



North
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Northlake Area Plan ~ Workshop Recap
Charlotte-Mecklenburg Planning Department
January 18, 2007

Meeting Purpose

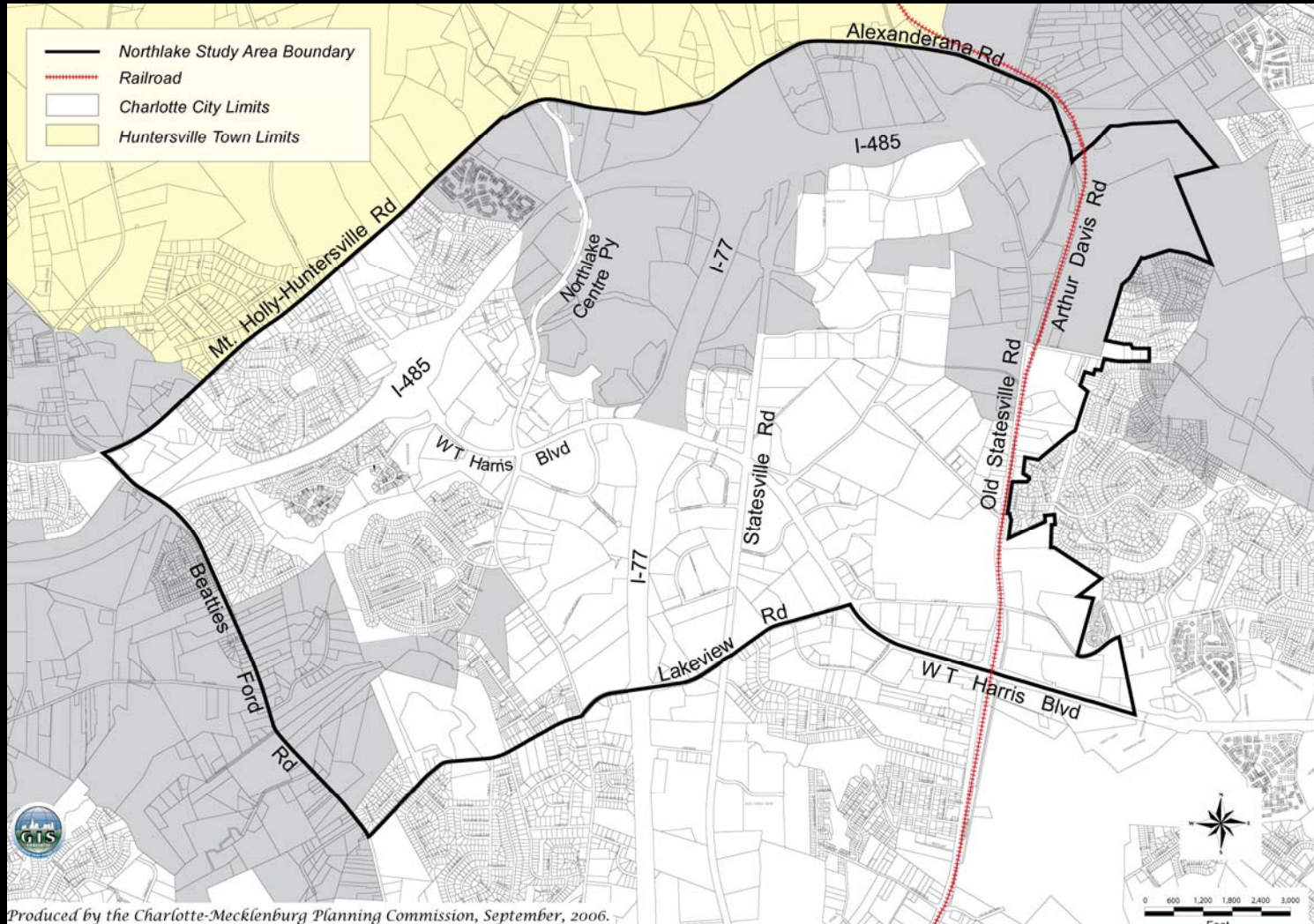
- Explain Overall Planning Process
- Discuss Area Trends
- Recap Results of Public Input this Week
- Explain Next Steps



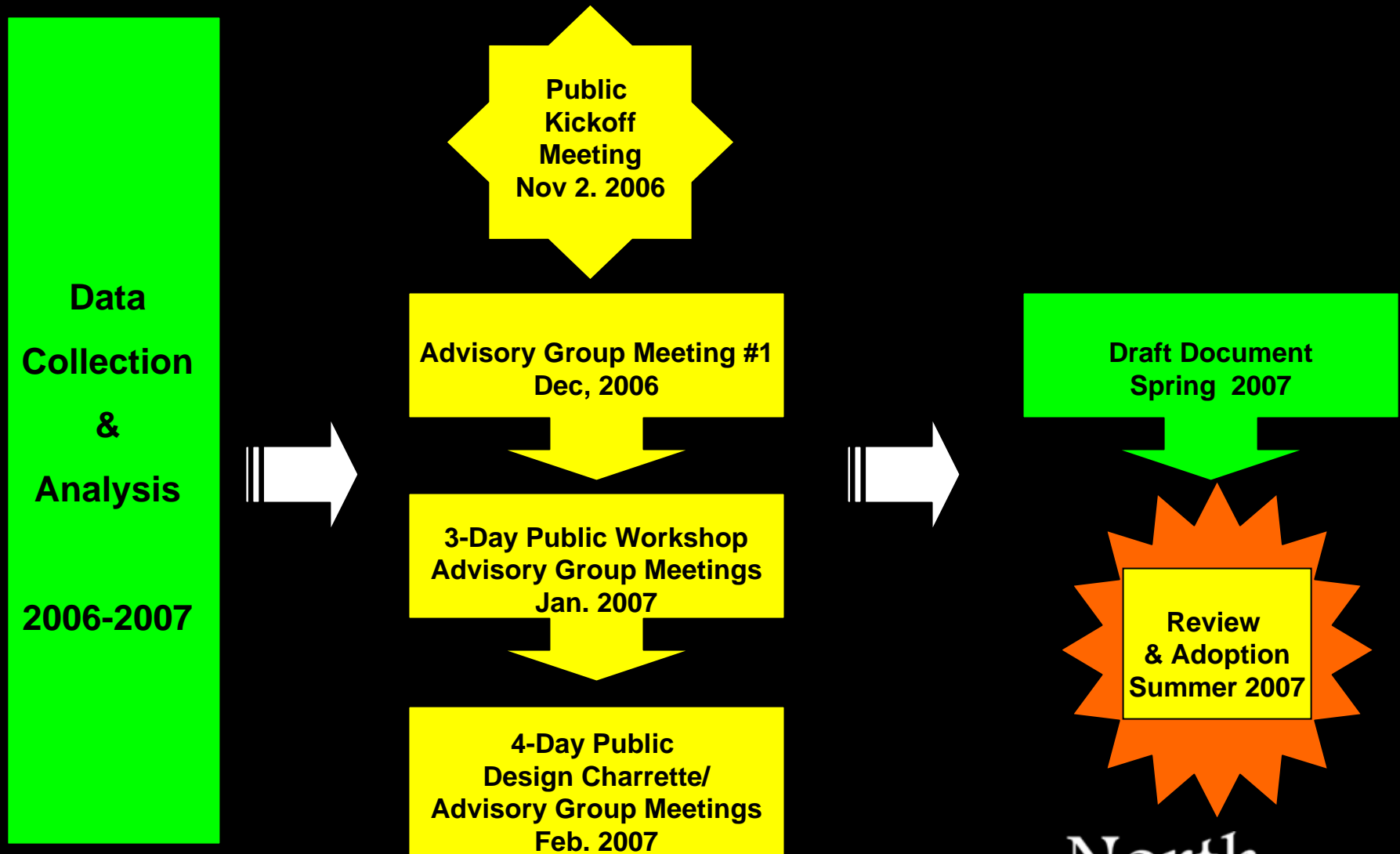
What Is an Area Plan?

- 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



Northlake Planning Process



Workshop Activities

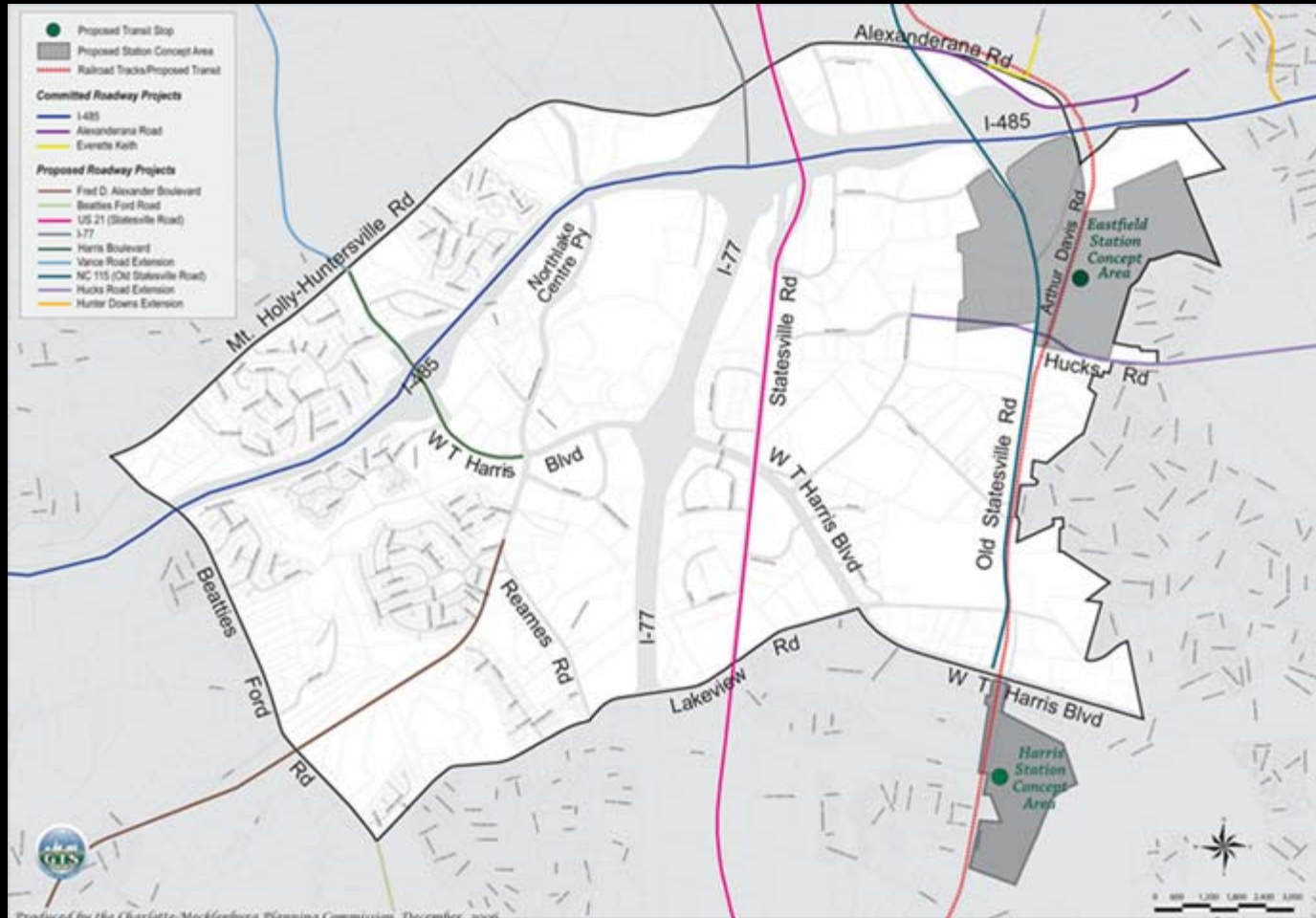
- Land Use & Zoning Overview
- Public Facilities
- Parks & Recreation
- Environment
- Transportation



A Context of Change

- The Northlake Area has seen tremendous change in a short period of time. This change is likely to continue and even accelerate with planned transportation investment and evolving market trends.

