Welcome.

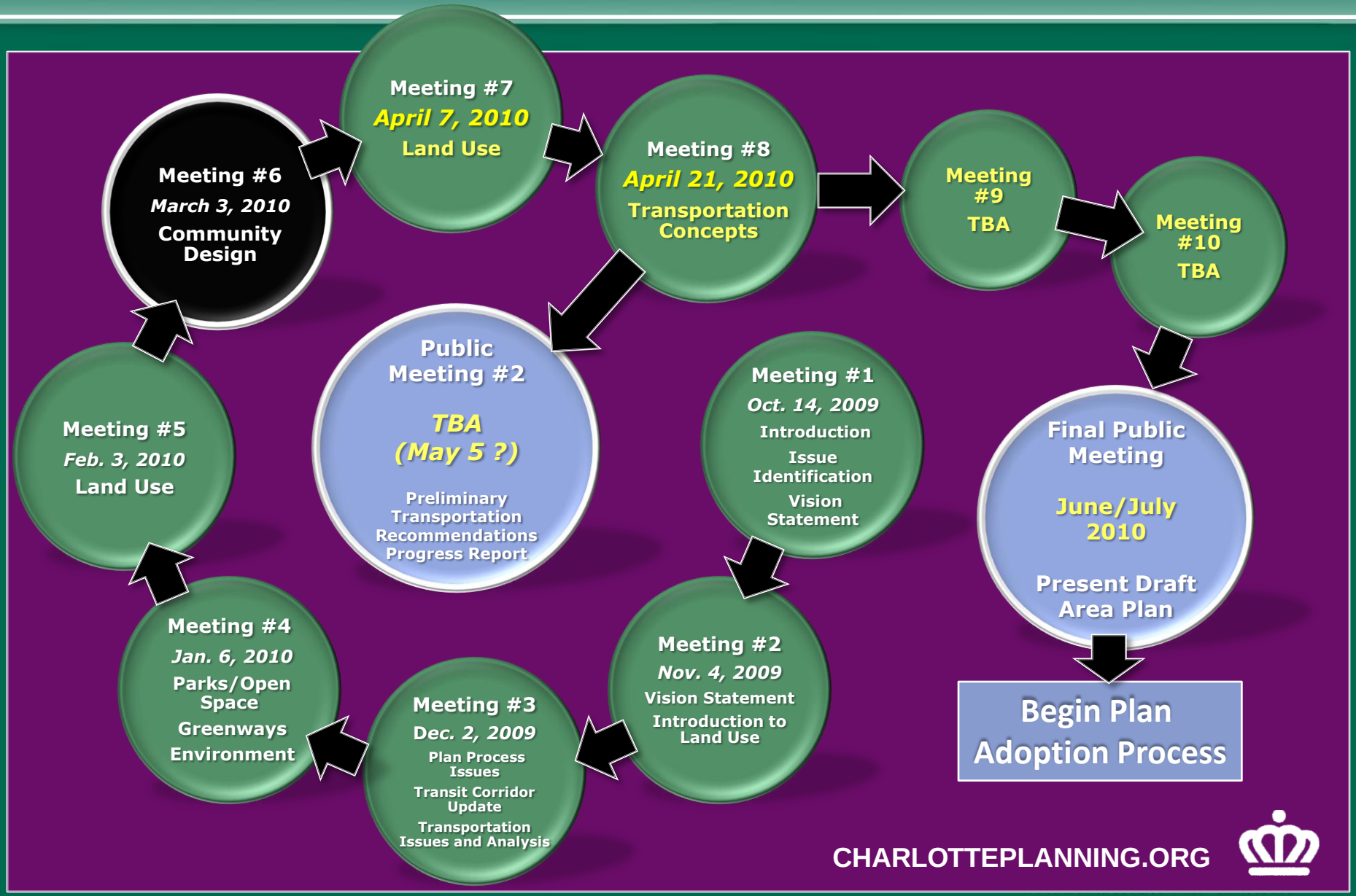
Community Design

•Jaya Dhindaw, Urban Designer

Charlotte-Mecklenburg Planning Department

CITY OF CHARLOTTE

Citizen Advisory Group Meeting Schedule (please note change)



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Area Plan Adoption Process

(Schedule is subject to change)

Final Public Meeting

Step 1
Planning Committee
Introduction and Tour
Early-Summer 2010

Step 2
Planning Committee
Public Comment Session
Summer 2010

Step 3
Planning Committee
Review and Recommendation
Summer 2010

Mail Public Comment Notice

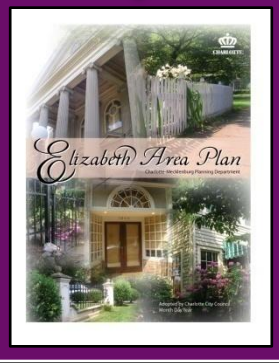
Step 4
Council Committee
Introduction
Summer 2010

Step 5
City Council
Public Comment Session
Late-Summer 2010

Mail Public Comment Notice

Step 6
Council Committee
Review and Recommendation
Late-Summer 2010

City Council Action
Late-Summer 2010



Adopted Area Plan

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Review of Previous Meeting

February 3, 2010

Café L'Addaze
Elizabeth

ELIZABETH AREA PLAN

CITIZEN ADVISORY GROUP MEETING

Wednesday, February 3, 2010
5:30 p.m. – 7:30 p.m.

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

PUTTING CONVERSATIONS TO WORK

Based on the World Café format, this meeting included a series of conversations developed around thought-provoking questions, eventually leading to a group discussion about land use preferences and development strategies.

AGENDA

Meeting Purpose: Use the World Café Model to discuss land use/intensity of uses

Meeting Outcome: Shared discussion of land use/intensity of uses for Elizabeth

First Course — 20 minutes
To build the ground for our future, what do we want to conserve and what needs to change?

Second Course — 20 minutes
Think about walking through your favorite community centers, facilities and public spaces. What makes these successful and what can we learn from those and apply to Elizabeth?

Third Course — 20 minutes
What will it take to bring Elizabeth to the ideal?

Cacophappe
How can we balance the need for design with the desire for emergence?

Whole Group Discussion
Groups share discoveries and insights, patterns are identified, collective knowledge grows and possibilities for action emerge.

Review the Area Plan Process and where we are now

Recap of Previous Meeting and follow-up on items

Explain and distribute Market Study Summary

Feedback on the meeting: (liked it, hated it, comments, etc.)

Adjourn

Review of February 3 Meeting
World Cafe

A wall graphic was prepared to visually identify concepts, ideas, and preferences on land use, design, and transportation.

