



CHARLOTTE<sup>SM</sup>

# INDEPENDENCE BOULEVARD AREA PLAN

Community Advisory Group Meeting #1

July 17, 2008

**Introduction** **6:00-6:05**

Tom Warshauer

**Overview Presentation** **6:05-6:25**

Blake Drury

**Table Exercises** **6:25-6:50**

All

**Table Reports** **6:50-7:10**

Table Spokespersons & Blake Drury

**Wrap Up & Next Steps** **7:10-7:15**

Blake Drury





Unsafe for bicycles and pedestrians

Not Enough Trails/Parks

Not Active

# Blighted Retail Traffic

Lack of Planning

No Left Turns

Poor Public Transportation

No Close Shopping

Low Property Values

Dangerous Roads

Poor Lighting

Crime

Run-Down  
Apartments

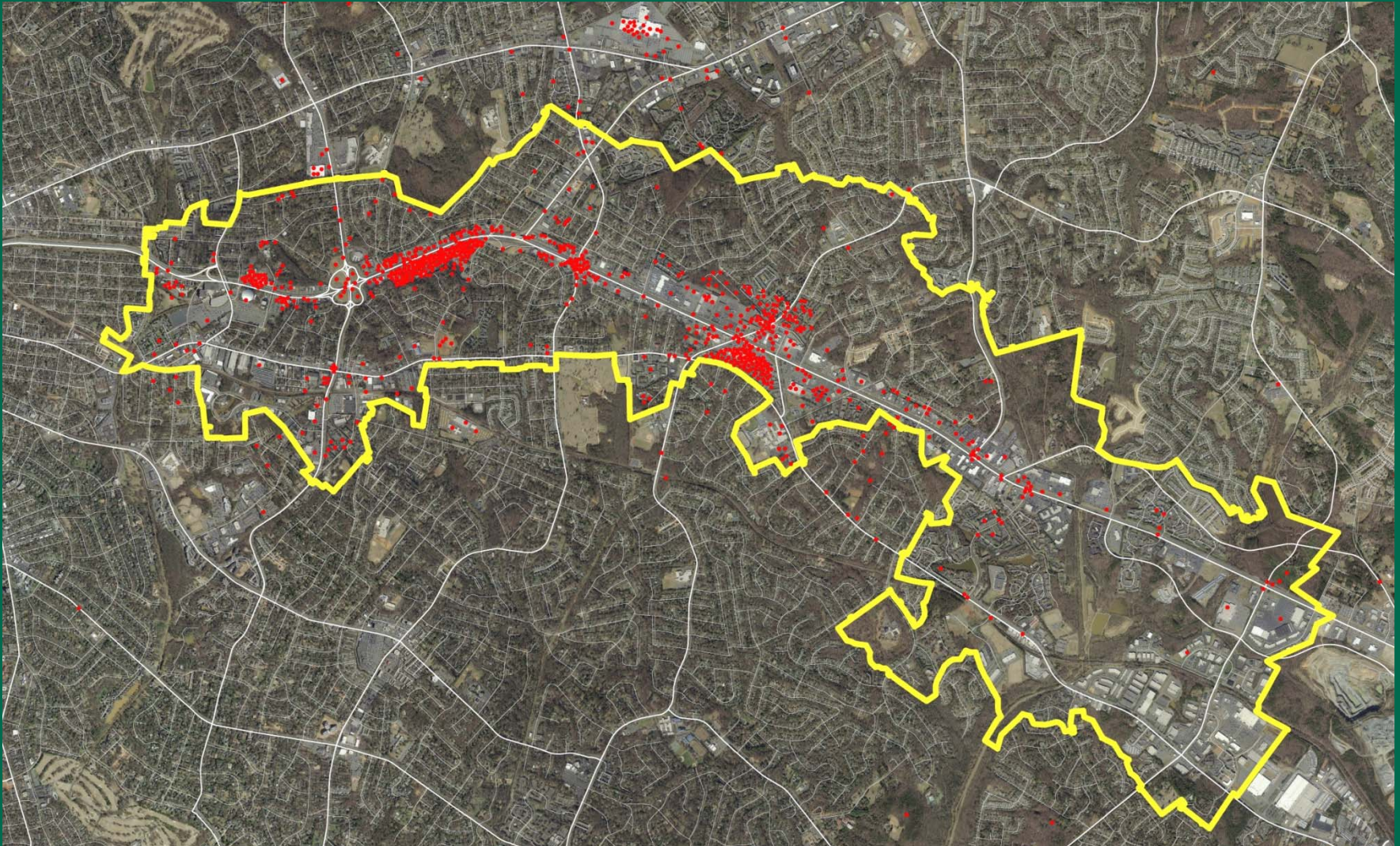
Trash

Lost Businesses



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# "Worst of Independence" Results





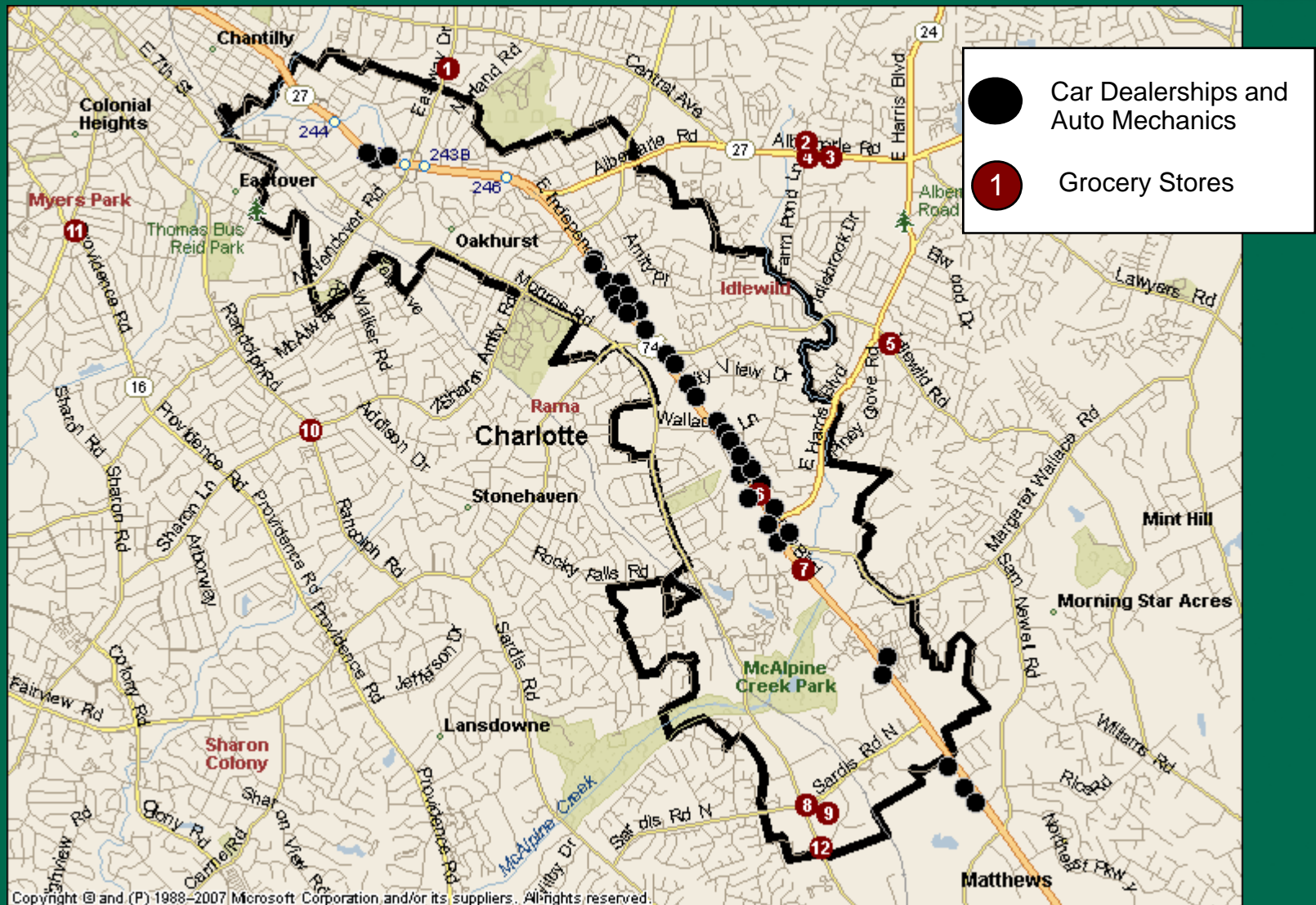
## Real Estate Markets Undergoing Significant Shifts

