?*

*"Best of – Worst of" Independence Boulevard*

**All**

## **Wrap-up and Next Steps**

**Blake Drury**



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# PURPOSE OF THE PLAN

## Purpose of the Plan

To establish a vision and provide policies to guide future growth, development and reinvestment consistent with the *Centers, Corridors and Wedges Growth Framework*. Once adopted, this plan will:

- Update existing land use plans,
- Refine the boundaries of Activity Centers, Growth Corridors and Wedges,
- Address key land use, transportation, urban design and other development issues,
- Provide guidance for future land use and infrastructure decisions, and
- Serve as the official streetscape plan for the area.

# Objectives and Assumptions

## Objectives

The Area Plan will recommend feasible land use and transportation strategies for the corridor that the City can implement to:

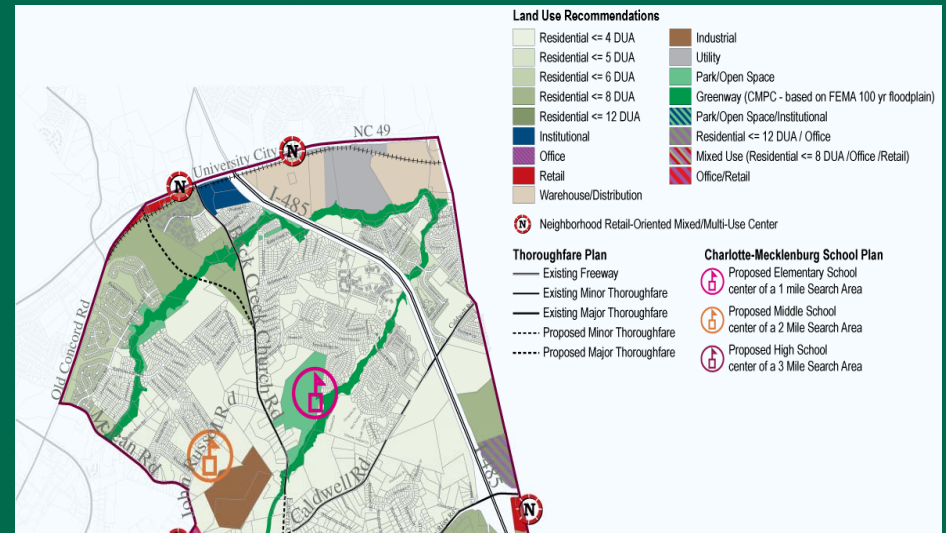
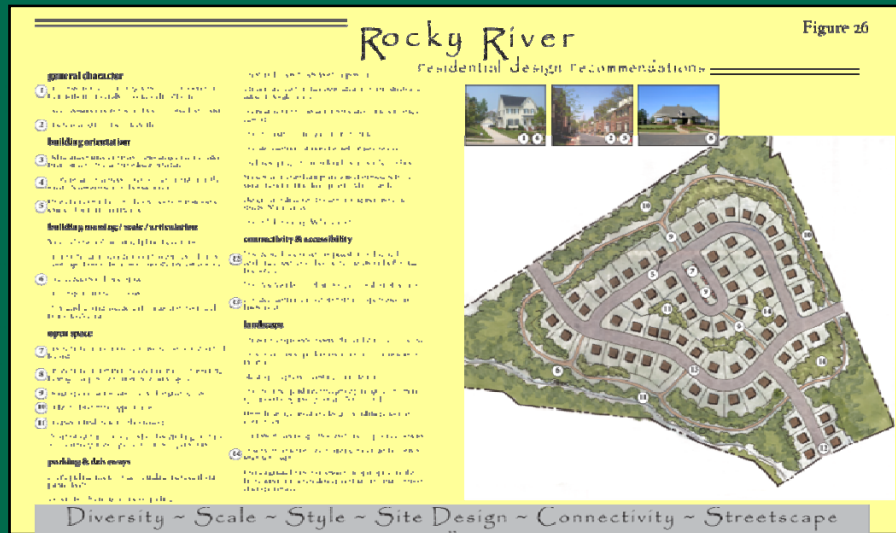
- Reverse the trend of disinvestment
- Position the corridor for growth, and
- Reinforce existing neighborhoods for continued stability and livability.
- Make recommendations on changes to the transitional setback

## Assumptions

- Plan will be prepared based on existing transit and roadway projects

# What is an Area Plan?

- Framework for future growth and development that updates the broader, more general district plans
- Policy guide for elected & appointed officials in making land use, zoning, and capital investment decisions
- Community's shared vision for future





# What Can You Expect From an Area Plan?

## Clarify vision for the area

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**Identify and provide policies to address development opportunities and issues**

*But not . . .*

**Create regulations or laws**

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**Identify public and private investments needed to achieve vision**

*But not . . .*

**Provide funding & implementation means overnight**

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**Possibly recommend zoning changes in appropriate locations**

*But not . . .*

**Rezone Property**

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**Guide more appropriate development**

*But not . . .*

**Halt development**

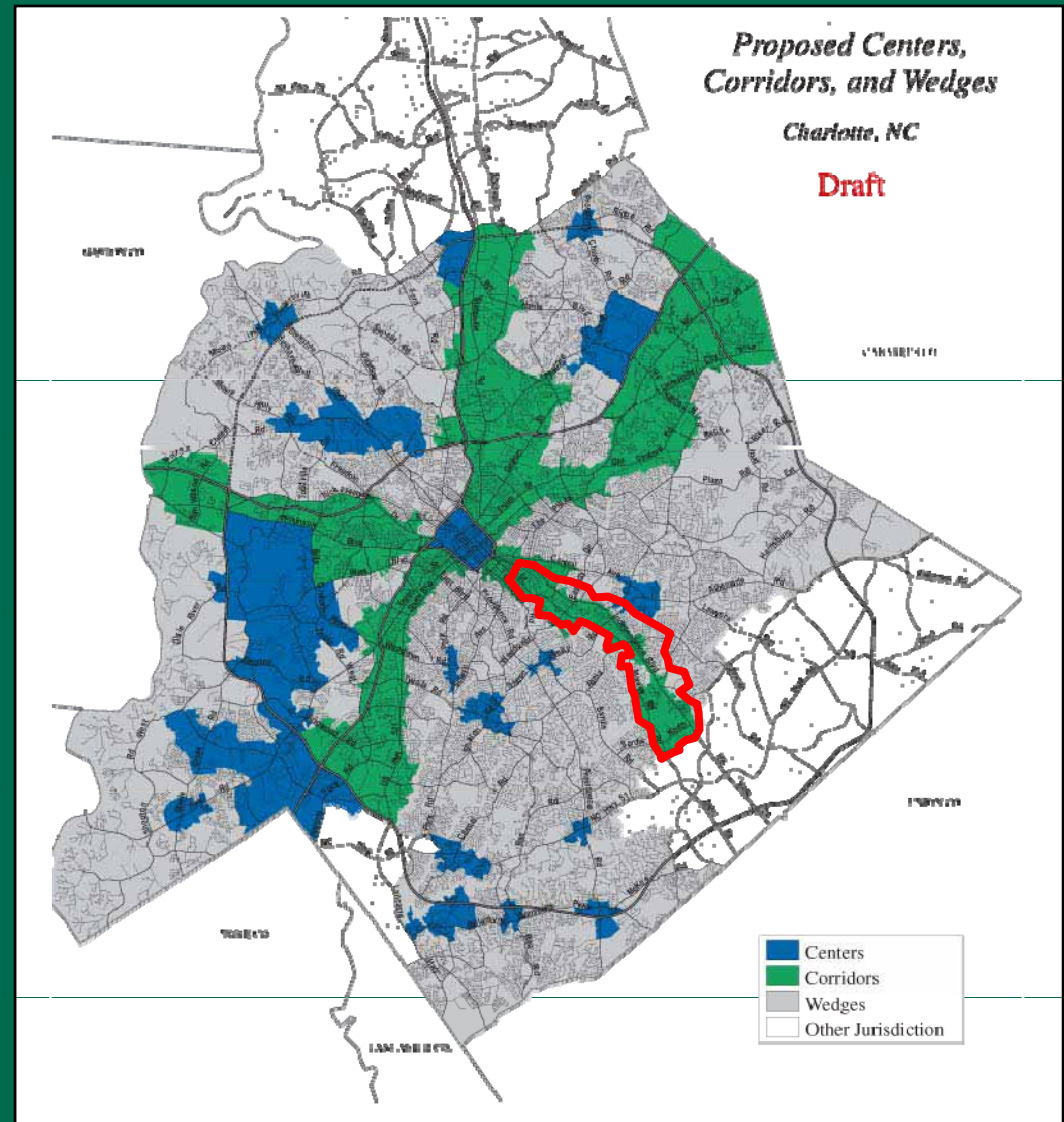
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**Activity Centers** are generally appropriate for new growth, along with the type and intensity of development corresponding to the Center type.

