



Northlake

Northlake Area Plan ~ February Charrette
Charlotte-Mecklenburg Planning Department
February 5, 2007

Meeting Purpose

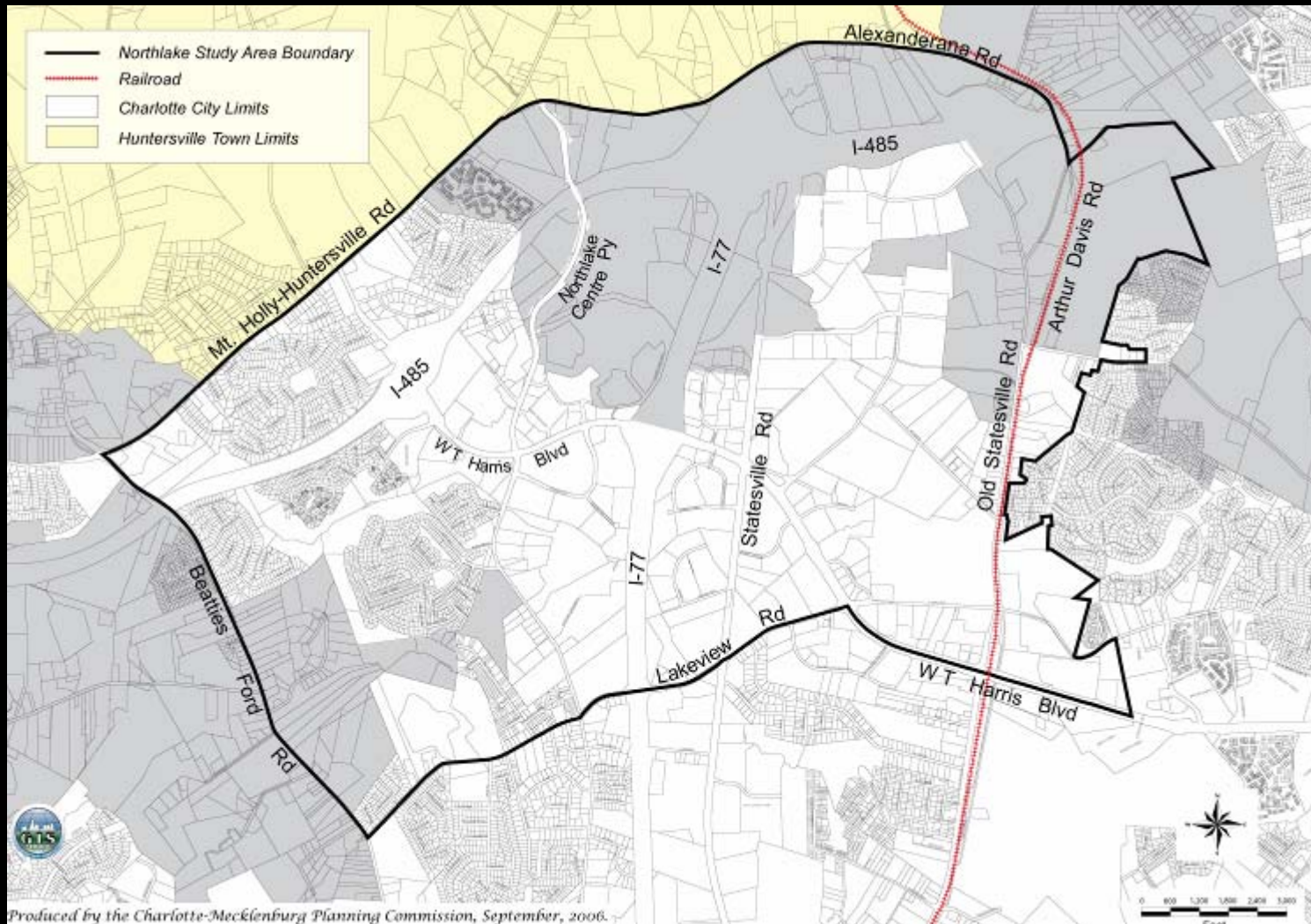
- Review Progress To Date
- Introduce Focused Planning Efforts
- Receive Public Input



