



**UPDATE ON THE
INDEPENDENCE BOULEVARD AREA PLAN**

**Citizen Advisory Group Meeting
March 3, 2011**

Purpose:

To provide an update on the Independence Boulevard Area Plan

1. Overview of the ULI Fellowship Recommendations

- Mission and Purpose
- Charlotte Problem Statement
- Recommendations
- Next Steps



2. Transitional Setback

- **Text Amendment**
- **Schedule**

3. Next Steps

ULI - ROSE FELLOWSHIP BACKGROUND



Daniel Rose Fellowship

- Four cities selected for yearlong program of professional development, leadership training, assistance with a local land use challenge
- Mayor selects 3 fellows and team coordinator
- 2010-2011 class: Charlotte, Detroit, Houston, Sacramento



- Panel briefed by Charlotte's Daniel Rose Fellows
- Toured the Independence Boulevard/Monroe Road corridors
- Interviewed stakeholders
- Opportunity to visit both proposed Central Avenue Street Car route, ride South Corridor Blue Line





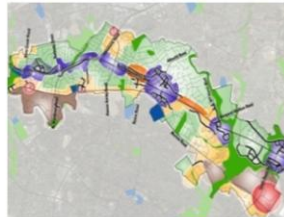
CITY OF CHARLOTTE

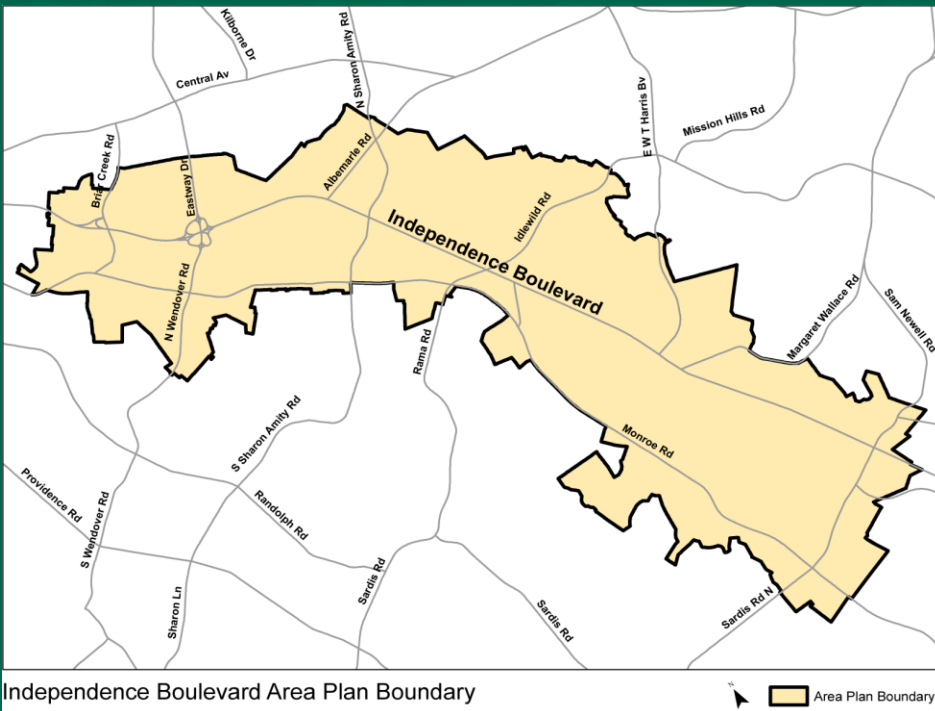
Charlotte Problem Statement

What are the implementation steps to re-energize, reposition, and ensure the long-term viability of development in the Independence Boulevard study area?



