



# Bryant Park/ West Morehead Planning Study

## Public Charrette Review

October 26, 2006



CHARLOTTE.

Charlotte-Mecklenburg Planning  
Commission

## Project Process & Schedule

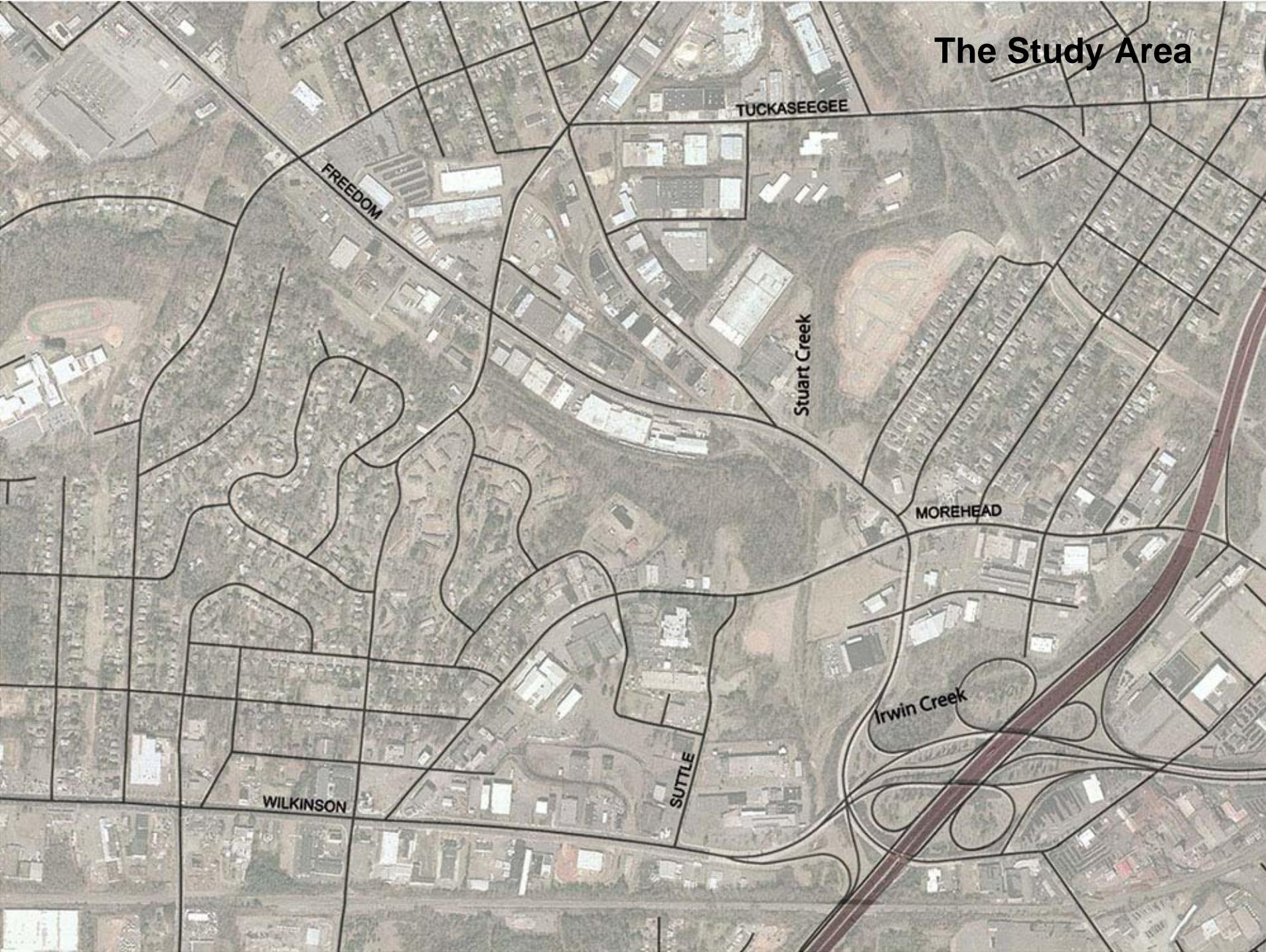
- **September 21<sup>st</sup>**  
Public Kick-off & Stakeholder Interviews
- **October 24-26<sup>th</sup>**  
Public Charrette/Workshop
- **November/December**  
Draft Plan Presentation

