

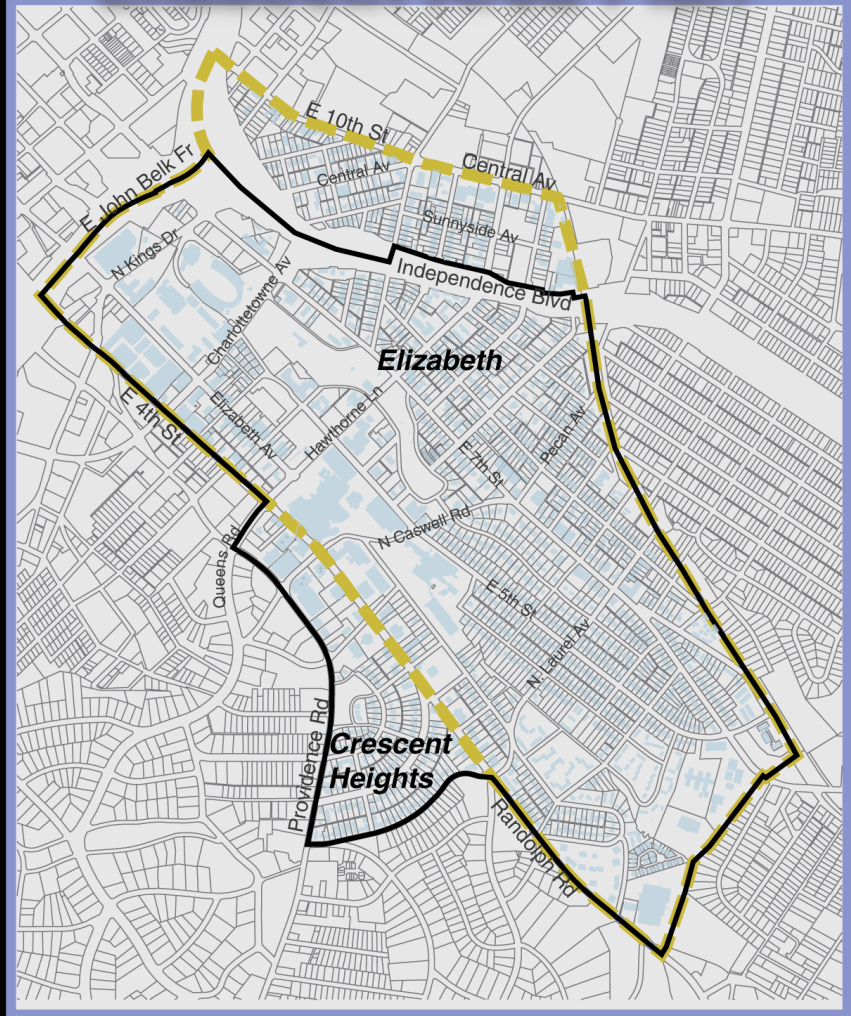
Welcome.

This public meeting is a
Progress Report
on the
Elizabeth Area Plan.

Agenda

1. Area plan basics
2. Review of plan progress to date:
 - a) Parks/Open Space, Greenways, and the Natural Environment
 - b) Community Design
 - c) Land Use
 - d) Transportation
3. Questions and comments

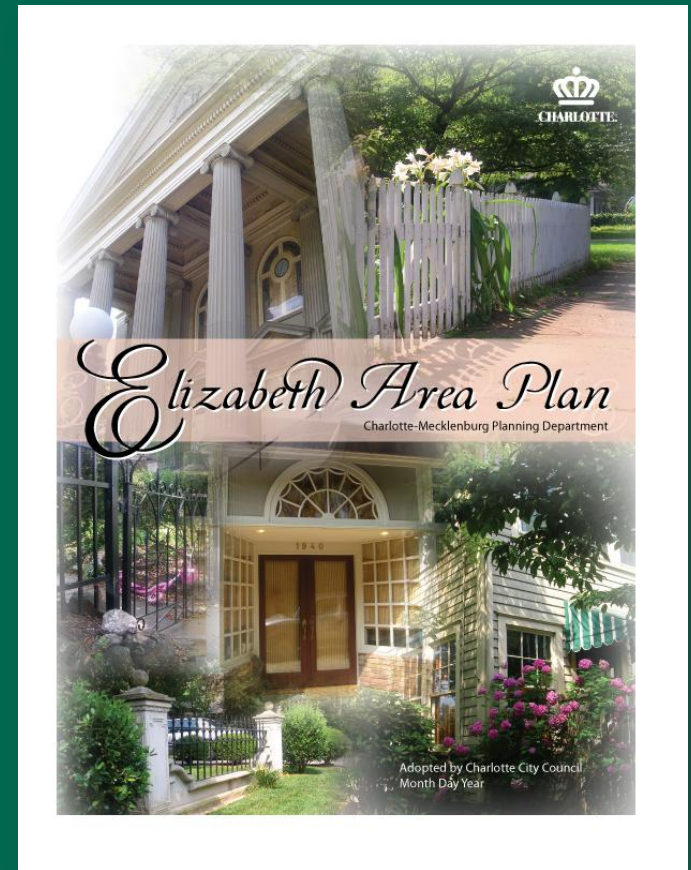
Elizabeth Area Plan



What is an Area Plan?

An area plan:

- ...is a policy guide that provides a **framework** for future growth and development.
- ...has a specific geographic focus and provides detailed policy recommendations for **land use, community design, transportation, infrastructure and public facilities, and the natural environment**.
- ...**identifies** public and private investments and strategies that should be pursued in order to realize the plan vision.
- ...**updates** the broader, more general district plans.
- ...addresses how the community should be **maintained and/or changed** in the future.
- ...represents the community's **shared vision** for the future.



What Can You Expect From an Area Plan?

An area plan...

...identifies and provides policies to address development opportunities and issues.

...identifies public and private investments needed to achieve the vision.

...may recommend zoning changes in appropriate locations.

...may guide more appropriate development.

It does not...

...create regulations or laws.

...provide funding and implementation means overnight.

...rezone property.

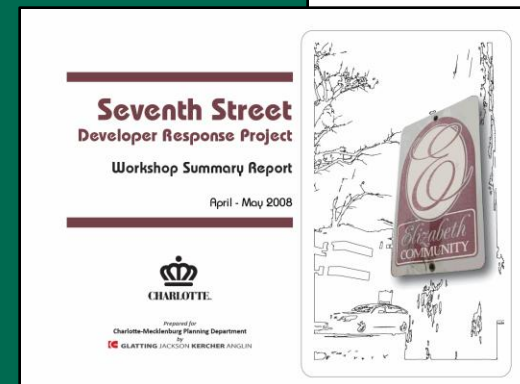
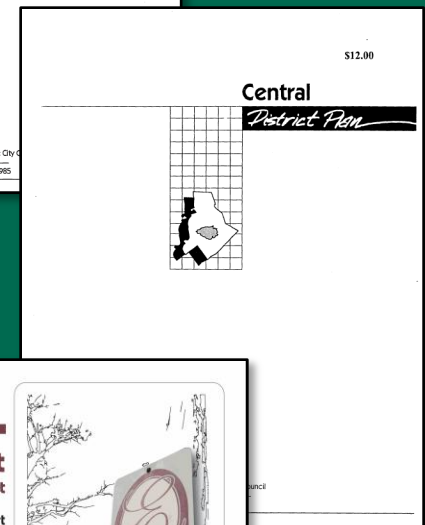
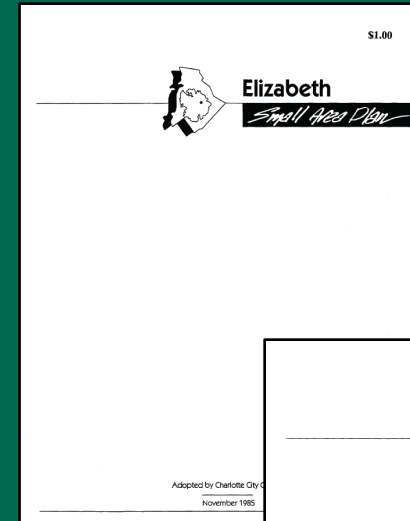
...halt development.

