



Citizen Advisory Group
Meeting 6: Community Design
May 5, 2011

Meeting Agenda

- 1. Background Review**
- 2. Land Use Follow-up**
- 3. Cherry Historic District**
- 4. Community Design**
- 5. Streetscape & Cross Sections**
- 6. Group Exercise**
- 7. Wrap-up**





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Background Review



Midtown

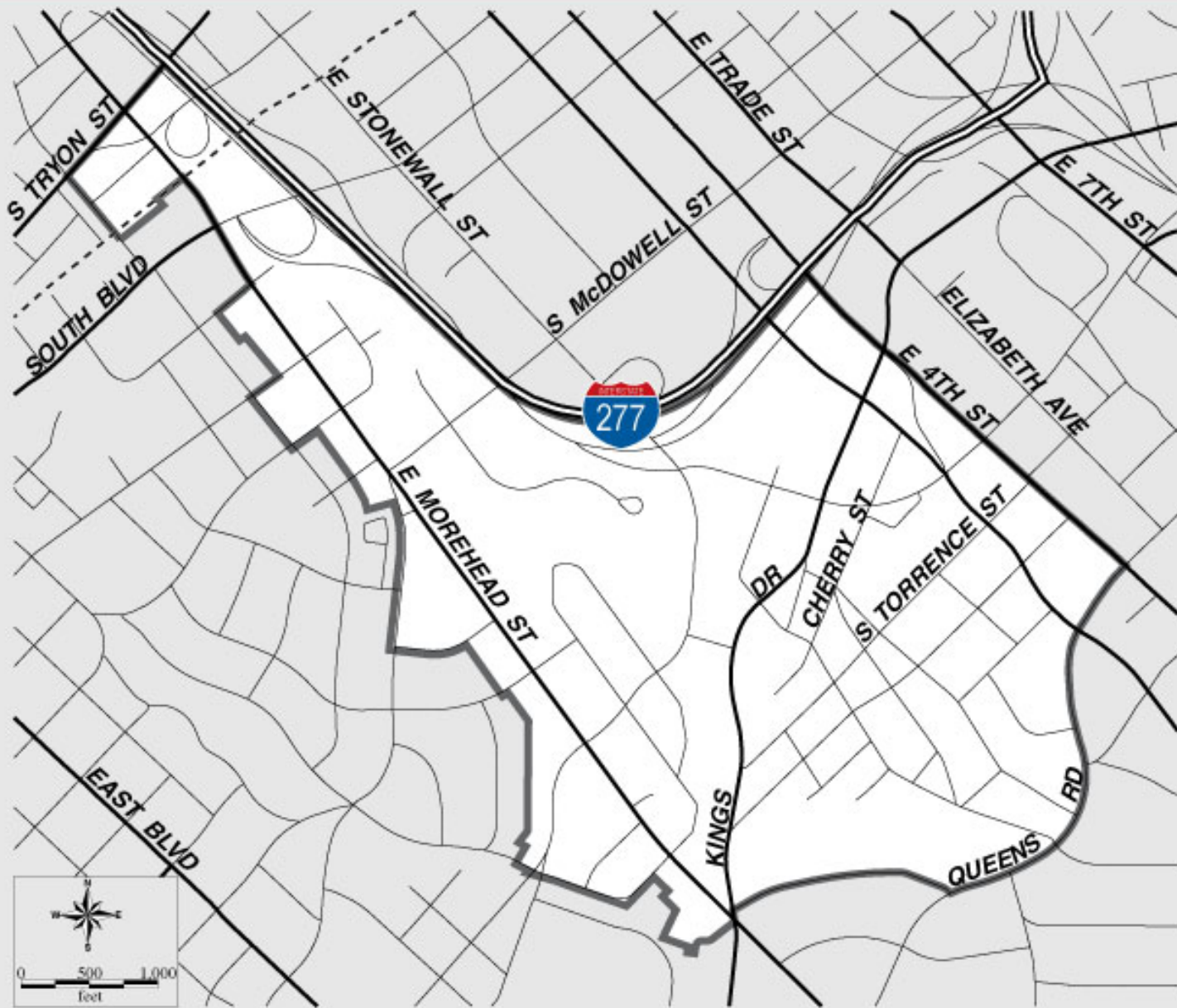


Morehead



Cherry
area plan

Midtown Morehead Cherry Area Plan



Citizen Advisory Group



- The purpose of the CAG is to help shape the area plan's goals, objectives, and recommendations.
- The CAG will meet 6 to 8 times over the next 5 or 6 months. Each meeting will focus on specific topics and issues.
- Interested volunteers may sign up here or by sending an email to:
KMain@ci.charlotte.nc.us



Plan Development Process



Tentative CAG Meeting Schedule

- Thu, Jan 20 Vision
- Thu, Feb 10 Vision & Land Use
- Thu, Mar 3 Economics/Market Study
- Thu, Mar 24 Transportation
- Thu, Apr 14 Land Use
- Thu, May 5 Community Design
- **TUE, May 24** Parks, Environment, Infrastructure
(PROPOSED DATE CHANGE)
- **THU, June 23** Wrap-up and Preliminary
Recommendations
(PROPOSED ADDL MEETING)

