CHARLOTTE.

INDEPENDENCE BOULEVARD AREA PLAN

Community Advisory Group – Meeting #2

August 7, 2008

GLATTING JACKSON KERCHER ANGLIN

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Tonight's Agenda

Introduction **6:00 - 6:10**
Tom Warshauer

Presentation **6:10 - 7:00**
Blake Drury

Table Exercises **7:00 - 7:30**
All

Table Reports **7:30 – 7:55**
Table Spokespersons & Blake Drury

Wrap Up & Next Steps **7:55 – 8:00**
Blake Drury

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What We Heard

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Issues, Values, and Principles

Issues + Values = Guiding Principles

1. Strengthen and Build Neighborhoods
2. Create Nodes
3. Reclaim and Showcase Natural Systems
4. Orient Toward Monroe and Central
5. Leverage Opportunities
6. Provide Choices
7. Balance Neighborhood, Community, and Regional Needs
8. Define U.S. 74
9. Implement the Plan

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Guiding Principles

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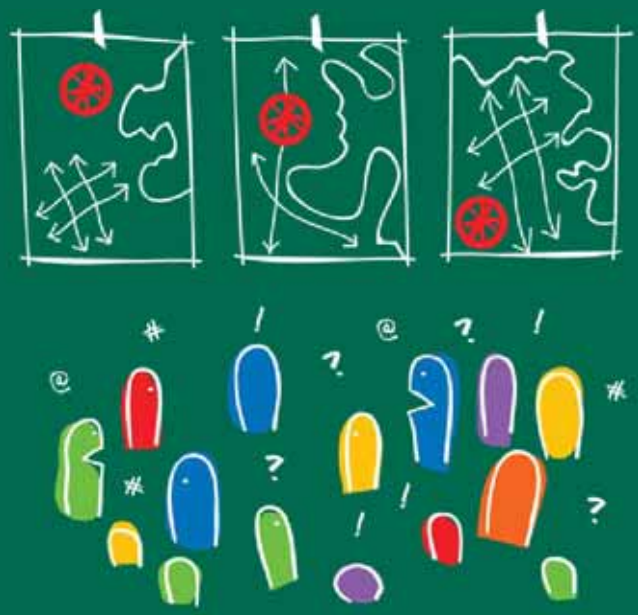

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What We Heard About the Principles

Maintaining strong neighborhoods with stable values and ownership patterns is perhaps the most important Principle

Many people would like to see expansion/enhancement of greenways

Addressing quality of life issues is very important: crime, blight, run-down apartment complexes

The community should develop interesting "nodes" that provide new retail opportunities

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URBAN DESIGN

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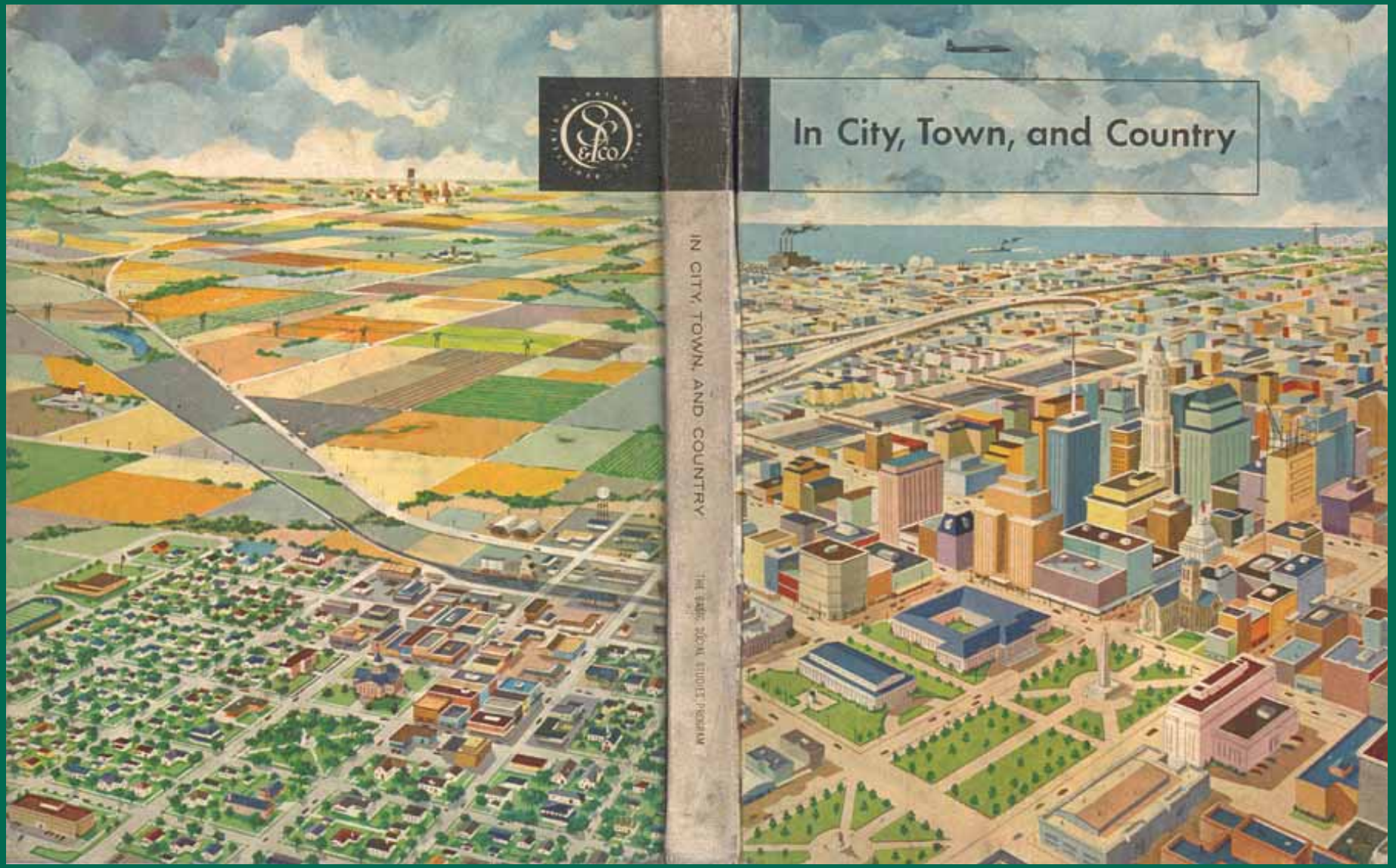
Urban Design is Elementary



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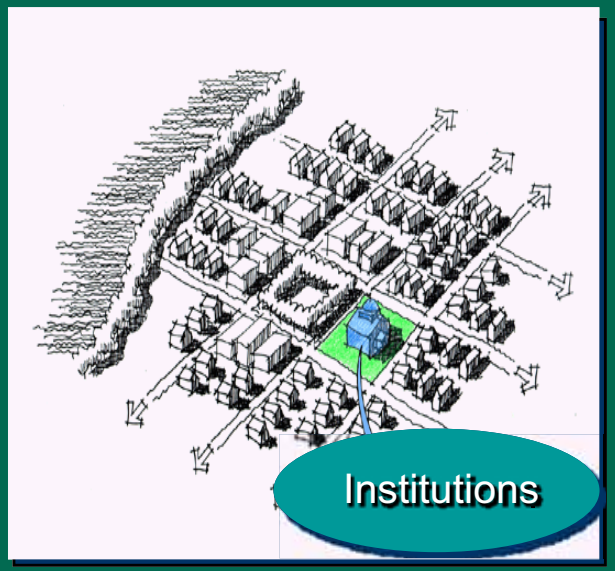
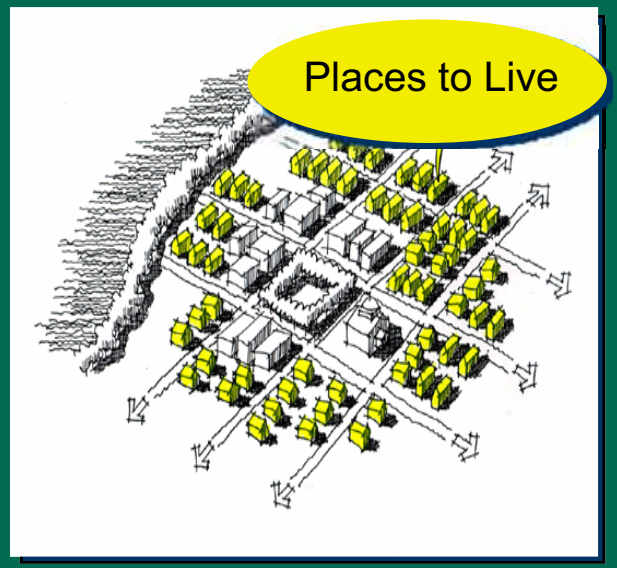
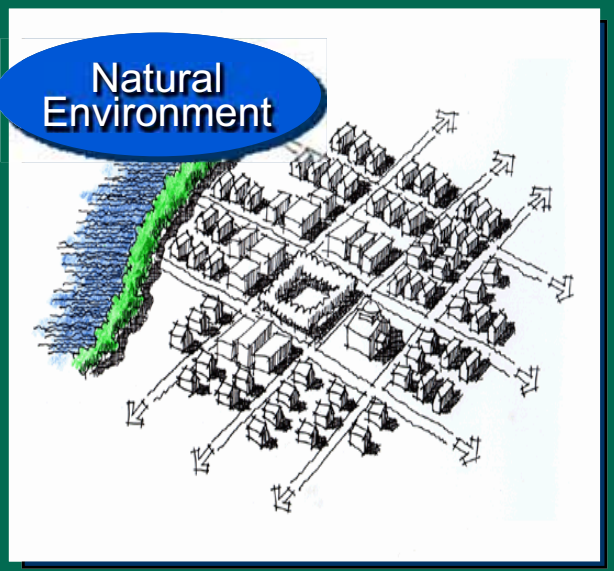
Building Blocks of a Community







