

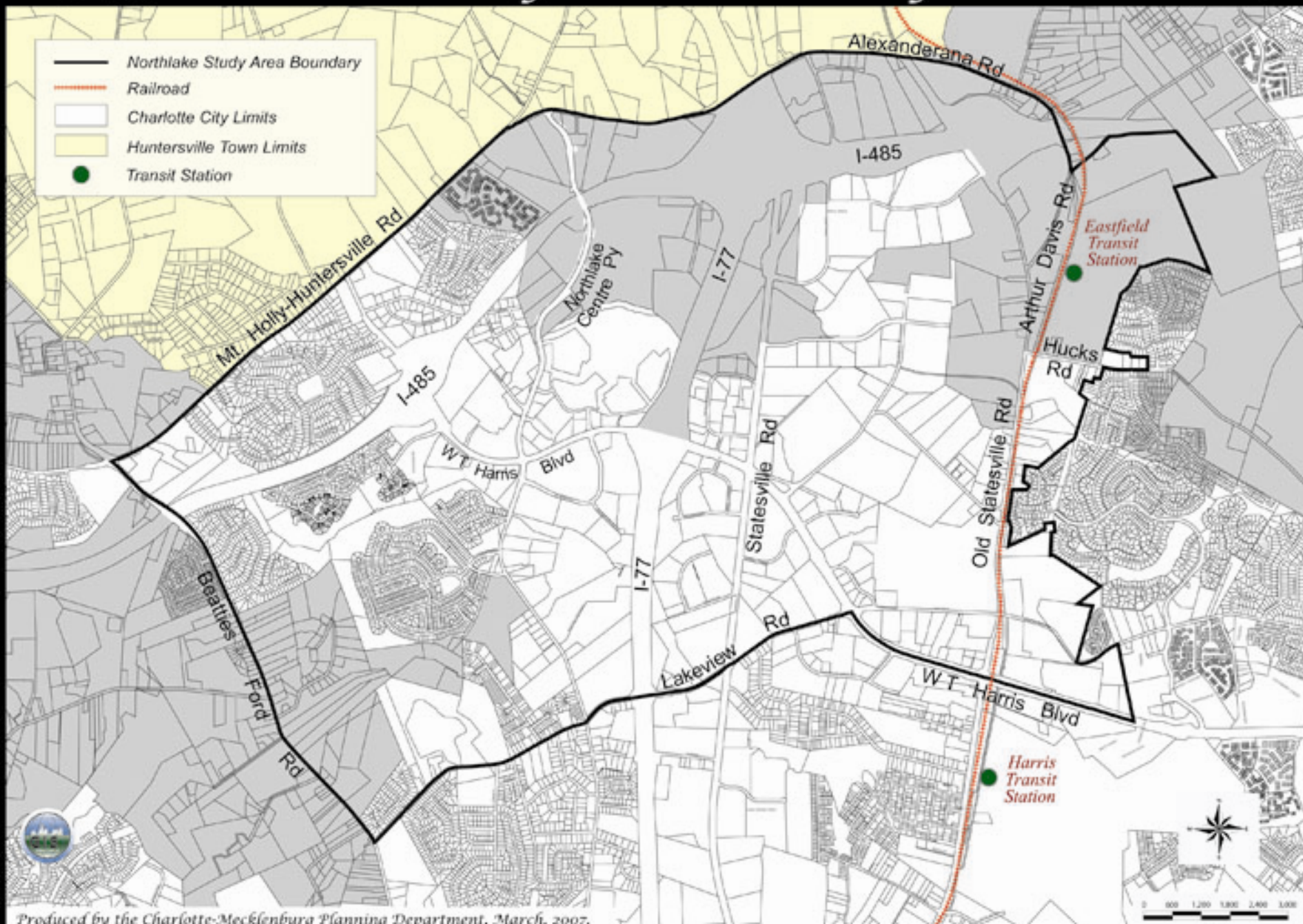


North
lake

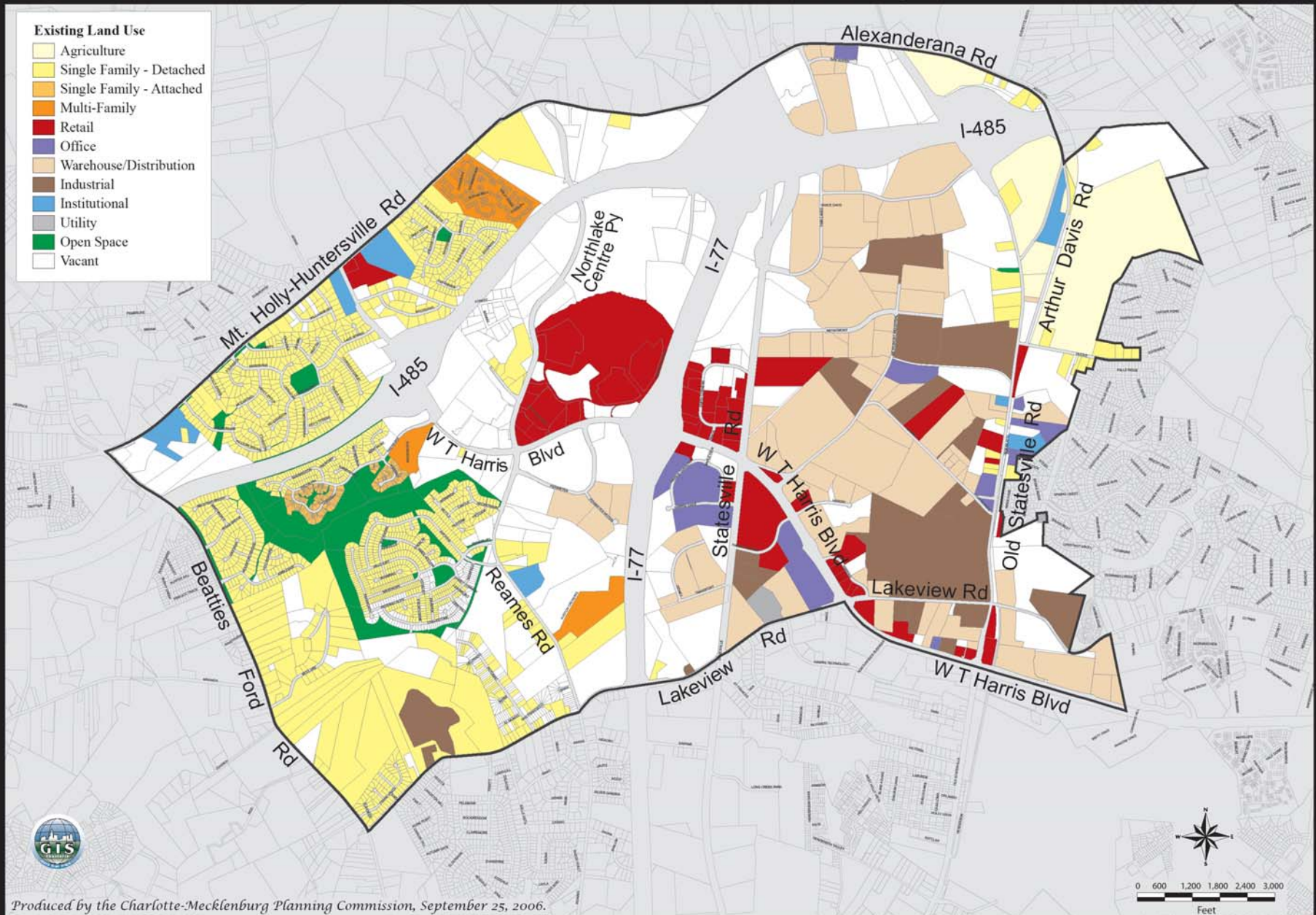
Northlake Area Plan
Charlotte City Council
October 8, 2007

Background and Purpose

- **Public Input**
 - **Kick-off in November 2006**
 - **Advisory Group (25 volunteers)**
- **Why do a Plan for Northlake?**
 - **Area Growth**
 - **Numerous Rezoning**
 - **Transportation Projects**