All meetings 6 pm, Pleasant Hill Baptist Church



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Follow-up to Last Meeting: Land Use



Midtown

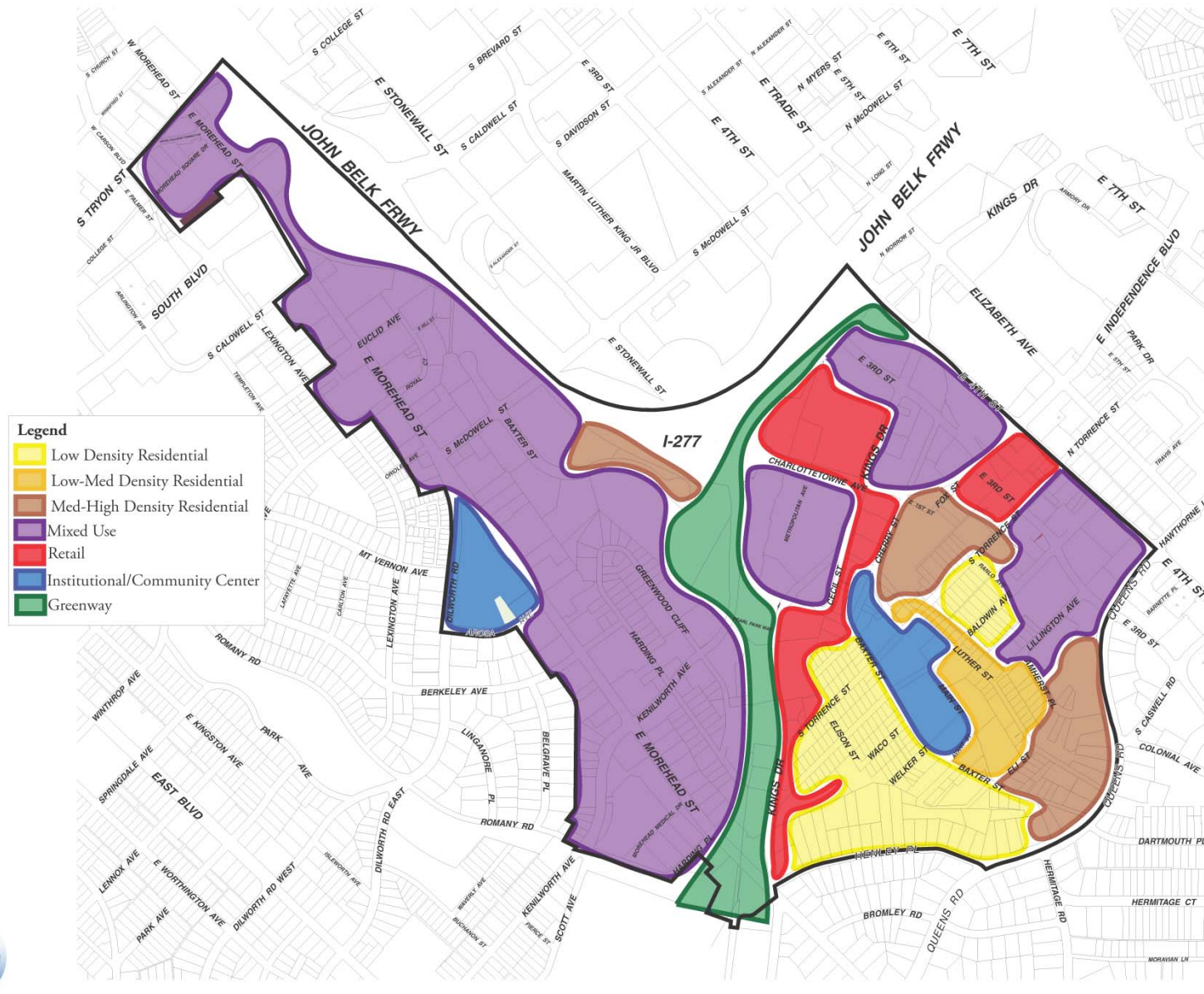


Morehead



Cherry
area plan

Midtown Morehead Cherry Area Plan



Existing PED Plans and overlay zoning districts





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East Blvd Pedscape Plan





Morehead Breakout Group

- Concern with height of buildings over adjacent single family home, and where height is measured when parcels have a slope.
- Acceptance of Pedestrian Overlay for all of East Morehead Street, but critical to keep existing setback there.
- Not too concerned about height in areas closest to I-277 (not fronting Morehead Street)
- Want to keep setbacks as they are on Morehead (in agreement with almost all members present but not all).
- Some members would like to have higher density development in the vicinity of Kenilworth and Morehead, due to its proximity to the hospitals and to Uptown.
- Group wasn't clear on what should happen to the areas along Greenwood Cliff and Harding, recognized that the market study stated this area would be a good location for future higher density residential development.