**CMPC Contact:**  
**Kent Main**  
**704-336-5721**  
**[kmain@ci.charlotte.nc.us](mailto:kmain@ci.charlotte.nc.us)**

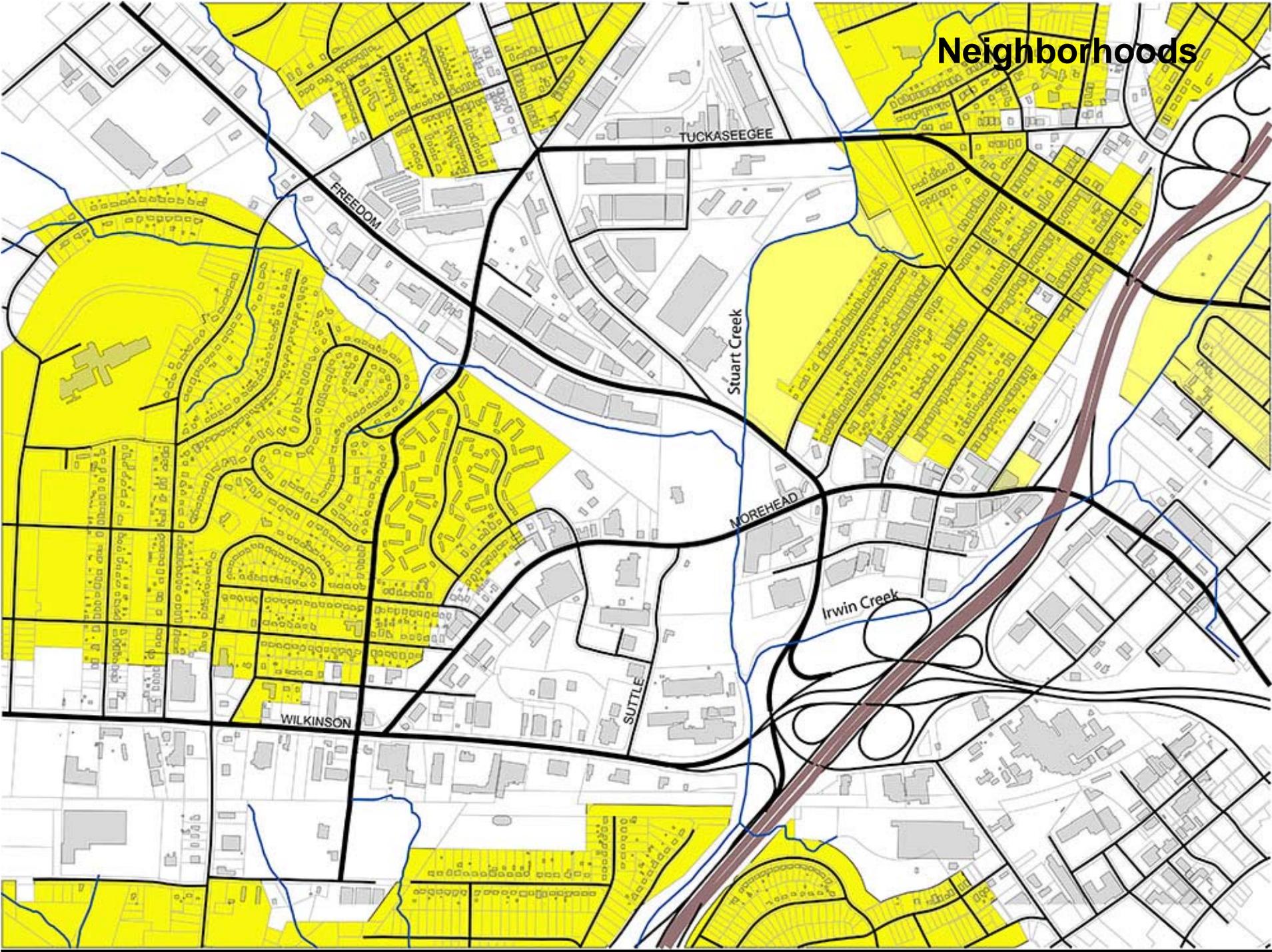


# Context Analysis

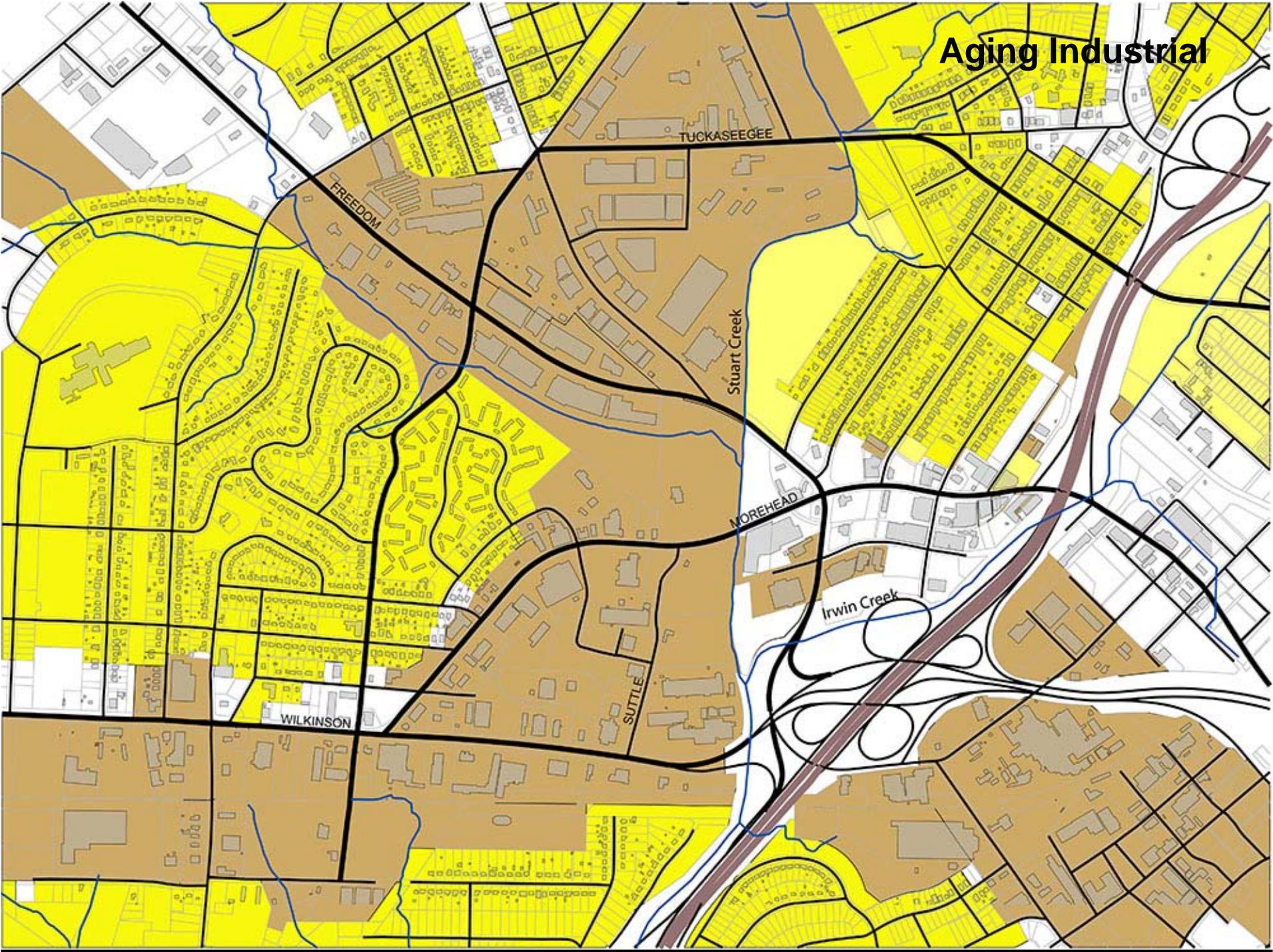
# The Study Area



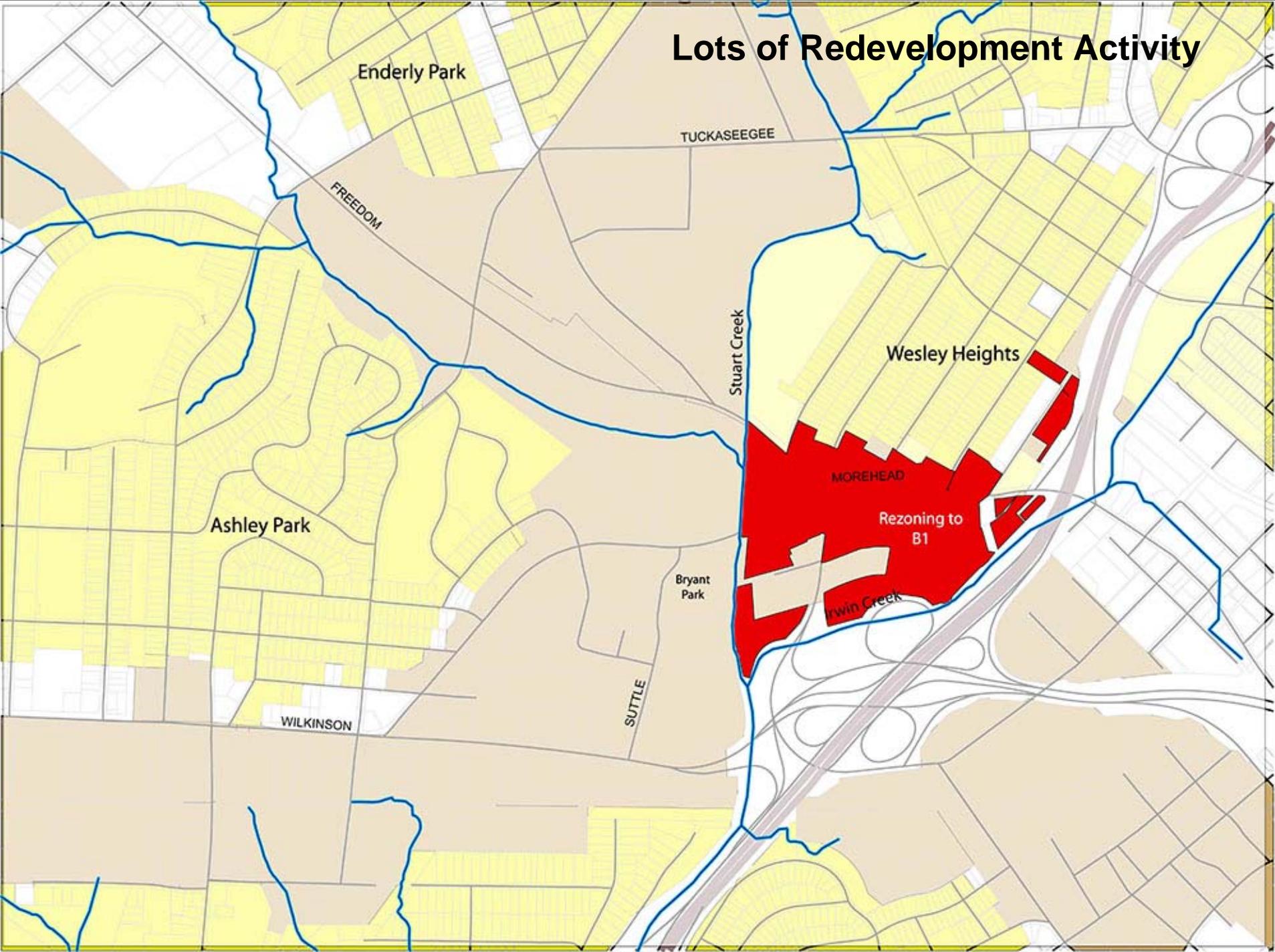
# Neighborhoods



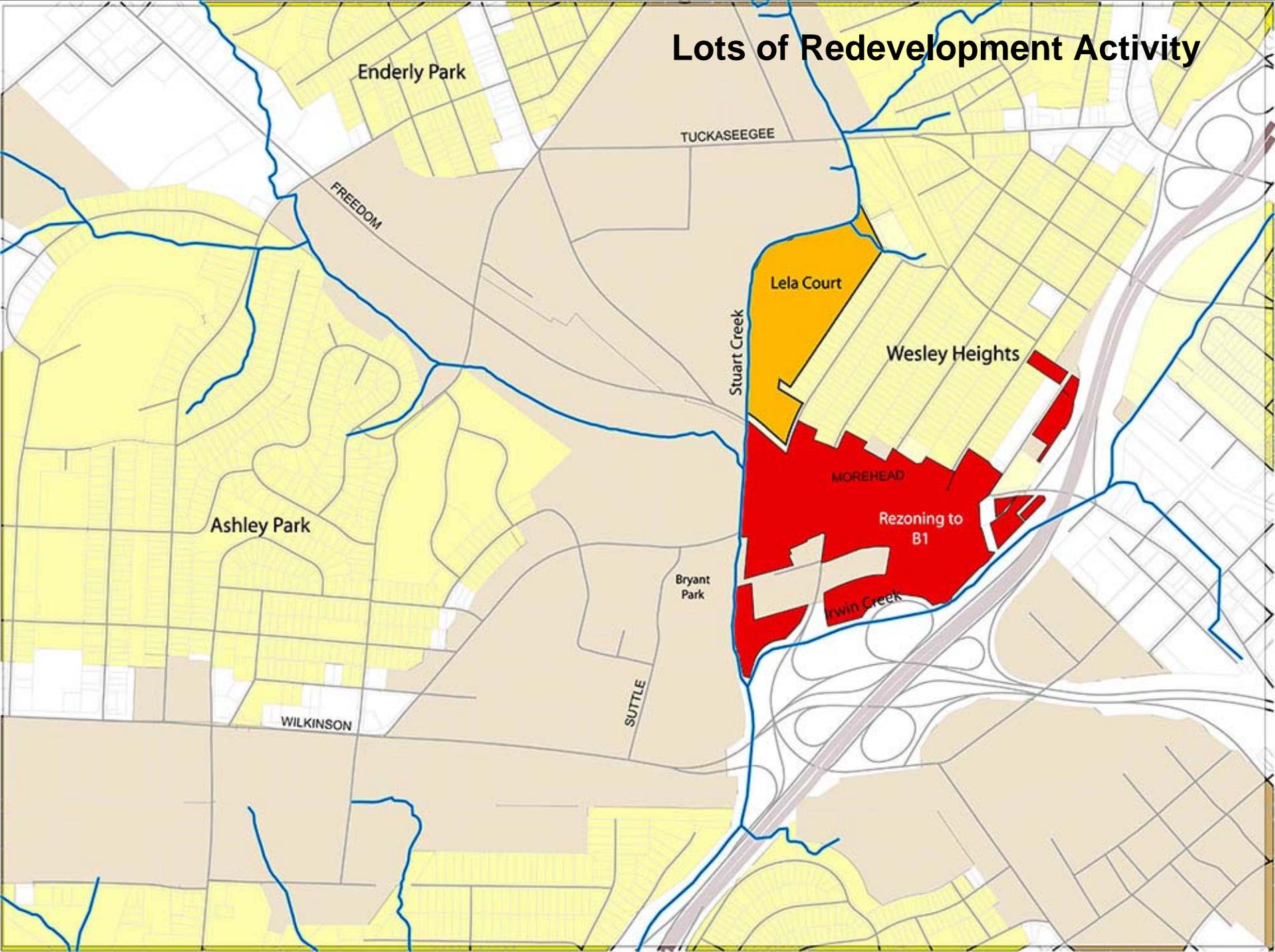
# Aging Industrial



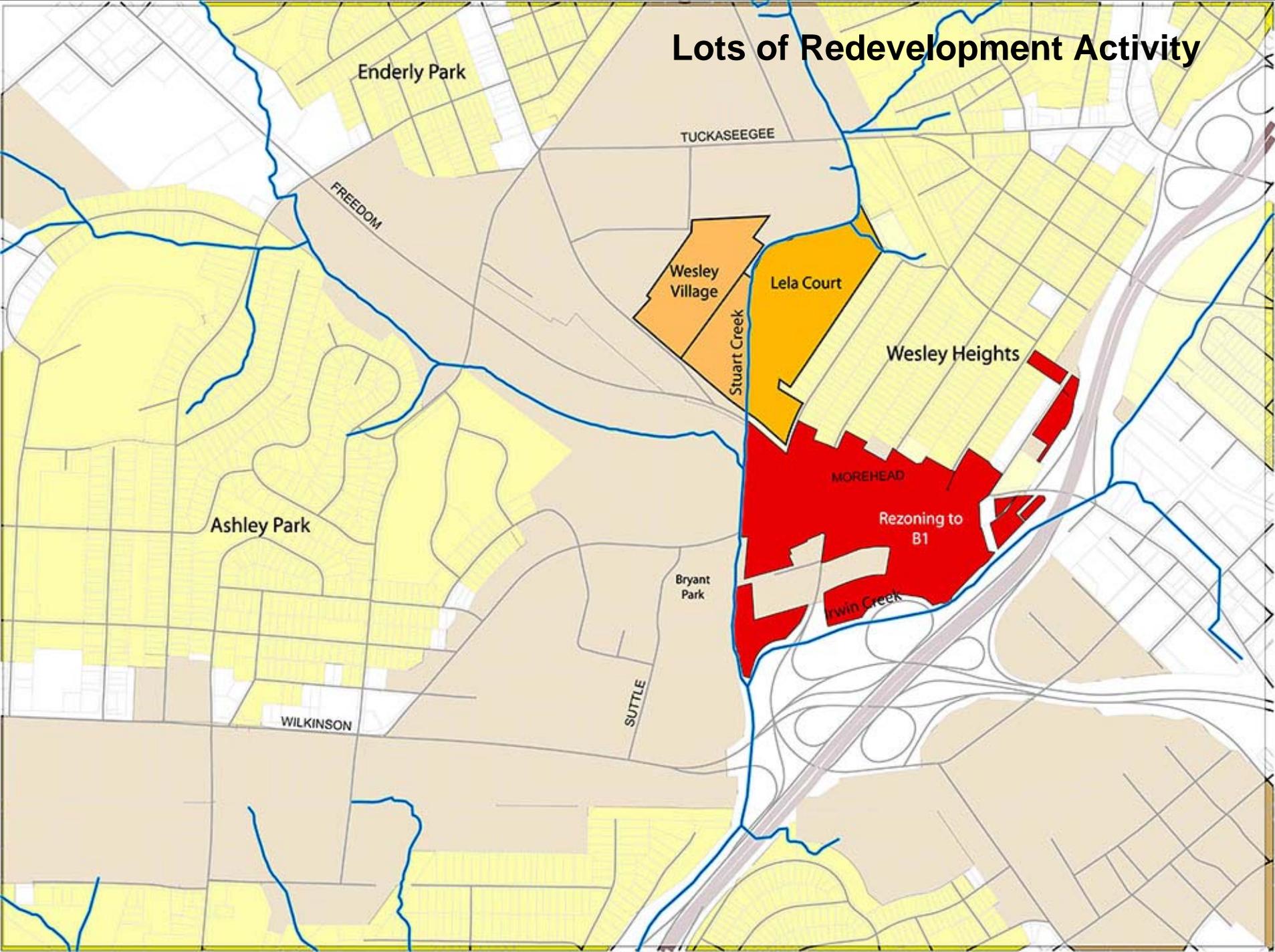