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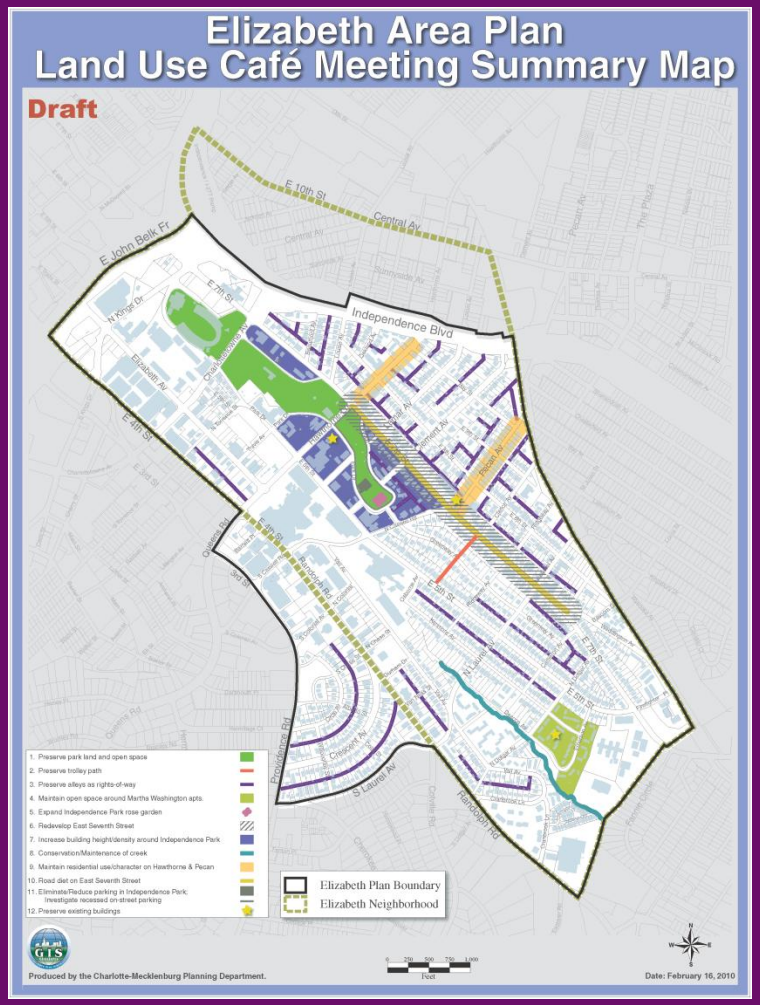
Review of February 3 Meeting
World Cafe

The ideas and recommendations depicted on the wall graphic were digitized and transferred to a base map of the plan area for further discussion and consideration.



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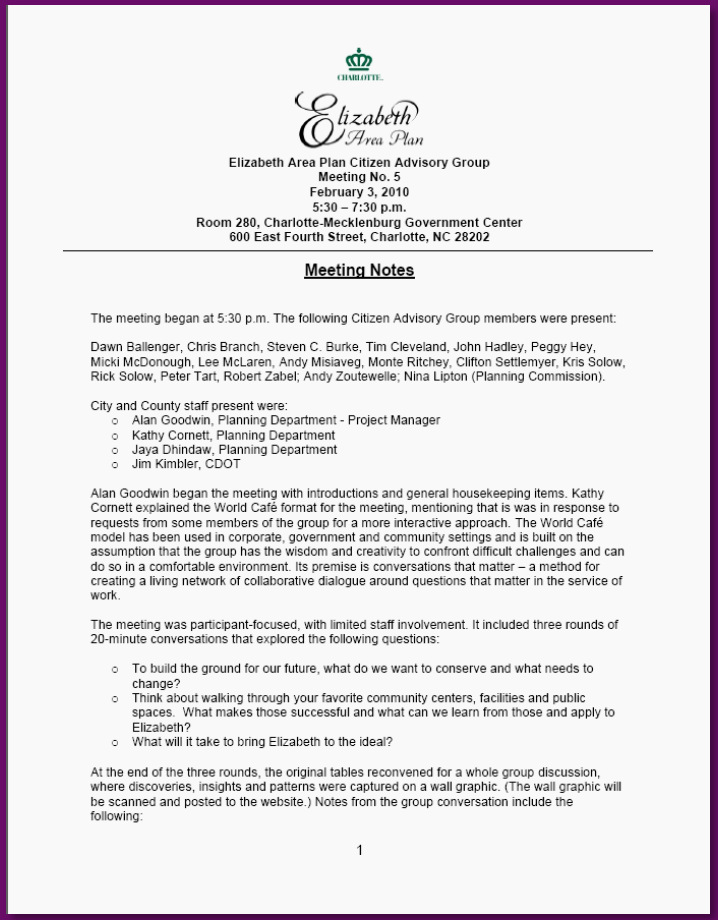
Follow-up to February 3 Meeting



CHARLOTTE.

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

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 is 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:

1

- ✓The area plan web site was updated on February 5 with the meeting notes, presentation slides, and wall graphic created at the meeting.
- ✓*Urban Design Terms and Definitions* and a table comparing two categories of urban zoning and Pedestrian Overlay zoning were emailed to the Advisory Group.
- ✓The Noell Consulting Group's Market Analysis and a brief executive summary were posted to the area plan web site.
- ✓An inquiry about Deacon Avenue has resulted in follow-up by a CAG member that may lead to renaming the street.
- ✓Changes were made to the Existing Land Use map in response to feedback received from group members.

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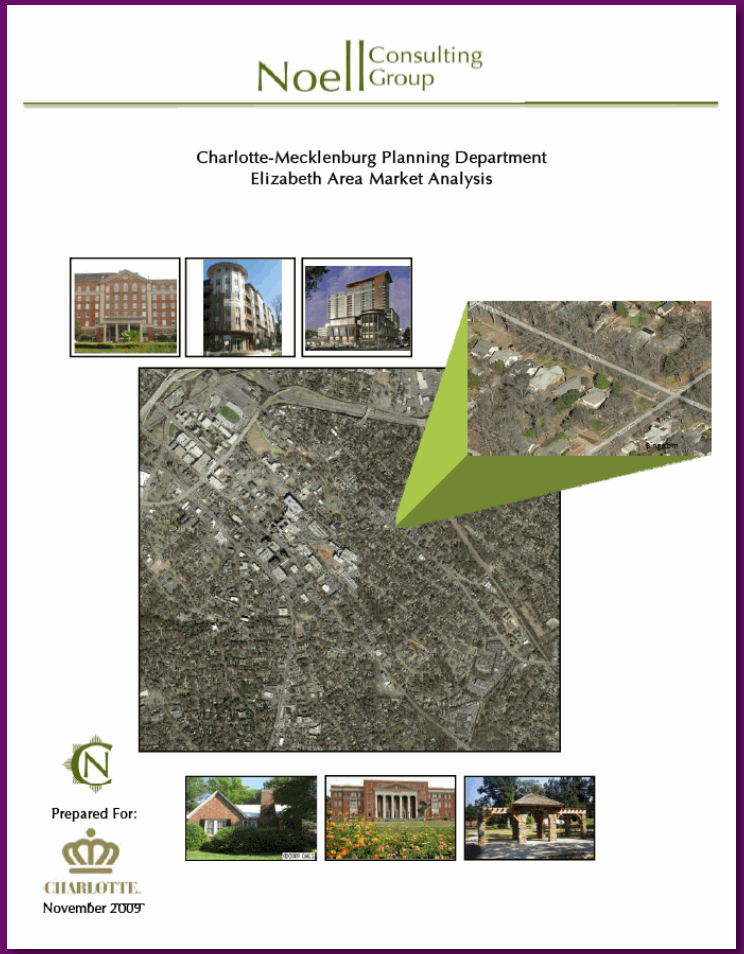
Market Analysis Follow-Up



A 4-page summary of the Market Analysis prepared for the Elizabeth area by Noell Consulting Group was provided to members at the February 3 meeting.

This summary as well as the entire 50-page report is available at the EAP web site.