- Economic and housing market conditions have deteriorated
- Charlotte's housing market has held up better than most
- Consumer spending, consumer confidence, and retail activity all down
- Despite the current downturn, long-term projections for Charlotte remain favorable

## Study Area Dynamics Evolving

- Eastland Mall?
- Transitional setback
- Possibility that Wal-Mart will move

## Insufficient Neighborhood Retail





## Retail

- Cycle of disinvestment (vacancies, abandonment) as road is changed
- Neighborhood retail dollars being spent elsewhere, presents opportunity
- Opportunity to focus regional retail at critical nodes

## Office

- Little demand for a new office core on Independence, due to proximity to existing Uptown submarket and distance from executive housing
- Some opportunity for Class A/B office at key nodes in mixed-use settings

## Residential

- Potential for both for-rent and for-sale multifamily along Independence
- Opportunity to reinvest in single family neighborhoods with new and renovated detached homes



## Retail Demand to 2012

Based on RCLCo's market analysis, the Study Area could potentially support:

- 1.1 million square feet of regional retail
- 170,000 square feet of neighborhood retail (north side of Independence)
- 215,000 square feet of neighborhood retail (south side of Independence)

This potential demand is based on large amounts of currently obsolete retail (~2 million square feet) being replaced.



# Parks & Greenways

Diversity

Stability

Quiet

Places of Worship

Urban Environment

Affordability

Shopping

Trees

Clean

Future

Transportation

# Access/Location

Safety/Security

Entertainment

Schools

Growth Potential

History

Visibility

# Neighborhoods

Planning Process

Walkways





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# "Best of Independence" Results





# Issues, Values, and Principles

## Issues

+

## Values

=

## Guiding Principles

Blighted/Empty Retail

Traffic

Crime

Run-Down Apartments

No Close Shopping

Trash

Not Enough Open Space

Lack of Planning

No Left Turns

Poor Public Transportation

Dangerous Roads

Low Property Values

Not Active

Poor Lighting

Lost Business

Unsafe Bike/Peds

Eastland Mall

Run-Down Hotels

**Location and Access**

**N e i g h b o r h o o d s**

**Environment /Open Space**

**Safety and Security**

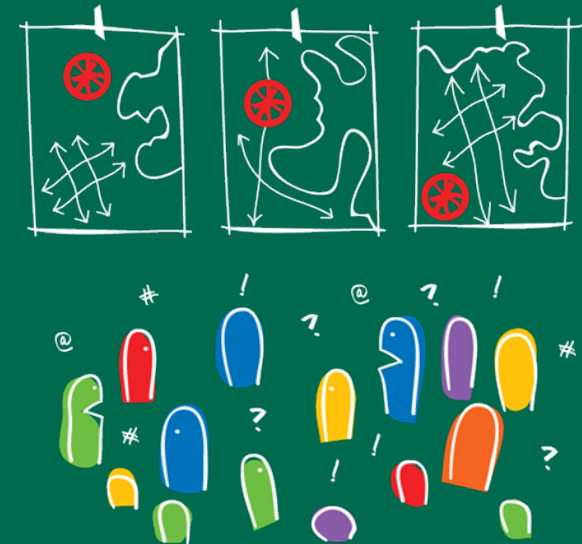
**S h o p p i n g C h o i c e**

**D i v e r s i t y**

**Public / Religious Facilities**

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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## Instructions

- *Discuss the guiding principles with your tablemates. Do they adequately address the issues and values of the community?*
- *Write down your thoughts and comments pertaining to the principles. Where and how would you apply them to your community?*
- *Identify potential connections and nodes on the map.*

## Notes

- *It's okay to sketch your ideas and comments on the map.*

## Time

- *25 Minutes*