**Growth Corridors** are priority locations for new growth, especially in identified Transit Station Areas.

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

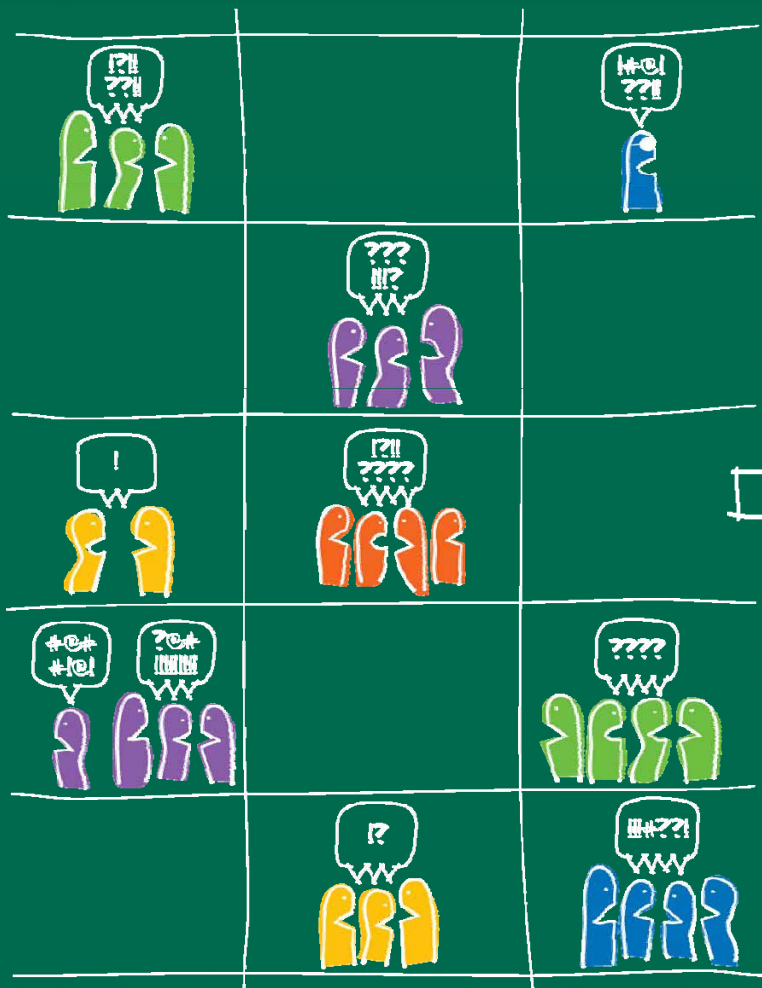




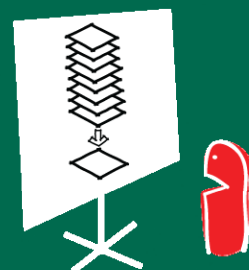


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# Planning Process



**Stakeholder Interviews**  
*May*

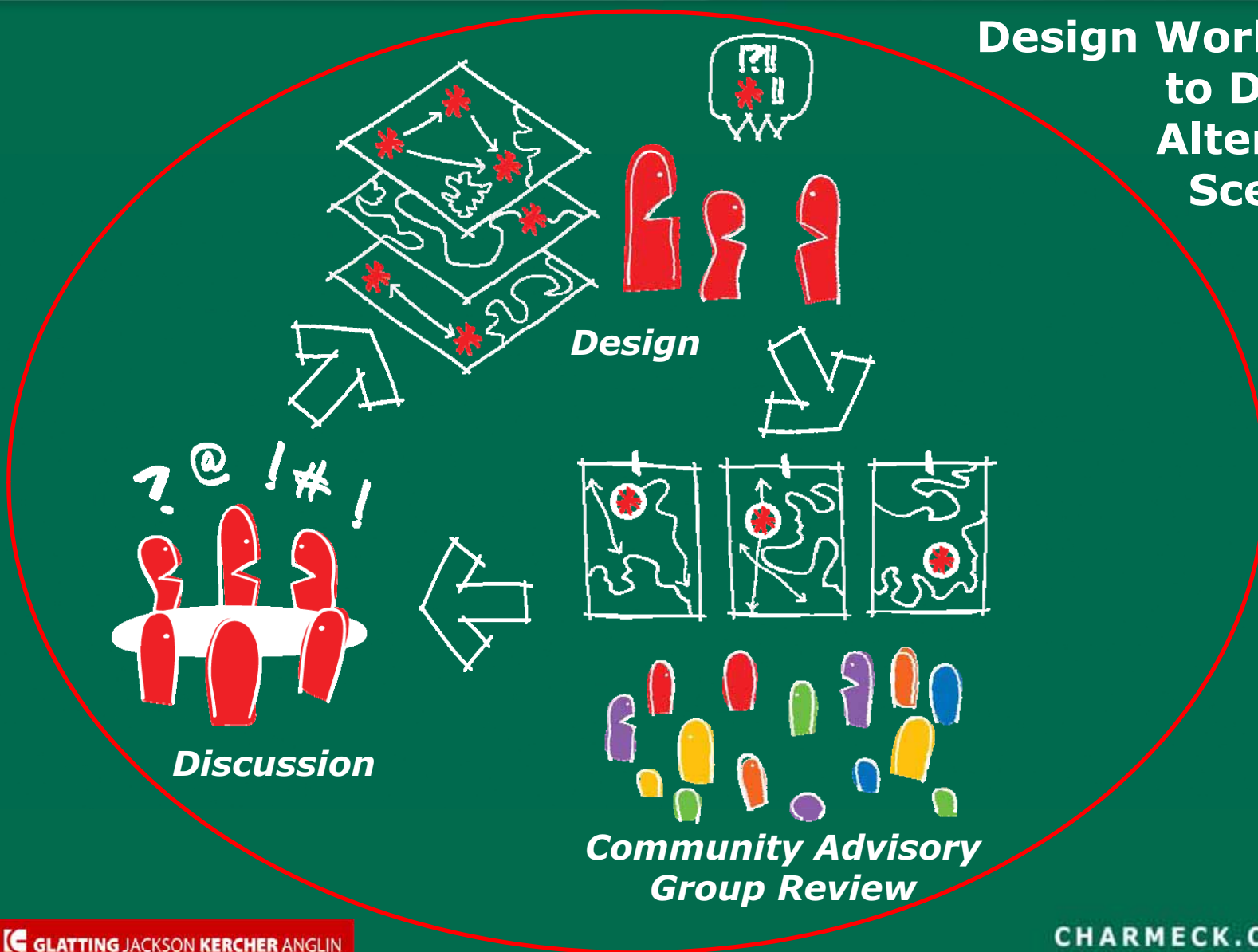


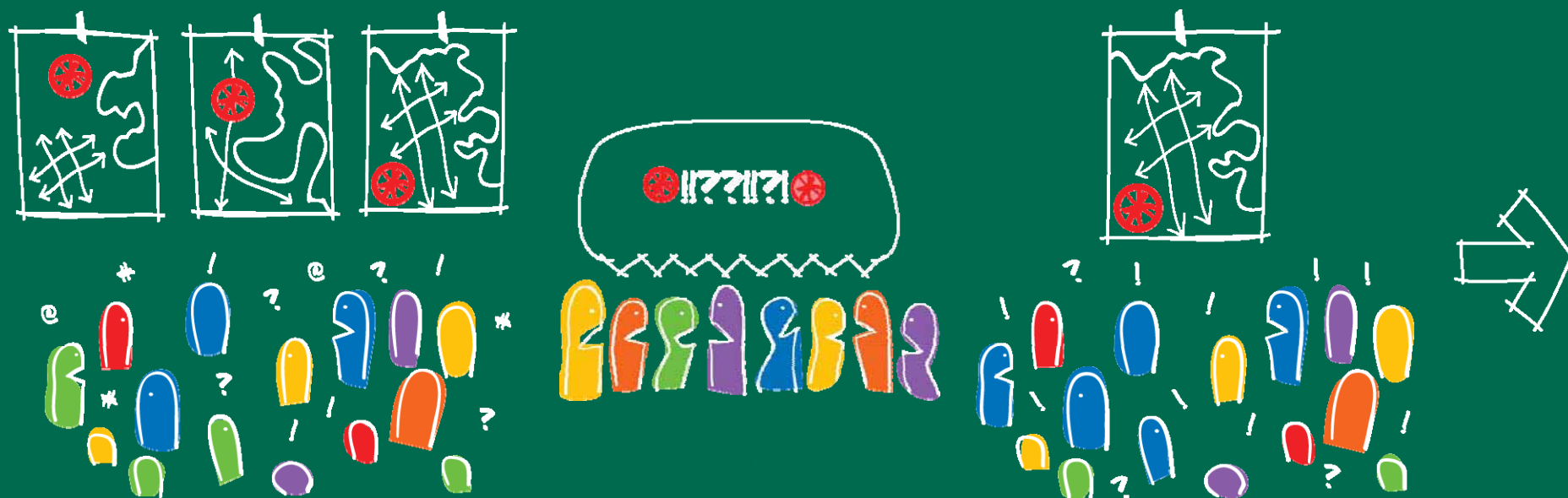
**Community Vision Workshop**  
*Tonight*

