

Elizabeth Area Plan

Proposed Revisions to Draft Plan

Updated September 12, 2011

In addition to the proposed revisions below, minor graphic, text, and typographical changes that do not impact the intent or meaning of the plan may be made. It may also be necessary to make other minor modifications if the following proposed changes cause discrepancies in other sections of the plan.

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Update Table of Contents as necessary			
Executive Summary (pages i – viii)			
1	Page ii	N/A	<p>Insert the following text in the Executive Summary before “Overall Concept Plan”:</p> <p>Neighborhood Organizations’ Priorities: Elizabeth residents have a long history of being involved and engaged in matters affecting their neighborhood. Residents strive to be proactive in ensuring that the neighborhood is protected from incompatible development and that the historic character is protected, while acknowledging inevitable growth and change. During the area plan development, representatives from the Historic Elizabeth Neighborhood Foundation (HENF) and the Elizabeth Community Association (ECA) were very involved in the process. The following are priorities the neighborhood has identified as being key to the area plan:</p> <ul style="list-style-type: none"> € Protect, save, and enhance Independence Park. € Integrate the proposed redevelopment of Elizabeth Avenue. € Preserve residential areas. € Demand pedestrian-oriented development along East Seventh Street € Create transit options.
2	Overall Plan Concept Page iii	2 nd bullet	<p>Revise as follows:</p> <p>Preserve and enhance parks and open space.</p>

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			€ Independence Park, and other area parks, greenways, and open spaces, should be preserved, protected, and enhanced.
3	Overall Plan Concept Page iii	Inset map: Concept Map	Revise inset map to reflect revisions made to Map 3 on Page 15.
4	Summary of Goals and Policies Page iv	Land Use Policies	Replace heading as follows: B. Transit Station Sub Area B. Preliminary Future Transit Station Sub-area
5	Summary of Goals and Policies Page vi	Infrastructure and Public Facilities Policies	Add bullet (should be first bullet): € Independence Park, as the geographic and symbolic heart of the Elizabeth neighborhood, should be preserved, protected, and enhanced.
6	Key Implementation Strategies Page viii	Add bullet point at end of list of key implementation items	Add text: € Establish an annual meeting to include key neighborhood organizations, institutions, and community leaders, in order to keep channels of communication open and facilitate discussions about issues affecting the neighborhood.
Plan Context (pages 2 – 15)			
7	Plan Purpose Page 2	4 th bullet	Remove text: Serve as the station area plan for a proposed transit station within the plan area;
8	Plan Purpose Page 2	5 th bullet	Provide guidance for future land use and infrastructure decisions to insure that Elizabeth's unique and diverse urban environment is preserved and maintained;
9	Plan Boundaries Page 2	3 rd paragraph	Delete sentence: This area plan establishes boundaries for three sub-areas of this Growth Corridor.
10	Plan Boundaries Page 2	4th paragraph	Map 2 , Centers, Corridors and Wedges, page 4, illustrates the boundaries of the Growth Corridor, the Established Neighborhood subarea, the preliminary future Transit Station

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			sub-area, its sub-areas, the Wedge neighborhood area, and the areas of the Elizabeth neighborhood covered by previously adopted plans.
11	Plan Context Page 4	Map 2: Centers, Corridors and Wedges map legend	Change map legend: Transit Station Sub-area Preliminary Future Transit Station Sub-area
12	History of Elizabeth Development Page 12	Text and graphics on pages 12-13	<p>Moved “History of Elizabeth Development” section to page 4, after “Plan Context” and before “Organization of This Document”, and added the “Elizabeth Today” section (see below):</p> <p>Elizabeth Today</p> <p>Today, Elizabeth remains a community rich in diversity and urban vitality where one can discover the joys of living in the city. Elizabeth is a place where residents can walk to Uptown, rent a foreign film or buy a comic book, visit a friend in the hospital, meet neighbors for coffee, take college courses, or stop to smell the roses in Independence Park. Maintaining this diverse urban environment is a continuing challenge.</p> <p>Continued urban vitality depends upon using Elizabeth’s location, diversity, walkability, history, and natural and built environment as guides for inevitable changes. Understanding Elizabeth requires understanding how single actions or places are connected to others, and how preserving Elizabeth’s unique quality of life is directly linked to recognizing and building upon these relationships.</p>
13	Immediately after moved section “History of Elizabeth Development”		<p>Add the following text:</p> <p>Neighborhood Organizations’ Priorities</p> <p>In keeping with the tradition of neighborhood involvement in the area plan process, the Historic Elizabeth Neighborhood Foundation (HENF) and the Elizabeth Community Association (ECA) have identified the following five priorities for this area plan:</p> <p>Protect, Save, and Enhance Independence Park</p>


