



Northlake Area Plan Sample Environmental Goals and Recommendations

Below are sample recommendations provided at the Northlake Workshop on January 16 - 18, 2007 for the public, including advisory group, to comment on. Participants were allowed to edit, delete or add to the sample goal and recommendations. Recommended changes are shown in green. These goals and recommendations continue to be in draft form and may continue to change throughout the Northlake Area Planning process.

Vision: *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. This vision will be achieved through:*

- *A land use pattern that offers a balanced 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*
- *Environmental preservation*
- *Development of multiple open space and recreational opportunities*

Summary of Issues:

- Planned balance between growth and greenspace
- Groundwater protection and stormwater runoff / stormwater management
- Wildlife and habitat protection
- Conservation of natural vegetative areas / tree canopy

I. Goal: Preserve Northlake’s environmentally significant features and promote environmentally sensitive development practices.

Recommendations:

1. Advocate floodplain ~~reclamation~~ **preservation** along Long Creek and Dixon Branch and use floodplains to connect park and recreation opportunities and resources with environmentally sensitive areas.
2. Support the ***Mecklenburg County Greenway Master Plan: 1999-2009’s*** recommendations as related to the Northlake area.
3. Encourage new development to minimize clearing, grading, and soil compaction to lessen impacts to environmentally sensitive areas with a goal of decreasing erosion and sedimentation.



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4. Identify environmentally sensitive areas, (specify locations as part of this process) such as significant wetlands, tree canopy, and steep slopes in development site plans and work with the City to specify appropriate protection and mitigation techniques.
5. Incorporate environmentally sensitive areas into open space and provide undisturbed buffers for natural features where feasible.
6. Enforce the Swim Water Improvement Management System (SWIM) program buffers, greenway dedication, and storm water management practices through the development process.
7. Work with area agencies to encourage property owners and developers to provide conservation easements in lieu of dedication.
8. ~~Reduce~~ Minimize the amount of impervious lot coverage with new development and redevelopment throughout the study area.
9. Support the use of native plants in landscaping requirements and erosion control measures.
 - Identify specific species (native and non-invasive).
10. Maintain Northlake's existing tree canopy and provide for reforestation where feasible through the development process.
11. Use innovative practices to collect, treat, and disperse storm-water runoff, such as Low Impact Design (LID). Use multiple LID practices so as not to rely on one practice alone.
12. Minimize removal of native forest and utilize wooded areas to capture, filter, and store precipitation on site.
 - Treat water on site, similar to a rain garden.
13. Preserve and use natural topographic features to slow down, store, and infiltrate runoff
14. Preserve natural drainage patterns and utilize them instead of piped systems.
15. Control stormwater at its source by using small-scale best management practices (BMPs) such as rain gardens, filter strips, swales, and naturally vegetated areas.



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16. Create a multi-functional landscape by integrating Best Management Practices (BMPs) into the design as an amenity rather than as a stormwater feature.

II. Goal: Improve air quality

Recommendations:

Reduce vehicle miles traveled by:

1. Encouraging a mixture of land uses that shall be well-connected to the surrounding area, allowing for joint use opportunities where feasible, and integrates transit, pedestrian, and bicycle, and vehicle connections.
2. Encourage alternate modes of transportation other than single occupancy vehicles (S.O.V.).
 - Include both recommendations above in the land use and transportation recommendations.

III. Goal: Respect Northlake's historic landscape

Recommendations:

1. Respect Northlake's historic structures and character.
 - Specify how we plan to achieve this and what it means.
2. Work with the Charlotte-Mecklenburg Historic Landmark's Commission and other area organizations to further document the history of the Northlake area.