

Centers, Corridors and Wedges

Advisory Group Meeting #2



December 16, 2008

Presentation Overview

- Advisory Group Process
- Feedback from Meeting #1
- Preparation for Break-Out Groups
 - Vision and Guiding Principles
 - Centers



Advisory Group and Adoption Process

Meeting #1 – Dec. 9

- Introduction
- Issue Verification

Meeting #2 – Dec. 16

- Guiding Principles
- Centers

Meeting #3 – Jan. 13

- Centers Wrap-Up
- Corridors

Meeting #4 – Jan. 27

- Corridors Wrap-Up
- Wedges
- Other Issues

Meeting #5 – Feb. 10

- Wedges Wrap-Up
- Other Issues Wrap-Up

Document Update – Jan./Feb. 2009

- Document Revisions Based on Advisory Group/Staff Consensus
- Summarize Outstanding Issues from Advisory Group Process

Planning Commission Review and Recommendation – Feb./March 2009

- Public Input

City Council Review and Adoption – March/April 2009

- Public Input

Feedback Based on Advisory Group Meeting #1

- Citizen Input
- Terminology
- Role of Framework
- Corridor Concept

Advisory Group Comments - Citizen Input

- Low participation in survey
- Dead link
- Need to engage more citizens

Staff Recommendation

- Re-establish survey on website – keep open until end of Advisory Group process
- At end of Advisory Group process, determine what additional input is needed

Advisory Group Comments - Terminology

- Need more specific definitions
- What do terms mean?
- Seems to be a lot of ambiguity in some definitions

Staff Recommendation

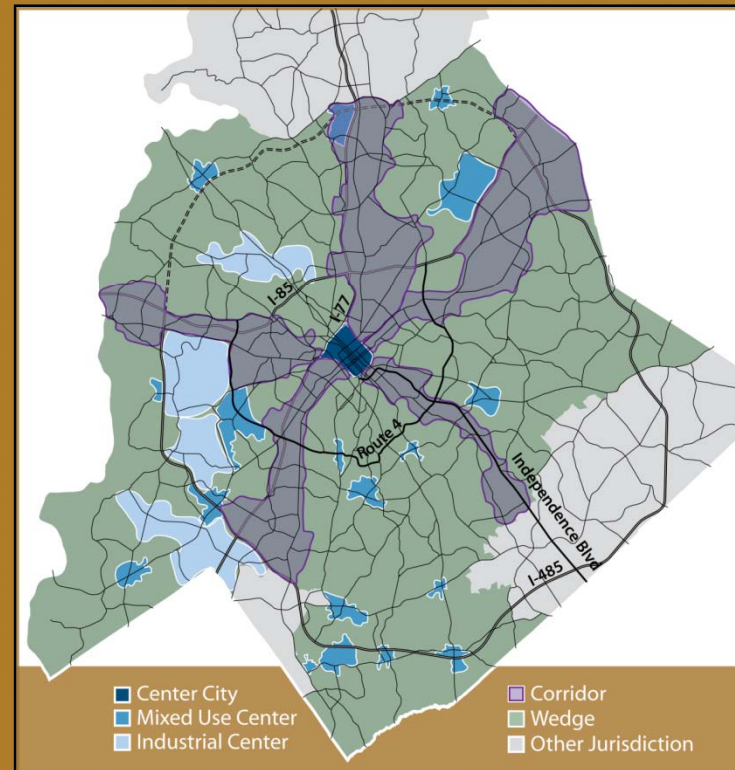
- Develop a glossary for document

Advisory Group Comments – Role of Document

- Document too general a plan to be used for specific geographies
- Seems like this is one plan among many
- Which plan trumps?
- How is this document a plan?

