

Independence Boulevard Area Plan
June 24th Public Meeting Citizen Comments
(Includes comments from July 14th “repeat” meeting)

People attending the first public meeting were given comment sheets to provide written input to be used, in particular, to help identify and understand the issues and opportunities in the plan area. The following is a transcription of those written comments.

1. What do you value most about the Independence Blvd. area?

- Ease of Access to get in/out of the city. The neighborhoods.
- It has a lot of history and charm. Also a lot of natural areas that could be used. Business opportunities have dropped but that could change with right plan.
- Easy access to business and banks.
- Access to uptown. Trees. Neighborhoods.
- Accessibility to rest of Charlotte including downtown and proximity to the rest of the city. My topography. Greenness. Wooded area.
- Road access.
- Convenient for transportation to work (CCT airport) without getting on 77 or 85.
- What I value is gone: Large shopping areas and many restaurants, movie theatre, anything that would be a destination for enjoyment.
- Easy access to other areas of Charlotte. The reason for moving to the area no longer exists: safety, restaurant chains, and grocery stores. Thus, there isn't anything else to really “value.”
- Keep neighborhood from decaying further.
- It had lost its glamour, nothing but closed stores. It's a mess. It does not show how beautiful Charlotte really is.
- I live in a well kept neighborhood with nice neighbors and near a park. I like the access to other areas.
- Access to highway. Access to uptown. Access to transportation.
- Quick access.
- It gets me downtown in 10 min from my house in Coventry Woods.
- Convenience, Diversity, Nature-big trees, Mc Alpine Greenway.
- Rich culture, Diversity, Affordable housing, easy access to Uptown.
- Access to downtown and highways, “The potential,” Cricket Arena-Ovens.
- The businesses.
- Easy access for all our employees (~300 local).
- Access to most areas and places that I regularly go to. My home is ½ mile from Independence Blvd. so being close to a main road, but still set back from noise and traffic.
- Past- The loss of the variety of business, especially Barnes and Nobles bookseller, the Independent bookseller on Independence. Present- Travel convenience.

- It is the center and heart road of Charlotte. Easy and fast way to go uptown, I-85, I-77.
- Not much of anything. It is my way to work.
- Future use.
- Access.
- Diversity, affordable housing, parks, library, good schools (East Meck), our neighborhood, Mc Alpine greenway proximity to shopping and hospital.
- Established infrastructure.
- Ease of getting uptown, especially after going past North Sharon Amity road when westbound. The diversity of the neighborhoods.
- My neighborhood. My home. Trees.
- New Pierson drive bridge crossing.
- Easy accessibility to other parts of city. Convenient neighborhoods with trees and parks and diversity.
- Diversity of neighbors; nearness of Uptown; Ovens and Cricket Arena; Park Mc Alpine.
- Quiet neighborhoods. Easy access roads.
- It leads me to the beach.
- Convenience.
- Is there anything to value? City is poor on planning for future growth.
- My property and decrease in crime. Easy access to downtown. People taking pride in the neighborhood.
- I am retired and it's good to have access to various businesses.
- The neighborhoods- closeness to everything
- I did like it before all the stores left. Mostly because of construction people avoid going over barriers.
- From my house, I seldom use Independence Blvd. to go westward; instead I use Monroe Road. However, when I go eastward to Matthews I use Independence Blvd. more frequently, but still rely on Monroe road.
- Not creating the same problems and creation of business property along Independence that resulted from the previous "improvements."
- Easy access to get to 77 to Uptown and to Matthews and Monroe.
- Easy access to uptown and to Matthews.
- My location. Access to uptown. Quality of neighborhoods.
- A great historic corridor with the possibility of revitalization. Could become a beautiful drive with additional features- trees, etc.
- Easy access to main roads.
- Property value, safety, freeway access.
- Easy access to routes to all areas of Charlotte and out of Charlotte. Neighborhoods.
- Easy access to Independence.
- The churches.
- It is so close to city center. I love my neighborhood!