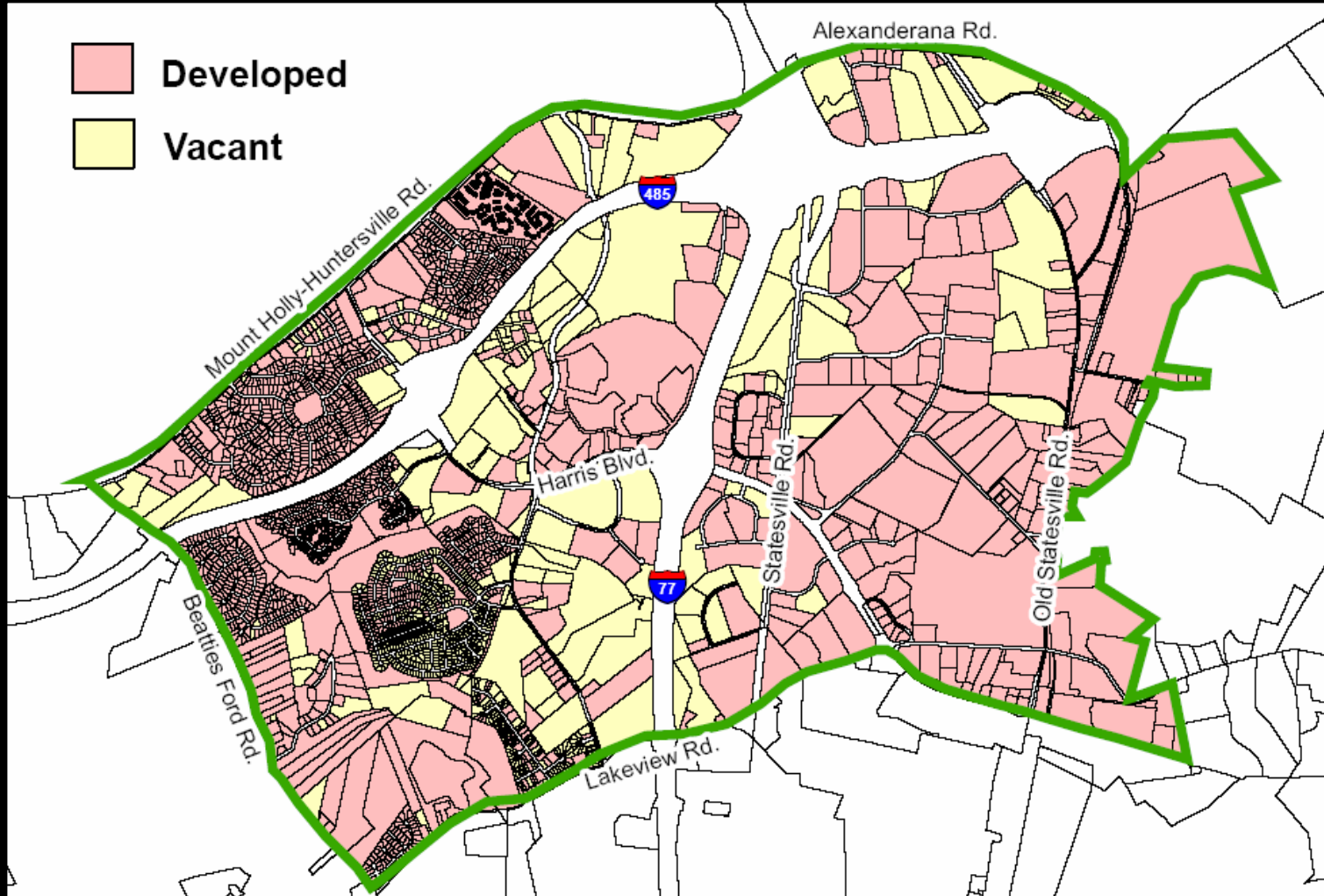
Northlake Transportation Investment



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

Development Opportunities



Northlake Market Trends

	<u>Existing Vacant</u>	<u>2030 Demand</u>	<u>Difference</u>
Single Family	350 acres	360 acres	-10 acres
Multi-Family	20 acres	98 acres	-78 acres
Retail	15 acres	41 acres	-26 acres
Business Park	200 acres	59 acres	+141 acres
Industrial	<u>350 acres</u>	<u>30 acres</u>	<u>+120 acres</u>
TOTAL	735 acres	588 acres	+147 acres

SOURCE: Warren & Associates, Inc.



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.”

Community Vision



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Community Vision



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Community Vision

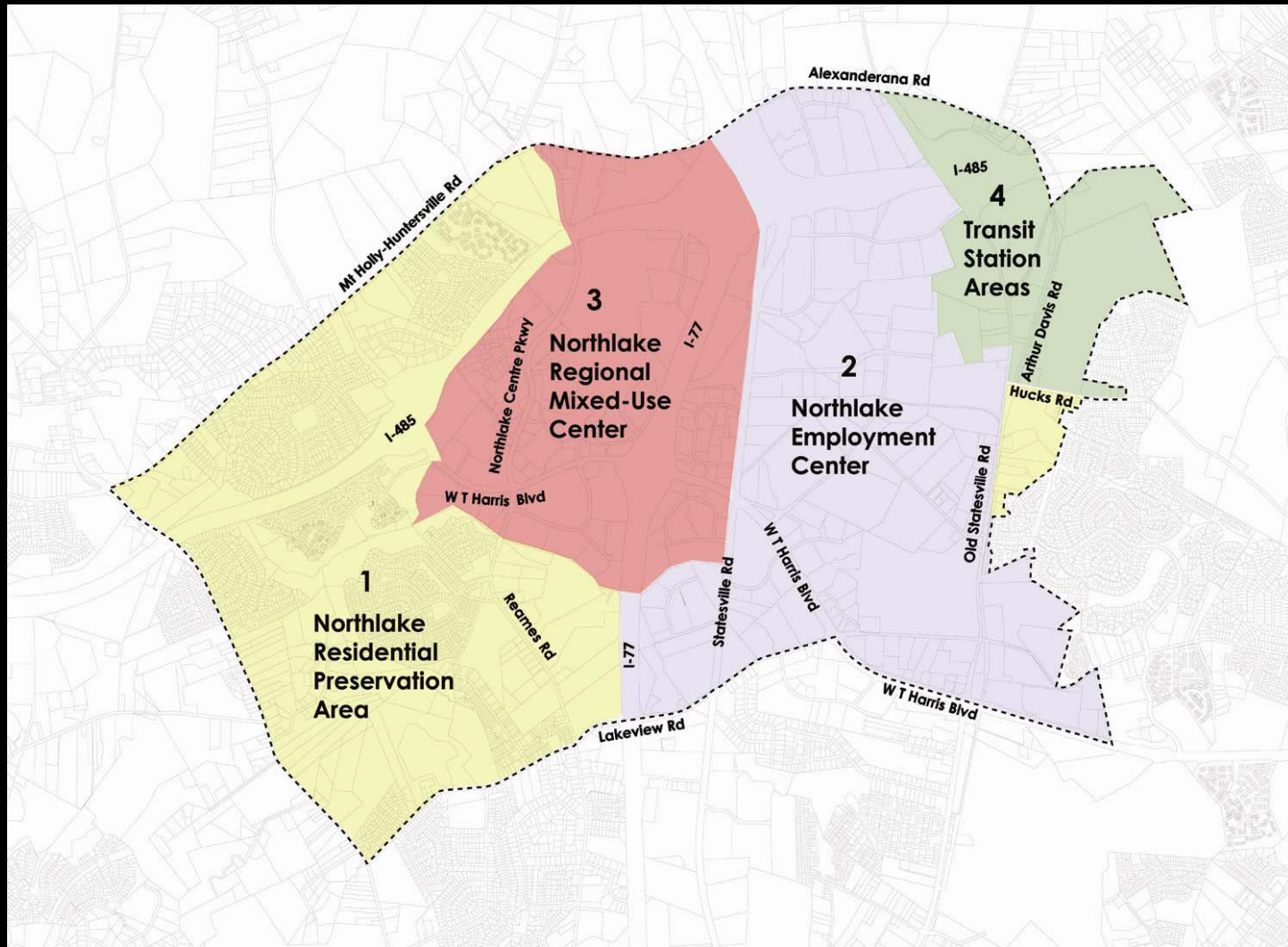
What should be the highest priority in terms of improving the quality of life in the area?

- ✓ Balance of Land Uses
- ✓ Creation of Open Space
- ✓ Protection of the Natural Environment
- ✗ Enhance the Area's Identity
- ✓ Transportation Improvements