# Lots of Redevelopment Activity



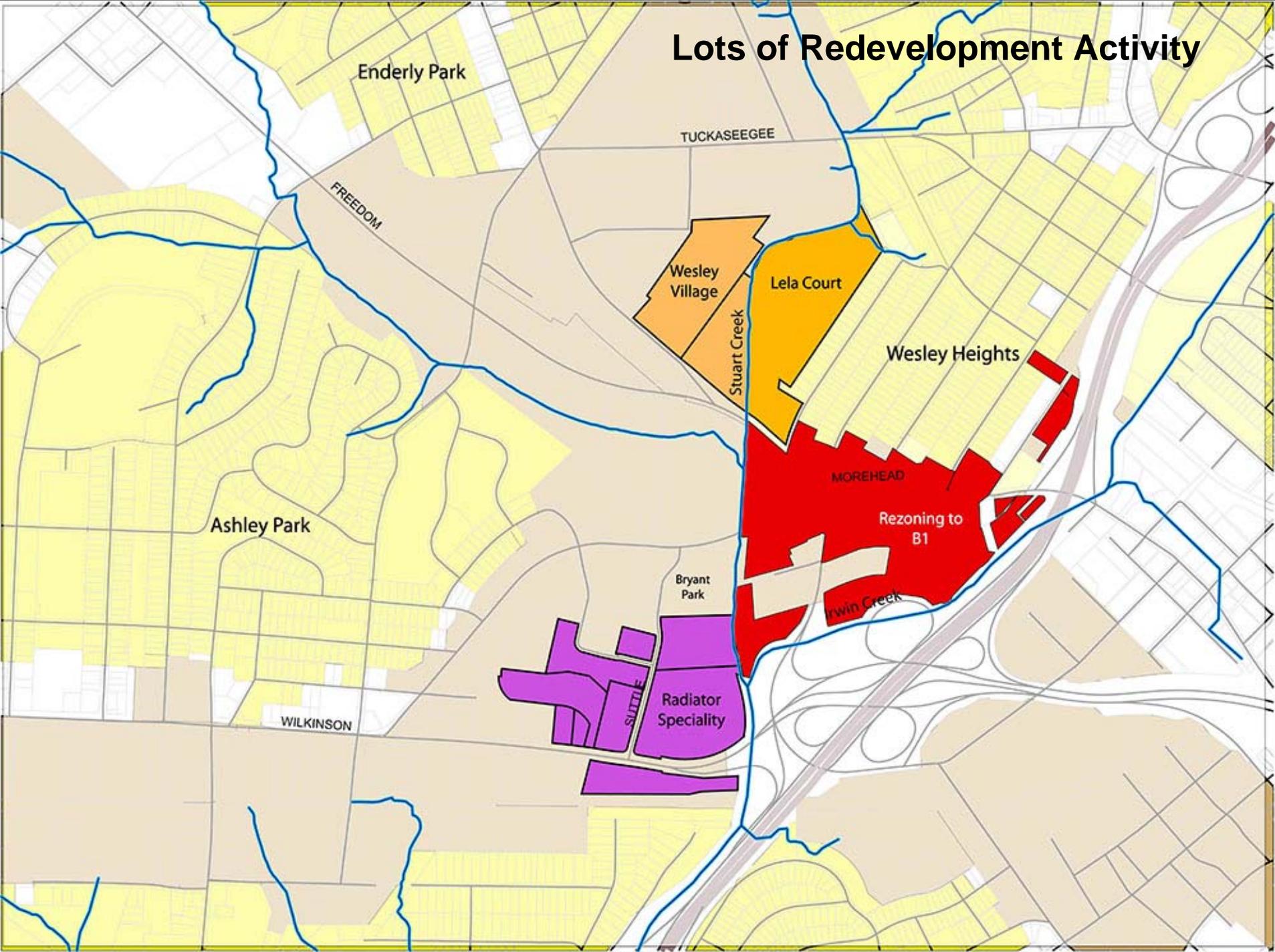
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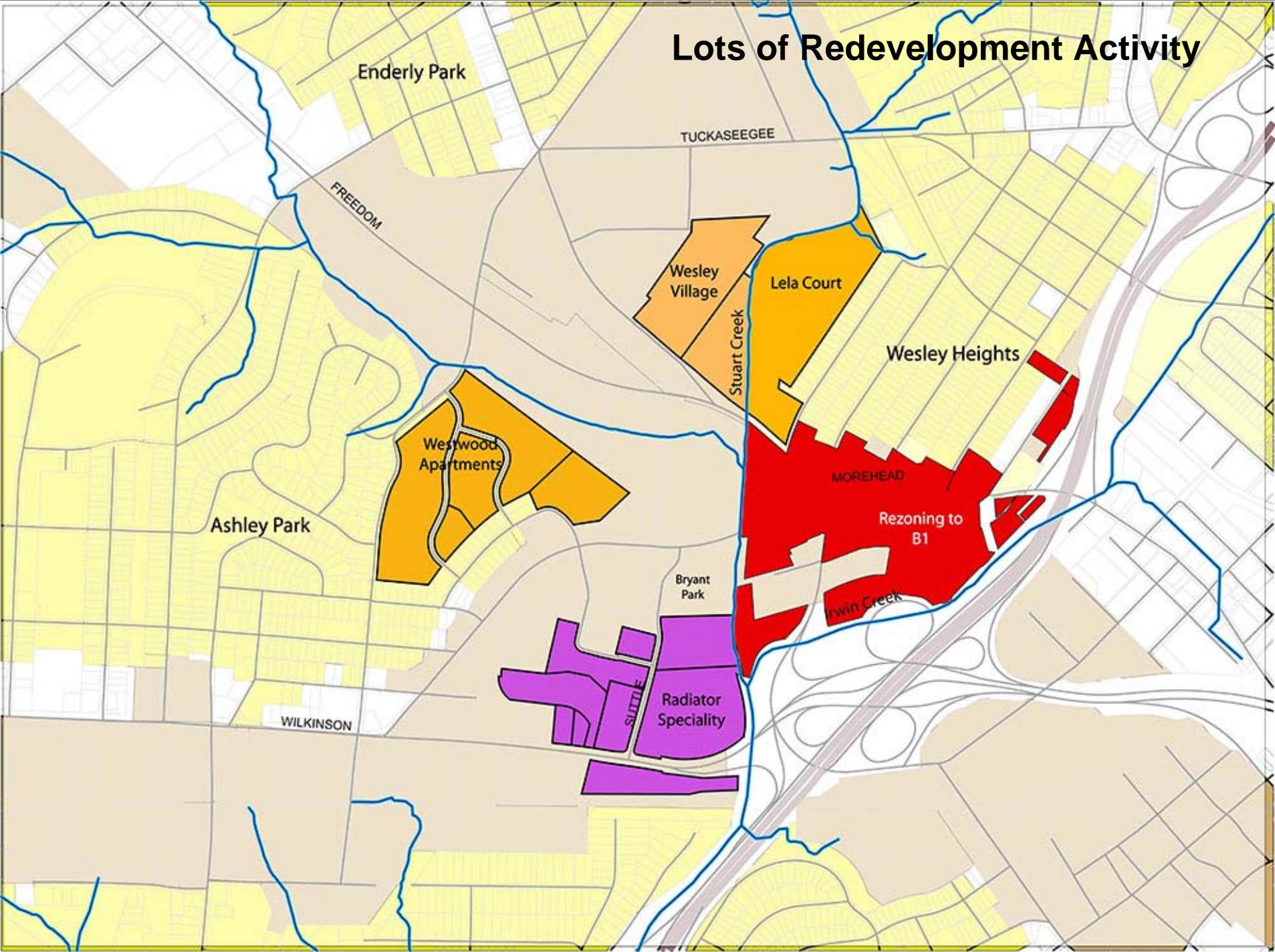
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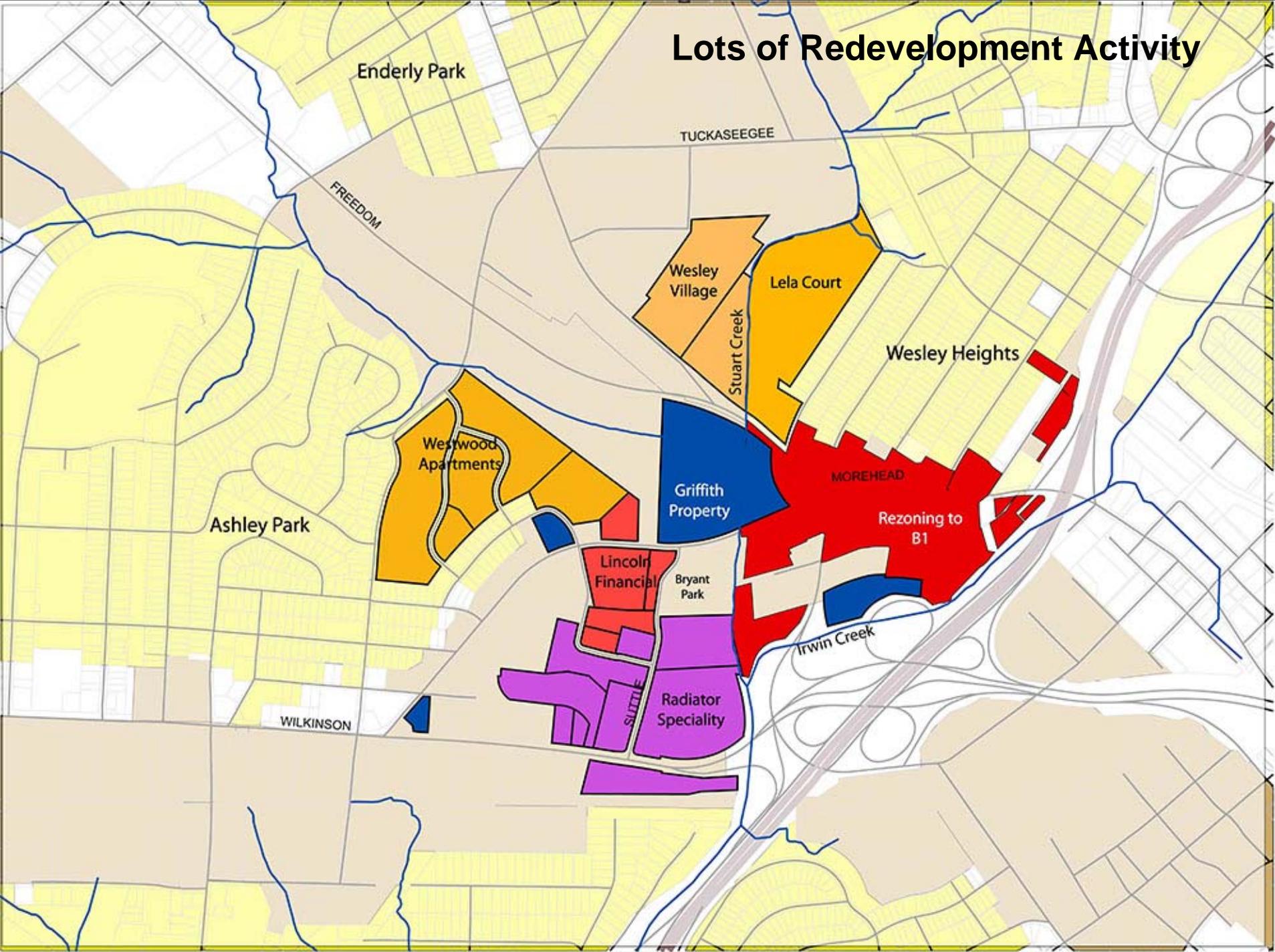
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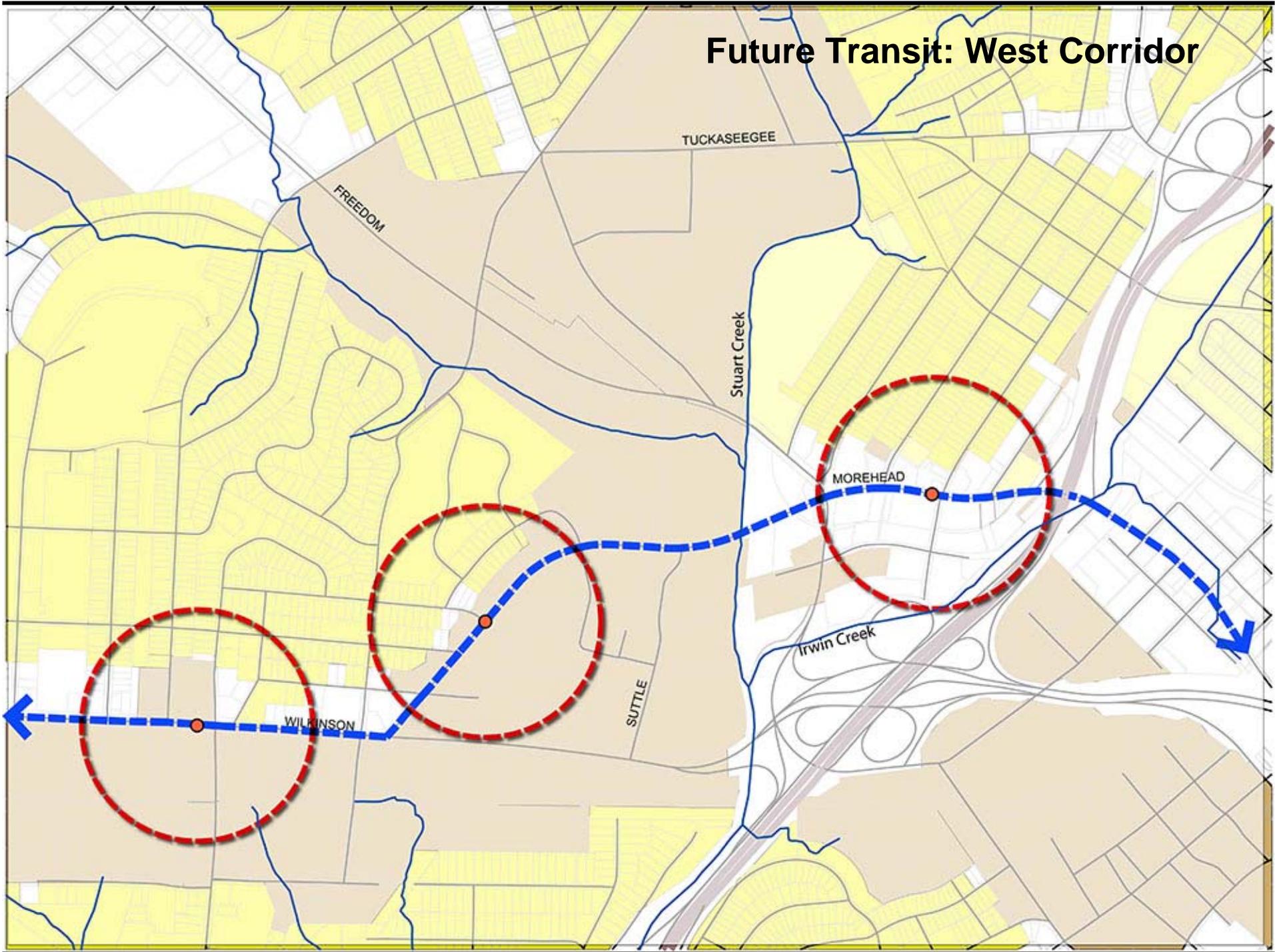
# Lots of Redevelopment Activity