# Planning Process

## Design Workshops to Develop Alternative Scenarios

July –  
August



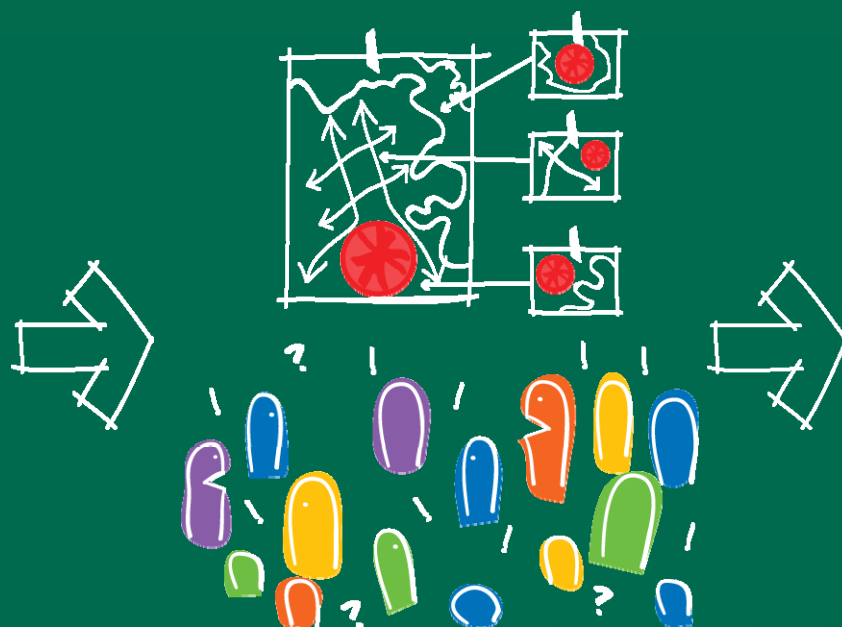


**Community Review of  
Alternative Scenarios**  
*October*

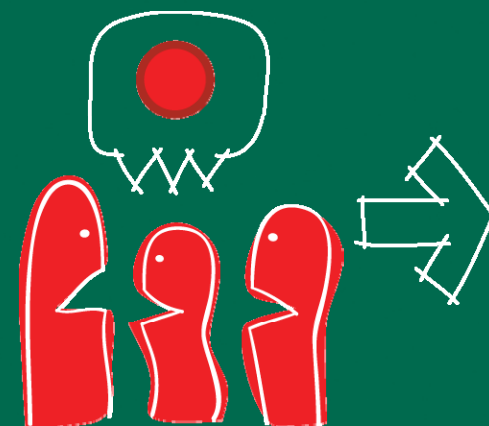
# Planning Process



**Preferred  
Scenario  
Refinement**  
*November -  
December*

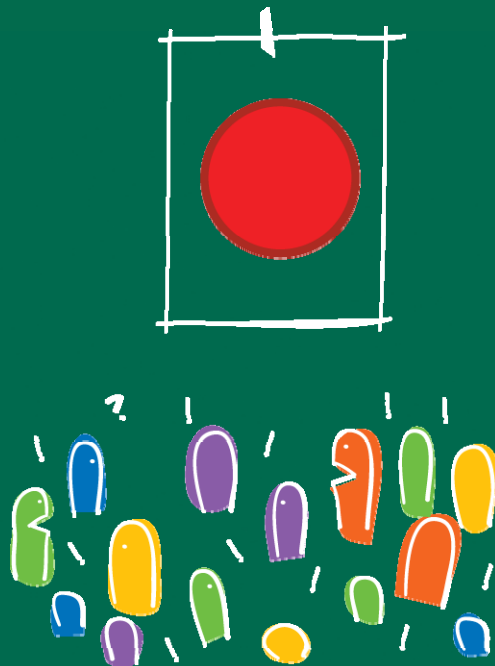


**Community  
Review of Area  
Plan  
Recommendations**  
*January 2009*



**Incorporate  
Comments into  
Final Plan**  
*February 2009*

# Planning Process

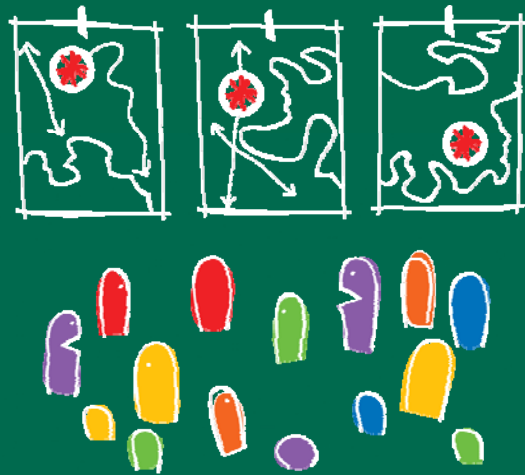


**Final Report**  
*February 2009*



**Adoption Process**  
*February – July 2009*

# The Community Advisory Group



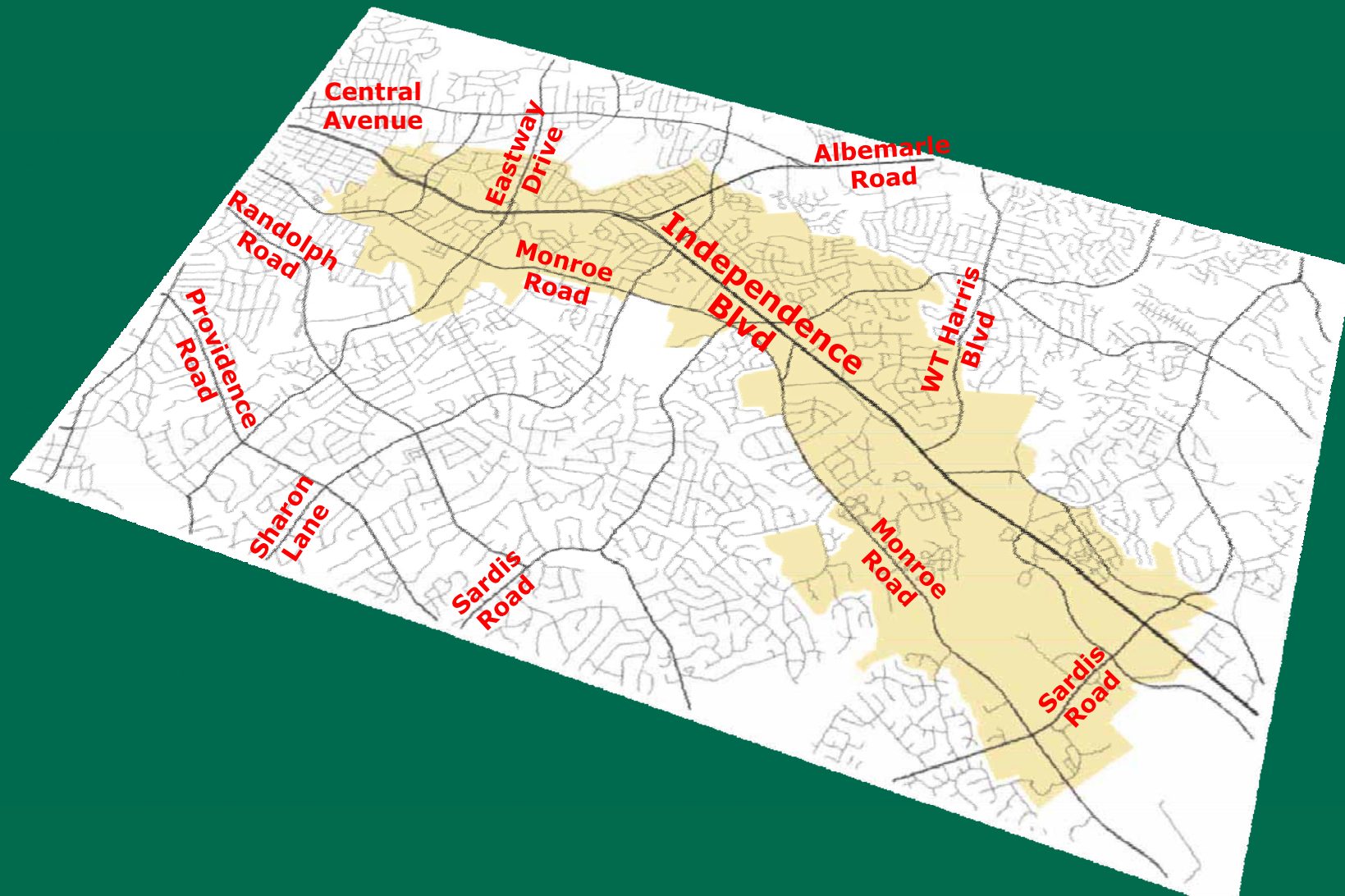
- Meets several times during the planning process
- Reviews and comments on draft planning concepts