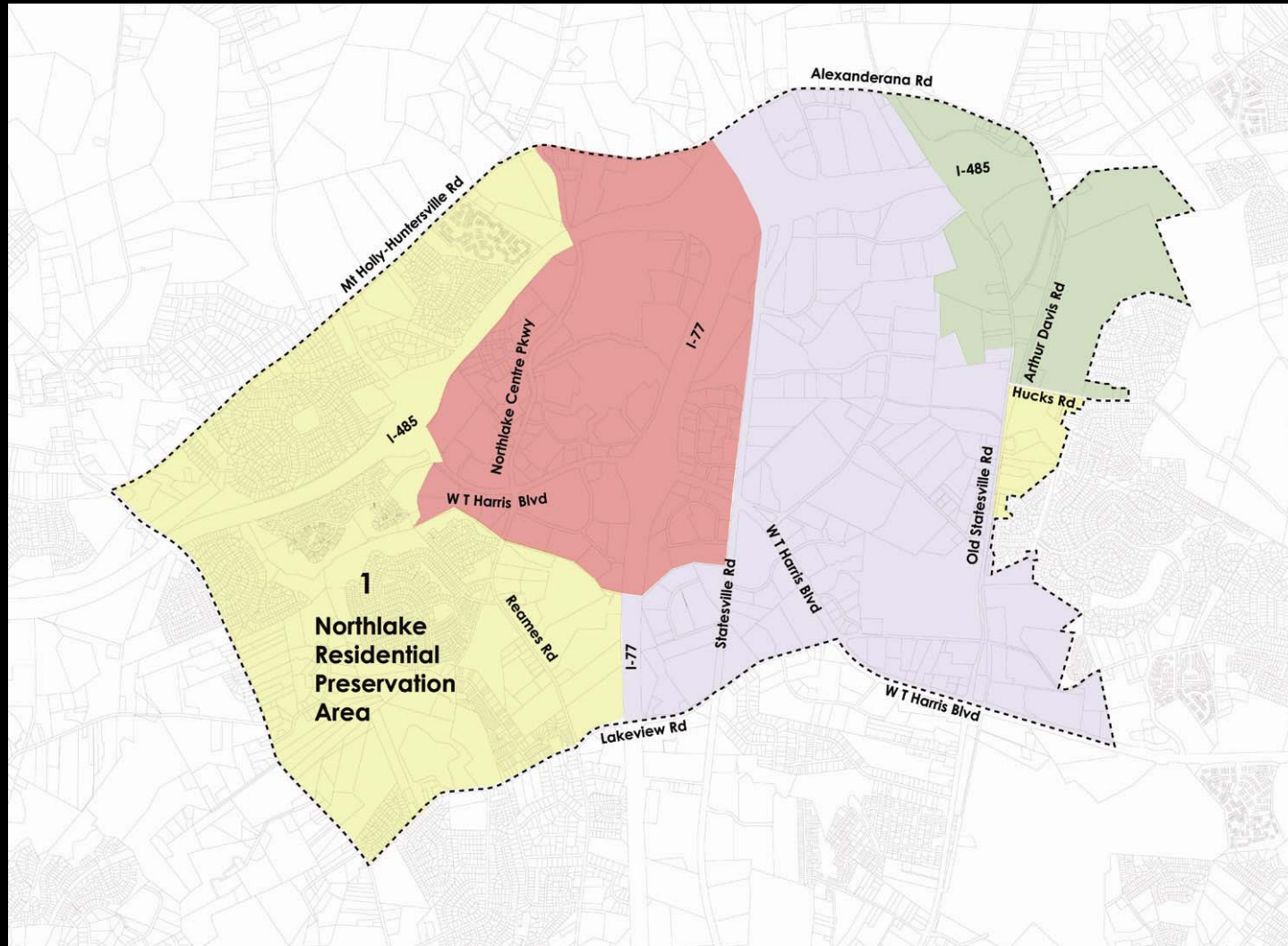
Community Vision



Character Areas



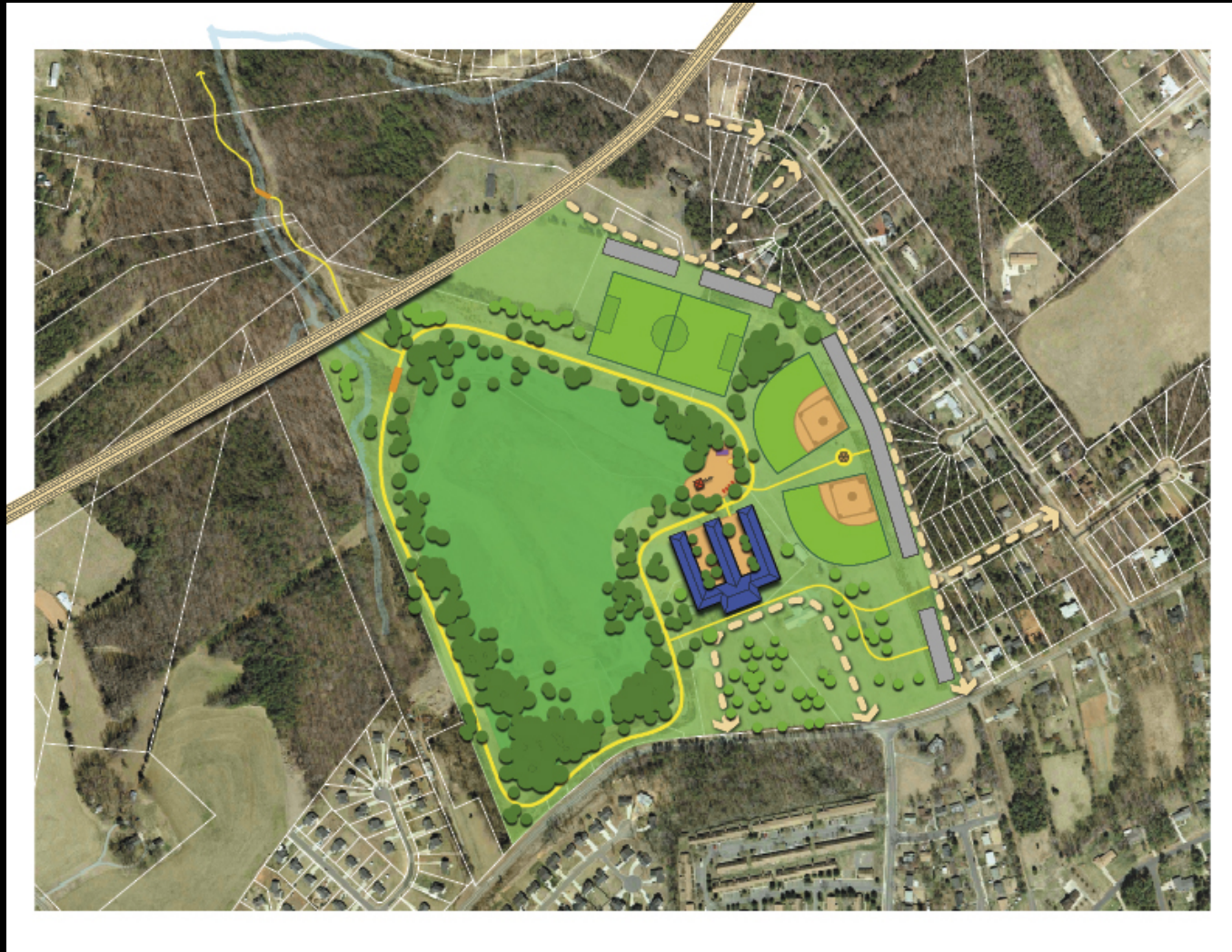
Neighborhood Preservation Areas



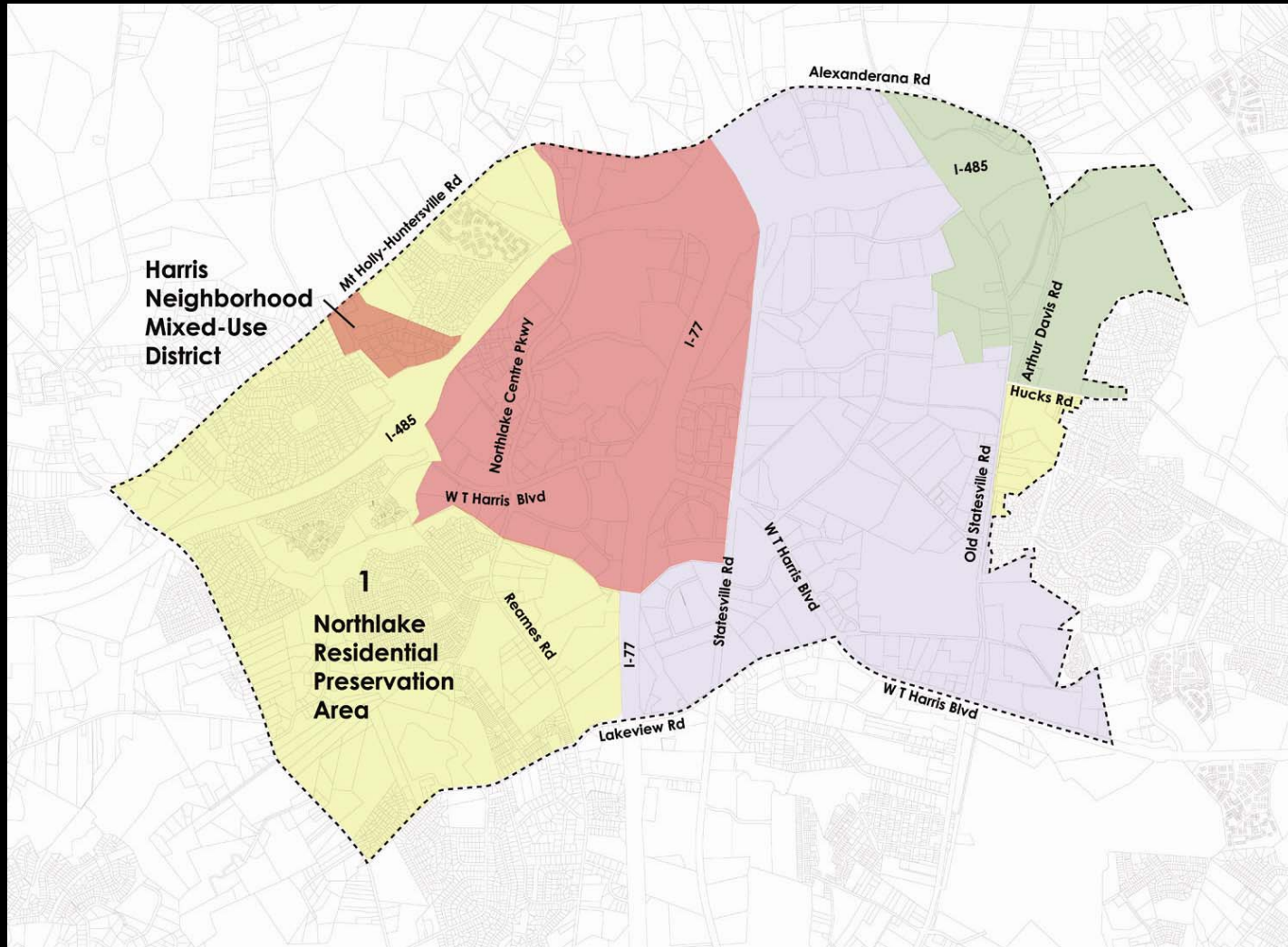
Long Creek Greenway



Potential Park/School



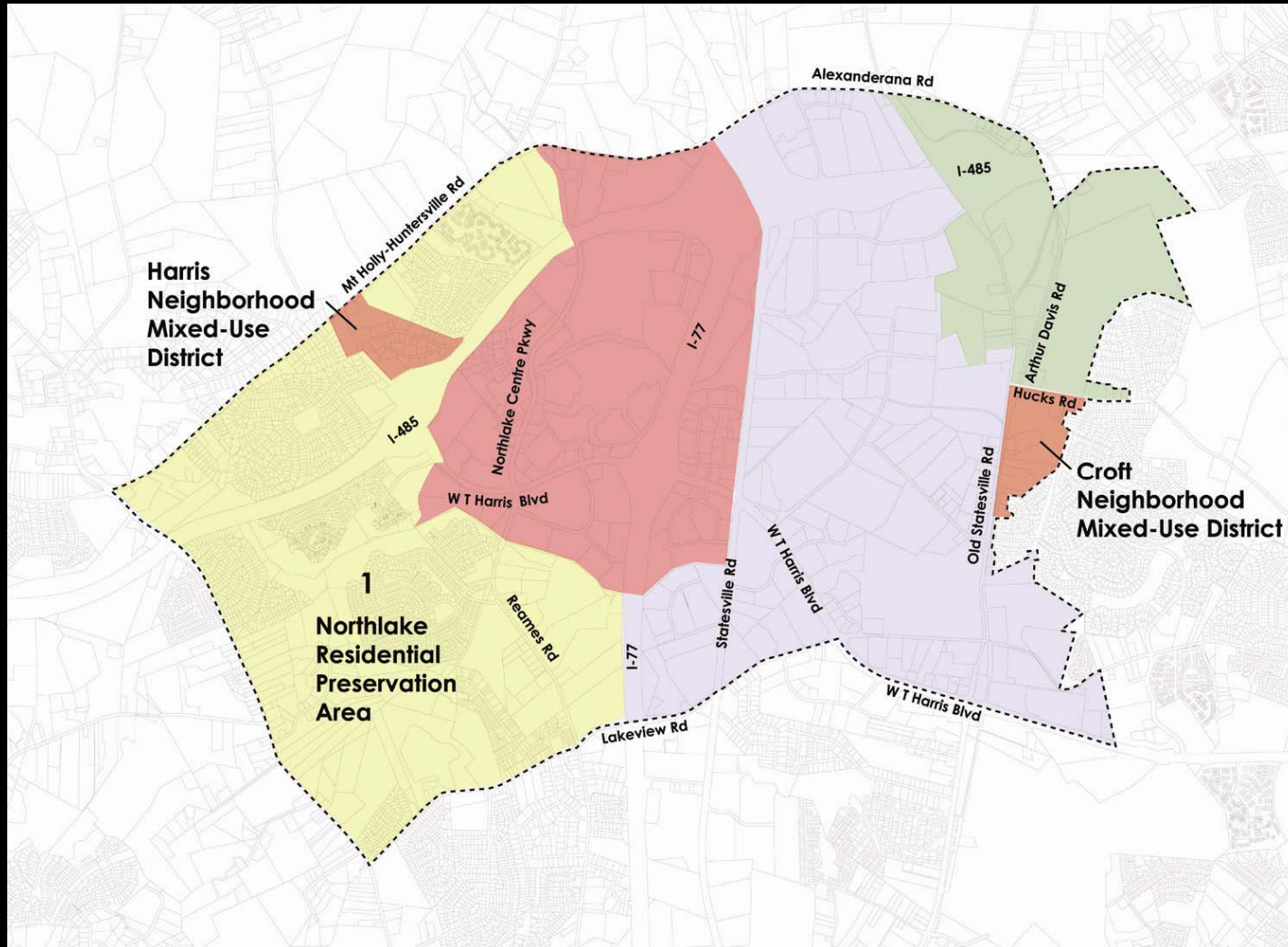