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			<p>Explore and initiate legal protections for Independence Park in perpetuity, build on its presence and significance to the neighborhood and the entire city, and articulate a precise means to more fully integrate Independence Park as a focal point for the neighborhood with an increased emphasis on access to the Park.</p> <p>Integrate the Proposed Redevelopment of Elizabeth Avenue</p> <p>Promote the development of Elizabeth Avenue between Center City and the Elizabeth neighborhood, including adequate transition for the extension of the streetcar line along Hawthorne Lane and resulting development/ design alterations. Development of Elizabeth Avenue is a critical step for the future of the neighborhood and the community at large, as it connects the areas of Elizabeth, Midtown, Center City, and Myers Park.</p> <p>Preserve Residential Areas</p> <p>Protect the edges of the single family residential areas that are most at risk from development due to their proximity to Seventh Street, Hawthorne Lane, Pecan Avenue, and Independence Boulevard. Closely examine how proposed uses along these corridors could negatively impact adjacent residential areas.</p> <p>Demand Pedestrian-Oriented Development Along East Seventh Street</p> <p>Promote uses along the full length of East Seventh Street that achieve a cohesive land use vision and serve as an urban linkage and neighborhood seam that connects residential, commercial, historic, and service uses within the entire neighborhood and surrounding areas. There needs to be better “communication” between Seventh Street and Independence Park. Planning for Seventh Street should look beyond what is or could be built on the street and instead on</p>

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			<p>to how it is integrated into the existing neighborhood.</p> <p>Create Transit Options</p> <p>Provide pedestrian friendly intersections and enhanced accessibility to Independence Park to integrate the proposed streetcar into the Elizabeth Community.</p>
14	Planning Process Page 6	5 th bullet on page	<p>Revise as follows::</p> <p>A final public meeting was held on xx/xx/xx May 12, 2011 with approximately xx 30 people in attendance.</p>
15	Planning Process Page 6	Graphic: Steps in the Area Plan Process	Change the dates and time frames in the graphic to reflect the actual plan development and adoption process.
16	Policy Framework Page 7	6 th paragraph	<p>Revise as follows::</p> <p>...The <i>Centers, Corridors and Wedges Growth Framework</i> provided a starting point for maintaining and preserving the lower density, single family residential character of the Established Neighborhood sub-area, and ensuring that surrounding development in the General Corridor sub-area and Transit Station sub-area the Preliminary Future Transit Station sub-area respects the existing historic residential character and scale.</p>
17	Policy Framework Page 8	3 rd paragraph: Station Area Plan	<p>Eliminate entire paragraph:</p> <p>This area plan will serve as the adopted Station Area Plan for the future transit station that is part of the Southeast Transit Corridor. It facilitates the right mix of development and appropriate infrastructure to complement the planned investment in rapid transit. It is also supportive of the initial phase of the streetcar route along Elizabeth Avenue.</p>
18	Policy Framework Page 8	Transportation Action Plan	<p>Revise date of plan:</p> <p>The <i>Transportation Action Plan</i> (2006) (2011) defines...</p>
19	Policy Framework Page 8	6 th paragraph (2030 Transit Corridor System Plan)	Revise as follows::

