



INDEPENDENCE BOULEVARD AREA PLAN

Citizen Advisory Group

Meeting #5

April 30, 2009





Presentation

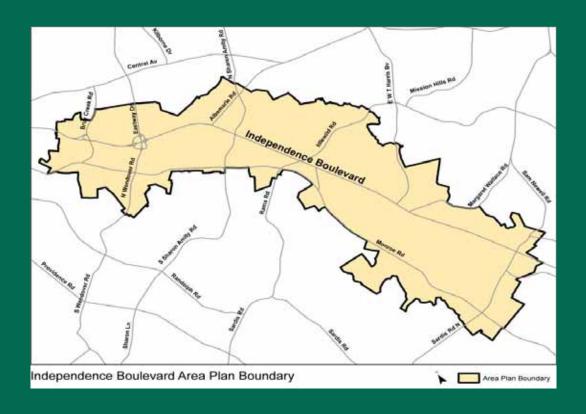
6:10 - 6:50

Breakout Stations

6:50 - 7:20

Wrap Up & Next Steps

7:20 - 7:30





Purpose of Tonight's Meeting

Update on Independence Blvd. Transitional Setback

- Reduction future right-of-way
- Regulatory changes to implement reductions

Review Draft Plan Concepts

- Concept Plan
- Draft Land Use and Transportation Concepts

CITY OF CHARLOTTE Plan Development Process to Date

Stakeholder Interviews May 2008

COMMUNITY VISION WORKSHOP June 2008

Advisory Group Meeting #1 July 2008

Advisory Group Meeting #2 August 2008

Advisory Group Meeting #3 October 2008