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Building Blocks of a Community

Institutions

Places to Live

Parks & Recreation

Places for Business

Complete Streets

Natural Environment

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OPPORTUNITIES

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Public Lands

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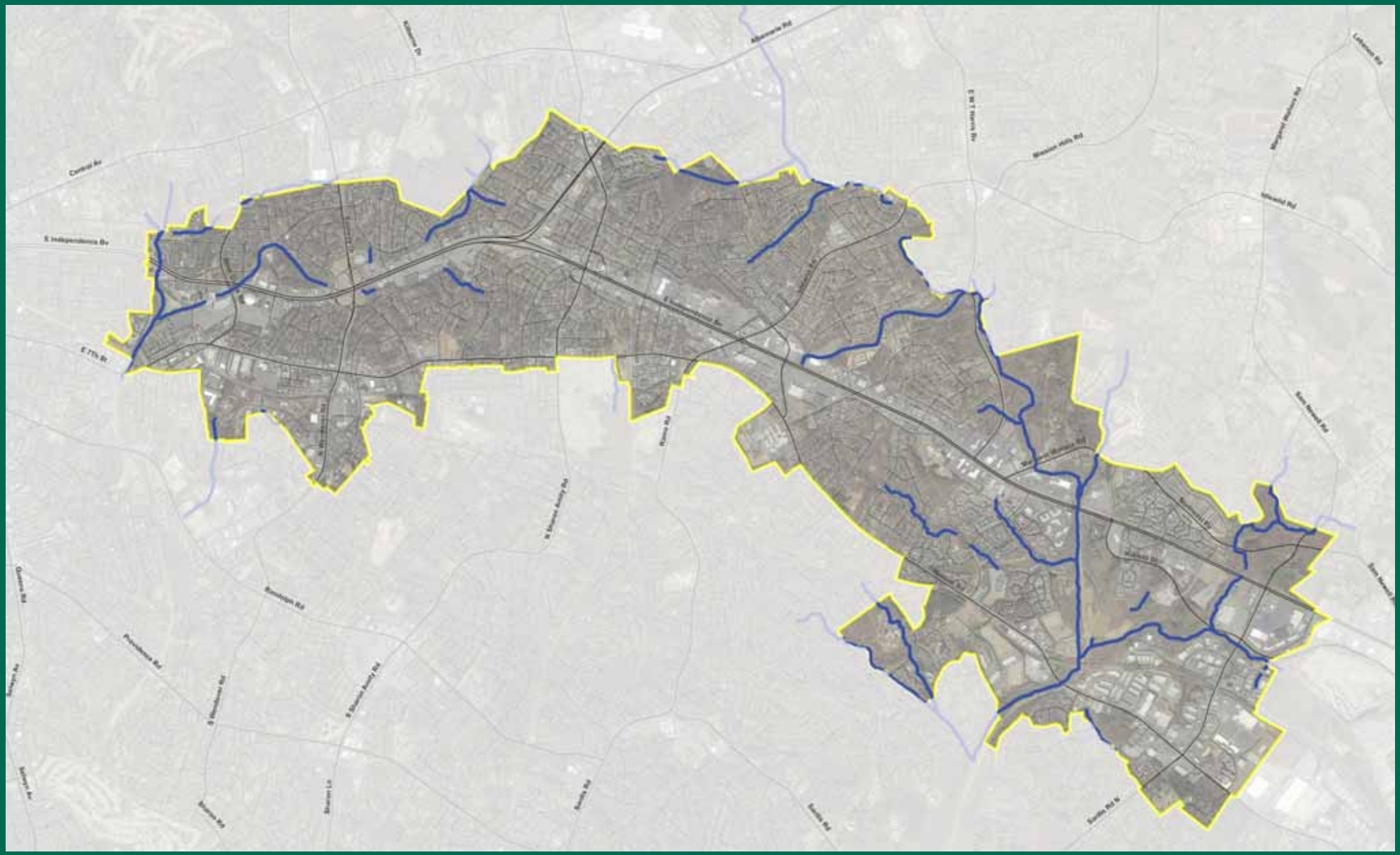
Streams



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Stream Gaps

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Potential Connections

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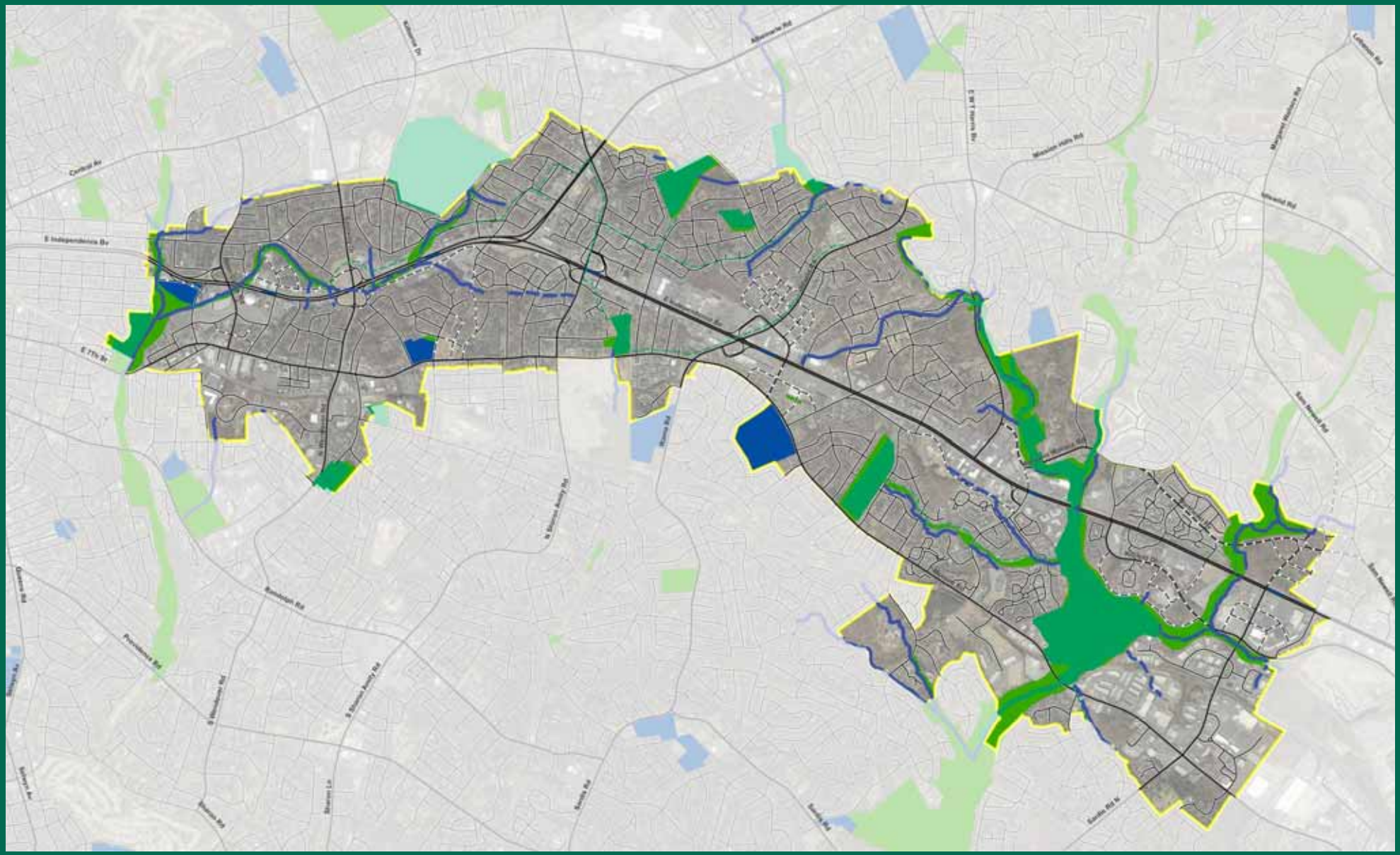
Green Framework



