



Northlake

Northlake Area Plan ~ Northlake Plan Recap
Charlotte-Mecklenburg Planning Department
February 8, 2007

Meeting Purpose

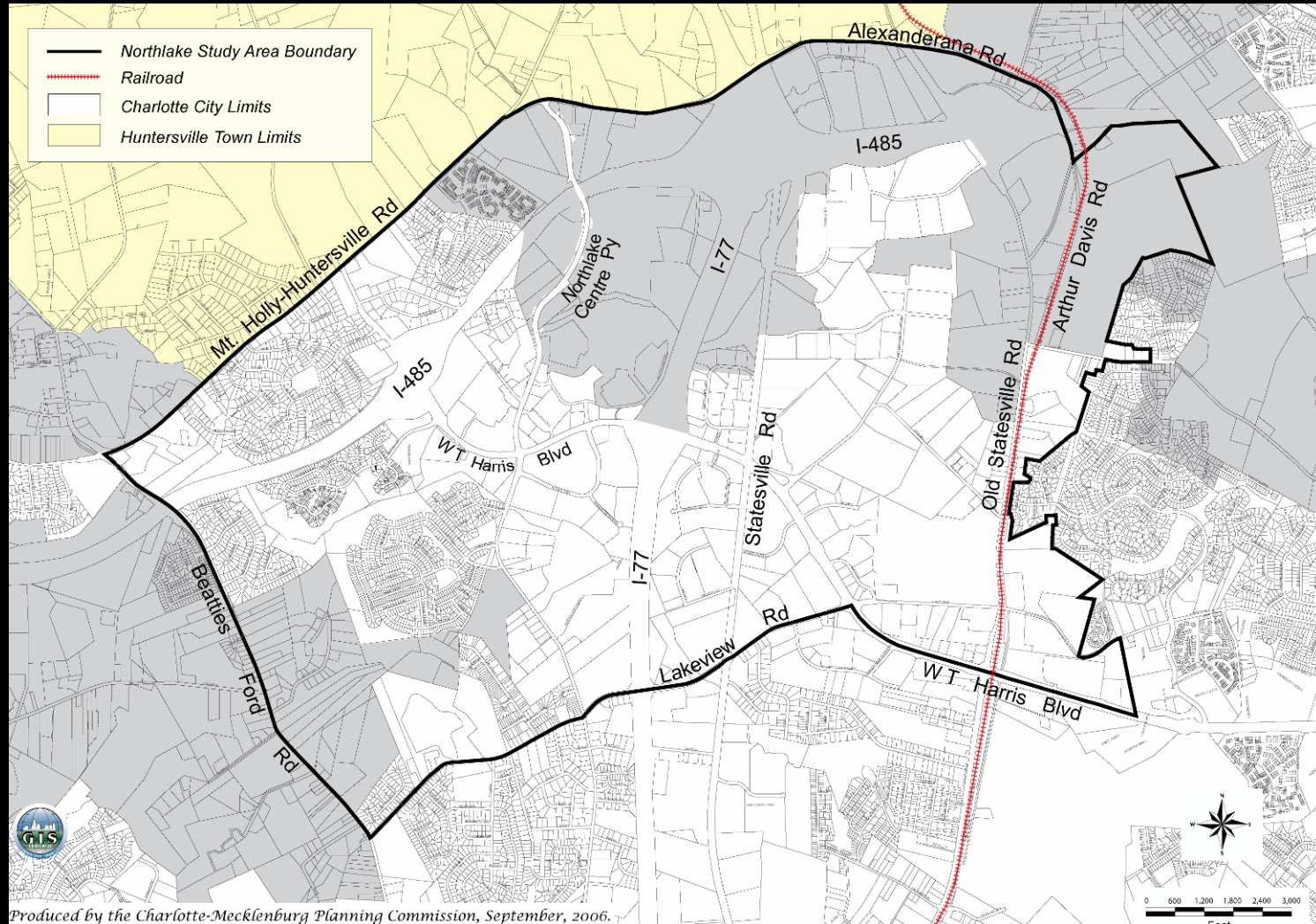
- Recap Overall Planning Process
- Discuss Area Trends
- Review Results of Public Input this Week
- Explain Next Steps



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

Northlake Area Plan



January Workshop Activities

- Issues/Opportunities Confirmation
- Vision Statement Confirmation
- Market Trends
- Foundation for Northlake Area Plan



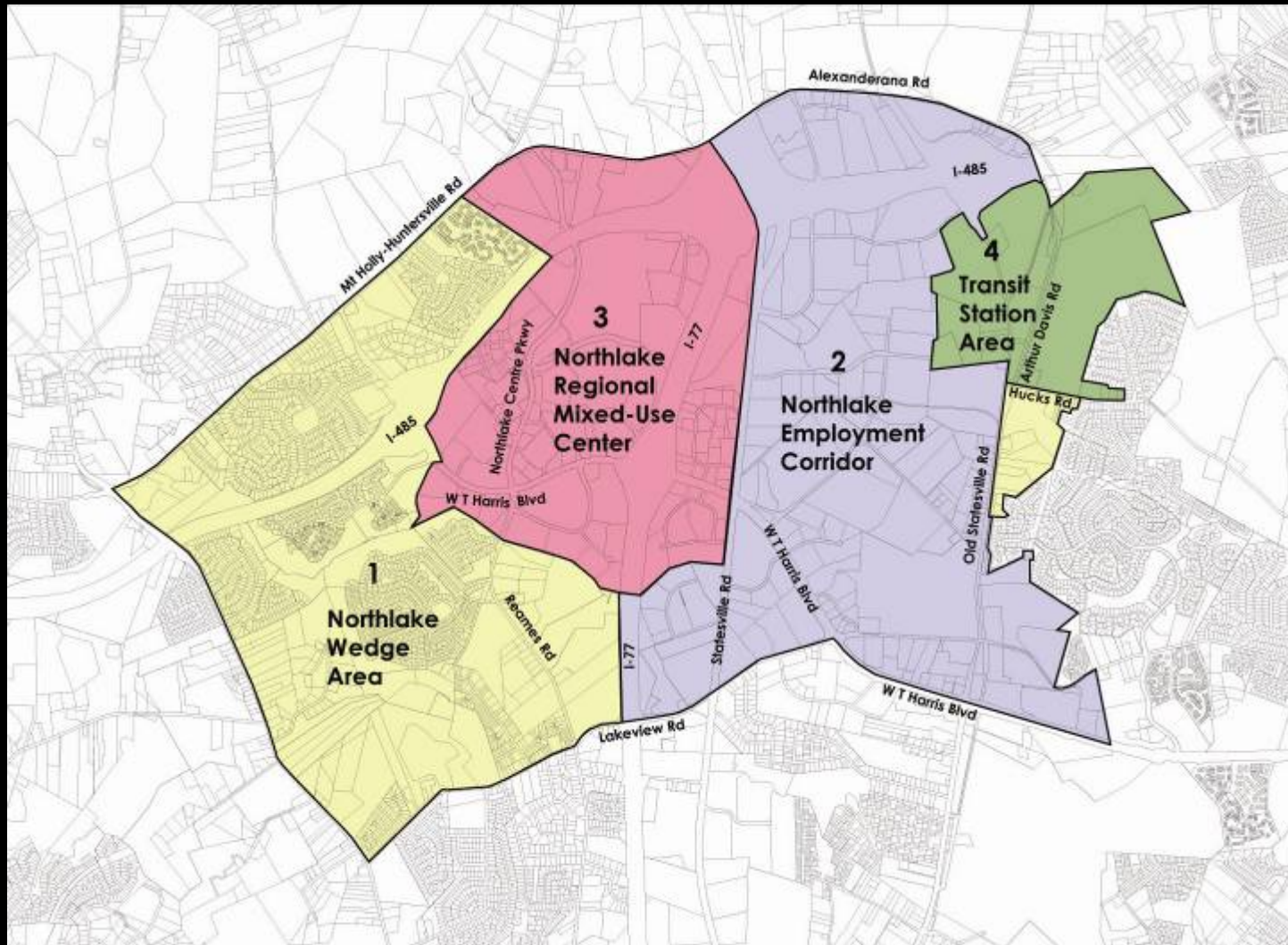
Vision Statement

“Northlake is a unique ‘edge city’ location that shall be a livable, diverse, and sustainable community. It will seek to accommodate the needs of those in all stages of life while balancing pressure for new development with preservation of the historical, rural, and natural aspects of the community.”

Market Trends

- Rapidly changing demographics, explosive growth in population
- Strong demand for both SF and MF in Northlake as a close-in location near services
- Emerging office core near Harris
- Additional retail expansion with population growth
- Declining market for traditional business parks and industrial as land prices increase