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Focus on Dilworth edge; less
concern closer to I-277





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Tree canopy along East Morehead; buildings and parking beond





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Interest in Morehead/McDowell intersection





Midtown Cherry Breakout Group

- Kings Drive appearance is improved because of the Greenway.
- Make Kings Drive more pedestrian friendly; better access across to greenway.
- Need for sidewalk along the greenway edge?
- Yes, PED is desirable along Kings Dr.
- PED impact on parking requirement?
- Fringes of the Cherry community have always been threatened; preserve as much residential as possible.
- Is there a conflict between PED and preserving Cherry residential areas?
- Consider changes for the UR-2 project in Cherry.
- Change zoning of Farmer's Market.
- Would the oil/gas stations be grandfathered?
- 3rd street is not pedestrian friendly.
- What are the plans for the Mecklenburg County Bar land?
- Explore possibility of PED to protect neighborhood edge along 3rd.



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Metropolitan, with Kings Drive parcels in the balance





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Greenway improvements; King's Drive retail uses backed up to Cherry



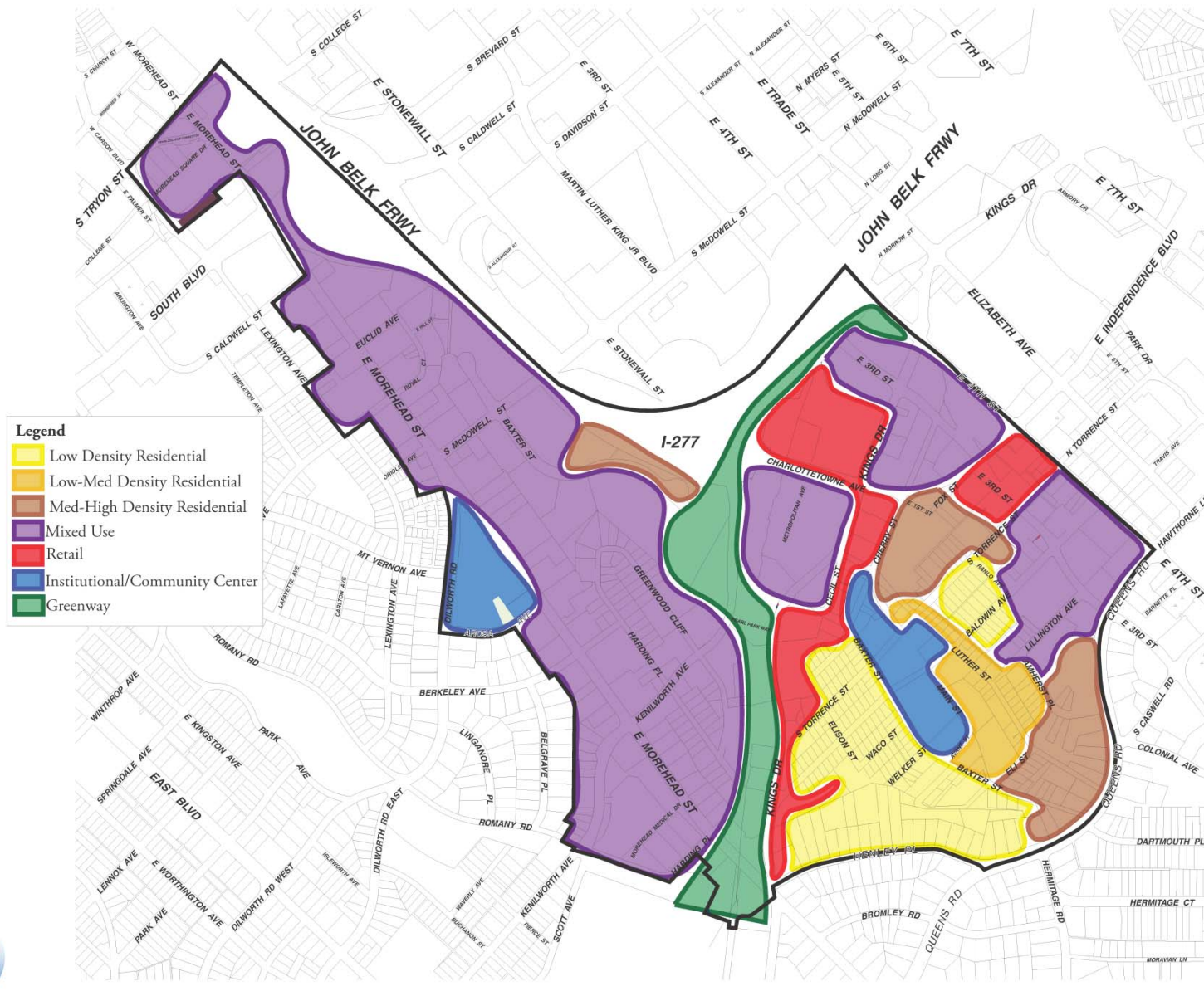


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Third/Fourth Street adjoining Hospital and Elizabeth