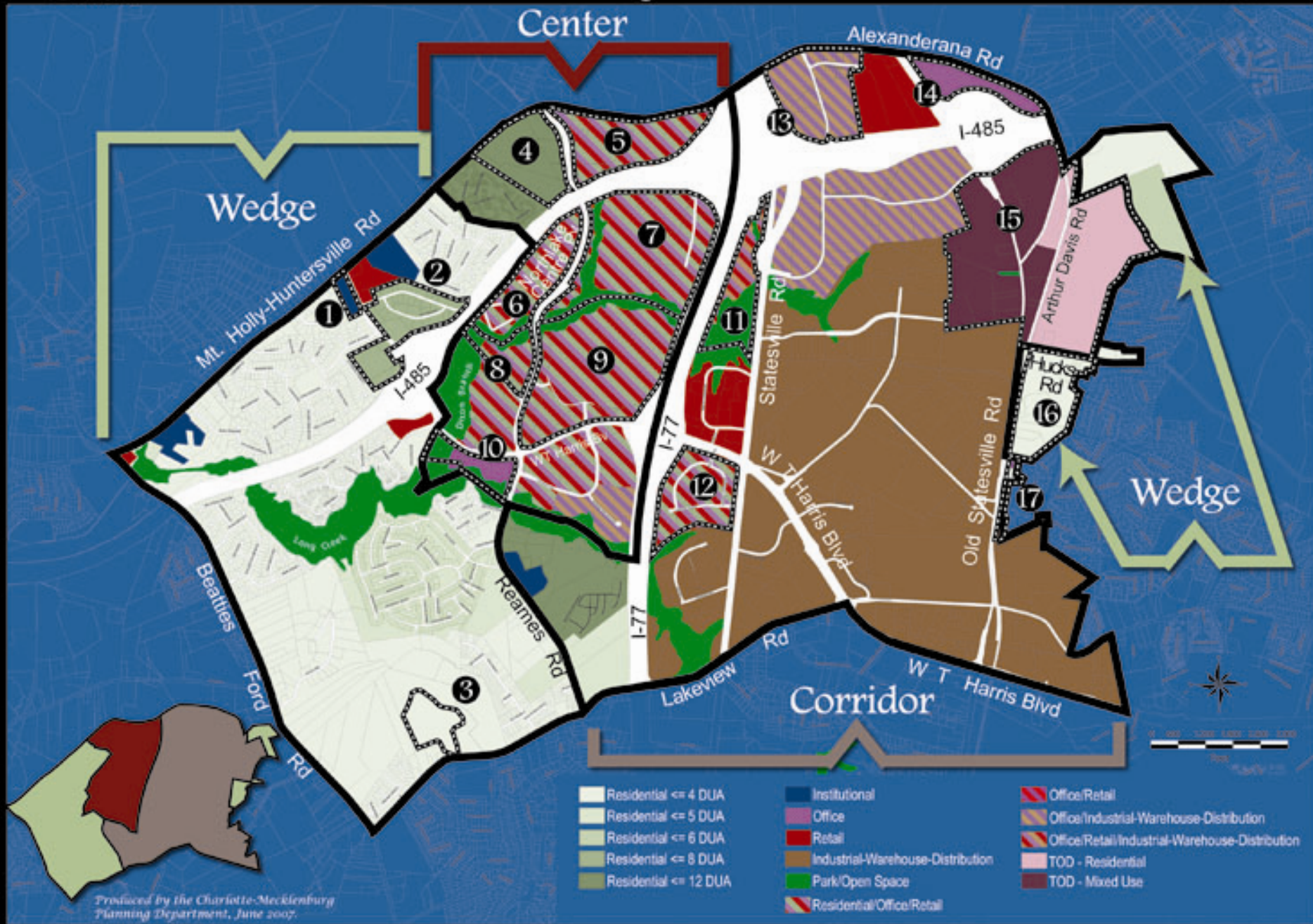
Northlake Area Plan - Existing Land Use



Summary of Plan Recommendations

- Land Use
- Transportation
- Design
- Transit
- Public Facilities
- Environment





Market Analysis Summary

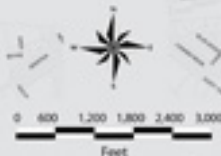
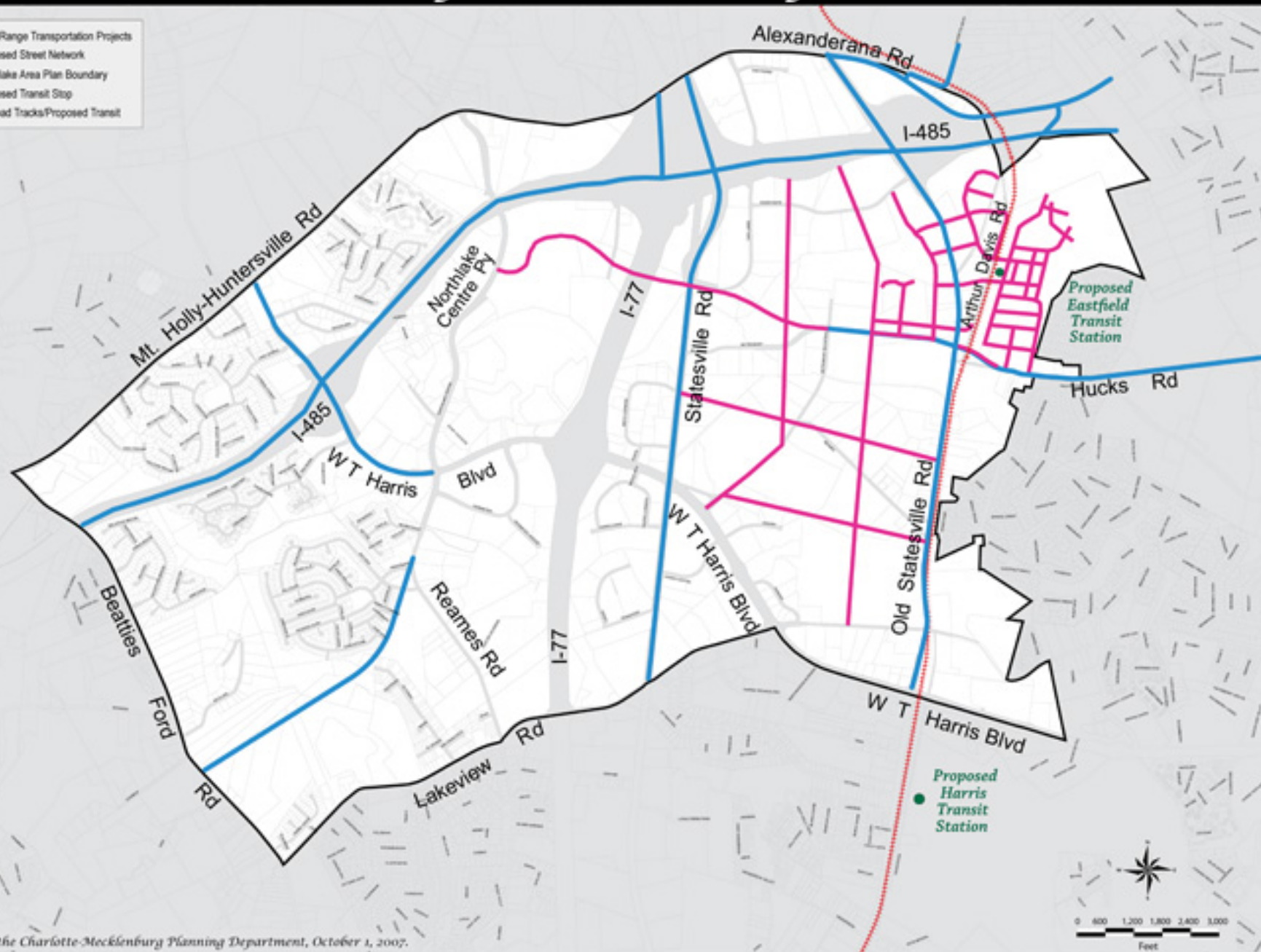
Land Use Type	Approved Development	Additional Demand
Retail (sq. ft.)	1,005,456	321,520
Office (sq. ft.)	580,000	494,444
Residential Units	4,484	3600

Market Analysis and Plan Recommendations

Land Use Type	Market Forecasts	Plan Recommendations (excluding Eastfield Transit Station)	Differences
Retail (sq. ft.)	321,520	545,000	+223,480
Office (sq. ft.)	1,074,444	1,515,000	+440,556
Residential Units	3600	6668	+3,068

Transportation Projects

- Long Range Transportation Projects
- Proposed Street Network
- Northlake Area Plan Boundary
- Proposed Transit Stop
- - - - - Railroad Tracks/Proposed Transit



Other Plan Recommendations

- Design
- Public Facilities
- Environment





Summary of Key Issues

- Higher intensity and densities
- Single use (freestanding retail)
vs. multi-use

Staff Response

- Staff is confident we can work through 85% of concerns and issues
- Adjustments to schedule to continue discussions with property owners

Next Steps

Review and Adoption Process

- **Planning Committee Recommendation**

November 20th *(tentative)*

- **Council Committee Recommendation**

November 21st *(tentative)*

- **City Council Action**

November 26th *(tentative)*

Thank You!