Character Areas



Wedge Area of Transition



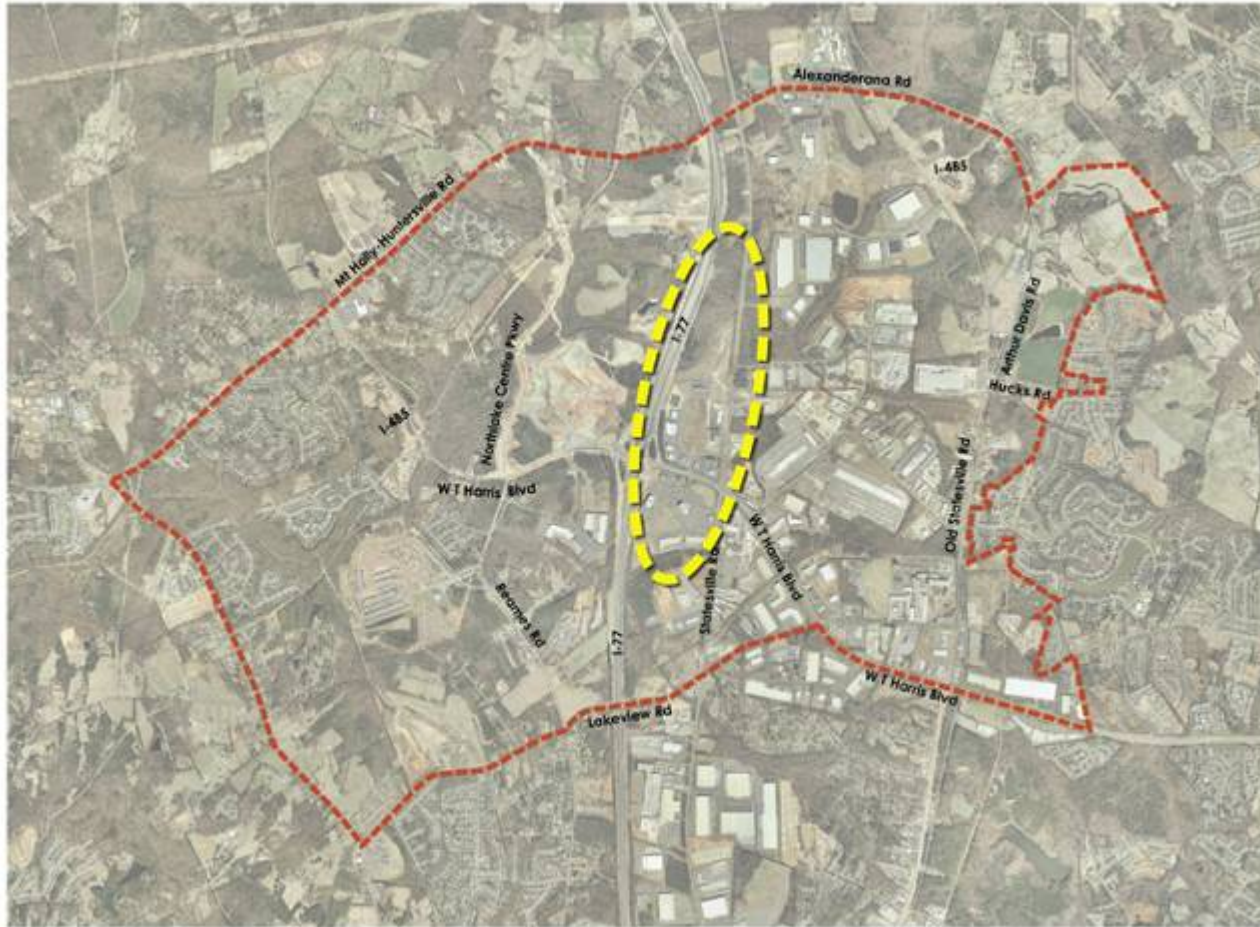
Center Area of Transition



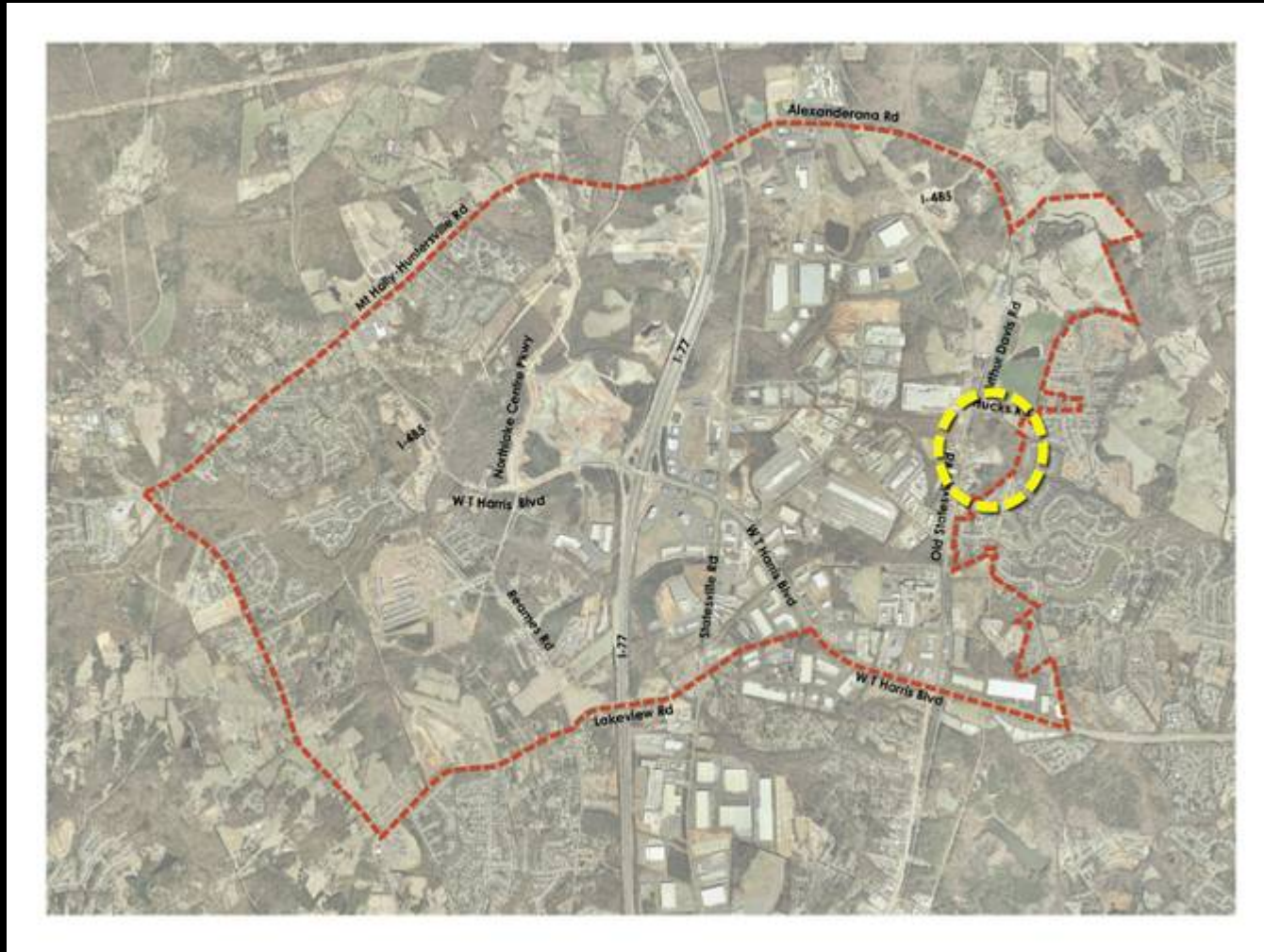
Center Area of Transition



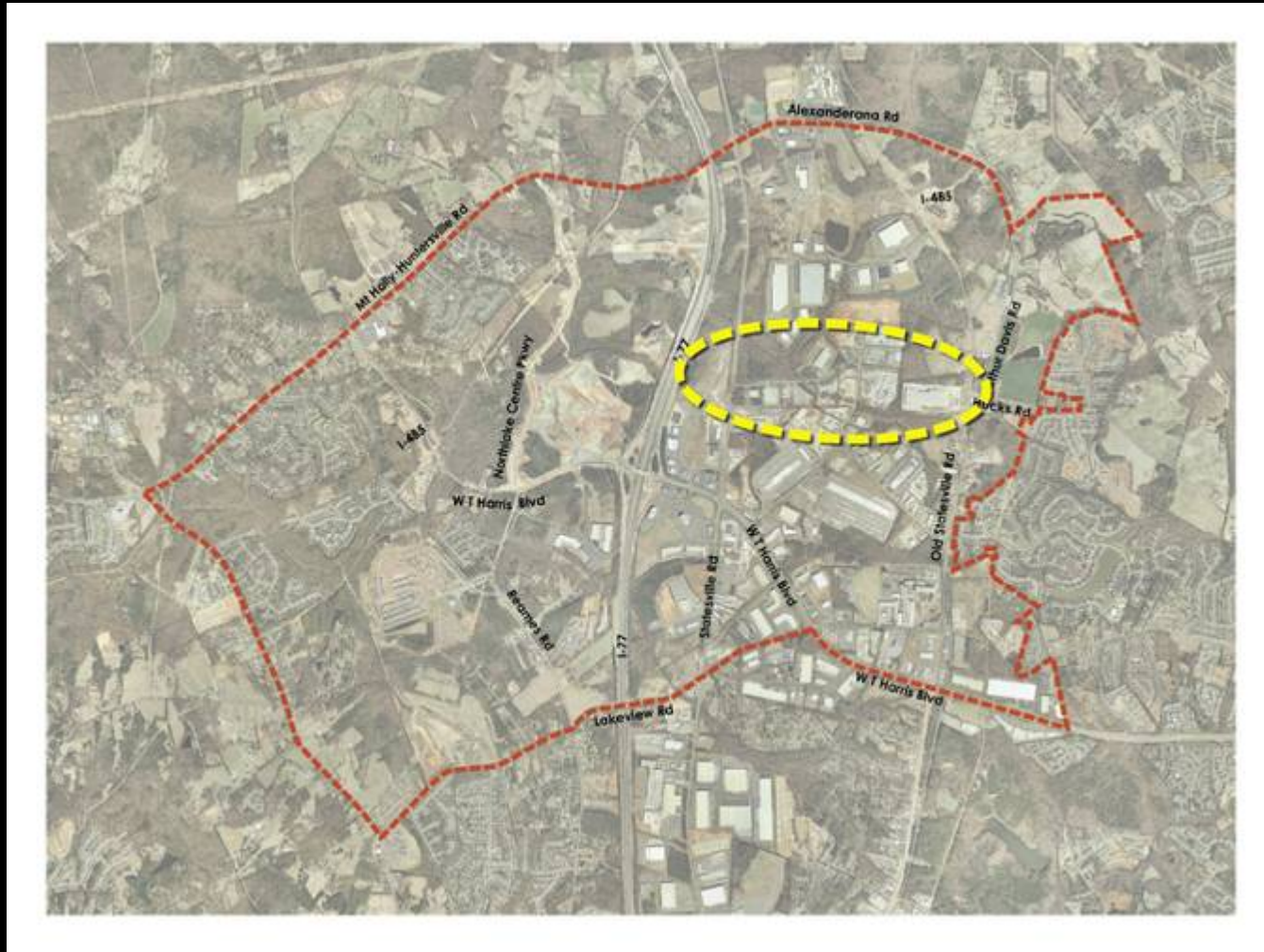
Center Area of Transition



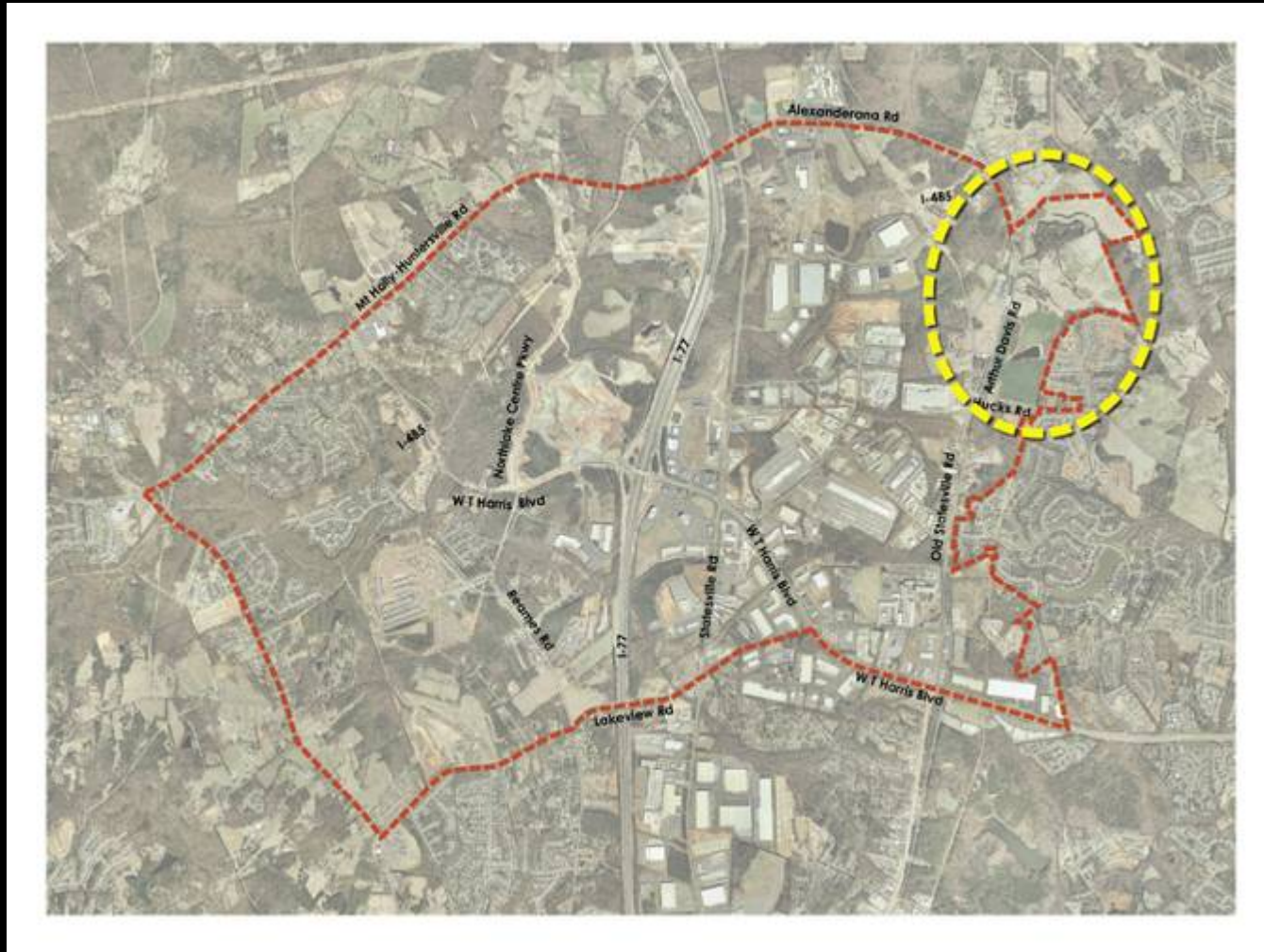
Corridor / Croft Area of Transition



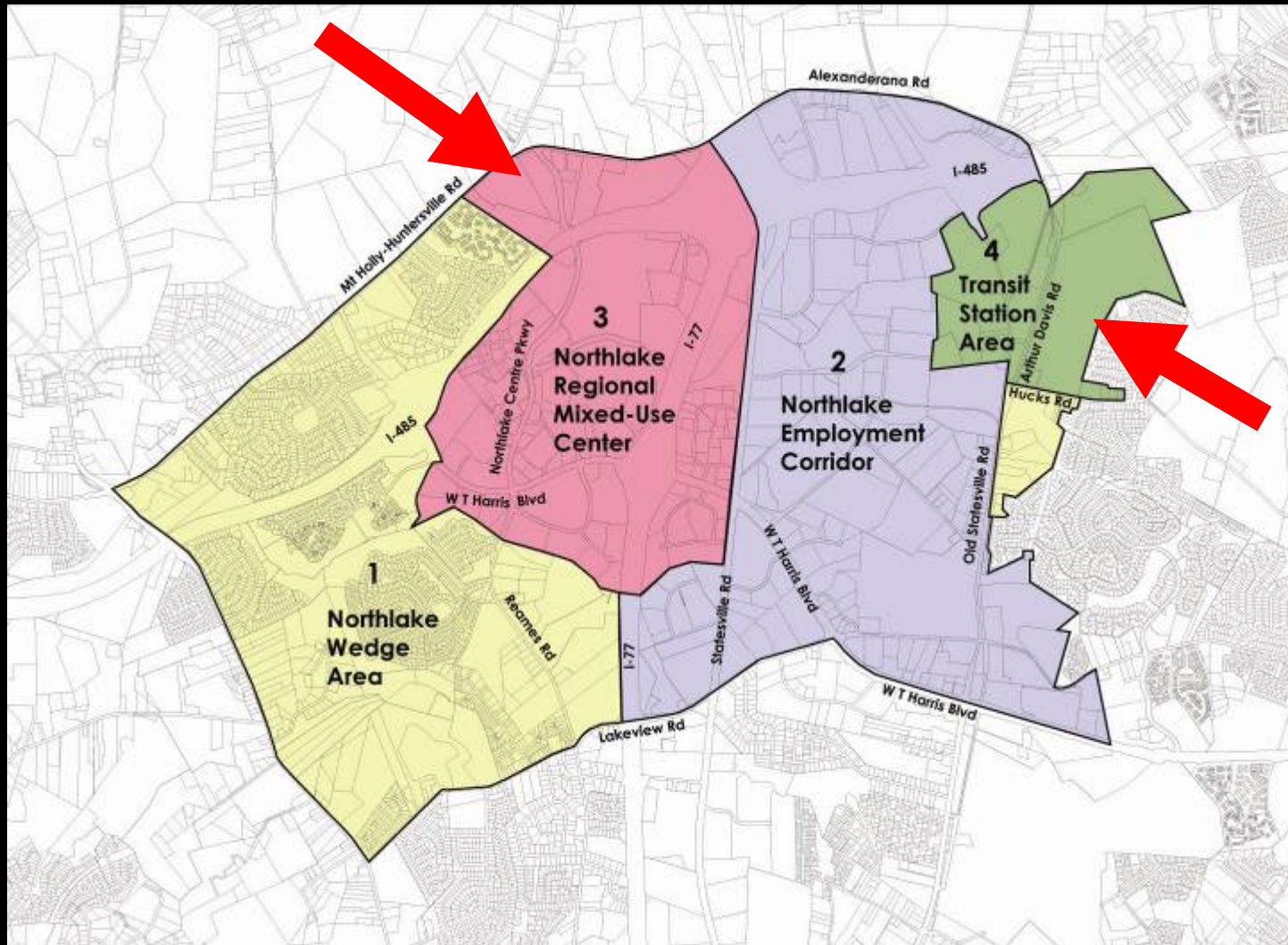
Corridor Area of Transition



Corridor Area of Transition



Sub-Focus Areas



February Charrette Activities

- Interactive Exercises - Land Use, Circulation, & Development Intensity
- Stakeholder / Major Property Owner Interviews
- Advisory Group Meetings
- Foundation for Northlake Area Plan & Eastfield Station Area Plan

Eastfield Transit Station Area

