

# Centers, Corridors and Wedges

## Advisory Group Meeting #4



**January 27, 2009**

# Presentation Overview

- Advisory Group Process
- Feedback from Meeting #3
- Preparation for Break-Out Groups
  - Corridors





## Advisory Group and Adoption Process - Revised

### Meeting #1 – Dec. 9

- Introduction
- Issue Verification

### Meeting #2 – Dec. 16

- Vision/Guiding Principles

### Meeting #3 – Jan. 13

- Centers, Corridors

### Meeting #4 – Jan. 27

- Centers Feedback
- Corridors Discussion

### Meeting #5 – Feb. 10

- Corridors Feedback
- Wedges Discussion

### Meeting #6 – TBD

- Review Changes

### Document Update – Jan./March 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

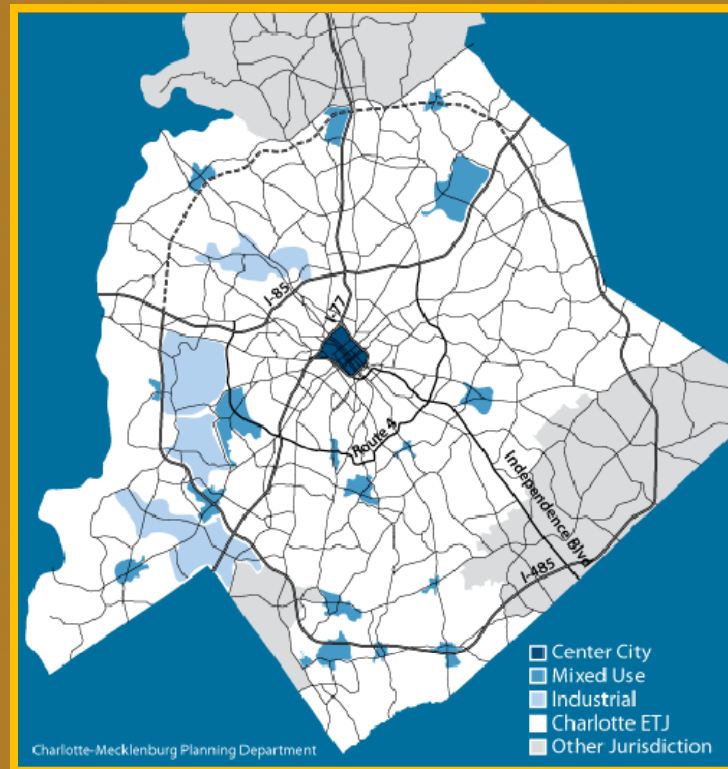
### City Council Review and Adoption – March/May 2009

- Public Input

## Status of Staff Work Based on Advisory Group Meetings #1 through 3

- Re-establish web survey – **underway**
- At end of Advisory Process, determine additional input needed – **future**
- Develop a glossary for document – **underway**
- Revise wording for Vision – **future**
- Advisory Group to provide suggested language for Vision – **complete**
- Revise wording of Guiding Principles and provide explanatory text for each Principle -**underway**

# Centers Feedback Based on Advisory Group Meeting #3





# Advisory Group Comments – Centers

- Define difference between Centers in “Centers, Corridors and Wedges” and Centers in “General Development Policies”

## Staff Recommendation

- Revise text in both documents to indicate that “Centers” in General Development Policies are typically shopping centers and may be a component of a larger “Mixed Use Center” as defined in CCW
- CCW Centers are at least 750,000 square feet, the size of a Super-Regional Center, as defined by the GDPs

# GDP Center Types

CONVENIENCE CENTER

NEIGHBORHOOD CENTER

COMMUNITY CENTER

REGIONAL CENTER

**SUPER REGIONAL CENTER**



## GDP Center Types



**Convenience Center – up to  
70,000 square feet**



**Neighborhood Center – up to  
130,000 square feet**



**Community Center – up to  
300,000 square feet**



**Regional Center – up to  
750,000 square feet**



## GDP – Super-Regional Center

- Over 750,000 square feet
- Same size as “Centers” in CCW



# Advisory Group Comments – Centers

- Document needs to address smaller centers, centers within Corridors and historic Centers

## Staff Recommendation

- Revise document to indicate that:
  - Station Areas (in Corridors) have same general characteristics as Mixed-Use Centers and function as Centers designed around a rapid transit station
  - Corridors can also have areas with the character and function of Mixed-Use Centers
  - Smaller centers may be located in Wedges and Corridors
  - Areas with unique or historic qualities will be addressed in site design section of Centers Corridors and Wedges



## Advisory Group Comments – Centers

- Concept of mixed use needs to be clarified
- Is mixed use the same in Center, Corridor and Wedge?

### Staff Recommendation

- “Mixed use” and “multi-use” to be added to glossary
- Revise document to refer to mixed use and multi-use in Centers, Corridors and Wedges, where appropriate

## Draft Definitions

- **Mixed use development:** two or more uses in one building
- **Multi-use development:** two or more interconnected uses in multiple buildings on a single parcel or adjacent parcels
- **Mixed Use Centers:** could include mixed use and multi-use development



# **Advisory Group Comments – Centers**

- Document should not say that mixed use and multi-use are prevalent building type in Center City and Mixed Use Centers

## **Staff Recommendation**

- Revise text to indicate that these represent the desired character of these Centers

# Advisory Group Comments – Centers

- Center City should be “iconic” center of Charlotte

## Staff Recommendation

- Revise text to strengthen this concept that the Center City is the heart of the City and Region



# **Advisory Group Comments – Centers**

- Need to define district park
- Need to consider major park (District? Event? Other?)