Harris Neighborhood Mixed Use



Harris Neighborhood Mixed Use



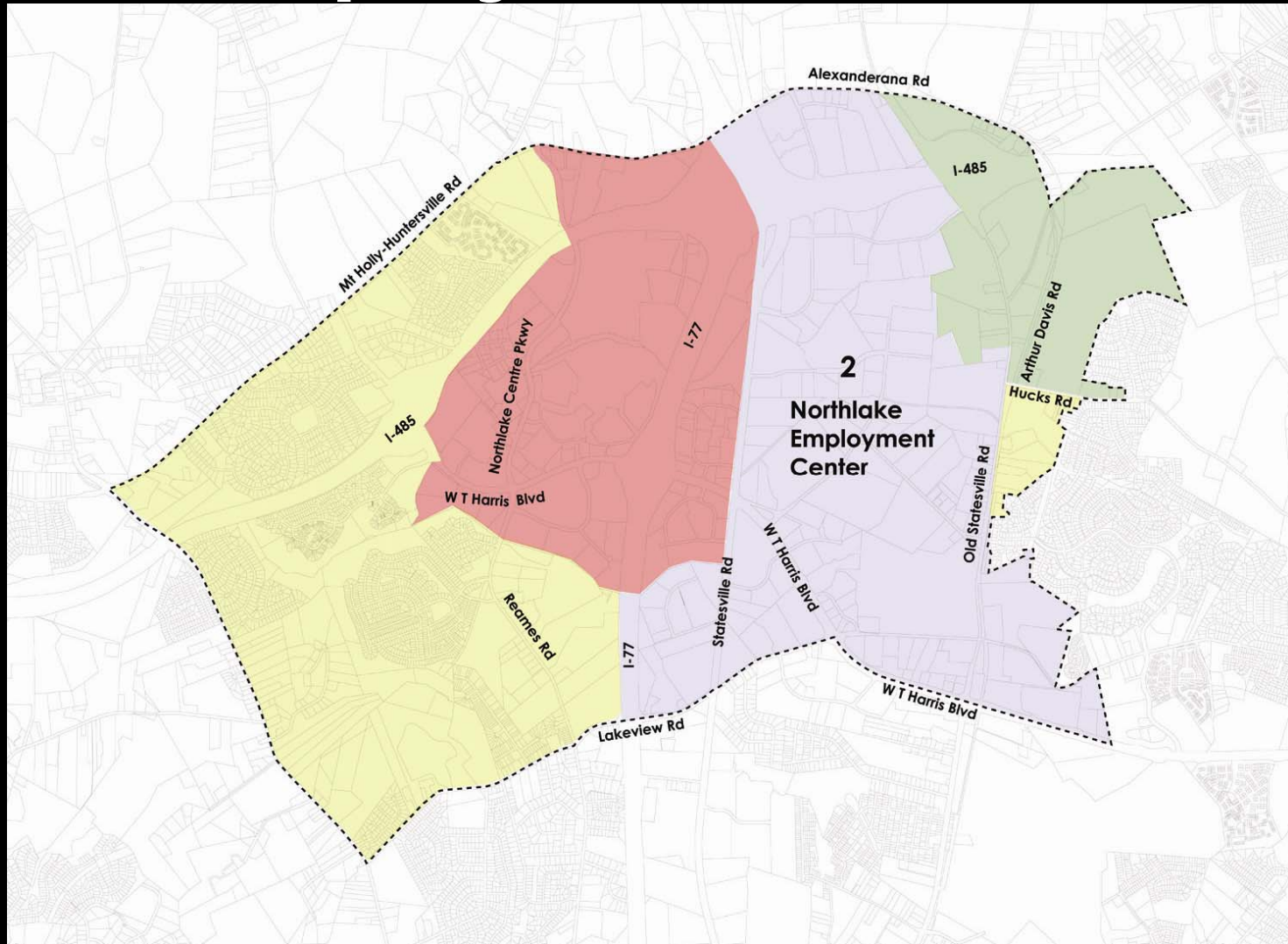
Croft Neighborhood Mixed Use



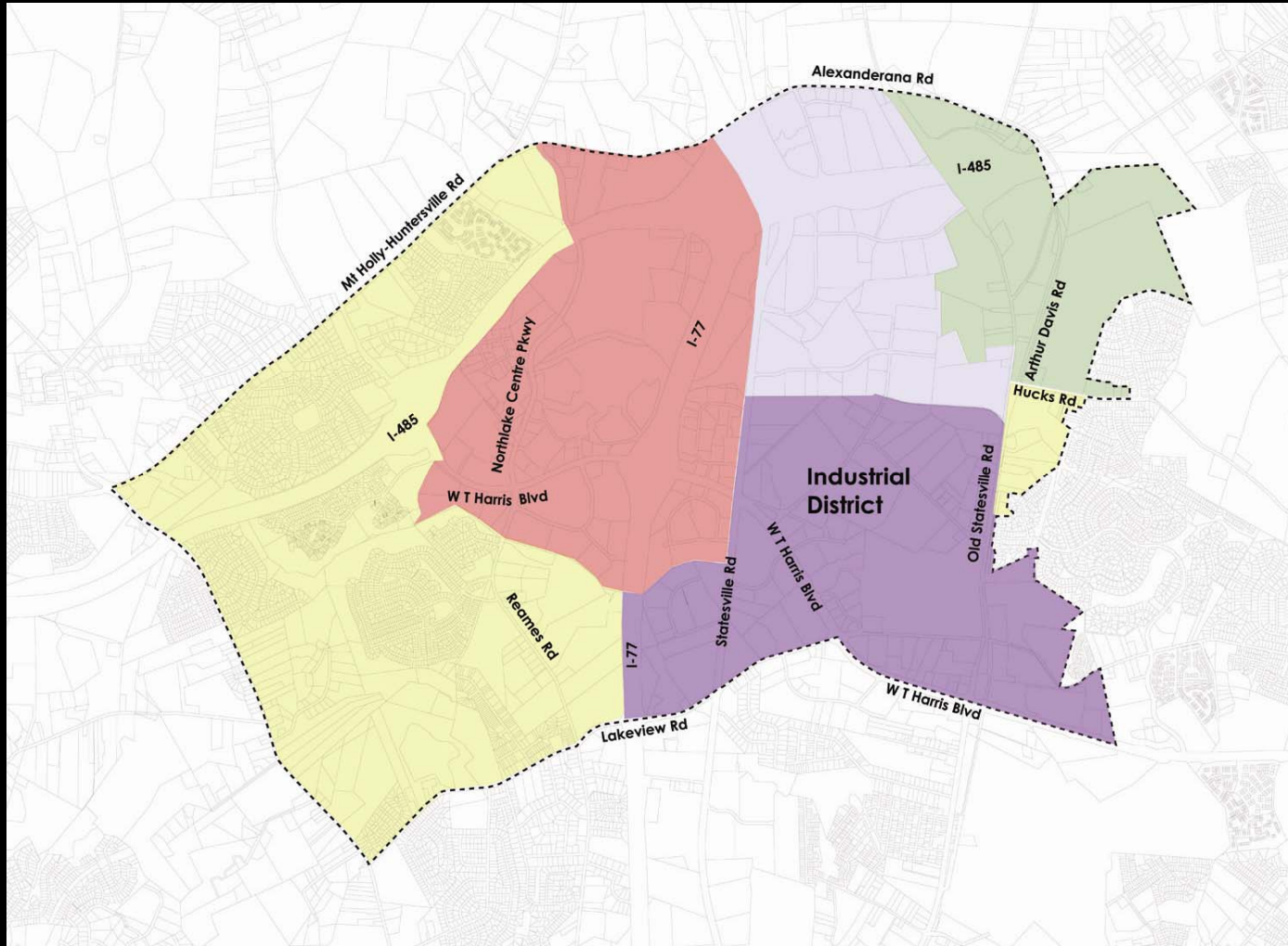
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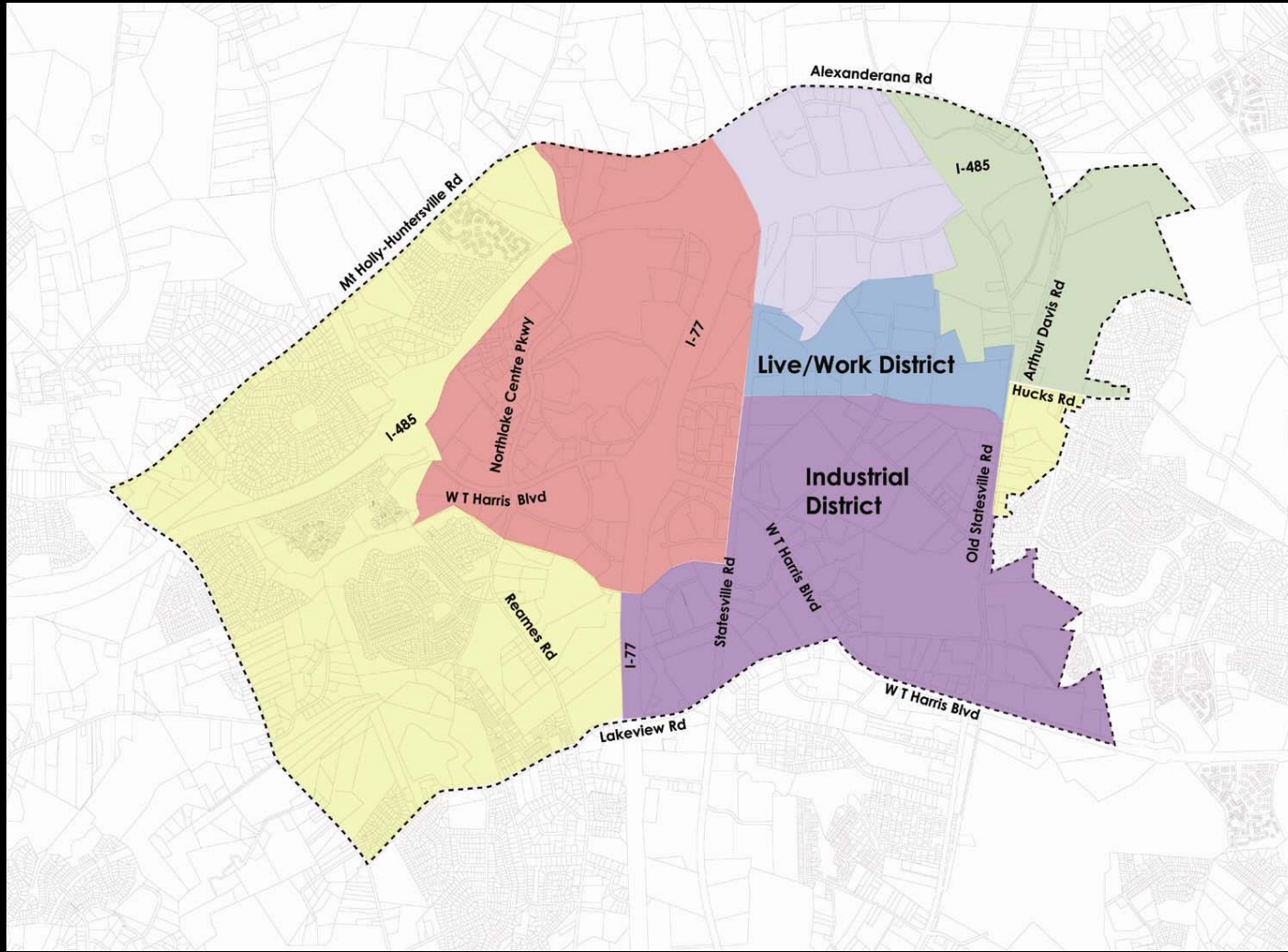
Employment Center