Public Workshop – Monday Night



- Protect & enhance Historic Alexandriana Site
- Create open space connection to the transit station
- Allow for increased density to support transit
- Make Old Statesville Road pedestrian friendly
- Provide connections from the westside of Old Statesville to the station
- Put mixed use and active ground floor uses around the station





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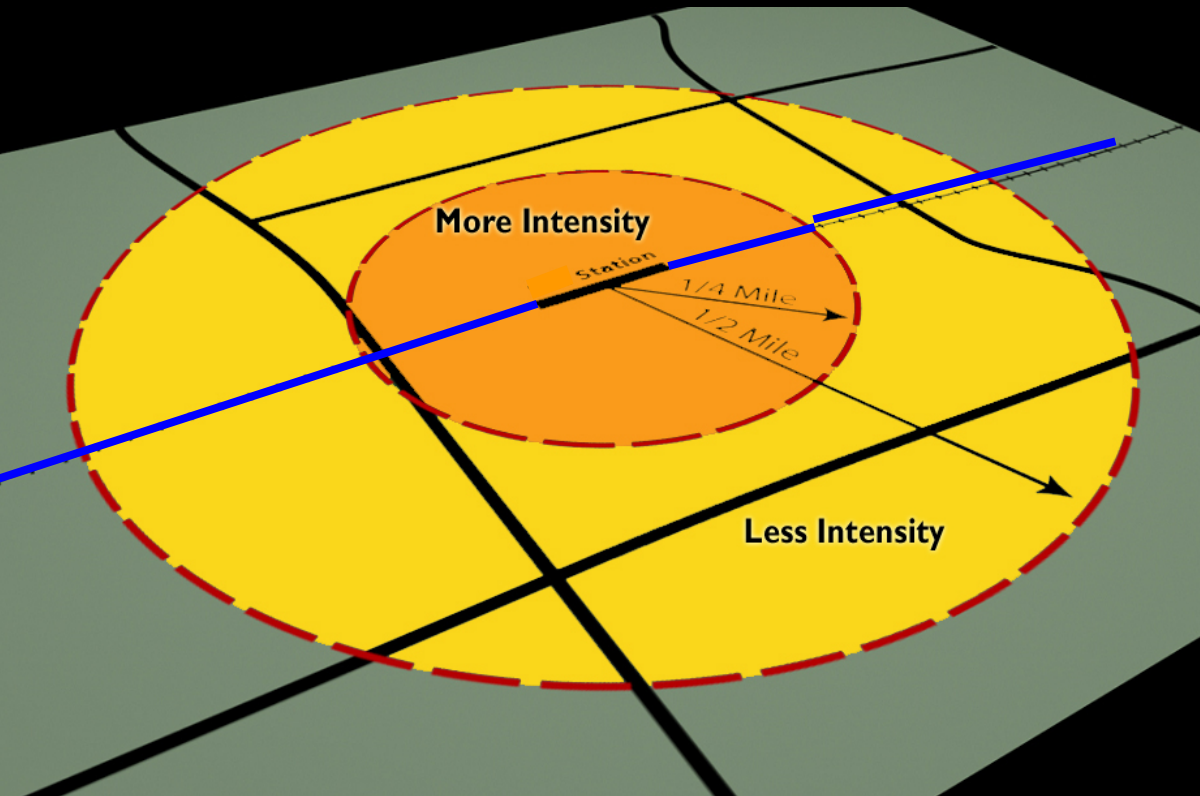




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Station Area Plans

City of Charlotte's Approach



TSD – Mixed Use

20% Retail

10-20%

Office/employment

60-70% Residential

(18-25 units/acre)

TSD – Residential

15-20% Retail

0-10% Office

70-80% Residential

(18-25 units/acre)