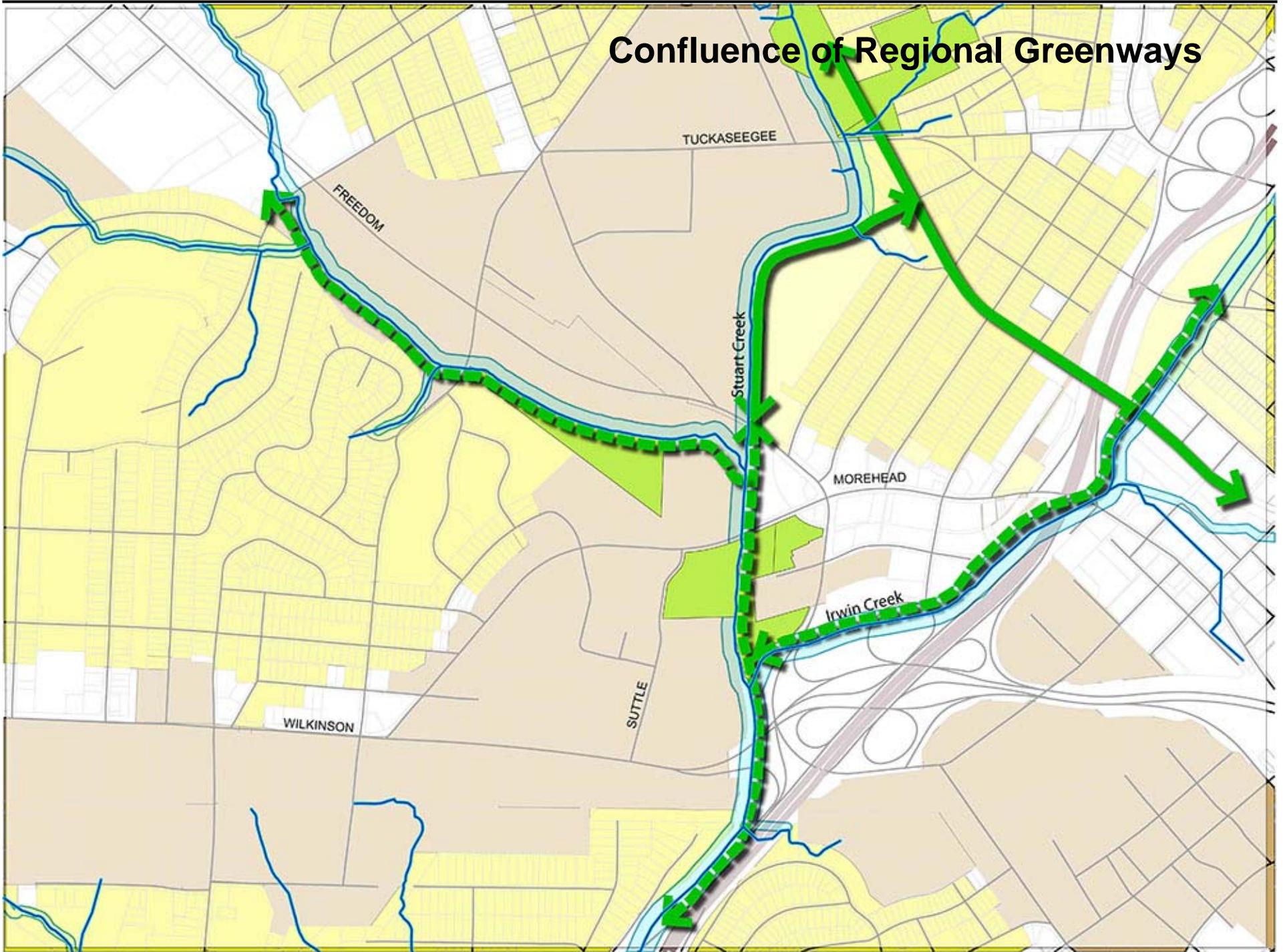
# Lots of Redevelopment Activity



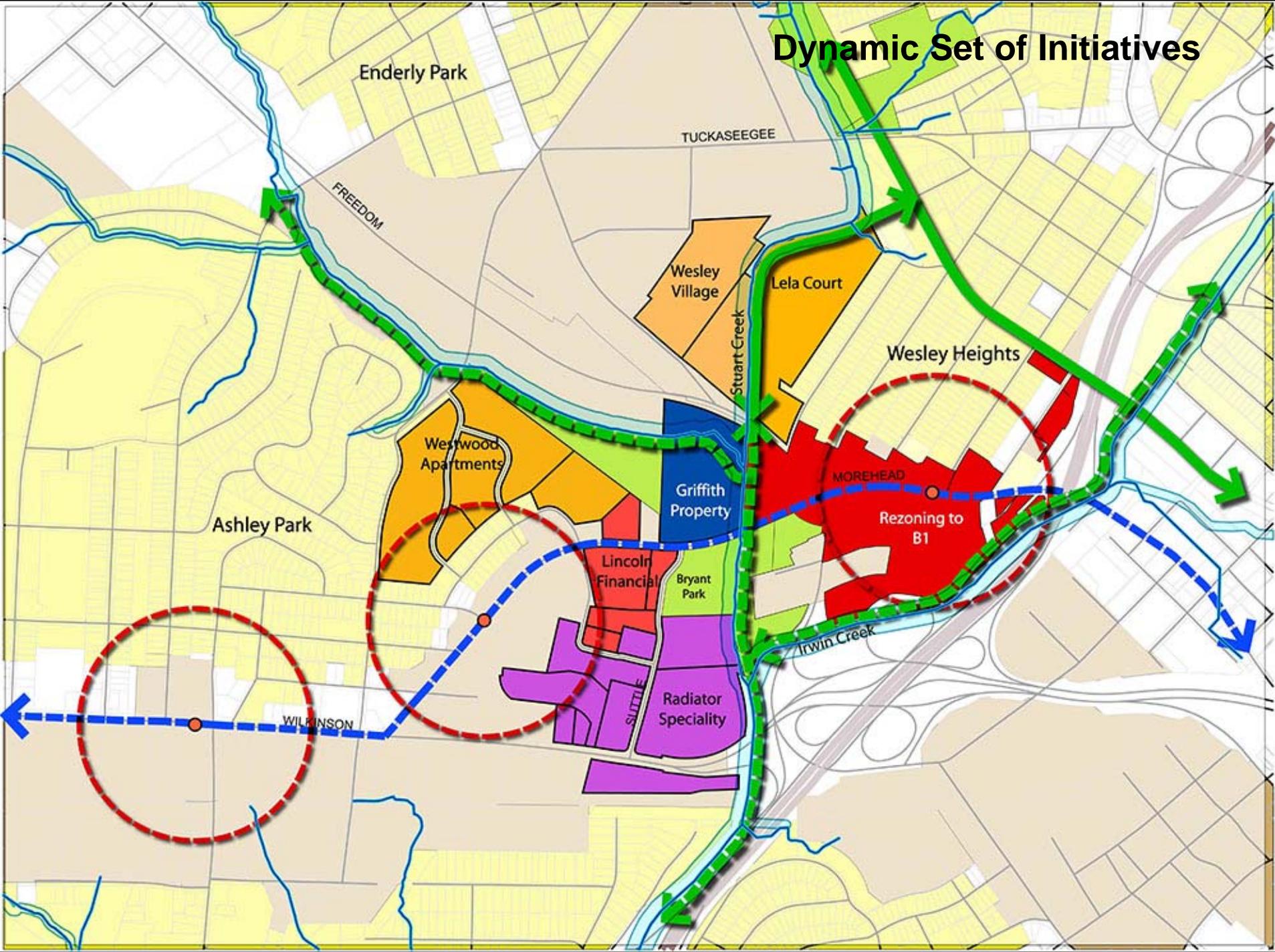
# Future Transit: West Corridor



# Confluence of Regional Greenways

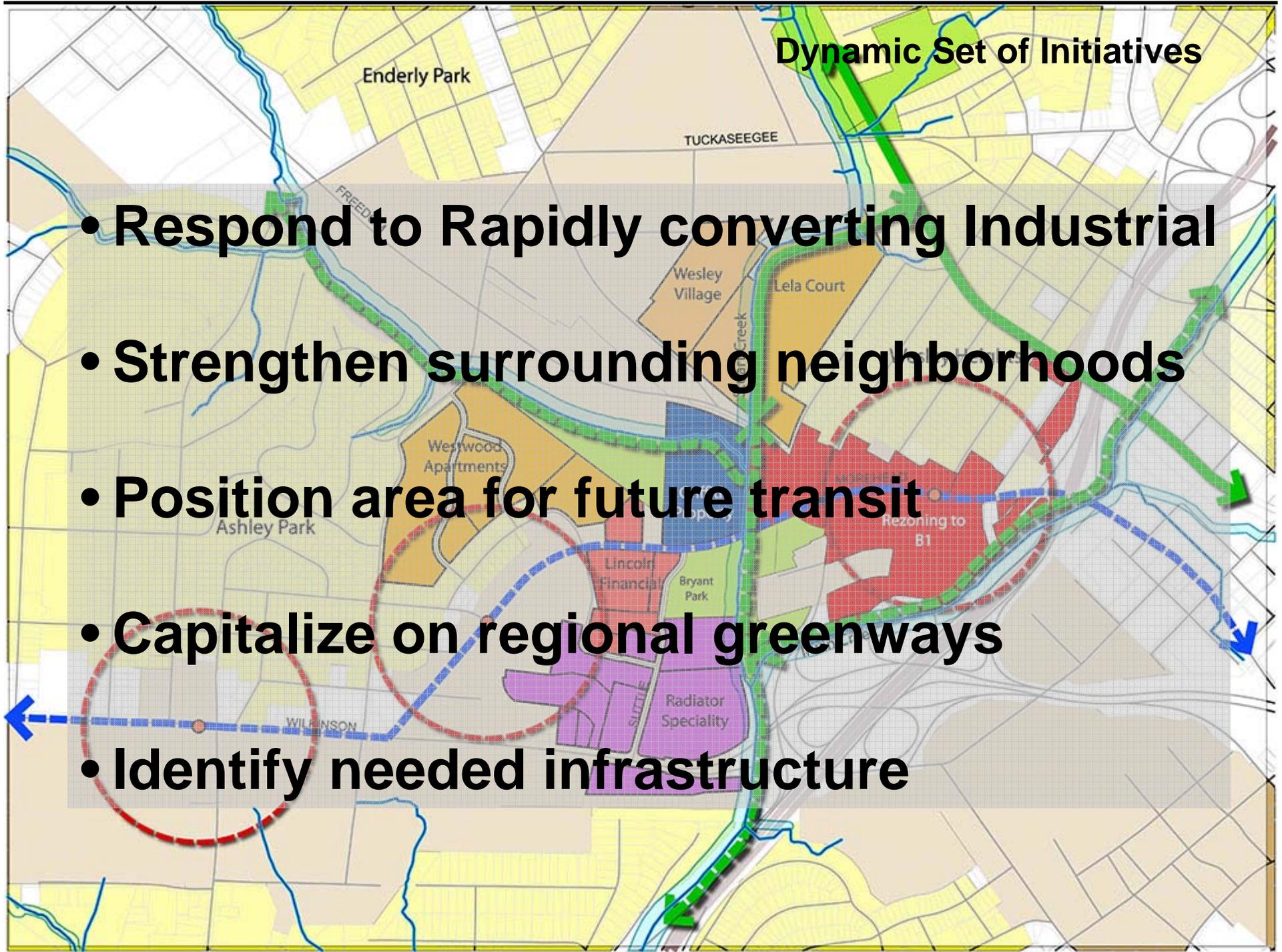


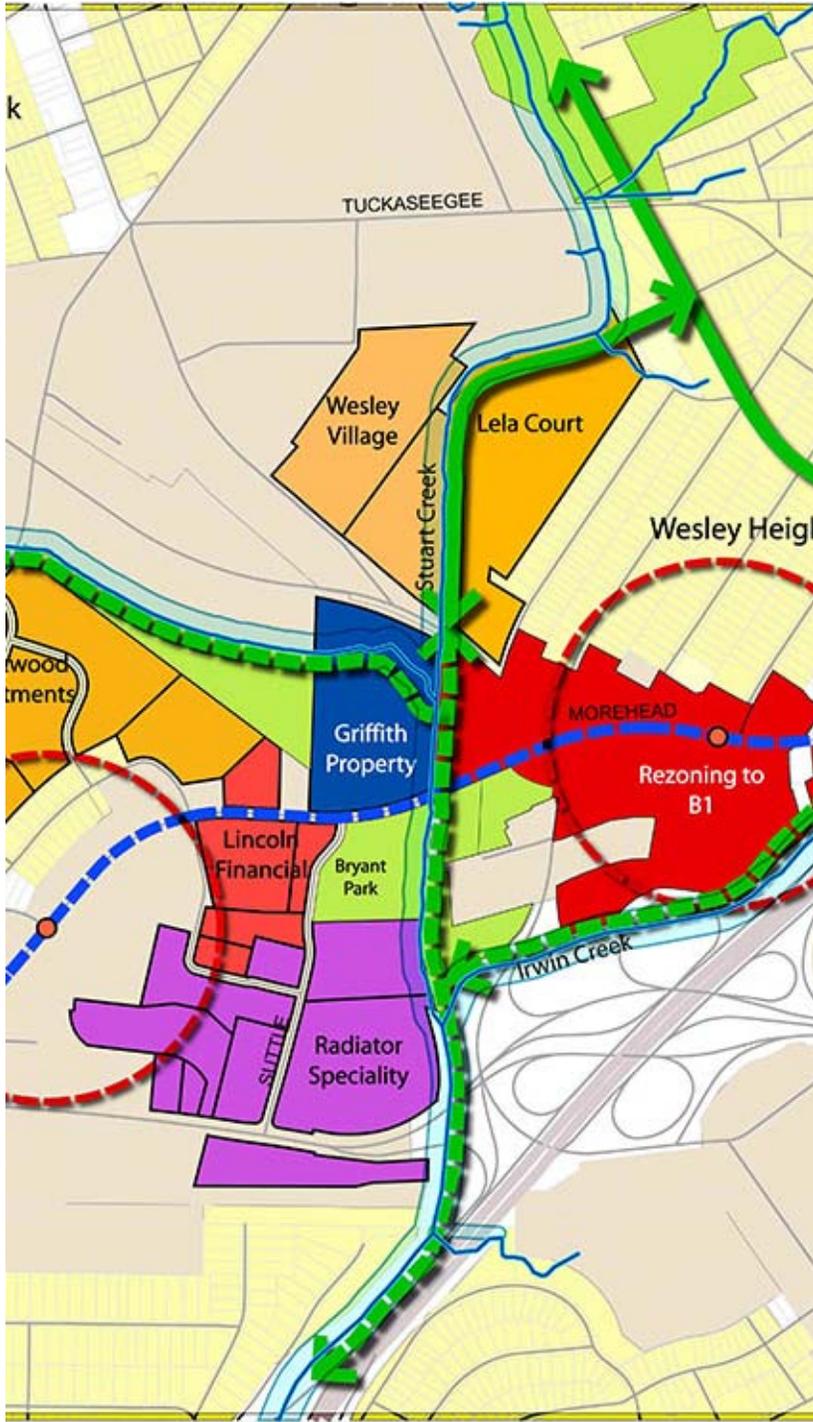
# Dynamic Set of Initiatives



## Dynamic Set of Initiatives

- Respond to Rapidly converting Industrial
- Strengthen surrounding neighborhoods
- Position area for future transit
- Capitalize on regional greenways
- Identify needed infrastructure





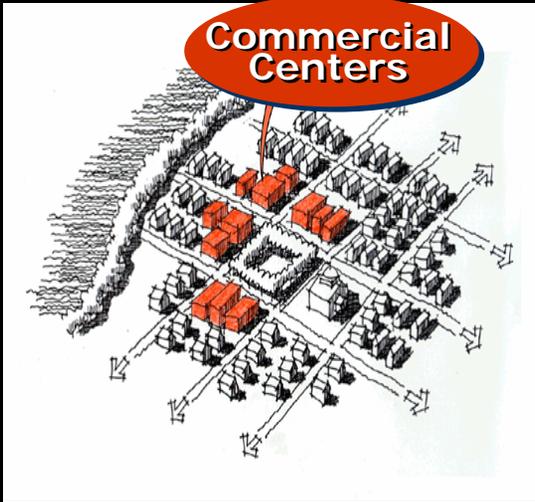
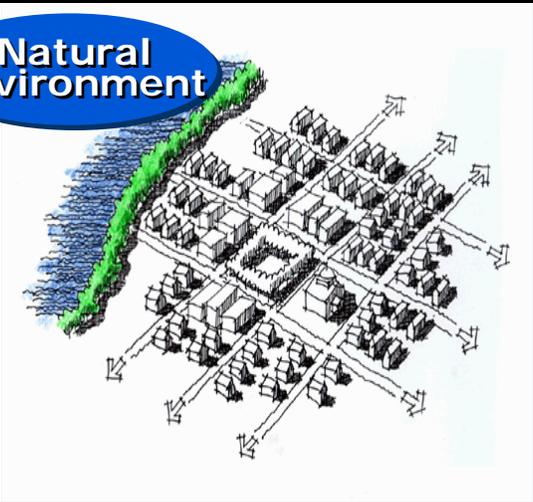
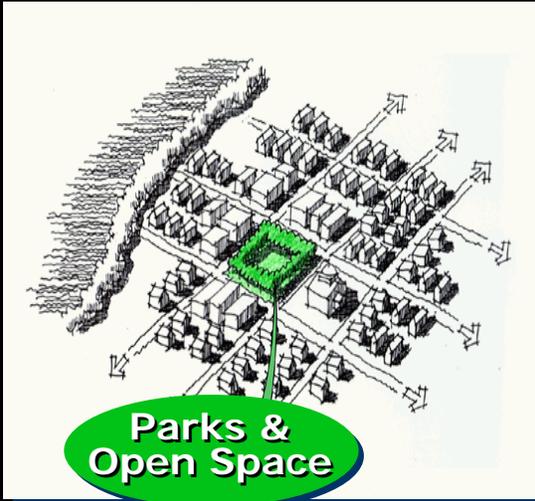
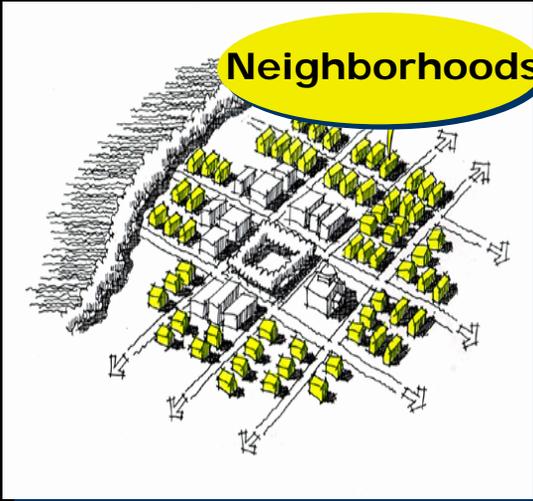
## What will Come From this Plan?

- Establish a long-term **vision** for area
- Define needed **land use changes**
- Influence the **form & design** of coming development
- Identification of **needed infrastructure** (new roads, streetscape, parks, traffic calming, etc.)
- Identify ways to **fund/finance** needed projects



# Public Visioning

# What's Your Vision: Elements of a Community





**What's Your Vision:**

## **Things You Value:**

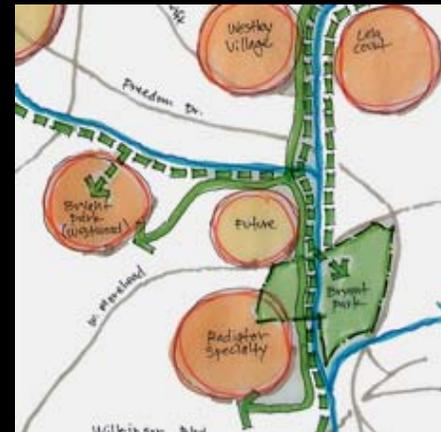
- 1. Proximity to Uptown - location & access**
- 2. Neighborhood Character/diversity**
- 3. History of Place**
- 4. Greenspace – parks, trees**
- 5. Pedestrian Friendly Streets**
- 6. Idea of New Development & positive change**
- 7. Local Institutions (churches & schools)**
- 8. Affordability**

**What's Your Vision:**

## **Things To Change:**

1. Vacant Lots/Buildings
2. Crime
3. Lack of Retail & Neighborhood Services
4. **Old Industrial**
5. **Upgrade Creek & Greenways**
6. Improve Housing Stock
7. **Improve Streets for Pedestrians**
8. Provide Transit





# Urban Design Principles

## Design Principle:

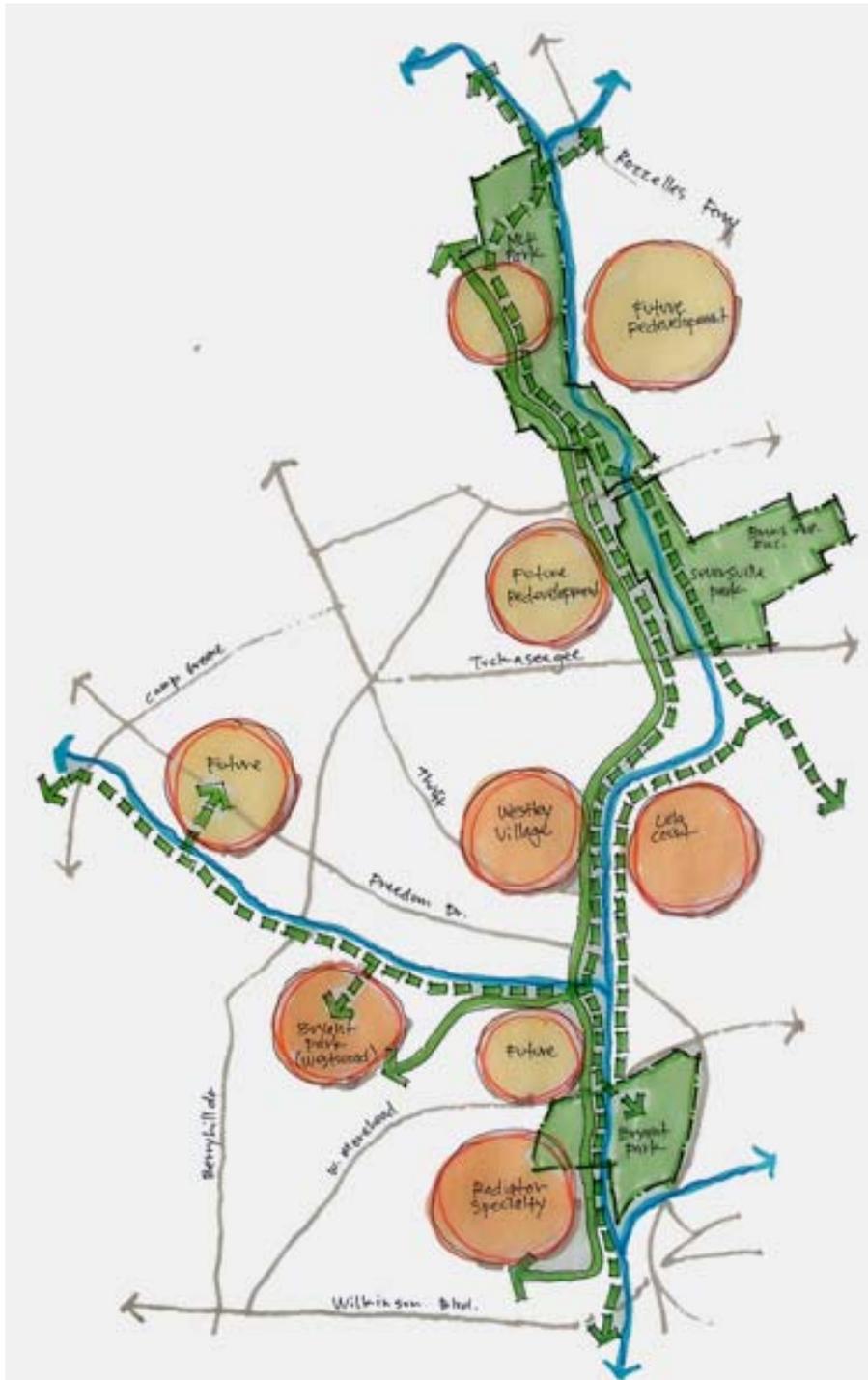
Respond to Converting Industrial  
(w/appropriate land use flexibility)





**Design Principle:**

**Strengthen Neighborhood Edges  
& Connections**



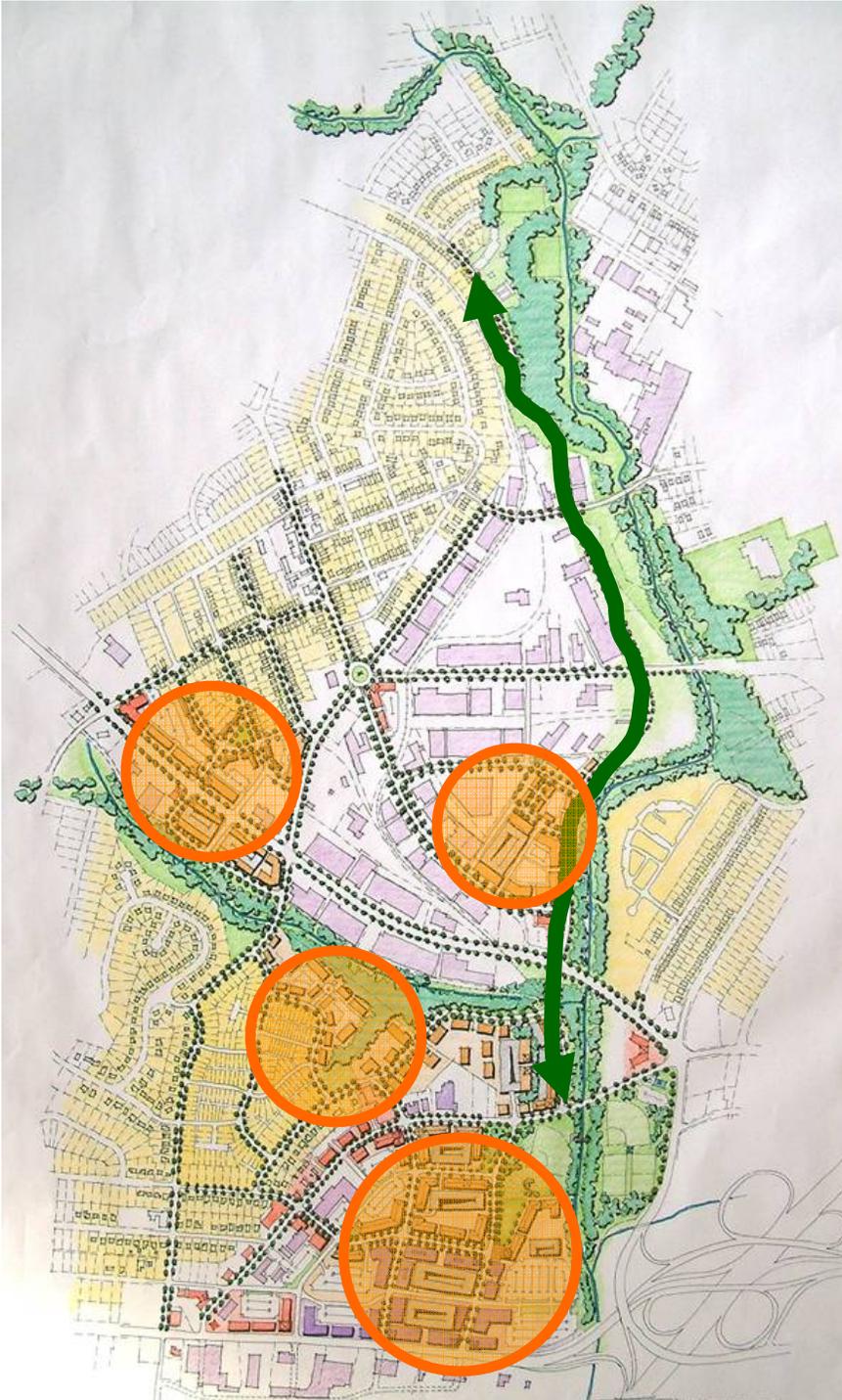
Design Principle:

