

# Northlake

## Northlake Area Plan Summary Notes

February 22, 2006  
Advisory Group Meeting  
Assurance United Methodist Church  
5:30-7:00 pm

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**Advisory Group Attendees:** Juanita Merritt, John Corrigan, Phil Morosco, Cheri Dennis, Alvin Avery, Ron Withrow, Gail Gale, John Jones, Paul H. Gale, III, and Walter Fields

**Staff:** Patricia Rudisill, Alysia Davis, and Melony McCullough

### 1. Welcome and Overview

Ms. Patricia Rudisill (Charlotte-Mecklenburg Planning Department) welcomed participants and reviewed the agenda. She noted that advisory group summary notes and a copy of the PowerPoint presentation from the February 8, 2007 design charrette/public meeting were on the sign-in table.

Ms. Rudisill explained the meeting would be very informal and the purpose was to review the content of the PowerPoint presentation from the February 8, 2007 design charrette/public meeting.

### 2. Northlake Design Charrette/Public Meeting PowerPoint Presentation

Ms. Rudisill reviewed the content of the February 8, 2007 design charrette/public meeting Powerpoint presentation. The Powerpoint began with an overview of the January workshop activities, which included issues and opportunities confirmation, vision statement confirmation, as well as an overview of the area's market trends as presented by Frank Warren of Warren & Associates. Warren & Associates has been retained by the Charlotte-Mecklenburg Planning Department to conduct the market assessment for the Northlake study area.

Ms. Rudisill stressed that the workshop activities helped to build the foundation for the area plan for the entire study area. Where applicable, she noted staff worked with members of the public to develop specific goals and recommendations for the parks and recreation, environmental and public facilities components of the plan.

She then explained that the information gleaned during the three-day workshop resulted in certain areas of the study area being ripe for transition. These transition areas included:

- Harris Boulevard/Mt. Holly-Huntersville Road
- Area north of Northlake Mall and north of I-485
- Statesville Road corridor between Harris Corners and I-485
- Croft historic area
- Eastfield transit station area
- Hucks/Metromont industrial corridor

She then noted the February charrette focused in more detail on the area around the proposed Eastfield transit station area and the regional mixed-use center area. She reminded the group that Glatting-Jackson, a community planning and urban design firm, had been retained to focus on the transit station component, while Urban Collage, a secondary planning and design firm, had been hired to focus on the regional mixed-use component.

She reviewed the transit station component, which included:

- Major property ownership
- Street network/street classification
- Land use
- Block formation and the future potential phasing of development around the park and ride station
- Build out, illustrative plan

Ms. Rudisill then provided an overview of the Northlake regional mixed-use center, which included:

- Land use and circulation
- Street network/street classification
- Build-out, illustrative plan
- Infill development at Harris Corners
- Harris Boulevard and Perimeter Parkway cross-section

Ms. Rudisill reminded the group that the illustrations provided were purely conceptual in nature. They are intended to depict one way in which the area could build out in the future. She also noted that Urban Collage and Glatting-Jackson are making further refinements to the information.

During and after the presentation, the following issues were brought to staff's attention and were discussed:

- Nomenclature clarification for plan focus areas in future presentations. Clarify or better explain the relationship between the study area, centers & corridors, regional center, and the character areas..."how do they all fit?"
- Ensure plan has qualifier for illustrative site plans/development scenarios that says that the scenarios are not prescriptive, but will be supported by design guidelines/principles and land use recommendations.
- Assignment of density percentages to recommended land uses. These percentages should be based on the market analysis conducted by Warren & Associates.
- Plan should address the cycles of redevelopment and that the development scenarios that staff has presented are complete build out scenarios. Staff must let the public know that this will not happen overnight.
- Address short term implementation of the vision for the area.
- Market analysis should consider density over the next 30 years.

- Desire to balance the goal of providing transportation capacity with providing pedestrian and bicycle amenities. Clearly identify the tradeoffs in our recommendations and make sure that they are feasible and practical for future development opportunities.
- Some advisory group members are concerned that W.T. Harris will never be pedestrian/bicycle friendly and that our enhanced pedestrian crossing scenario is not feasible.

#### **4. Wrap Up and Next Steps**

Ms. Rudisill stated that staff is charged with refining the land use recommendations and drafting the plan report. Staff is targeting a final public meeting for late April or early May, 2007. It is the goal to try to get a document completed by late spring/early summer in hopes of taking it to review and adoption in early summer, 2007.

She noted that there will most likely be two more meetings in advance of the next public meeting. She stated these would be a time to review design recommendations and the land use recommendations.

In closing, she reminded the group that information has been updated on the Northlake Area Plan's website, which includes the presentations and advisory group meeting summary notes from the January workshop and February charrette.