Do any advisory group members wish to schedule an additional meeting with the consultant specifically to review the Market Analysis?

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Community Design

“The quality, scale and relationship between land uses, structures and site design are of vital importance in creating a healthy and livable community.”

Charlotte-Mecklenburg General Development Policies, Adopted November 2007






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Community Design

What is Good Design?

- Reflects community's desire
- Promotes the health, safety, and welfare of residents
- Sensitive to the natural environment
- Creates a more pedestrian and bicycle friendly community
- Flexible – allows for creativity
- Easily understood by the public

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Community Design

Elements of Design

Massing

- Relationship of the building's various parts to each other.
- Helps determine how a building blends with its surroundings.

Scale

- Relationship of a building in terms of size, height and bulk to its surroundings
- Contextual in nature

Community Design

Elements of Design

Height

- A building's absolute vertical distance from the average grade to the top of its roof
- Can also be visually determined by the number of floors in a building

Setback

- The distance between the building face and curb line, right of way or property line.

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Community Design

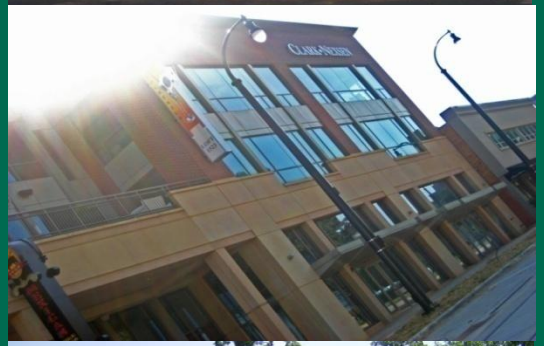
Elements of Design

Building Architecture

- Design and construction of space that reflects functional, social and aesthetic consideration.
- Style, material, fenestrations are important considerations which define the architecture

Open Space

- Includes greenways, parks, green spaces, ball fields and can be either active or passive.
- Safe, useable and easily accessible.



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Community Design

Elements of Design

Street Walls/Articulation

- Division of a building into meaningful parts.
- Elements of articulation include treatment to porches, doors, windows, etc.

Streetscape

- Refers to the natural and man-made elements in or near the street right of way.

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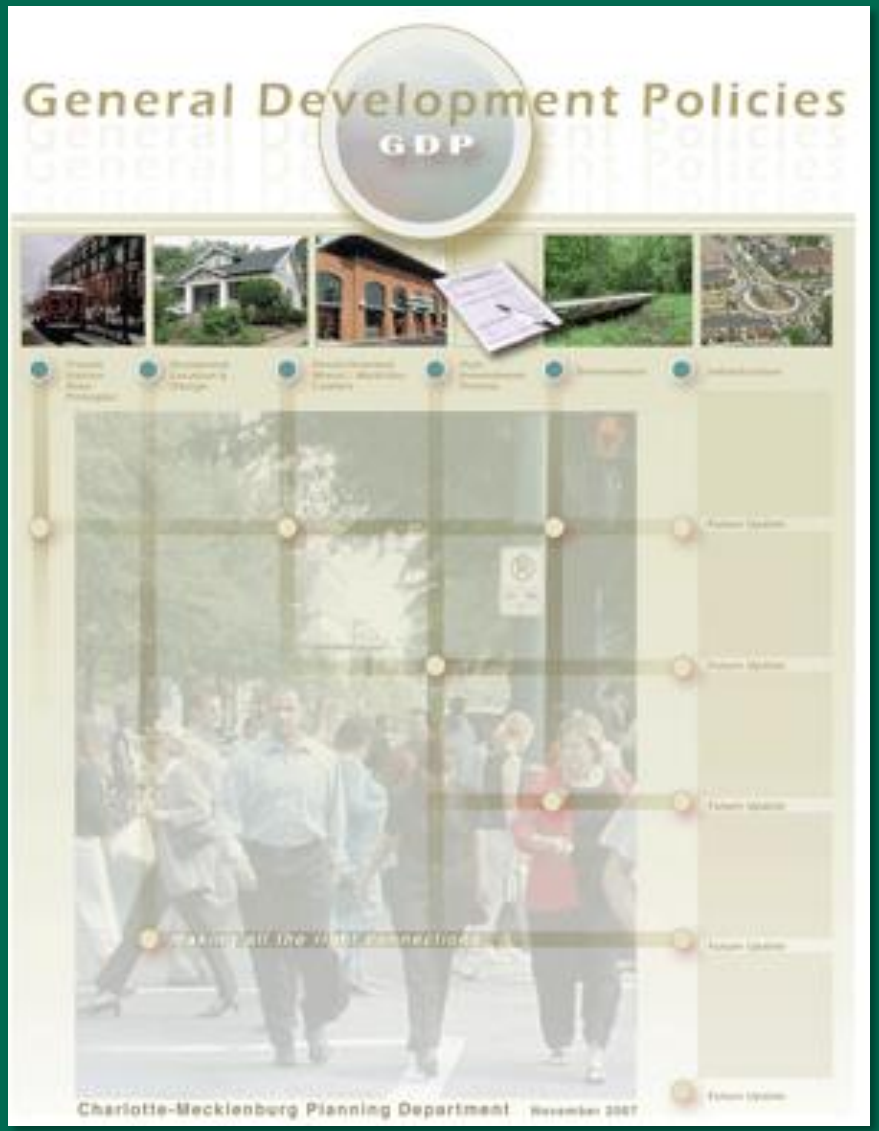
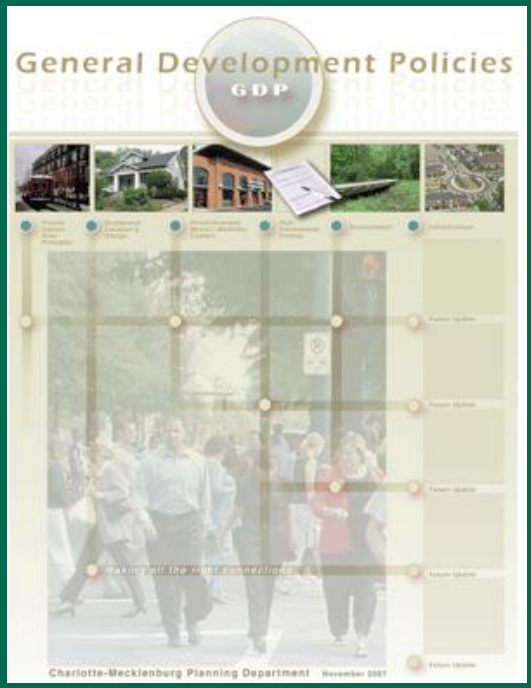


General Development Policies (2007)

Community Design

GDP's provide guidance for:

- Evaluating rezoning petitions
- Developing area plans
- Amending ordinances and other regulations
- Identifying future planning initiatives and capital projects