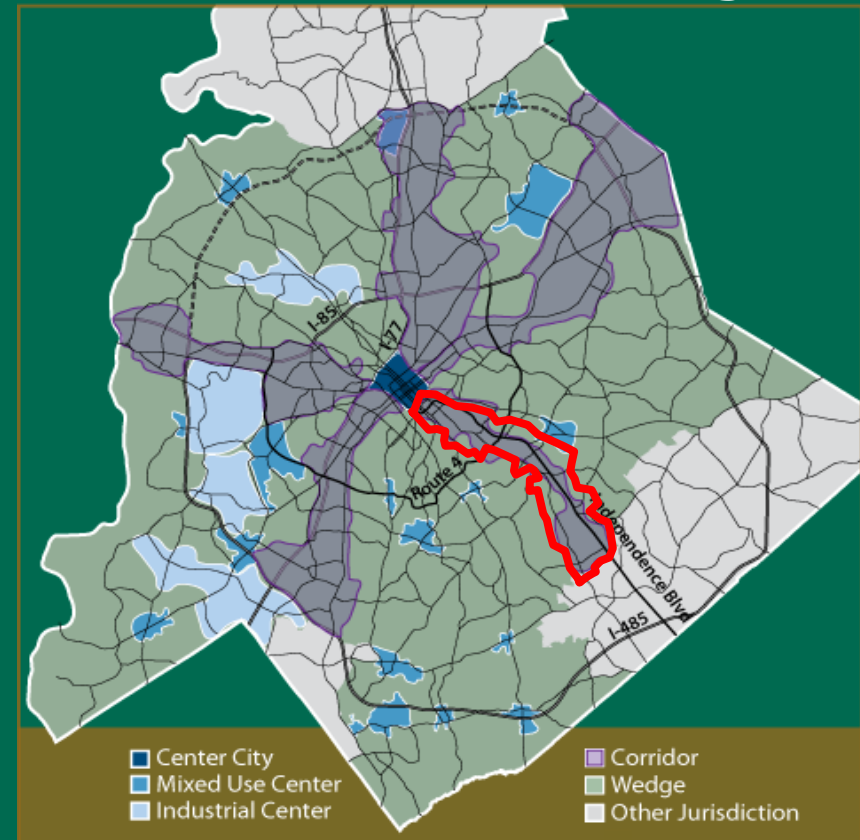
STUDY AREA OVERVIEW





Area Plan Boundary

City's Growth Framework Centers, Corridors & Wedges



Policy Context

Area Plan

May 2008

- Plan Kick-off
- Stakeholder Interviews



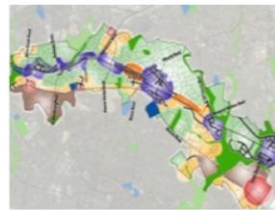
June/July 2008

- Plan Process Begins
- Public Kick-off meeting
- Begin CAG Workshops



April 2009

- Conclude CAG workshops (5 total)
- Begin Refining Draft Concepts/Document
- CAG Updates: May, Sept. & Nov., 2009, Jan. & March, 2010, March 2010



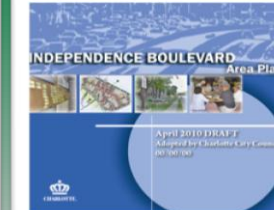
May 2010

- Final Public Meeting
- Began Planning Commission City Council Review



Spring 2011

- Council and Planning Committee Review March 2011.
- Adopted by City Council in May 2011.



Other Policies

November 2006

- 2030 Transit Corridor System Plan adopted. For the Southeast Corridor, the Commission selected Bus Rapid Transit, but delayed implementation for a minimum of five years to allow a reconsideration for light rail.

April 2010

- City Council reduces transitional setback along Independence Boulevard. This zoning regulation was adopted by Council in 1989.

June 2010

- NCDOT - U209-B upgrade/widening of Independence Albemarle Road to Sharon Forest Drive scheduled for construction in 2012.