Promote “GOD”  
(Greenway Oriented Development)

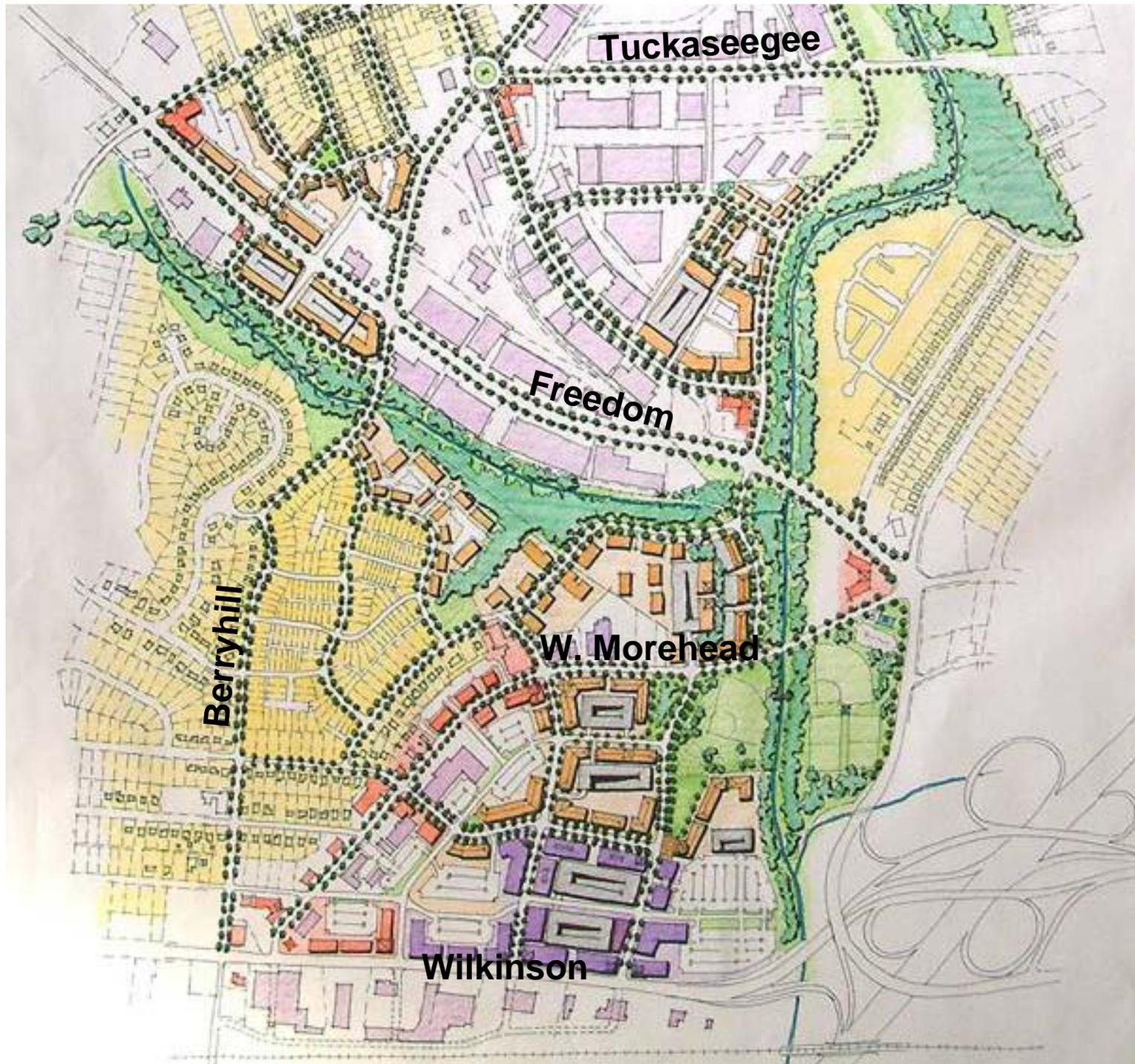


# Urban Design Plan

## Urban Design Vision



- **Stuart Creek Parkway**
- **“Greenway” Oriented Development approach**
- **Mixed Use Conversion of Former Industrial**
- **Adjust streets to support new land uses & redevelopment**