Industrial District



Live/Work District

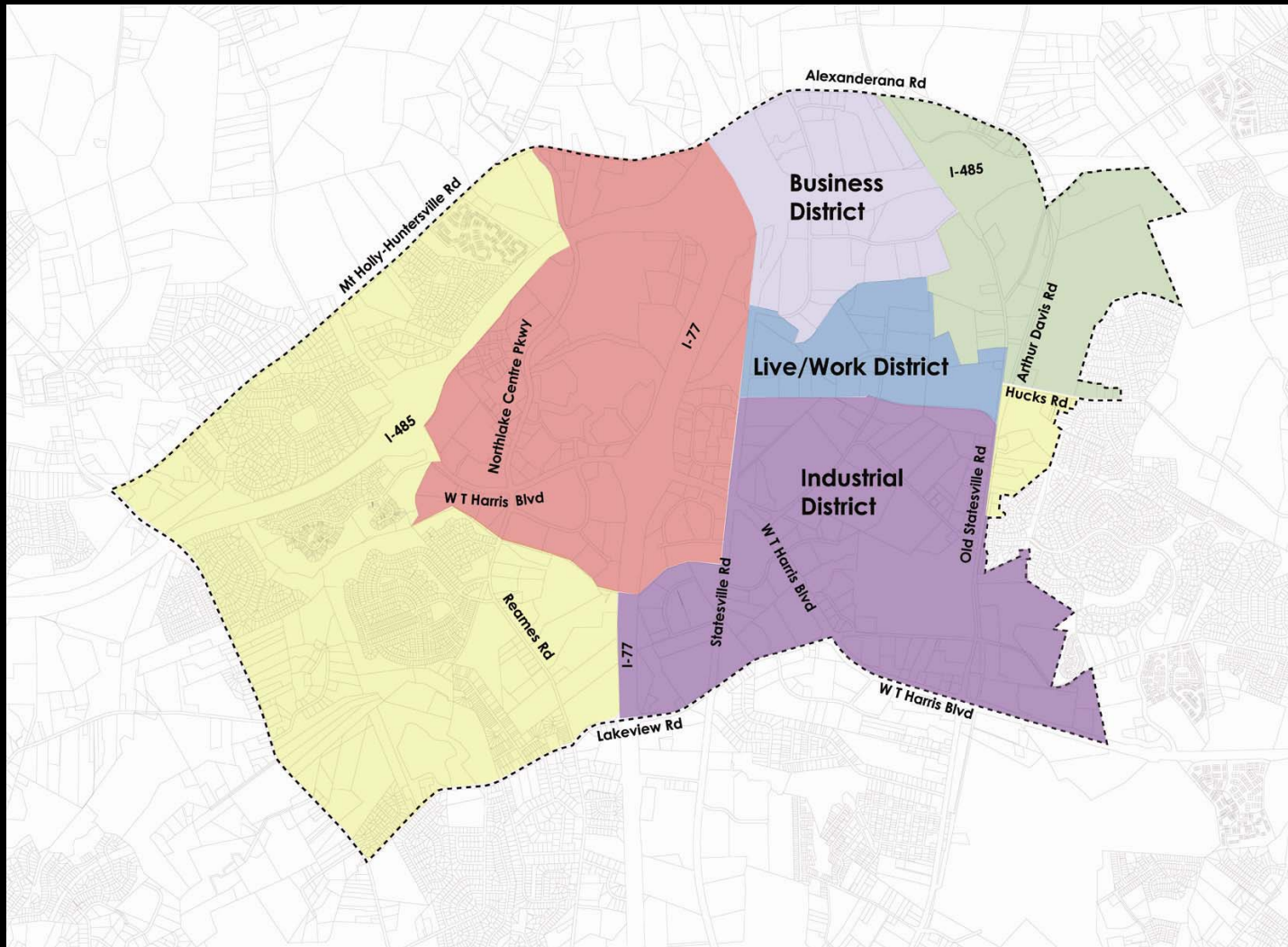


Live/Work District

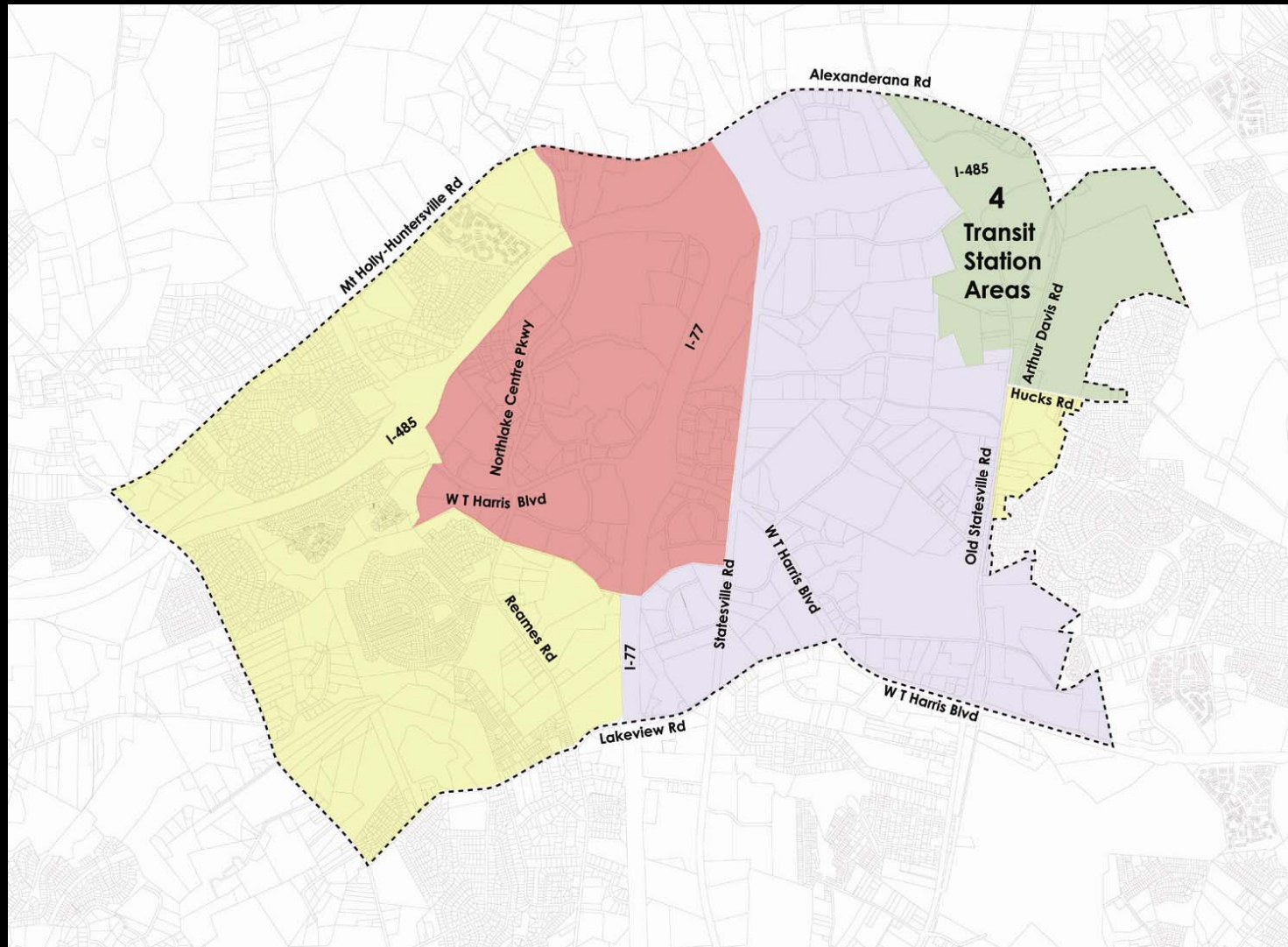


Northlake

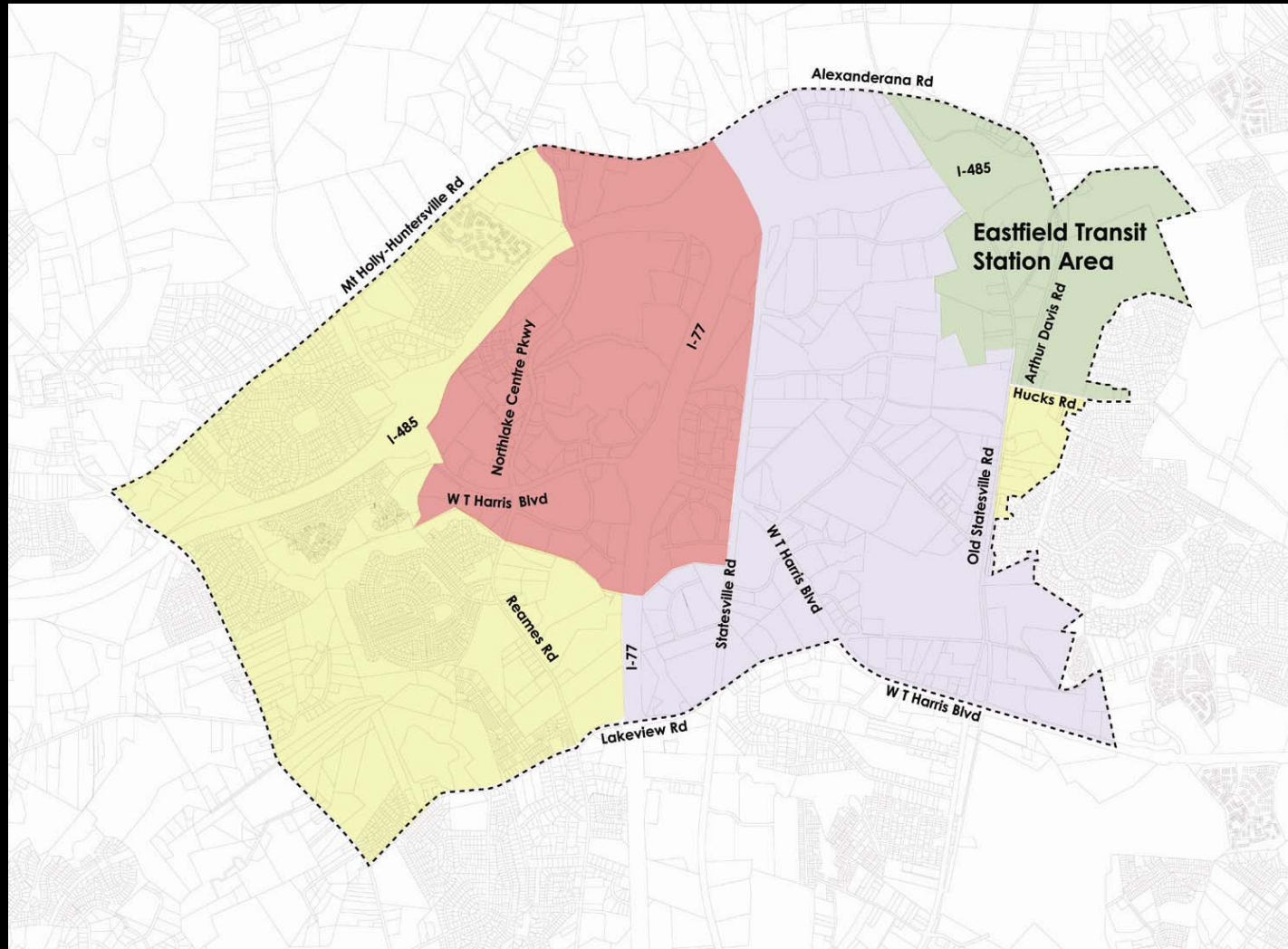
Business District



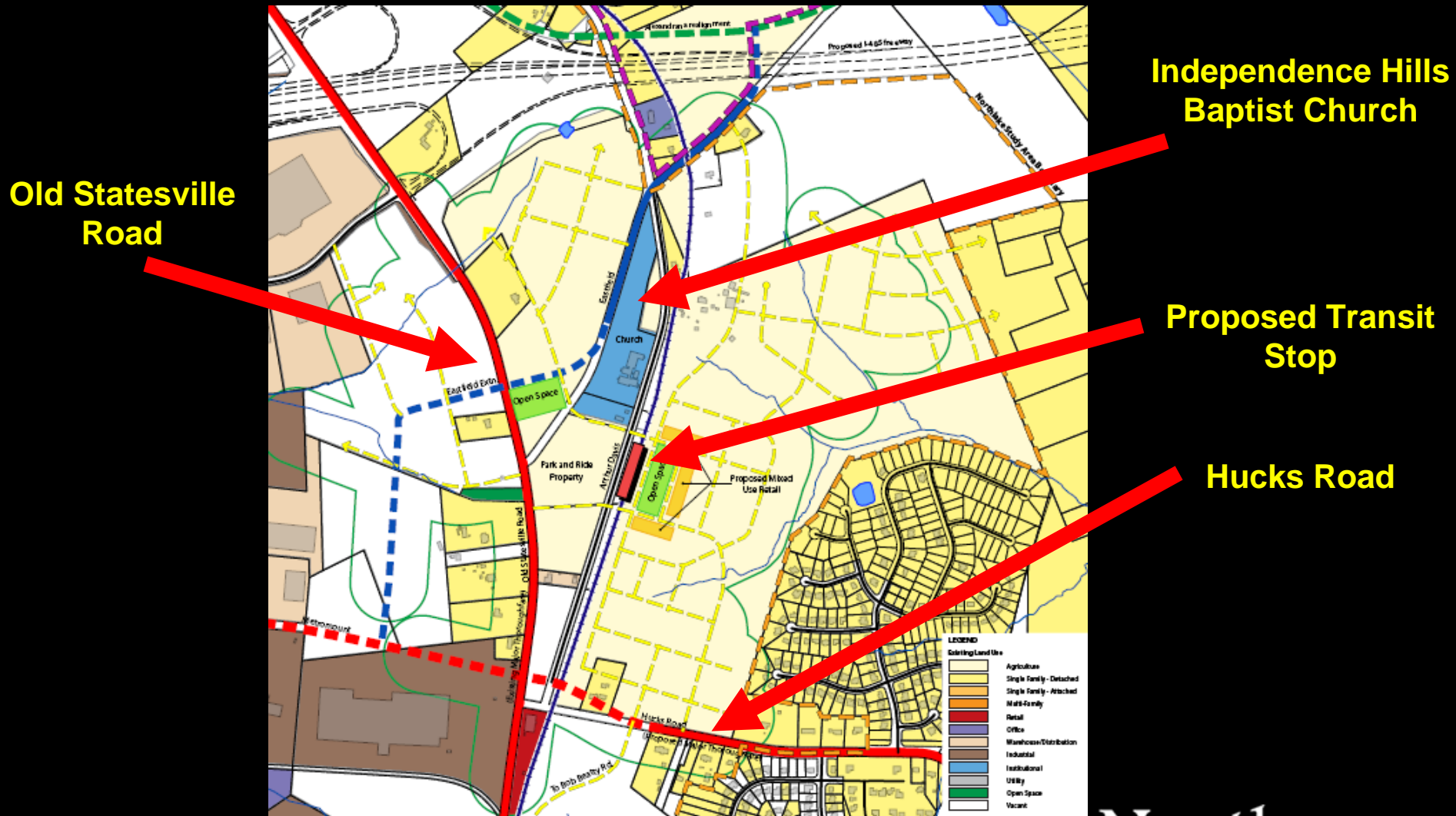
Transit Station Areas



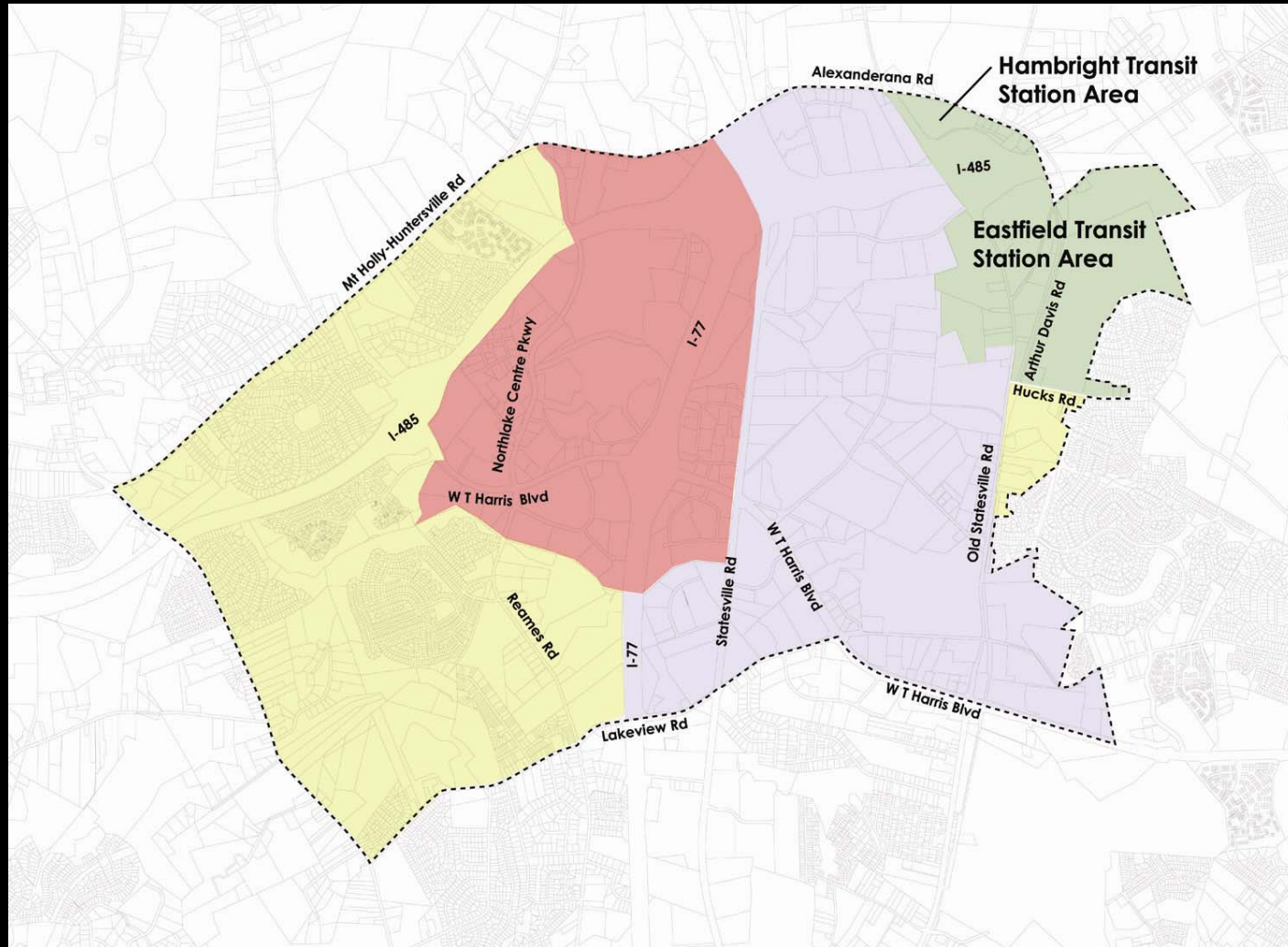
Eastfield Transit Station Area



Eastfield Station Area Plan

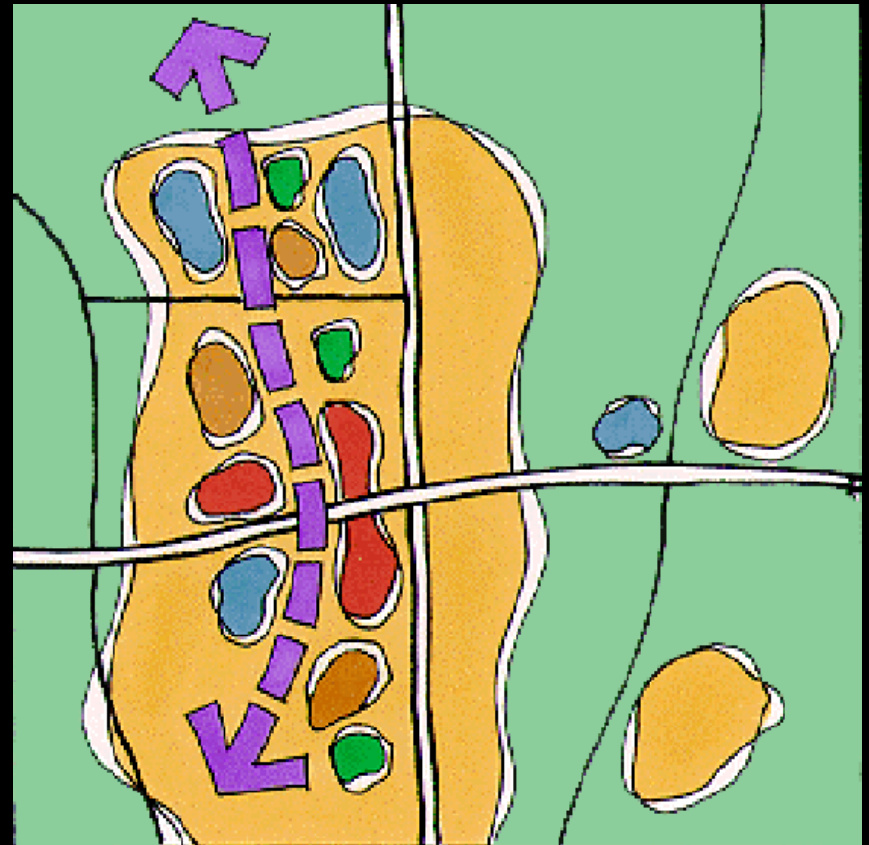


Hambright Transit Station Area



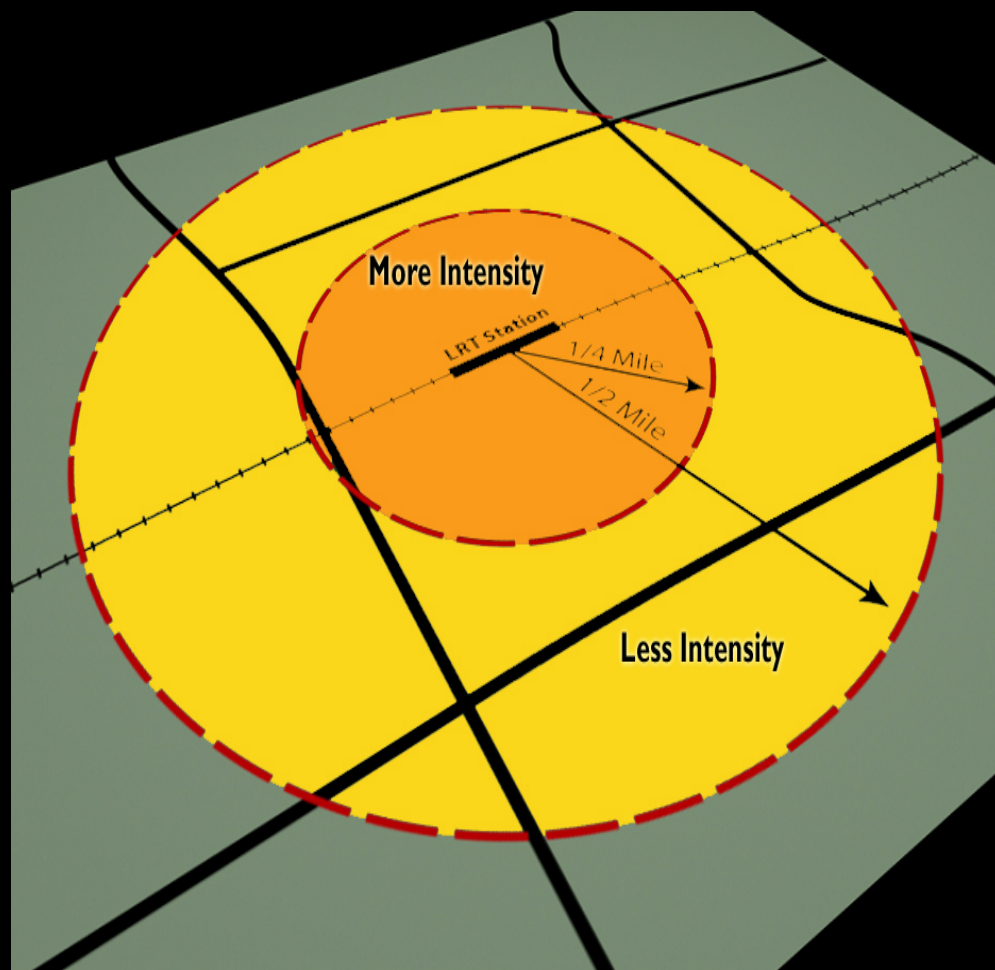