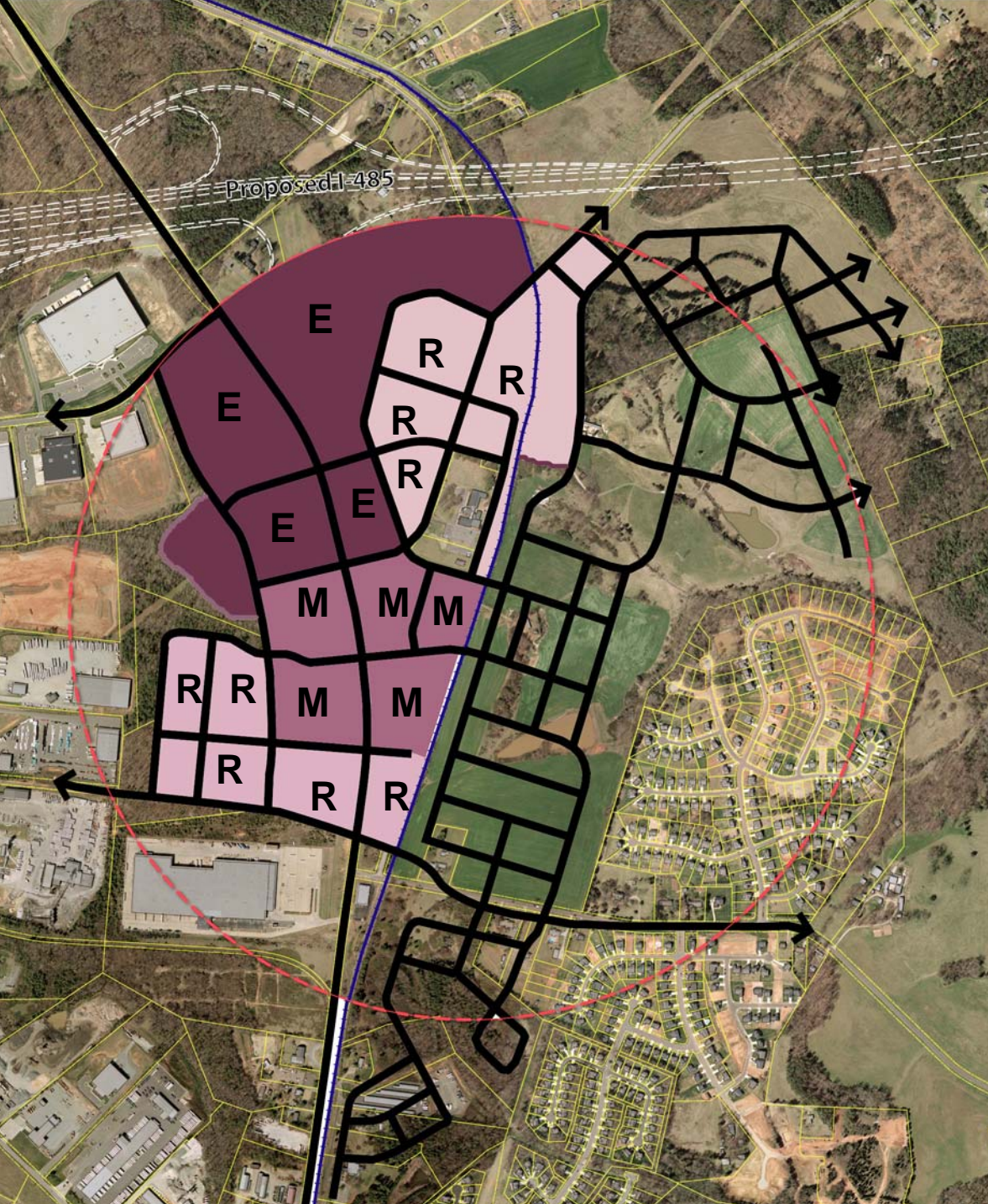
TSD – Employment

10-20% Retail

60-80% Office

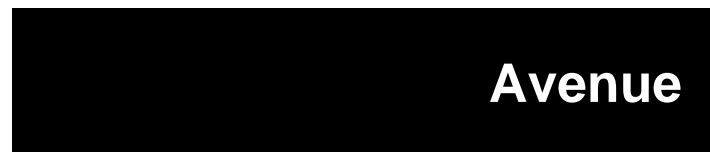
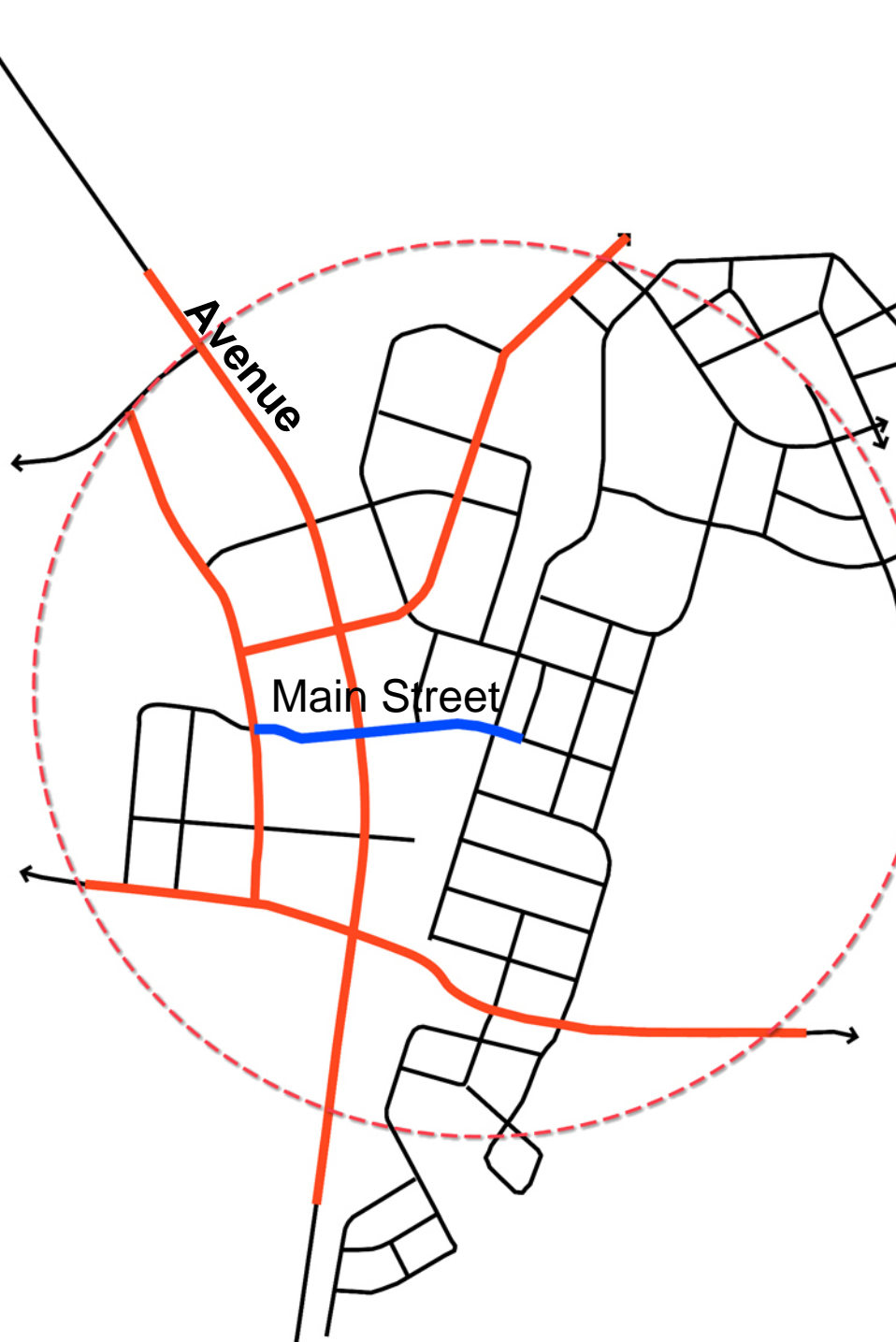
15-30% Residential

(15-20 units/acre)





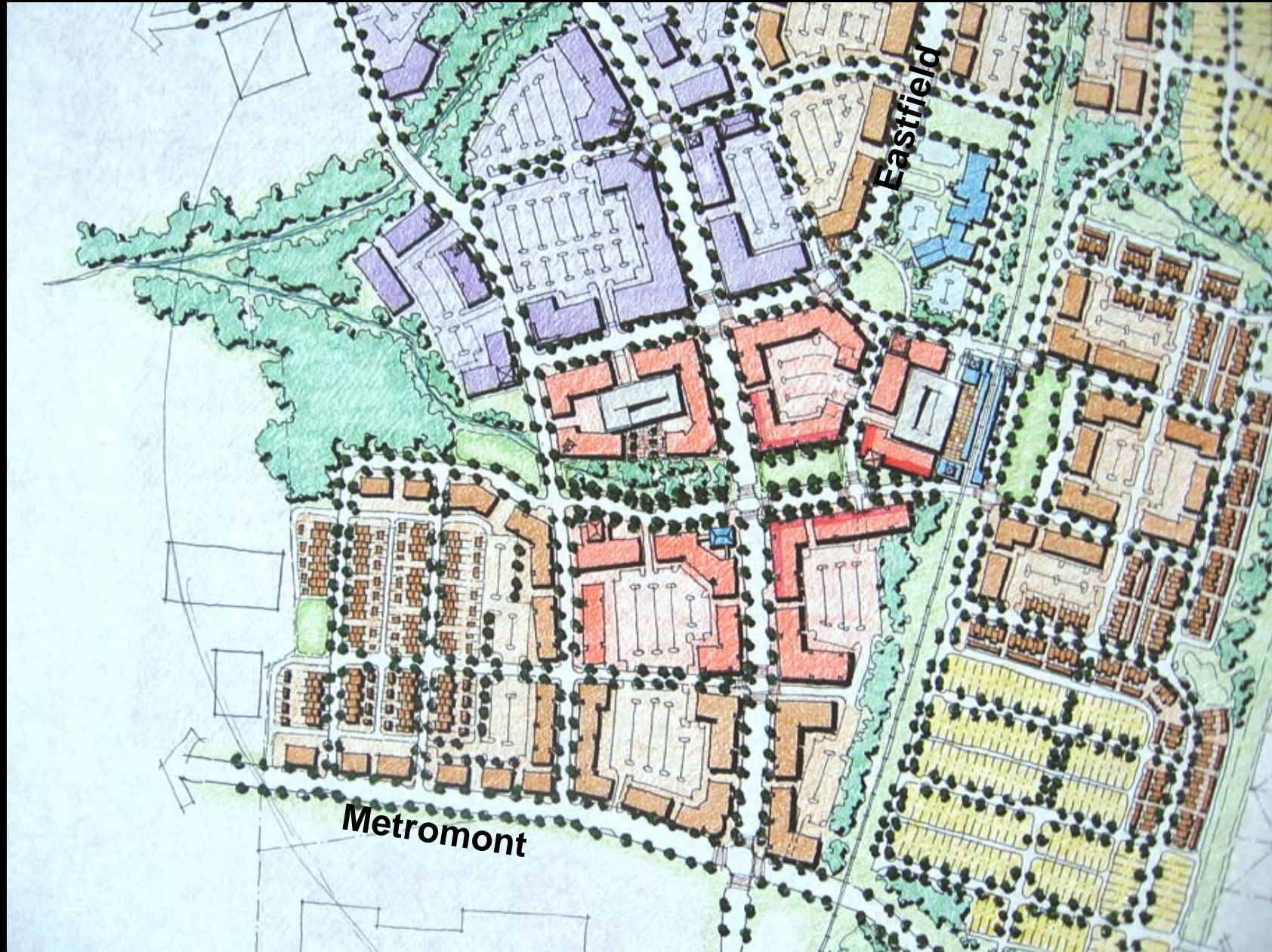
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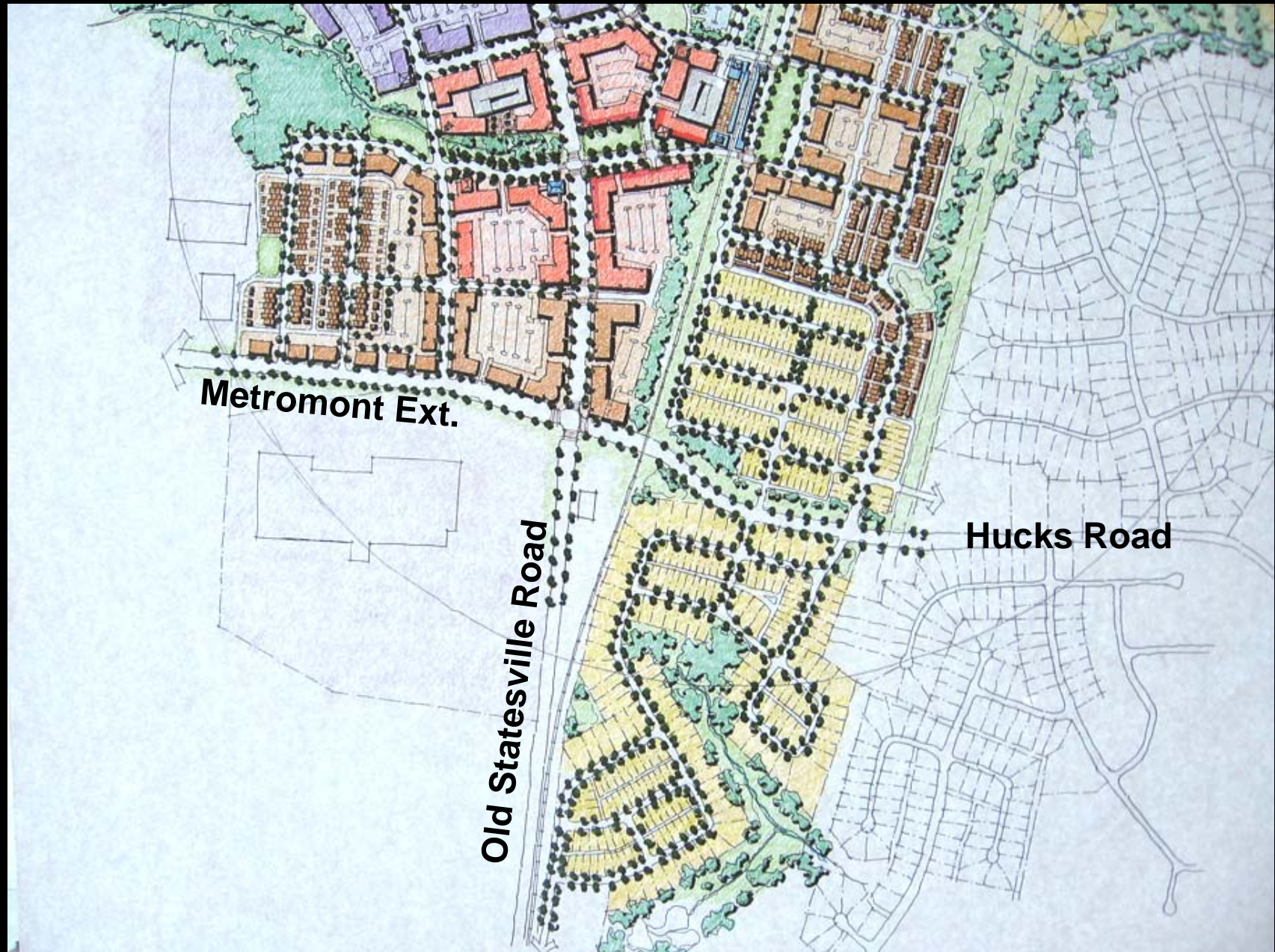
Northern – 485 Frontage