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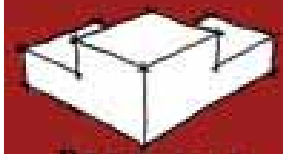
CITY OF CHARLOTTE

Character Areas

	Neighborhood General	Neighborhood Core	Neighborhood Node	 Regional Node	Highway Oriented District	Industrial-Employment District
Access Requirements	Local	Community	Community and Regional	Community	Regional Only	Community
Character of Use	Residential (Density varies by neighborhood)	Predominantly residential with some neighborhood-scale services	Mixed or Multi-Use (Retail, Office, and Residential)	Mixed or Multi-Use (Retail, Office, and/or Residential)	Single-Use Commercial	Single-Use Industrial
Building Types					Stand-alone commercial buildings	Industrial buildings
Mixed-Use	------	XX	XXX	XXXXX		
Storefront Comm.	------	X	XXX	XXX		
Lg-Format Retail	------	------	XXX	------		
Apartment House		XXXXX	XXX	XXX		
Townhome	XX	XXXX	XX	XX		
Detached House	XXXXX	X	0	0		

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Neighborhood General

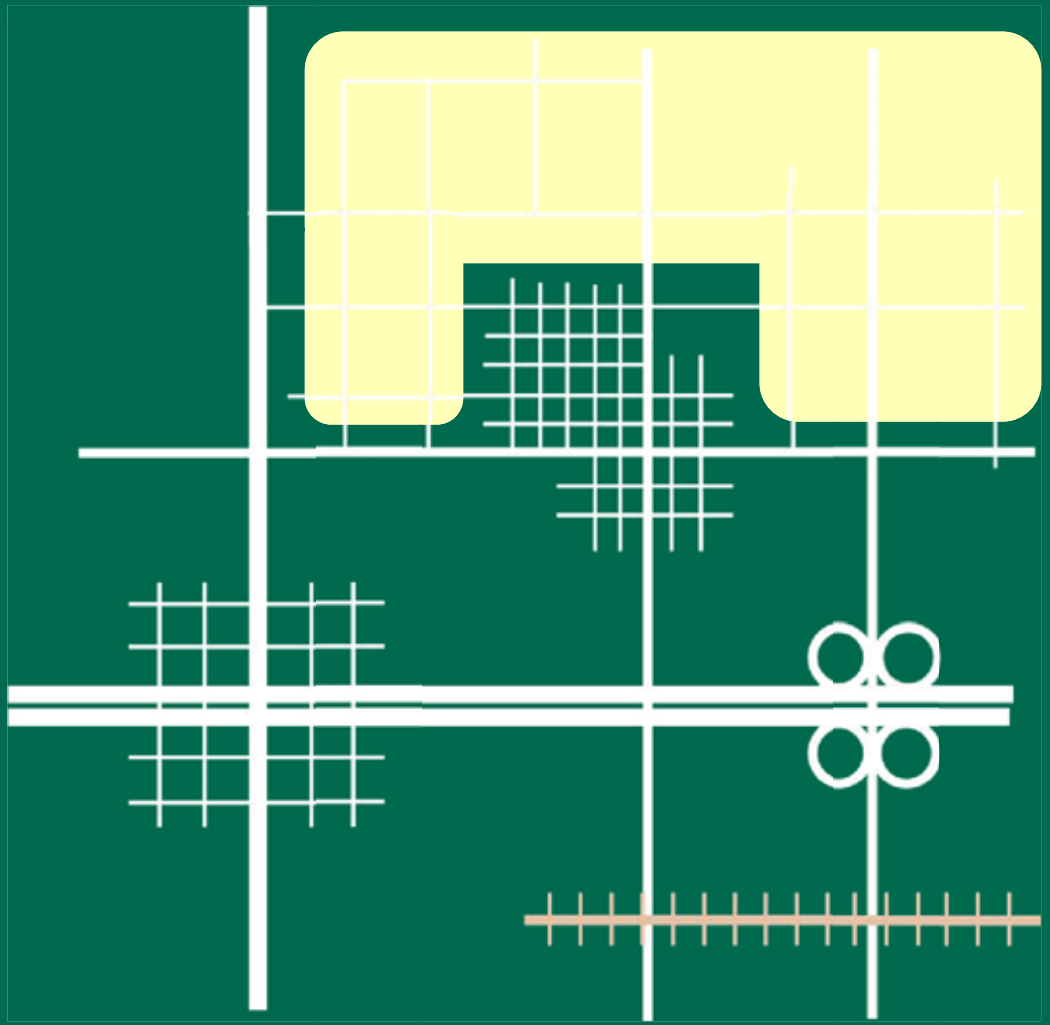
Purpose

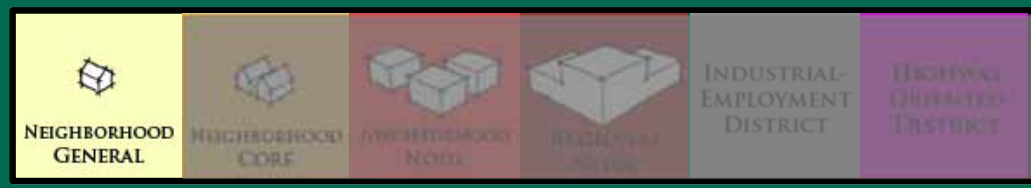
Provide lower-density residential neighborhoods with stable property values and ownership patterns

Access and Connectivity

Access from local roads

Medium level of internal and external connectivity





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Neighborhood General

Character of Use

Residential

Building Types

Single-family detached homes

Townhomes

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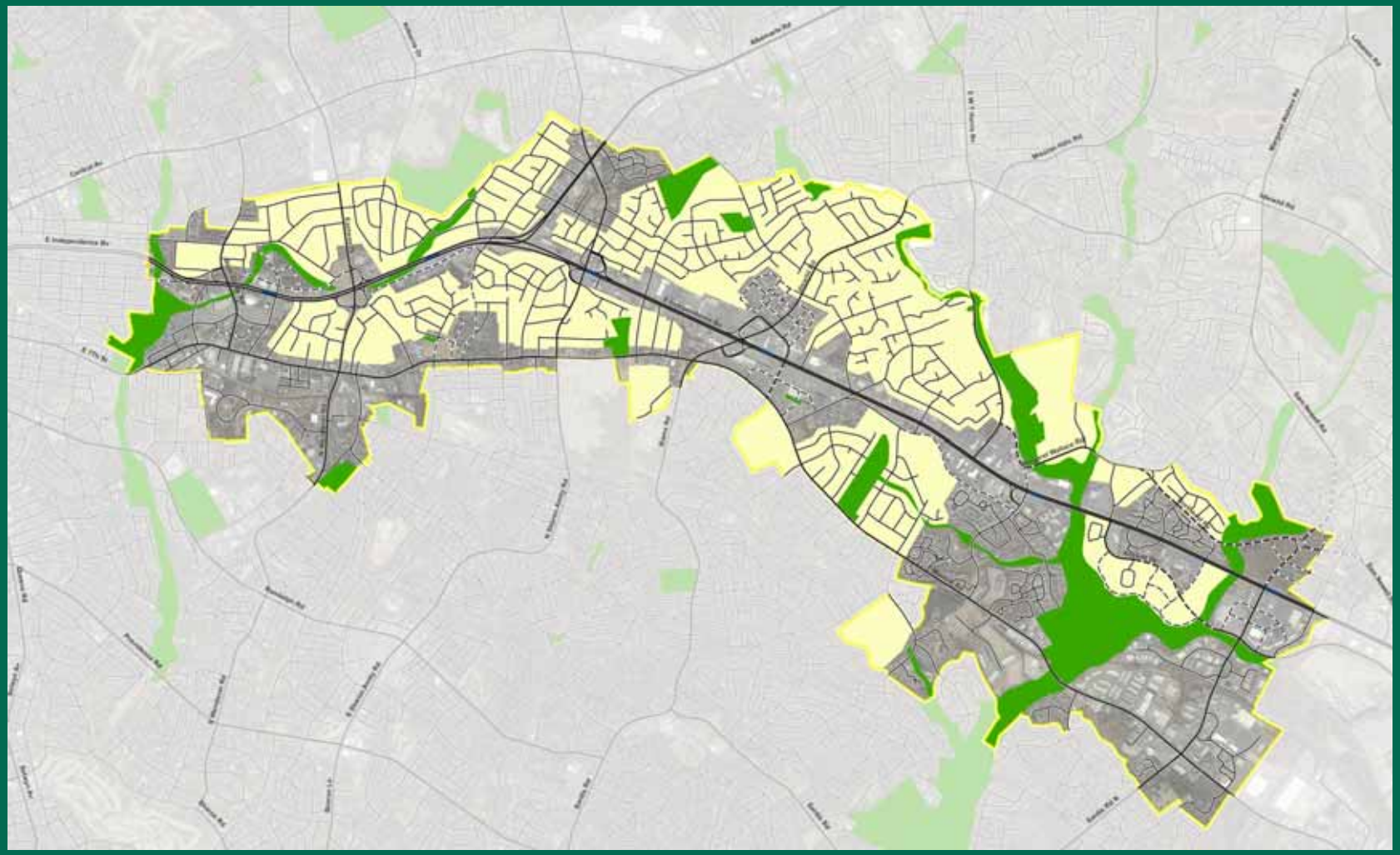
Neighborhood General