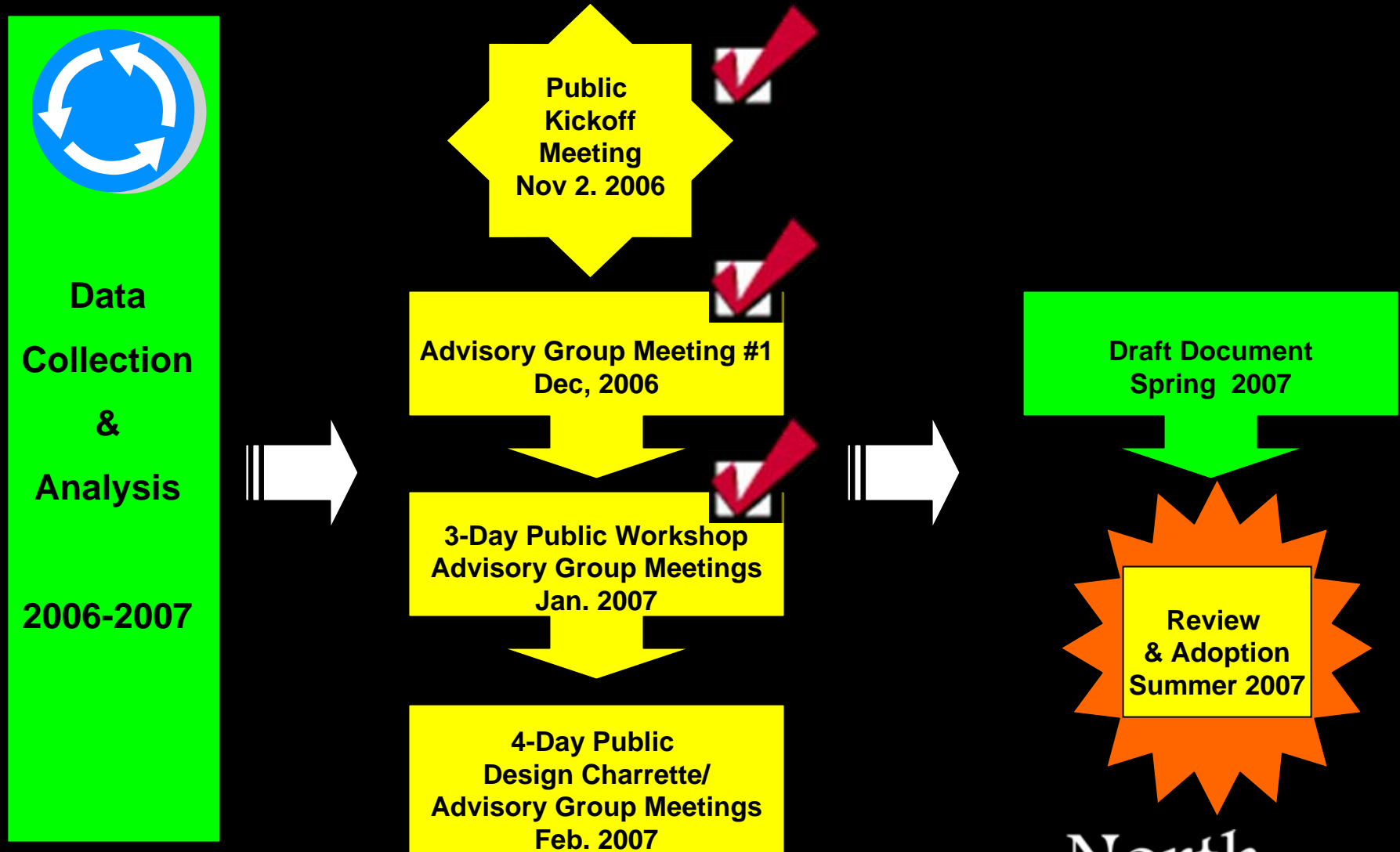
What Is an Area Plan?