Why Do a Plan for This Area?

- To update existing plans to provide more specific guidance for growth and redevelopment.

Elizabeth Small Area Plan (1985)
Central District Plan (1993)

- To follow up on the concepts developed in the *Seventh Street Developer Response*.
- To better integrate community design, transportation, and land use planning.
- Requested by the **Elizabeth Community Association**.



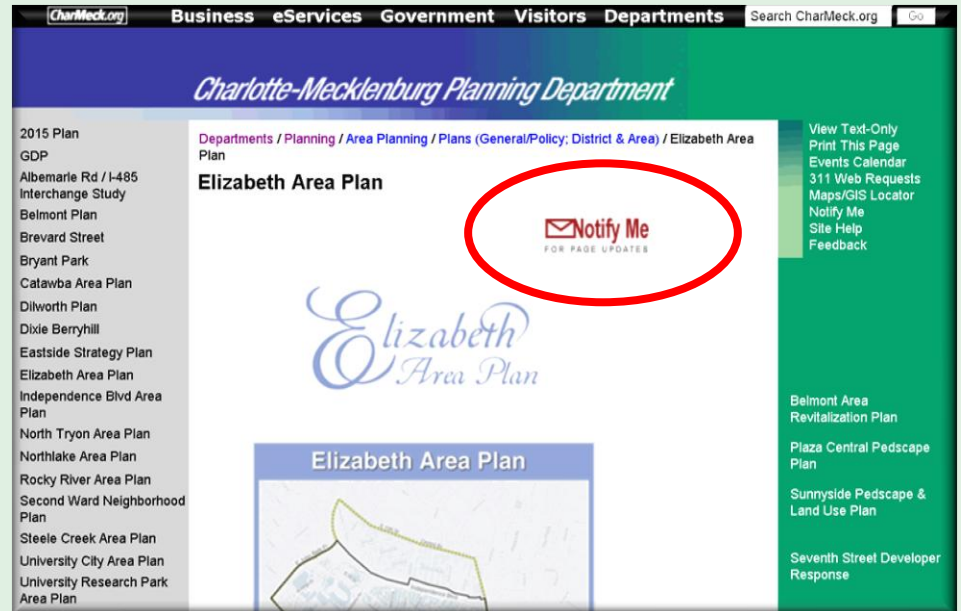
Public Participation

Elizabeth Area Plan Web Page

To stay up to date on the area plan progress, begin by visiting the Planning Department web site. Click on the link to **Elizabeth Area Plan**.



CharlottePlanning.org



The **Elizabeth Area Plan** page contains information on the area plan and the planning process. The “**Notify Me**” feature will send an email notice directly to you when the web page has been updated with new materials and information.

Some of the information found on the ***Elizabeth Area Plan*** web page:

- Meeting schedules
- Agendas
- Meeting notes
- Power Point presentations
- Maps
- Special reports
- Survey results
- Draft plan

"Draft Elizabeth Area Plan"

- [Part III: Appendix](#)

[Citizen Advisory Group Meeting Schedule](#)

[Advisory Group Community Design Photos](#)

[Market Analysis](#)

[Market Analysis Executive Summary](#)

[Todd Noell's Market Analysis Presentation – March 23, 2010](#)

[Market Analysis Presentation Meeting Notes – March 23, 2010](#)

Draft Area Plan Maps

- [Plan Boundary Map](#)
- [Existing Land Use Map](#)
- [Existing Zoning Map](#)
- [Development Activity Map](#)
- [Generalized Future Land Use Map](#)
- [Historic Districts Map](#)
- [Land Cover Map](#)
- [Parks and Greenways](#)

May 5, 2010 Citizen Advisory Group Meeting # 8

- [Agenda](#)
- [Draft Advisory Group Land Use Map](#)
- [Draft Seventh Street Lane Reconfiguration Plan](#)
- [Presentation Slides](#)
- [Meeting Notes](#)

April 7, 2010 Citizen Advisory Group Meeting # 7


- [Agenda](#)
- [Presentation Slides](#)
- [Concept Map](#)
- [Elizabeth District Map](#)
- [Sample District Land Use Goals](#)
- [CAG Draft Land Use Table](#)
- [Land Use Inconsistencies - grouped with Adopted Land Use](#)
- [Meeting Notes](#)

Public Participation

September 2009 Kick-Off Meeting



** INDEP PARK - OPEN SPACE
 ** CPCC - NEIGHBORHOOD ANCHOR
 ** NEW STREETSCAPE + RETAIL ON ELIZABETH AVE
 ** WALKABILITY OF PECAN, RANDOLPH ETC.
 ** OVERCASH BLDG.
 ** PROXIMITY OF CHURCHES + RETAIL
 ** FUTURE STREETCAR
 ** MIX OF PEOPLE (AGES/ACTIVITIES)
 ** COLONIAL PARK
 ** PECAN + 7TH (STARBUCKS/KRISTOPITZ)
 ** CURVING, TREE-LINED STREETS
 ** MARLA WASHINGTON ARTS
 Protect entire tree canopy


 Kick-Off Meeting
 September 22, 2009
 Elizabeth Avenue Area Plan
 Public Participation Exercise

LIKES BY CATEGORY

Urban Design

- o "Sensitive" expansion of CPCC (sensitivity to neighborhood)
- o Re-use of older buildings, historic feel, human scale
- o Nice interface between single-family residential and pedestrian-oriented commercial
- o Activity along Elizabeth Avenue
- o Adaptive re-use of houses on Seventh Street

Streets

- o Likes that Seventh Street has only 3 lanes (do not widen)
- o Likes "New" Elizabeth Avenue
- o Character of Greenway Avenue
- o Charlotte-Ware Avenue across from Memorial Stadium (good place to watch fireworks)
- o New lanes on Vashburn Lane
- o Traffic circles off Lamar Avenue and Eighth Street
- o Elizabeth Avenue development with Trolley line
- o New streetscape and retail on Elizabeth Avenue
- o Curving, tree-lined streets
- o Fifth Street (walking, tree canopy, sidewalks, connection to the park)
- o Sunningdale Avenue
- o Roundabout at Lamar Avenue and Eighth Street

Built Environment

- o Historic houses on Clement and Greenway Avenues
- o Development along Elizabeth Avenue
- o Like development along Elizabeth Avenue
- o New CPCC Theater
- o Lucas House restoration
- o Re-use of older buildings, historic feel, human scale
- o Central location of Presbyterian Hospital
- o Presence of CPCC and new buildings
- o Water tower
- o Surface parking to accommodate food shops
- o New entrance into Mercy Hospital (takes traffic off Fifth Street)
- o CPCC neighborhood anchor
- o Overcash Building (CPCC)
- o Marla Washington Apartments
- o Hospital
- o Memorial Stadium
- o Mercy Hospital parking deck rehab

On-line Survey

Over 200 people completed a 10-question online Elizabeth survey designed to elicit opinions on area conditions and important issues.

The survey results and comments were collected and categorized, and the results posted on the area plan web page. This community input continues to be referenced and used in the area plan process by both staff and the Citizen Advisory Group (CAG).

2. Ten Questions

1. I am interested in the new Elizabeth Area Plan because (please check all that apply):

- ☐ I live in Elizabeth.
☐ I own property in Elizabeth.
☐ I have a business in the Elizabeth area.
☐ I work in the Elizabeth area.

Other _____

2. This question is about what you value most about the Elizabeth area. Please tell us how important each of the following things is to you.

	Very important to me.	Somewhat important.	I don't have a strong opinion one way or the other.	Somewhat unimportant.	Not important at all to me.
Walking distance to shops and dining	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy access to local and interstate highways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shared community values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Socializing with other Elizabeth residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Organic and eclectic neighborhood character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools and colleges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic architecture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tree-lined streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenient to Uptown Charlotte	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(Optional) Comments	<input type="text"/>				

Survey Question 2:

This question is about what you value most about the Elizabeth area. Please tell us how important each of the following things is to you.