NEIGHBORHOOD GENERAL

INDUSTRIAL-EMPLOYMENT DISTRICT

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Neighborhood Core

Purpose

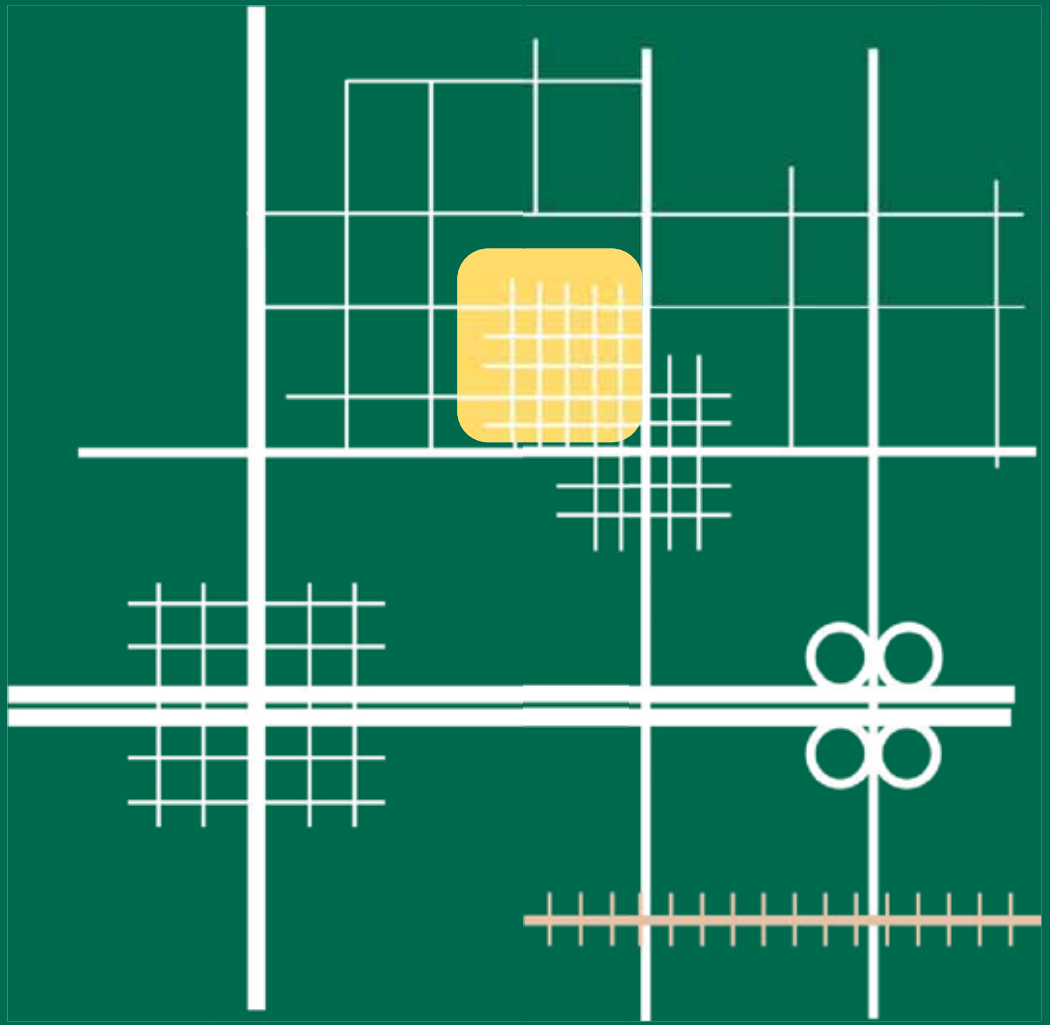
Provide medium-density residential in mixed-use settings

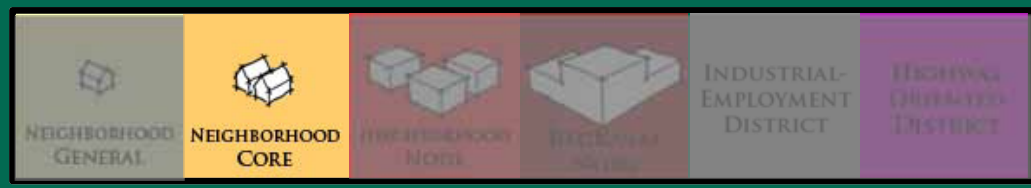
Serve local, small-scale retail and commercial demands

Access and Connectivity

Access from community road (i.e. Idlewild, Eastway)