Midtown Morehead Cherry Area Plan





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Cherry Historic District



Midtown



Morehead

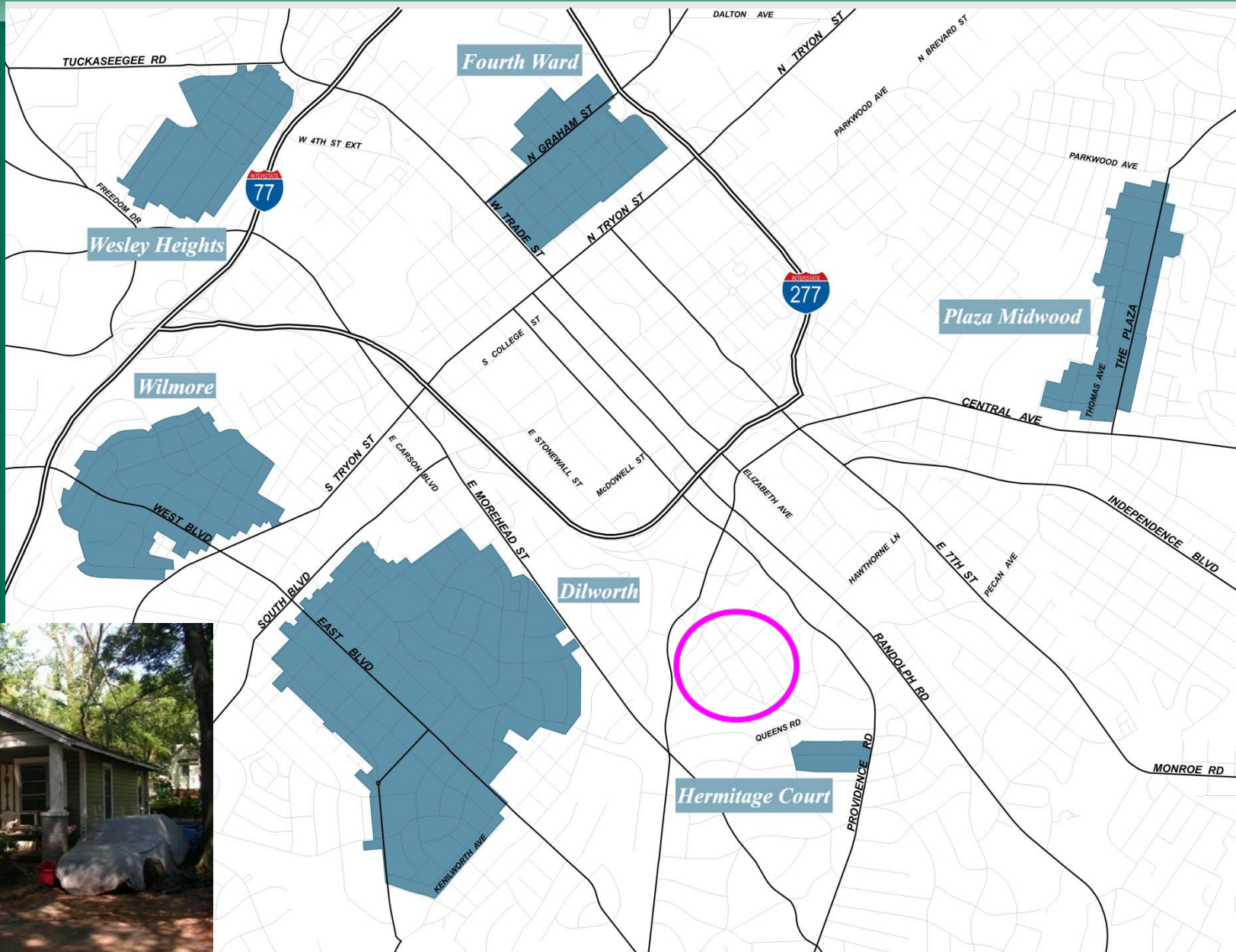


Cherry
area plan



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Possible Historic District



PART 2: HISTORIC DISTRICTS

Section 10.201. Purpose.

The purpose of a local historic district is to encourage the restoration, preservation, rehabilitation, and conservation of historically, architecturally, and archaeologically significant areas, structures, buildings, sites, and objects and their surroundings from potentially adverse influences which may cause the decline, decay, or total destruction of important historical, architectural, and archaeological features, which are a part of the City's heritage, and to review new construction design to ensure compatibility with the character of the district. The historic district will be applied as an overlay zoning district which will supersede other zoning districts with respect to compatibility, context, and appropriateness of exterior features as described in Section 10.204 within a designated local historic district.



PART 2: HISTORIC DISTRICTS

Section 10.204. Exterior features

Exterior features include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building materials, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" means the style, material, size, and location of all such signs. "Exterior features" may also include color and important landscape and natural features of the area.



Section 10.203. Certificate of Appropriateness required.

(1) No exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structures, nor any type of outdoor advertising sign or important landscape and natural features may be erected, altered, restored, moved, or demolished within a historic district until after the property owner or his designated agent has contacted the Historic District Commission staff to determine whether the project will require a certificate of appropriateness.