- Open to all interested individuals, but you must commit to attend all meetings
- Sign up sheets now being distributed to tables





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# The Plan Area





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# Regional Context





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# WHAT BRINGS US HERE?



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# Charlotte Traffic - 1907





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# Independence Boulevard 1955







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# US 74 – From the Beach to the Mountains

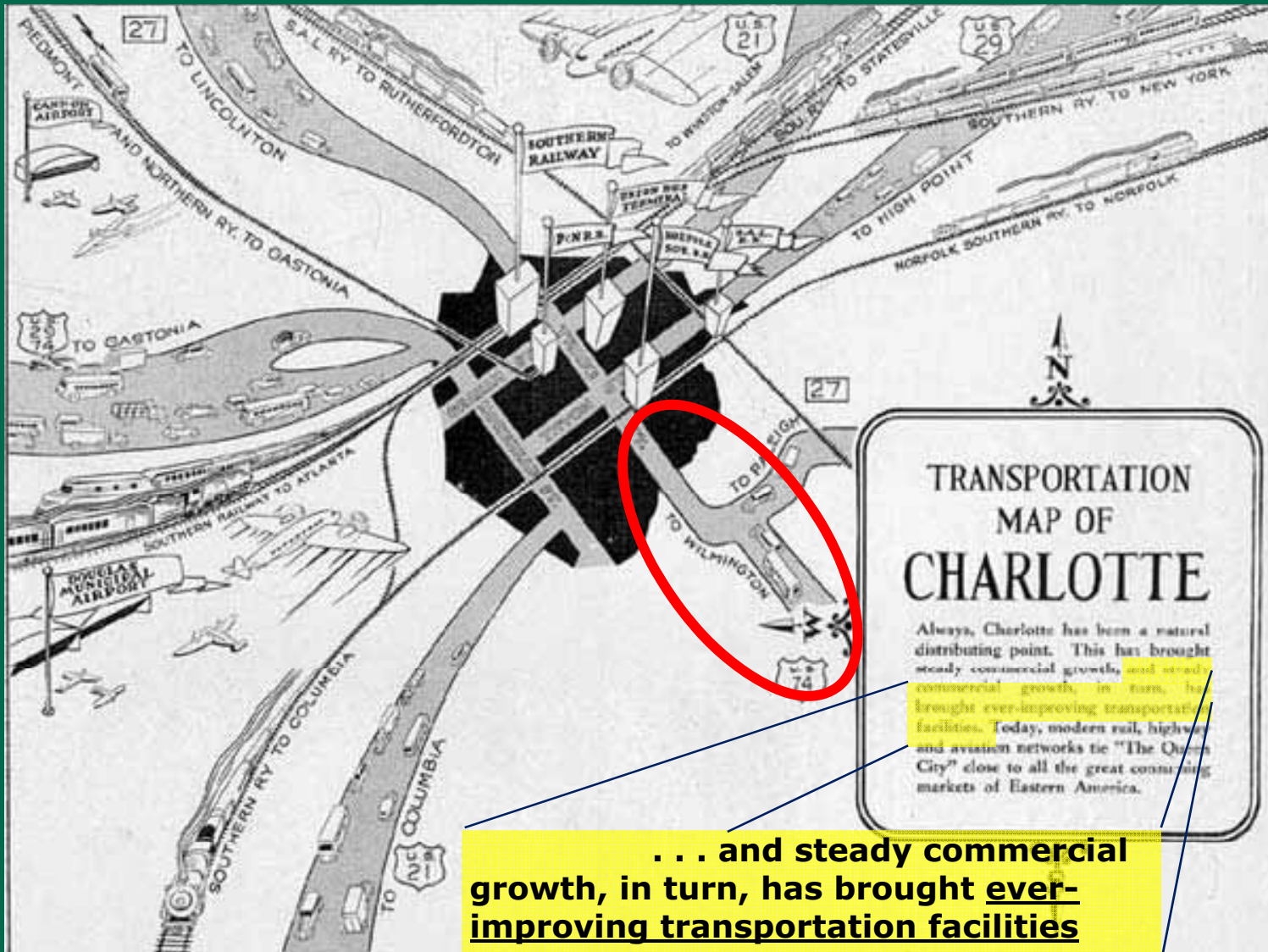






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# The Link Between Transportation and Land Use