High level of internal and external connectivity





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Neighborhood Core

Character of Use

Predominantly residential with some neighborhood-scale services

Building Types

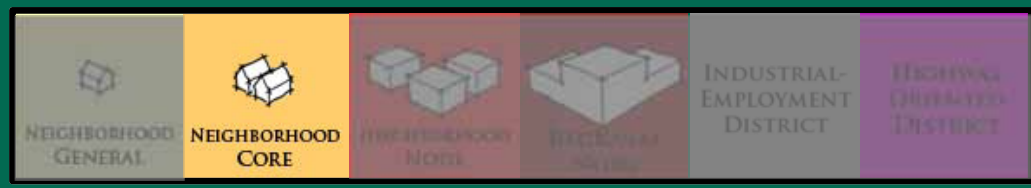
Mixed-use

Storefront Commercial

Townhomes

Apartment Homes

Single-family Homes



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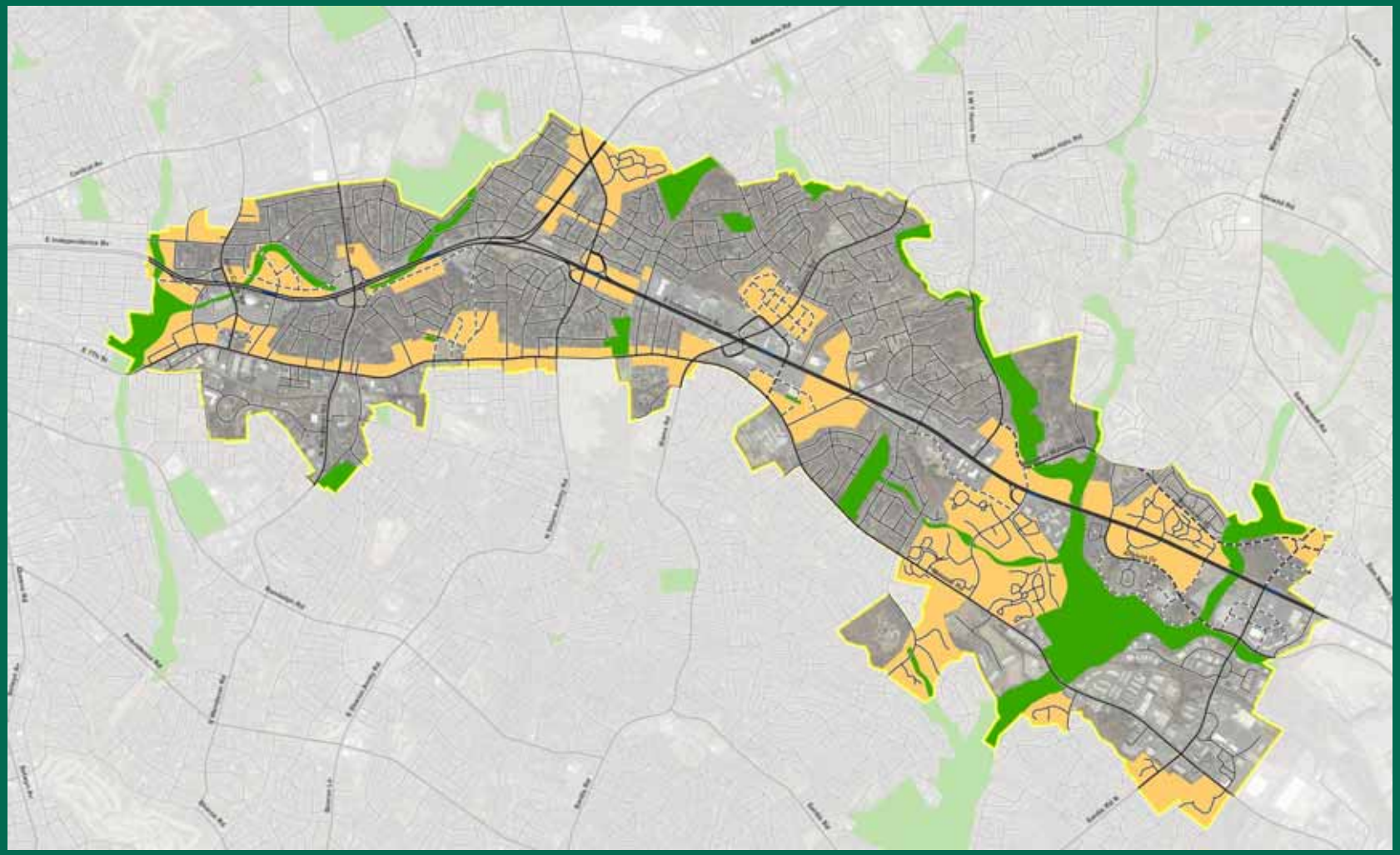
Neighborhood Core



NEIGHBORHOOD GENERAL | NEIGHBORHOOD CORE | INDUSTRIAL-EMPLOYMENT DISTRICT

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Neighborhood Node

Purpose

Serve local retail and commercial demands

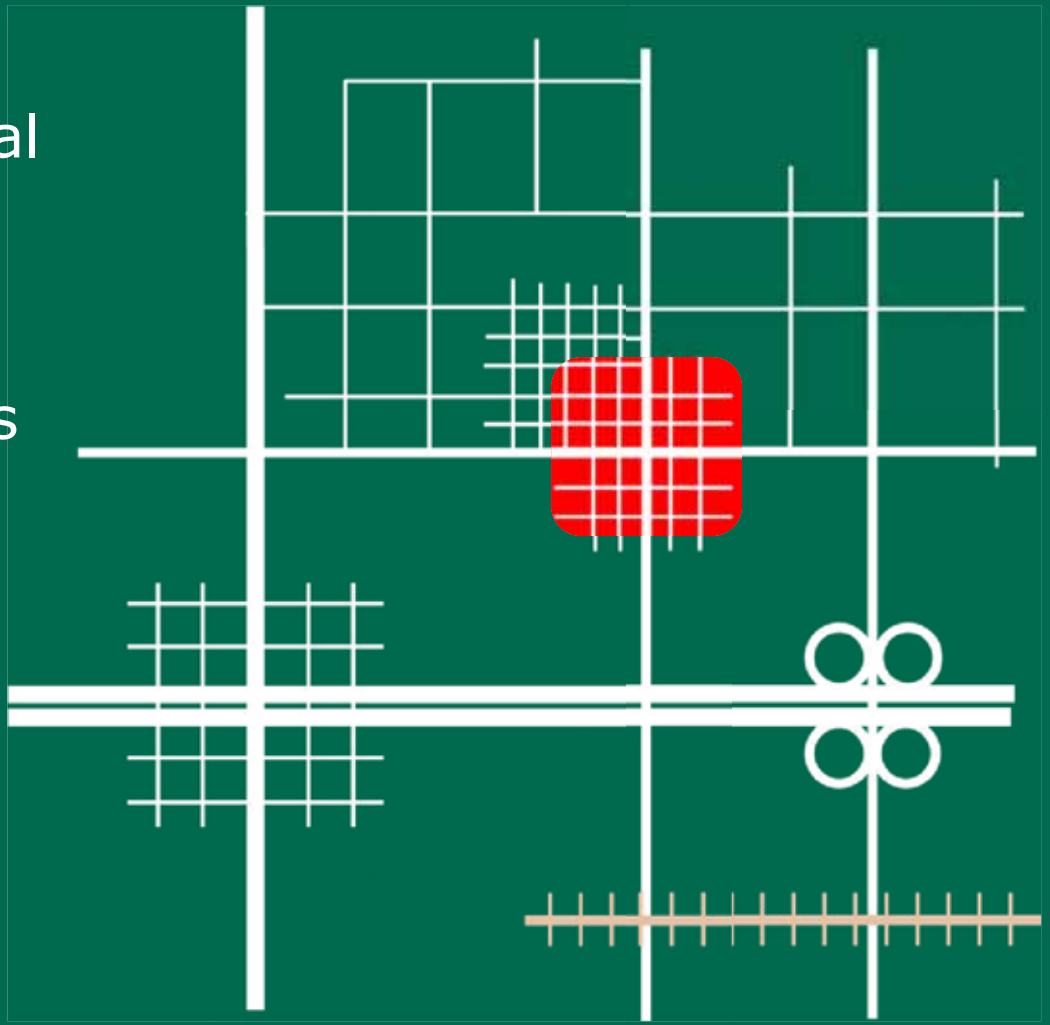
Provide medium-density residential in mixed-use settings

Access and Connectivity

Access from community road (i.e. Idlewild, Eastway)

High level of internal and external connectivity

Oriented towards transit, where applicable



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Neighborhood Node

Character of Use

Mixed- or Multi-Use

Residential, Office,
Retail, Civic, Religious

Building Types

Mixed-use

Storefront Commercial

Townhomes

Apartment Homes

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Character Areas

Neighborhood Node and Neighborhood Core

- Pedestrian scale and orientation
- Connected streets and walkable block sizes
- Mix of uses in Neighborhood Node
- Range of small to moderate scale housing types in Neighborhood Core