Transit Supportive Development

- Orients Land Uses towards Transit Corridors
- Coordinates Transit and Land Use Planning with Decision Making
- Reduces Auto Dependency and Encourages Pedestrian Activity
- Stresses Efficient, Compact Land Uses that Relate to and Complement Each Other
- Considers Urban Design to Enhance Community Identity

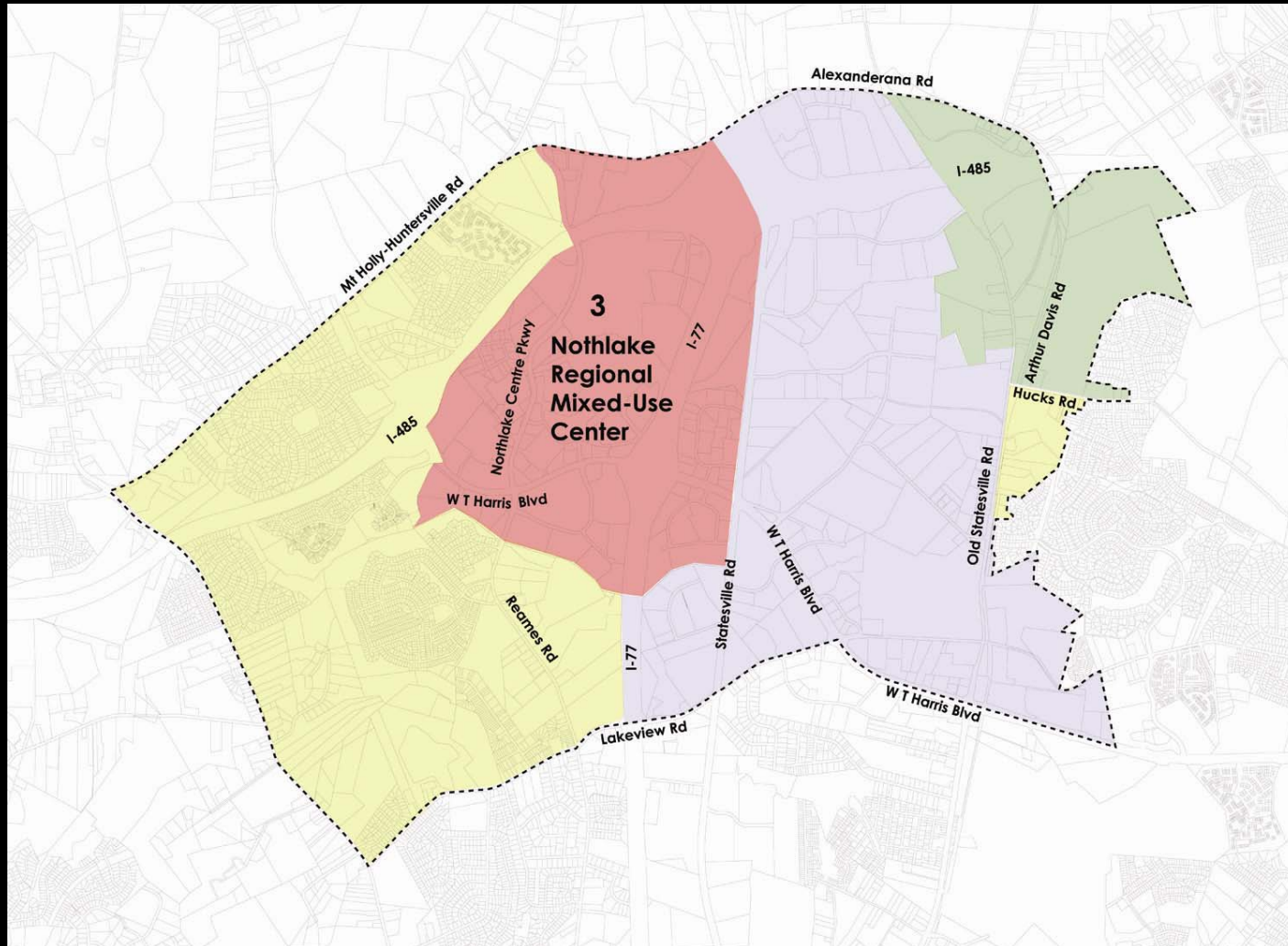


Transit Supportive Development

- Higher Density Development Toward Transit Station
- 1/2 Mile & 1/4 Mile Radii Focus