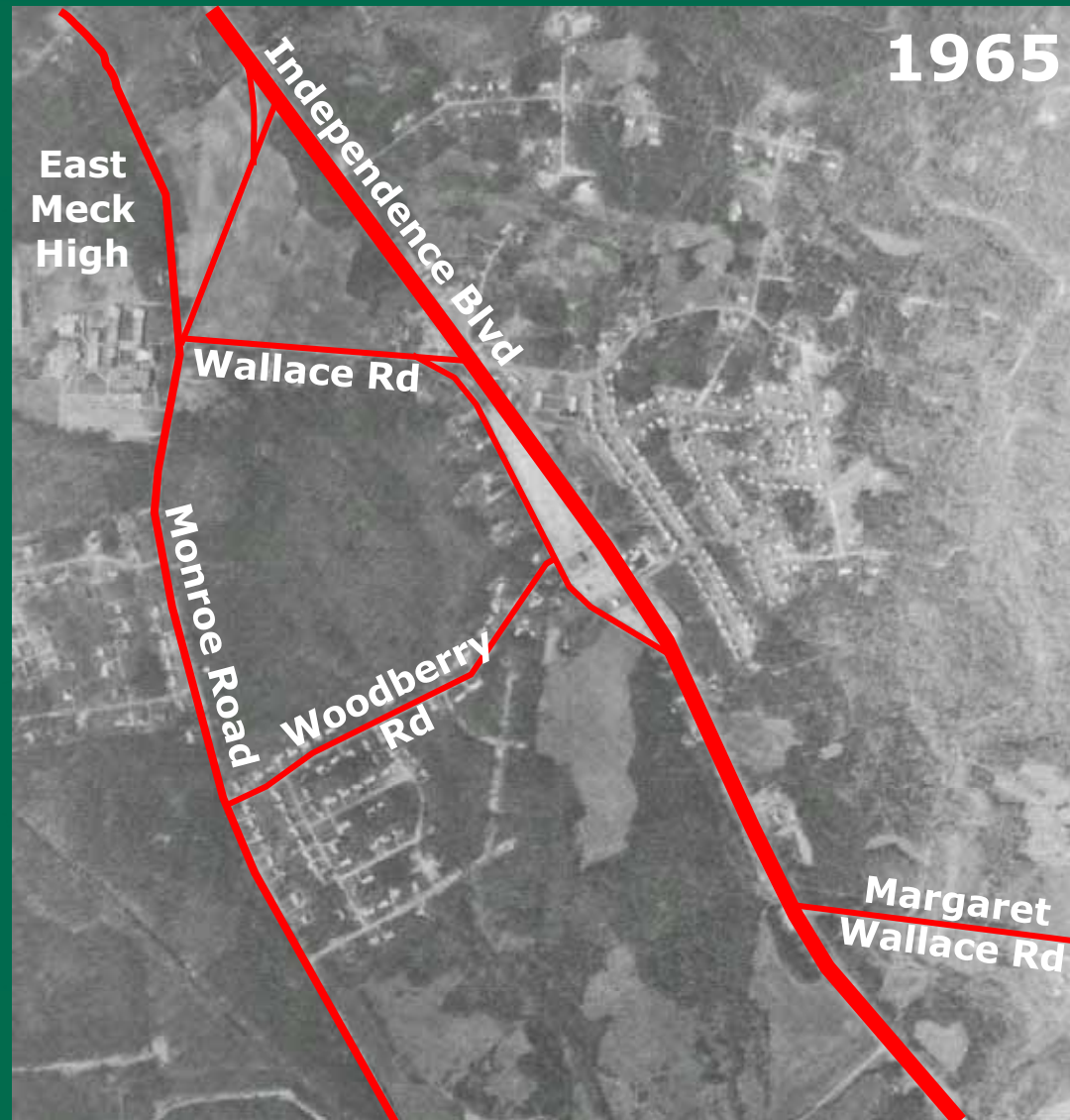


... and steady commercial growth, in turn, has brought ever-improving transportation facilities



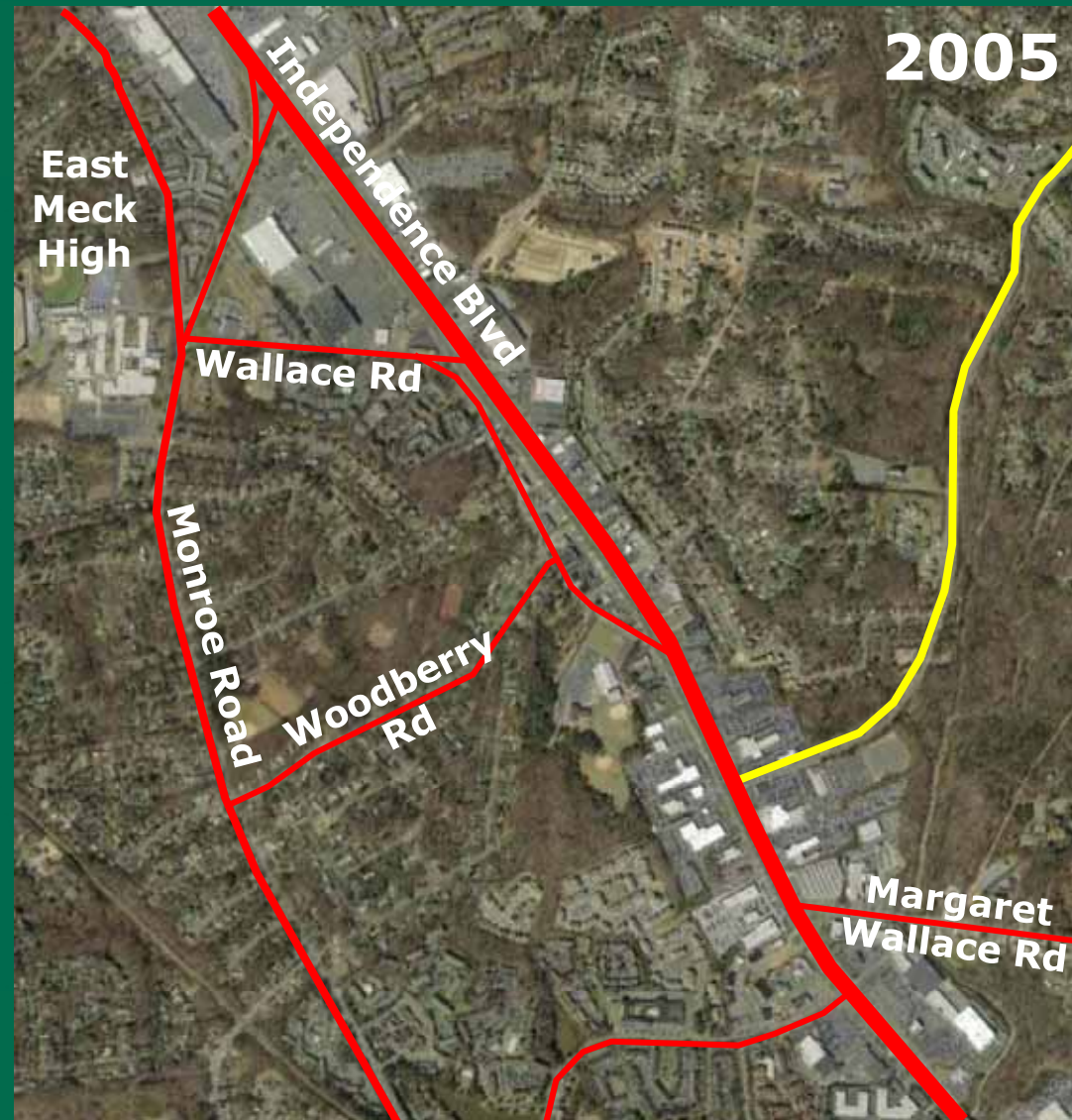
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# The Link Between Transportation and Land Use





# The Link Between Transportation and Land Use



# The Link Between Transportation and Land Use



- Rural to Suburban transition beginning
- Independence Boulevard serving mobility function
- Sparse network of surrounding roads



- Suburban character
- Independence Boulevard serving both access and mobility functions
  - + 1,000,000 SF Commercial
  - + >2,000 Residential Units
- Only one new supporting road (W.T. Harris)