Answer Options	Very important to me.	Somewhat important.	I don't have a strong opinion one way or the other.	Somewhat unimportant.	Not important at all to me.
Tree-lined streets	185	23	3	2	0
Parks and open space	164	40	7	0	1
Walking distance to shops and dining	159	46	7	0	0
Convenient to Uptown Charlotte	153	46	8	4	1
Historic architecture	133	66	12	1	1
Organic and eclectic neighborhood character	127	64	15	3	2
Socializing with other Elizabeth residents	91	83	26	7	3
Shared community values	82	90	31	7	2
Schools and colleges	71	66	49	16	6
Easy access to local and interstate highways	44	86	42	25	15

Optional Comments

- Anything that makes in-town neighborhoods walking, biking and public transportation friendly builds community among the residents.
- Character is probably of utmost importance.
- You need at least 6-9 blocks of retail on the street with parking behind and on street for these business's to be successful. Think King Street, Charleston. The new Elizabeth Ave redo is a great start, I would love to see this on 7th Street, I have to many idea's to share them here.
- Retaining a sense of community and walkability are essentially what this neighborhood is all about. It attracted us twenty-five years ago because of the many attributes checked above, and is worth fighting to save those attributes.
- Good CMS Eastover neighborhood school.
- Safety of children to play in their front yard - Very Important to Me
- Our tree lined streets are what people from other areas comment on every time I mention where I live. They are incredibly important to Elizabeth's character and I feel like the city is not doing enough to keep them planted and evolving.
- The Independence Park blocks between Caswell and Charlottetowne, Park and 7th, are especially important to me as green space where I walk daily. I would not want the passive areas between Caswell and Hawthorne to be changed for more active use.
- Especially critical right now given CMS craziness is retaining zoning for schools we bought in the area for (and paid dearly for): Eastover (AT CURRENT LOCATION, not MP Traditional), AG, Myers Park.
- I have different opinions of the 'Schools and Colleges' question above: Being in a great Public School zone (Eastover / AG / Myers Park) is very important to me, but colleges are not.

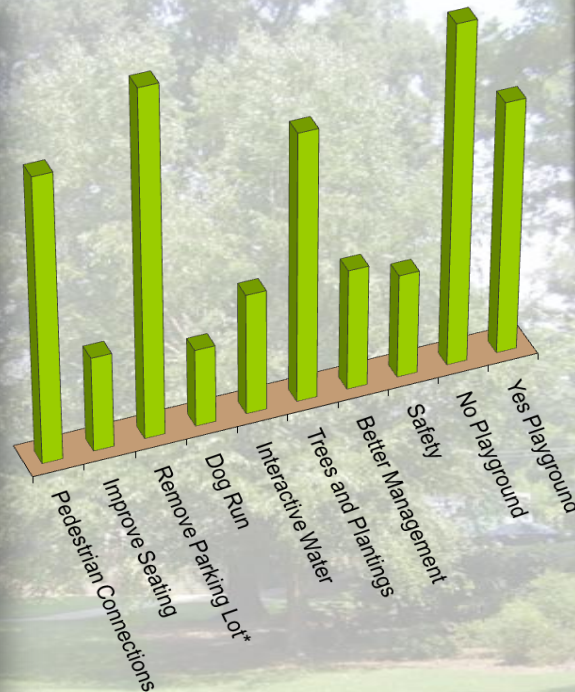
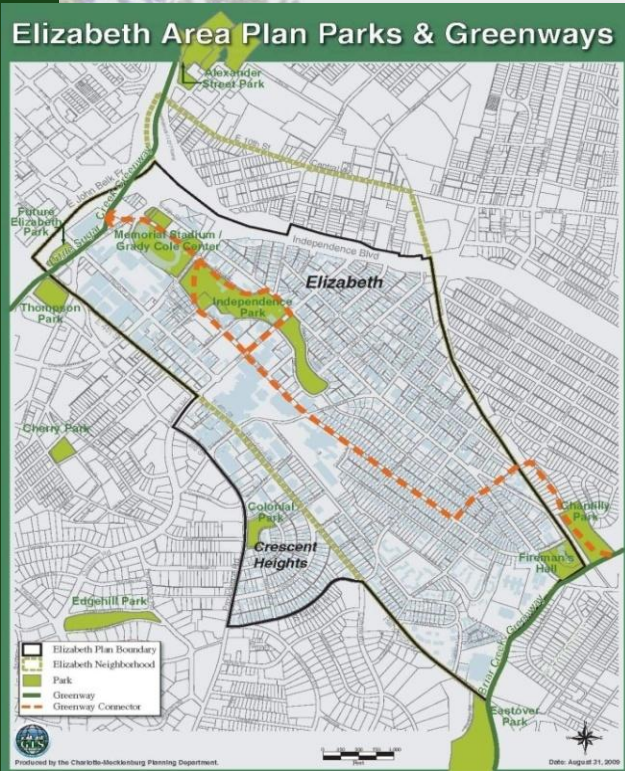
Citizen Advisory Group (CAG)

The Citizen Advisory Group is a collection of dedicated and energetic volunteers who are working with staff to help shape the area plan's goals, objectives, and policies. The group comprises both Elizabeth residents and representatives of area businesses and institutions.

The CAG has met with staff eight times so far over the past nine months. Each meeting has focused on specific topics and issues such as transportation, parks and greenways, community design, and land use.



Independence Park

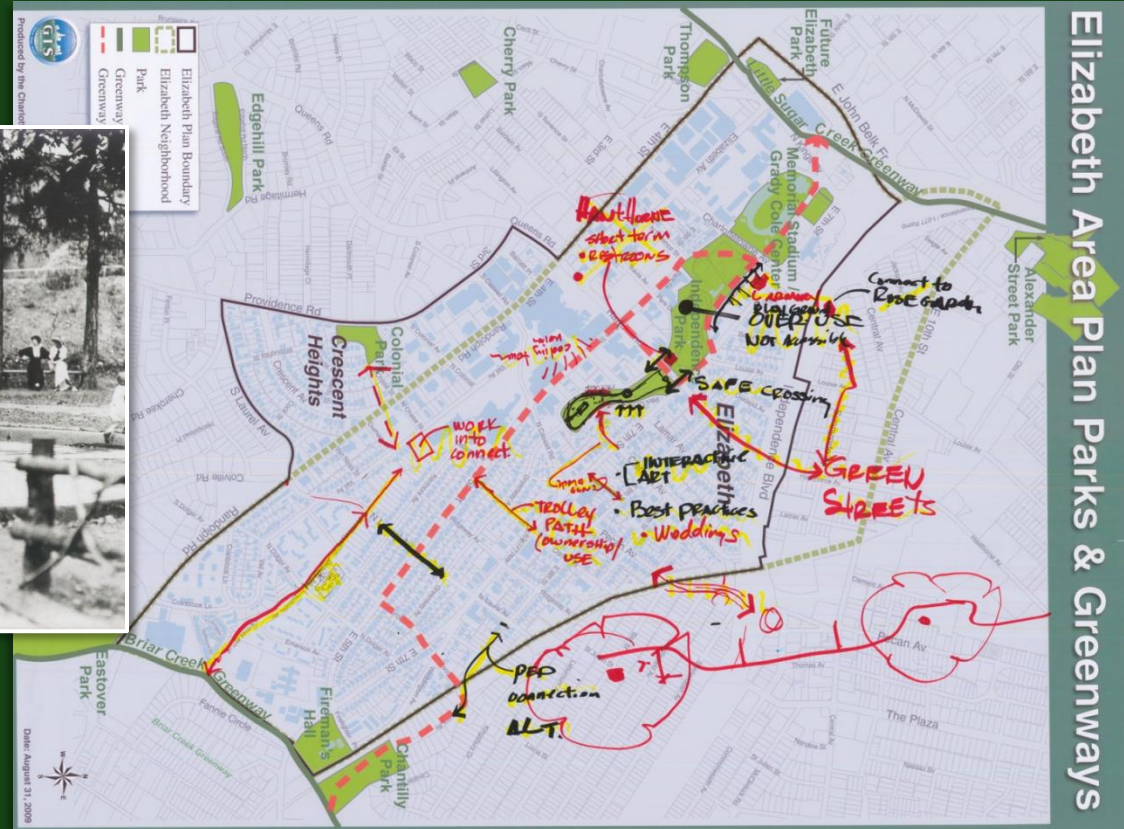


Public input is being used by the Park & Recreation Department in planning the future of Independence Park.