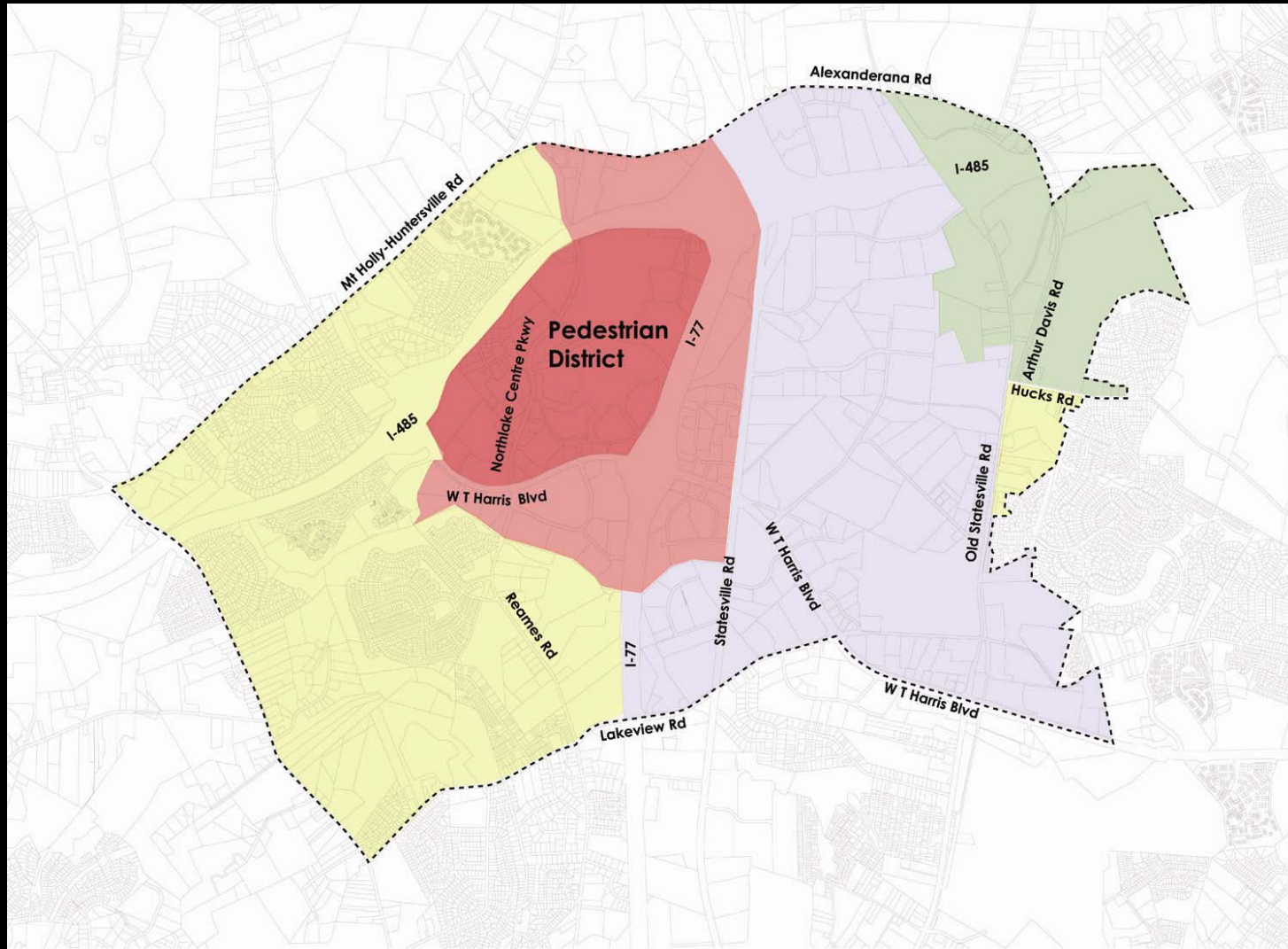
Regional Mixed Use Center



Northlake Regional Mixed Use Center

- Encourage mix of uses
- Concentrate density and transition to surrounding neighborhoods
- Increased focus on pedestrians and bikes, especially near Northlake Mall
- New local streets
- More balanced character for Harris Blvd.