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Neighborhood Node

NEIGHBORHOOD GENERAL | NEIGHBORHOOD CORE | NEIGHBORHOOD NODE | INDUSTRIAL-EMPLOYMENT DISTRICT

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CITY OF CHARLOTTE

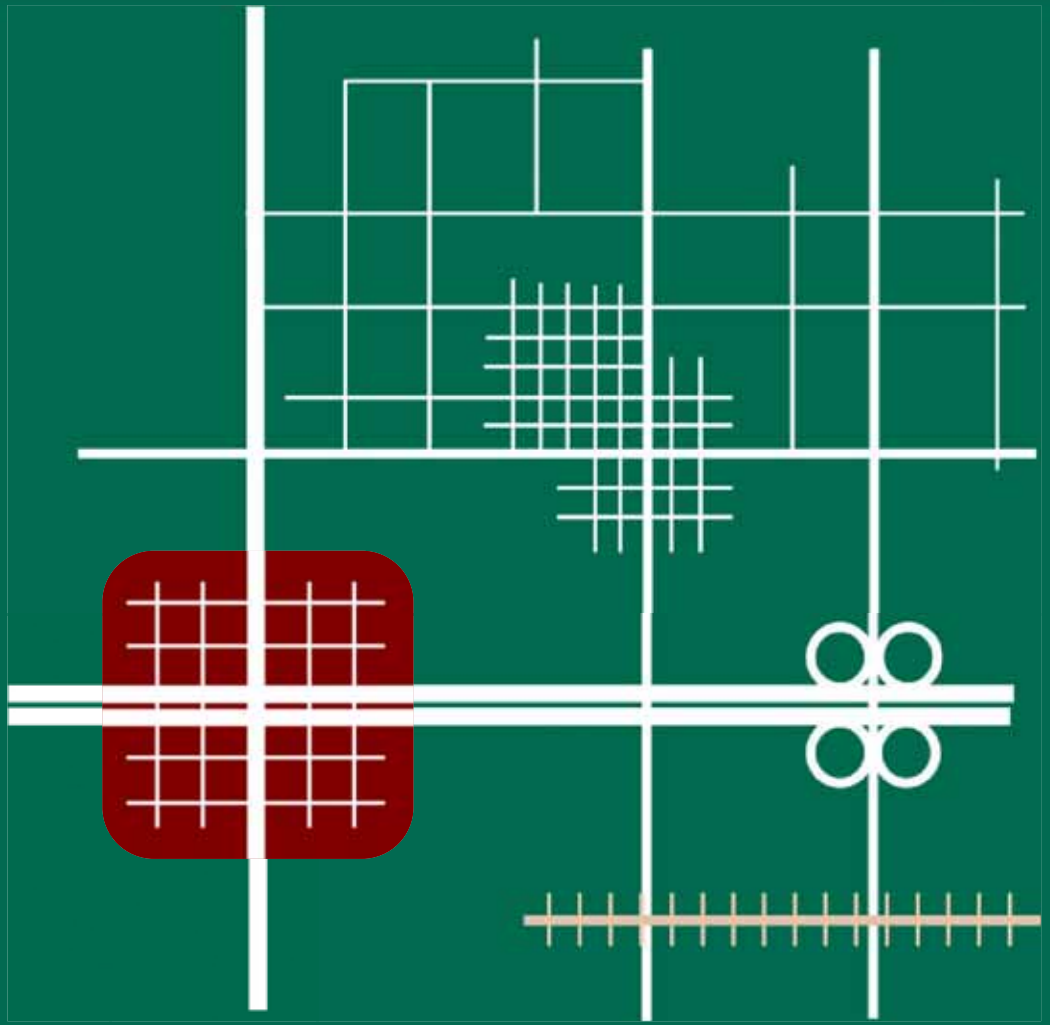
Regional Node

Access and Connectivity

Access from regional road (i.e. Independence, Sardis)

High level of internal and external connectivity

Oriented towards transit, where applicable



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Regional Node

Character of Use

Mixed- or Multi-Use

Residential, Office, Retail, Civic, Religious

Building Types

Mixed-use
Storefront Commercial
Large-Format Retail
Townhomes
Apartment Homes

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Regional Node

Pedestrian scale and orientation with robust transit access

Connected streets and walkable block sizes

Intense mix of uses serving regional market

Larger building footprints and dense housing types are appropriate

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Regional Node

NEIGHBORHOOD GENERAL | NEIGHBORHOOD CORE | NEIGHBORHOOD NODE | **REGIONAL NODE** | INDUSTRIAL-EMPLOYMENT DISTRICT | HIGHWAY ORIENTED TRAFFIC

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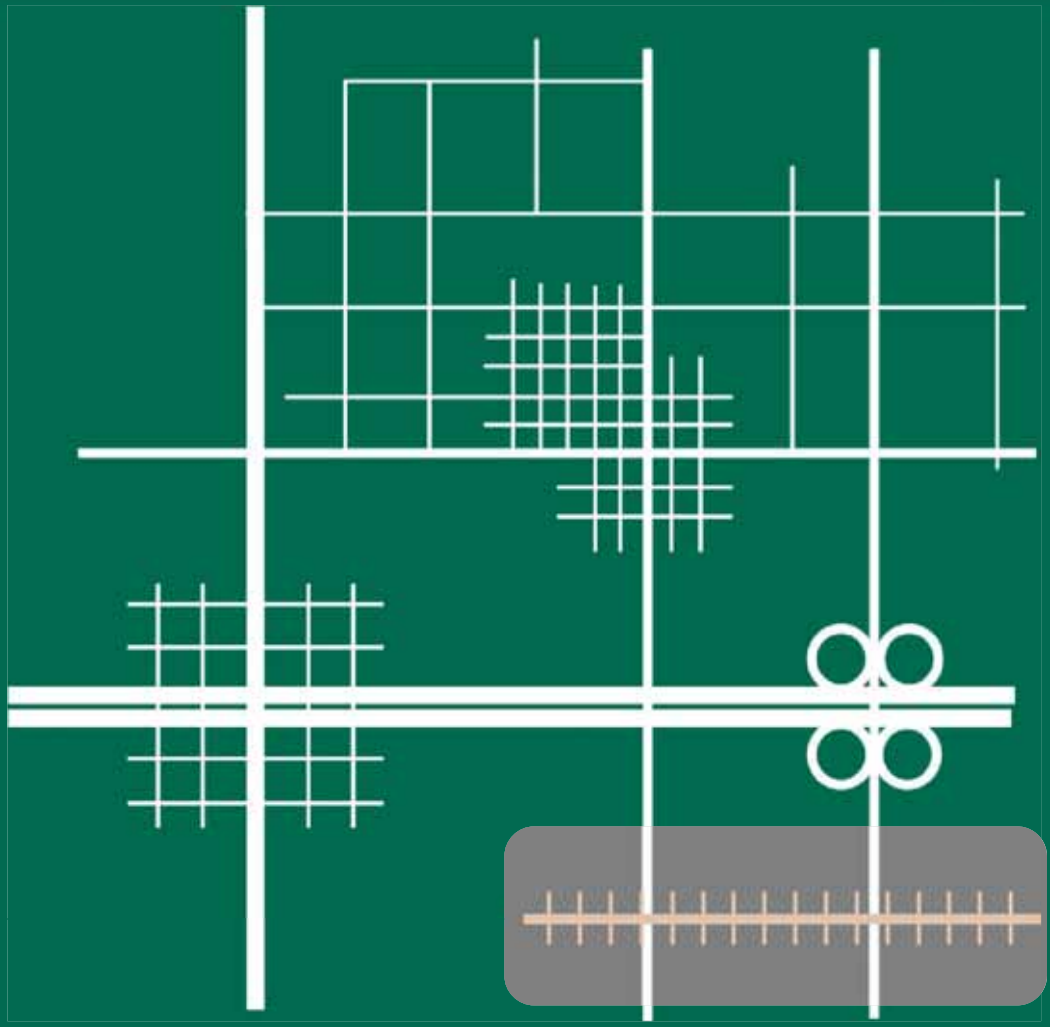
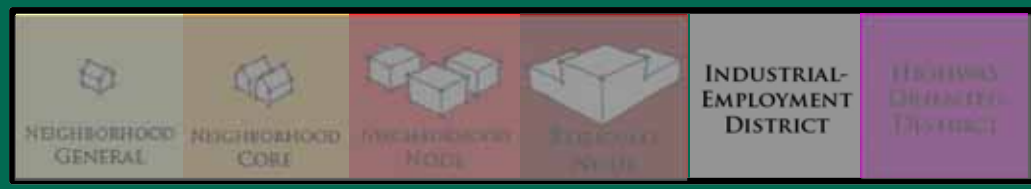
Industrial-Oriented Districts

Industrial-oriented districts provide employment and tax base for the community.

Need access to rail and highways





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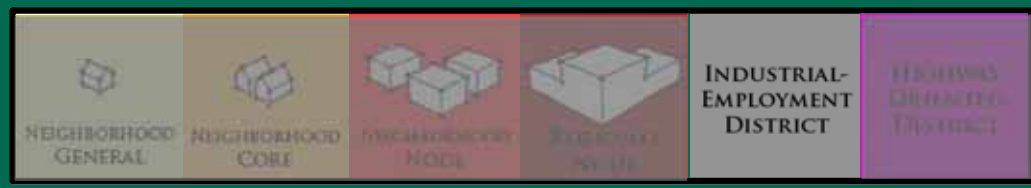
Industrial-Oriented Districts

Character of Use

Single-use industrial, with limited supporting retail or office uses

Building Types

Manufacturing Facilities
Warehouses
Flex Space
Supporting retail or office buildings



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Industrial Employment Districts