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			The Southeast Transit Corridor supports a potential future rapid transit station within the plan area. This information was used in the area planning process to determine the potential future Transit Station sub-area and land use and development pattern within that area.
20	Key Opportunities and Challenges Page 9	Opportunitiesh Parks, Recreation, and Open Spaces	Revise as follows:: Parks, Recreation, and Open Spaces The plan area includes Independence Park, American Legion Memorial Stadium, and Colonial Park, all offering passive or active recreational opportunities for area residents. The area surrounding Independence Park provides an opportunity for new and additional housing opportunities, oriented to take advantage of the park and its amenities. The developing Little Sugar Creek Greenway and the planned Briar Creek Greenway present additional open space, and the opportunity for future connections from the neighborhood to them, and from one to the other through the neighborhood.
21	Overall Plan Concept Page 14	5 th bullet point	Revise as follows:: The appropriate location for more intense, mixed use development is adjacent to the potential future rapid transit station and streetcar stops on Elizabeth Avenue.
22	Overall Plan Concept Page 15	Map 3 Concept Map	Revise map and legend as follows: 1. Change Transit Oriented shaded area (plum colored) to Mixed-Use (orange). 2. Rename "Transit Station Sub-area" to "Potential Future Transit Station sub-area" in legend. 3. Remove "Transit Oriented" from legend.
Plan Policies – Land Use (pages 16 – 33)			
23	Land Use Page 16	Map 4	Change land uses for the parcels bounded by Charlottetowne, Park Drive, Hawthorne, and East Fourth from Transit Oriented to Mixed Use Residential/ Office/Retail Add the following note to Map 4: This land use map provides a general recommendation for

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			the future use of each parcel in the plan area. Certain parcels or groups of parcels are delineated and labeled with L-# on detail maps throughout this section (Maps 4a, 4b, 4c, and 4d). Refer to the accompanying policy for more specific land use and design guidance for these parcels.
24	Land Use Page 17	Land Use Policies 1. Growth Corridors First paragraph, last sentence	Revise as follows: The Elizabeth plan area includes all of these sub-areas except an Interchange Area an Established Neighborhood sub-area, General Corridor sub-areas, and a preliminary future Transit Station sub-area.
25	Land Use Page 18	Land Use Policies 1. Growth Corridors Second paragraph, 2 nd sentence	Revise as follows: Greater intensity and a broader mix of land uses are anticipated in the area adjacent to the planned a potential future rapid transit station near Memorial Stadium/CPCC, including Charlottetowne and Elizabeth Avenues.
26	Land Use Pages 18-21	A. Transit Station Sub-area	Replace text and map and photo captions for section "A. Transit Station Sub-area" with that shown on Attachment A.
27	Land Use Page 19	Maps 4a	Change land uses for the parcels bounded by Charlottetowne, Park Drive, Hawthorne, and East Fourth from Transit Oriented to Mixed Use Residential/ Office/Retail. Change map legend to correspond with new uses. Change title of map to " Potential Future Transit Station Sub-area ". Change label for station to " Potential Future Transit Station " Add the following note to the map: For parcels or groups of parcels delineated and labeled with L-#, refer to the accompanying policy for more specific land use and design guidance.
28	Land Use Page 21 Transit Station Area Principles	Graphic: Transit Station Area Principles	Move bulleted text " Preserve existing stable neighborhoods " to the top of the Land Use column.
29	Land Use Pages 24 and 31	Maps 4b and 4c	Change land uses for the parcels bounded by Charlottetowne, Park Drive, Hawthorne, and East Fourth from Transit Oriented to

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			<p>Mixed Use Residential/ Office/Retail. Change map legend to correspond with new uses. Add the following note to the map:</p> <p>For parcels or groups of parcels delineated and labeled with L-#, refer to the accompanying policy for more specific land use and design guidance.</p>
30	Land Use After Page 24	Established Neighborhood Sub-area	An additional Future Land Use map will be added that focuses on East Seventh Street from Charlottetowne Avenue to Laurel Avenue from Fifth Street to Eighth Street. Notations will be added to the maps to reiterate that readers should review the written text that accompanies the numbered areas. Photographs and/or graphics will be added to the plan to illustrate desirable forms of residential and mixed use development and building typology on East Seventh Street.
31	Land Use Page 28	Policy L-26	<p>Remove these lines of text under this policy heading:</p> <p>“Development Concept No. 2 on page 30 has been created to illustrate one way that the site could be redeveloped at a density of 22 DUA, while providing the desired open space and saving trees. This development scenario is intended as an illustration of sound urban site design and is not meant to suggest or imply that the site should be redeveloped.”</p>
32	Land Use Page 30	Development Concept No. 2 (illustration)	Remove illustrated development concept for Martha Washington Apartments.
33	Land Use Page 33	Map 4d	<p>Add the following note to the map:</p> <p>For parcels or groups of parcels delineated and labeled with L-#, refer to the accompanying policy for more specific land use and design guidance.</p>
Plan Policies – Community Design (pages 34 – 43)			
34	Residential Design Policies Page 35	D-1. Building Architecture and Site Design	<p>Add new policy D-1F and add check marks in both columns (renumber subsequent D-1 policies as necessary):</p> <p>1F Housing should be integrated into the areas</p>