COMMUNITY REVIEW OF October 2008

DRAFT CONCEPTS

Refinement of Draft Concepts Nov '08 – April '09

Advisory Group Meeting #4 April 2, 2009

Advisory Group Meeting #5 April 30, 2009

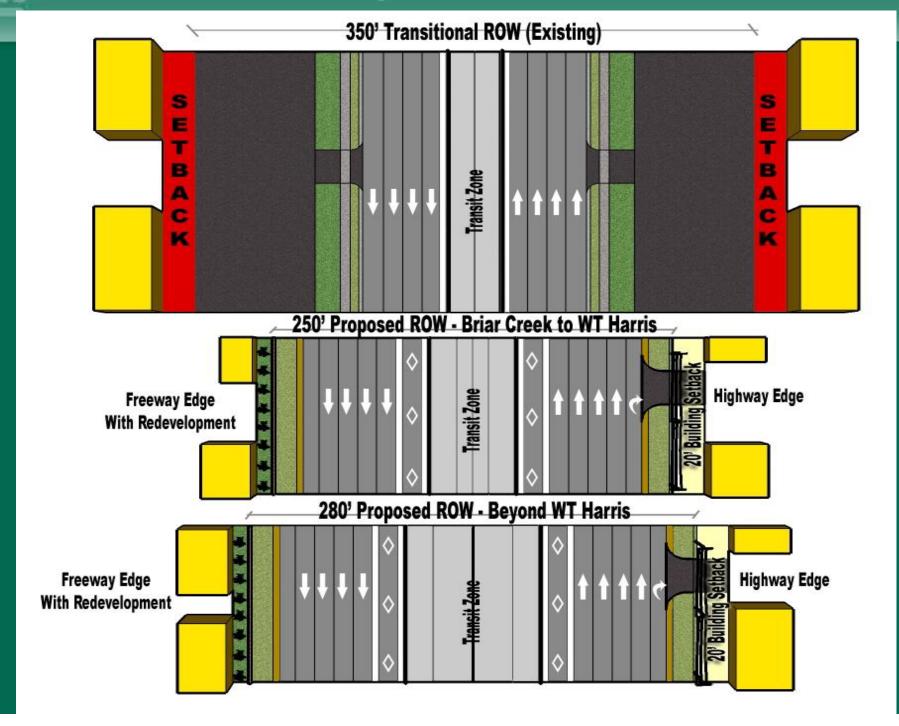
CHARMECK.ORG





DEFINING US 74

Comparison of Cross-Sections







DEVELOPING THE VISION



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



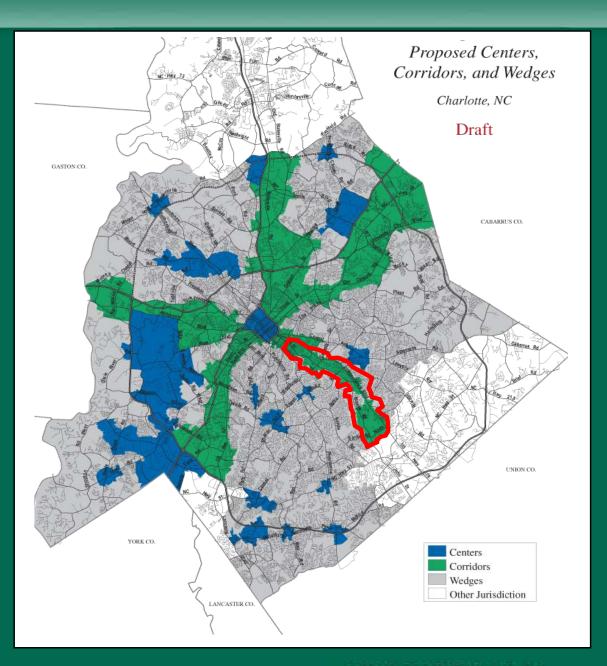




Centers, Corridors & Wedges

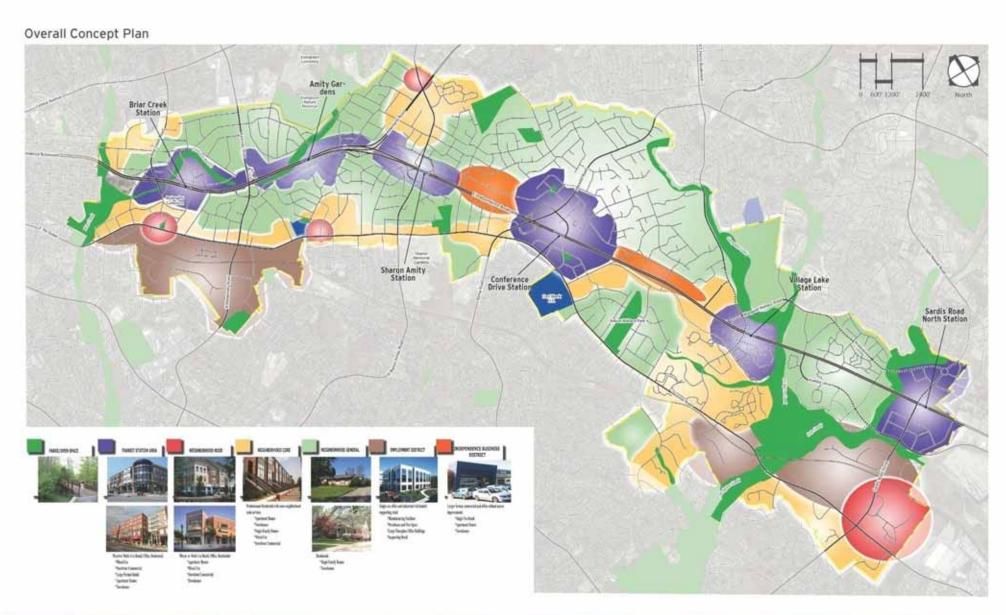
CC&W Growth Framework

- Provides "starting point" for developing plan recommendations
- Most of plan area within growth corridor
- Edges of plan area within wedges
- Will help refine corridor/wedge boundary