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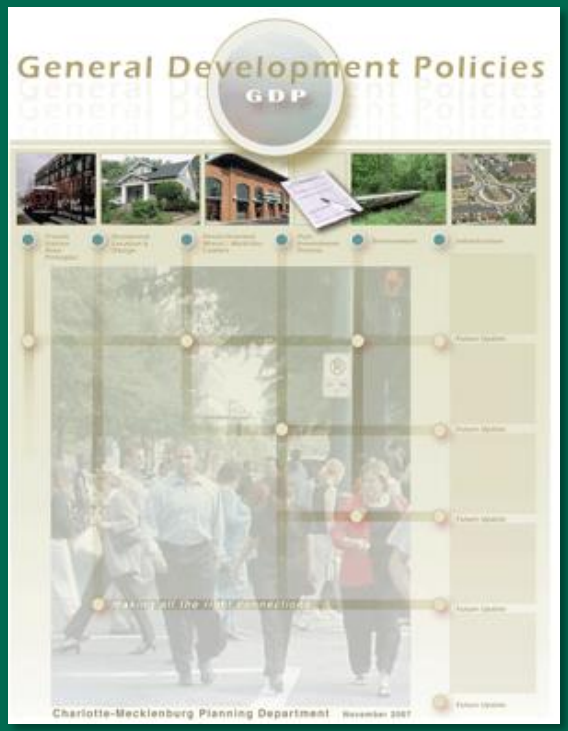
Community Design

The GDP is a policy document that provides guidelines for urban design for both residential and non-residential development:

- Character
- Building orientation/massing/articulation
- Site design
- Parking
- Connectivity and accessibility
- Natural environment
- Freestanding single tenant buildings (outparcels)



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Residential Design Policies: Single Family

Design to Encourage Pedestrian Activity

- ✓ Blend scale/setbacks of infill
- ✓ Building orientation
- ✓ Bicycle parking
- ✓ Discourage teardown of historic /significant structures

Provide a Good Circulation System (for pedestrians, cyclists, automobiles)

- ✓ Connections to parks, greenways, trails, etc.
- ✓ Connections between developments
- ✓ Design streets with pedestrian safety
- ✓ Align streets at intersections
- ✓ Encourage shared alleys
- ✓ Traffic calming

Respect the Natural Environment

- ✓ Reserve meaningful common open space
- ✓ Incorporate natural and/or historical elements
- ✓ Preserve steep slopes

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Residential Design Policies: Multi-Family

Design to Encourage Pedestrian Activity

- ✓ Provide pedestrian amenities
- ✓ Blend scale and setbacks with existing development
- ✓ Building orientation
- ✓ Avoid blank walls along pedestrian circulation areas
- ✓ Discourage teardown of historic/significant structures
- ✓ Encourage on-street parking
- ✓ Bicycle parking

Provide a Good Circulation System

- ✓ Connections between developments
- ✓ Design streets with pedestrian safety
- ✓ Align streets at intersections
- ✓ Encourage shared driveways
- ✓ Traffic calming
- ✓ Multiple vehicular entry points to a development
- ✓ Connections to parks, greenways, trails, etc.
- ✓ Design developments around an internal street system including sidewalks, street trees, parallel parking, etc.

Respect the Natural Environment

- ✓ Reserve meaningful common open space
- ✓ Incorporate natural and/or historical elements
- ✓ Preserve steep slopes
- ✓ Preserve at least 10% of the site as a “tree save area”

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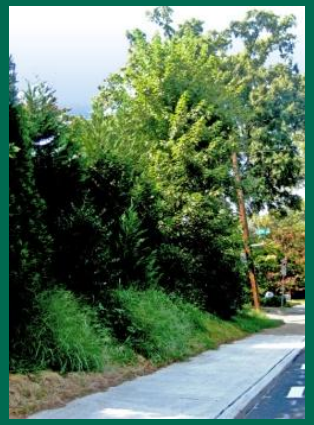
Non-Residential Design Policies: Retail/Mixed Use

Transportation/Connectivity

- ✓ Interconnected sidewalk system
- ✓ Short block lengths
- ✓ Organized street pattern
- ✓ Pedestrian/bicycle connections
- ✓ Street design for pedestrian safety
- ✓ Pedestrian pathways
- ✓ Ample sidewalk width
- ✓ Clear way-finding signage
- ✓ No blank walls
- ✓ Pedestrian circulation in parking lot
- ✓ Bike parking
- ✓ Transit access
- ✓ Central vehicular access
- ✓ Parking designed on block patterns
- ✓ Minimized and/or structured parking
- ✓ Active uses in parking decks
- ✓ “Low key” neighborhood access



Site and Building Design

- ✓ Connections to surrounding uses
- ✓ Building orientation
- ✓ Block pattern
- ✓ Historic significance
- ✓ Landscaping
- ✓ Building massing
- ✓ Dumpster location

Natural Environment

- ✓ Preservation of steep slopes
- ✓ Open space (useable/accessible)
- ✓ Bridge vs. culvert
- ✓ Pervious pavement for overflow parking
- ✓ Existing landscaping retained
- ✓ Tree canopy

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Non-Residential Design Policies: Outparcels

- ✓ Connections to Surrounding Uses
- ✓ Building Orientation
- ✓ Block Pattern
- ✓ Historic Significance
- ✓ Landscaping
- ✓ Building Massing
- ✓ Dumpster Location

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What We Have Heard: Community Design

Dislikes

- Design and siting of parking decks
- Activate ground floors of parking decks
- Rehab/redevelop older shopping center
- Max. height of 5 stories in limited areas in keeping with neighborhood
- Infill development needs to fit in with neighborhood
- New developments need more open space

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What We Have Heard: Community Design

Likes

- Adaptive re-use of older buildings
- Interface between single family residential and pedestrian-oriented commercial
- Active street fronts and streetscapes (e.g. Elizabeth Avenue)
- Tree-lined streets
- Pedestrian-oriented environment

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Community Design

Homework

Find examples of community design that you would like to see in Elizabeth.

These can be things that you like and would like to see repeated or duplicated. Or, find examples from other areas of the country, things you've seen in your travels, etc. that represent your desires for the Elizabeth community. Keep in mind the massing, scale, streetscape, etc. when choosing your photographs. Please share them by emailing them to us at:

agoodwin@charlottenc.gov

Include a description of where and what it is, and what you like about it.

Photos will be posted on the Elizabeth Area Plan web site where everyone can view them.

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Community Design

Criteria

- Photos should be of an appropriate nature and related to community design.
- Photos can be from the Charlotte area or anywhere that represents the community design types you would like to see in Elizabeth.
- Please include a description of why you chose your photos.
- You may submit as many as 6 photos.
- Deadline for submissions is Thursday, March 25th.
- Examples may include parking, building heights, open spaces, bike lanes, street design, etc.

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Questions?

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Density

Density

Residential Density:

The number of residential dwelling units per acre of land, determined by dividing the number of dwelling units by the total number of acres in the parcel.

Residential density is typically expressed as "*X DUA*" (Dwelling Units per Acre), where X = number of dwelling units.