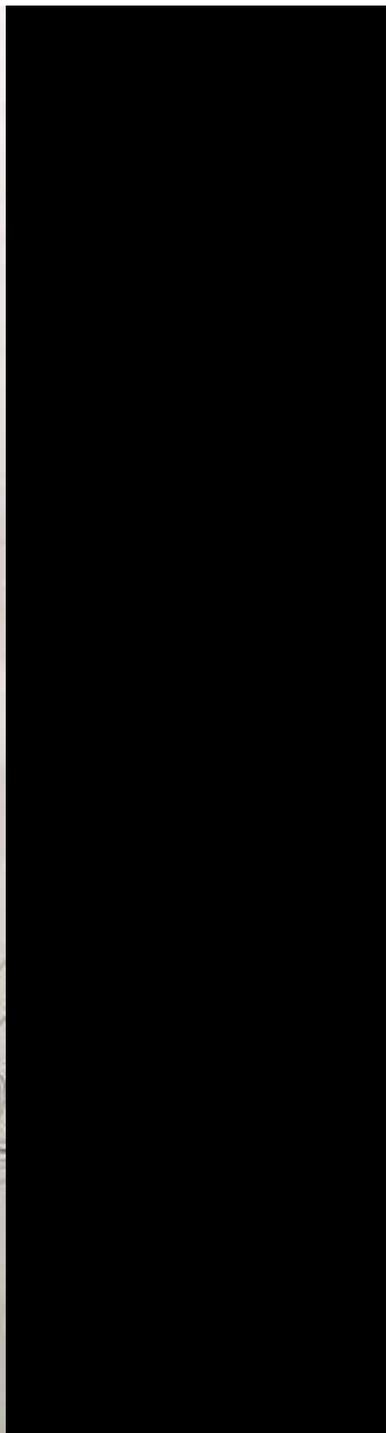
Tuckaseegee

Freedom

Berryhill

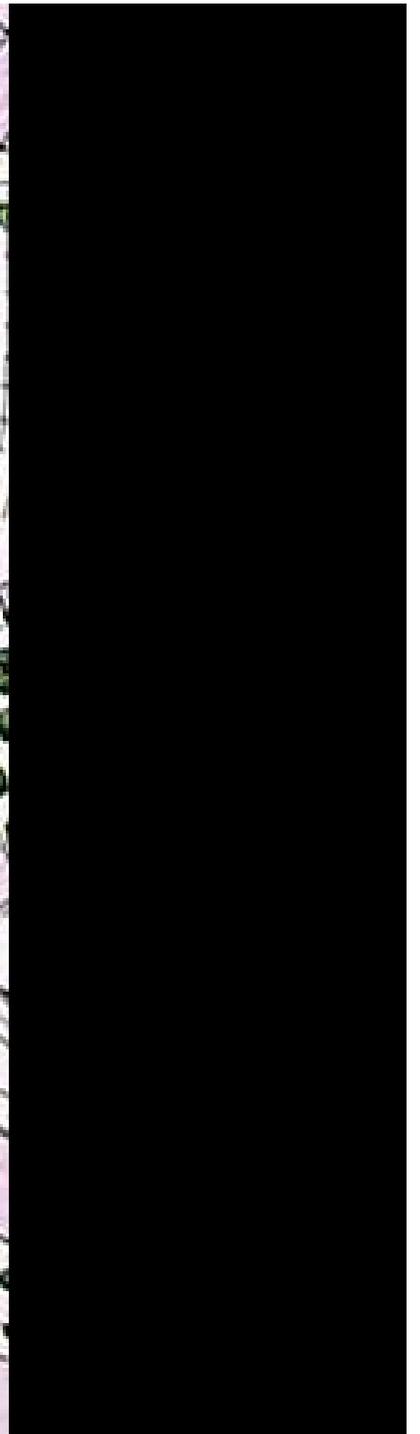
W. Morehead

Wilkinson

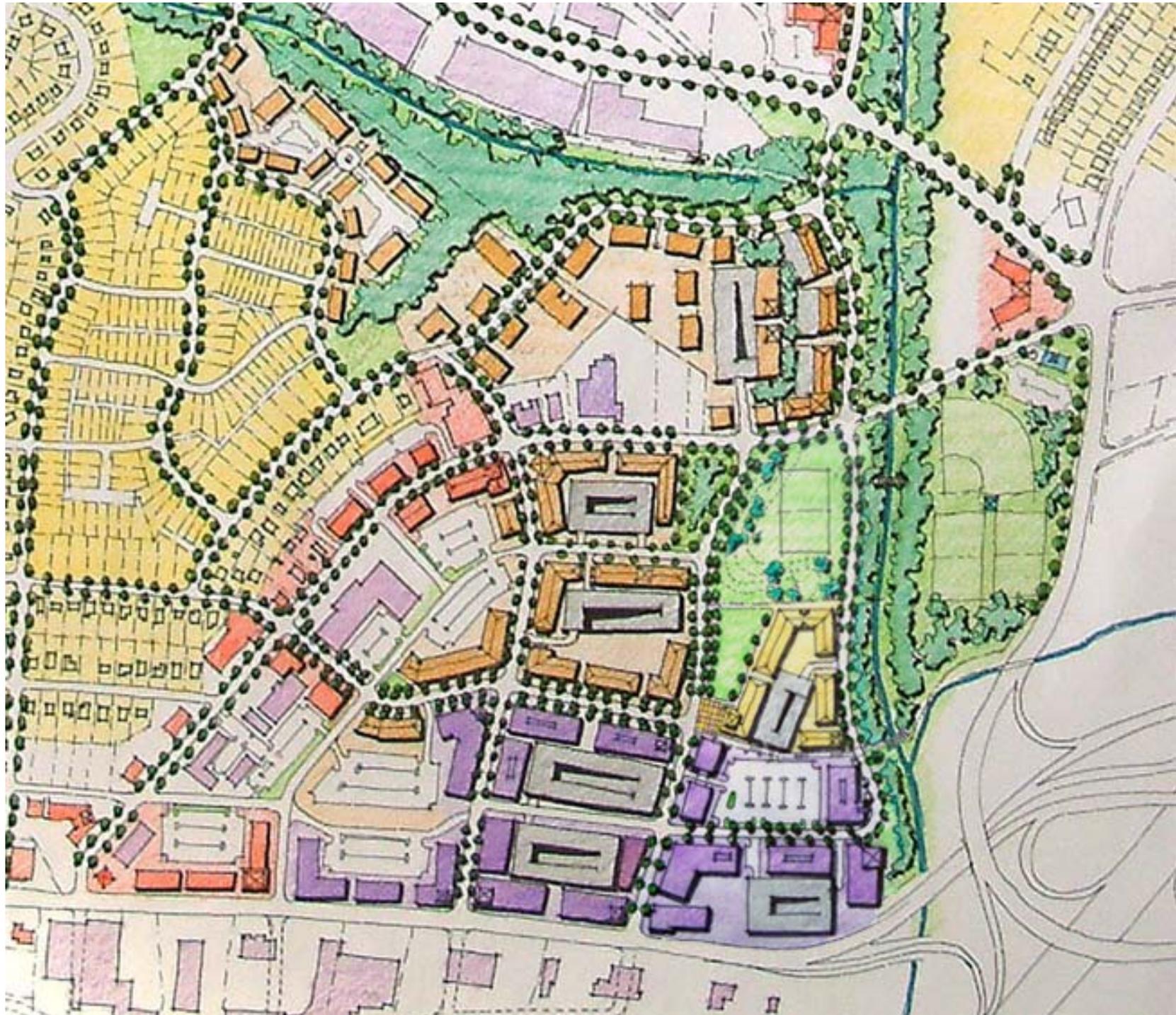


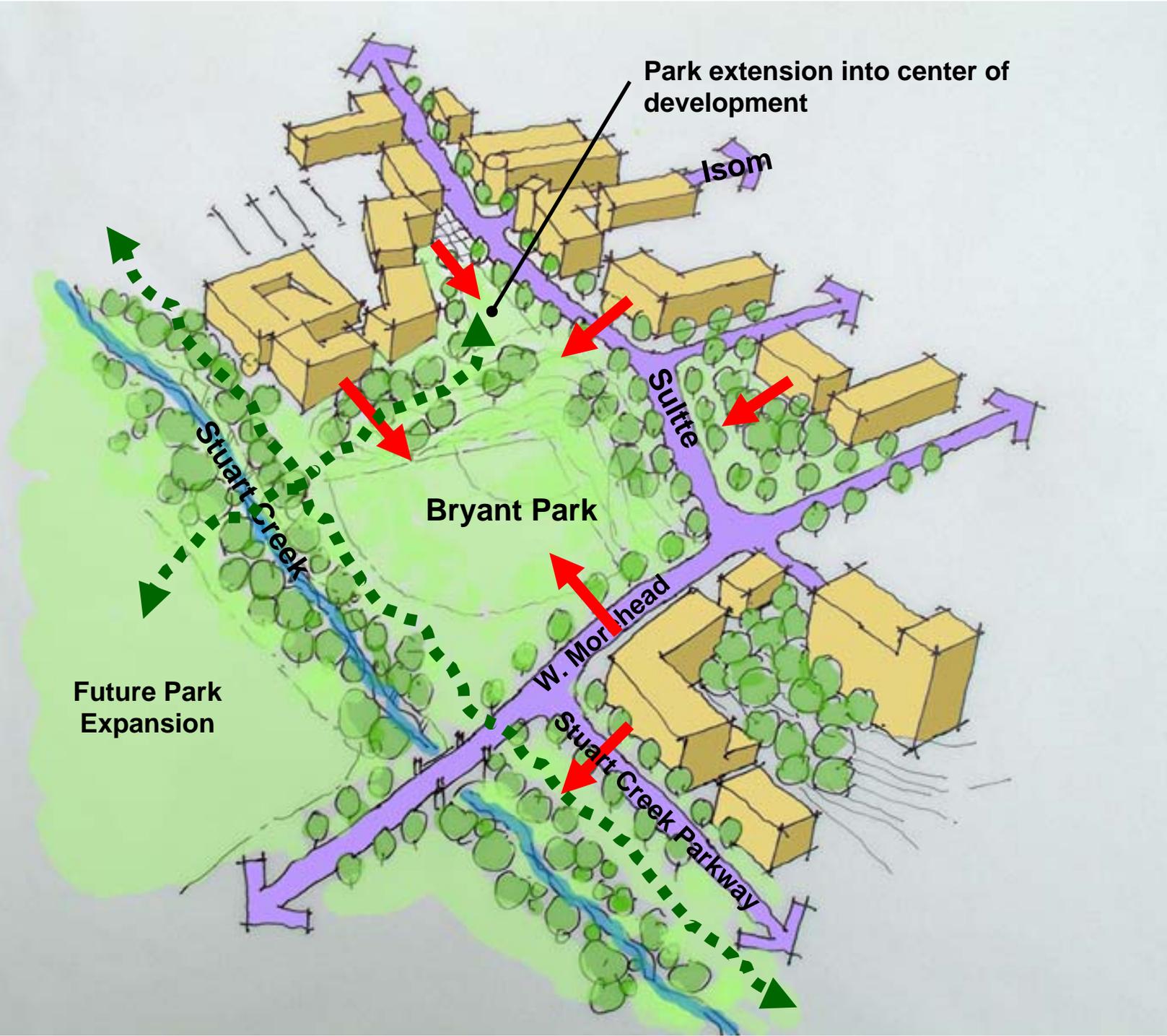


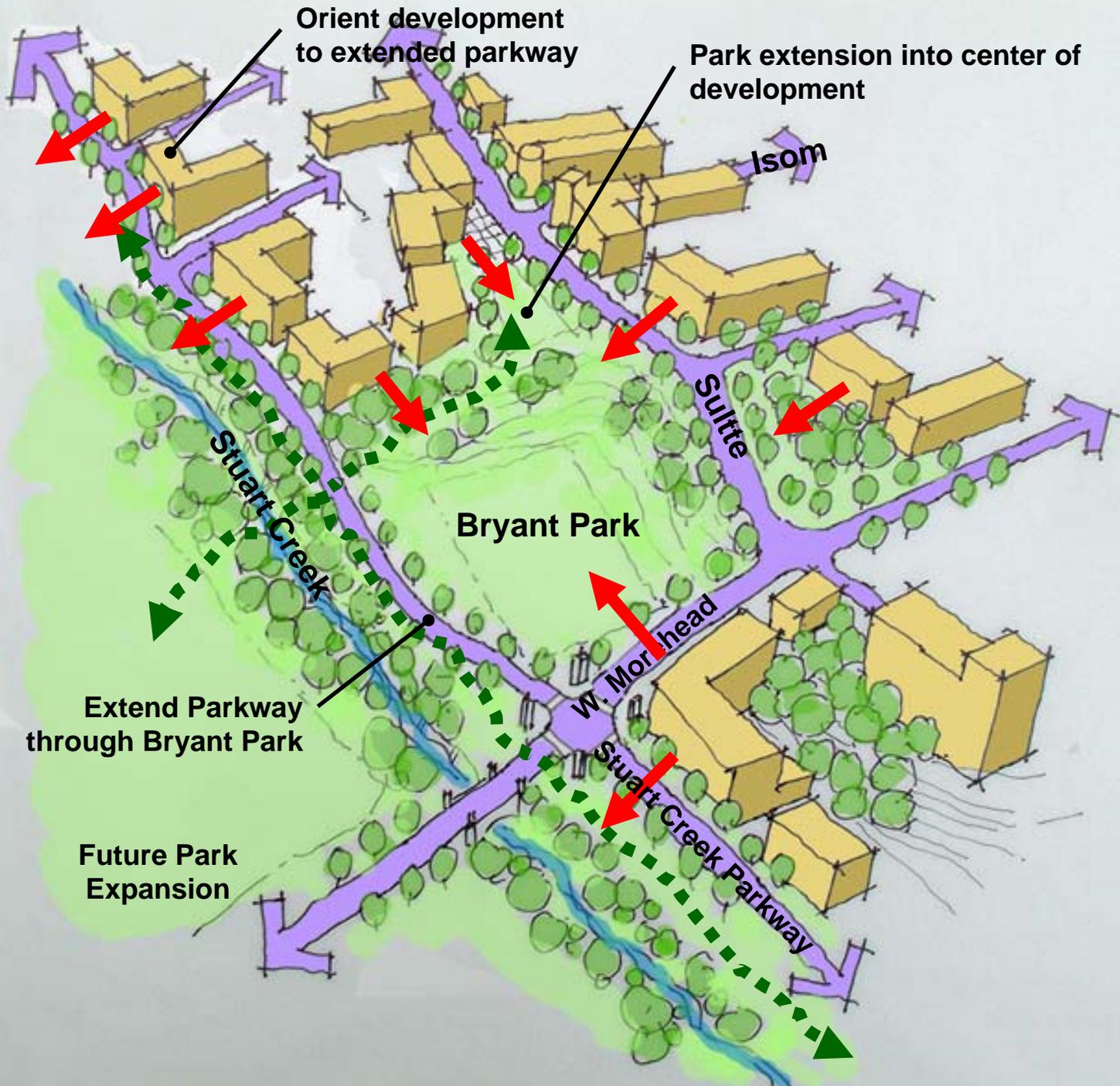
**Wesley Village**











Orient development to extended parkway

Park extension into center of development

Isom

Sulte

Bryant Park

Stuart Creek

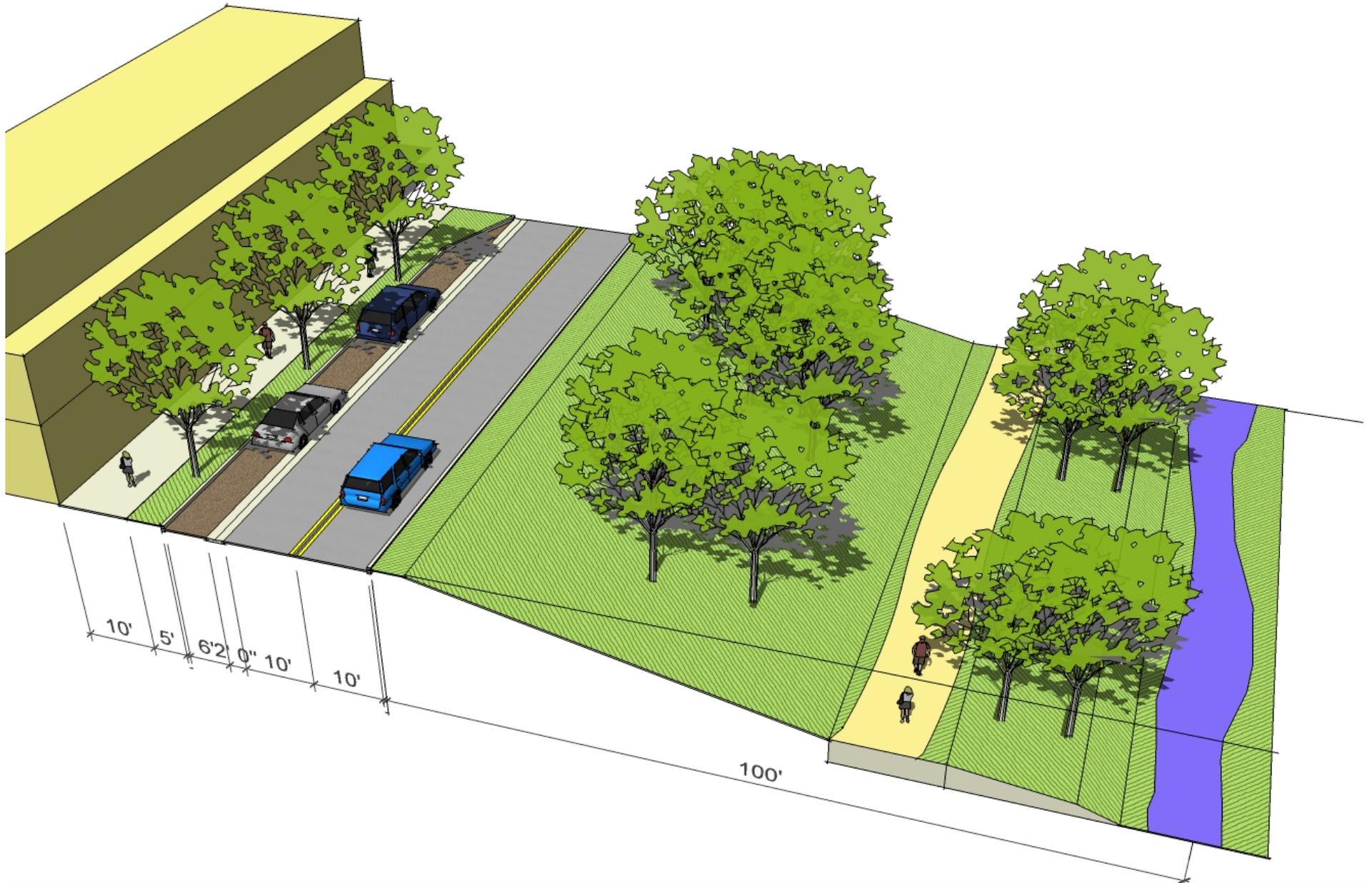
W. Morhead

Stuart Creek Parkway

Extend Parkway through Bryant Park

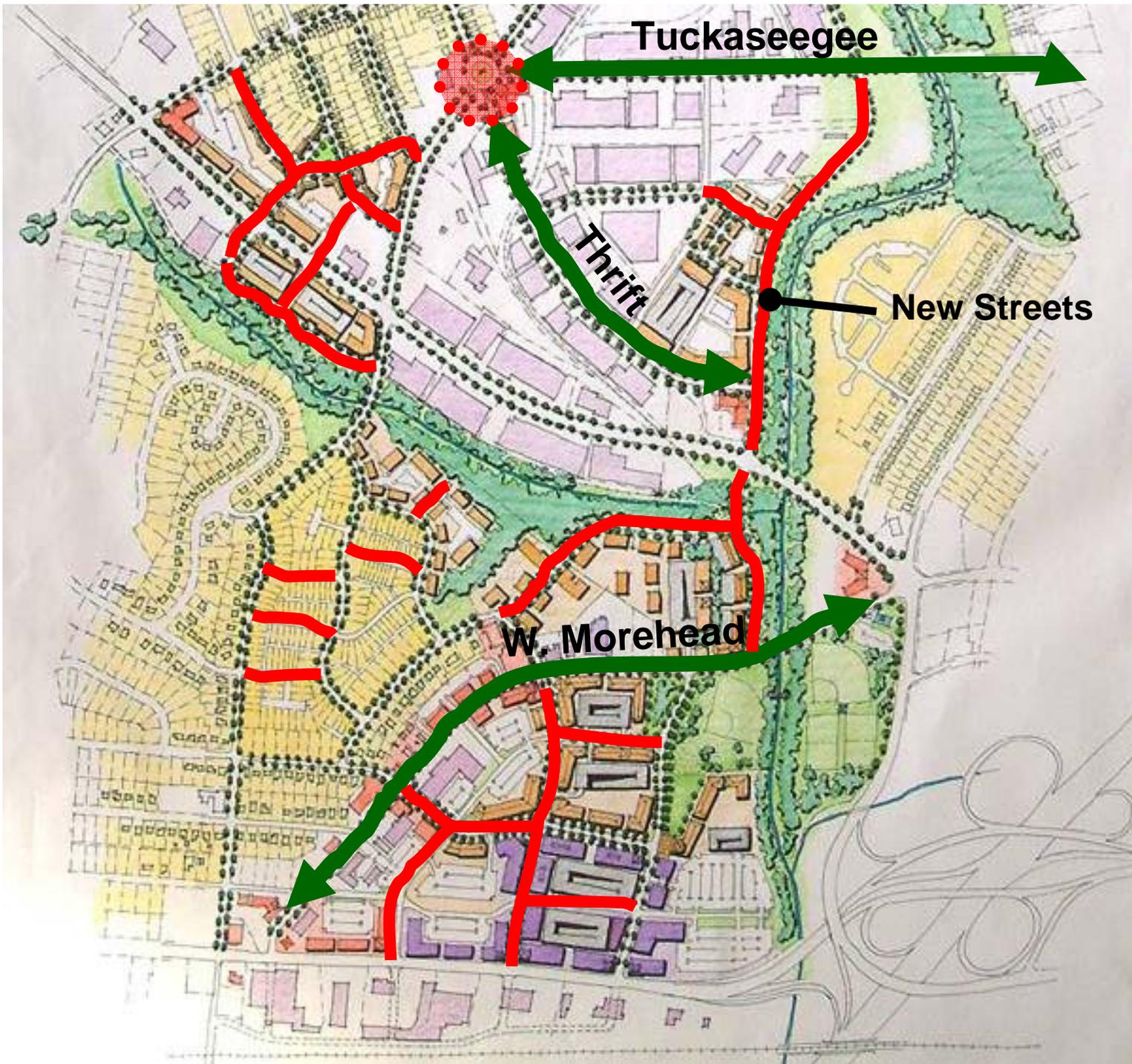
Future Park Expansion

# Stuart Creek Parkway

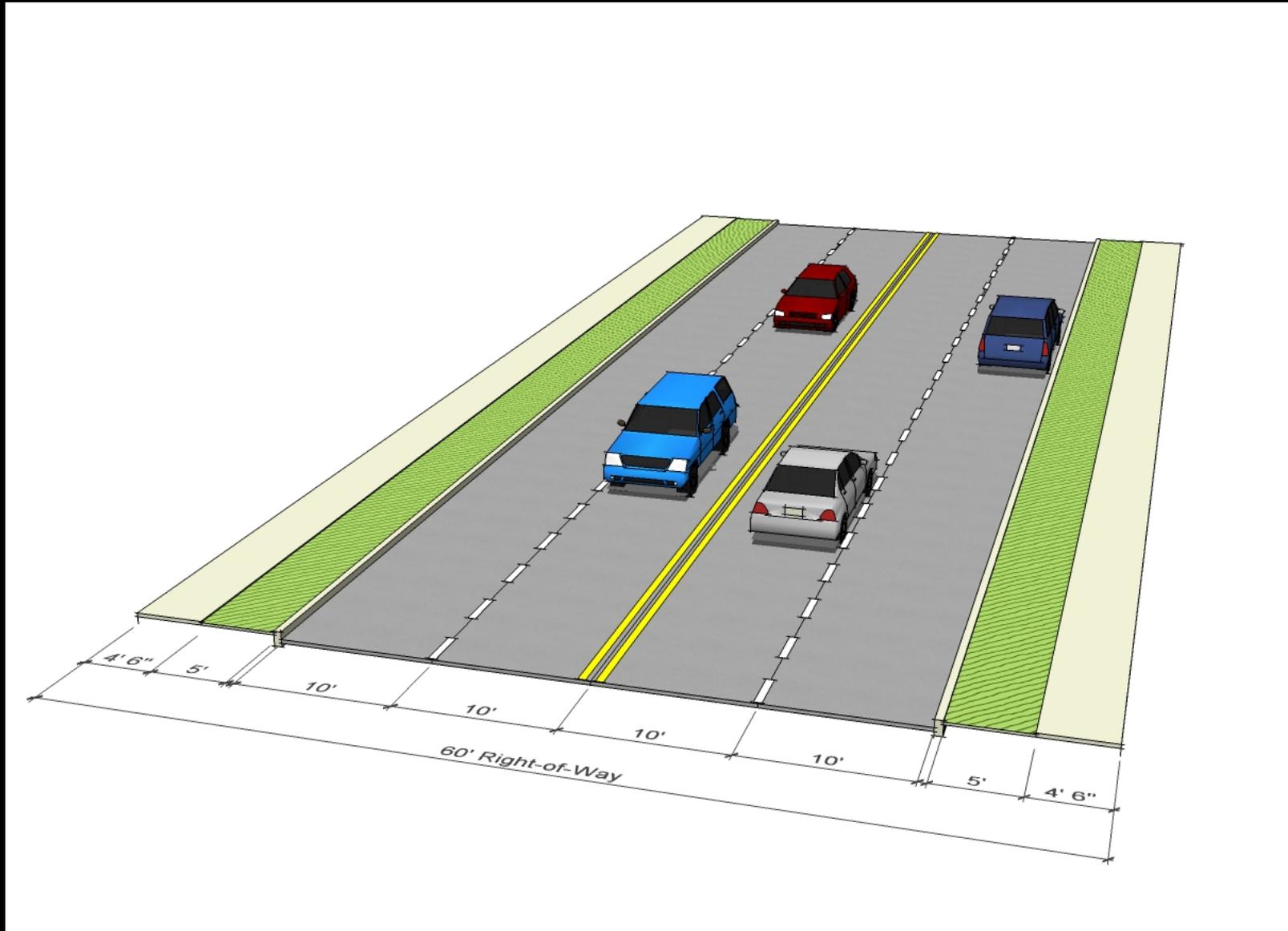




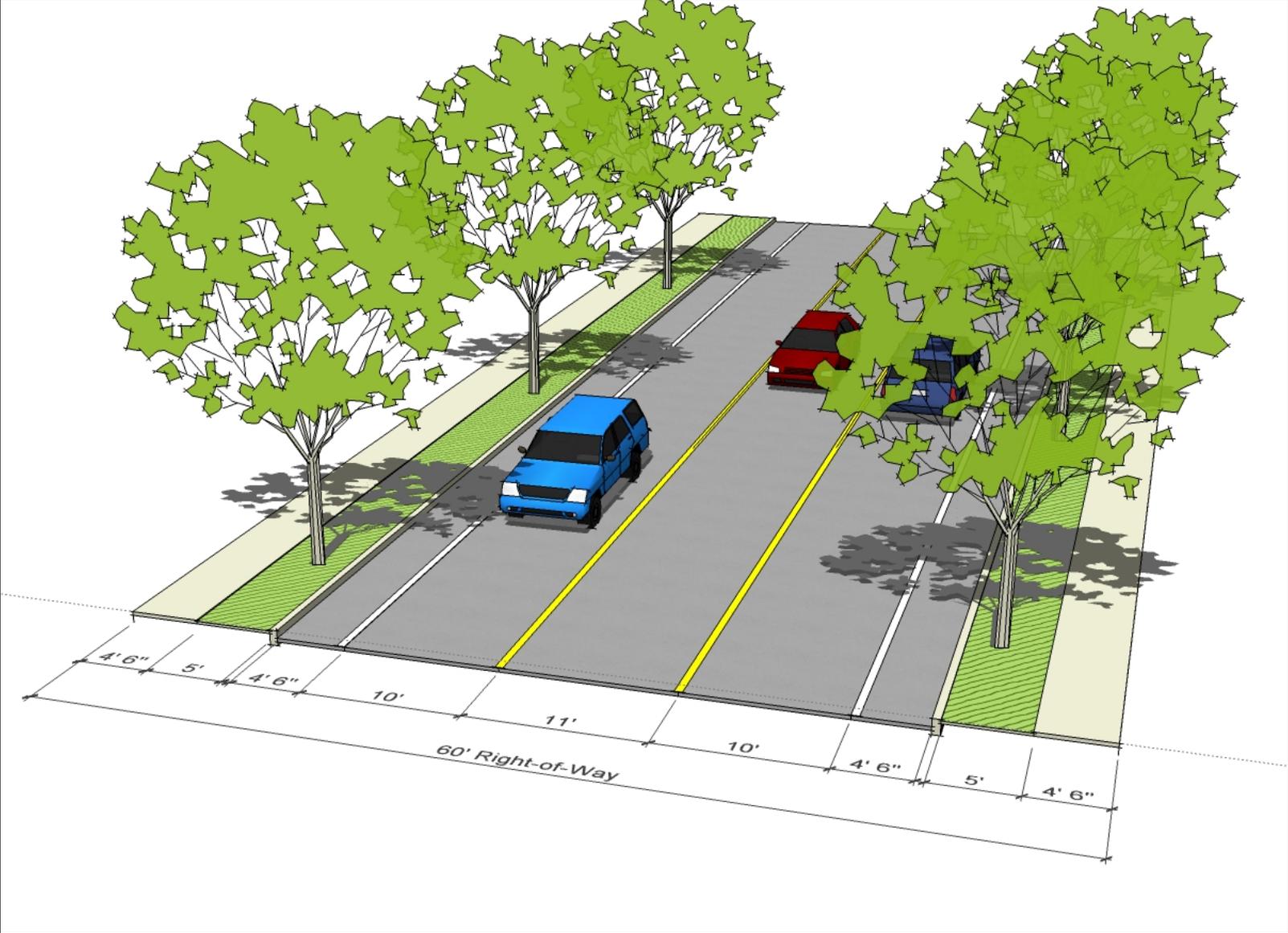
# Transportation



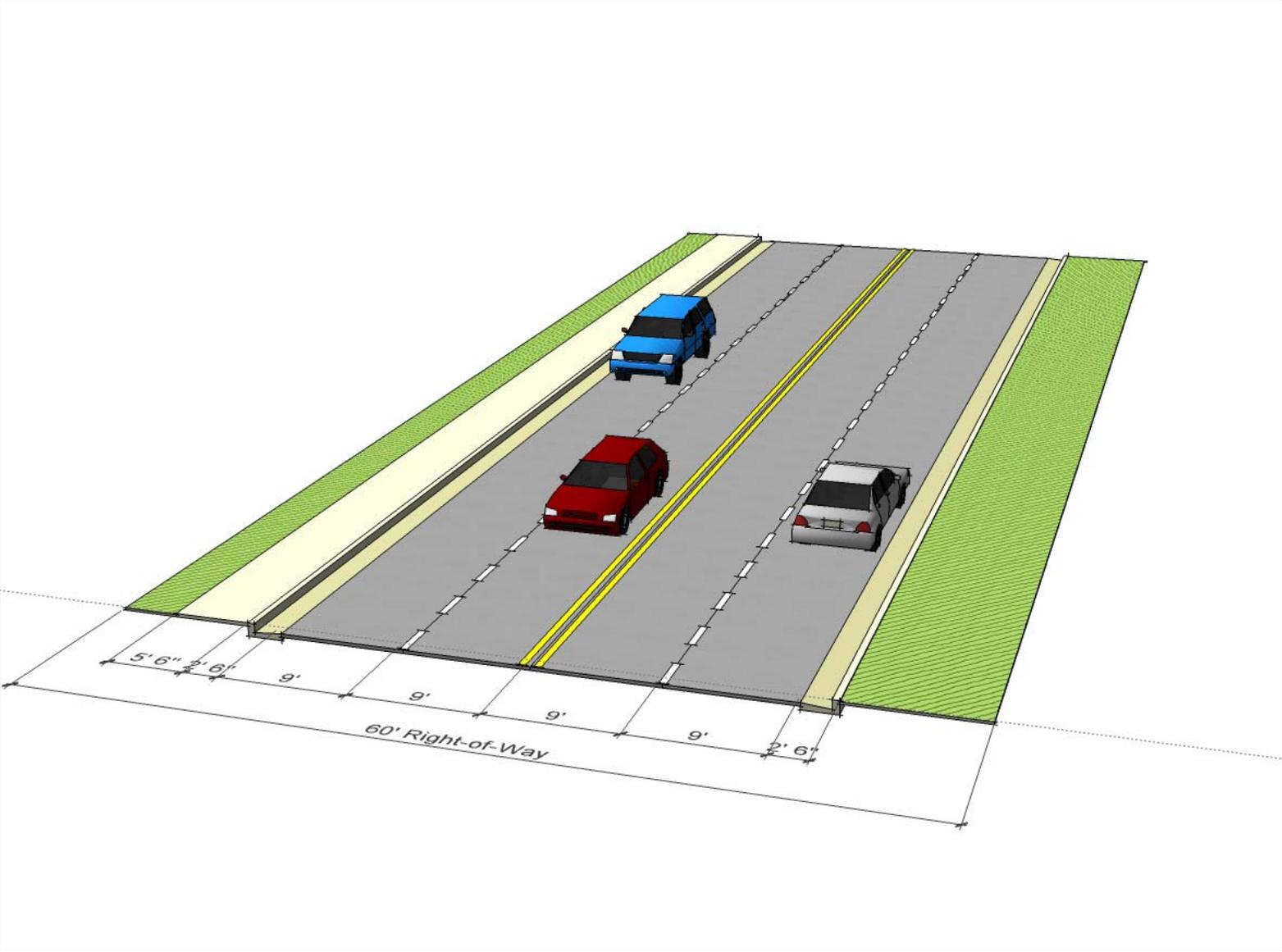
# Existing West Morehead



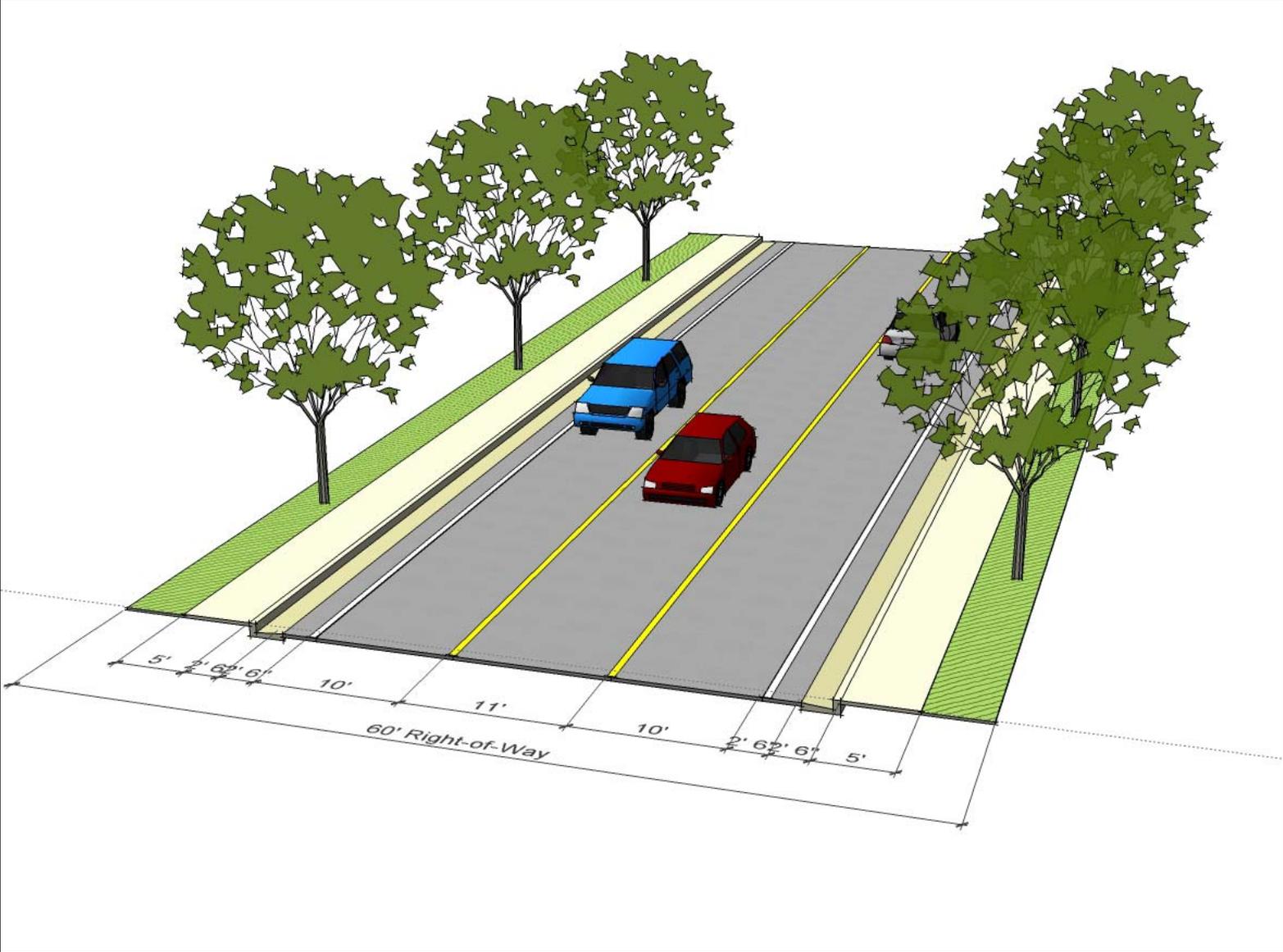
Proposed West Morehead



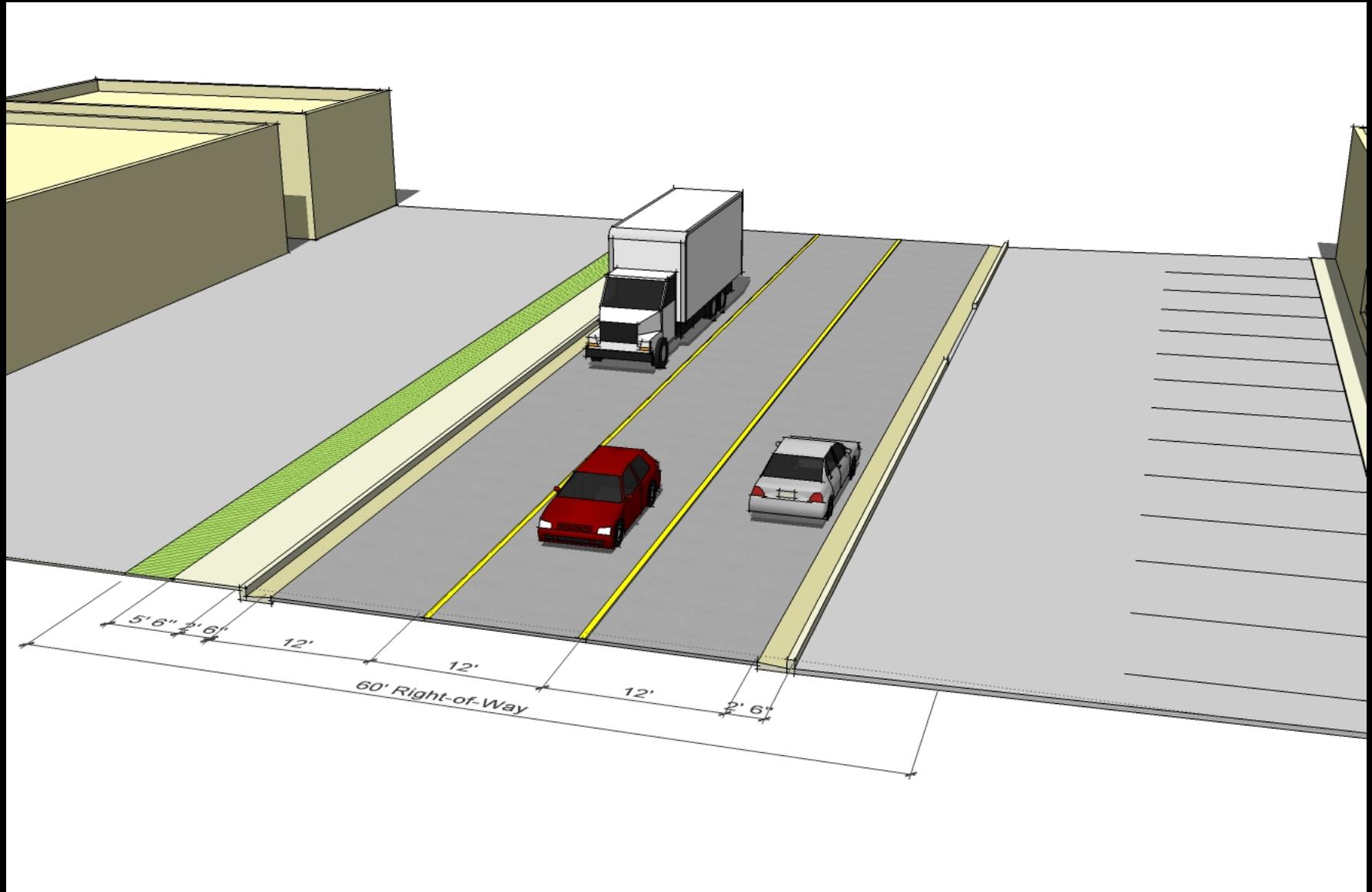
Existing Tuckasegee