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			surrounding Independence Park. New and redeveloped residential buildings adjacent to, or across the street from, Independence Park should be oriented to take advantage of the park and its amenities.
35	Community Design – Non-Residential Design Policies Pages 38-43	Table: Non-Residential Design Policies	Replace column for Industrial uses with column for Institutional uses. The following policy numbers will be marked as applicable to Institutional land uses: 4A, 4B, 4C, 4E, 4F, 4H, 4I, 4K, 4L, 4M, 4N, 4O, 4P, 5A, 5B, 5C, 5D, 5F, 6A, 6B, 6C, 6D, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6O, 6P, 7A, 7B, 7C, 7E, and 7F.
Plan Policies – Transportation (pages 44 – 65)			
36	Transportation – Street Cross Sections Pages 51, 52, 59, 60, 61, 62, 63, and 64	Cross Sections A1, A2, B4, B5, B6, B7, B8, and B9 - Future Development Standards Table (Roadway and On-Street Parking)	Add bullet : • Curb lines will remain at existing locations.
37	Transportation – Street Cross Sections – East Seventh Street Page 53	Left photo (Existing condition)	Replace photo with new photo named: IMG_7303_cropped 
38	Transportation – B9 Street Cross Sections Page 64	B9 Future Development Standards Table (Roadway and On- Street Parking)	Revise text: No on-street parking lanes
39	Transportation – Local Streets Cross Sections Page 65	C Future Development Standards Table (Roadway and On-Street Parking)	Revise text: No on-street parking lanes Recessed parking should be incorporated as development occurs

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Plan Policies – Infrastructure and Public Facilities (pages 66 – 71)			
40	Infrastructure and Public Facilities Page 66	Map 7	Show enhanced connections to Independence Park from future streetcar stops and neighborhood institutions using arrows and labels as appropriate.
41	Infrastructure and Public Facilities Page 68	Policy P-1	<p>Revise policy text as follows:</p> <p><i>P-1. Preserve the existing character of the portion of Independence Park southeast of Hawthorne Lane.</i></p> <p>Charlotte's first public park, Independence Park, is the symbolic and geographical heart of the Elizabeth neighborhood. south of Hawthorne Lane is a green tree covered It continues to be a refuge amidst the bustle of nearby schools, hospitals, offices, and businesses. Its history, natural beauty, diverse landscapes, and range of passive and active recreational opportunities enhance the neighborhood's livability and provide an immeasurable value to the community. The character of this section of the park Independence Park should be preserved. The portion of the park from Charlottetowne Avenue eastward (excluding all buildings) is a designated Historic Landmark and enjoys certain protections under North Carolina state law. The Charlotte-Mecklenburg Historic Landmarks Commission must authorize any proposed material alterations or modifications to Independence Park. In the event of such proposed changes, nearby property owners as well as other interested parties (such as neighborhood associations) would be notified and provided an opportunity to comment. There are also reverter clauses associated with this property that stipulate it must be used for park or recreation purposes or it will revert to the previous owners of the land.</p> <p>The following improvements in support of this policy should be considered:</p> <ul style="list-style-type: none"> € Removing the asphalt surface parking area adjacent to the rose garden and landscaping the area to blend with surrounding parkland, and possibly expanding the rose garden into this area. € Limiting future improvements in this area to those that do not