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# A TOUR OF THE CORRIDOR



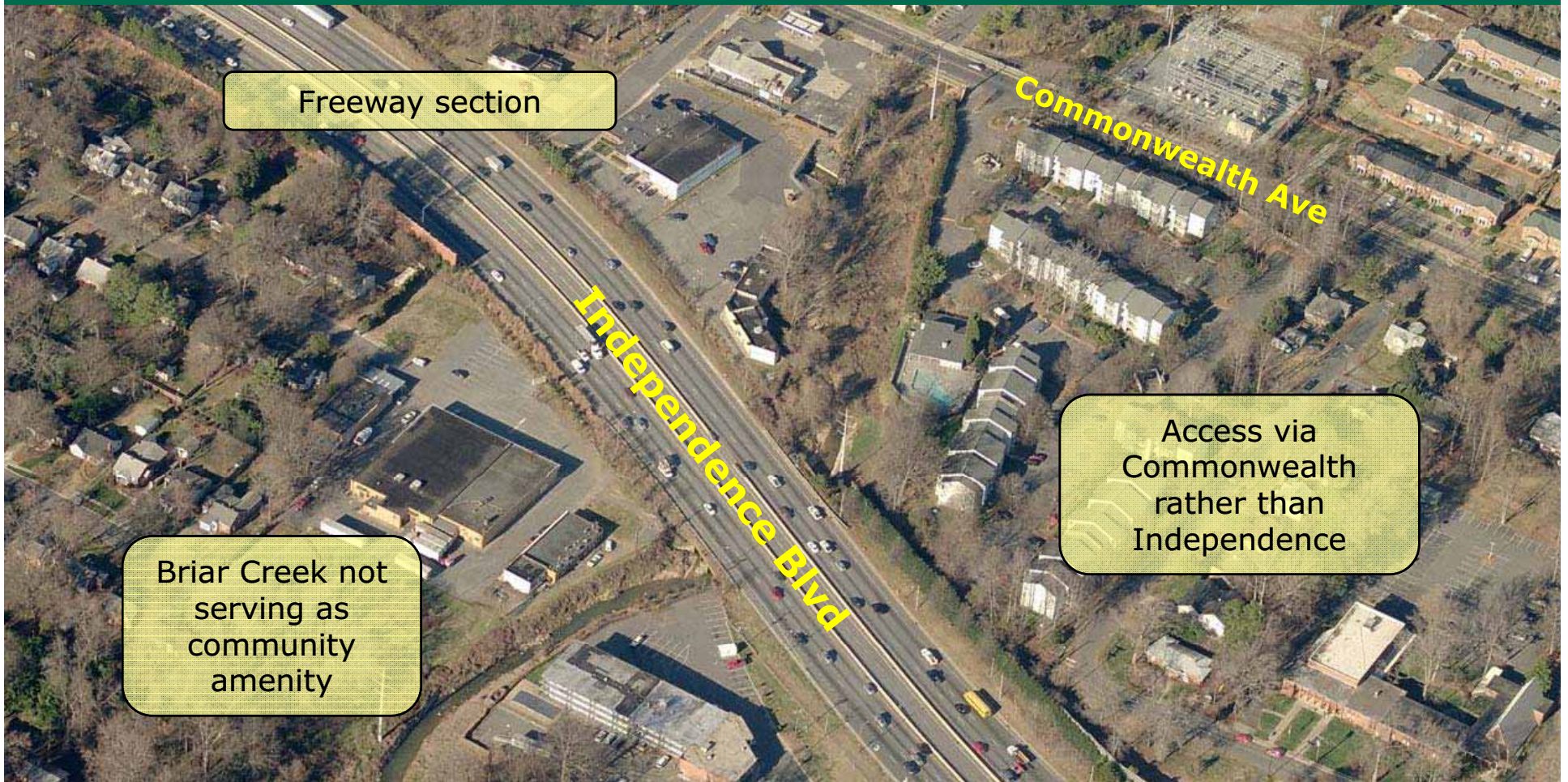
## What We've Heard



## Independence Blvd West of Plan Area



## What We've Heard



## Independence Blvd at Briar Creek



## What We've Heard



Cricket Arena –  
draws patrons  
from across the  
region

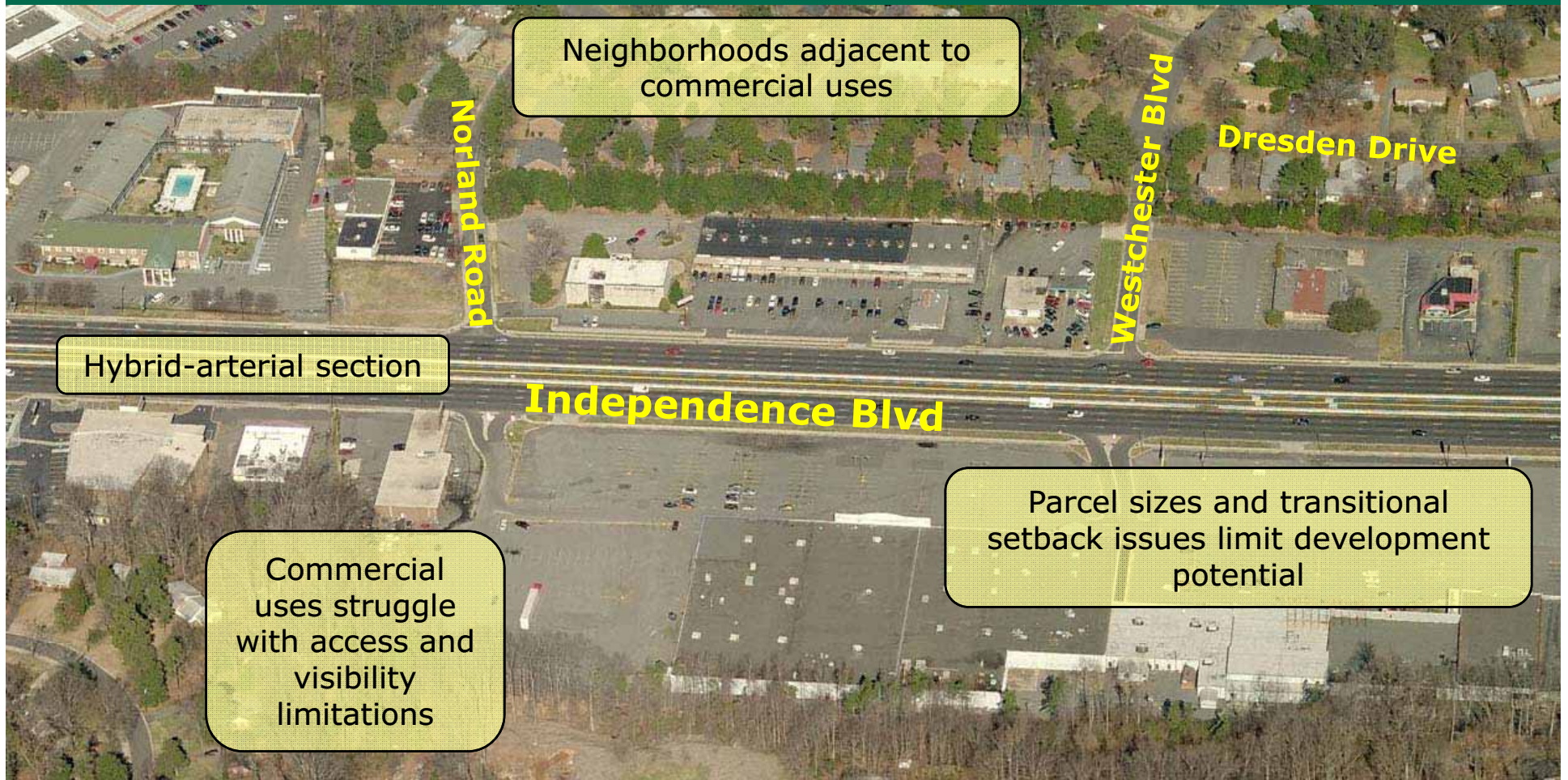
Commercial  
uses struggle  
with access and  
visibility  
limitations