NEIGHBORHOOD GENERAL | NEIGHBORHOOD CORE | NEIGHBORHOOD NODE | INDUSTRIAL-EMPLOYMENT DISTRICT

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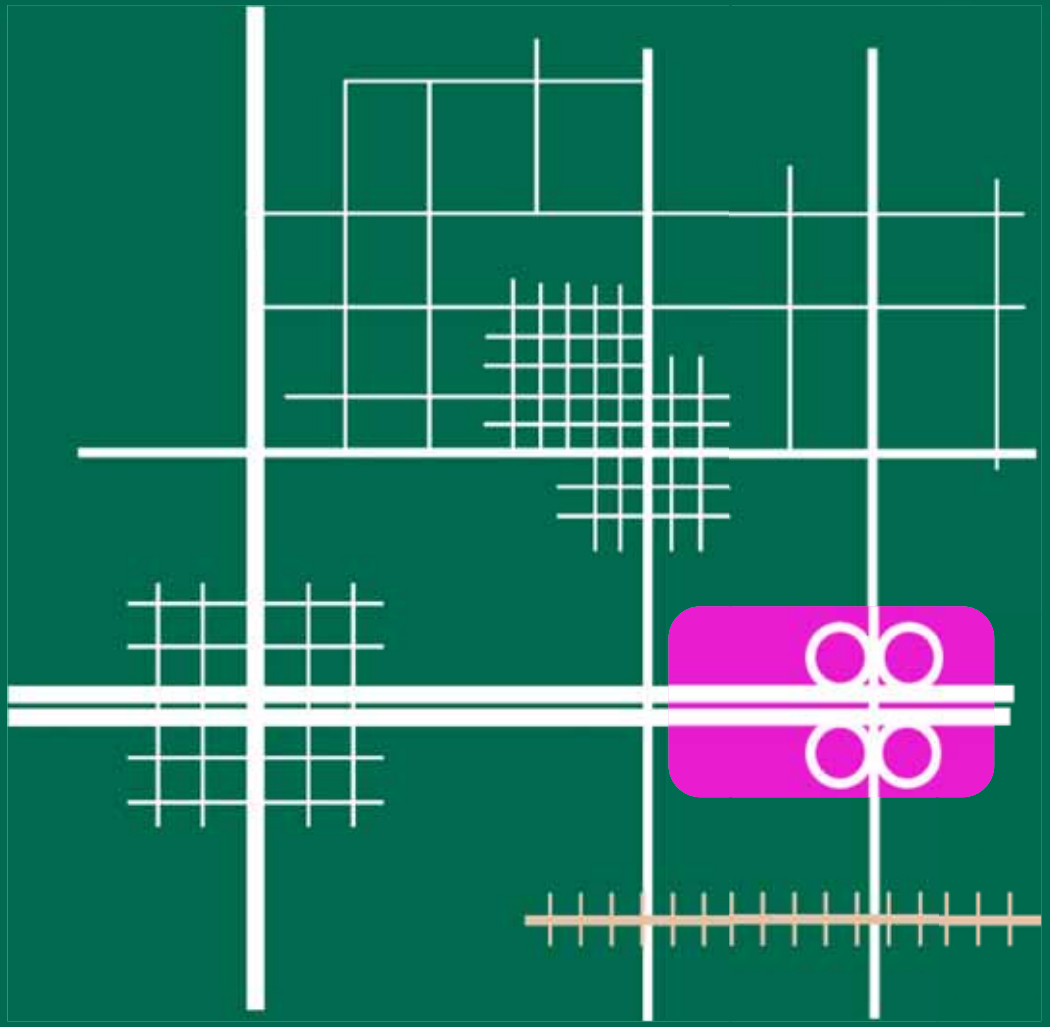
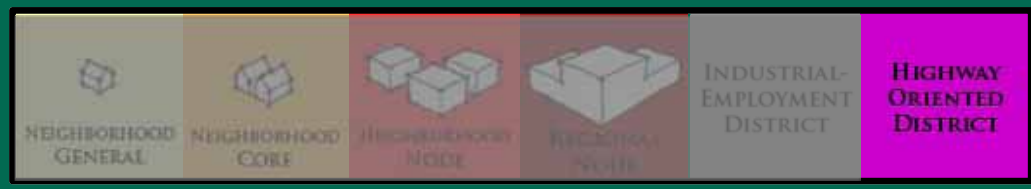
Highway-Oriented Districts

Provides opportunities for automobile-related uses that do not fit within the mixed-use, pedestrian-friendly nodes

Access from major regional roadways





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Highway-Oriented Districts

Character of Use

Predominately automobile-oriented commercial uses

Building Types

Auto Dealerships
Gas Stations
Service Stations
Other Similar Facilities

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Highway-Oriented Districts

NEIGHBORHOOD GENERAL | NEIGHBORHOOD CORE | NEIGHBORHOOD NODE | REGIONAL NODE | INDUSTRIAL-EMPLOYMENT DISTRICT | **HIGHWAY ORIENTED DISTRICT**

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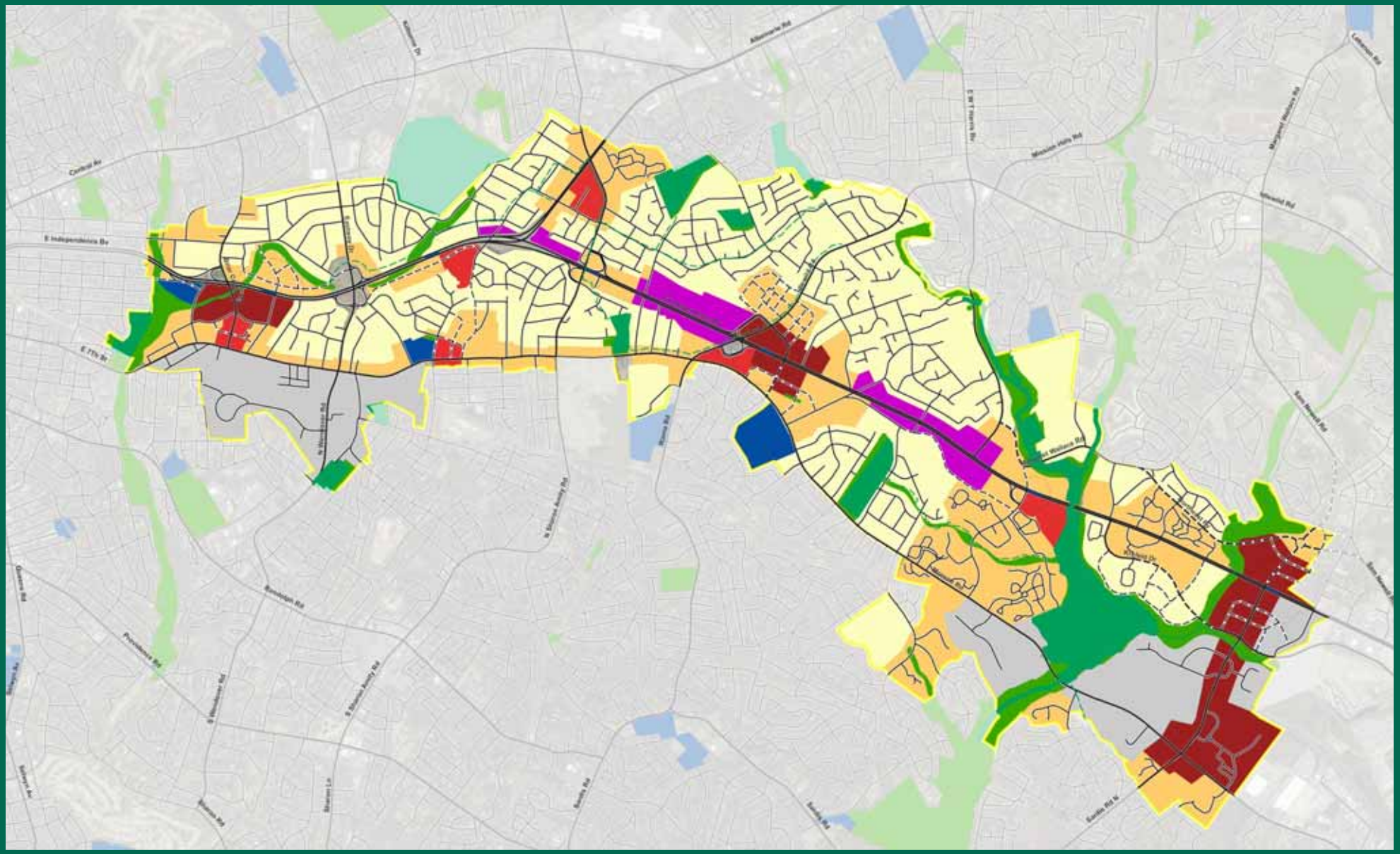
Character Framework



