

# Centers, Corridors and Wedges

## Advisory Group Meeting #7



March 31, 2009

# Presentation Overview

- Advisory Group Process - Status
- Feedback from Meetings #1-6





## 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
- Corridors Discussion

**Meeting #6 – March 3**

- Wedges Discussion
- Revised Vision and Principles

**Meeting #7 – March 31 - -**

- Review Vision and Guiding Principles

**Document Update – Jan./May 2009**

- Document Revisions Based on Advisory Group/Staff Consensus

**Meeting #8 – TBD**

- Wrap Up
- Identify Outstanding Concerns

**Planning Commission Review and Recommendation – May/June 2009**

- Public Input

**City Council Review and Adoption – July/Sept. 2009**

- Public Input

# Feedback from Meetings 1 through 6

## Status of Staff Work Based on Advisory Group Meetings: General

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



## Status of Staff Work Based on Advisory Group Meetings: General (cont.)

- Develop Executive Summary of document to be placed in front of document – *underway*
- Replace existing maps in document with more general “bubble” maps – *underway*
- Remove “numbers” from body of document and place in glossary – *underway*
- Provide an overview of how area plans are developed – *underway*
- Add language that won't preclude the provision of affordable housing - *underway*

## Status of Staff Work Based on Advisory Group Meetings: Centers

- Update CCW and GDP's to address similarities and differences between "centers" in each document – *underway*
- Revise text to indicate that mixed use and multi-use represent the desired character of Mixed Use Centers and Center City, not the prevalent building type – *underway*
- Revise text to strengthen this concept that the Center City is the heart of the City and Region – *underway*
- Revise text for Mixed Use Centers to make types of office (national/regional) more similar to Center City - *underway*
- Clarify park recommendations for Centers - *underway*

## Status of Staff Work Based on Advisory Group Meetings: Corridors

- Redefine Corridors to reflect positive characteristics – *complete, except for minor revisions*
- Revise Corridor pictures to be less vehicle focused – *underway*
- Further refine Corridor text to indicate that Corridors link land uses together, instead of dividing them - *underway*
- Add fourth subarea, Established Neighborhoods, to Corridors – *complete, except for minor revisions*
- Provide additional information on transitions between established neighborhood and adjacent high intensity uses – *for presentation tonight*



## Status of Staff Work Based on Advisory Group Meetings: Corridors

- Revise document to indicate Corridor Station Areas function as “Centers” around a rapid transit station - *complete*
- Revise document to indicate Corridors can have areas with character of Mixed-Use Centers and smaller centers may be located in Wedges and Corridors – *Corridors complete; Wedges underway*

## Status of Staff Work Based on Advisory Group Meetings: Wedges

- Work with Charlotte Mecklenburg Utilities to resolve apparent conflict between limiting utility extensions and land use and environmental impacts of resulting well and septic – *underway*
- Revise text on page 28 as follows: “Mixed Use/Retail districts should be designed to allow access by car, and encourage easy pedestrian circulation upon arrival.” – *complete*

## Status of Staff Work Based on Advisory Group Meetings: All Area Types

- Address areas with unique or historic qualities in design section of each area type - *underway*
- Revise document to refer to mixed use and multi-use in Centers, Corridors and Wedges, where appropriate – *underway*
- Develop summary of framework that highlights major common elements and differences between Centers, Corridors and Wedges – *underway*



CENTERS • CORRIDORS • WEDGES

**Growth Framework**



# Thank You

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