Parks/Open Space, Greenways and the Environment



Independence Park

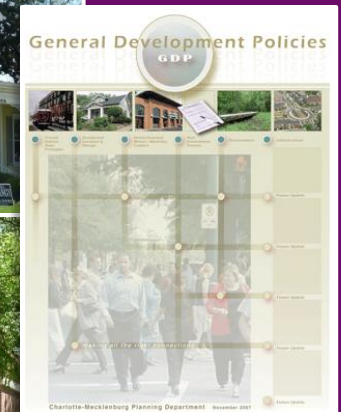


The Citizen Advisory Group has made suggestions for improvements to area parks, greenways, and pedestrian paths and connections. These suggestions have been quantified and will be used by Park & Rec in its Uptown Master Plan for parks and greenways.

The Elizabeth Area Plan will include community design policies to help ensure that new development complements the existing or desired character of the Elizabeth area.

These policies consider not only the built environment in conjunction with the natural environment, but also consider how people move through those spaces as pedestrians, bicyclists, or automobile drivers.

The City's General Development Policies (GDPs) provide a design framework.





At the March 3, 2010 CAG meeting, scale building models were constructed along key streets to help develop a better understanding of how height, massing, and building setbacks would appear in relationship to the surrounding environment.

A summary of this exercise is available on the area plan web page.



The model-building exercise yielded thoughts and opinions on design, which were discussed as a group and graphically recorded. This information will be useful in the development of the area plan's community design policies.

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.

CHARLOTTEPLANNING.ORG

An optional “homework” assignment invited CAG members to submit photographs of examples of community design they would like to see replicated in Elizabeth.

The community design photos, images, and notes submitted by advisory group members were compiled into a single presentation and posted to the web page for others to view.

These images will be considered and referenced as may be appropriate in the preparation of the area plan document.

The following 8 images and captions submitted by Tim Cleveland:



This shows one and two story retail with angled on street parking. It is a one way street, but might work on parts of 7th Street as a two way, say between Hawthorne Rd and Clance Ave.



One-three story buildings with on street parking.

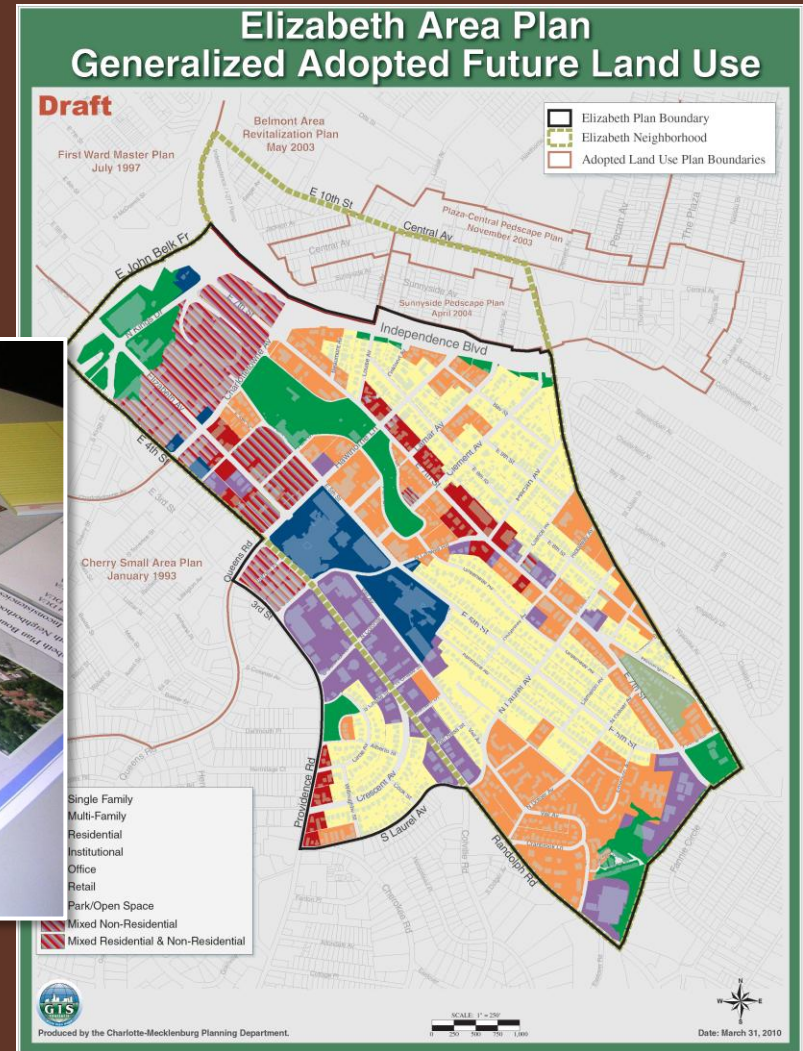


Mixed use, with on street parking and trees.



More retail with a nice plaza cut into the buildings, note the on-street parking and bike lanes.

The ***Elizabeth Area Plan*** will establish future land use policies and recommend appropriate land uses to realize the plan vision.



Based on CAG meetings and discussions, there appears to be general agreement about what the predominant land use should be in much of the plan area. This forms the basis of the initial concept map shown here.