City of Charlotte Zoning Ordinance

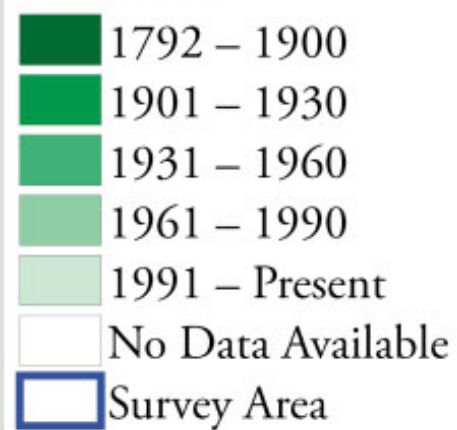


How Local Historic Districts are designated

- 1) The HDC Staff investigates and reports on the historical resources in a proposed district, and prepares a description of the boundaries
- 2) The North Carolina Department of Cultural Resources reviews and comments this report to ensure the proposed historic district meets NC State legal requirements
- 3) A rezoning petition is filed for review and public hearing before City Council
- 4) The City Council must vote to approve the rezoning, including the final boundaries of the Historic District in accordance with NC Law



Year Built



Historic Resource Study Area



Charlotte Historic District Commission

Appointed by the Mayor and City Council

12 Members

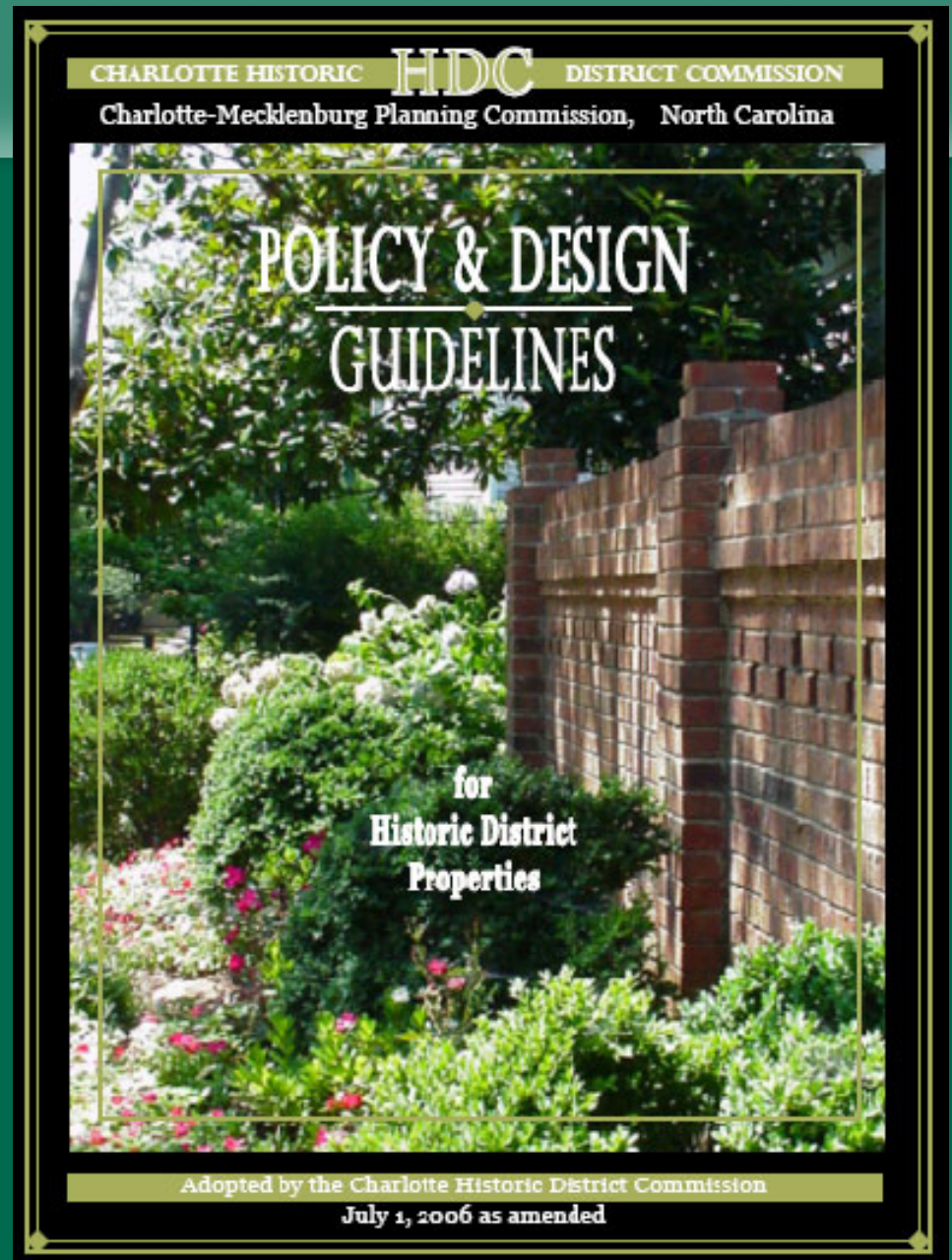
- Six members are resident property owners - one from each historic district
- One member is a business owner from Dilworth
- One member is a representative of the Charlotte-Mecklenburg Planning Commission
- Four members are At-Large