- Direct route to Uptown.
- Easy access to all parts of Charlotte.
- Close to highways and Uptown convenience.
- Great older neighborhoods. Mine is over 50, I moved in 25 years ago.
- Accessibility to: uptown area, businesses, medical facilities, Matthews & S. Charlotte.
- Established neighborhoods and green space.
- Diversity.
- Convenience.
- Freeway accessible. Excellent place to work and live. Visibility of police station for security (regional).
- The value to the city for revenue.
- Proximity to what we need. Business and church. Access to routes out of town.
- Proximity to anywhere I want to go. i.e.: South Park, Center city, University Area, etc.
- Independence does provide great access to Uptown.
- The ability to get downtown or out of town easily.
- Diversity of the houses, neighborhood association, access to uptown, churches.
- That the area is improving, vastly improved over last 3 years.
- Easy access to everything! Size of properties (lots), large trees, quiet/peaceful, close to town, parks.
- Convenience, easy access to uptown Charlotte.
- 10 minute from Downtown. Convenient to shopping centers.
- The business and restaurants that are still there- Wolf Camera, Brazas, Steak n Hoagie, Compare, Merchandise Mart, the park.
- The past business, friendly corridor.
- Quiet, affordable housing often in brick, usually well landscaped yards. Still many long time residents that take care of their places.
- It's the "original" highway to everywhere in the city and state.
- The beautiful tree lined neighborhoods that border Independence. Preserving value of these properties that are in close proximity to uptown jobs.
- Shopping and retail.
- Access and convenience to uptown.
- Established neighborhoods.
- Access to rest of town.
- Easy traffic flow until you get to Sardis Road North.
- The historical character of the homes and the lush, mature trees. The proximity to the center of the town and to East Mecklenburg High school, where I work.
- Convenience, access to Downtown, Monroe, Wendover.
- Proximity to Downtown (not too far away). Proximity to 485 (pretty close). Transit opportunity (Light rail???- 64 Express Bus).
- Easy access to Downtown, South Park, Matthews, UNCC.

- Coventry Woods.
- Have privately owned homes on each side of the boulevard.
- It's good – or was good – for getting into town conveniently.
- Convenience to Interstate and to businesses.
- Accessibility.
- I don't use any businesses on Independence until I was closer to the Matthews area. I do appreciate the new brick wall at the beginning of Independence.
- Access to Uptown, trees, neighbors, Plaza-Midwood, business district.
- Accessibility to other areas. Quiet, older neighborhoods.
- Established tree-lined neighborhoods between Monroe Road and Central Ave. Close proximity to Uptown and hospitals.
- Convenient access to a throughfare, green areas such as Mason Wallace Park, retail that still serves its community, such as Home Economist, Compare Foods, TJ Maxx and Family Dollar. Express bus lowest service.
- Easy access to most outlets
- Shopping and restaurants
- Good corridor to Southeast Charlotte – Mathews to Wilmington, Cricket Arena, Ovens Auditorium.
- Access to shopping/restaurant, entertainment.
- Easy access to businesses and neighborhoods.

2. What do you dislike about the Independence Blvd. area?

- Traffic activity through every street from Monroe to Sharon Amity. Transient, absentee landlords with Section 8 housing.
- Crime, Commonwealth traffic, problem hotels on Independence.
- Poor lighting at night. Heavy traffic at peak hours, a lot of circling around too far to get to business.
- Congested and run down. Not attractive.
- Crime areas-largely due to Planning Commission, zoning, Section 8 housing. No shopping or grocery stores.
- Crime, dangerous traffic, unintended traffic conditions, speeding, reckless driving, drugs, gangs, shoplifting, crime acts.
- Deterioration.
- Traffic signs- cannot make left turns.
- By taking away the left turn option/ intersections, many businesses have folded (on Independence). It has made Independence look horrendous and ruined so many of the people's businesses.
- Too many access points (stop lights, access to parking lots, side roads, etc.) Allow rapid transit.