Pedestrian District



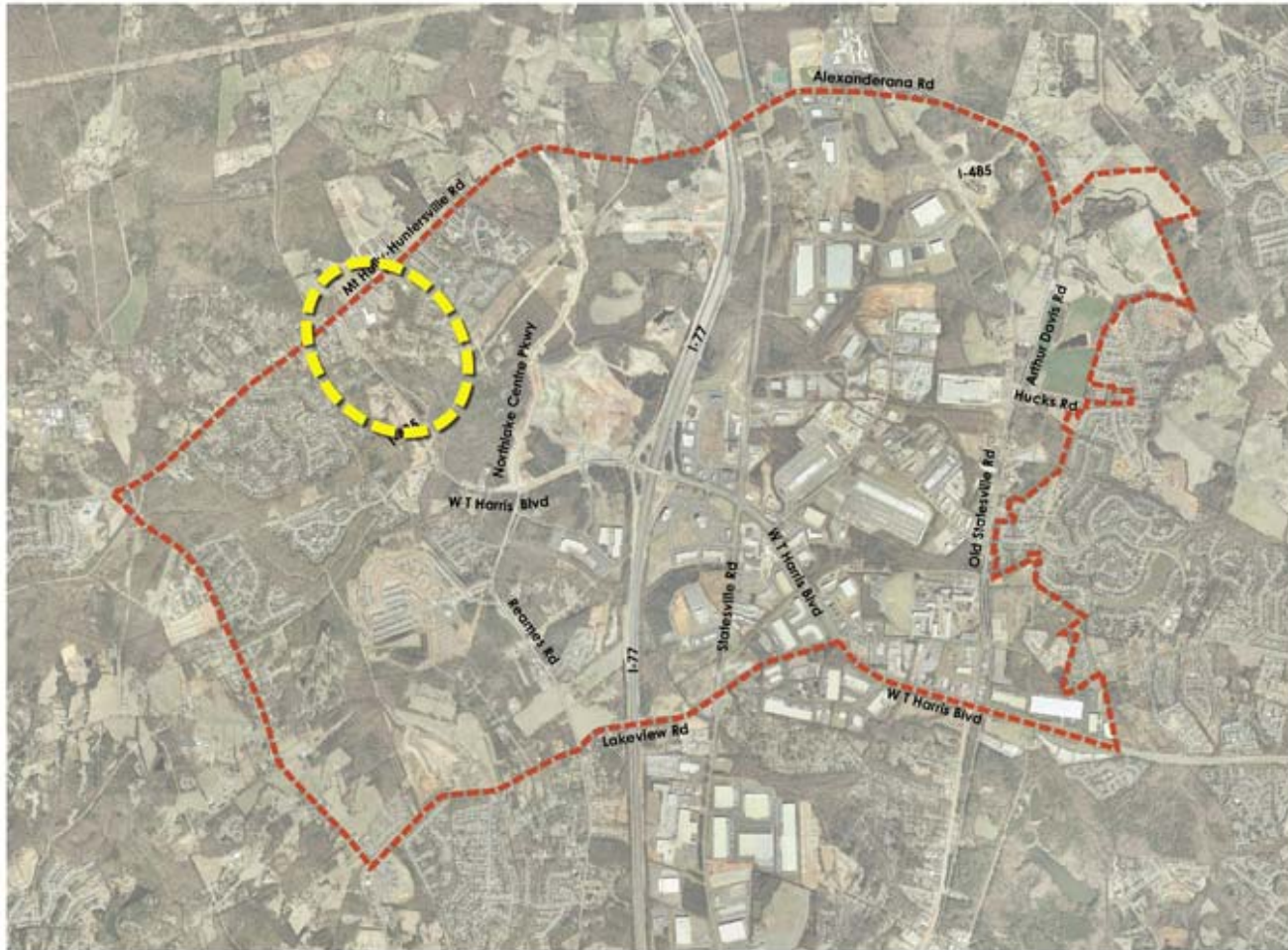
Areas of Transition



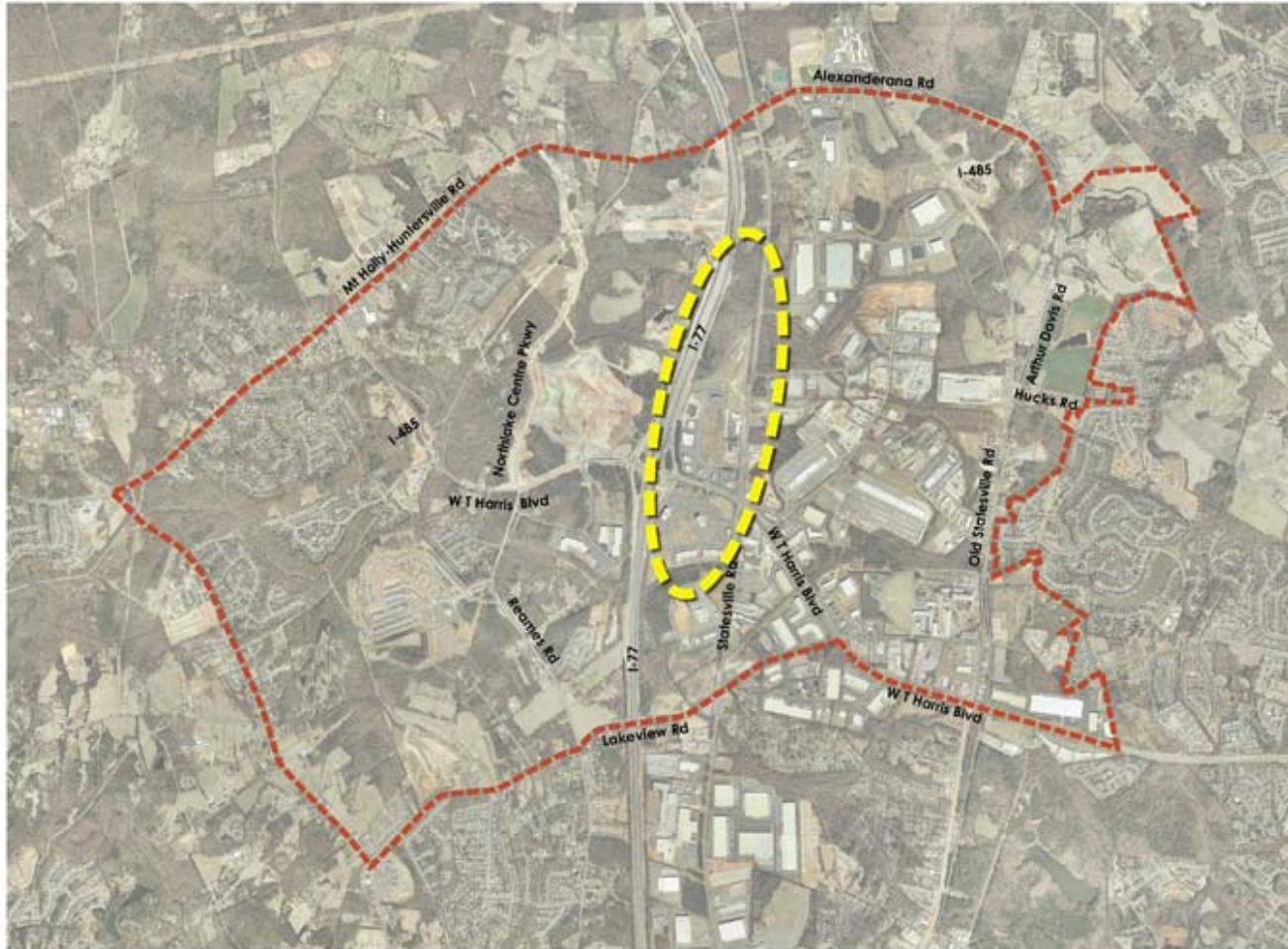
Areas of Transition



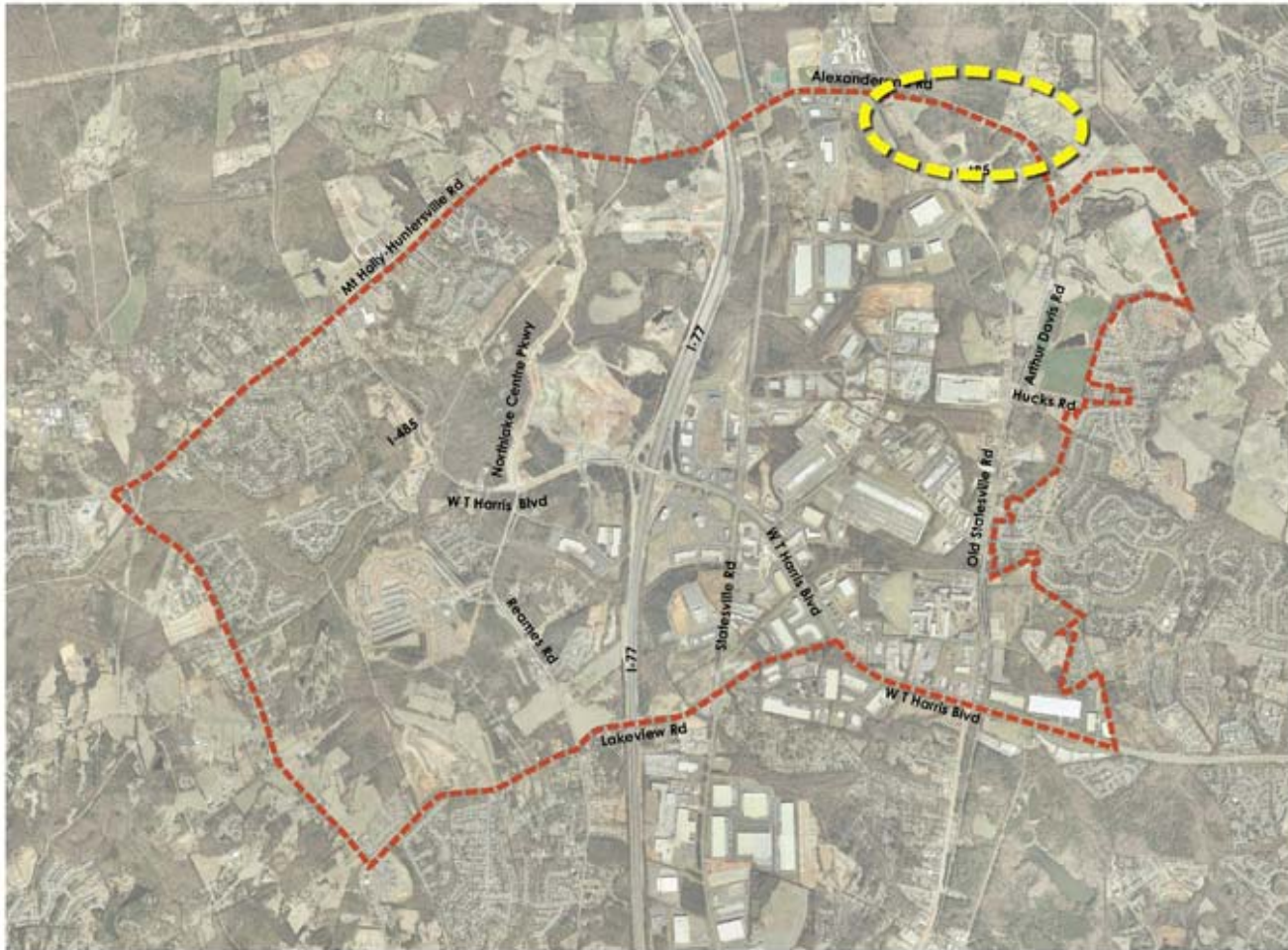
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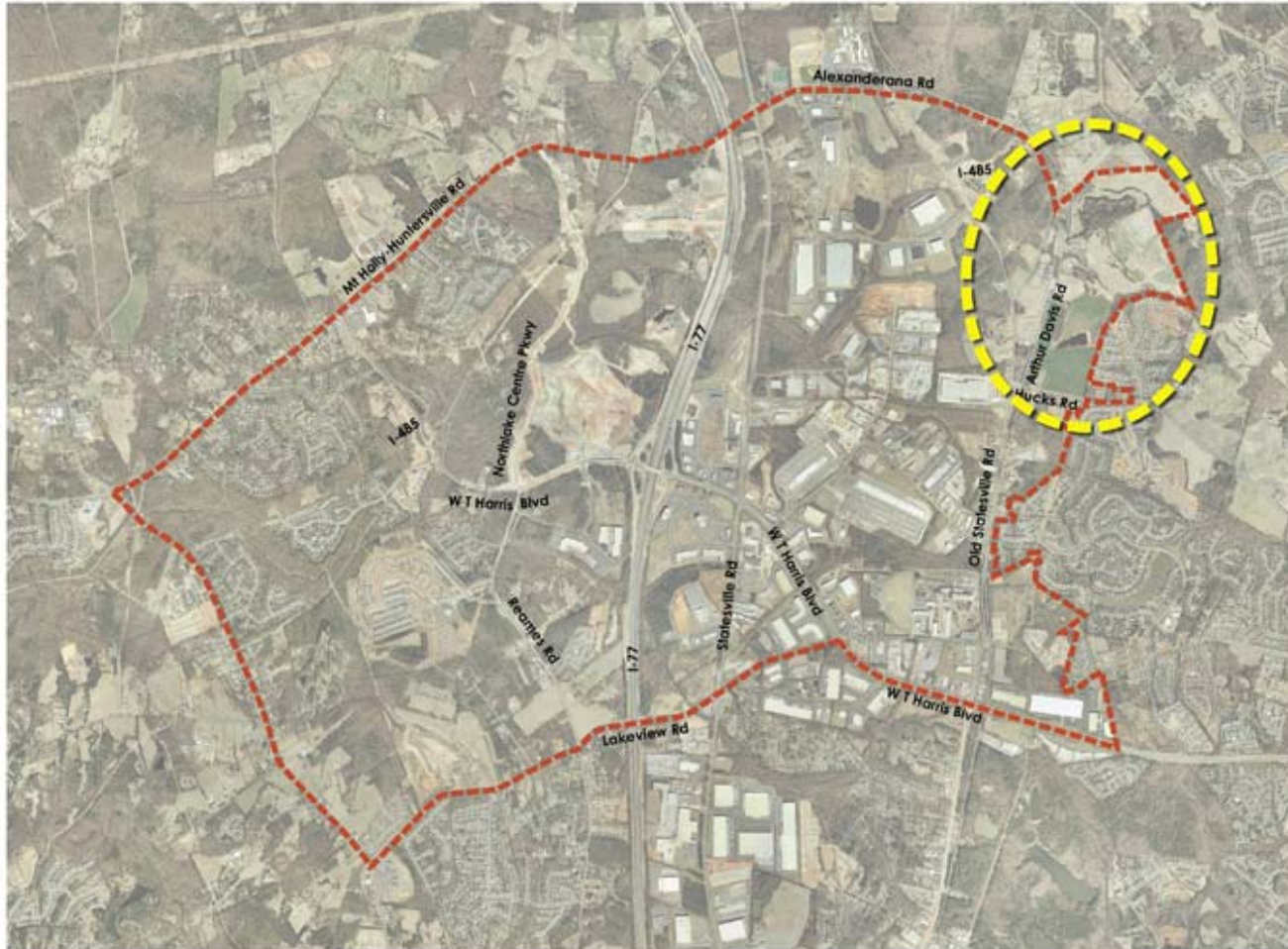
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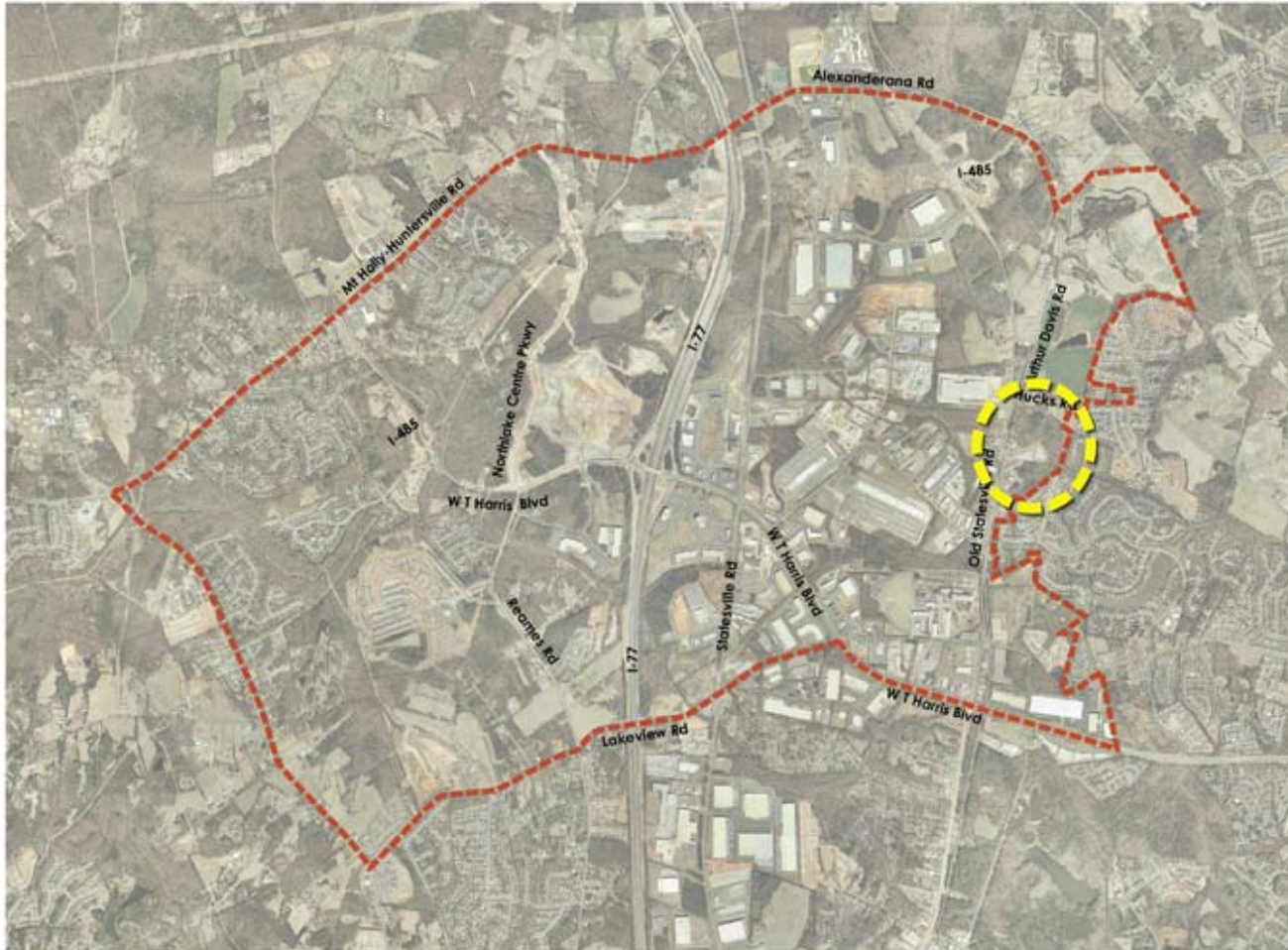
Areas of Transition



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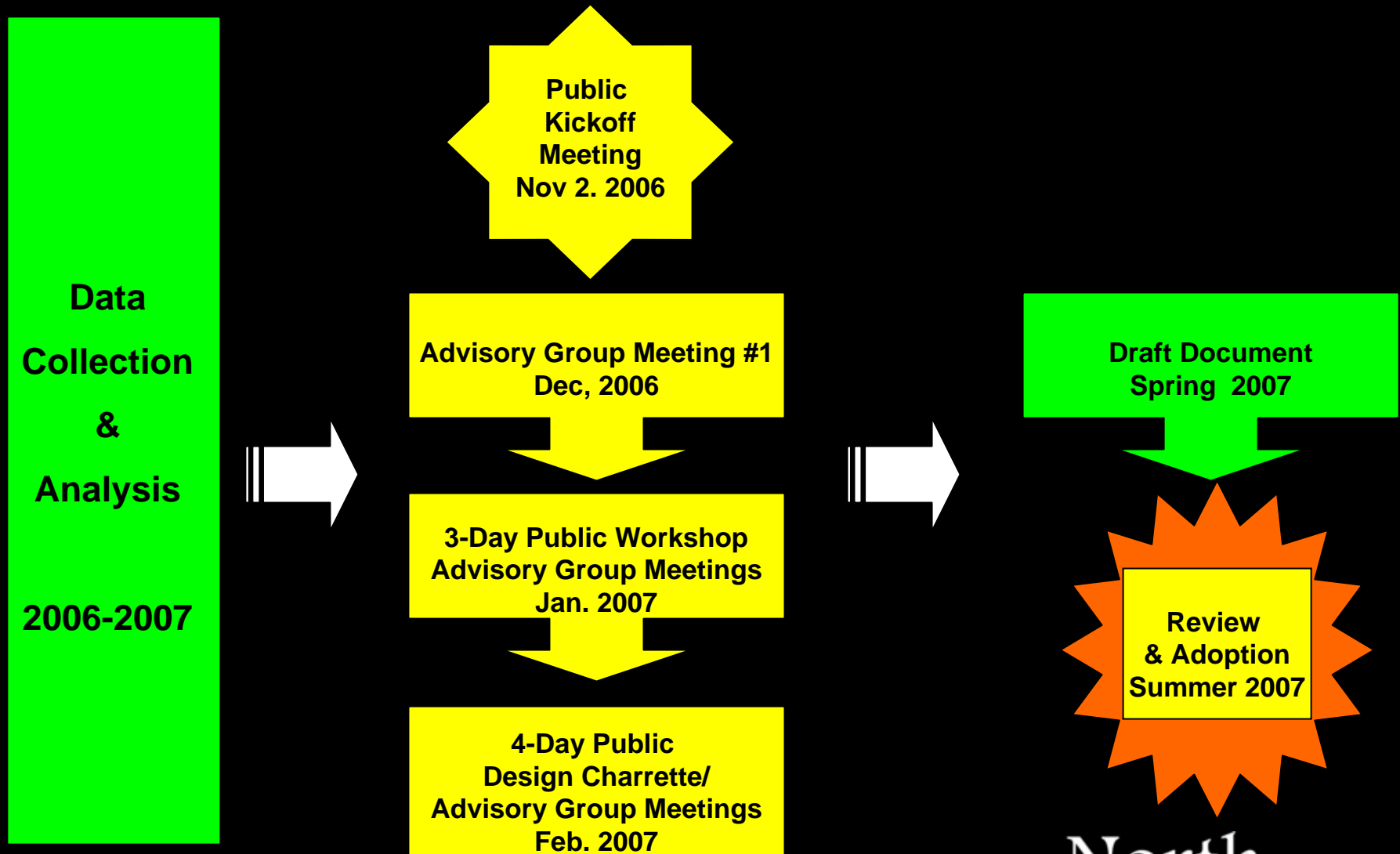
Areas of Transition



Intensive Design Charrette



Northlake Planning Process



Questions



Contact Us!

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