The majority of the HDC must have expertise relevant to the mission of the Commission





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Charlotte Historic District Commission Policy Areas

- Repair and Maintenance
- Windows and Doors
- Surface Cleaning
- Parging
- Demolition
- Restoration
- Handicapped Access Facilities
- Building Materials
- Accessory Buildings
- Accessory Structures
- Landscaping
- Rear Yards
- Parking Areas, Paving, Driveways
- Replacement Roofing
- Storm Windows and Doors
- Painting
- New Construction

- Additions
- Setback
- Enclosure of Existing Porches
- Other Architectural Features
- Garages
- Fences
- Tree Removal
- Signage
- Architectural Details



Charlotte Historic District Staff Administrative Approval Authority

Landscape & Site Features, including:

- Fencing
- Retaining walls
- Driveways
- Walkways
- Fencing
- Retaining walls
- Driveways
- Walkways
- Removal of small, dead and/or diseased trees
- Installation of Backflow Preventers



Work in Rear Yards, including:

Additions to the rear of buildings that are neither taller nor wider than the existing structure, and that are not substantially visible from a street

Decks

Patios

New rear yard accessory buildings and structures that are not substantially visible from the street

Rear yard parking plans for non-residential uses

Replacement Windows & Doors, including:

Installation of glass block replacement windows on side and rear elevations where opening sizes are not changed

Changes in window and door openings on rear and side elevations not substantially visible from the street

Installation of storm windows and doors

Properly Documented Restoration Projects Consisting of Removal of Added Features

Signage

Properly Sited & Screened Mechanical Units

Demolition of Dilapidated Accessory Structures

Minor Changes, including:

Shutters

Gutters

Handicapped access facilities on rear and side elevations

Removal of damaged or unstable secondary chimneys behind the roof peak as seen from the street

Porch rails

Installation of vent hoods

Painting of brick elements on structures that are primarily constructed of non-masonry material where the painting is designed to unify disparate parts of the building



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Questions

John Rogers

Planning Coordinator

Administrator, Charlotte Historic District

Commission

Charlotte-Mecklenburg

Planning Department

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www.charlotteplanning.org





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Community Design



Midtown



Morehead



Cherry
area plan

“The quality, scale and relationship between land uses, structures and site design are of vital importance in creating a healthy and livable community.”

Charlotte-Mecklenburg General Development Policies, Adopted November 2007



Community Design

What is Good Design?

- Reflects community's desire
- Promotes health, safety and welfare of citizens
- Sensitive to natural environment
- Creates a more pedestrian and bicycle friendly community
- Flexible – allows for creativity
- Easily understood by the public



Community Design

Elements of Design

Massing

- Relationship of the building's various parts to each other.
- Helps determine how a building blends with its surroundings.

Scale

- Relationship of a building in terms of size, height and bulk to its surroundings
- Contextual in nature





Community Design

Elements of Design

Height

- A building's absolute vertical distance from the average grade to the top of its roof
- Can also be visually determined by the number of floors in a building



Setback

- The distance between the building face and curb line, right of way or property line.



Elements of Design

Building Architecture

- Design and construction of space that reflects functional, social and aesthetic consideration.
- Style, material, fenestrations are important considerations which define the architecture

Open Space

- Includes greenways, parks, green spaces, ball fields and can be either active or passive.
- Safe, useable and easily accessible.



Elements of Design

Street Walls/Articulation

- Division of a building into meaningful parts.
- Elements of articulation include treatment to porches, doors, windows, etc.

Streetscape

- Refers to the natural and man-made elements in or near the street right of way.





Dislikes

- Pedestrian safety and appearance of street intersections
- Lack of activation/articulation on the ground floors of buildings
- Poor condition of limited pedestrian amenities
- Age and condition of buildings
- Infill development needs to fit in with neighborhood
- Big box retail





Likes

- Little Sugar Creek Greenway/Parks/ Open spaces
- Residential character of neighborhood
- Streetscape of residential streets
- Historic buildings
- Tree-lined streets
- Views of uptown and the greenway



Your Homework:

Find examples of:

1. **Community design that you would like to see in Midtown-Morehead-Cherry (MMC).**

like to see repeated or find examples from other areas of the country, your travels, etc. that represent your desires for the MMC community. Keep in mind the massing, scale, streetscape, etc. when choosing your photographs

2. **Buildings or sites of historic significance/value within MMC**

These can be buildings or sites that you would want preserved and/or conserved.

Email the pictures to us at jdhindaw@charlottenc.gov

Photos will be posted on Planning Department's website where everyone can view them.

Criteria:

- Photos must be of an appropriate nature and related to the subject
- Photos can be from the Charlotte area or anywhere that represents the community design types you would like to see in MMC
- Please include a description of why you chose your photos
- You may submit as many as 6 photos
- Deadline for submissions is Thursday, May 26th
- Examples of community design may include parking, building heights, open spaces, bike lanes, street design, etc.
- Examples of historic preservation may include significant structures, areas of the neighborhood, parks etc.