Station Core Area



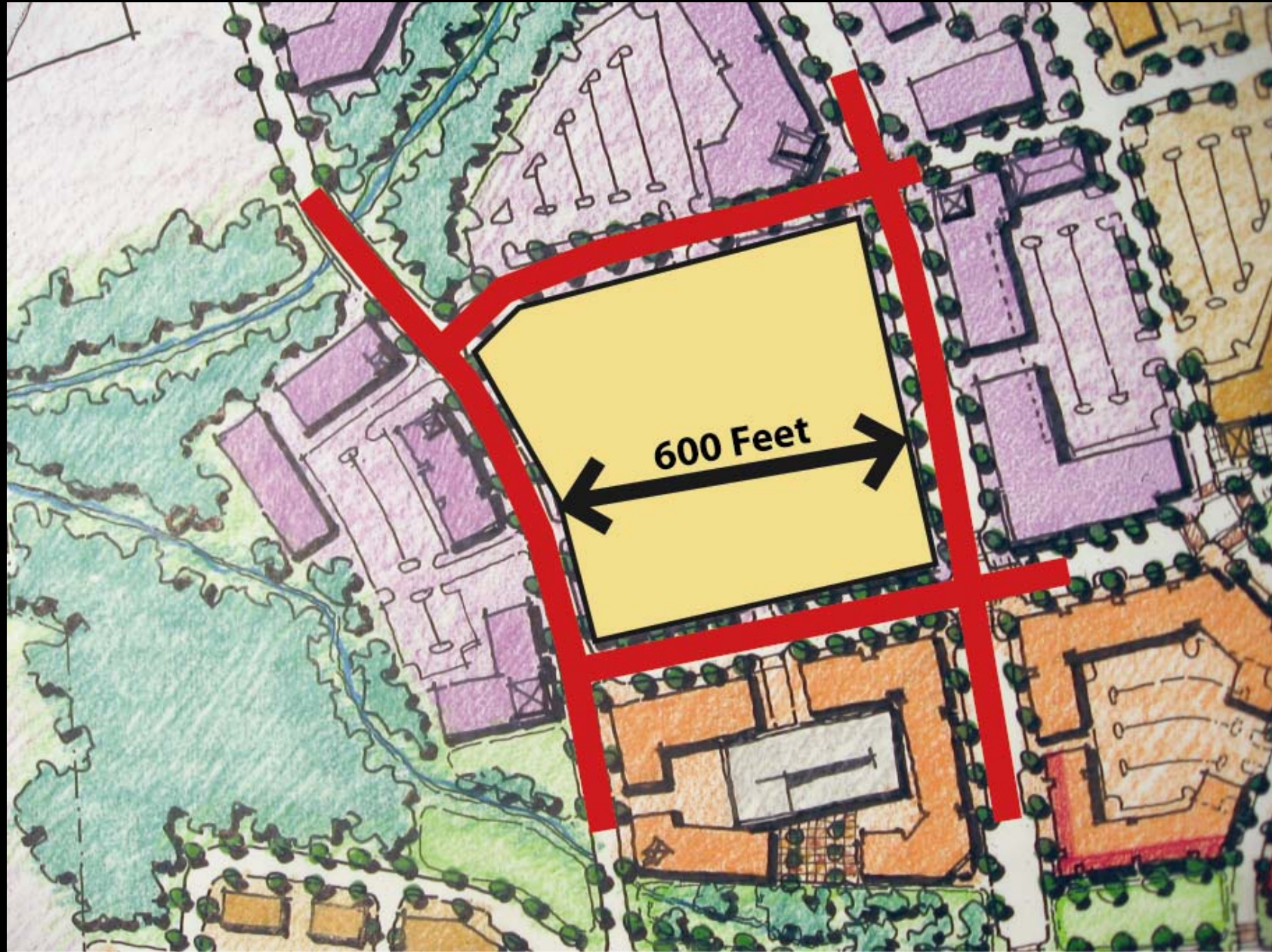
Hucks Road – Croft Area



Northern – Eastfield Frontage



Importance of Block Size



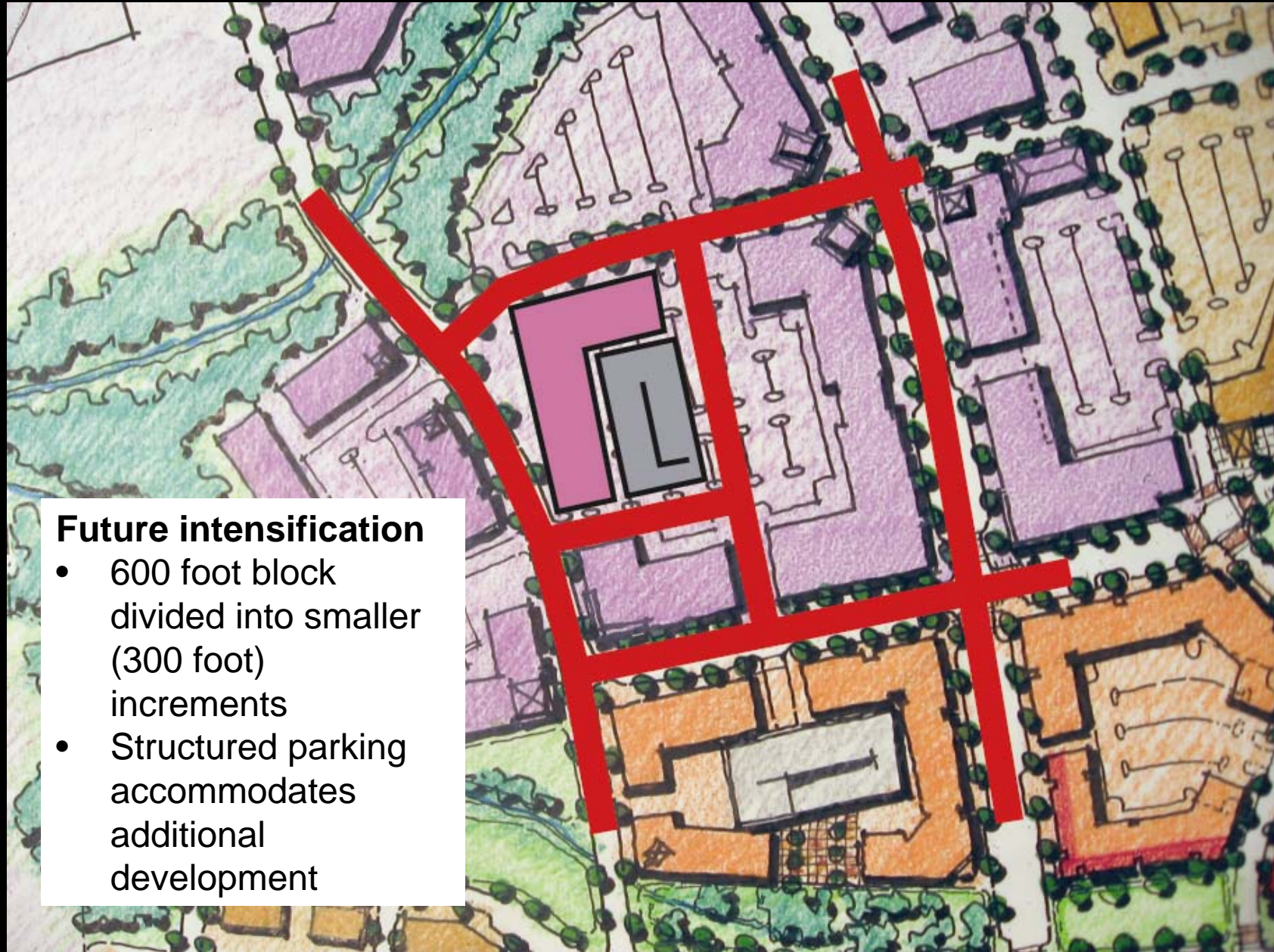
Importance of Block Size



Initial development

- surfacing parking
- Buildings built-to primary street frontage

Importance of Block Size



Future intensification

- 600 foot block divided into smaller (300 foot) increments
- Structured parking accommodates additional development