- Tax drain on the city with so much vacant or under used land fronting Independence. Limited access. Huge empty parking lots of dying businesses. Little public space trails. Independence and Monroe are ugly.
- Deterioration, city government and lack of concern, predatory infill development, a planning staff that some say is complacent and which one says is corrupt.
- Crime, empty store fronts and big box stores, types of businesses i.e. tattoo parlors, etc.
- Trashy looking. Looks like it's high in crime, drugs and prostitution. Congestion. Lack of business. Lack of golfing.
- Disinvestment, vacant commercial, dead-end roads.
- The decaying businesses that attract crime and have an unsightly appearance. It is so empty that it is a great place to dump garbage illegally. This must change.
- Too many unattractive signs. Need regulations.
- Noise, litter.
- Too many apartments- way too many!
- Visually demoralizing (untidy, disorganized). Its purpose is not defined.
- Dislike the empty box stores and shopping centers that are hurting the property values in the East and Southeast Charlotte.
- It has become Death Valley since the widening.
- Crime, development is not well controlled.
- The present- business unfriendly, prostitution, drug dealing, current corridor.
- Closed businesses, pollution, traffic, deterioration of corridor.
- Big box stores empty. Crime in apartments in Idlewild area.
- Empty big box buildings and other empty businesses, apartments at Idlewild and Independence area which are high crime areas. The area of Independence from Eastway to Uptown is always full of trash!
- Lack of easy access to Pierson / Albemarle Road, traffic back-up as freeway turns to 45 mph zone, abandoned/neglected buildings, cut-through traffic in my neighborhood, crime or "perceived" crime areas.
- I would like to see some effort made to do whatever is necessary to either tear down the building or make help available to change them.
- The abandoned businesses along the road. Particularly the area from Cricket Arena to Coliseum Plaza.
- Slow response from big city officials to problem in the area, such as Master Inn, poor road conditions-pot holes, etc. Neglected by city! Closed off to convenient shopping.
- CDOT overlay has held many property owners hostage (decide and get on with it!). Let's redevelop interest in disownership, lack of interest to put City, County and State money into East Charlotte.
- Blighted commercial area on Independence, traffic (congested), high crime areas.
- Deterioration of area due to Independence enhancement; zoning that has concentrated a large number of low income housing/rentals.

- The lack of money needed to put out neighborhoods as nice as others- need street repairing, indeed- landscape, tear down big box stores (all of them).
- How the lousy planning of Independence in the past has caused and extreme hardship upon longtime businesses and neighborhoods!!!!
- Concrete jungle, dilapidated buildings, blight created by past road projects.
- Traffic. Independence international raceway.
- Nothing except the way the city/road department have ruined it!
- No good public transportation, increase in crime.
- Vacant buildings, too many apartments, too much traffic poor quality of roads.
- We lost our vibrant commercial core of small businesses.
- Vacant buildings, congested traffic, always busy.
- Morning traffic flow and afternoon flow.
- Too many empty stores. Area needs updated landscape. Improve pedestrian cross walks. Independence is not pedestrian friendly.
- The horrible/blight of the businesses along the Independence. The hotels/motels only cause trouble. They need to be torn down.
- Not enough activity.
- Too much traffic.
- The devastation done from Morningside to Albemarle Road by the latest construction. Businesses were ruined because you did not listen to the input from groups who attended the previous meetings.
- Loss of businesses and vacant business shells, Amity Gardens, Coliseum Shopping Center, empty restaurants.
- Being cut off from shopping center (which is no more now).
- Empty large box stores and failing businesses, limited access to Blvd. from businesses. Maybe in danger of simply becoming concrete from Matthews to Downtown.
- No great places to shop unless for a car.
- The large empty boxes on Eastway, Sharon Amity and Independence.
- The large empty boxes from Eastway to Sharon Amity.
- Closed businesses on Independence.
- The planning and city council have neglected it for 30 years or more.
- Crime increases from vacant retail buildings. "Junky looking."
- Constantly congested from Conference through Village Lake Drive. Flooding infrequent but severe between Sharon Amity and Idlewild Road. Too few local shopping areas- everything moved to highway bypass.
- Those people causing Eastland Mall to close because of crime. Now they are terrorizing Northlake Mall.
- Traffic.
- Because of access difficulties one has to travel a distance sometimes to get to and from a particular place.