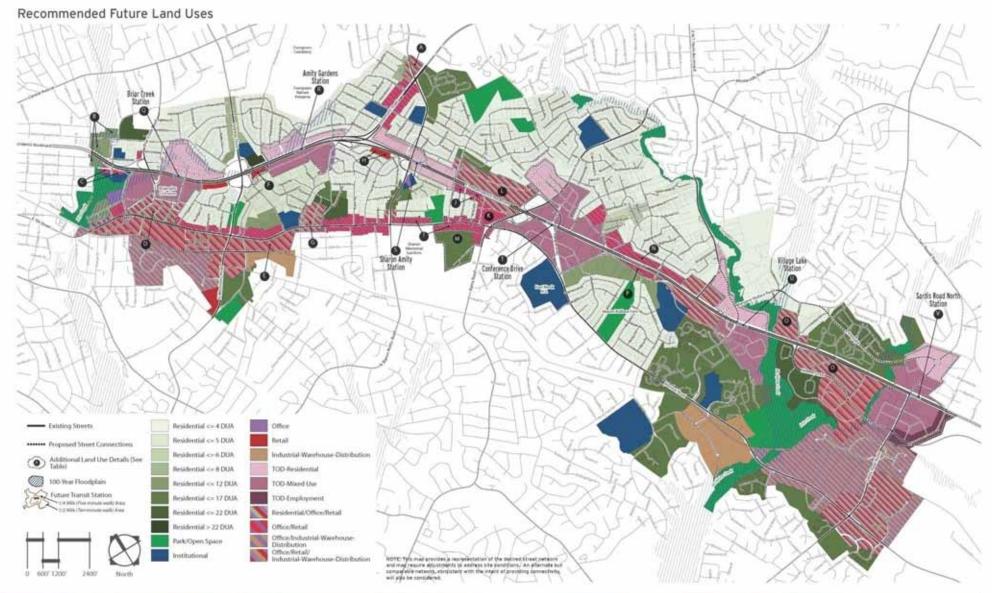


Independence Concept Plan





Recommended Future Land Use





Future Land Use Details

Details of Recommended Future Land Uses

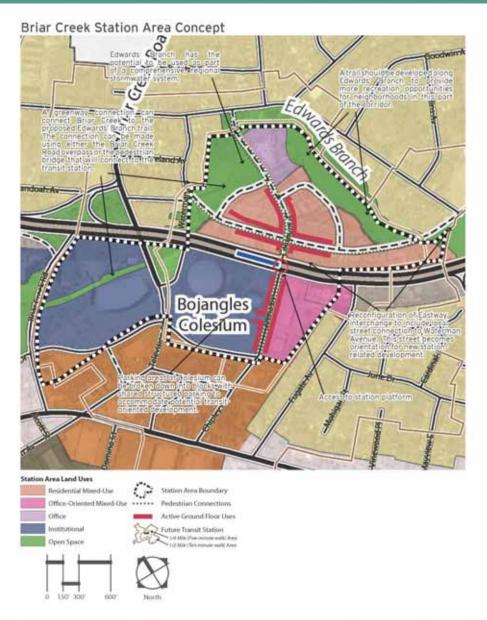
Sub- area	Land Use	Additiona	Land Use Details
A	Residential, Office, and/or Retail		ated mixed use development is preferred in this location. Retail uses are also appropriate if port of multi- it. Retail, if provided, is limited to the ground floor. Single-use retail development is not appropriate in this
		multirute projes	ubles up to 12 DUA are allowed in single-ute projects. Residential densities up to 17 DUA are pillowed in ts. For the residential component of vertically integrated mixed-use developments, the density is deter- eight limitation of 60 feet.
В	Residential up to 17 DUA/ Park and Open Space		tities up to 17 DUA are allowed in single-use projects. A portion of the site (determined at the time of site of the dedicated to greenway/park and open space.
С	Office and/or Retail		sy remain. However, as ramp modifications from Independence will create safety issues for driveways, s. the long-term vision for these parcels should be park and/or civic/institutional use accessed from Brian
D	Residential, Office, and/or Retail		ated mixed-use development is preferred in this location. Retail uses are also appropriate if part of multi- it. Retail, if provided, is limited to the ground floor. Single-use retail development is not appropriate in this
		multi-use projec	offes up to 17 DUA are altipsed in single-use projects. Residential densities up to 22 DUA are altipsed in ts. For the residential component of vertically integrated mixed-use developments, the density is deter- eight limitation of 60 feet.
E	Office, Indus- trial, and/or Retail	development, in	ild be located with frontage on Morroe Road, transitioning to industrial uses along the railroad. Residential cluding residential as a component of vertically integrated mixed use development, may be allowed within roe Road with an appropriate site plan.
		multiruse projec	ubes up to 17 DUA are allowed in single-use projects. Residential densities up to 22 DUA are allowed in tt. For the residential component of vertically integrated mixed-use developments, the density is deter- eight limitation of 60 feet.