Hybrid-arterial section

## Independence Blvd at Cricket Arena



## What We've Heard



## Independence Blvd at Westchester Blvd



# What We've Heard





## What We've Heard



## Independence Blvd at Cross Creek Apartments



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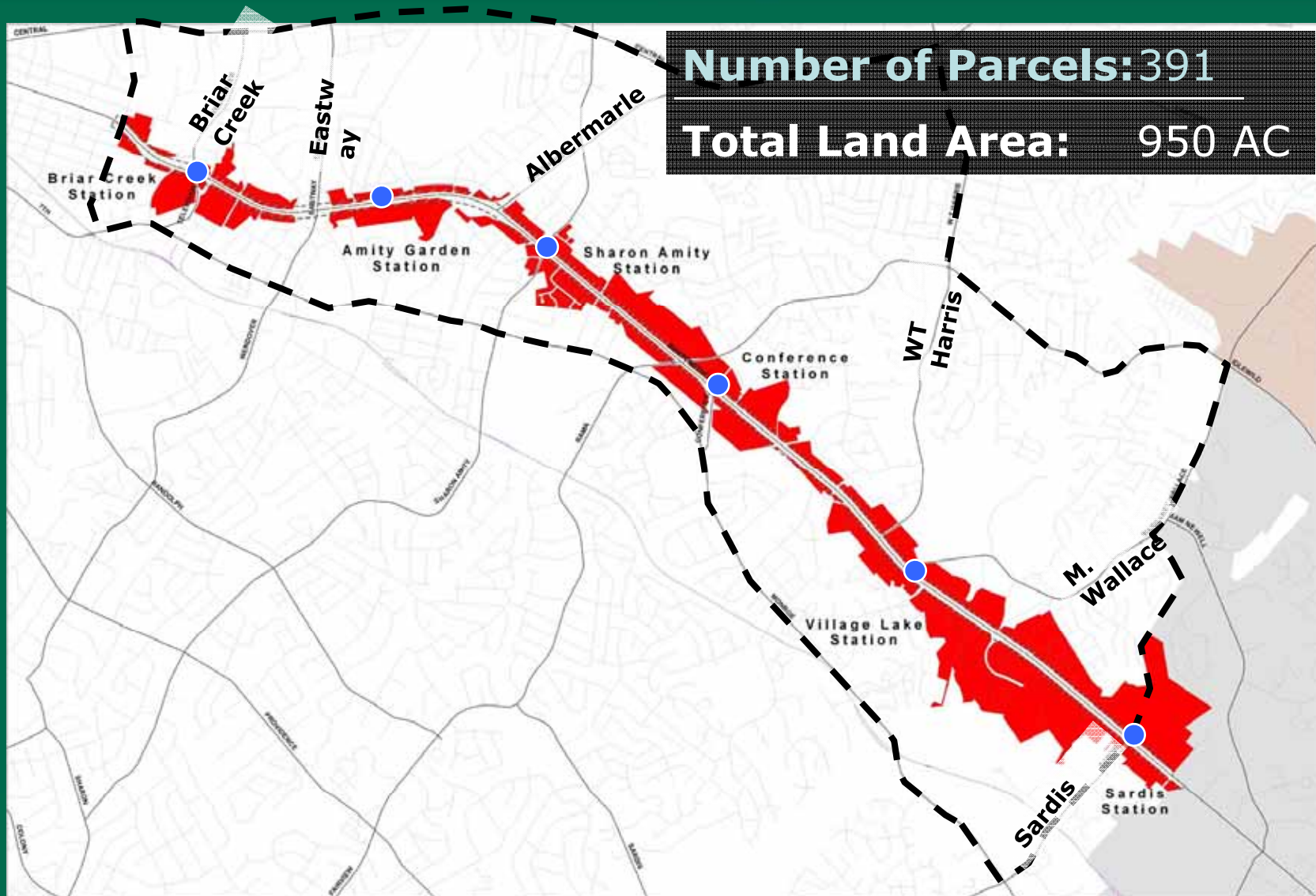
# KEY THEMES

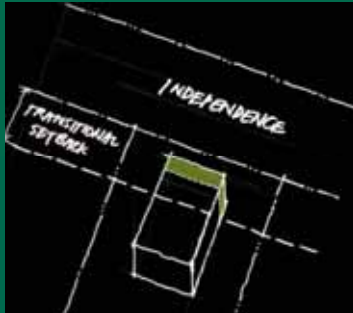




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# Phase One Study





## Regulatory Constraints

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## Access

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## Underperforming Areas



# Phase One Study

|                               |                               | Parcels          | Acres            |
|-------------------------------|-------------------------------|------------------|------------------|
| <b>REGULATORY CONSTRAINTS</b> | Minimum lot size              | 32               | 13               |
|                               | Transitional Setback          | 122              | 323              |
|                               | Parking requirements          | 64               | 139              |
|                               | TOTAL                         | <b>168 (42%)</b> | <b>370 (39%)</b> |
| <b>ACCESS</b>                 | Access ONLY from Independence | <b>183 (47%)</b> | <b>259 (27%)</b> |
| <b>UNDERPERFORMING AREAS</b>  | Impr. Value <40% Total Value  | <b>208 (53%)</b> | <b>682 (72%)</b> |

**72% of all land area** along  
Independence is impacted  
by one of these three issues

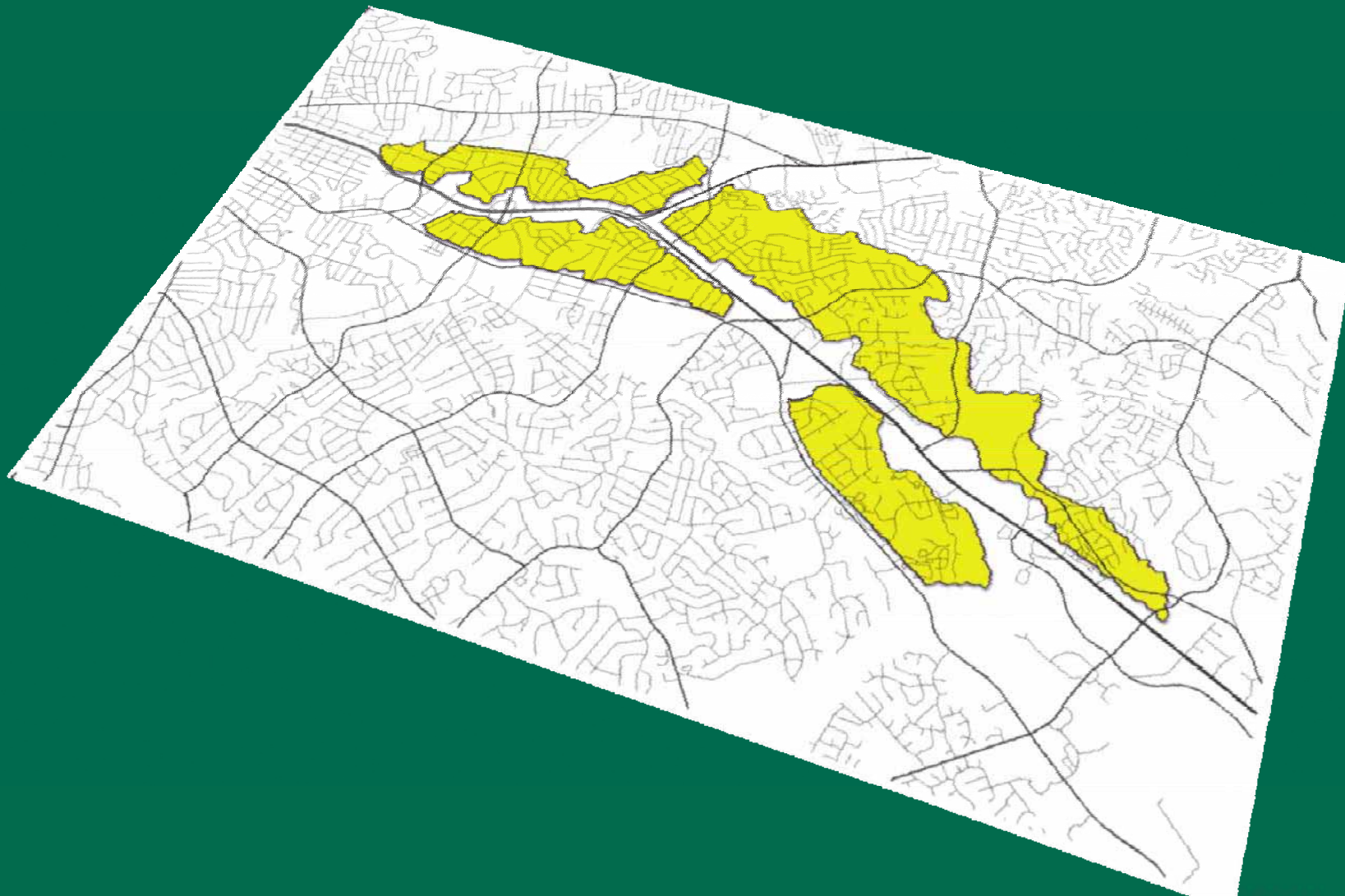
- **Property and Business Owners**
- **City Council Members**
- **NCDOT**
- **Charlotte Mecklenburg Police Department**
- **Churches and Institutional Users**
- **Monroe Business Owners**
- **Developers**
- **Charlotte-Mecklenburg Schools**
- **Charlotte Regional Visitors Authority**
- **Neighborhood Services**
- **Chamber of Commerce**





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# Strengthen and Build Neighborhoods