Role of Centers, Corridors and Wedges

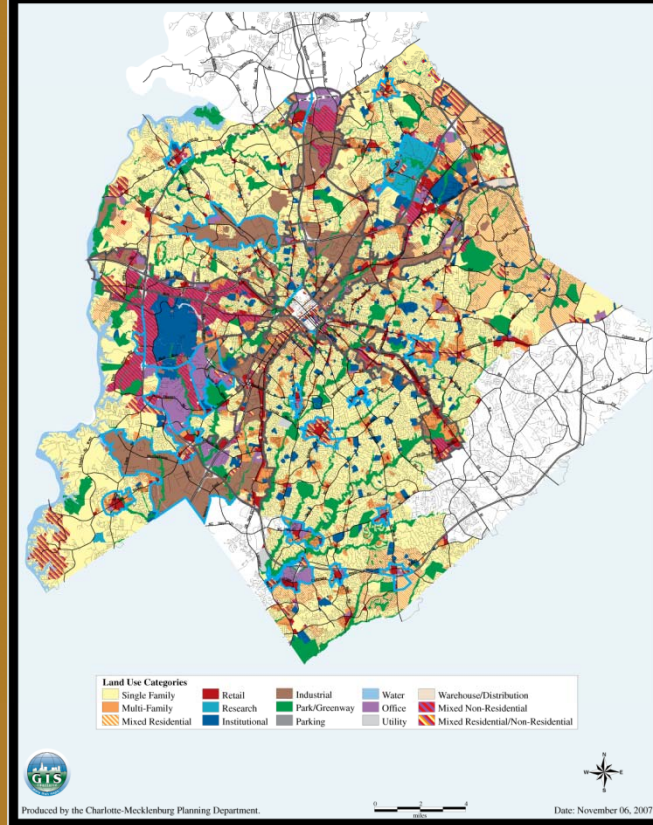
- Is not a plan
- Provides a development framework
- Serves as a common "starting point" for development of parcel specific area plans
- Does not provide direct guidance for development decisions



Role of Area Plans

- Used in development decisions
- Provide parcel-specific land use recommendations
- Provide detailed transportation recommendations

Generalized Adopted Future Land Use

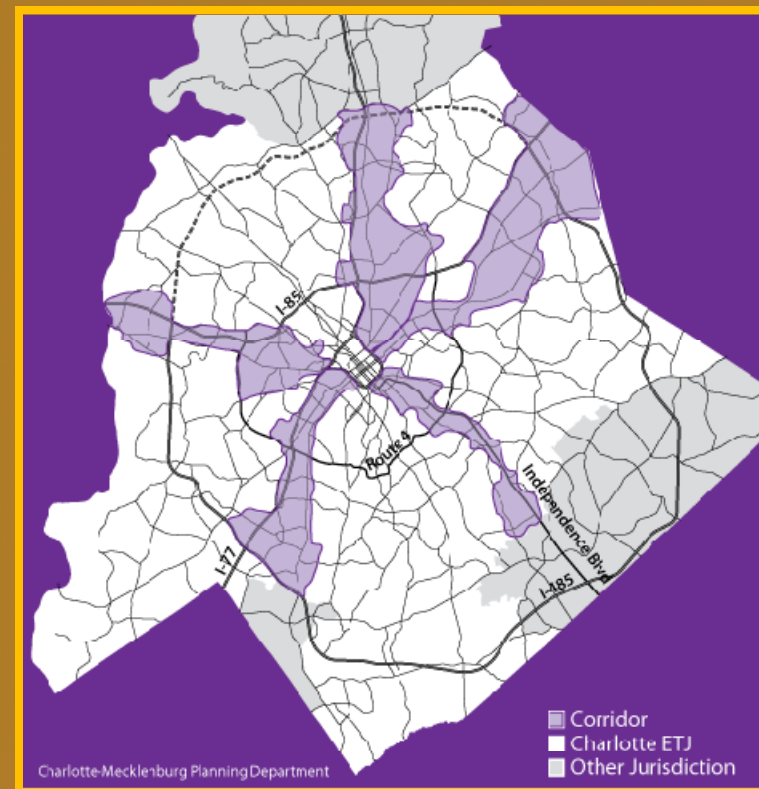


Advisory Group Comments – Corridor Concept

- Why aren't Albemarle and Providence Road listed as Corridors?
- Plan seems transportation driven
- Will transportation and economic decisions trump livability?
- Why is the framework a “wagon wheel?” Why are Centers not connected by Corridors?
- Neighborhoods in Corridors feel threatened by designation
- Need to identify Corridor subareas