## **Staff Recommendation**

- Clarify park recommendations for Centers

# Advisory Group Comments – Centers

- Centers include many of the characteristics that describe neighborhoods located in Corridors

## Staff Recommendation

- May not be appropriate label neighborhoods as Centers because intensity and type of development is not consistent with predominantly low density single family neighborhoods



## Characteristics of Mixed Use Centers:

### *General:*

- Focal points of activity for surrounding neighborhoods and **greater Charlotte area**
- **At least 750,000 sq. ft. of non-residential development – super regional center**

### *Appropriate uses include:*

- Retail designed to serve the surrounding community/**region**
- Moderate to high density housing (up to and **over 22 DUA**)
- **Regional** and/or neighborhood serving office; Civic uses
- Existing and/or non-residential intensity should be low to moderate (.25 - .50 FAR), **sometimes high (over .50 FAR)**
- Mixed use and multi-use should be typical development type
- Most development low (up to 4 stories) at edge to **mid-rise (5-8 stories)** at core
- Infill and redevelopment of underutilized sites

# Corridors



## Major Corridor Issues

- Corridors have negative image, as described; “anything goes”
- Corridors are transportation focused; places to go “through, not to”
- Difference between Centers and Corridors is not clear
- Established neighborhoods in Corridors are not protected



## Corridor Issues

- Corridors have negative image, as described; “anything goes”
- Corridors are transportation focused; places to go “through, not to”

### Staff Recommendation

- **Redefine Corridors:**
  - Recognize:
    - Established Neighborhoods
    - Unique sub-areas
    - Diversity of land uses
    - Opportunities for growth
    - Locations for placemaking

# Corridor Issues

- Difference between Centers and Corridors is not clear

## **Staff Recommendation**

- Develop summary of framework areas that highlights major common elements and differences between Centers, Corridors and Wedges

# Comparison of Centers and Corridors

## CORRIDORS

- Linear
- Comprised of distinct subareas
- Transit Station Areas have highest density outside of Center City
- Served by multiple transportation facilities
- Rapid transit service
- Diversity of land uses

## CENTERS

- Nodal
- Three types – fairly homogeneous
- Center City has highest density; Mixed-Use Centers less dense than station areas
- Typically served by thoroughfares; may have interstate and/or rail access
- Local and/or express bus service



# Corridor Issues

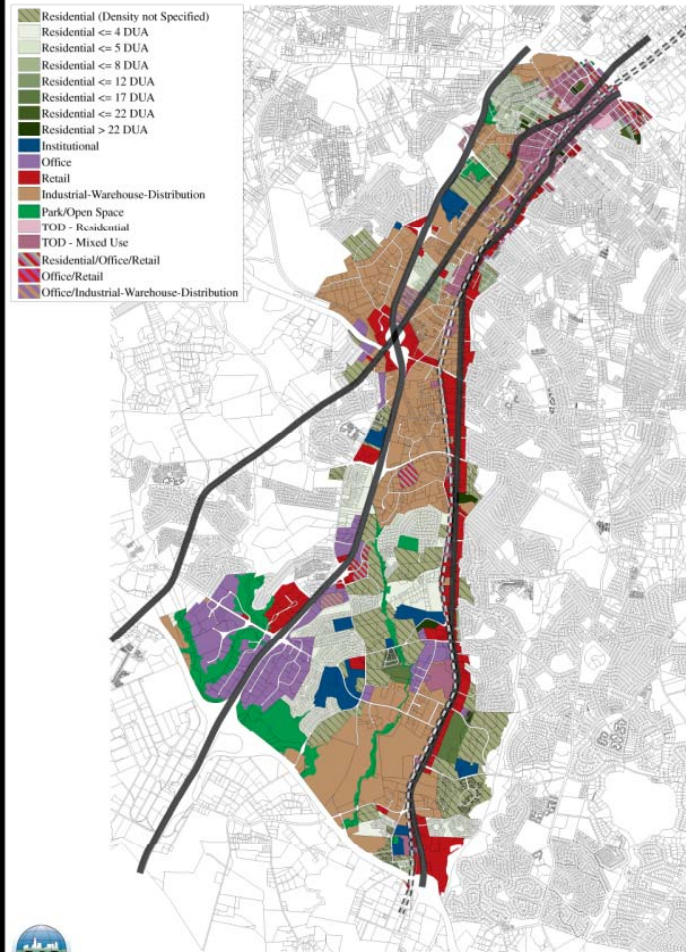
- Established neighborhoods in Corridors are not protected

## Staff Recommendation

- Add fourth subarea for established neighborhoods in Corridors that addresses:
  - protection of housing and neighborhood commercial areas
  - transportation enhancements – to ensure that they are compatible with neighborhood character
  - transition to other portions of Corridor

## Growth Framework

### South Growth Corridor



Produced by the Charlotte-Mecklenburg Planning Department.

0 1 2  
Miles



Date: December 16, 2008



## Proposed Corridor Subareas



**Transit Station Area**



**Interchange Area**



**General Corridor Area**



**Established Neighborhoods**



CENTERS • CORRIDORS • WEDGES

**Growth Framework**



# Thank You

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