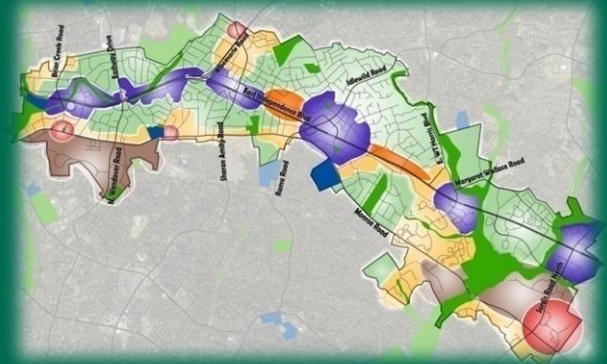
March 2011

- Council scheduled to eliminate transitional setback along Independence where road project as property acquisition is completed.

Independence Boulevard Area Plan

Key Land Use and Transportation Principles

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

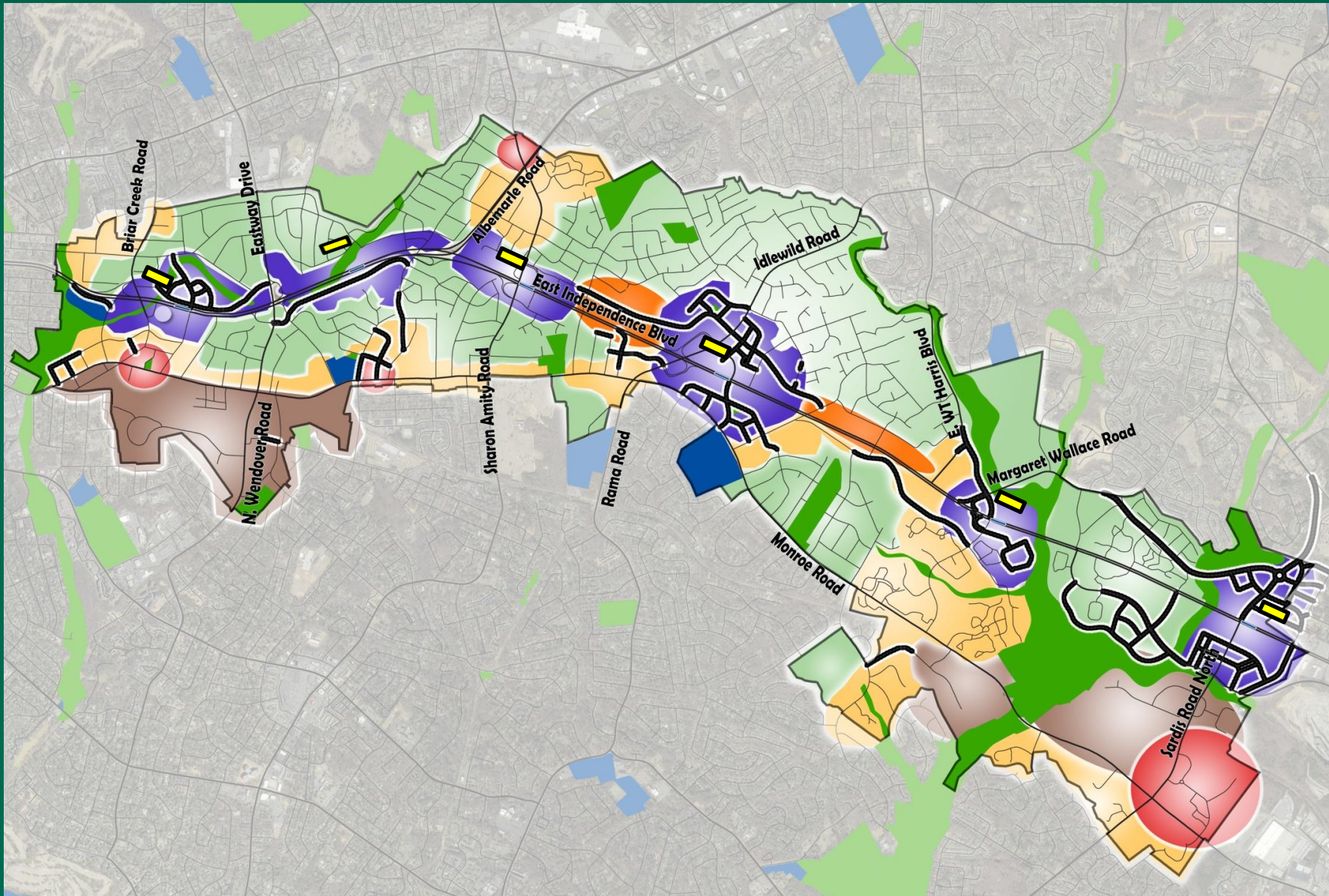


KEY ASSUMPTION:
Area Plan DOES NOT reconsider
transportation planning decisions!



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Independence Concept Plan