F	Retail/Park and Open Space	Independence 8	he floodway of Edwards: Branch should be incorporated into a park and preenway buffer along oulevard. Retail in allowed outside of the Floodway. The future network connection of a new frontage road field Eastway Drive interchange and Pierson Drive should be accommodated within the south side of the.
G	Residential, Office, and/or Retail	use developmen	ated mixed use development is preferred in this location. Retail uses are also appropriate if part of multi- it. Retail, if provided, it limited to the ground floor. Retail should be limited the area within 500 feet of ingle-use retail development is not appropriate in this location.
	NP-227-45-13	multi-upe project mined by area h	sibes up to 12 DUA are allowed in single-use projects. Residential densities up to 11 DUA are allowed in the For the resistential component of vertically integrated mixed-use developments, the demitty is deter- reight limitation of 60 feet. Residential uses should transition to lower densities at back of site consistent a neighborhood.
н	Retail	driveways on th	sy remain. However, as interchange modifications at Sharon Amity Road will create safety issues for ese parcets between the Albemarie Road ramps and the Sharon Amity Road ramps, the long-term vision for sould be residential use and accessed from Dwynne Avenue.
ı	Office and/or Retail	use developmen	gted mixed use development is preferred in this location. Retail uses are also appropriate if part of multi- it. Retail, if provided, is limited to the ground floor. Single-use retail development and residential develop- sidered with an appropriate site plan that meets the community design quidelines of this plan.
		Revised Access/ Street Network	Any intensification consistent with this land use vision should be scaled to added network, which should include the addition of streets needed to make create smaller block sizes (+]-2,000 feet perimeters) that are more pedestrian-friendly and that are oriented towards Monroe Road-Cross-access between parcels and access from side streets is encouraged, while access from Monroe should be estimated to confidentiate friendly environment.

