

Northlake

Northlake Compass Summary

The Northlake Compass was a two-part community character survey administered to the public at the Northlake Area Plan Kickoff Meeting. Part One contained a series of 100 images; images were ranked on a scale of one to five for appropriateness for future development within the study area. Part Two consisted of 14 short answer questions.

Below are the results from Part One.

Non-residential

- Retail was very desirable in almost all forms; most images scored between 3 and 5.
- Office was considered less appropriate than retail with the highest ranking image only scoring a 3.3.
 - Low-rise and mid-rise offices were selected as the most appropriate, while high-rise offices were not appropriate.
 - Hotels were less desirable with a score of 2.7.
- Warehouse/Distribution uses were very undesirable scoring between 1 and 2; however, newer and more contemporary facilities were more acceptable.
- Industrial uses were the least desirable, which scored only 1.3.
- A library and fire station were considered to be the most needed institutional uses for the area, and traditional architectural styles were favored over more contemporary styles.

Residential

- Residential neighborhoods with the least density scored the highest. Most scores for single-family images ranged between 3 and 4.
 - There is a clear picture of the single-family residential that is desirable.
 - The top scoring images incorporated an array of styles including: historic/traditional, ranch, and 2-story neo-traditional. All are pushed back from the street and have driveways in front; but, garages are not visible from the street.
- Other housing types included duplexes, single-family attached, townhomes, and multi-family. Scores ranged between 2 and 3.
 - It is notable that among these housing types, the more traditional and historic looking the style, the more acceptable the image.
- For mixed-use residential, live/work was preferred, with a score of 3.0; lofts above commercial scored a 2.4.

Open Space

- All types of open space were thought to be very appropriate and desirable.
- Greenways and passive open space were considered to be the most desirable.

Streets

- Residential boulevards and traditional residential and commercial streets were considered to be the most appropriate for the area.
- Sidewalk cafes, bike lanes, and cul-de-sacs were all desirable, while alleys were undesirable.