- Lower property value.
- City has paid little attention to businesses and neighborhoods.
- Urban blight.
- Too many traffic lights.
- Cut through traffic and unchallenged development such as the Independence Woods block that is not zone compliant.
- No access. Too many big boxes.
- Bus red site.
- Lack of proper development. Increase in crime and gang graffiti.
- The high percentage of aggressive drivers using the corridor. The appearance of urban blight due to the number of closed and/or boarded up businesses and buildings. The thugs and gangs moving into the area.
- Dead commercial zones.
- The trucks slowing down traffic.
- Not enough planning.
- Almost all of it. It is dirty. The traffic is not organized.
- Right now traffic moving smoothly. In future, do not know about traffic, so plan accordingly for future development.
- It is nothing but a freeway. The businesses we lost are now hidden behind shrubbery In Matthews.
- Empty buildings, crime, the value of property and quality of life have diminished, obvious gang activity, people drive too fast.
- Intersection of Independence/Idlewild Road.
- Just look at it. It is ugly.
- Dangerous intersection (not pedestrian friendly).
- The number of businesses leaving the area. "Perception" of the Eastside of town as crime-laden.
- Closed businesses.
- Stores are closing.
- All the closed buildings.
- Traffic too intense. Danger crossing Independence Blvd.
- Becoming a ghost town for stores and restaurants.
- Road is not wide enough. You could not evacuate this city if you tried. Provide for the future now.
- Can't go to businesses in area.
- Too many things have closed.
- Empty buildings. Poor property management, unkept poorly lighted hangouts. Businesses specifically catering to lower economic population. Adult entertainment businesses. Bus lane-doesn't serve the majority of the people. Groups of teens walking about day and night.

- What it has become. Too much catering to SOCIO- Economic groups that don't engage the area.
- Large empty ex-K-mart shopping center between Eastway and Sharon Amity (traffic build ups).
- Depressed closed businesses and unmaintained property. Too many car dealerships- too much traffic. Empty coliseum shopping center. Too many turns off main highway into business.
- Vacant buildings, declining property values.
- Having to go around the world to get to businesses on the opposite of the road.
- It has become a ghost town from Cricket Arena to Sharon Amity and beyond. Bringing more crime and traffic into the neighborhoods around Sharon Amity.
- How run down the area off of Independence has become. Traffic.
- Where do I start! Lack of foresight of city planners resulting in multiple businesses closings and the apparent lack of redevelopment. Failure of local law enforcement to control speeding by Independence traffic using our neighborhoods as cut-through.
- Wondering what will die next and what variety of decay will replace it; empty buildings making the whole area look slovenly and abandoned. Castle Wood apartments and associated crime and insecurity. Stop and go (mostly stop) traffic between Margaret Wallace and Sam Newell.
- Empty "big box" strip malls.
- Loss of nice shopping facilities from Albemarle Road to N. Sardis Road and loss of Eastland mall.
- Low income apartments between Idlewild Road and Conference Drive with their propensity for crime.
- No stores to shop nearby.
- Access.
- Empty storefronts, crime, dumpy looking neighborhoods around Independence. Can't get on and off easily around Eastway to Sharon Amity.
- Poor access to businesses, crime in areas where business is abandoned, traffic congestion.
- The empty buildings, unclean.
- Area close to Cricket Arena, high crime because businesses closed because of access.

3. What would you like to see changed in the area in the future?

- Reinvestment of viable business & mixed use land which is landscaped and cared for, less asphalted areas
- Street improvements for Monroe Road corridor
- Possible removal of "big box" shopping areas – replaced/returned to green space with condos, town houses and shopping pods
- More golf courses (private not city) - goes with nature. I-74 corridor.

- Bring in light rail, down zone land bordering Independence Blvd. to residential with no access to Independence Blvd.
- Business and residential redevelopment. Reduce low income housing and monitor rental saturation. Control speeding on Independence and make it illegal for 18-wheelers to travel Independence during peak rush hours.
- Would like to see remaining retail turn around to serve Monroe Road area or move there. Concerned about traffic on Monroe if it becomes local access road. If businesses are destroyed (as they will be) city/state help in tearing them down. All would take a major infusion of funds- where are the civic minded rich business owners in Charlotte willing to take a hand from partnership?
- A train! This area is growing, so let's help it grow. The businesses are struggling, so I would like to see redevelopment that looks at a long term growth plan.
- Spend more money in this area to really make it nice and appealing, light rail, continuance of improvements.
- Revitalize parcels containing "dark" buildings.
- Some of the blighted areas could become commercial with help once again. I would hope perhaps put the ones between Eastway and Albemarle could be similar to the Charlottetown design.
- More neighborhoods. Access to shopping, restaurants. Be able to walk on own street (mostly during the day) without fear.
- Sorry to sound so... make it like it was- an area people liked to shop and eat and enjoy being in-.
- Access to businesses and neighborhoods. More natural areas developed. More secure neighborhoods, more businesses developing in area.
- Overpass exits to get off Independence to access businesses.
- More retail, revitalized shopping centers.
- Quality stores- grocery stores for my residential area- we don't have any close to us. More restaurants.
- More business, shopping, restaurants, public transportation. We have to go to Cotswold or Rae Road for anything close to that in our neighborhood.
- We now have to go to Matthews, South Park or the University areas for good restaurants, name brand shopping and home improvement stores and for safe shopping.
- Begin to grow again. Get rid of the apartments.
- Toll roads for others to help pay for the use of roads now and in the future.
- I wish Eastland would have a competitive shopping area again. I would love some cafeterias.
- Design small "villages" with grocery store, drug store, etc.
- More stores.