Example: *A residential development contains 50 apartment units situated on a 2-acre parcel of land. The density of this development is* **25 DUA** *(50 units divided by 2 acres = 25).*

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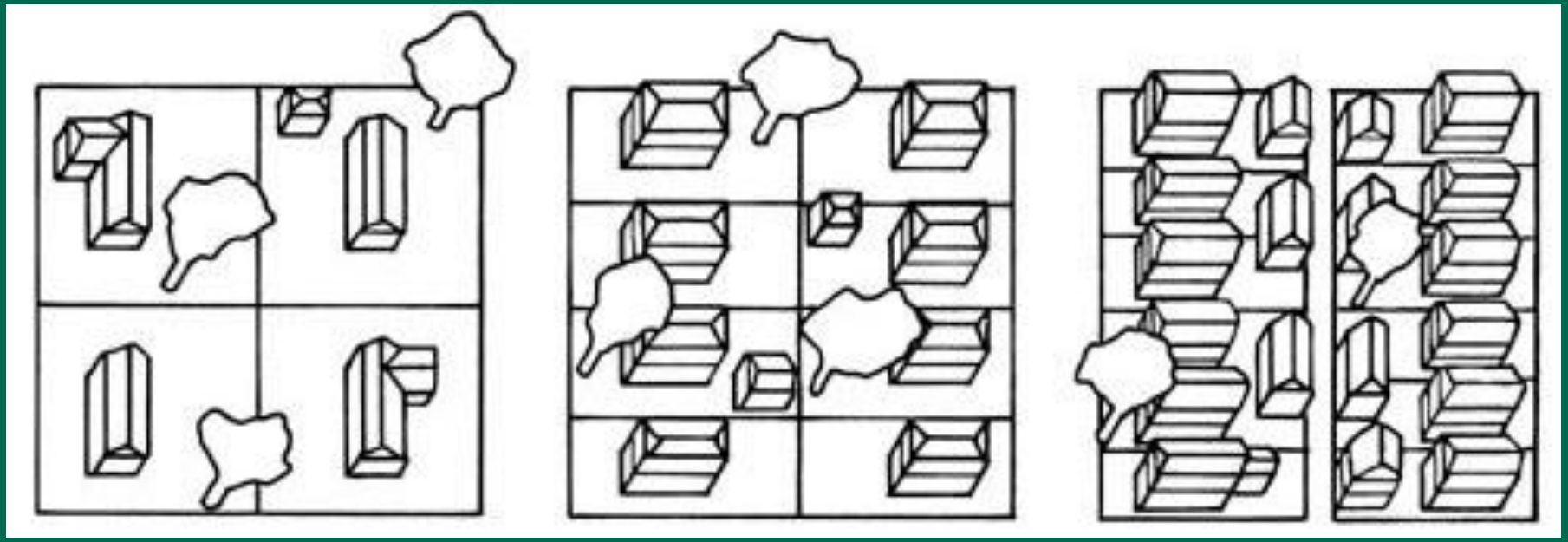
What do different densities look like?



Suburban
Ranch House
4-6 units/acre
7,260-10,890 sq.ft. lot

Single Family Detached
8-12 units/acre
3,630-5,445 sq. ft. lot

Small-Lot Single Family w/
2nd Unit
16-24 units/acre
1,815-2,722 sq.ft. lot

Drawings: Stephen M. Wheeler, Greenbelt Alliance *Smart Infill*

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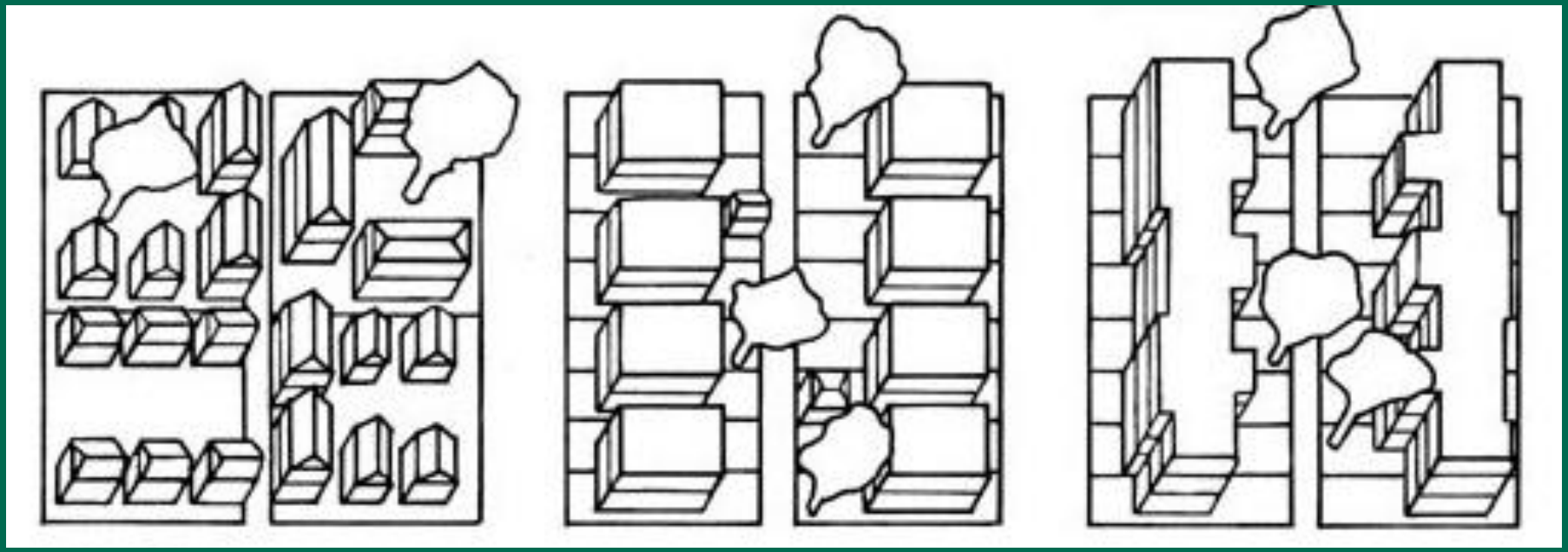
What do different densities look like?



Cottage Courts
16-24 units/acre

Duplexes/Quads
16-32 units/acre

Townhouses
16-48 units/acre

Drawings: Stephen M. Wheeler, Greenbelt Alliance *Smart Infill*

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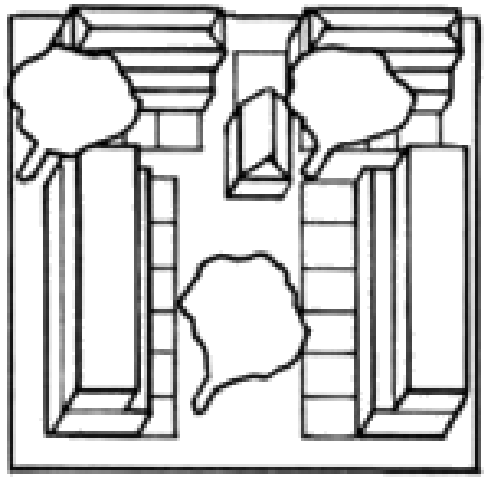
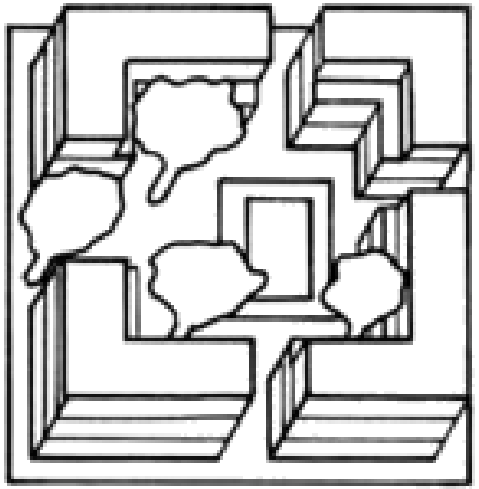
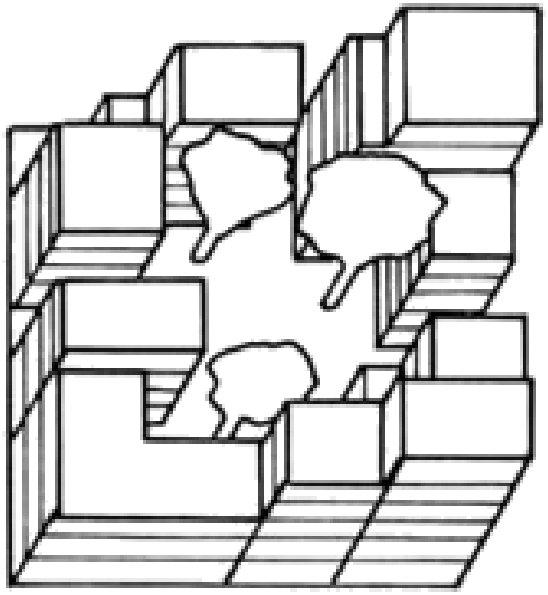
What do different densities look like?