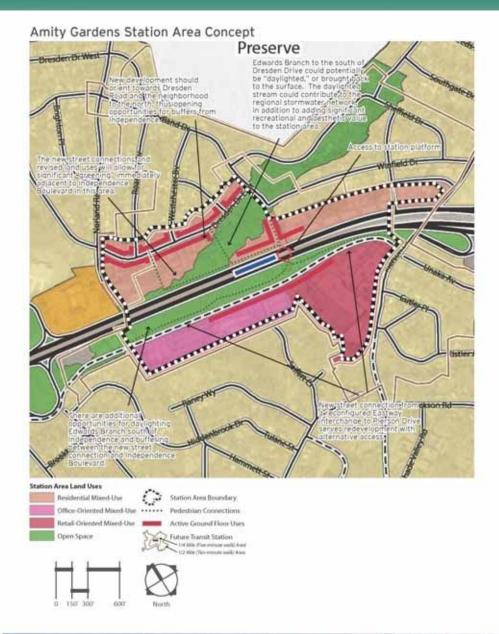
J	Retail		ay ramgin. However, where parcel depths preclude increased development intensity, uses should be soo- mitial and oriented away from Independence Boulevand toward the surrounding neighborhood.						
	12	Revised Access/ Street Network	Ashmore Brive and Jerilyn Drive should be disconnected from independence Boulevard and connect- ed to each other with a new street. Development of parcels in this sub-grea should be oriented such that if does not preclude the estension of this street to the Long Avenue connection on the south (see Sub-Area J) and Glendora Drive on the north.						
K	Residential, Office, and/or Retail	Vertically integrated mixed-use development is preferred in this location. Retail uses are also appropriate if part of multi- use development. Retail, if provided, is limited to the ground floor of areas along Monroe Road and Independence Soulie- ward. Single use office, and mixed or multi-use developments that include effice uses are appropriate in any portion of this area. Single-use retail development and residential development will be considered with an appropriate site plan that meets the consumpting design quidelines of this plan.							
		Residential densities up to 12 DUA are allowed in single-use projects. Residential densities up to 17 DUA are allowed in multi-use projects. For the residential component of vertically integrated mixed-use developments, the density is determined by area height imitation of 60 feet.							
	"	Revised Access/ Street Network	Future network includes a new street connecting fillewild Road at the outbound US 74 ramp to Long Avenue. Long Avenue should be extended to connect to independence Soulevand.						
L	Residential, Office, and/or	Single-use retail office, recidential, and mixed or multi-use developments that include office/retail uses are appropriate in any portion of this area.							
	Retail	Residential densities up to LT DUA are allowed in single-use projects. Residential densities up to 17 DUA are allowed in multi-use projects. For the residential component of vertically integrated mixed-use developments, the density is determined by area height limitation of 60 feet.							
		Revised Access/ Street Network	Any development proposals that would increase the number of vehicular trips generated by the property must provide attempte site access via new street connections or cross-access. Future instwork includes a new street from littlewild Road to Formingdale Drive. With development of this street, access from independence Society of must be limited to no more than one access per parcel, designed consistent with the cross-section detailed in the Transportation section. Any intensification consistent with this land use vision should be scaled to added network.						
М	Residential up to 17 DUA		on should be paid to development in a pattern of connected streets and blocks that link to Rama Road, Flo- and Monroe Road.						
N	Office and/or Retail	afternate site a	rf proposals that would increase the number of vehicular trips generated by the property must provide costs via new street connections or cross-access. Any intermitication consistent with this land use vision d to this added network.						
0	Residential, Office, and/or	Single use retail, office, residential, and mixed or multi-use developments that include office/retail uses are appropriate in any portion of this area.							
	Retail	Residential densities up to 12 DUA are allowed in single-use projects. Residential densities up to 17 DUA are allowed in multi-use projects. For the residential component of wet-cally integrated mixed-use developments, the density is determined by area height limitation of 60 feet.							
	1	Revised Access/ Street Network	Any development proposals that would increase the number of vehicular trips generated by the prop- esty must provide afformate site access via Krefelé Drive rather than Independence Boulevand. Any intensification consistent with this land use vision should be scaled to this added network.						
P	Office and/or Retail	ternate site acc	nt proposals that would increase the number of vehicular trips generated by the property must provide all- ecs vig Wallace Road rather than Independence Boulevard. Any Intensification consistent with this land use escaled to this added network.						
Q to V	TOD-R, TOD-M, and/or TOD-E	See Station Are	a Plans on the following pages for detailed land use recommendations						