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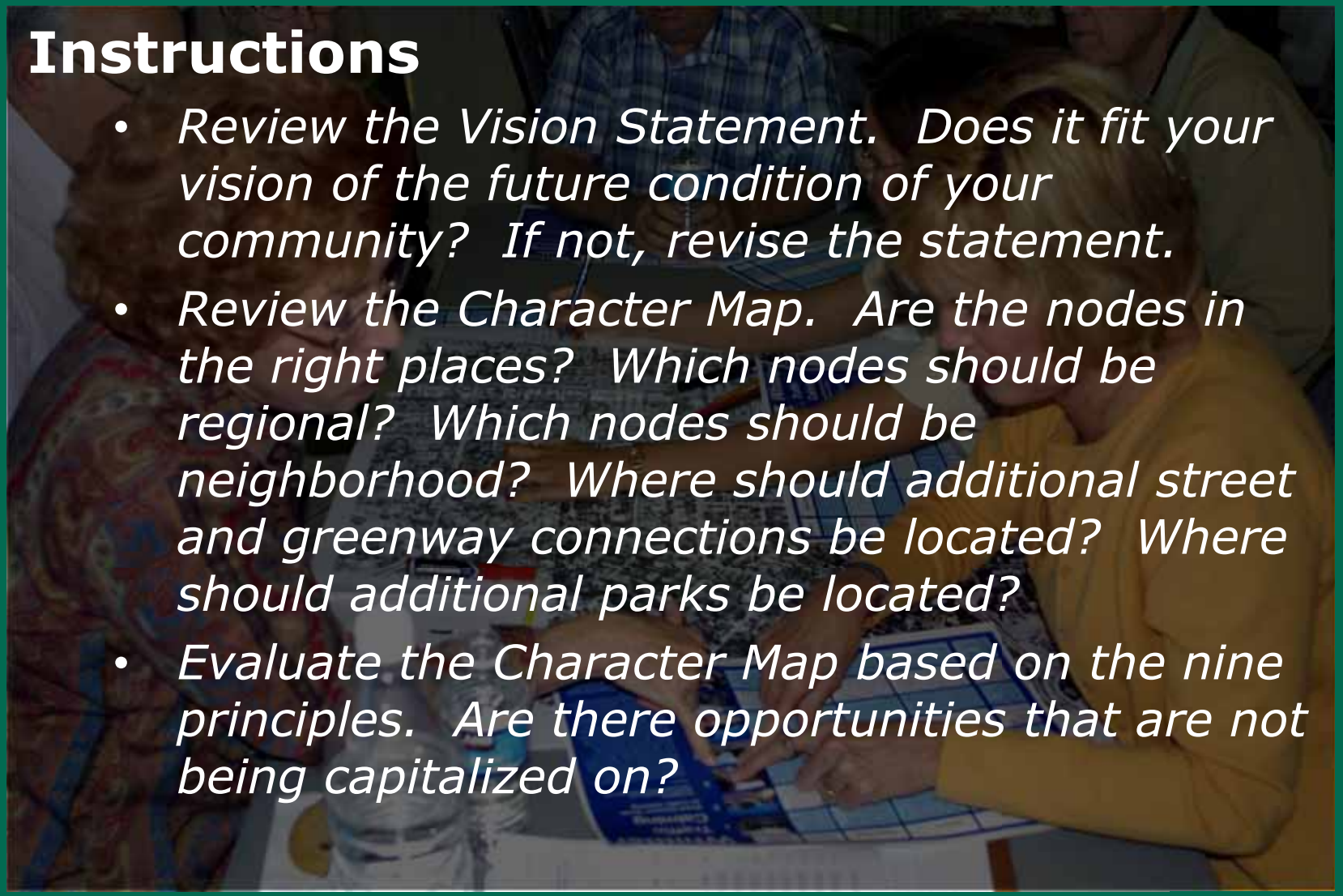
Visioning Exercise



Instructions

- *Review the Vision Statement. Does it fit your vision of the future condition of your community? If not, revise the statement.*
- *Review the Character Map. Are the nodes in the right places? Which nodes should be regional? Which nodes should be neighborhood? Where should additional street and greenway connections be located? Where should additional parks be located?*
- *Evaluate the Character Map based on the nine principles. Are there opportunities that are not being capitalized on?*

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Next Steps

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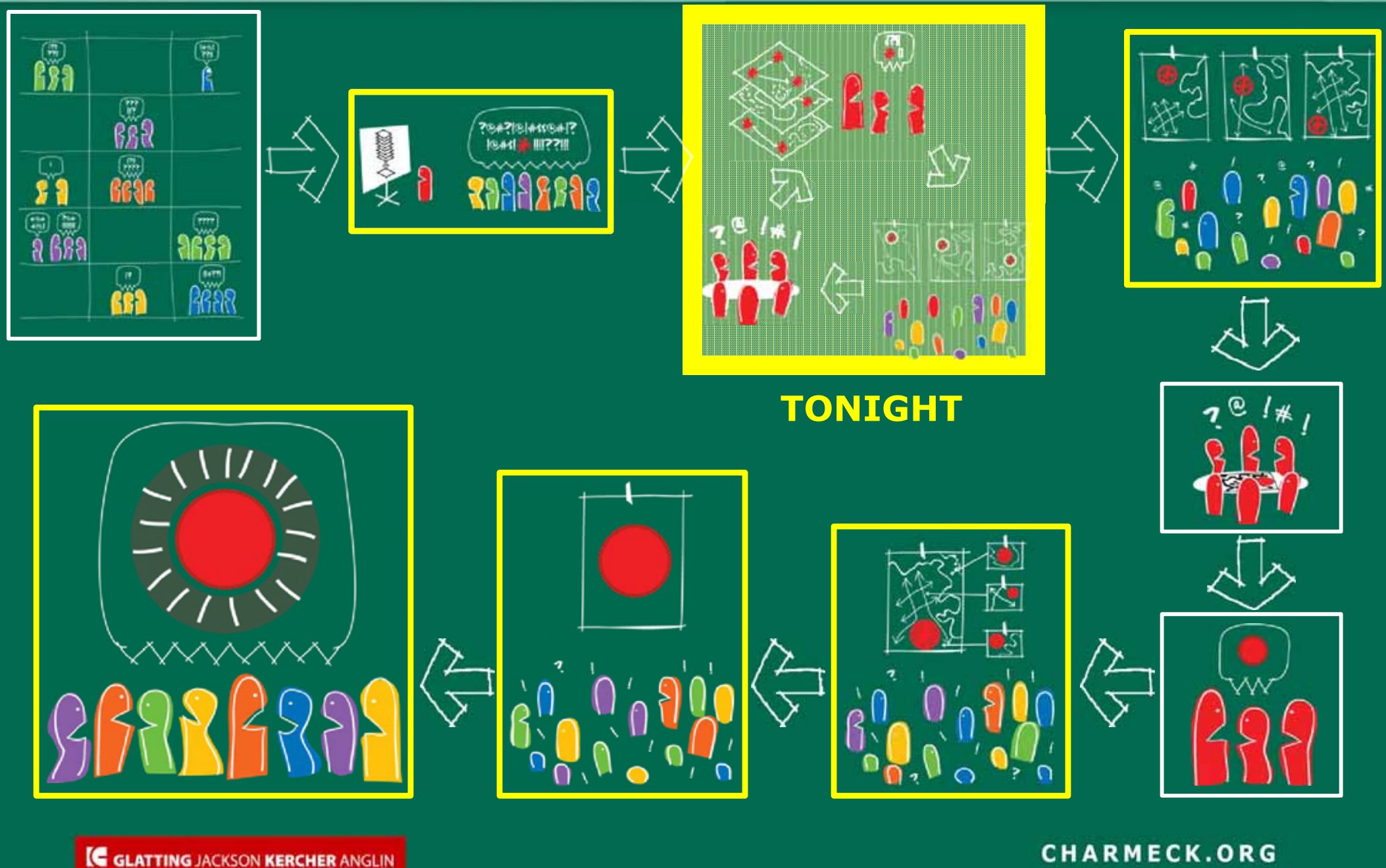
Next Steps



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Next Steps

Stakeholder Interviews	May
COMMUNITY VISION WORKSHOP	**June 24**
Design Workshops to Develop Alternative Scenarios (Advisory Group Review Meetings)	July 17 – Aug 7
Community Review of Alternative Scenarios	**October**
Preferred Scenario Refinement	Nov – Dec
Community Review of Area Plan Recommendations	**Jan '09**
Prepare Final Plan	Feb '09
Final Report	**Feb '09**
Adoption Process	**Feb – July '09**

Items in YELLOW indicate opportunity for general public involvement and plan review

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For More Information

Follow the process online at:

www.charlotteplanning.org

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