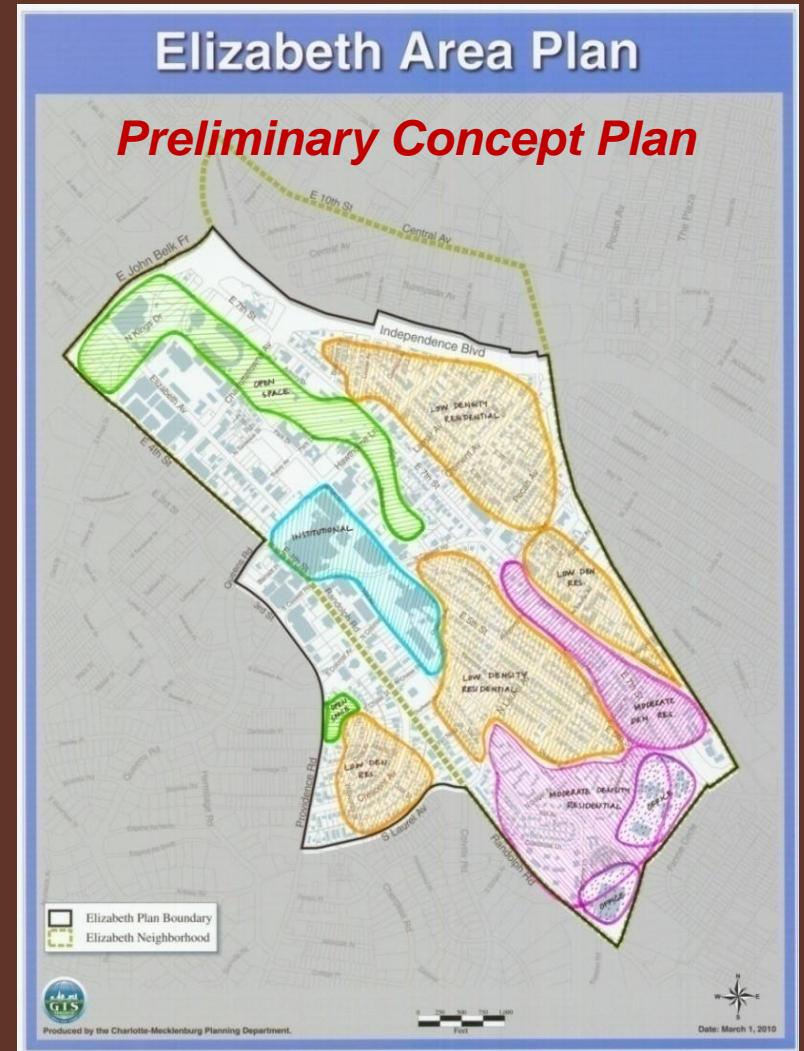
Green = Parks/open space

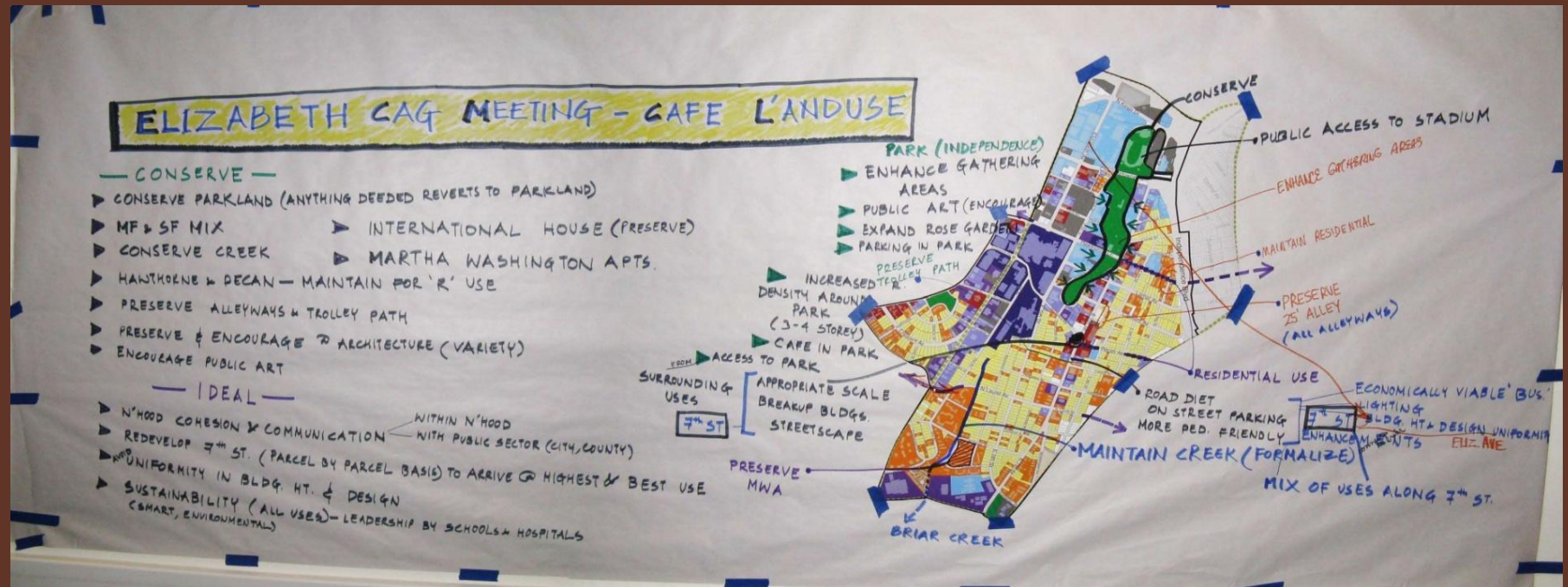
Orange = Low density residential

Blue = Institutional

Magenta = Moderate density residential

Purple = Office





This graphic reflects group discussions at the April 7, 2010 CAG meeting on Land Use.

Noell Consulting Group

Charlotte-Mecklenburg Planning Department
Elizabeth Area Market Analysis



Prepared For:



CHARLOTTE
November 2009



Noell Consulting Group was retained by the City to develop a market analysis for the Elizabeth area, which will help to inform and advise the planning process.

This document, as well as an abbreviated summary, is available on the area plan web page.

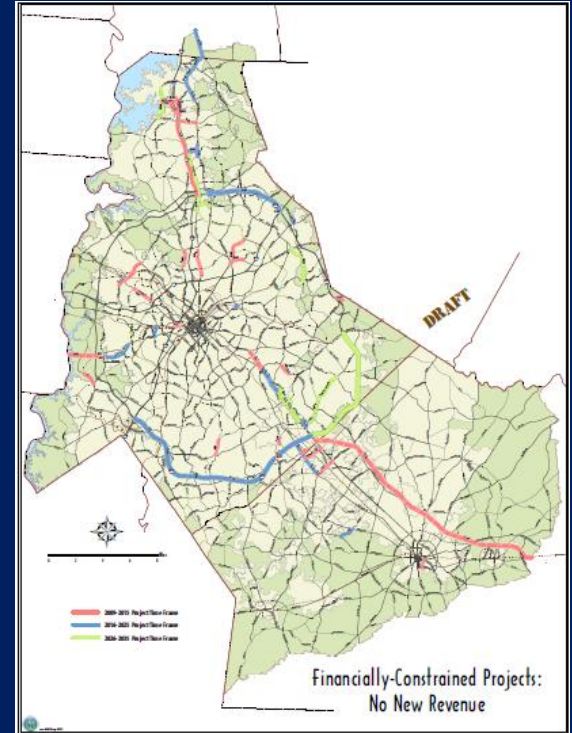


The ***Elizabeth Area Plan*** may include specific itemized recommendations (such as detailed improvements or changes to the street network, sidewalks, pedestrian crossings, bicycle facilities, trails, and street lighting) as well as broad, categorized improvements (such as pedestrian, bike, street and cross section policies).

East Seventh Street Background

History

- Prior to 1990, four narrow lanes
- Reversible lanes as “interim” solution
- Widening was included in past Long-Range Transportation Plans (LRTP)



Today

- Expanded effort by CDOT to create “Complete Streets”
- Growing public support for “Livable Streets”
- Widening not funded in 2035 LRTP

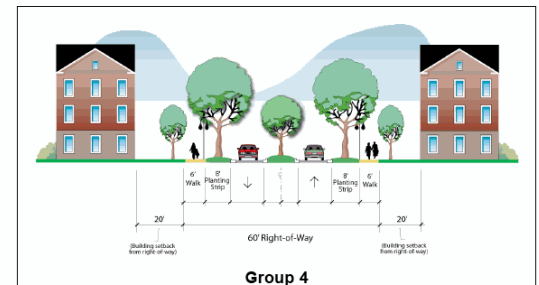
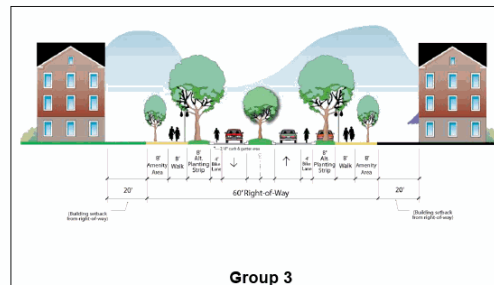
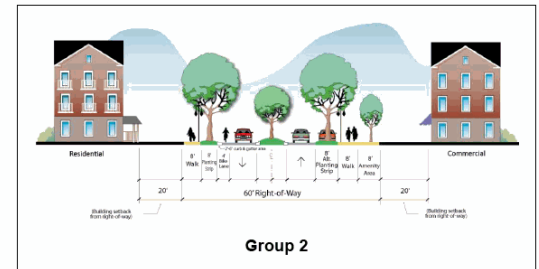
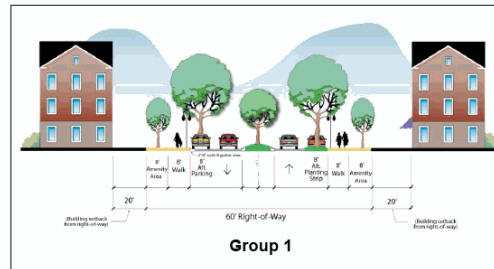
- ❖ Curb and Gutter
- ❖ Sidewalks
- ❖ Planting Strip
- ❖ Street Trees
- ❖ Bike Lanes
- ❖ Turn Lanes
- ❖ Medians
- ❖ Street Lights
- ❖ Parking



What transportation and streetscape elements do you think should be incorporated on East Seventh Street (from Charlottetowne Avenue to East Fifth Street)?