Park & Ride Joint Development

1. Surface parking lot organized on proposed blocks





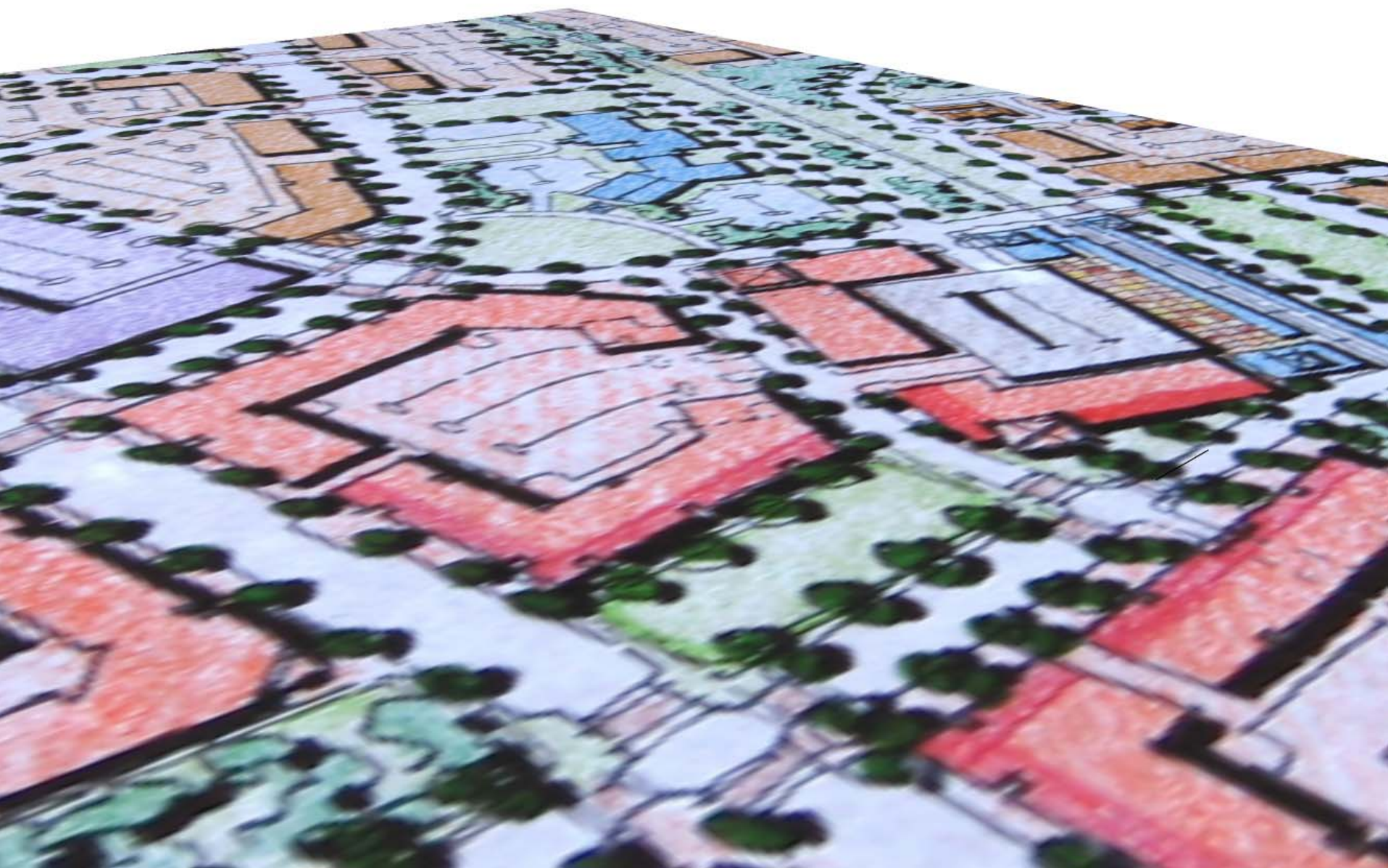
Park & Ride Joint Development

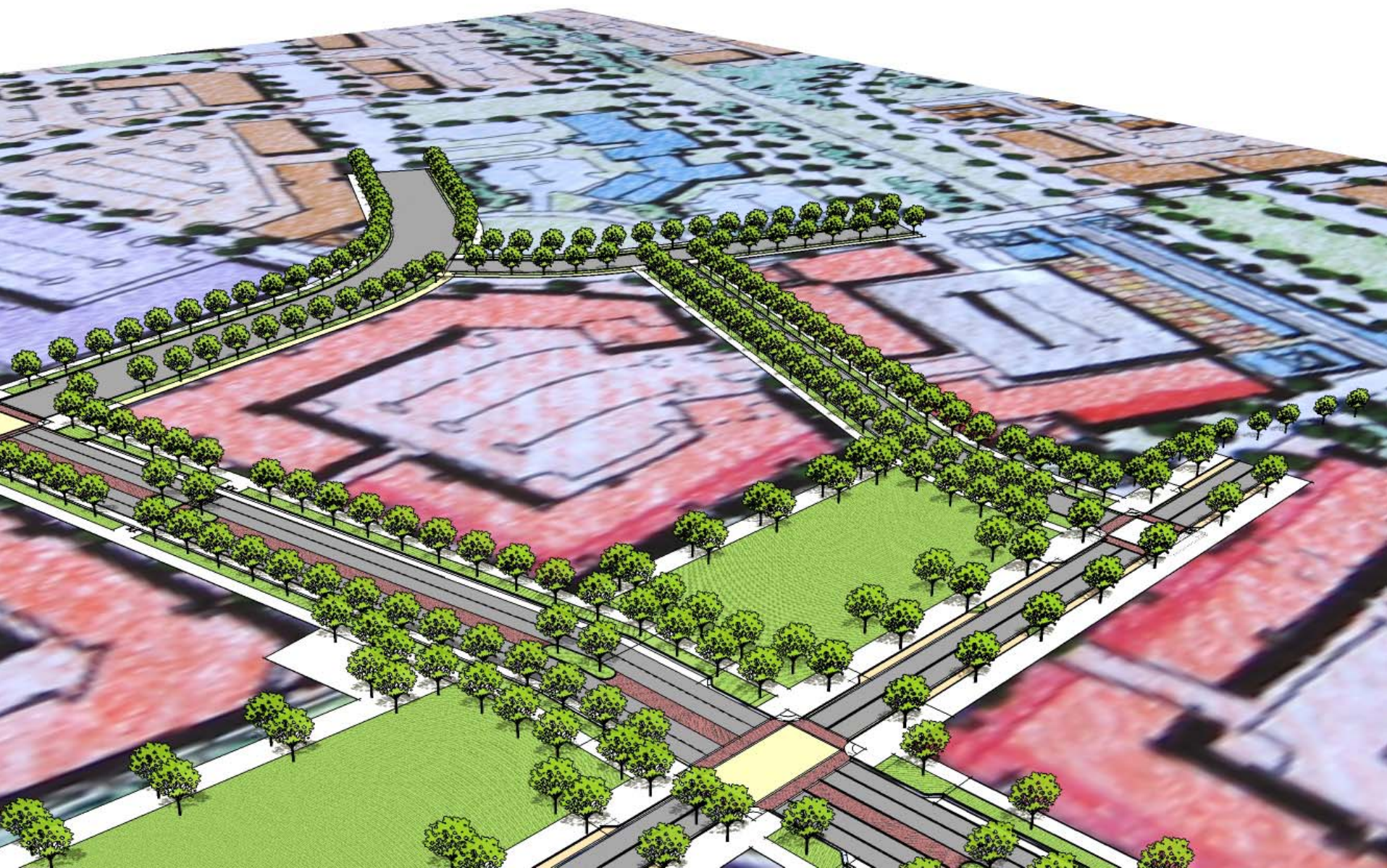
1. Surface parking lot organized on proposed blocks
2. Initial joint development with shared parking