Cohousing Block
20-50 units/acre



Garden Apartments
20-60 units/acre



Mid-rise
Apartment Block
40-200 units/acre

Drawings: Stephen M. Wheeler, Greenbelt Alliance *Smart Infill*

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Guess the Density

Typical Elizabeth Residential Neighborhood

Bradbury Hall
5.37 acres

Dilworth & Lexington
0.24 acres

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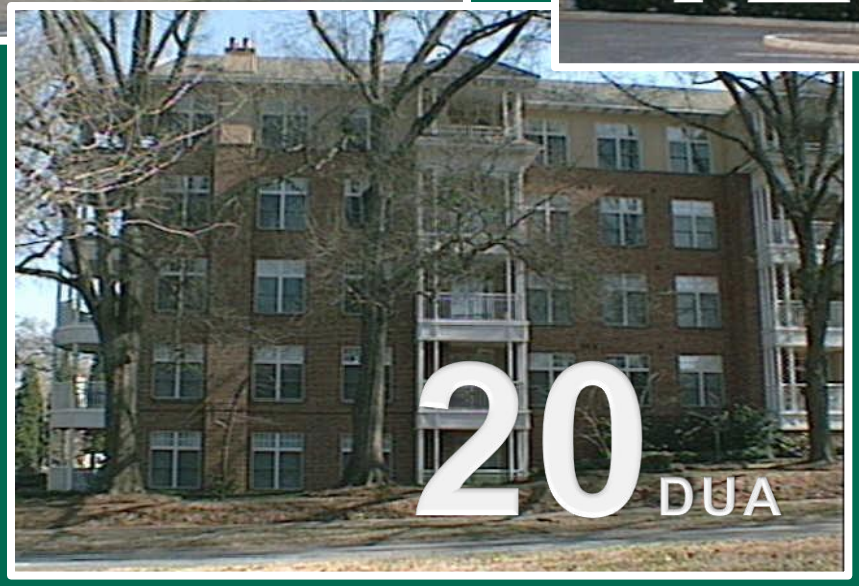
Guess the Density

416 Queens
0.51 acres

1.5 acres



1.29 acres

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Guess the Density

Chapel Watch
2.34 acres

5th and Poplar
2.9 acres

Rosewood
9.09 acres

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Guess the Density

Kensington Court
1.05 acres

Clarkson Place
Townhomes
3.02 acres

M Street
3.8 acres

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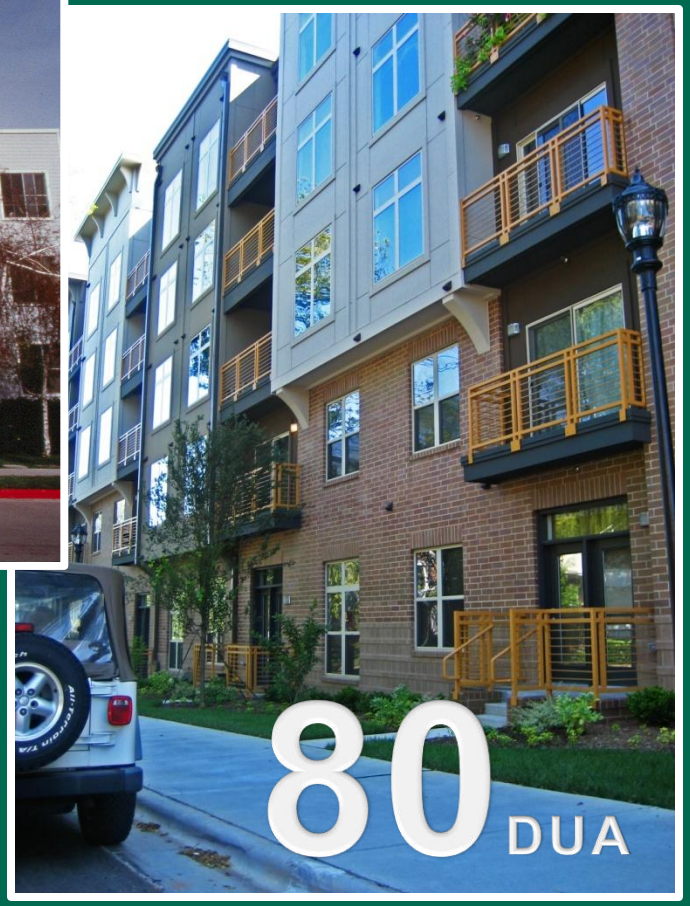
Guess the Density

9 acres



Elizabeth Square
3.67 acres

1.3 acres

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Guess the Density

1315 East Avenue
2.7 acres

Plaza Vue
0.64 acres

Dilworth Walk
1.65 acres

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Guess the Density

Elizabeth Village
1.34 acres

Dilworth Lofts
0.65 acres

Magnolia Place
1.41 acres

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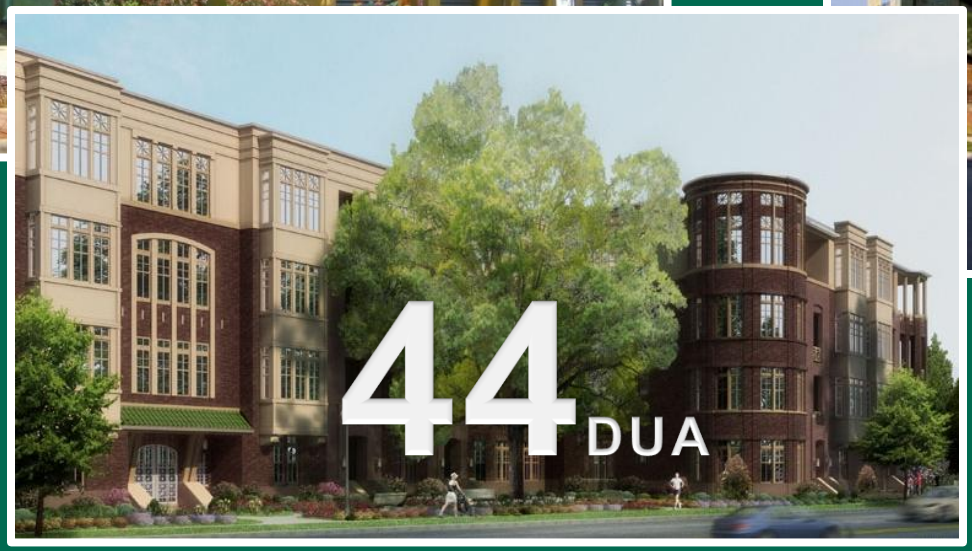
Guess the Density