- Rapid transit, less rental property- more ownership, completely level all existing (abandoned businesses), build higher income condos and businesses along Independence.
- A safe and easy way to cross East Independence Blvd.
- Fix the street lights at Eastway and Independence Blvd.
- Decide on plan and implement. There are too many that need to decided what to do (now) and are skeptical about making decision.
- No empty buildings, improved quality of life, less growth and urbanization, well kept businesses.
- Light rail; no buses.
- Do not make just freeway. Keep business, shopping centers so we feel like we have and live in residential area.
- More focus on creating a better way of getting Downtown. Get rid of all of the dead stores. Find ways to create better shopping centers off of Independence.
- Use of all 6 lanes.
- More streets to get to the interstates.
- Positive growth, transportation corridor (rapid rail).
- A continuous ease of traffic congestion along with traffic law enforcement. The purveyors of crime disappearing. Re-working of the land to reverse the sense of urban blight but not leading to suburban blight- fast food restaurants, stores.
- Condos in some of the abandoned store areas, commercial stores return to area, restaurants, no more Section 8 housing, bulldoze Eastland Mall, replace with park, nice condos, and apartments, clean up Central Ave.
- Tear down Eastland Mall and make a park – no public housing/ Section 8 houses!
- No more tree cutting, like on Albemarle Road at Sharon Amity, without neighborhood consultation.
- Straight through travel.
- Re-development, quality stores, add light rail.
- More attention by the city—the same as they give to South Park.
- Better shopping centers, more businesses.
- Limited access into Independence Blvd. with my neighborhood excluded, but using Monroe Road. Develop the corridor with more green space similar to the Hawthorne area.
- More stores.
- Revitalization of the entire area. Bring in businesses that will be of benefit to the residence of East Charlotte.
- More owner occupied buildings.
- Tax free area to promote art growth (galleries).
- Clean up areas that are now closed and that puts the neighborhood in danger,
- Shopping centers changed to mix use office/residential, light rail down Independence.

- Consider access roads on one side (at least) of the area to be widened. Move to relocate business on one side (preferably the north side) to the other side. This will provide a minimum impact on the neighborhoods on the north side of Independence.
- Parallel Service roads.
- We really need light rail!! It's the way to go! No buses please!!
- More upscale retail, restaurants and residential condos. Plenty of green space also.
- More usable shopping centers.
- Light rail.
- Eliminate limited access, put intersections and traffic lights back in to make the corridor what it was in 1980 again, except include streetcars.
- Improvements! Access to get onto Independence (both sides) less apartments.
- Eastway to Central zoning change for more commercial usage, more turning lanes on Eastway to Central Ave., good solid business along Independence Blvd.
- Leave it alone.
- Speed on Independence Blvd. decreased. More trees. Less flooding along Campbell Creek.
- More natural systems, restored high quality public transportation.
- I would like for CDOT, NCDOT, City Council and Planning to buyout the businesses along Independence Blvd. from Briar Creek down to Albemarle Road and make the sides of the road look just like it does from Briar Creek going toward town. You created grass, trees, etc. for Chantilly and Elizabeth. Block off all roads and just allow for the entrance and exit ramps at Albemarle, Pierson and Briar Creek. Please, please consider blocking off these roads: Wilshire, Westchester and Norland.
- Public transportation/bus/light rail access in the HOV lane- with parking and pedestrian access from neighborhoods. Also, revitalized businesses along the road.
- I would like to see some effort made to do whatever is necessary to either tear down the buildings or make help available to change them.
- Something done with the Coliseum shopping center/Havertys, more access to Albemarle Road/ Pierson Drive areas.
- Hold apartment owners responsible for helping to curb crime in their properties.
- Less crime. Clean up trash on side of road from Sharon Amity into Downtown area on Independence Blvd.
- Stop extension of freeway until there is a plan to preserve businesses in or near where they are! They are part of our community.
- I would like the city to put the same attention to East side that it is now putting to West side.
- I would like to see walls built along both sides of the freeway. Lacing the neighborhood and businesses. Development of affordable housing in inner city precious land.
- Add transit center like UNCC or South Park.
- Clean up neighborhoods, improve housing costs, need shops, better stores, quaint businesses, good products, health and beauty.