Answer Options	Percent
Street Trees	79%
Additional crosswalks	64%
Wider planting strips	55%
Wider sidewalks	55%
Bicycle lanes	50%
Left-turn lanes	32%
Reversible travel lanes	31%
On-street parking	18%
Fewer driveway entrances	13%
Additional travel lanes	5%

East Seventh Street – Breakout Groups



Breakout Exercise (December 2, 2009)

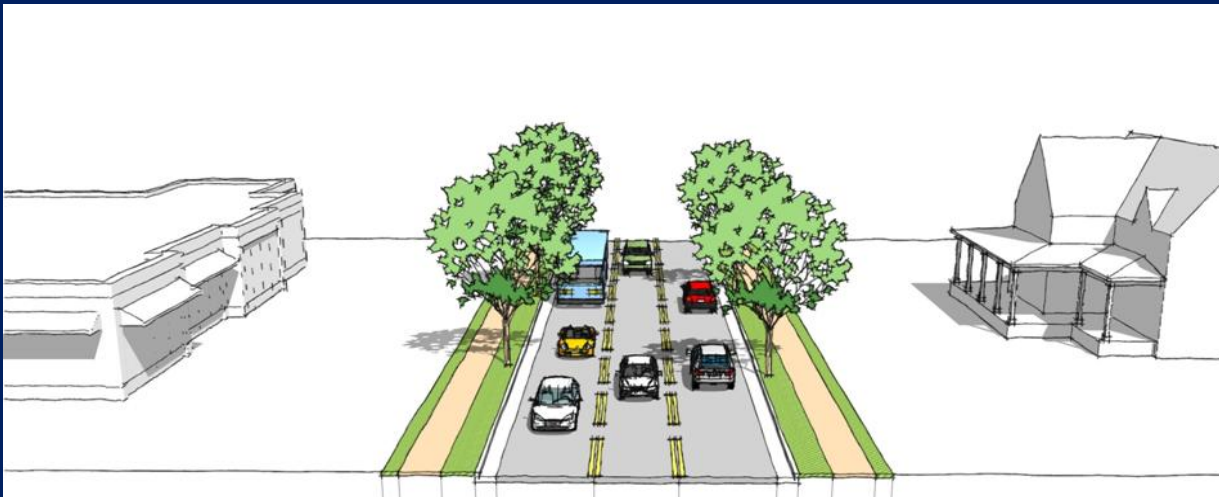
- Pedestrian islands / center turn lane (4 of 4)
- Wider planting strips and sidewalks (4 of 4)
- Recessed parking between mature trees (3 of 4)
- Bicycle lanes (2 of 4)

Baseline

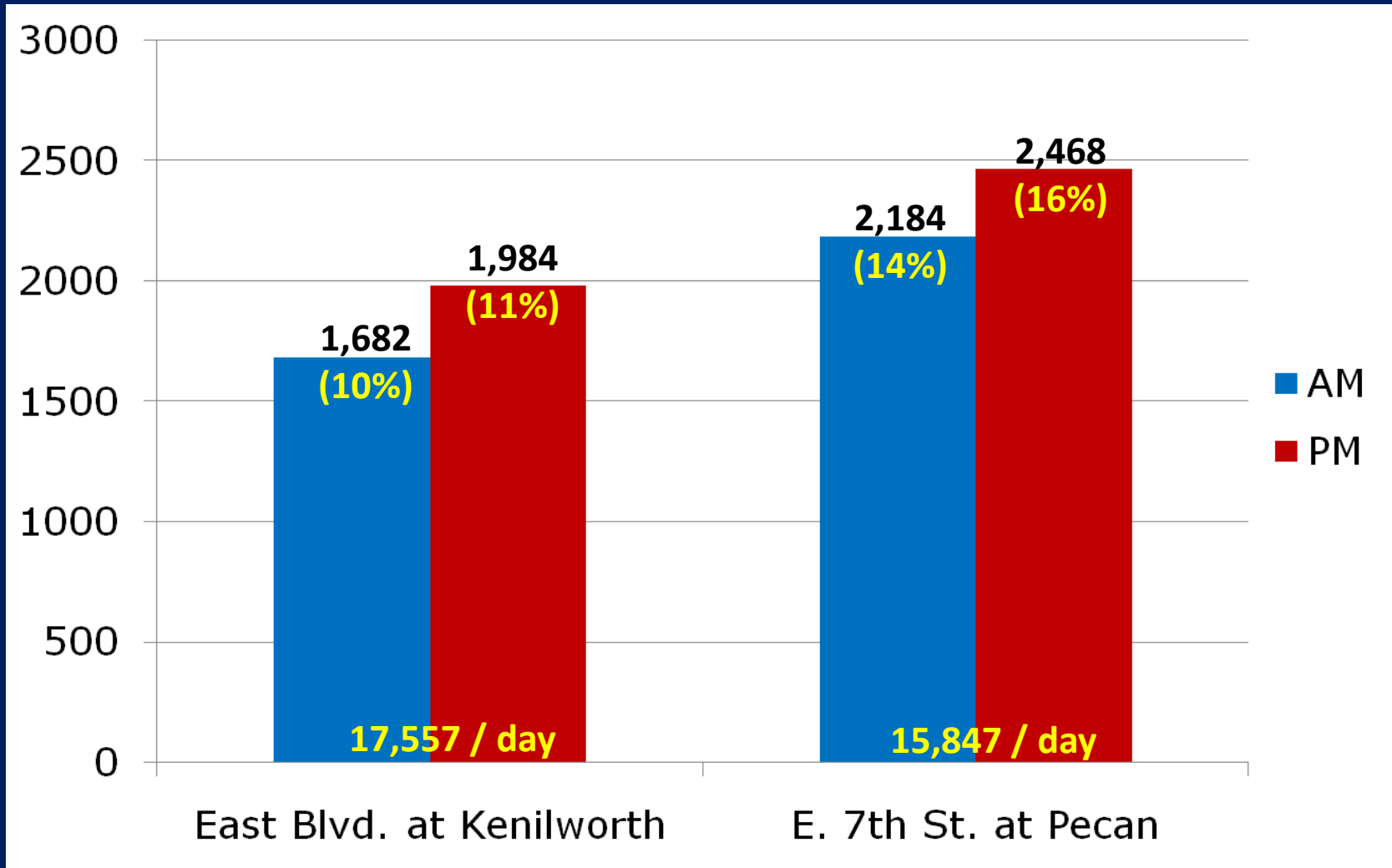
- Existing condition of reversible lanes

