

Northlake

Northlake Area Plan Summary Notes

February 8, 2007
Advisory Group Meeting
Northlake Mall
12:00-1:30 pm

Advisory Group Attendees: CN Taylor, John Corrigan, Gail Gale, Juanita Merritt, Cheri Dennis, Phil Morosco, Alvin Avery, Ron Withrow, John Jones, Donna Miner, Craig West, Paul H. Gale, III, and Chris Westmoreland

Staff: Tricia Rudisill, Alysia Davis, Kathy Cornett, and Melony McCullough

Consultants: Ed McKinney (Glatting-Jackson) and Stan Harvey (Urban Collage)

1. Welcome and Overview

Ms. Patricia Rudisill (Charlotte-Mecklenburg Planning Department) welcomed participants and reviewed the agenda. She noted that plan base maps and information on the transit station were available at the sign-in table.

Ms. Rudisill also explained that the next Advisory Group Meeting was scheduled for Thursday, February 22nd from 5:30-7:00 pm in the Choir Room at Assurance United Methodist Church. She explained that the group would continue to meet as a sounding board as necessary as development of the plan proceeded. Lastly, she referenced the charlotteplanning.org website, which would have information on the charrette week posted shortly.

2. Eastfield Station Area

Ms. Rudisill introduced Ed McKinney with Glatting-Jackson. He reviewed the transit station area and gave an overview. He showed the Gandy development site and explained that they had been working on this for about a year.

He then reviewed major property ownership in the transit station area and showed the potential, future park and ride location. He also reviewed the area's historic properties.

Mr. McKinney then reviewed a connectivity and land use diagram that displayed streets and blocks. He stated that these were conceptual ideas on how to apply land use (TSD-Employment, TSD-Residential, and TSD-Mixed-Use). He noted that each of the land use areas was intended to be mixed-use in nature with a focus to have heavier concentrated land uses within each mixed-use area.

In reviewing the map, he noted that suburban office should be oriented toward I-485 but should become more intensive as you move toward the station. He also showed how the property north of Gandy can connect back to the Gandy site. Additionally, he showed the

Croft historic area, which could serve as a location for new residential development but should continue to celebrate the character of the historic properties.

Mr. McKinney then spoke about potential redevelopment of the Independence Hills Baptist Church property and discussed there were ways to reorient the church on the site should they wish to expand their facilities in the future.

He concluded his portion of the presentation by stating that the products delivered tonight will be illustrations of how the area could develop in the future. But, the public should understand these are just examples of one way the area could develop. He stated that the City of Charlotte will take their concepts and review to test for market realities and refine further.

3. Northlake Pedestrian District & Regional Mixed-Use Center

Stan Harvey (Urban Collage) then oriented the participants to the Regional Mixed-Use Center area. He explained that the area east of Northlake Centre Parkway is envisioned to be mostly mixed-use commercial while the area west of the parkway is envisioned to be primarily mixed-use residential.

He stated that the goal would be to connect the mall with other mixed use areas surrounding it. He also reminded the group that the greenway will be an organizing factor, which is envisioned to be a pastoral area in the middle of an urban environment.

Mr. Harvey also noted that conversations have started and will continue about how to tame Harris Boulevard in certain locations.

He then explained the importance of the Hucks/Metromont extension across I-77. It can help to facilitate the creation of a walkable village utilizing the natural features of the existing pond as an amenity to the development. He noted that north of the proposed roadway, conference/hotel facilities would be appropriate with office closest to the interstate where visibility would be greatest. He then stated that south of the proposed roadway would be appropriate for a mixture of office/retail and residential.

Mr. Harvey then noted that the plan is starting to formulate a secondary, internal loop for pedestrians in the center. He also stressed that this illustrative plan is simply an idea of one way things can build out. Mr. Harvey then stated that the area northwest of Northlake Centre Parkway is envisioned to be predominantly residential mixed with community and civic opportunities.

Questions/Comments about the illustrative plan included:

Could the “village component” of the site north of Northcrest be revisited? Mr. Harvey stated there needed to be some limited retail at that location – perhaps on the ground floor that could compliment both the Northcrest and adjacent, potential residential development. Would more traditional retail be supported? Mr. Harvey noted that if free

standing outparcels were to occur, then they should be organized within the “village atmosphere.” Concerns were also expressed for the current property at the corner of Point O’Woods Drive in that it should connect more into the Northcrest site than toward the potential village concept to the north.

Questions also followed about future build out for Perimeter Woods and what it potentially might look like.

Mr. Withrow questioned the potential road connection from the property north of mall down to mall, which is represented on the illustrative plan. He questioned whether it should be more pedestrian/bicycle-oriented versus vehicular.

Mr. Harvey concluded by stating there is the likelihood for an overabundance of retail in this area. He noted that the City will try to target retail in specific locations not only in the Regional Mixed-Use Center area but also throughout the remainder of the study area.

4. Wrap Up and Next Steps

Ms. Rudisill began the meeting wrap up by stating that the illustrative plans shown were purely one way the area could potentially build out in the future. She stressed to the group that the basic foundation and City principles will be in place to guide development; what was represented was just one scenario of what could occur.

Ms. Rudisill concluded by reminding participants that the next meeting will be held on Thursday, February 22nd. It will be from 5:30 pm – 7:30 pm in the Choir Room of Assurance United Methodist Church. She also stated that the illustrative