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Questions?

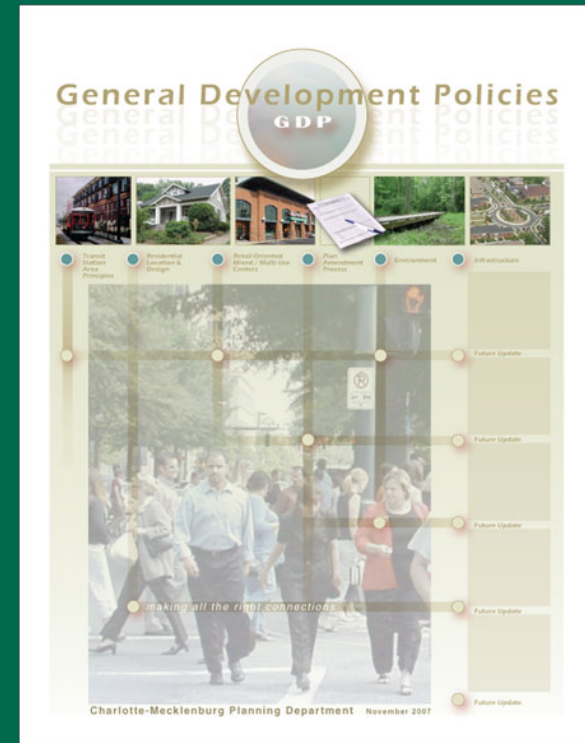




Community Design

The City's General Development Policies (2003) provide guidelines for urban design policies for both residential and non-residential development:

- Character
- Building
- Orientation/Massing/Articulation
- Site Design
- Parking
- Connectivity and Accessibility
- Natural Environment
- Freestanding Single Tenant Buildings (Outparcels)





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Residential Design Policies: Single Family

Design to Encourage Pedestrian Activity

- ✓ Blend Scale/Setbacks of infill
- ✓ Building orientation
- ✓ Bicycle Parking
- ✓ Discourage teardown of historic /significant structures



Provide a Good Circulation System (for Pedestrians, Cyclists, Automobiles)

- ✓ Connections to parks, greenways, trails, etc.
- ✓ Connections between developments
- ✓ Design streets with pedestrian safety
- ✓ Align streets at intersections
- ✓ Encourage Shared Alleys
- ✓ Traffic Calming



Respect the Natural Environment

- ✓ Reserve meaningful common open space
- ✓ Incorporate natural and/or historical elements
- ✓ Preserve steep slopes



Design to Encourage Pedestrian Activity

- ✓ Provide pedestrian amenities
 - ✓ Blend scale and setbacks with existing development
 - ✓ Building Orientation
 - ✓ Avoid blank walls along pedestrian circulation areas
 - ✓ Discourage teardown of historic /significant structures
 - ✓ Encourage on-street parking
 - ✓ Bicycle parking
-
- ✓ Connections between developments
 - ✓ Design streets with pedestrian safety
 - ✓ Align streets at intersections
 - ✓ Encourage Shared Driveways
 - ✓ Traffic Calming
 - ✓ Multiple vehicular entry points to a development
 - ✓ Connections to parks, greenways, trails, etc.
 - ✓ Design developments around an internal street system including sidewalks, street trees, parallel parking, etc.
-
- ✓ Reserve meaningful common open space
 - ✓ Incorporate natural and/or historical elements
 - ✓ Preserve steep slopes
 - ✓ Preserve at least 10% of the site as a “tree save area”





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Transportation/Connectivity

- ✓ Interconnected Sidewalk System
- ✓ Short Block Lengths
- ✓ Organized Street Pattern
- ✓ Pedestrian/Bicycle Connections
- ✓ Street Design for Pedestrian Safety
- ✓ Pedestrian Pathways
- ✓ Ample Sidewalk Width
- ✓ Clear Way-Finding Signage
- ✓ No Blank Walls
- ✓ Pedestrian Circulation in Parking Lot
- ✓ Bike Parking
- ✓ Transit Access
- ✓ Central Vehicular Access
- ✓ Clear Way-Finding Signage
- ✓ Parking Designed on Block Patterns
- ✓ Minimized and/or Structured Parking
- ✓ Active Uses in Parking Decks
- ✓ “Low Key” Neighborhood Access



Site and Building Design

- ✓
- ✓
- ✓
- ✓ Historic Significance
- ✓ Landscaping
- ✓ Building Massing
- ✓ Dumpster Location
- ✓
- ✓ Preservation of Steep Slopes
- ✓ Open Space (useable/accessible)
- ✓ Bridge vs. Culvert
- ✓ Pervious Pavement for Overflow Pkg.
- ✓ Existing Landscaping Retained
- ✓ Tree Canopy





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Non-Residential Design Policies: Outparcels

- ✓ Connections to Surrounding Uses
- ✓ Building Orientation
- ✓ Block Pattern
- ✓ Historic Significance
- ✓ Landscaping
- ✓ Building Massing
- ✓ Dumpster Location





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Questions?