Conversion

- Center two-way left-turn lane



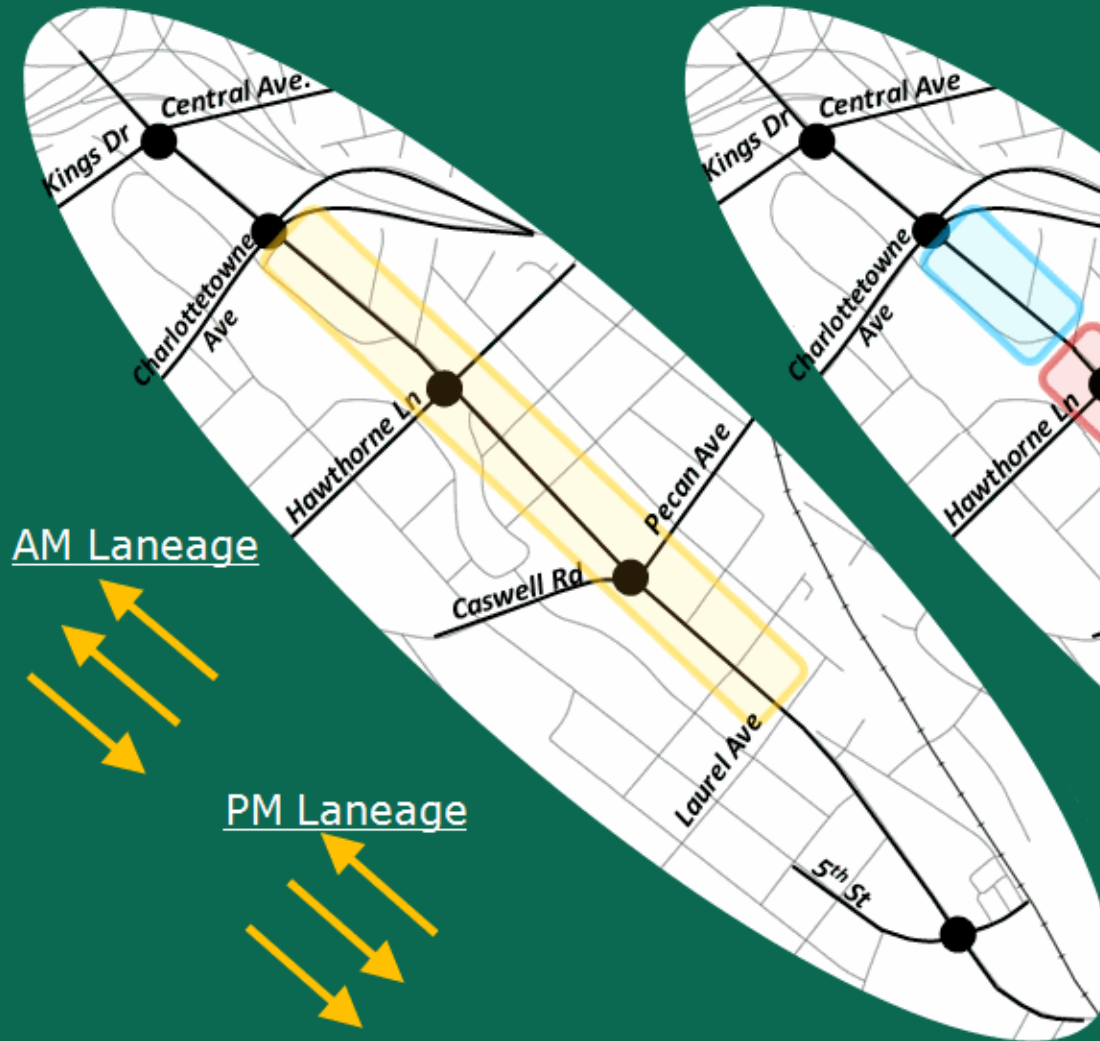
Comparison to East Boulevard



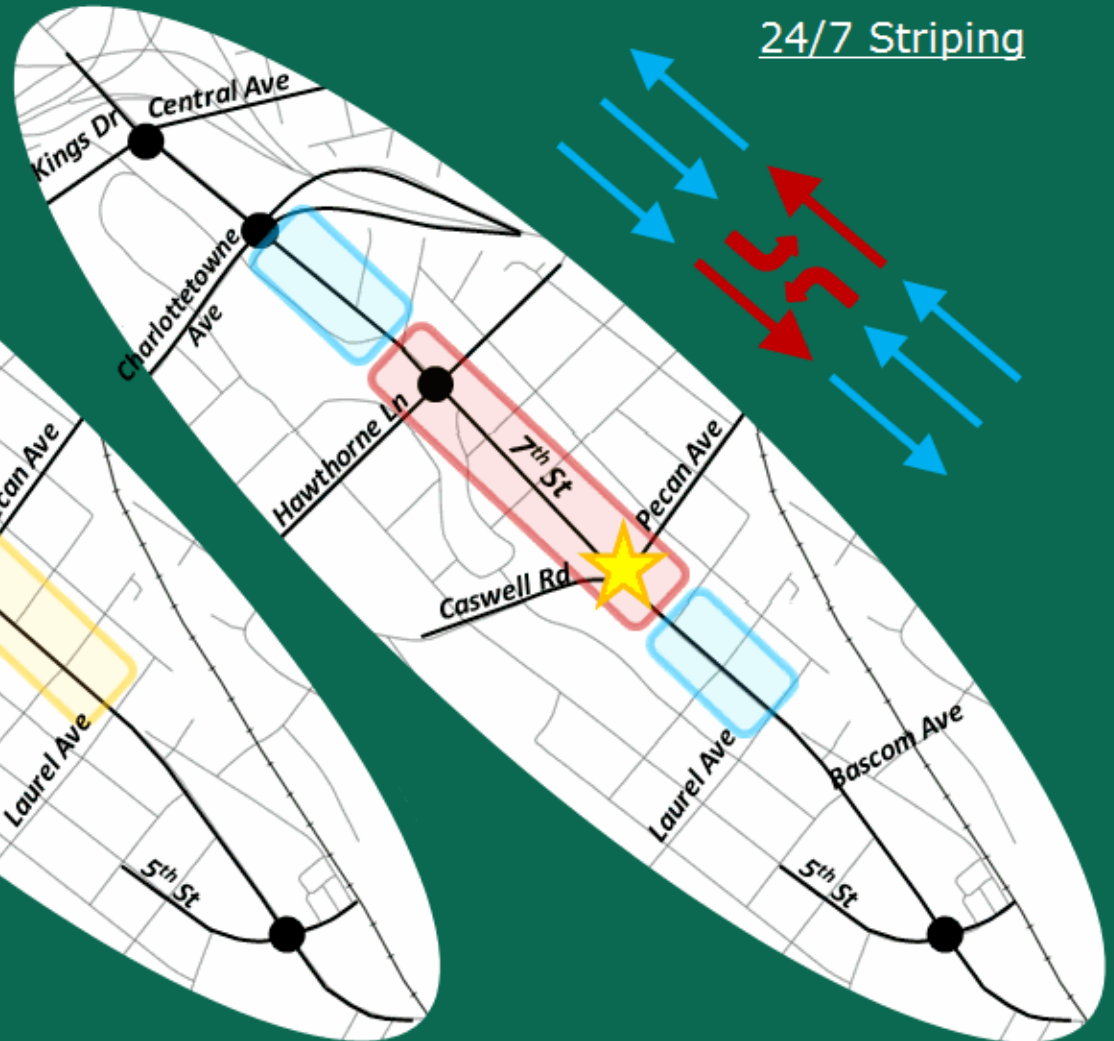


Lane Assumptions

Existing Laneage



Three Lane Conversion





CITY OF CHARLOTTE

The Challenge



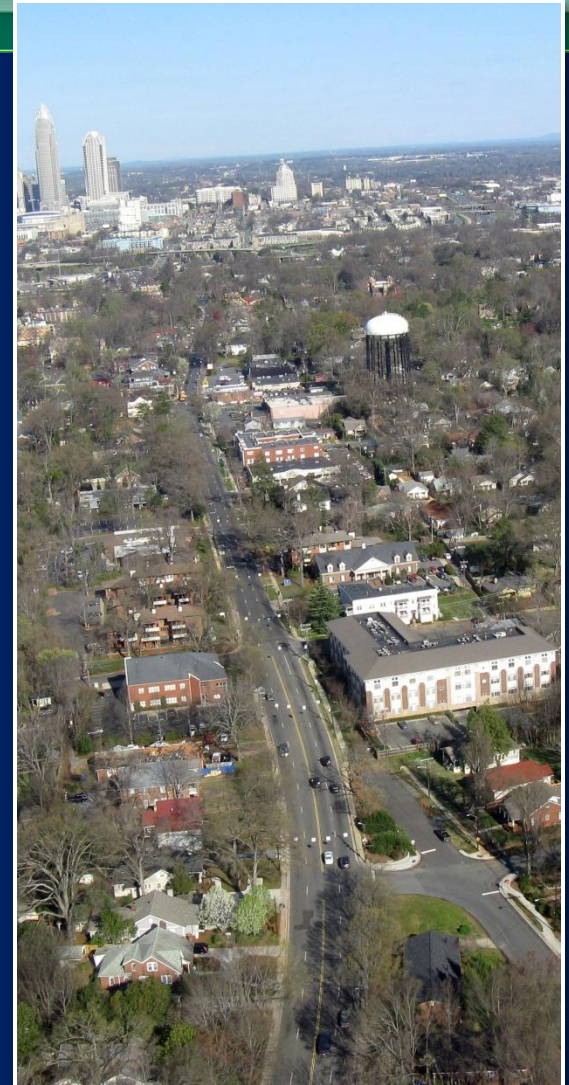
Next Steps - Transportation

Public Review

- Return to CAG in June and refine concepts
- Present recommendations to public in the Fall