- 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



Northlake Planning Process



January Workshop Activities

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



What We Heard From You

Opportunities

- Location, Access, & Convenience
- Mix of Uses & Quality Design
- Enhanced Transportation Alternatives (Transit, Bike, Pedestrian)
- Environmental Protection & Open Space

Issues

- Land Use
- Transportation
- Community Services
- Design
- Environment
- Parks & Recreation

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.”

Achieving the Vision

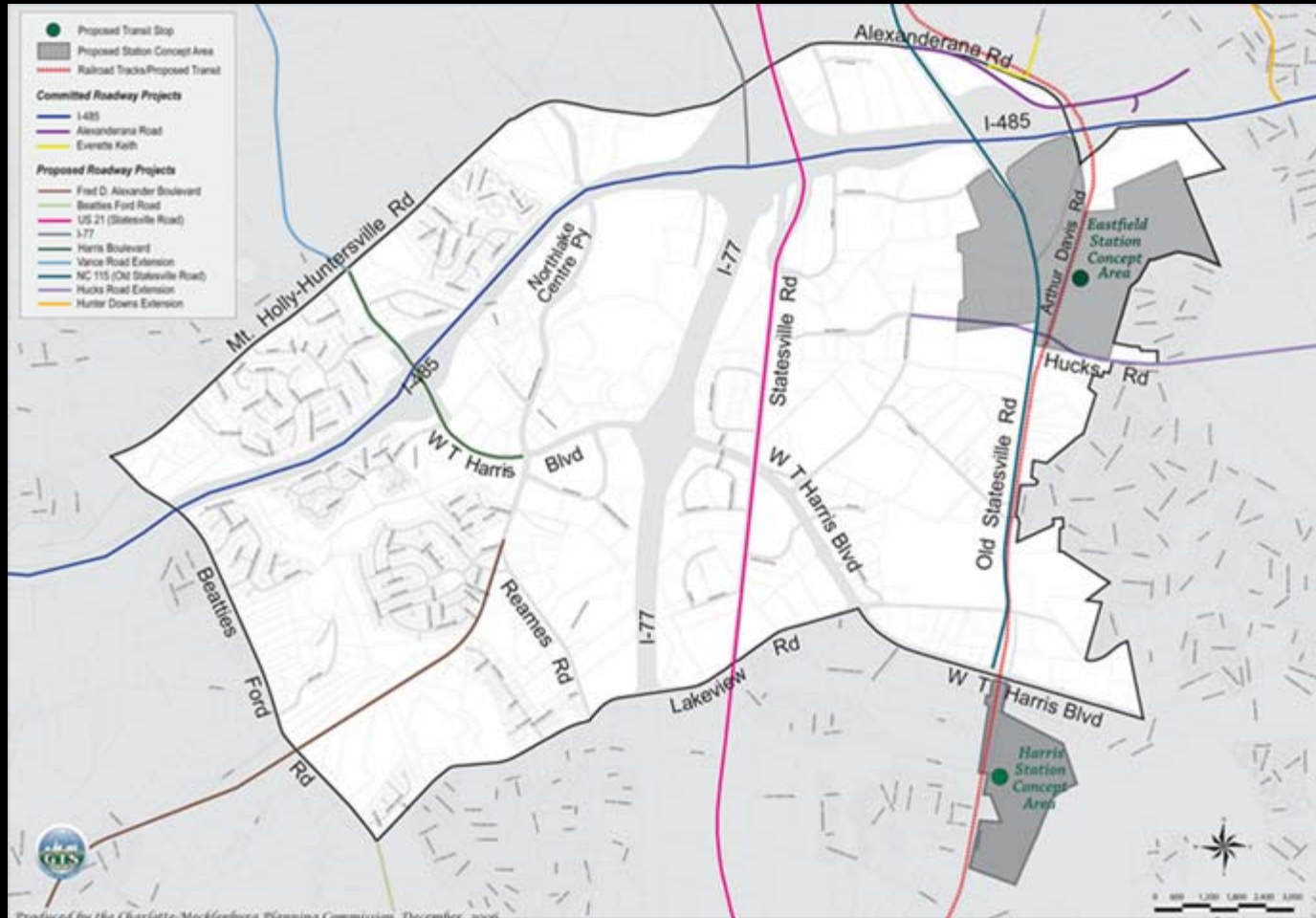
- A Land Use Pattern that Offers a Mixture of Uses with High Quality Urban Design
- Development of Multi-Modal Transportation Choices
- Planned and Enhanced Public Services
- Integration of Quality Cultural Amenities and Economic and Housing Opportunities
- Preservation of the Historic Aspects of the Community
- Development of Multiple Open Space and Recreational Opportunities