# Create Nodes

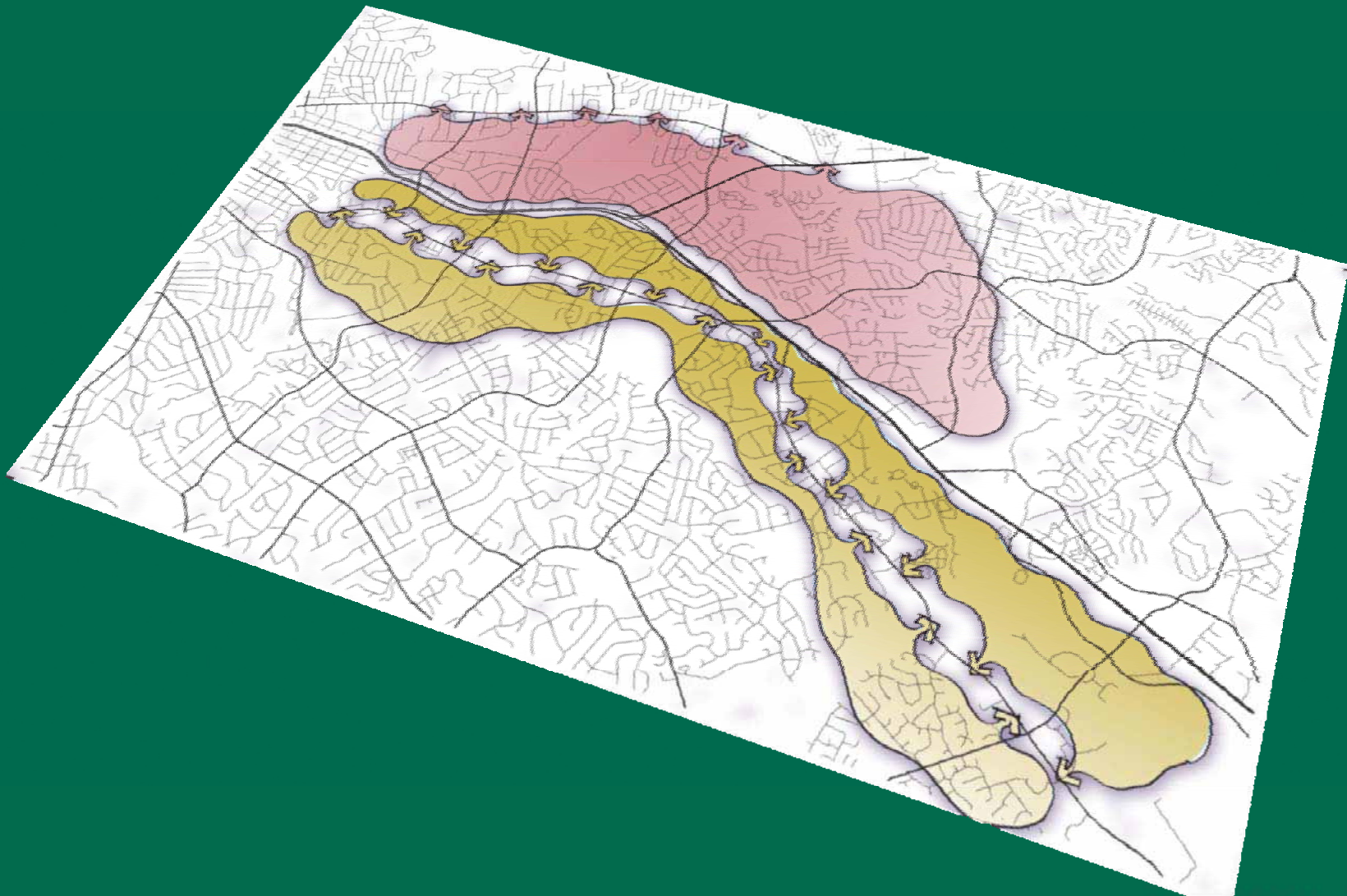




# Reclaim and Showcase Natural Systems



# Orient Towards Monroe and Central





# Leverage Opportunities







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# VISIONING EXERCISES



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# Community Values





## Instructions

- *Everyone should have received THREE post-it notes at your table.*
- *Write down ONE thing that you value about your community on EACH Post-It.*
- *Place each of your Post-It notes on the wall.*

## Notes

- *It's okay (and encouraged) to chat with your neighbors about what each of you values.*
- *At the wall, group your values with similar ones.*

## Time

- *Fifteen Minutes*



# "Best of – Worst of" Independence Boulevard





# "Best of – Worst of" Independence Boulevard

## Instructions

- *Everyone should take THREE RED DOTS and THREE GREEN DOTS from your table.*
- *On the map at your table, place green dots on places you consider to be the best parts of the planning area, and place red dots on the places you consider to be in need of the most help in the planning area.*

## Notes

- *It's okay to write comments on the map and tell your neighbors why you placed your dots.*

## Time

- *Fifteen Minutes*



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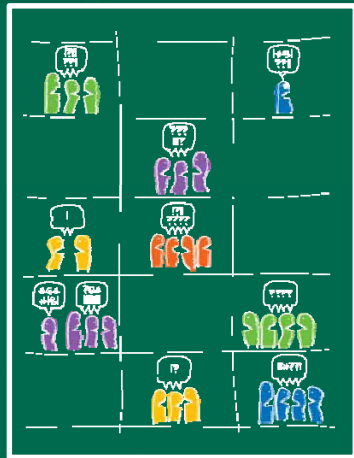
## NEXT STEPS



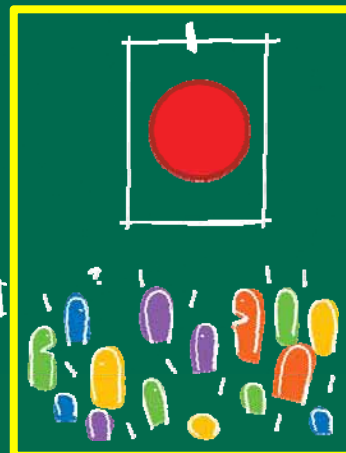
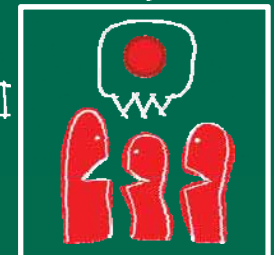
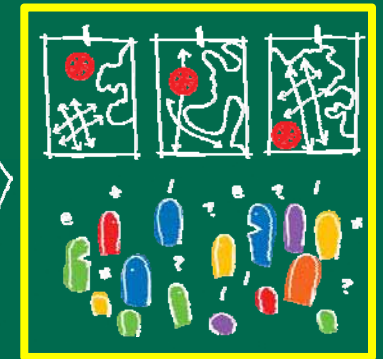
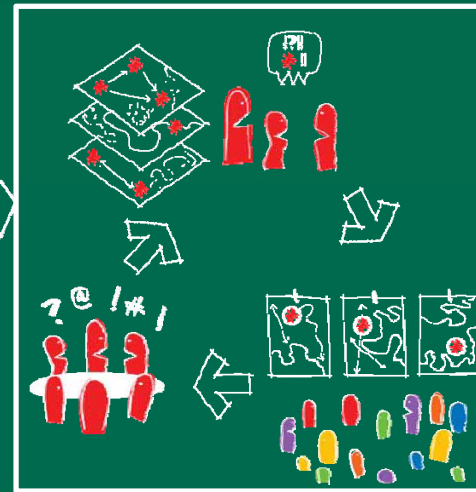


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## Next Steps



**TONIGHT**





## Next Steps

Stakeholder Interviews

**COMMUNITY VISION WORKSHOP**

Design Workshops to Develop

Alternative Scenarios (Advisory Group  
Review Meetings)

**Community Review of Alternative  
Scenarios**

Preferred Scenario Refinement

**Community Review of Area Plan**

**Recommendations**

Prepare Final Plan

**Final Report**

**Adoption Process**

May

**TONIGHT**

July – August

**October**

Nov – Dec

**Jan '09**

**Feb '09**

**Feb '09**

**Feb – July '09**

Items in YELLOW indicate opportunity for general public involvement and plan review



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# For More Information

**Follow the process online at:**  
*[www.charlotteplanning.org](http://www.charlotteplanning.org)*