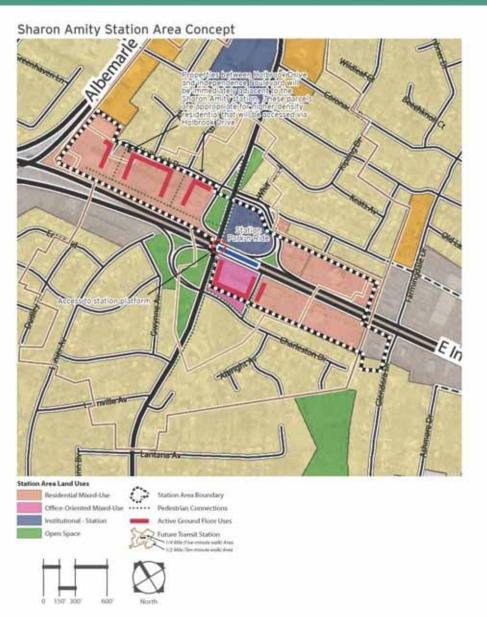
Station Area Concept Plans

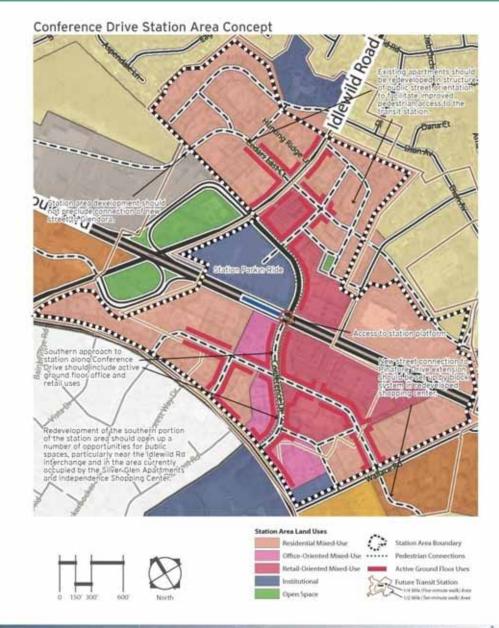






Station Area Concept Plans

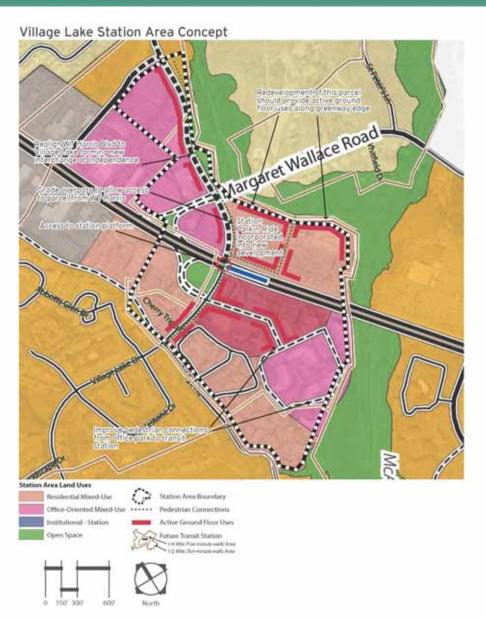


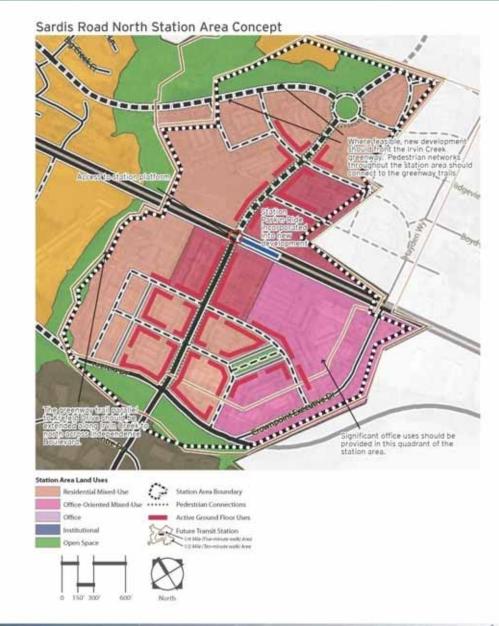






Station Area Concept Plans





CITY OF CHARLOTTE

Community Design Guidance

Residential Design Policies