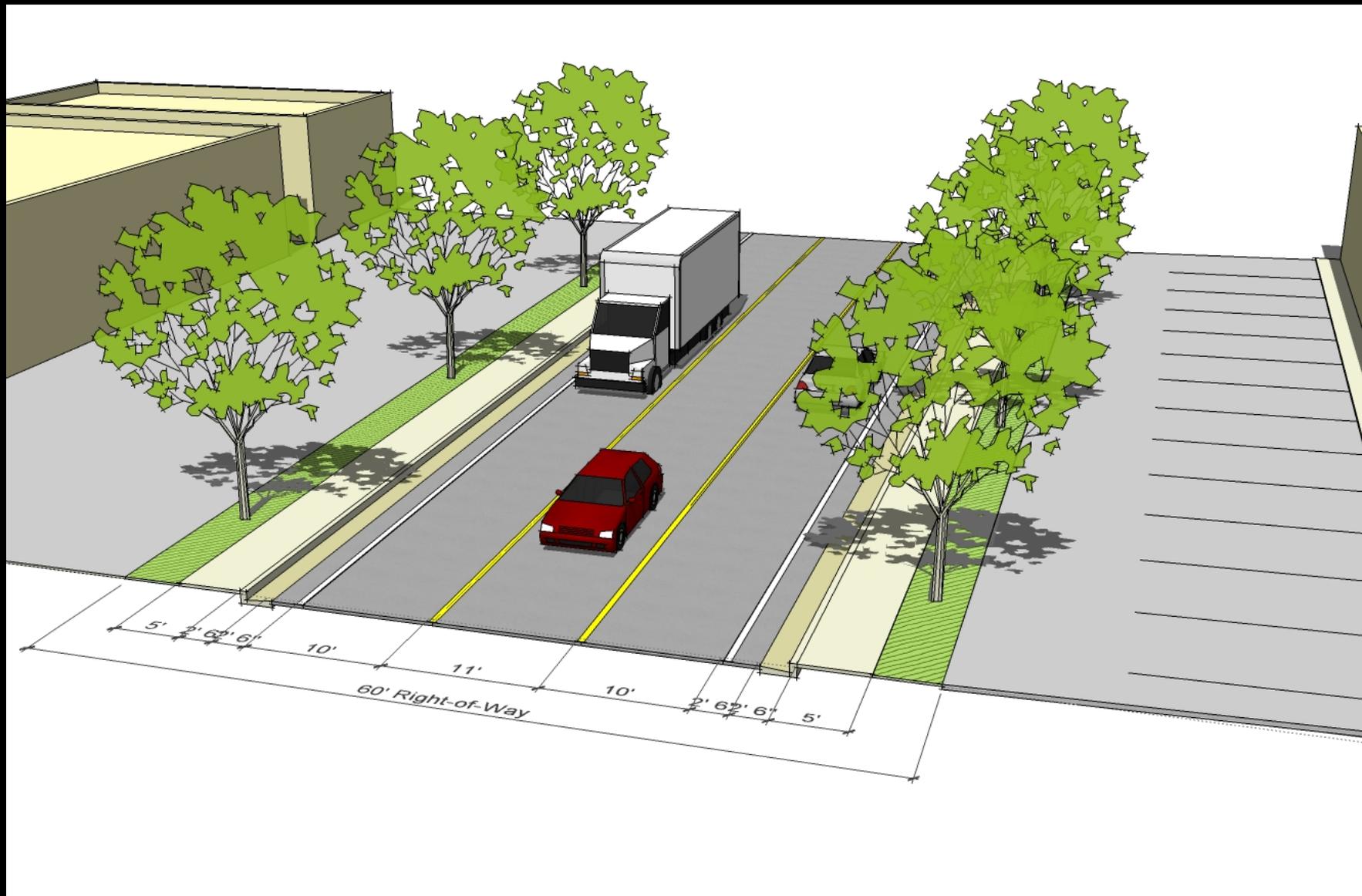
# Proposed Tuckaseegee



# Existing Thrift

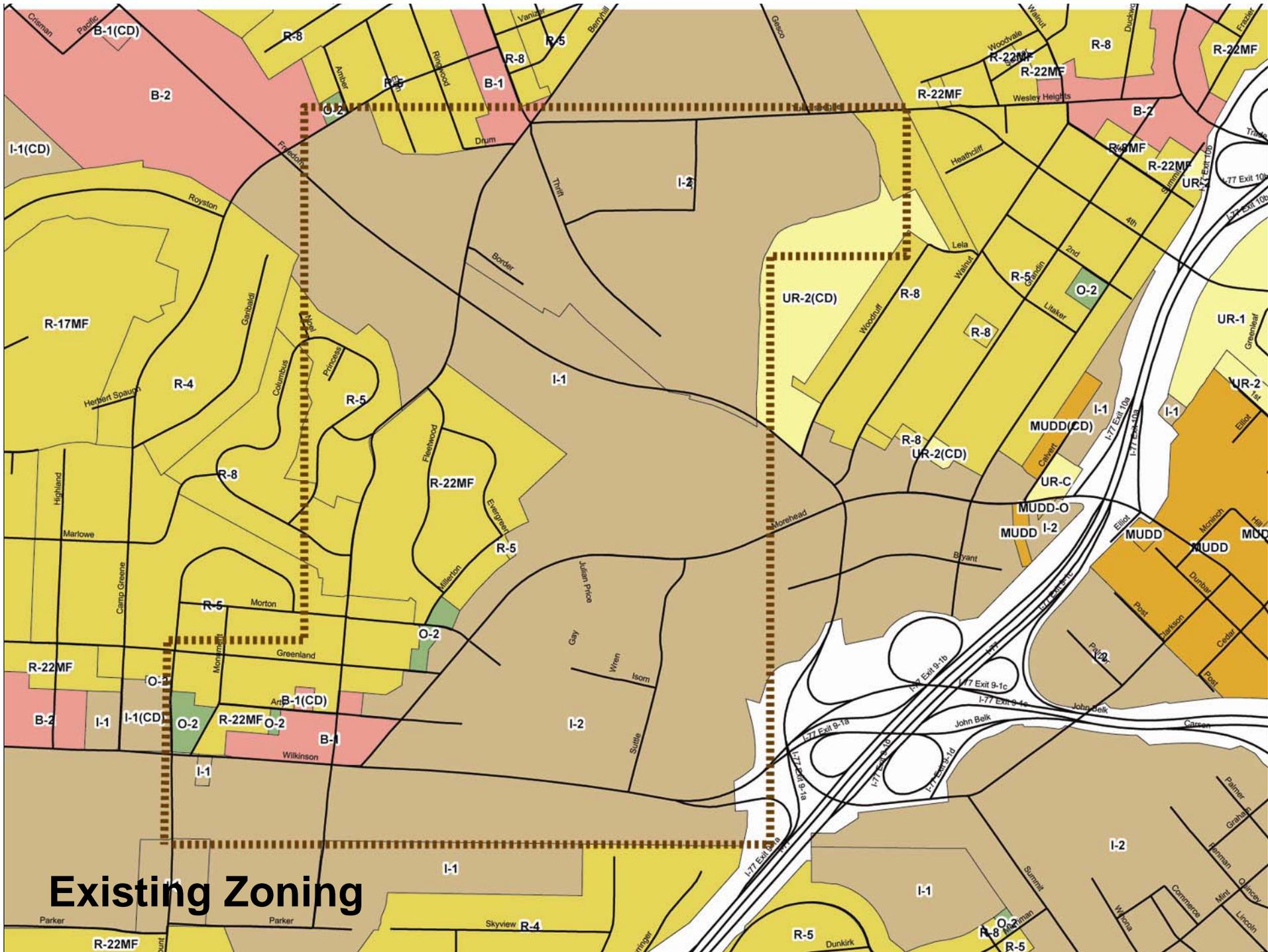


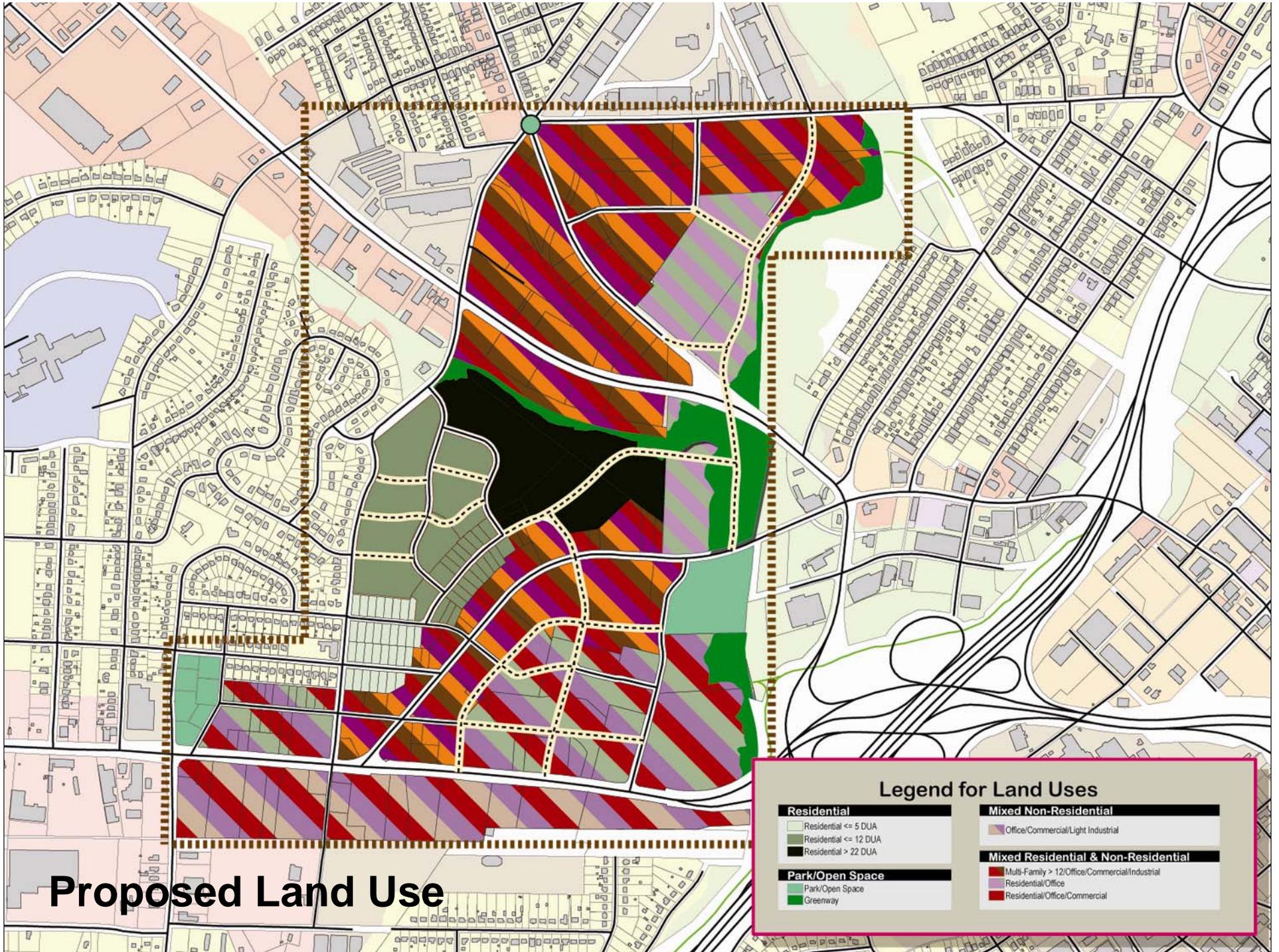
# Proposed Thrift





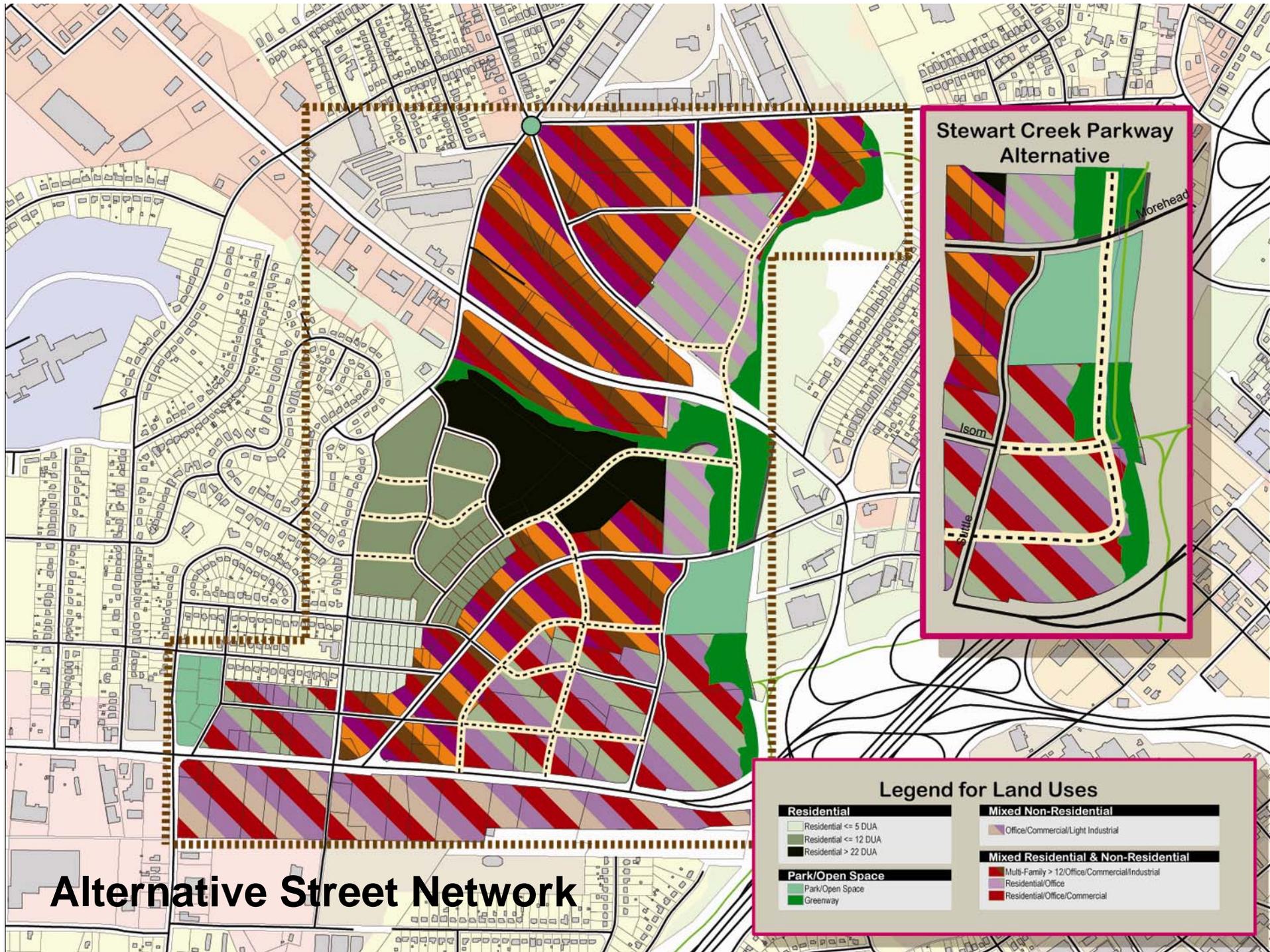
# Land Use





# Proposed Land Use

| Legend for Land Uses   |  |
|--|--|
| <b>Residential</b>   | <b>Mixed Non-Residential</b>   |
| <ul style="list-style-type: none"> <li>Residential &lt;= 5 DUA</li> <li>Residential &lt;= 12 DUA</li> <li>Residential &gt; 22 DUA</li> </ul> | <ul style="list-style-type: none"> <li>Office/Commercial/Light Industrial</li> </ul>   |
| <b>Park/Open Space</b>   | <b>Mixed Residential &amp; Non-Residential</b>   |
| <ul style="list-style-type: none"> <li>Park/Open Space</li> <li>Greenway</li> </ul>  | <ul style="list-style-type: none"> <li>Multi-Family &gt; 12/Office/Commercial/Industrial</li> <li>Residential/Office</li> <li>Residential/Office/Commercial</li> </ul> |