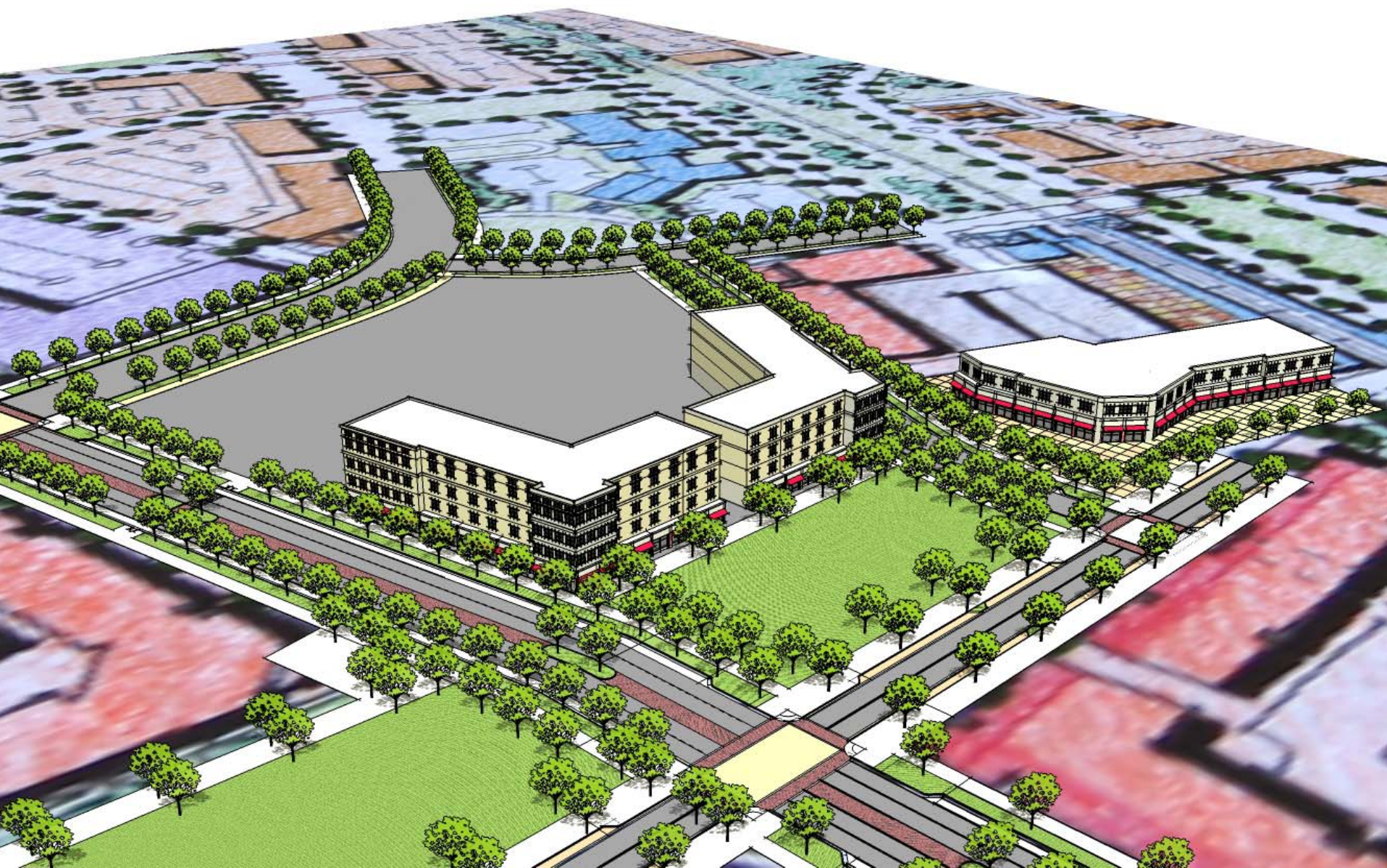


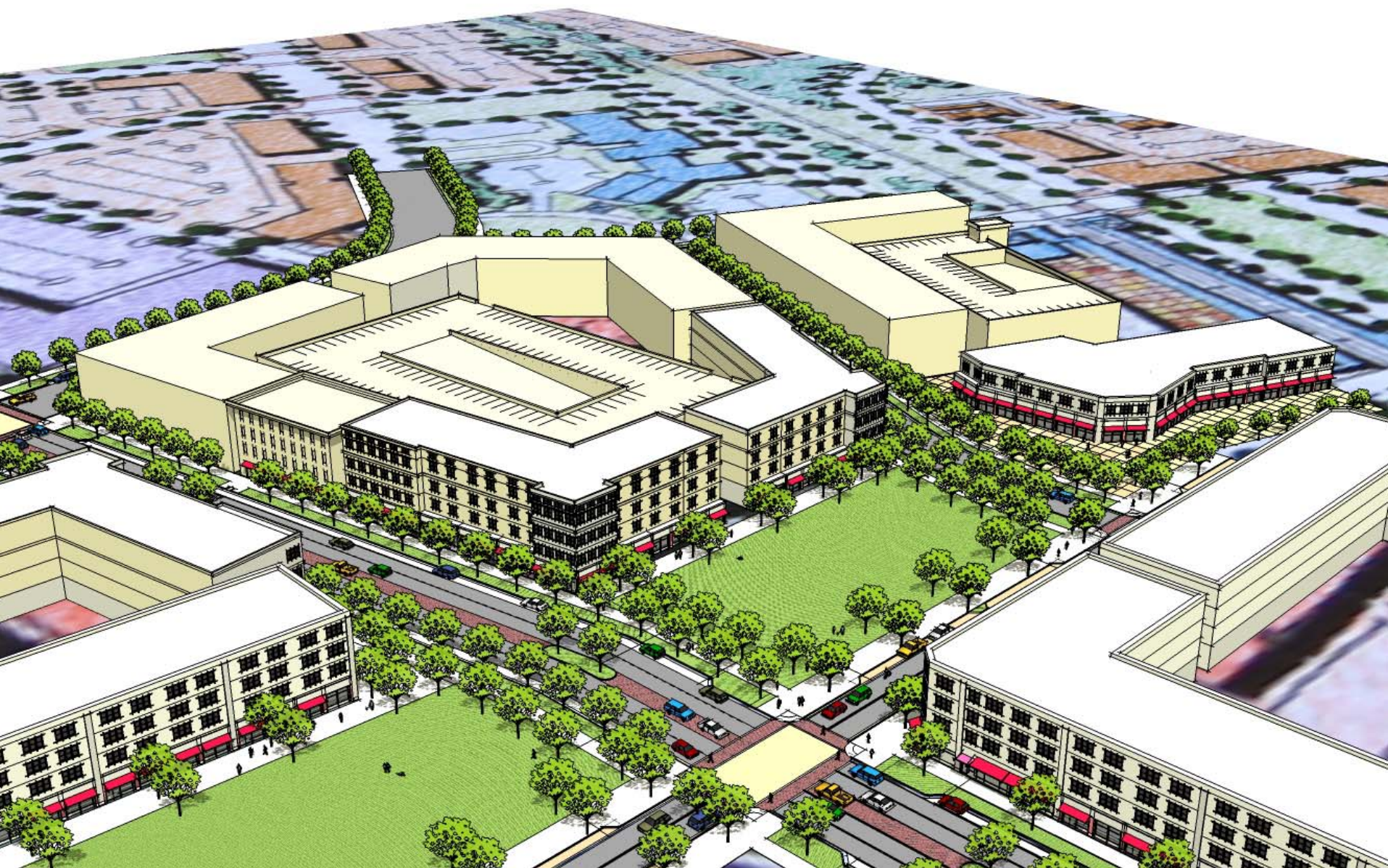
Park & Ride Joint Development

1. Surface parking lot organized on proposed blocks
2. Initial joint development with shared parking
3. Full intensification w/structured parking for park & ride











Northlake Regional Mixed Use Center

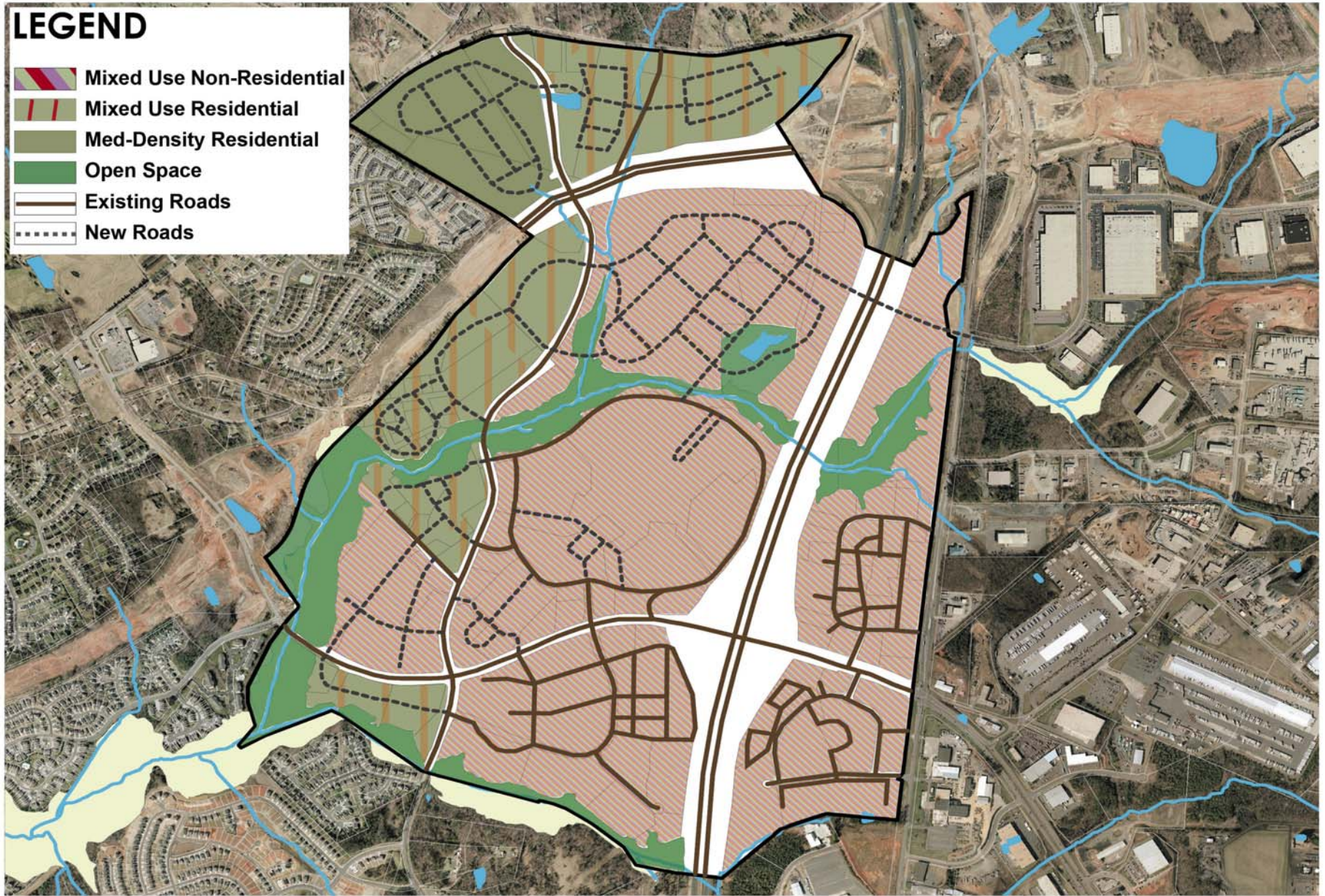
Land Use & Circulation



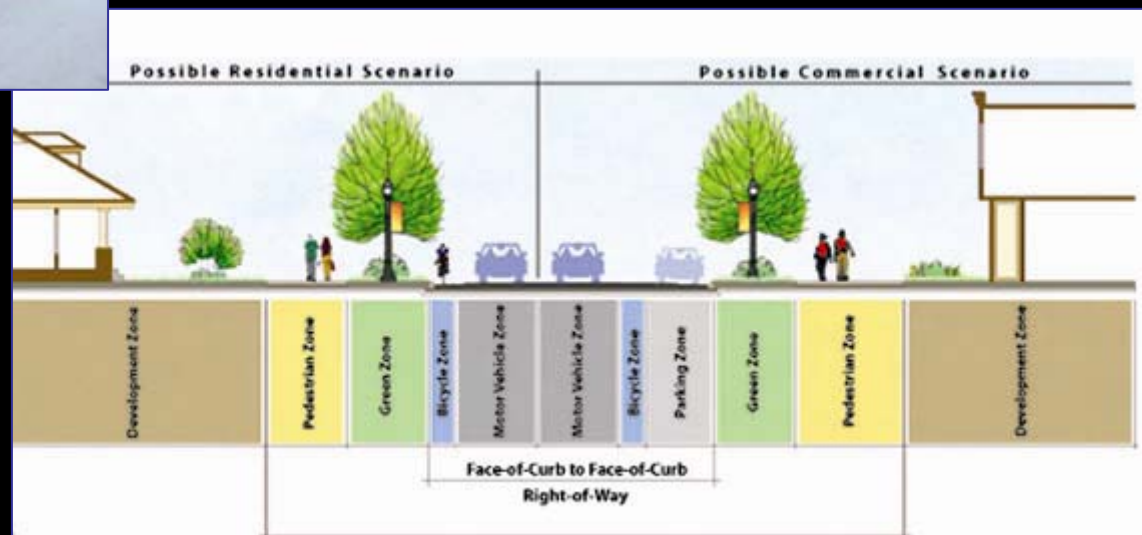
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LEGEND