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- 2M All Single Carries and Multi-Spi-
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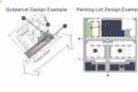
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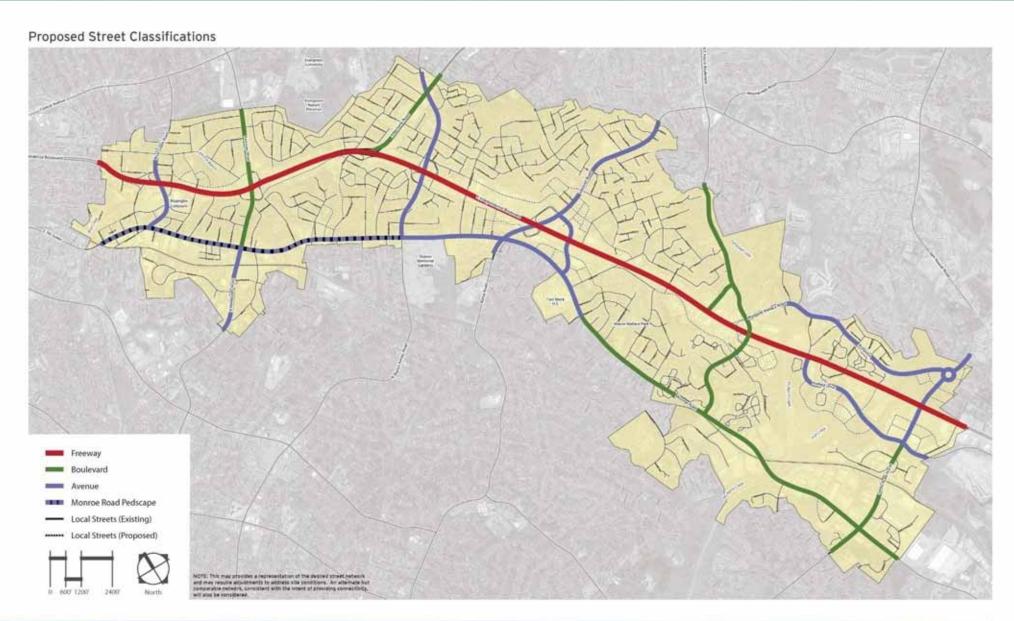




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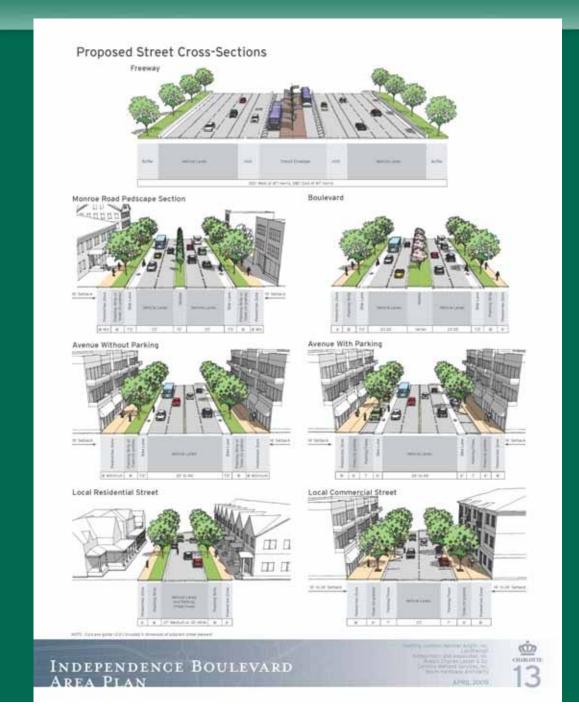