ULI PANEL OBSERVATIONS



General Observations

- A lot of good work has been done by city
- Unusual cooperative spirit between Charlotte and NC DOT
- Project uncertainty and timeframe is harming local market



Draft area plan captures consensus about needs:

- start implementing, stop just planning
- need more highway capacity
- need more transit
- need local economic development

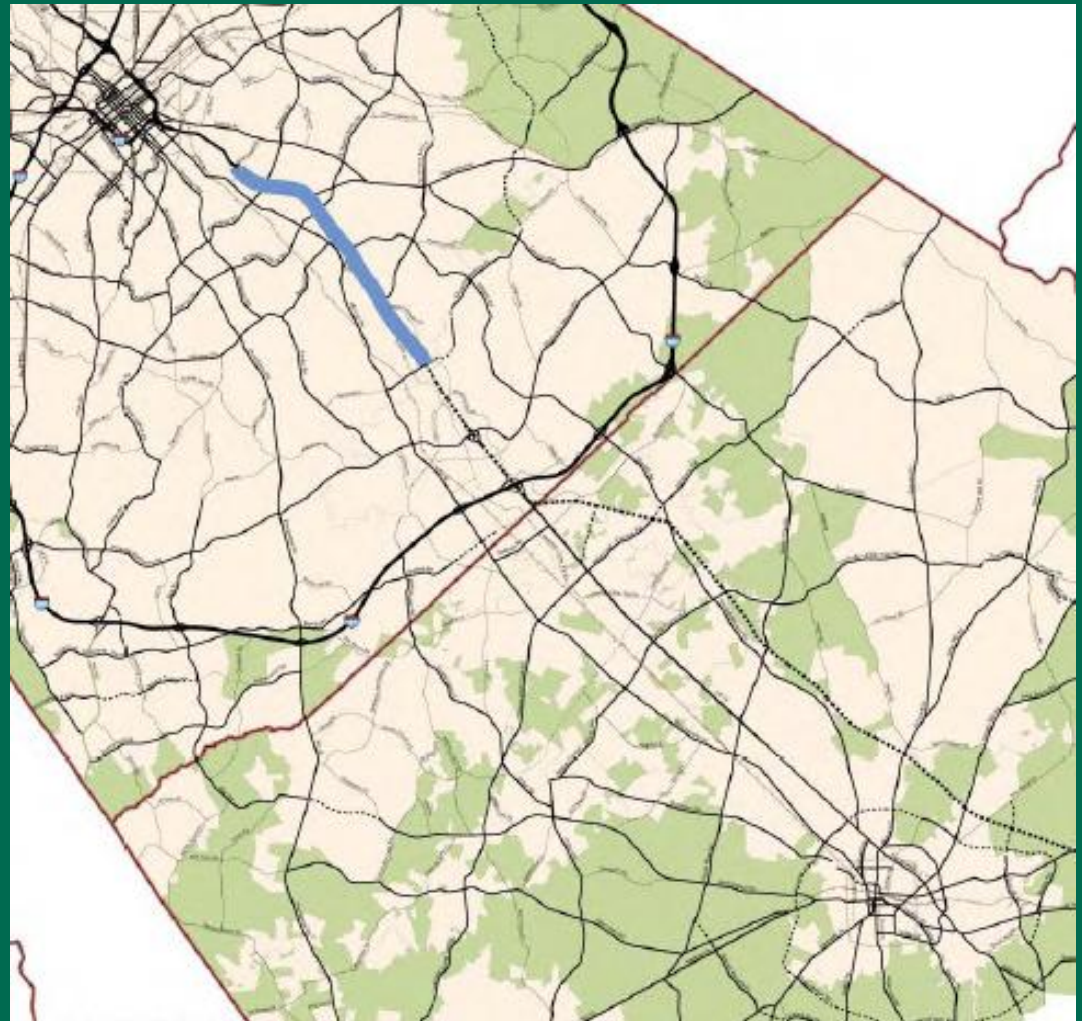
But lack of agreement on details of key issues is creating uncertainty, slowing progress and funding:

- BRT vs LRT
- Specific roadway design

General Observations

Transportation Context

- Needs identified locally are valid
- Functional long distance connection to Uptown
- Important regional connection – nearby counties as well as the coast
- Freight activity higher than other connectors in the region
- Adjacent parallel “spokes” and connecting roadway network create multiple options



ULI PANEL RECOMMENDATIONS



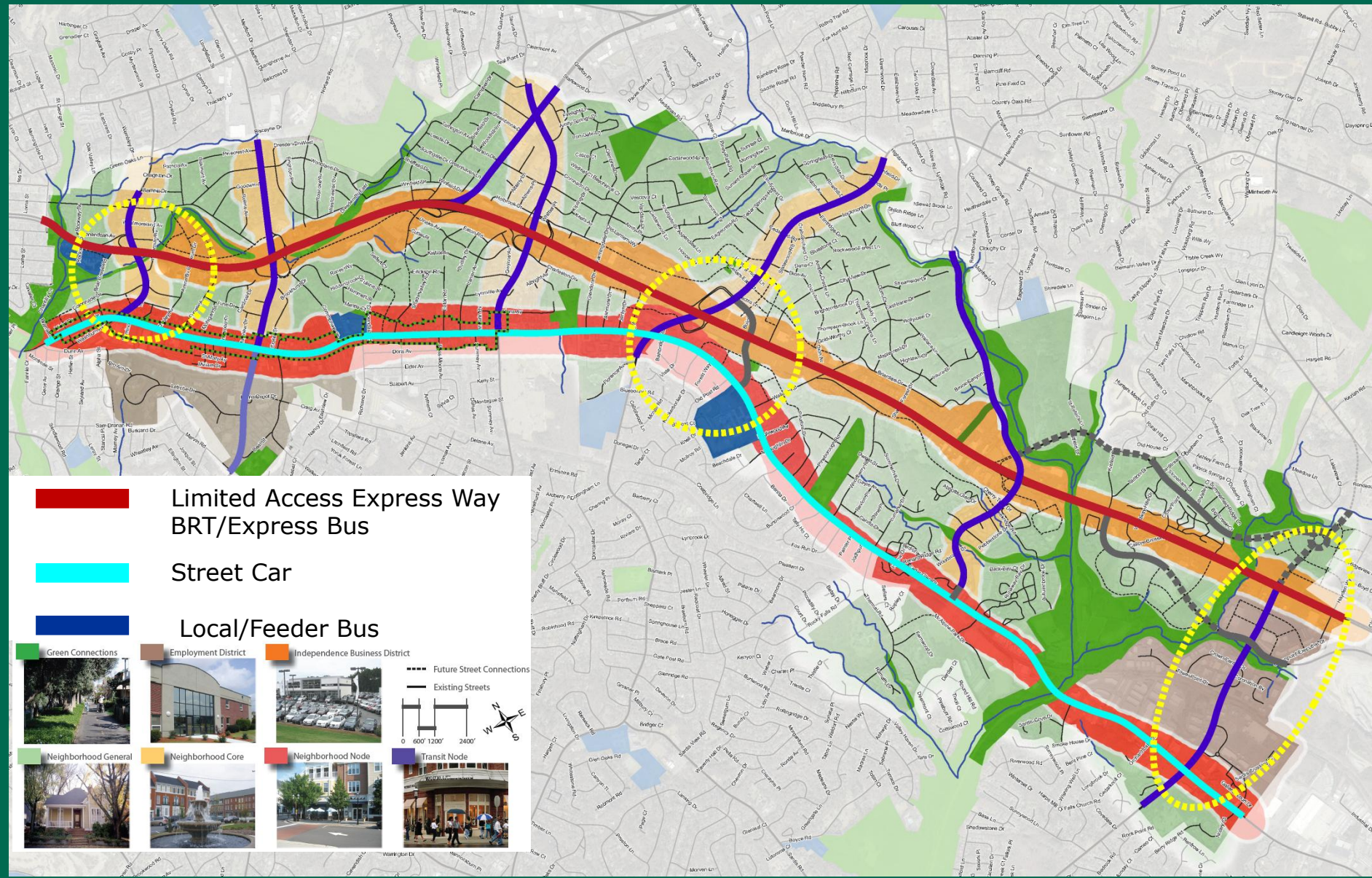


Key ULI –Rose Fellowship Concepts

1. BRT/Express bus on Independence in HOT lanes – goal is to service long distance commuters
2. Streetcars on Monroe, Central and perhaps Sharon Amity – goal is to stimulate transit oriented, neighborhood scale, walkable development
3. Build on auto-oriented retail on Independence
4. Neighborhood serving mixed-use development on streetcar lines
5. Greenways-Parks-Trails-Farmer's Market-Community Gardens



ULI-Rose Panel Concepts



- Be clear about difference between solutions for regional challenges vs local challenges
- Build on what you know has worked
- 3 ideas (or refinements)
 - Streetcars on Monroe and Central
 - BRT/Express bus on Independence in HOT lanes
 - Promote auto-oriented retail on Independence and neighborhood serving mixed-use development on streetcar lines

REACTIONS



Comparing the Visions

Area Plan

- BRT (or LRT) in the freeway
- Neighborhood scale development on parallel thoroughfares
- Allow auto oriented development on Independence
- Community amenities

Rose Fellow Panel

- BRT on HOT lanes in the freeway
- Neighborhood scale development on parallel thoroughfares
- Retain and build auto oriented development on Independence
- Community amenities