Market Trends

Context for Change

- Rapidly Changing Demographics - Explosive Population Growth
- Strong Demand for both Single-Family and Multi-Family Housing
- Emerging Office Core near Harris
- Additional Retail Expansion with Population Growth
- Declining Market for Traditional Business Parks and Industrial as Land Prices Increase

Northlake Transportation Investment



Areas of Transition



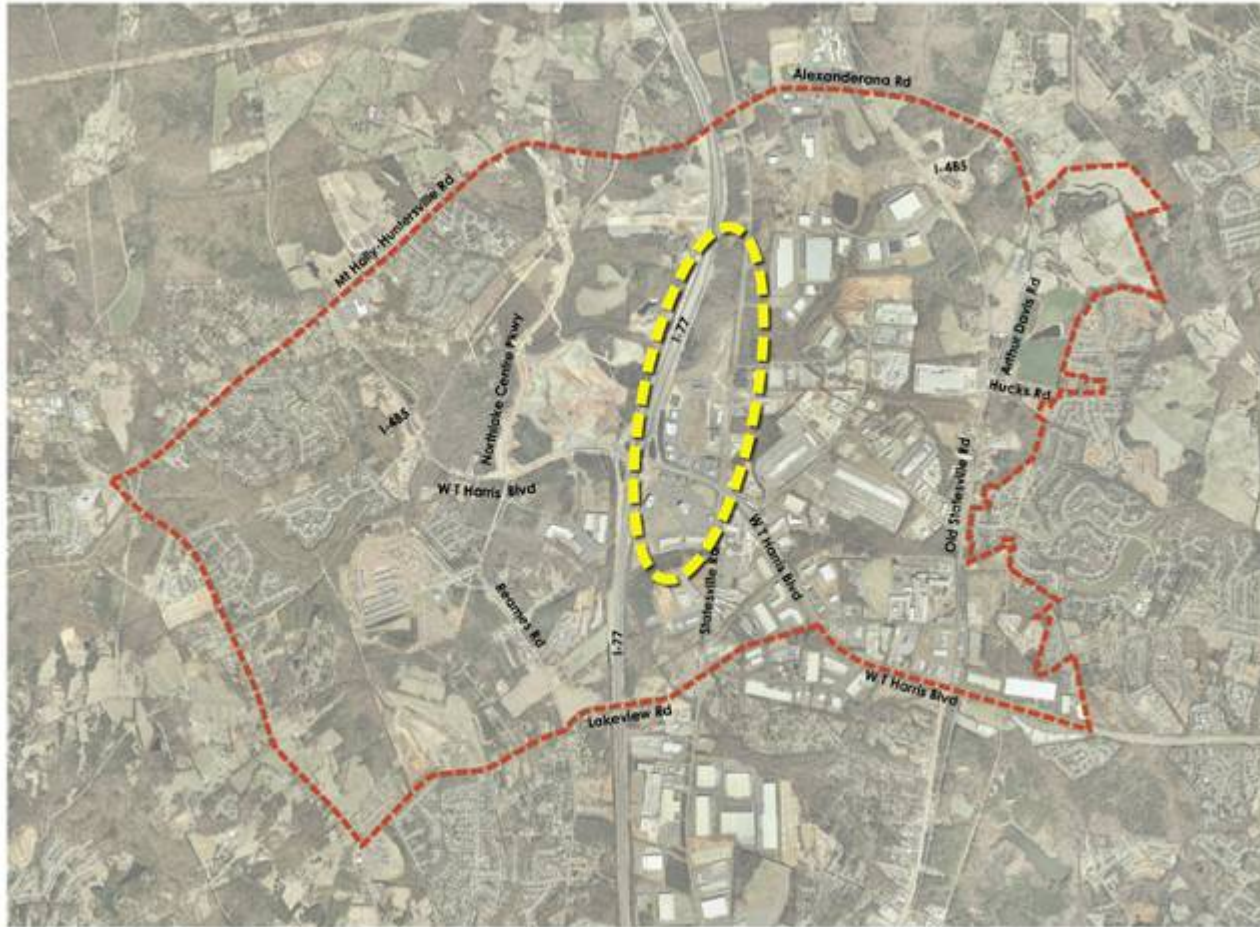
Areas of Transition