Central 27
0.40 acres

First Row
1.02 acres



Tranquil Court
2.49 acres

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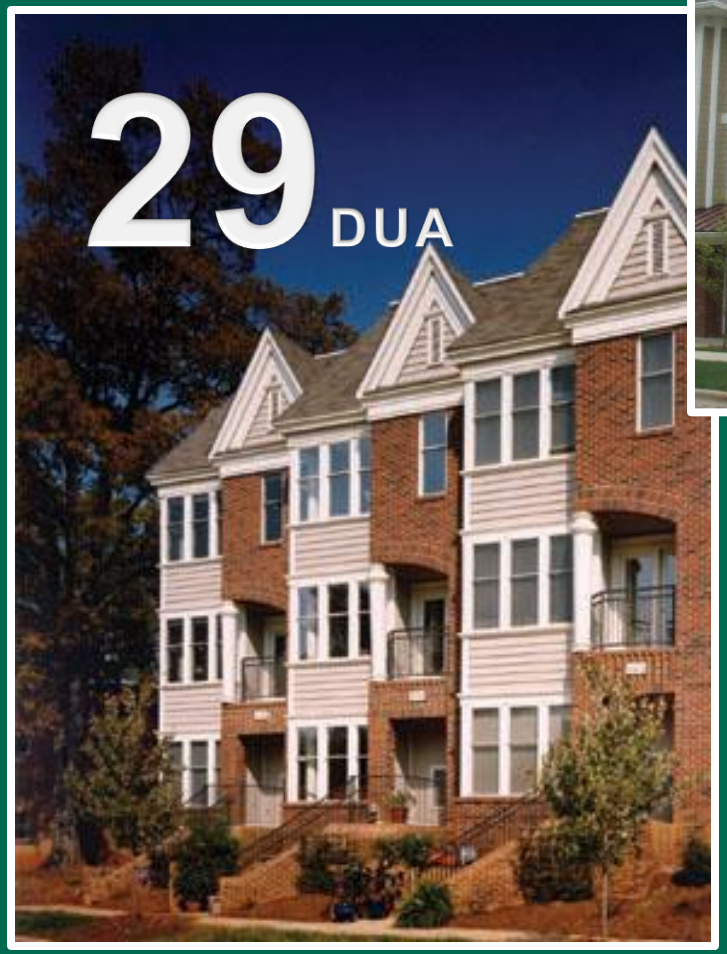
Guess the Density

Elizabeth on the Park
0.55 acres



Elizabeth Court
2.07 acres

Elizabeth Place
Condominiums
1.59 acres

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Questions?

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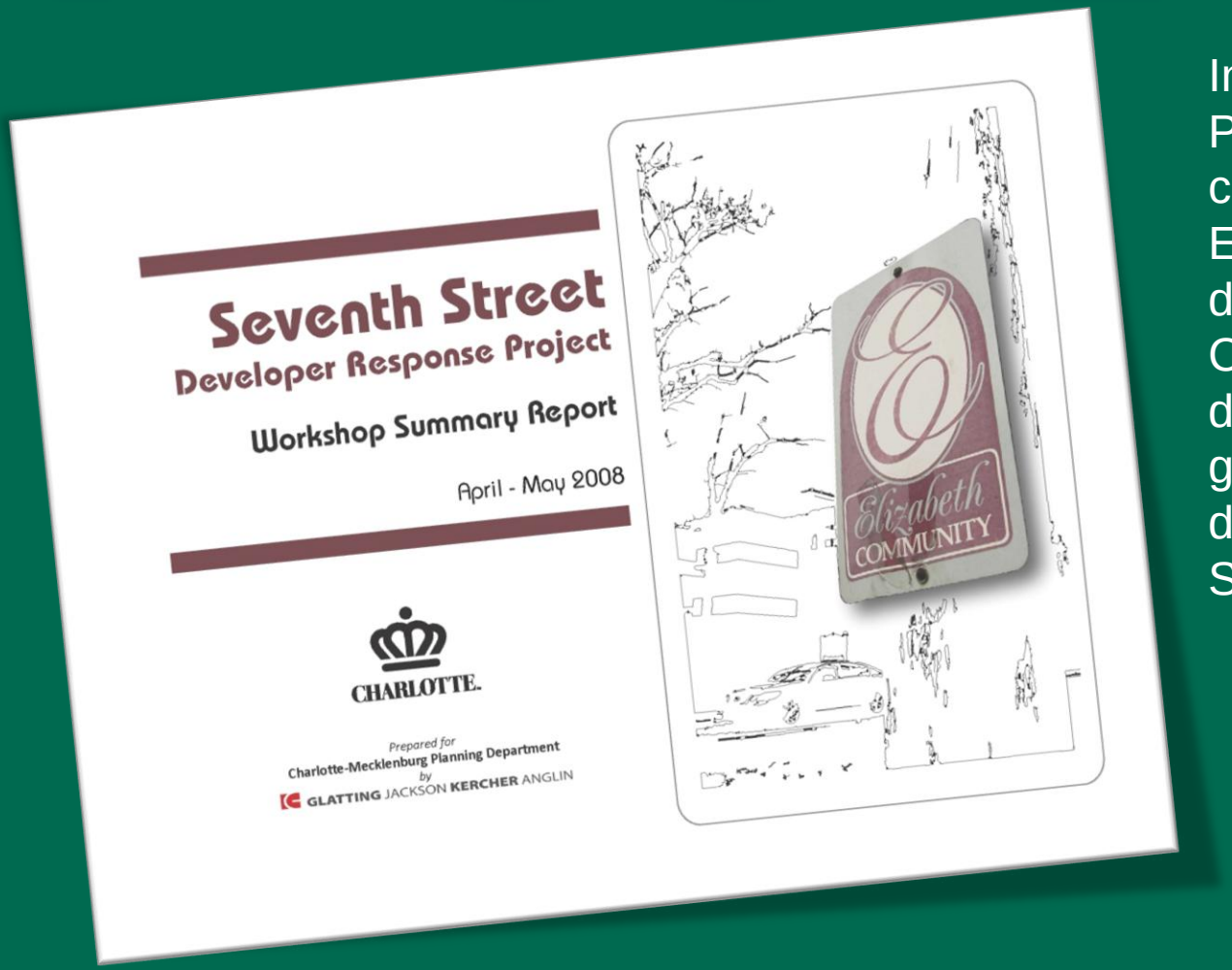
Seventh Street Developer Response