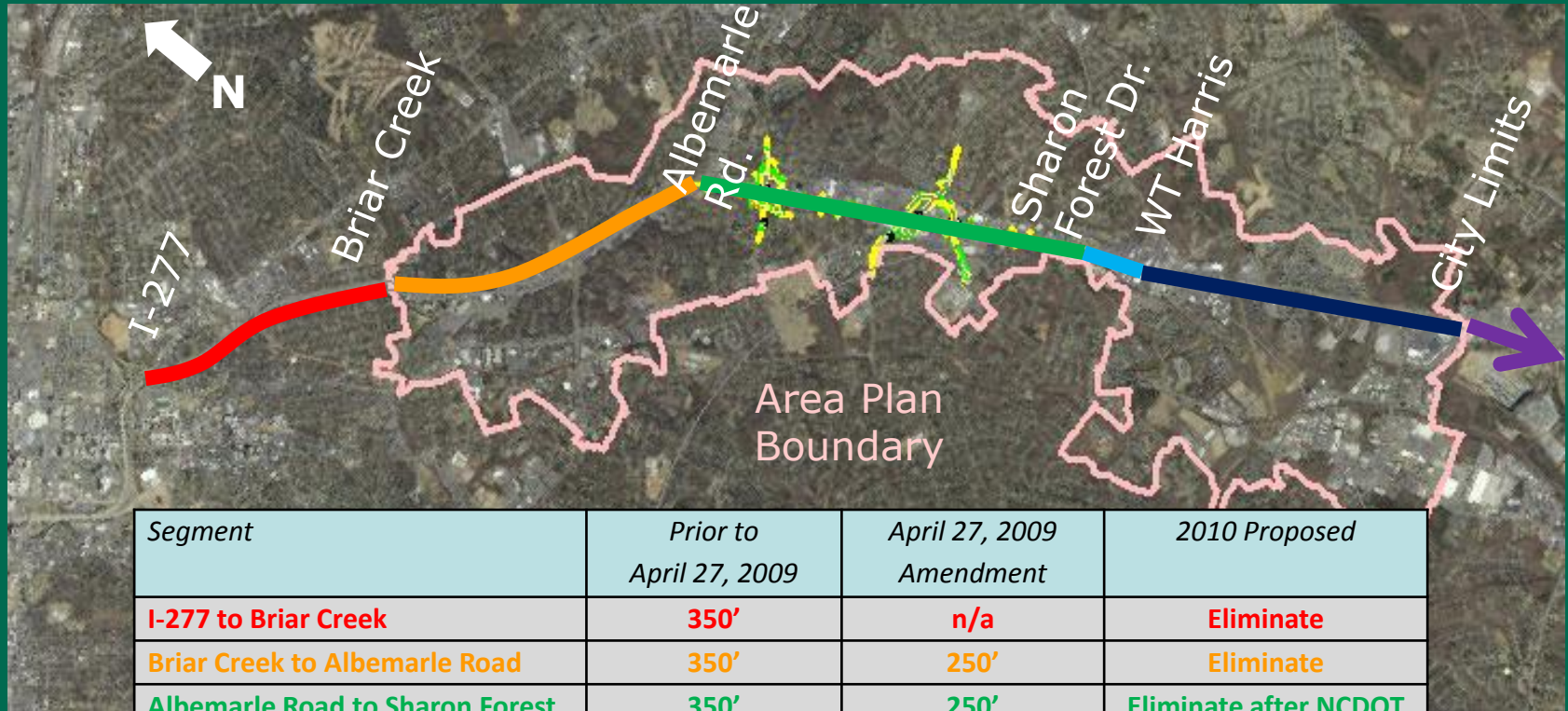
What does it all mean?

- ULI Recommendations Need More Analysis
 - Feasibility
 - Cost
- Regional Transit Decision Needs Revisiting
- Adopt the Area Plan for the Area

TRANSITIONAL SETBACK



Future Right-of-Way for Independence Boulevard (US 74)



Segment	Prior to April 27, 2009	April 27, 2009 Amendment	2010 Proposed
I-277 to Briar Creek	350'	n/a	Eliminate
Briar Creek to Albemarle Road	350'	250'	Eliminate
Albemarle Road to Sharon Forest Drive	350'	250'	Eliminate after NCDOT certifies ROW acquisition is complete
Sharon Forest Drive to W.T. Harris Boulevard	350'	250'	250'
W.T. Harris Boulevard to Charlotte City Limits	350'	280'	280'
In Matthews Town Limits	350'	n/a	280'

- Area Plan Adoption – **March – May 2011**
 - Citizen Advisory Meeting held – **March 3**
 - Council’s Economic Development Committee – **March 10**
 - Planning Commission Public Comment - **March 15**
 - City Council Public Comment – **March 28**
 - Planning Commission Recommendation – **April 19**
 - Council Action – **April/May 2011**
- Transitional Setback Text Amendment - **March 21**
- Metropolitan Transit Commission – **March 23**
- Rose Fellowship – continuing oversight through - **October 2011**