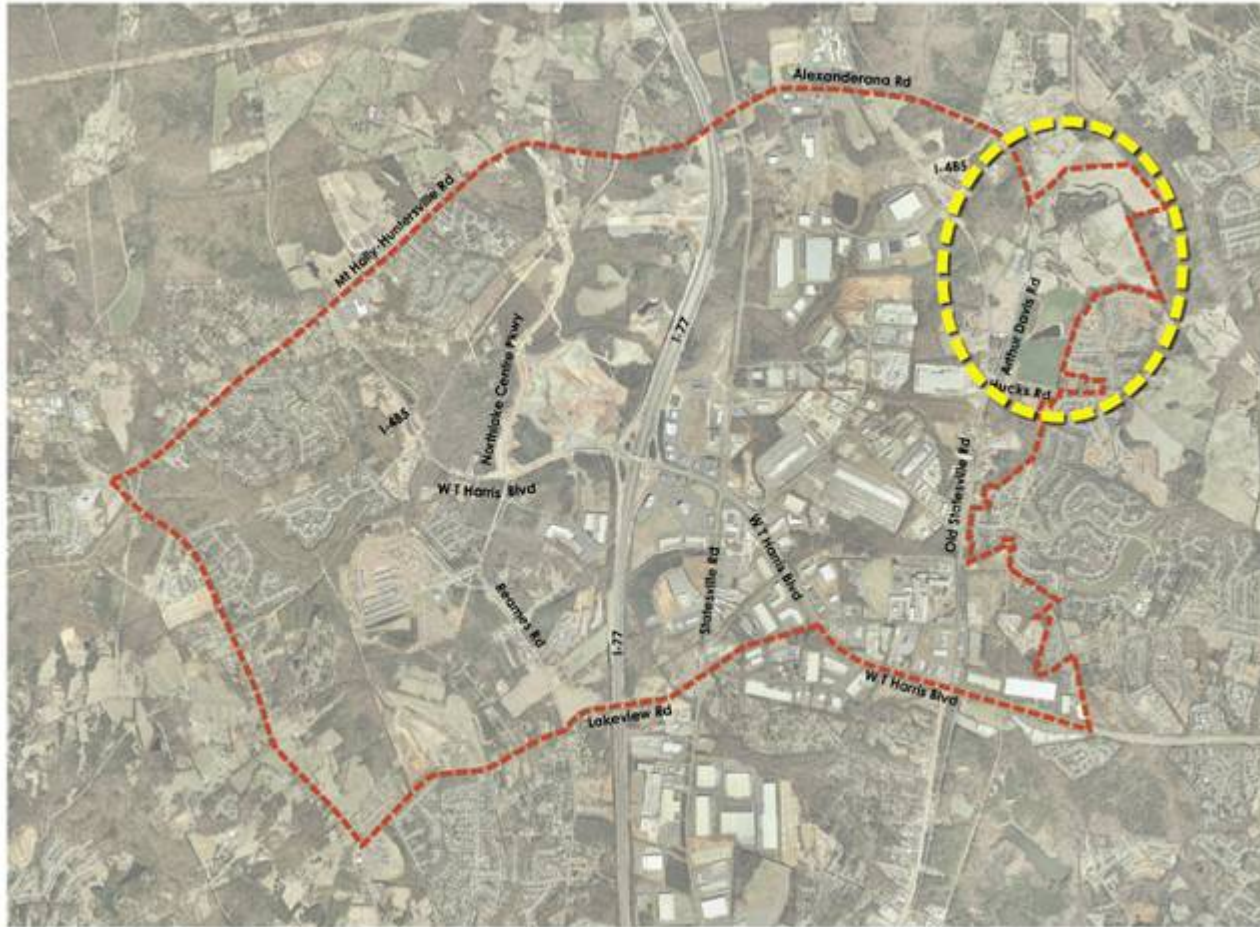
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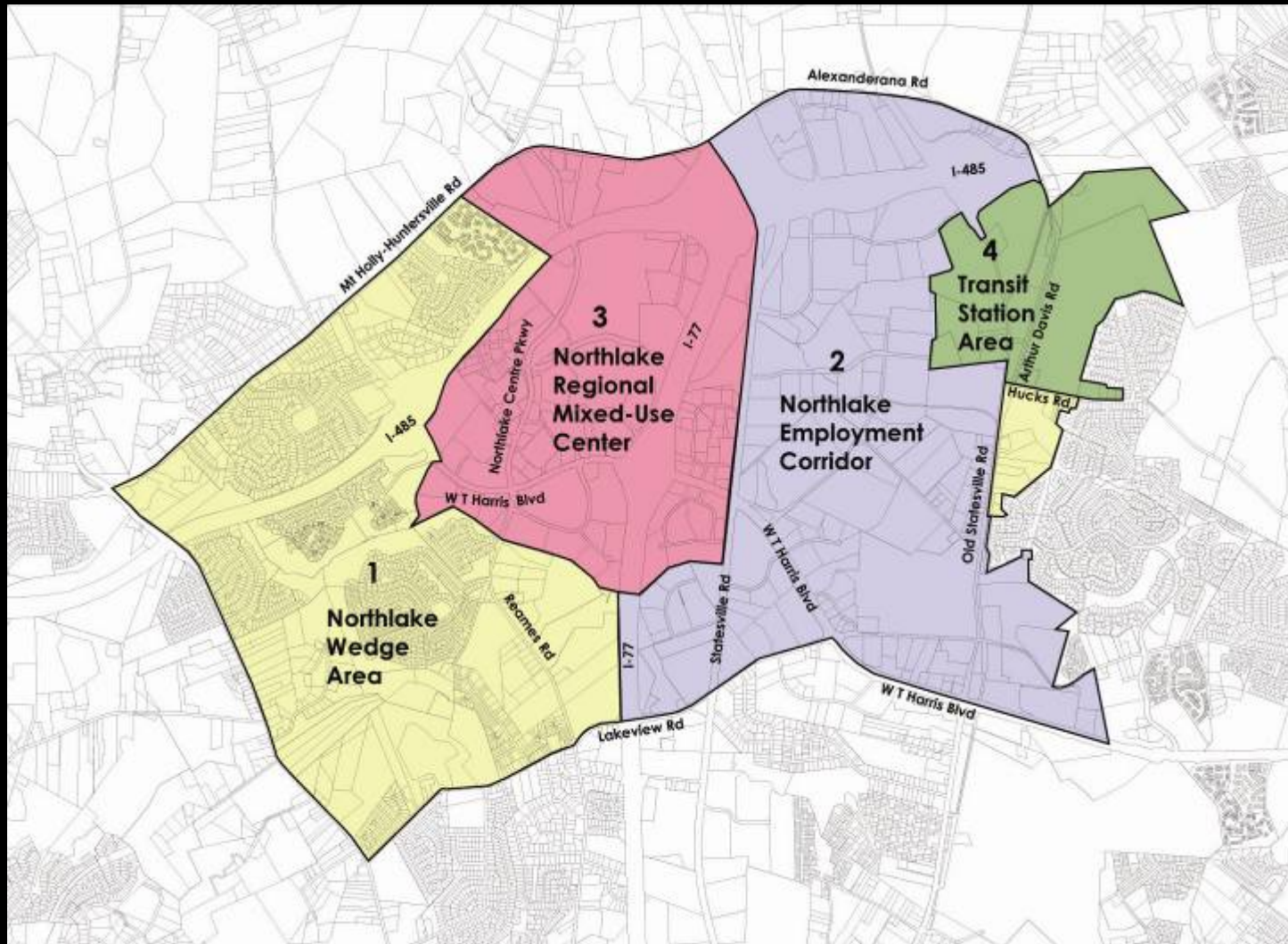
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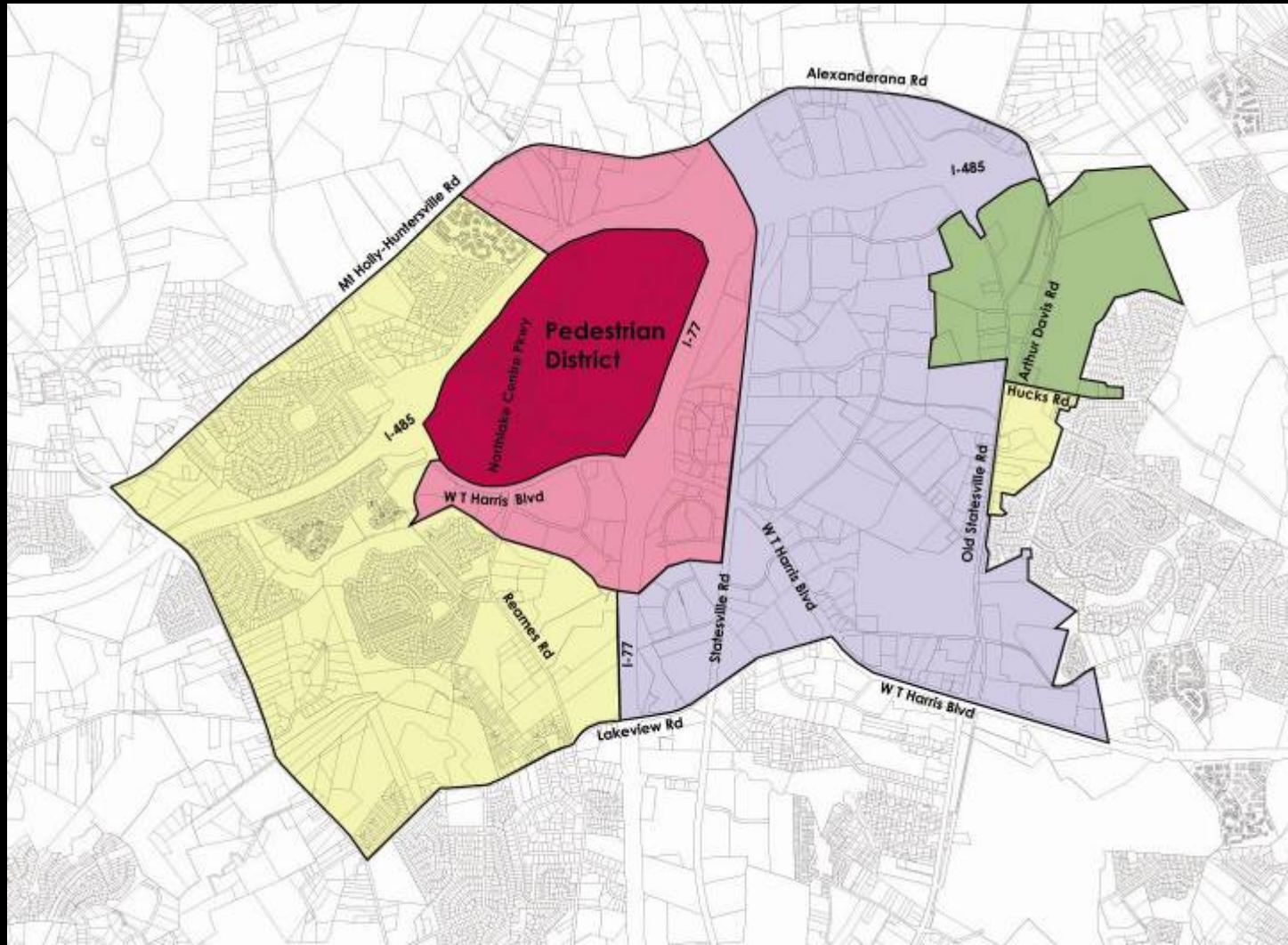