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			<p>generate significant additional vehicle traffic.</p> <ul style="list-style-type: none"> € Creating recessed on-street parking along the edge of the park in places where it will not disturb large mature trees or steep slopes. € Expanding and enhancing the pedestrian-friendly environment and establishing pedestrian connections from this area to the surrounding neighborhood. € Providing safe pedestrian connections across Hawthorne Lane. € Identifying and protecting/preserving existing scenic views and vistas. € Coordinating these and any additional improvements with the update of the Independence Park master plan.
42	Infrastructure and Public Facilities Page 69	Policy P-4	<p>Revise policy heading as follows:</p> <p>P-4. Provide additional pedestrian and bicycle connections within the neighborhood and between neighborhood employment and commercial centers, streetcar and transit stops, and greenways and neighborhood parks and open spaces.</p> <p>Revise P-4 (sub-policy 8) as follows:</p> <p>8. Install wayfinding signs along overland connector routes between primary greenways, and to guide pedestrians from neighborhood employment and commercial centers to Independence Park.</p>
43	Infrastructure and Public Facilities Page 70	Policy P-6	<p>Revise policy text as follows:</p> <p>The Armory Building is used by Mecklenburg County Park and Recreation Department as a training and maintenance facility, with office space on the upper level fronting Armory Drive, and equipment storage and garage space on the lower level. There is also a vehicle storage area on the upper level off Armory Drive. It is possible that the uses within this facility could be relocated to other sites. This should be fully investigated in the Independence Park master plan process. In the meantime, landscaping and/or architectural screening could should be used to obscure stored vehicles and materials from view from both the park and from Armory Drive.</p>

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Part II: Implementation Guide (pages 75 – 82)			
44	Implementation Guide Page 78	Recommended Implementation Strategies Infrastructure and Public Facilities Implementation Strategy No. 15	Remove Implementation Strategy No. 15: Remove the asphalt surface parking area adjacent to the rose garden to blend with the surrounding parkland. Evaluate expansion of the rose garden into this area.
45	Implementation Guide Page 78	Recommended Implementation Strategies Infrastructure and Public Facilities Implementation Strategy No. 17 (Pedestrian Connections)	Change priority level from Medium to Short Term.
46	Implementation Guide Page 79	Recommended Implementation Strategies Infrastructure and Public Facilities	Revise Implementation Strategy 27 as follows: Install wayfinding signs along overland connector routes between primary greenways. Install wayfinding signs on connections from neighborhood employment and commercial centers to Independence Park.
47	Implementation Guide Page 79	Recommended Implementation Strategies Infrastructure and Public Facilities	Add the following Infrastructure and Public Facilities implementation strategy: Pursue a park conservation easement to provide added protection for Independence Park. Project Type: Public Facilities Lead Agency: Neighborhood Organization Priority: Short (0-5 years)
48	Implementation Guide Page 79	Recommended Implementation Strategies Infrastructure and Public Facilities	Add the following Infrastructure and Public Facilities implementation strategy: After plan adoption, convene key neighborhood organizations and community leaders, such as the ECA, HENF, CPCC, area hospitals, Park and Recreation, and Planning Department, to discuss roles and strategies in implementing many of the plan recommendations. The discussion should include the potential of developing a wayfinding system. Project Type: Public Facilities Lead Agency: TBD

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			Priority: Short (0-5 years)
49	Implementation Guide Page 79	Recommended Implementation Strategies Infrastructure and Public Facilities	<p>Add the following Infrastructure and Public Facilities implementation strategy:</p> <p>Establish an annual meeting to include key neighborhood organizations, institutions, and community leaders, to keep channels of communication open and facilitate discussions about issues affecting the neighborhood.</p> <p>Project Type: Public Facilities Lead Agency: TBD Priority: Short (0-5 years)</p>
50	Implementation Guide Page 79	Recommended Implementation Strategies Table	Renumber implementation strategies as necessary.
Part III: Appendix (pages 83 – 113)			
51	Appendix Page 95	Map 12 – Existing Land Use	Change existing land use for Parcel #08019305 from Multi-family to Office
52	Appendix Page 98	Designated Historic Landmarks	Provide reference to applicable state ordinances designating Independence Park as a Historic Landmark. Provide sample language from reverter clause for Independence Park.