



## *Elizabeth* *Area Plan*

### **Elizabeth Area Plan Citizen Advisory Group**

#### **Meeting No. 5**

**February 3, 2010**

**5:30 – 7:30 p.m.**

**Room 280, Charlotte-Mecklenburg Government Center  
600 East Fourth Street, Charlotte, NC 28202**

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### **Meeting Notes**

The meeting began at 5:30 p.m. The following Citizen Advisory Group members were present:

Dawn Ballenger, Chris Branch, Steven C. Burke, Tim Cleveland, John Hadley, Peggy Hey, Micki McDonough, Lee McLaren, Andy Misiaveg, Monte Ritchey, Clifton Settlemyer, Kris Solow, Rick Solow, Peter Tart, Robert Zabel; Andy Zoutewelle; Nina Lipton (Planning Commission).

City and County staff present were:

- Alan Goodwin, Planning Department - Project Manager
- Kathy Cornett, Planning Department
- Jaya Dhindaw, Planning Department
- Jim Kimbler, CDOT

Alan Goodwin began the meeting with introductions and general housekeeping items. Kathy Cornett explained the World Café format for the meeting, mentioning that it was in response to requests from some members of the group for a more interactive approach. The World Café model has been used in corporate, government and community settings and is built on the assumption that the group has the wisdom and creativity to confront difficult challenges and can do so in a comfortable environment. Its premise is conversations that matter – a method for creating a living network of collaborative dialogue around questions that matter in the service of work.

The meeting was participant-focused, with limited staff involvement. It included three rounds of 20-minute conversations that explored the following questions:

- To build the ground for our future, what do we want to conserve and what needs to change?
- Think about walking through your favorite community centers, facilities and public spaces. What makes those successful and what can we learn from those and apply to Elizabeth?
- What will it take to bring Elizabeth to the ideal?

At the end of the three rounds, the original tables reconvened for a whole group discussion, where discoveries, insights and patterns were captured on a wall graphic. (The wall graphic will be scanned and posted to the website.) Notes from the group conversation include the following:

## **Conserve**

- Parkland stays and deeded parkland goes back to park use (referring to Memorial Stadium);
- Preservation of trolley path – between Seventh and Fifth; public access rather than internalized;
- Preservation of alleyways and their functionality (locate utilities in alleyways); Eighth to Seventh; public access;
- Preserve and encourage a variety of architecture;
- Allow ROW for use and other utilities;
- Preservation of things unique to the neighborhood;
- Preserve and maintain creek (Deacon Avenue) all the way to the end;
- Cohesive identity as a single, identifiable neighborhood;
- Conserve residential use of arteries such as Hawthorne and Pecan;
- Elizabeth Avenue should be developed as a mixed-use (residential, office, retail, entertainment) between Hawthorne Lane and Charlottetowne Avenue;
- Elizabeth Avenue development – hospital expansion, unique spaces;
- Hawthorne and Pecan – maintain residential, no commercial beyond Snoops;
- Seventh Street – high density, scale and outstanding architectural features, European cities;
- Independence Park – delete parking lot, expand rose garden, parallel parking around park;
- Encourage public art;

## **Successful Spaces**

- Variety of architectural styles, appropriate scale, outstanding architectural features;
- Access storefronts and restaurants from the sidewalk – café style, like Elizabeth Avenue;
- Gathering areas in the park, enhancing the park;
- Extending the Gold Rush trolley;
- Connectivity between the inner city and neighborhood;
- Public art in the park;
- Parks or park settings (different identities within a larger park) that are casual meeting places – chance encounters for neighbors and visitors;
- Opportunities for connectivity;
- Opportunities for collecting at commercial locations – enough scale to encourage such;
- Atmosphere of quiet in Independence Park – too much noise from Presbyterian Hospital;
- Connect Eighth to park;
- Fix up Memorial Stadium and host more events programmed for the neighborhood;
- Conserve open space at Martha Washington;
- International House in jeopardy – new location;
- Water tower;

## **Ideal**

- Absolute walkability – Seventh Street;
- Redevelopment of Seventh Street – review parcel by parcel to bring the highest and best use to each piece as well as compatible with the neighborhood;
- Road diet on Seventh – good direction – median, more pedestrian friendly, improved streetscape, enhance street lighting;
- Thoroughfares should not divide parts of the neighborhood;
- Pedestrian and bicycles within community and to other neighborhoods – Pecan to Central – interconnected to other neighborhoods;
- Increased density to increase residents around the park (3-4 story);
- Café in the park – activate the park at all times of the day;

- Maintain Elizabeth as a whole;
- Density along park, along Seventh Street to support retail, stores with character, to serve as a gathering area;
- Neighborhood cohesion and communication – within the neighborhood and public sector (City/County departments);
- Avoid uniformity in building height and design;
- Sustainability in all uses/areas – environmental, building, economic – with leadership by schools and the hospitals;

At the end of the whole group conversation, Alan reviewed the schedule and where we are in the process and the tentative review and adoption process. Andy Misiaveg asked when there would be opportunity for public comment.

Kathy Cornett distributed the Market Analysis Summary and explained that the entire study is available on the plan website. The analysis looks at the area and its context, demographics and employment and then forecasts potential market opportunities and potential demand for residential, retail and employment growth. This information is used as one of a number of tools helping to develop and evaluate future land use recommendations. Kathy asked that the group review the materials and let staff know if there is a need for an additional meeting to receive a presentation on the material.

Alan stated that the next meeting will focus on Community Design, will include an interactive activity with building blocks and will build upon some of the ideas expressed in this meeting. Dawn Ballenger asked that agendas and background material be distributed prior to the next meeting. Andy Misiaveg asked that information about design principles be distributed prior to the meeting. Peter Tart asked to receive the information a week prior to the meeting. Staff responded that they will do their best to send the information out a week prior.

The meeting ended at approximately 7:40 p.m.

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