Growth Corridor Concept

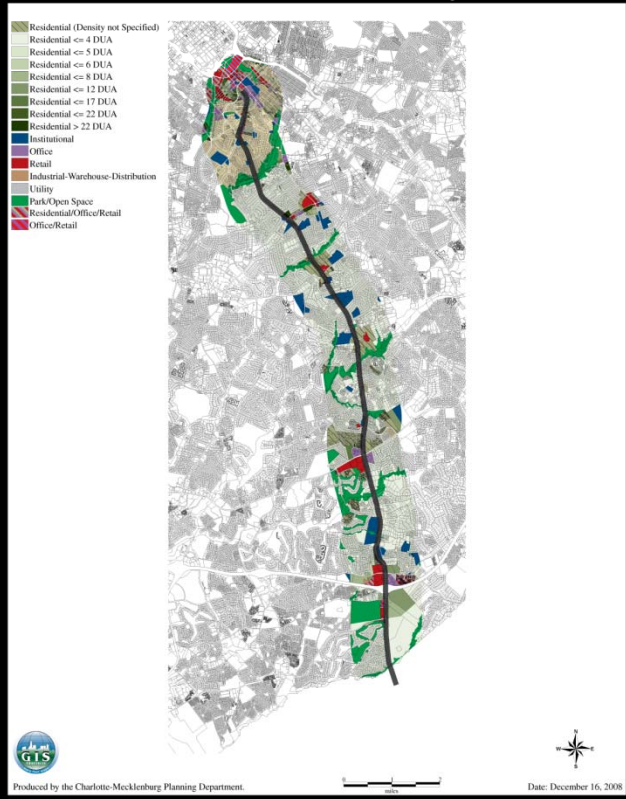
- Areas defined by multiple high capacity, parallel transportation facilities/modes:
 - Highway/expressway
 - Rapid transit
 - Thoroughfare
 - Freight rail
- Not single transportation corridors
- Provide infrastructure capacity for higher intensity growth, except in established neighborhoods



Transportation vs. Growth Corridor

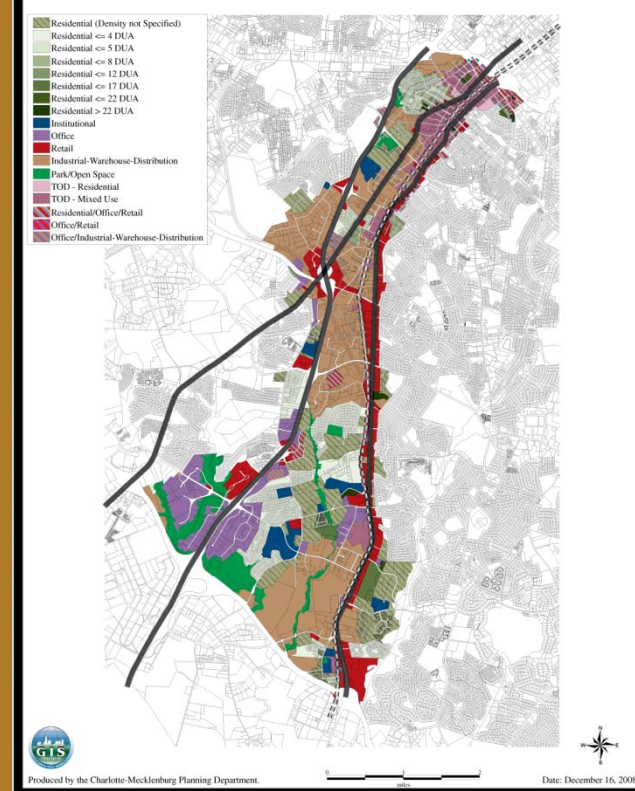
Transportation Corridor

Providence Road / Hwy 16



Growth Corridor

South Growth Corridor



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Growth Framework



Questions?

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Overview of Vision, Guiding Principles and Centers

Development Vision for Charlotte

**Charlotte will be a city with a variety of choices
for living, working and leisure,
where sustainable growth improves the quality of life.**

Guiding Principles

As it continues to develop, Charlotte will strive for:

- Empowered, informed and engaged citizenry
- High quality community design
- Quality and livable neighborhoods with a range of residential opportunities to accommodate a diverse population
- A diverse, growing and sustainable economy
- Revitalization of economically challenged areas
- More places where a variety of activities are accessible
- Expanded transportation choices
- Heightened consideration of environmental benefits and impacts
- A healthy and flourishing tree canopy
- Efficient investment in infrastructure that guides future growth and is able to serve both existing and future development

Comments on Development Vision and Guiding Principles

- Development vision is too vanilla – should be more inspirational
- “Activities” and “accessibility” are too vague
- Add concept about affordable housing
- “Empowered, informed and engaged citizenry” does not seem to fit design
- For “high quality community design,” who’s community are we referring to?
- Many of the principles seem to conflict and compete

What Are Centers?

