



Elizabeth Area Plan

Elizabeth Area Plan Citizen Advisory Group

Meeting No. 6

March 3, 2010

5:30 – 7:30 p.m.

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

Meeting Notes

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

Dawn Ballenger, Steven C. Burke, Patrick Frye, John Hadley, Peggy Hey, Bob Lurie, Micki McDonough, Andy Misiaveg, Stuart Povall, Barbara Rockecharlie, Rich Rosenthal, Diane Ryon, Clifton Settlemeyer, Bob Silverman, Peter Tart, Todd Williams; 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
- Brian Horton, CDOT
- Peter Zeiler, Neighborhood and Business Services

Alan Goodwin began the meeting with introductions and general housekeeping items. He reviewed the meeting schedule and noted that there have been some revisions, with an added meeting on April 7th focusing on land use, the April 21st meeting focusing on transportation concepts and a possible date of May 5th for the 2nd public meeting. There is also the potential of adding two additional meetings, with the dates yet to be determined. Alan also briefly reviewed the area plan adoption process.

Alan also provided a recap of the February 3rd meeting, which used the World Café format and focused on land use, and showed the wall graphic and summary map from that meeting. He explained that the area plan website has been updated with the meeting notes, presentation and wall graphic; the complete market analysis and market analysis summary and that an inquiry about Deacon Avenue has been followed up on by staff and a CAG member. A majority of the CAG members present are interested in having a presentation on the market analysis from Todd Noell during the lunch hour. Planning staff will work to schedule this.

Alan then introduced Jaya Dhindaw, Urban Designer with the Planning Department to discuss community design. Jaya presented information on the elements of design, community design as addressed by the 2007 General Development Policies (GDP) and a review of what we heard about community design from the likes/dislikes exercise at the first meeting. Jaya asked if there were any gaps the CAG members saw between the GDP and what the community wants to see. Peter Tart asked about alleyway abandonments and if the GDP, or this discussion, plays

into those decisions. Jaya and Kathy then explained how the GDP are used, that they are a starting point for the plan's community design policies and that those policies would likely be more specific.

As homework, Jaya asked CAG members to email photos of examples of community design they would like to see in Elizabeth to Alan by March 25th. She asked members to include a description and explained that the photos will be posted on the plan webpage.

Jaya then began a discussion of density and provided different examples of residential density and a density "quiz." Dawn Ballenger asked why the quiz was presented and Peter Tart asked if it would be more accurate to express the information in the form of floor area ratios rather than dwelling units per acre. Jaya and Alan explained that the quiz focused on residential densities, which are typically expressed in terms of dwelling units per acre.

Jaya then briefly touched on the principles identified in the Seventh Street Developer Response process and then introduced the hands-on building block exercise to look at massing within certain areas within the plan boundary. The group then spent the next 40 minutes using one inch by one inch blocks to explore density around the Seventh/Pecan/Caswell intersection and Independence Park.

Report Back

The CAG members provided feedback on design considerations after the block exercise for each of the focus areas East Seventh Street and Park Drive). Below is a summary of what was discussed.

Design Consideration – East Seventh Street

- Setback – would like to see minimum (less than 20') setback at nodes (Seventh/Pecan/Caswell) and greater setback further along Seventh Street (minimum 20'; average 25-30')
- Height – 3-5 story buildings along Seventh. 5 storey maximum (desirable only at the north-west quadrant of the Seventh/Pecan/Caswell intersection).
- Massing – stepbacks should respect adjacent single-family homes. Seventh/Pecan/Caswell node can support greater density.
- Scale – Similar to existing with higher intensity at node.
- Open Space – provide landscaped open space in front of buildings in the form of courtyards, front yards, and recessed open space
- Building Architecture – Preserve the façade of the Starbucks building and possibly build 2 stories (office?) above it (stepped back). Example –Ratcliffe Flowers building in Uptown.
- Streetscape – would like to see a dramatic landmark/iconic building at the Seventh Street node (Philosopher's Stone property). Animate street at the ground level. Neighborhood-serving retail, office or service retail at ground floor along Seventh. Would be economically beneficial if buildings could be mixed use (office-residential). This would encourage shared parking and an 18 hour environment. Would not like to have any medical offices on Seventh.

Design Consideration – Park Drive

- Setback – follow existing setback or provide more than minimum required setback.
- Height – 4 story maximum on Park Drive (step-down from Elizabeth on the Park condos desirable).

- Massing – Building with alley-loaded parking deck configuration. Respect density of interspersed single-family residential.
- Scale – Integrate single-family and keep similar to what is existing.
- Open space – desirable.
- Building Architecture – preserve older historic (or properties with some historic significance) properties.
- Streetscape – Primarily residential and some office.

Would like to see greater density/intensity or taller buildings on the other side of Park Drive (Kings College side) to buffer the park and neighborhood from the noise/height/intensity of the hospital area.

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

Charlotte-Mecklenburg Planning Department
600 East Fourth Street, Charlotte, NC 28202
www.charlotteplanning.org

Elizabeth Area Plan Contacts:
Alan Goodwin: Agoodwin@CharlotteNC.gov
Kathy Cornett: KCornett@CharlotteNC.gov
Phone: 704/336-2205