# Alternative Street Network

### Stewart Creek Parkway Alternative

Morehead

Isom

Stutte

### Legend for Land Uses

|  |  |
|--|--|
| <b>Residential</b>   | <b>Mixed Non-Residential</b>   |
| <ul style="list-style-type: none"> <li>Residential &lt;= 5 DUA</li> <li>Residential &lt;= 12 DUA</li> <li>Residential &gt; 22 DUA</li> </ul> | <ul style="list-style-type: none"> <li>Office/Commercial/Light Industrial</li> </ul>   |
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## What's Next?

- Draft Plan  
(November/December)
- Planning Commission
- Council Committee
- Public Hearing
- Approval by City Council  
(early 2007)
- Rezoning by Developers on-going

**CMPC Contact:**  
**Kent Main**  
**704-336-5721**  
**[kmain@ci.charlotte.nc.us](mailto:kmain@ci.charlotte.nc.us)**

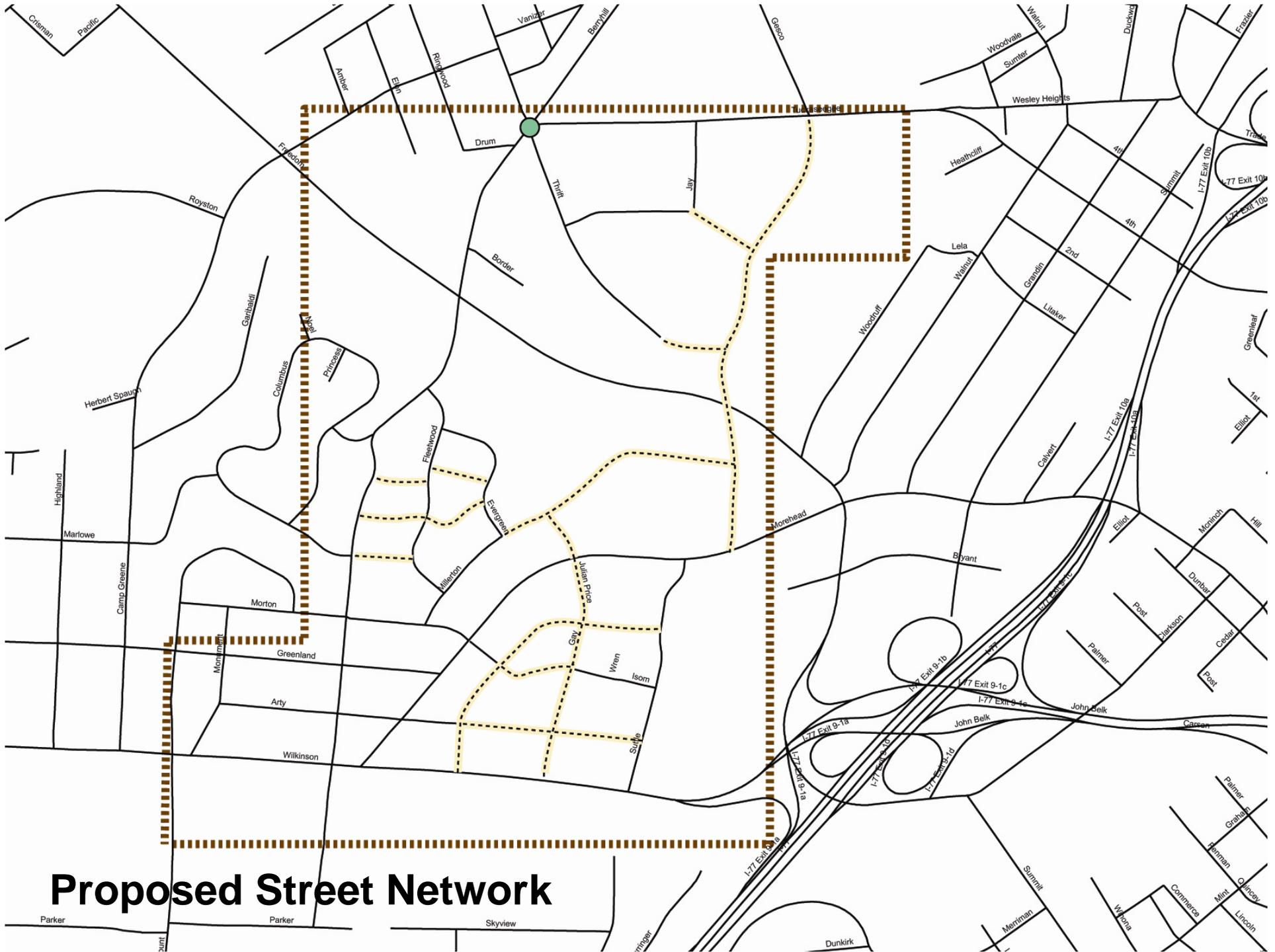




**Figure Ground**







# Proposed Street Network