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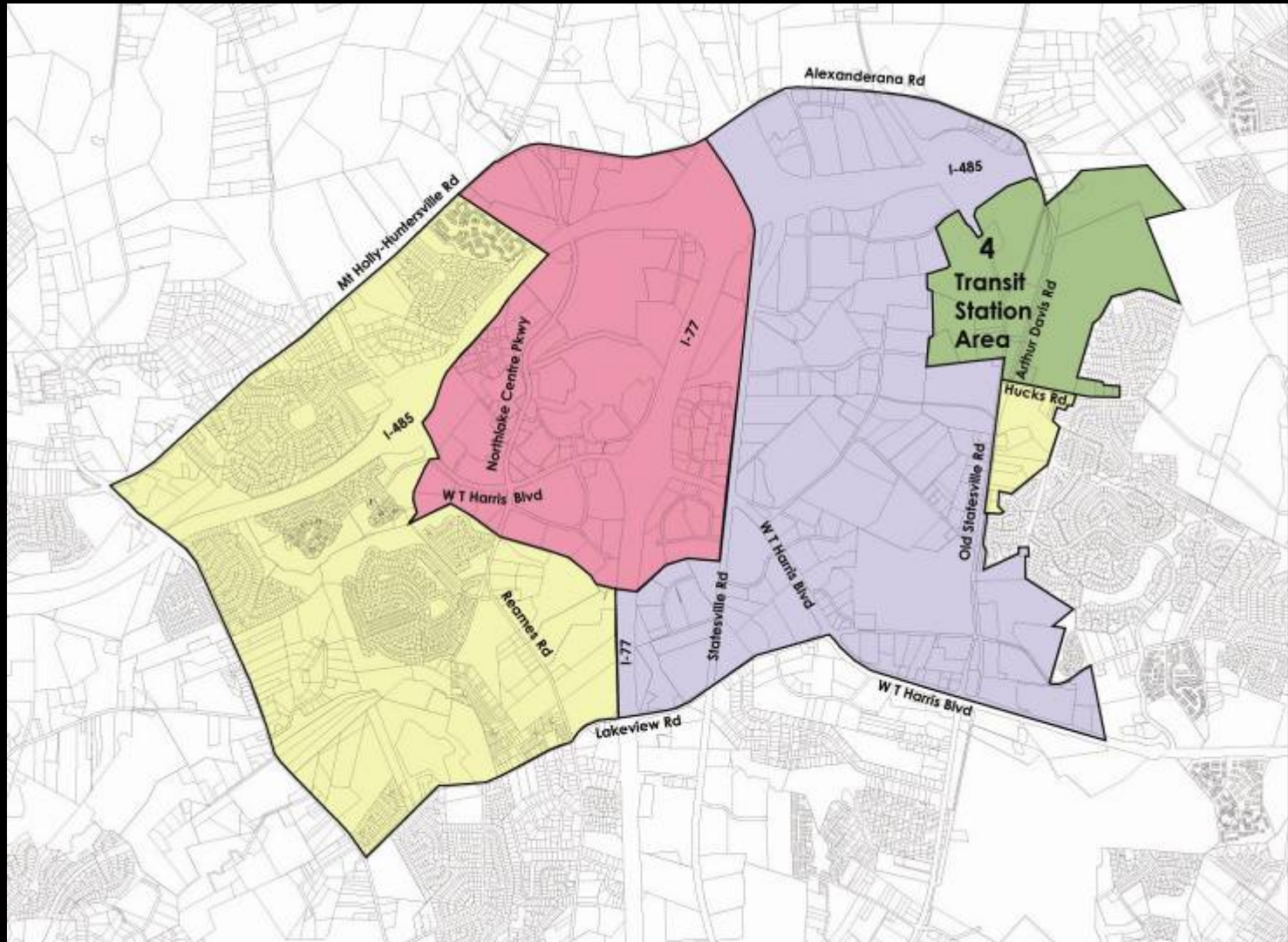
Character Areas



Pedestrian District



Eastfield Station Area



Intensive Design Charrette



Charrette Week Schedule

- Public Meeting Tonight with Interactive Exercises
- Studio Open - Tuesday –Thursday, 10:00 am – 3:00 pm
- Advisory Group Meetings – Tuesday - Thursday
- Public Meeting- Thursday, 6:00-8:00 pm

Questions



Contact Us!

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