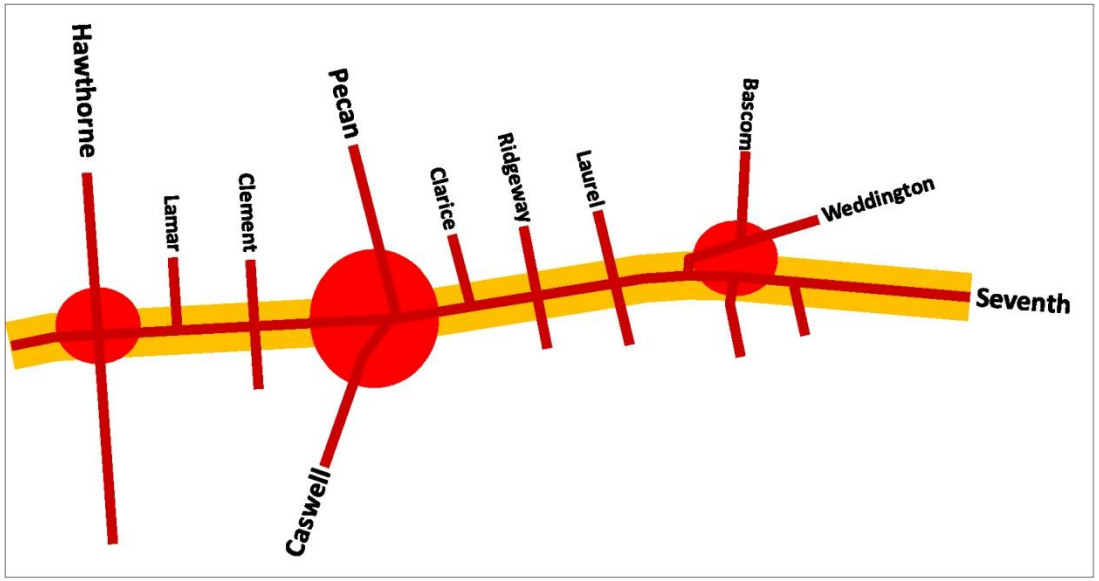


In Spring 2008 the Planning Department collaborated with Elizabeth residents, developers, and City/County staff to develop some policy guidelines for new development along East Seventh Street.

Seventh Street Developer Response

Guiding Principle Two

Enhance the unique character of the built environment by differentiating forms in nodes and corridors and focusing development to reinforce the nodes.



Nodes

- Mix of retail and residential uses
- 2-3 Stories at Hawthorne node
- 3-5 Stories at Bascom node
- 3-6 Stories at Pecan node

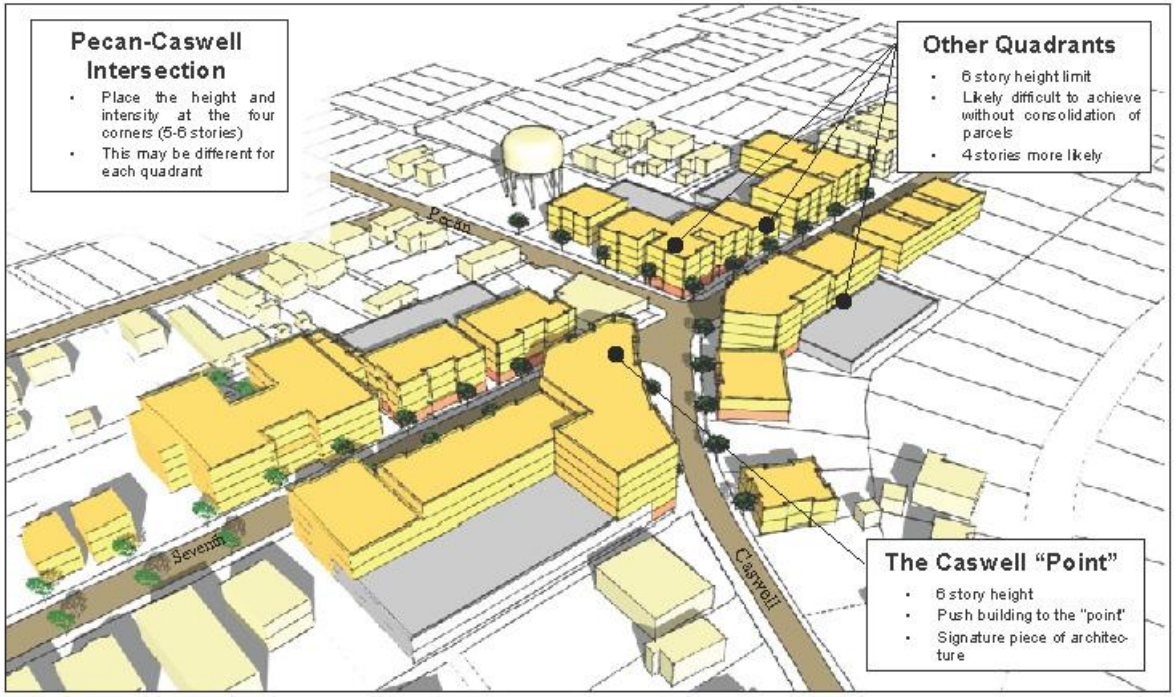
Corridors

- Mix of residential and office uses
- Limited retail
- 2-3 Stories

Seventh Street Developer Response

Guiding Principle Three

Develop node locations that respond to the context of the surrounding neighborhoods.



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Building with Blocks: A Hands-On Exercise

This exercise is designed to explore desirable building height and massing within certain areas of the plan area.

Focus Areas

1. East Seventh Street near the Pecan/Caswell intersection
2. Park Drive (around Independence Park)

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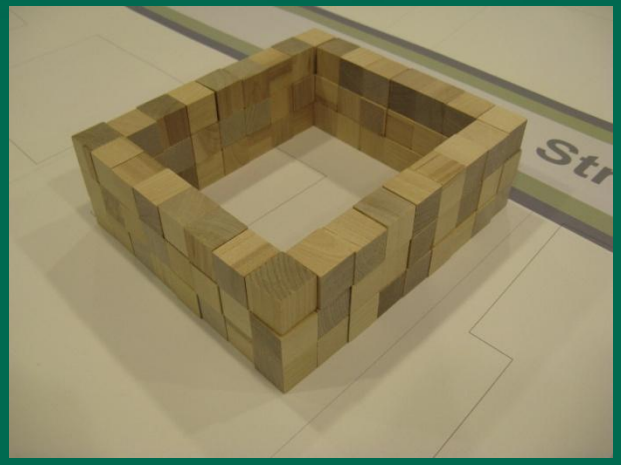
Building with Blocks: A Hands-On Exercise

Rules of Engagement

- Map scale is 1” = 10’.
- Each 1” wooden block represents a 10’ x 10’ x 10’ cube, roughly equivalent to the height of a single building story.
- The 14’ area immediately adjacent to the curb represents the minimum setback (8’ planting strip and 6’ sidewalk). You can set your building further back if you like but no closer to the street or curb.
- Assemble the blocks to represent the desired building height and massing.
- You may choose to either respect or ignore existing parcel boundaries, building footprints, zoning, or other constraints.
- We have 2,000 wood blocks to build with. This may seem like a lot, but we have found that one structure can use upwards of 200 blocks. It is recommended that you construct the outer walls only and not use blocks to fill in the middle unless it is necessary to support your building shape or design (stepback etc.)
- You need not do the exercise for every parcel, just parcels where there is a desire for increased density/height/massing.



This building is 80’ wide x 100’ deep x 3 stories tall.

What would a 6-story building feel like in this location? Try it out!

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Feedback and Questions

Feedback on this evening's meeting:

- ✓ *Liked it*
- 👎 *Hated it*
- ☆ *Useful*
- 🗑 *Waste of time*
- ✻ *Other Comments*

Next Meeting:
April 7, 2010
Land Use