-  Mixed Use Non-Residential
-  Mixed Use Residential
-  Med-Density Residential
-  Open Space
-  Existing Roads
-  New Roads



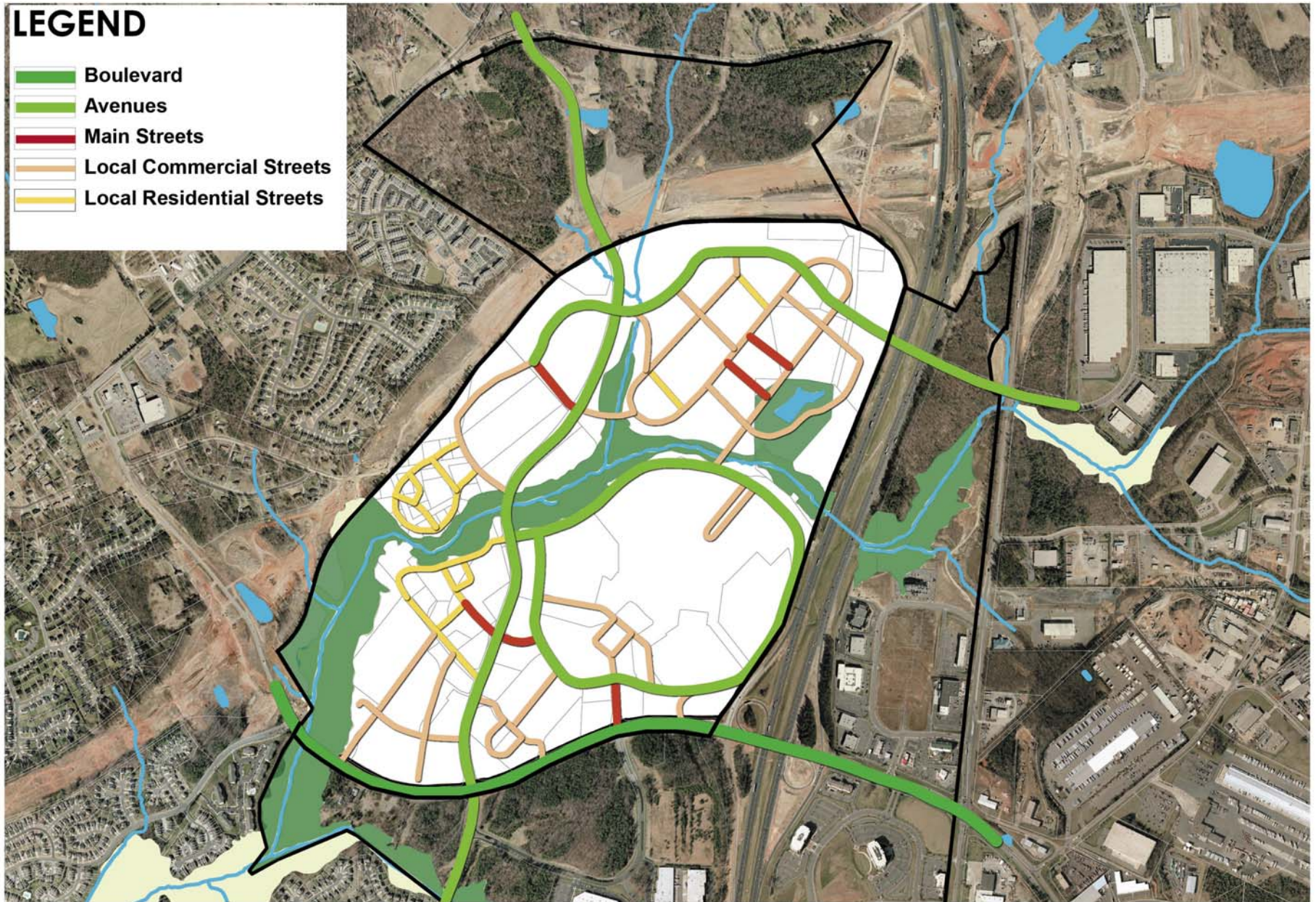
A photograph of a street scene in downtown Nashville, Tennessee. The image shows a row of historic brick buildings with various architectural styles, including some with white awnings and others with green shutters. Several cars are parked along the street, and a person is walking on the sidewalk. The street is paved with asphalt and has yellow double lines. The sky is overcast.



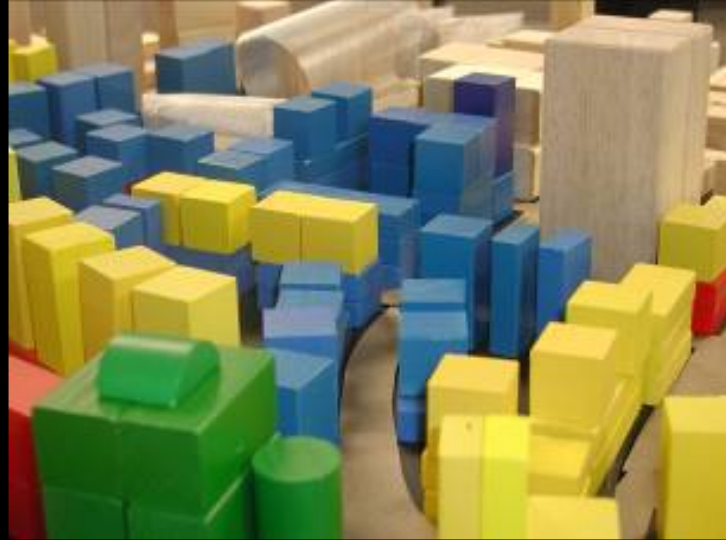
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LEGEND

-  Boulevard
-  Avenues
-  Main Streets
-  Local Commercial Streets
-  Local Residential Streets



Northlake Pedestrian District



Northlake Pedestrian District Illustrative Plan



Character Image Harris Corners

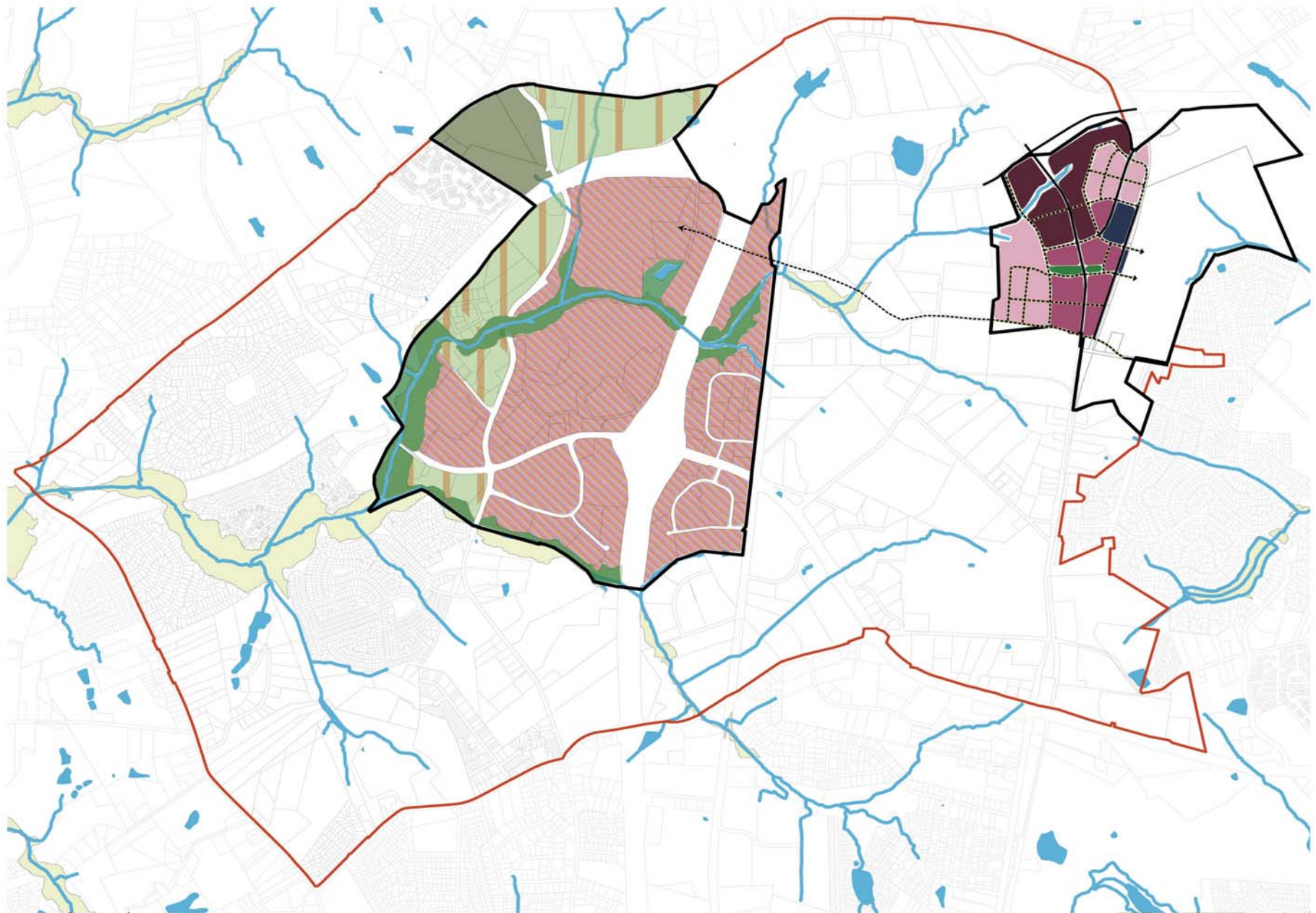


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Character Image

Harris Blvd @ Perimeter Parkway

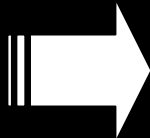




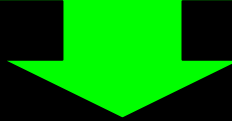
Next Steps



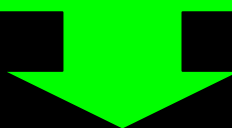
**4-Day Public
Design Charrette/
Advisory Group
Meetings
Feb. 2007**



**Staff Review/
Information Refinement
Feb.-
Early Spring 2007**



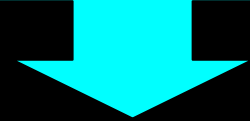
**Advisory Group Meetings
Feb. –
Early/Mid Spring 2007**



**Draft Area Plan Document
Feb. - Mid Spring**



**Public Review of Draft Plan
Late Spring 2007**



**Review
& Adoption
Summer 2007**

Questions



Contact Us!

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Planning Department

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www.charlotteplanning.org