- Concentrations of businesses and/or mixed-use development
- Multi-modal transportation system designed to support higher intensity uses
- 70% of new multi-family and 75% of new office in Centers and Corridors
- Three Center Types:
 - Center City
 - Mixed-Use
 - Industrial

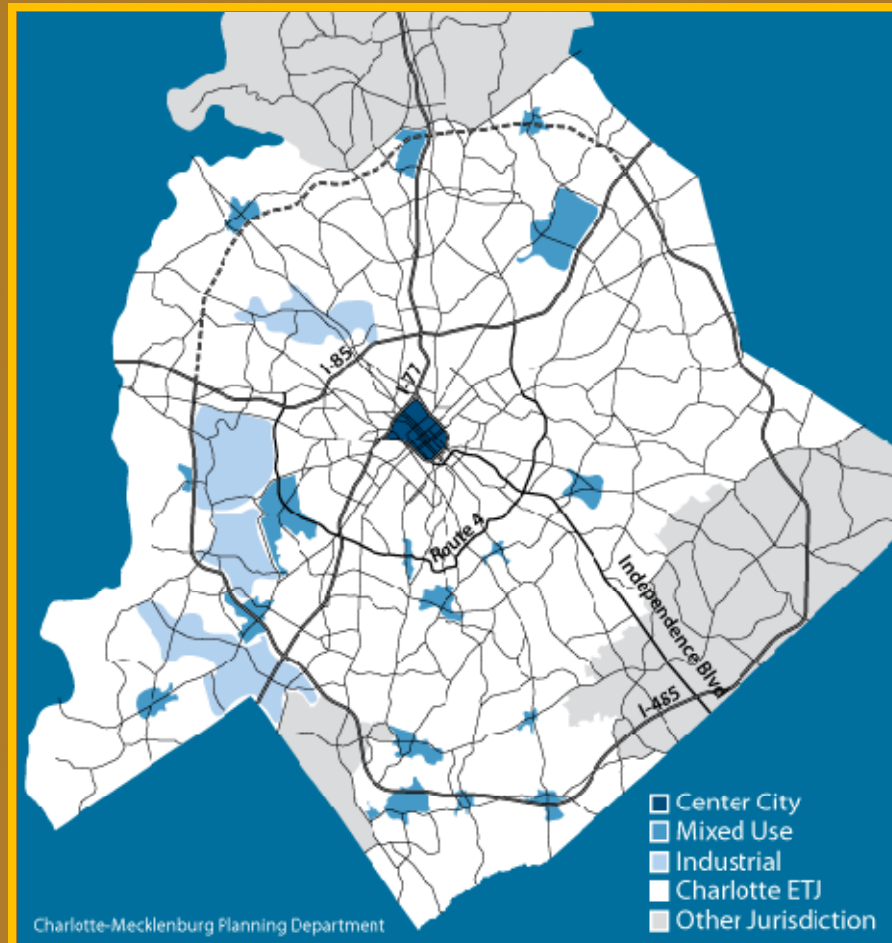


Center Types

- **Center City**
 - Greatest concentration of people and jobs
 - Region's office and cultural hub
 - Tallest buildings
- **Mixed Use**
 - Centers of activity for nearby neighborhoods
 - Mix of office, retail, housing, civic
 - Comfortable and safe for pedestrians
- **Industrial**
 - Primarily warehouse, distribution, industrial
 - Lower scale buildings



Where Are Our Centers?



Citizen Comments on Centers

- Concept of mixed-use needs to be better defined
- Centers can include same items as Corridors – how are they different?
- Center City should provide option for people to have access to all they need, without having to drive
- Disagree that district parks should only be located in Wedges; central district parks in Centers are equally important



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Questions?

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Thank You

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