- Reduction of apartments and of size of existing apartment complexes. Particularly at intersection of Idlewild and Independence.
- Don't eliminate green areas.
- Life!! Economic or biological- Light rail. I don't mind businesses and I don't mind a green space. I just want the delay gone.
- Focus residential scale commercial on Monroe not industrial or large business.
- Positive growth, elimination of problematic apartment complexes, prohibition of poor development an "equal share" of city attention/effort/resources given to other parts of the city. No more rentals!!!
- Increases connectivity for both vehicles and pedestrians (trails). Repair Monroe Road! Mixed use nodes of development.
- More open spaces, amphitheatre, water features, exercise trails- park/greenway improvements.
- Traffic controlled.
- Increased green space, less big box, more mixed use.
- We need light rail. The bus system does not appeal to users who need to get to the city. Developers will not rally to support BRT, but will support LRT. Give this community a chance for revitalization.
- Clean it up - especially run down motel/hotels that bring riff raff in my neighborhood, plant some trees along Independence to keep consistent with Charlotte's beautification program.
- Less crime and more shopping options along Independence.
- Need light rail, better greenway, stores, and alternative traffic routes.
- Active greenway here.
- Parks- green areas move inviting to travelers, easy access to transit along the way, care for the businesses etc. already investing there.
- I cannot understand why we had to go through construction on Independence several times, why the left turn light was removed on Sharon Amity, why you gave the two lanes to CATS. We have no access to the two lanes, not even on a diagonal lane.
- Take the divided barrier down.
- Lumber trucks block our street and go up and down our street, close our street at Monroe Road, close night club on Monroe Road.
- Get the city more involved and move Harbor Freight. If Wal-Mart comes other specialty shops will fill up Coliseum Center and shed Independence of eye sore.
- Better organization if planning stuff, light rail- if you want input use it, continued crime busting by CMPD.
- It is the Eastern gateway to Charlotte. It looks like the Eastern gateway to Chicago.
- Do away with the current plan. Take the \$170 million and apply it to LRT.
- Consideration of businesses and neighborhoods adjacent to.
- Some of new roads to be toll roads to pay for expense instead of taxing our people so much.

- More money for police patrols and protecting. It's not doing its job in protecting citizens, but pats itself on the back and gives itself a raise, and denying real commitment to fight crime, street crime as well as corruption in itself, court services and business.
- Link creeks to McAlpine Park; utilize the creek more; recreation at the parks.
- Less big boxes.
- A growth in business and improvement in transportation options like light rail.
- New incentives, zoning to support business investment in this corridor, façade improvement plans.
- Shops, parks, entertainment.

