

# *Northlake Area Plan*

## *COMPASS*



*Urban Collage, Inc.*

# *Background Information*

*Northlake Area Plan COMPASS is a two-part survey:*

- *Part 1 – Visual Preference Survey*
  - *Contains approximately 100 images*
  - *Participants rated images on a scale of 1 – 5 on their appropriateness for the Northlake area in the future*
- *Part II*
  - *Series of Short Answer Questions*

*The COMPASS was administered at the Northlake Area Plan Kickoff Meeting on November 2, 2006.*

*COMPASS developed by Urban Collage in conjunction with the Charlotte-Mecklenburg Planning Department.*





# *Non-Residential*



*Retail*







Image 1:  
Shopping Mall

Rating: 3.6





Image 2:  
Freestanding Retail

Rating: 3.2







Image 3:  
Strip Center

Rating: 3.1





Image 4:  
Retail Adjacent to Public Sidewalk

Rating: 4.0







Image 5:  
Stand Alone Retail Surrounded by Parking

Rating: 3.6





Image 6:  
Stand Alone Retail Pushed Up to Sidewalk

Rating: 3.1







Image 7:  
Retail

Rating: 3.4





Image 8:  
Retail

Rating: 3.8







Image 9:  
Retail

Rating: 3.5







Image 10:  
Retail

Rating: 3.5







Image 11:  
Retail

Rating: 2.5





Image 12:  
Retail

Rating: 2.8







Image 13: Retail

Rating: 2.7







Image 14: Retail

Rating: 2.7







Image 15:  
Retail

Rating: 3.1





Image 16:  
2 Story Retail

Rating: 3.1







Image 17:  
Big Box Retail

Rating: 2.6





Image 18:  
Big Box Retail

Rating: 3.2







Image 19:  
Big Box Retail

Rating: 3.4







Image 20:  
Restaurant

Rating: 4.2







Image 21:  
Outdoor Dining

Rating: 4.0



# *Mixed-Use*







Image 22:  
Retail / Office

Rating: 3.4





Image 23:  
Mixed-Use -  
Lofts Over Commercial

Rating: 2.4







Image 24: Mixed-Use

Rating: 2.7







Image 25:  
Mixed-Use

Rating: 3.9







Image 26:  
Mixed-Use

Rating: 3.7







Image 27:  
Mixed-Use

Rating: 3.8







Image 28:  
Mixed-Use

Rating: 3.6



# *Institutional*







Image 29:  
Institutional - Traditional

Rating: 3.7







Image 30:  
Institutional – Neo-traditional

Rating: 2.7







Image 31:  
Institutional - Contemporary

Rating: 2.6



*Office*







Image 32:  
Hotel

Rating: 2.7





Image 33: Low-Rise Office  
Adjacent to Residential

Rating: 2.9







Image 34:  
Low-Rise Office

Rating: 2.7







Image 35: Low-Rise Office / Retail

Rating: 2.9







Image 36:  
Low-Rise Office With Parking Behind

Rating: 3.2





Image 37: Low-Rise Office

Rating: 3.1







Image 38:  
Low-Rise Office

Rating: 2.5





Image 39:  
Mid-Rise Office

Rating: 3.0







Image 40: Mid-Rise Office

Rating: 2.6





Image 41: High-Rise Office

Rating: 2.2





*Industrial*





Image 42:  
Office / Warehouse

Rating: 2.5







Image 43: Warehouse / Distribution

Rating: 1.9





Image 44:  
Warehouse / Distribution

Rating: 1.6







Image 45:  
Industrial

Rating: 1.3



# *Residential*





# *Single Family*







Image 46:  
Single-Family

Rating: 2.9







Image 47:  
Single-Family

Rating: 2.7







Image 48:  
Single-Family

Rating: 3.0







Image 49:  
Single-Family

Rating: 3.7





Image 50:  
Single-Family

Rating: 3.6







Image 51: Single-Family

Rating: 3.4





Image 52: Single-Family

Rating: 3.4







Image 53:  
Single-Family

Rating: 3.1







Image 54:  
Single-Family

Rating: 3.0







Image 55: Single-Family

Rating: 3.9







Image 56: Single-Family

Rating: 3.4







Image 57: Single-Family

Rating: 2.8







Image 58: Single-Family

Rating: 3.2







Image 59:  
Single-Family

Rating: 2.2



# *Duplexes*







Image 60:  
Alley & Rear Entry Garages

Rating: 1.6







Image 61:  
Duplex

Rating: 2.5







Image 62:  
Duplex

Rating: 2.1



# *Single Family Attached*







Image 63: Single-Family Attached

Rating: 2.9







Image 64:  
Single-Family Attached

Rating: 2.7







Image 65: Single-Family Attached

Rating: 2.4





# *Townhomes*







Image 66: Townhomes

Rating: 1.9







Image 67: Townhomes

Rating: 1.9







Image 68: Townhomes

Rating: 2.7







Image 69: Townhomes

Rating: 2.4







Image 70:  
Townhomes

Rating: 2.7







Image 71: Townhomes

Rating: 2.7





# *Multi-Family*







Image 72:  
Multi-Family

Rating: 2.6







Image 73: Multi-Family

Rating: 2.5







Image 74:  
Multi-Family

Rating: 3.1







Image 75:  
Multi-Family