NCDOT Technical Review

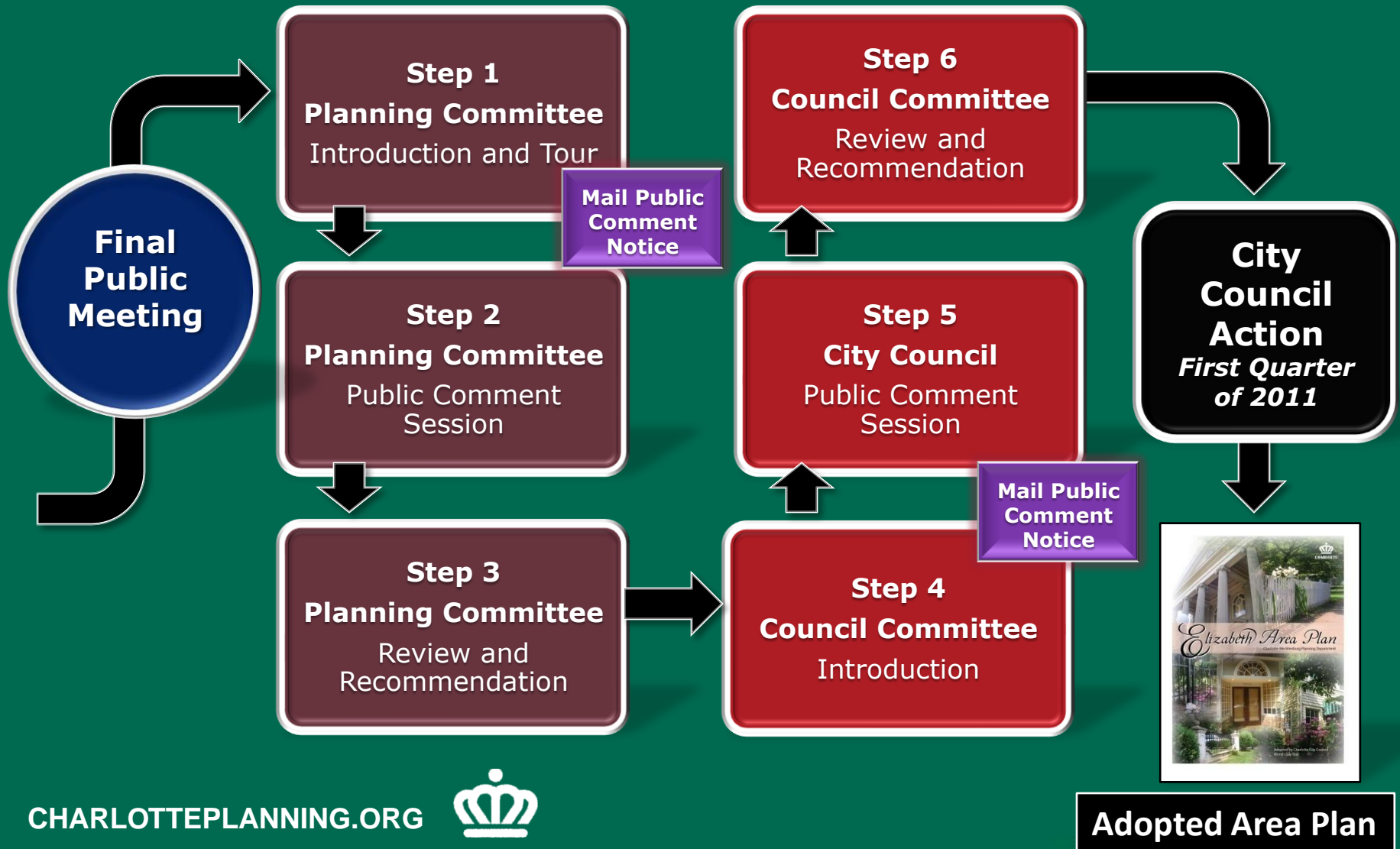
- CDOT consulted NCDOT on methodology
- Any evaluation of alternatives would require 30-90 days
- Possible follow-up analysis



Area Plan Process Meeting Schedule

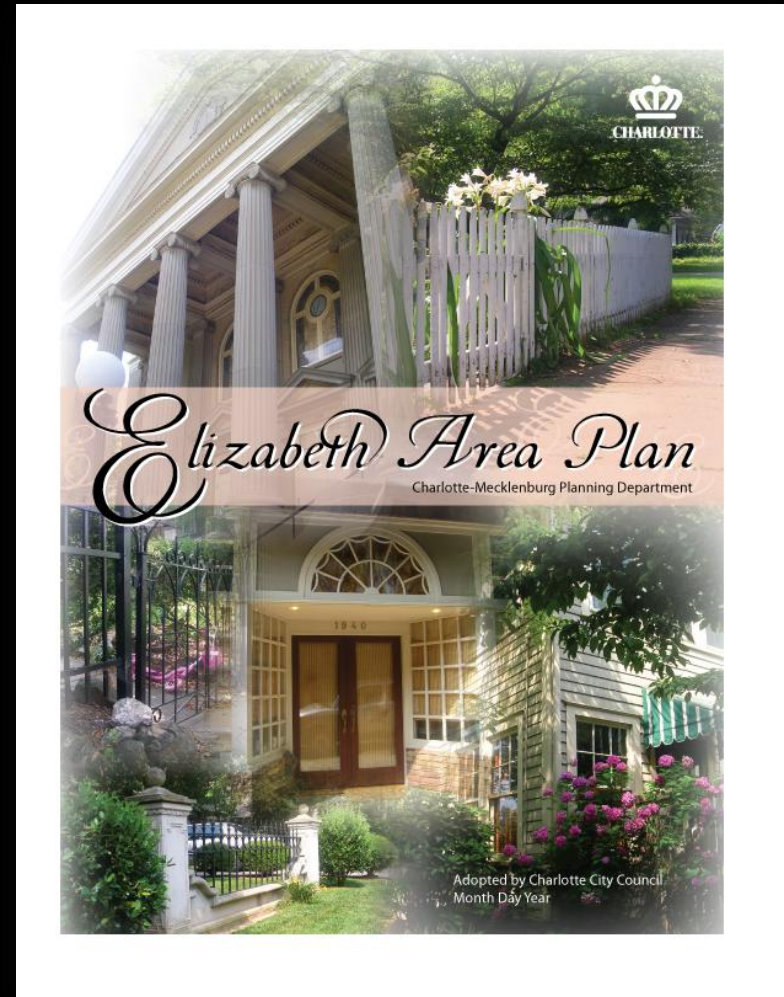


Area Plan Adoption Process Schedule



Next Steps – Area Plan

- Development of draft area plan
- Continued review of draft plan with CAG
- Presentation of draft plan at public meeting (scheduled for Fall 2010)
- Review and adoption process



Please take an opportunity at the conclusion of this meeting to take a look at the maps and information on display around the room. Staff will be available to try to answer your questions.

The City and County departments represented tonight include:

- Charlotte-Mecklenburg Planning Department
- Charlotte Department of Transportation (CDOT)
- Mecklenburg County Park and Recreation Department
- Mecklenburg Union Metropolitan Planning Organization (MUMPO)

For more information contact:

Alan Goodwin

AGoodwin@CharlotteNC.gov

Kathy Cornett

KCornett@CharlotteNC.gov

Phone: 704/336-2205