4. Do you have any other comments about the Independence blvd. Area Plan?

- Light rail instead of rapid transit bus would reduce air pollution and seem more cost effective in terms of oil prices. Also, with ridership far exceeding projections for the 1st light rail, one would expect a similar reception and use for the Independence area. Light rail would help with the perceptions of the Eastside being a less desirable part of Charlotte. Light rail can, potentially, move a large number of commuters from Monroe and surrounding areas into the metropolitan area.
- Reinvestment / redevelopment of area should also help with the CMS low performing schools in the area.
- Light rail service should be priority #1. Lessen the setback for businesses between Briar Creek and Sharon Amity. Work to redevelop vacant buildings. Consider pedestrian crossover bridges. Make right lanes on Independence 35 mph so turns into neighborhoods can be made safely. Install at least 2 speed bumps on EVERY street in Eastway/Sheffield Park area for cut through drivers to keep their speeders down. The Independence Corridor should be just as much an important focus for the City as other revitalized sections of Charlotte. Currently, the Eastside has become an eyesore in many, many areas and targeted by the media as crime-filled. This absolutely needs to change for the good of the residents, business owners and Charlotte alike.
- Do the right thing!
- Hire private road company. Build a toll parallel overpass, restore Independence Blvd. to business-friendly, left-turn highway, and bring in the light rail!
- Too late to change anything.
- Please-please provide all information possible as we go along.
- We need LRT!
- The recognition of creating a larger physical barrier that will farther divide the city.
- Need to control crime.
- Rapid transit stops as possible. 2 miles apart. Have ability to get uptown as quickly as possible. Transit stops are destination points not just a pick-up/drop-off point.
- What plan? We haven't seen one yet.
- Save creeks for walking paths. Incorporate trees/ manicure business on midway lane.

- Most people are concerned about property value. It's already gone down in most connecting areas. I would like to hear the expectations for the future.
- Can the "boxes" be redeveloped to work or do we pay them off and create winners and losers at the nodes.
- Why can't many of the businesses facing Independence be repositioned to face and be used from Monroe or Central? If that is done then Independence can be turned into highway.
- On right track.
- The total focus of this road seems to be to put traffic through this area as rapidly as possible and neighborhood impact seems to be an afterthought, just as it has been for years. Businesses should not have been allowed to build so close to road and frontage roads should have been used. With gas prices rising Independence may not be as critical as a commuting corridor and close in areas should be kept better as an attraction for new residents.
- Need new urbanism, mixed income (includes higher income) development, light rail. Need parking in back, trees in front, attractive corridors, reclaim, showcase natural facilities, grocery stores, restaurants kept at transit stations.
- We need to encourage businesses that will help the quality of life for all residents in the area.
- Light rail = yes!
- This plan could highly impact our property.
- I would like to see the Planning Commission make a serious effort to improve the area.
- I think it's great that people are so concerned and I commend you for hosting these public forums. Please keep up the good work and continue sharing and listening.
- Trying to turn into the streets into our neighborhood from Independence as it is now is extremely dangerous with motorist going at least 60 mph, with what is planned for the future it will be impossible to do. Most of our neighbors already just continue onto the Eastway ramps to come into the neighborhood and use Eastway and Pierson to come onto Independence. Also we are tired of the entire empty, boarded up businesses at this above area. This creates for unwanted crime, loitering and lower values to the surrounding areas. If things stay as are, all that will inhabit the closed businesses and the ones that have left and are leasing the property at the area and we will end up with little used car lots and empty, unsupervised areas for crime!
- Diversity of cultures and high concentration of refugees and immigrants have special needs. These people also have a lot to offer. They are legal immigrants and are typically hard working. They need special help and assistance to become integrated and a healthy part of the community.
- How about preserving the area.
- Highly recommend transit (light rail) along Independence Blvd.
- Your plan will be based on obsolete, auto oriented transportation assumptions and therefore of no real value.

- The Independence freeway needs more signs/pamphlets instructing the public to the best way to get from one side of the freeway to the other. How many folks know how to use Pierson Drive to do so?
- Thanks so much for having this meeting and the future ones as well.
- There should be shopping areas near Conference Road.
- Can't you find ways to build the freeway without destroying so many businesses? Create more access points on the freeway.
- Too many Section 8 houses in Eastway Park. Would like to keep it a nice area.
- Why is it taking so long?
- I hope to see revitalization soon!
- Widen Boston on school side of street.
- I'm very concerned about a tenant or a purchaser being interested in leasing or purchasing a retail commercial building while the "unknown" is in existence.
- Listen to the people that live, work and go to church there.
- It is sad what has happened to this area. I hate to see all the closed businesses! This was a good area to shop and eat when we first moved here in 1984. We want to see it come back. This was a waste of time. I wanted to hear a presentation.
- No center rail line!!
- We want our area to look like it was planned for Myers Park. We need lights along Independence.
- Do something with all the big box stores that are closed. Street lights on Independence Blvd.
- I've enjoyed attending this public meeting and I'd like to be involved as the various plans develop. Question: How could I get a map of the area like the one found on each table and hung on the walls? Could one be mailed to me?
- To whom it may concern: We have not been contacted despite the fact that our building has been planned to be removed. That's the word on the streets. We would like it if someone would contact us and tell us what is our future as a business and "stake holder" in this plan?
- No bus.
- Stop trying to revive the dead stores. The traffic does not allow convenient access. There should be a strong focus on creating better roads and the train system.
- Heavy traffic after Margaret Wallace Road. Road needs to be widening after that up to I-485. Right now it is a four lane road. You will hear more comments when you present new plan about this corridor what is good and bad.
- I don't know. I'll look it up.
- Why does Charlotte want to grow? We are already too big. Although we do need to accommodate existing residents I am a native to Charlotte and I understand natural growth. I disagree with having the sub-stations. I believe it will attract crime.
- This meeting is a waste of time.
- Hope to gain knowledge about what is going to happen to my house.