Street Classifications



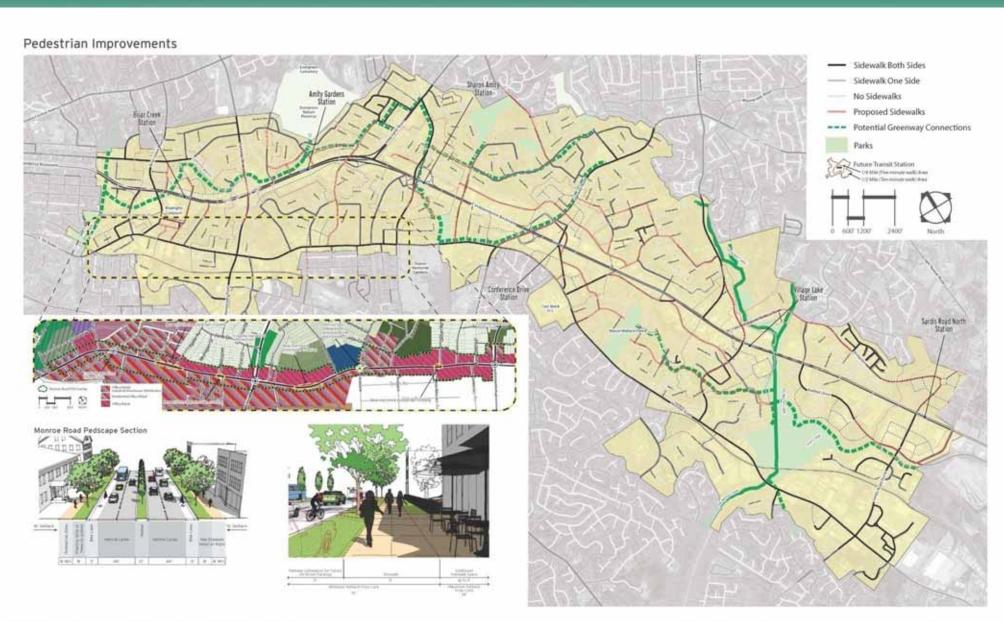


Proposed Street Sections



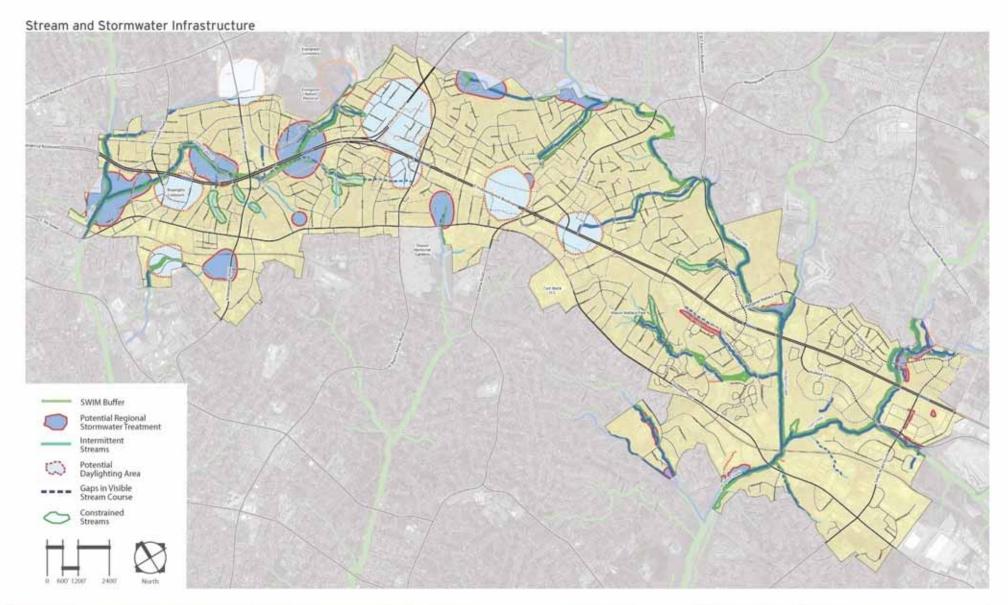


Pedestrian Improvements





Stream & Stormwater Infrastructure







IMPLEMENTATION STRATEGIES



Implementation Toolbox

- Adopted Plan becomes Policy guidance for new development and capital investments
- Corrective Rezonings to protect neighborhoods
- Catalyst sites
- Additional street connections
- Pedestrian and bicycle connections
- Improved connections to park/open space amenities



Breakout Station Instructions





Next Steps for Plan Development

May/June - Refinement of Draft Plan Document

July - Public Meeting on Draft Plan

- Receive feedback on draft plan and key implementation strategies

Summer/Fall - Plan Review and Adoption