Rating: 2.1





Image 76:  
Multi-Family

Rating: 2.3







Image 77: Townhomes

Rating: 2.8



*Live / Work*







Image 78:  
Live/Work

Rating: 3.0





# *Parks and Open Space*







Image 79:  
Plaza

Rating: 3.0







Image 80: Neighborhood Park

Rating: 3.8







Image 81:  
Regional Park

Rating: 3.8





Image 82:  
Passive Greenspace

Rating: 4.1







Image 83:  
Amenity Space

Rating: 3.7







Image 84: Public Art

Rating: 3.0







Image 85: Public Gathering / Event Space      Rating: 3.3







Image 86:  
Agricultural Land

Rating: 3.7







Image 87:  
Playground

Rating: 3.8





Image 88:  
Greenway

Rating: 4.2





# *Streets*





Image 89:  
Residential Boulevard

Rating: 3.6







Image 90:  
Residential Street

Rating: 3.2







Image 91:  
Residential Street

Rating: 2.4







Image 92:  
Residential Street

Rating: 2.4





Image 93:  
Residential Street

Rating: 2.9







Image 94: Residential Street

Rating: 2.7







Image 95:  
Cul-de-Sac

Rating: 3.5







Image 96:  
Retail Street

Rating: 3.8





Image 97: Urban Street

Rating: 2.7







Image 98:  
Main Street

Rating: 3.4





Image 99: Street with Bike Lane

Rating: 3.3







Image 100:  
Sidewalk Cafe

Rating: 3.8





# *Questionnaire*





## *What types of institutions are needed most in the area?*

- ✕ School
- ✓ Library
- ✕ Post Office
- ✕ Community Center
- ✓ Fire Station
- ✕ Youth Recreation Center
- ✕ Senior Center



# *What environmental issues are you concerned about within the Northlake area?*

- ✓ Air Quality
- ✓ Water Quality
- ✗ Water Supply
- ✗ Contaminated Sites
- ✓ Loss of Tree Canopy / Vegetation
- ✓ Loss of Natural Habitats
- ✗ Flooding





*Are the following statements about  
transportation TRUE or FALSE?*

Traffic Congestion is a Problem

TRUE

The Area is Bicycle-Friendly

FALSE

The Area is Pedestrian-Friendly

FALSE

The Area has Good Transit Service

FALSE



## *What intersections or roads in the area are the most pedestrian challenged?*

- Harris Boulevard
- Mount Holly-Huntersville Road
- Reames Road
- Beatties Ford Road

## *What intersections or roads in the area are the most congested?*

- Beatties Ford Road & Mt. Holly-Huntersville Road
- Harris Boulevard & Mt. Holly-Huntersville Road
- Harris Boulevard & Old Statesville Road
- Harris Boulevard & I-77





# *What measures are needed to improve the pedestrian environment within the Study Area?*

- ✓ More Sidewalks
- ✗ Maintenance of Existing Sidewalks
- ✗ More Crosswalks
- ✗ Longer Time to Cross at Traffic Signals
- ✗ Curb Ramps / Handicap Ramps
- ✓ Street Trees
- ✓ More or Better Landscaping
- ✓ Better Lighting



*What object or place evokes the strongest sense of place and identity in the Study Area?*

- Northlake Mall
- St. Marks Episcopal Church on Mt. Holly
- Rural farms and undeveloped wooded land

*Is there a building or site in the area that should be preserved?*

- None
- St. Marks Episcopal Church on Mt. Holly
- Davis General Store
- Farms and Rural Areas





*What activities could be added to the Study Area to  
create a more vibrant “live, work and play”  
atmosphere?*

Most Desired:

Family-Oriented Entertainment

Least Desired:

Nightclub



# *What measures would be most effective in enhancing Northlake's sense of place?*

- ✗ Banners
- ✗ Public Art
- ✓ Tree-Lined Streets
- ✗ Ornamental Street Lights
- ✓ Consistent Architectural Character





# *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



*What types of communication efforts are most effective in terms of keeping the public informed of key issues and opportunities affecting future growth and development in the area?*

- ✗ Email
- ✗ Web Page
- ✓ Public Meetings
- ✓ Direct Mailings
- ✗ Newspapers





## *Tell us about yourself.*

- 92% of respondents live in the area
- 85% shop in the area
- 36 % work in the area

## *What else would you like to tell us?*

- Address traffic issues
- Need sidewalks and off road bike lanes
- Manage growth – build infrastructure at the same pace as development
- Preserve open space, rural character, and connections for wildlife



# *Thank You!*

Information gathered from the *Northlake Area Plan COMPASS* will be referenced throughout the planning process for the Northlake Area.

Thank you  
for your interested in the  
Northlake Area Planning Process.