- I have lived in my home since 1989. I love my neighborhood. PLEASE help us save this beautiful gem in Charlotte. It makes me sad and angry to see so much construction currently going on in uptown and destruction such a short distance away. It's embarrassing for our city! Thanks for listening!
- I like my house and my location. I want to be able to do the things I do now the same after changes are made.
- I would like to know what the corridor area means. Would widening the road threaten our homes?
- Just do it and get it over with! Safely widen roads and do it soon.
- No bus terminal/garage for the city buses wanted for this area. It would further lower property value of nearby neighborhoods, 74/Idlewild! Don't want low income housing. The nearby apartments already have decreased the values and safety of nearby neighborhoods. Don't want additional cut through traffic in the neighborhoods.
- With Charlotte growing as it has been I wish there were more emphasis on this earlier.
- Where will the retail be directed to? How will this affect home value?
- The City has let this area decline after the freeway was extended to Sharon Amity Road because you think we are not worth the trouble to work with to improve entrances and exits to businesses. You are creating too many vacancies and businesses you have put out of business.
- Yes, Wilkinson Blvd. and South Blvd. areas look nice, so ours should too!
- Thank you for sharing! Please keep us updated...and build a train.
- If Independence Shopping Center turned around to face the neighborhood, the best way for it to get parking/frontage would be the destruction of Castlewood. I hate Castlewood. I do have a real concern about the displacement of its residents who would be subsidized/low income housing across the City. Where do they go? Concerned about the north of Independence area, no nearby upscale (at all) neighborhoods or retail to re-associate themselves with.
- Always thought two golf courses would be way to go. Independence north and south would promote growth for neighborhoods and wouldn't look trashy. Also, would like to see whole thing be a highway.
- Think about what you are doing and its importance to residents. Don't even consider rapid buses for this area.
- I am not too enthusiastic about what Charlotte has done so far. Imploding the good arena and having that arena too small and in a bad area downtown causing the downtown work force trouble with traffic.
- Please do not allow Chantilly ever to be opened back up to Independence. Mark Sprinkle (Chantilly studios at end of Shenandoah) wants this to happen.
- The Cricket Arena and Owen Auditorium are totally underused and exiting either of these is not only hazardous but also some day cares are almost inaccessible.

- Making Independence a highway has bankrupted and forced businesses out on both sides. You have boxed my neighborhood in. No way to turn east now or continue on Sharon Amity in future.
- Stop widening and allow area to heal. Be better organized for the meeting and ask the peoples input so we can all hear what others have on their minds.
- Good to see the interest in not letting the neighborhoods go down (especially ours). If the road system is freeway driven, go ahead and put up berms like Commonwealth/ Chantilly so the neighborhoods can be preserved.
- You either ought to do it right or condemn it all, pay the landowners full value for the property and do what you want.
- Definitely need to get away from strip development to neighborhood centers.
- The city really needs to get out community based market manipulation of land use by high powered corrupt businessmen and corporations. The city government and its officials do not have qualifications to do its job or run this city as it should be run. Do something about its crime, listen up now please. Stop its crime, stop its crime, stop its crime!!
- Put stores - grocery stores, neighborhood deli, coffee shops – on Monroe Road.
- More express bus lanes – Sardis.
- Advisory Board – Yes!
- Easy access and greenways for the area, more than just a few areas to get to the other side. Improve outside area improvements.