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Streetscape and Cross Sections



Midtown



Morehead



Cherry
area plan



Design Elements

- Sidewalks
- Planting Strip
- Amenity Zone
- Street Trees
- Bike Lanes
- Turn Lanes
- Medians
- Lighting
- Parking
- Transit Stops





Street Elements: Curb to Curb

- Driving lanes, on-street parking, bicycle lanes, transit tracks
- Usually City responsibility
- Installation or change at a single time for a particular area
- Funded through City Council approved Capital budget items





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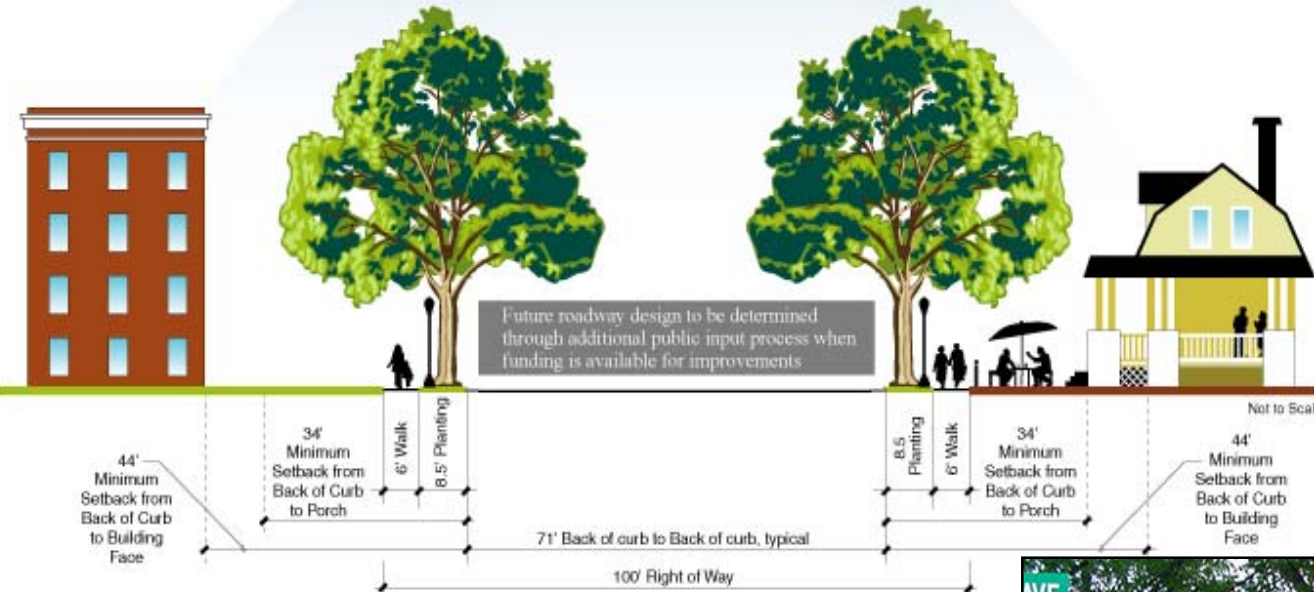
Street elements: Behind the Curb

-
-
- Would occur incrementally over time as individual properties are improved or redeveloped





Proposed Section for
Cleveland Avenue to Dilworth Road West
Section 1



- Wide setback to accommodate amenity area





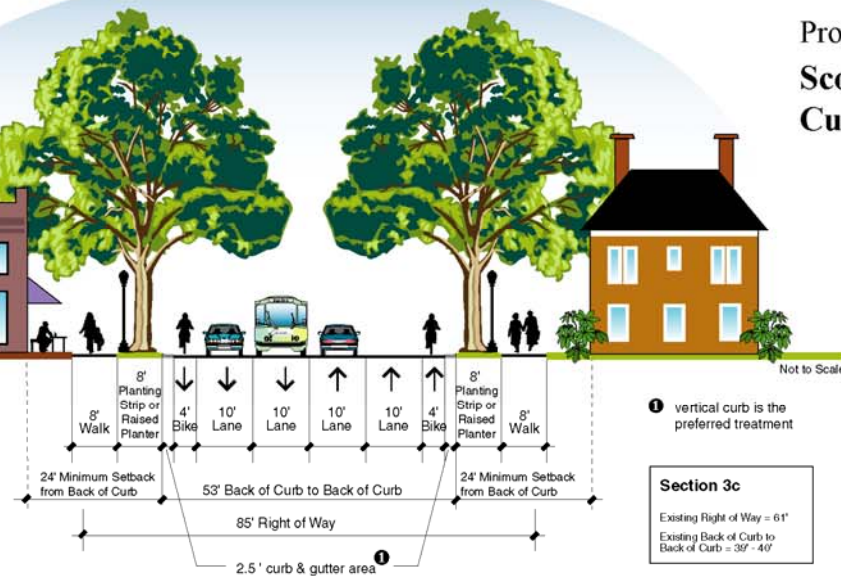
East Blvd. PED Street Cross-Section

Proposed Sections for Scott Avenue to Cumberland/Garden Terrace

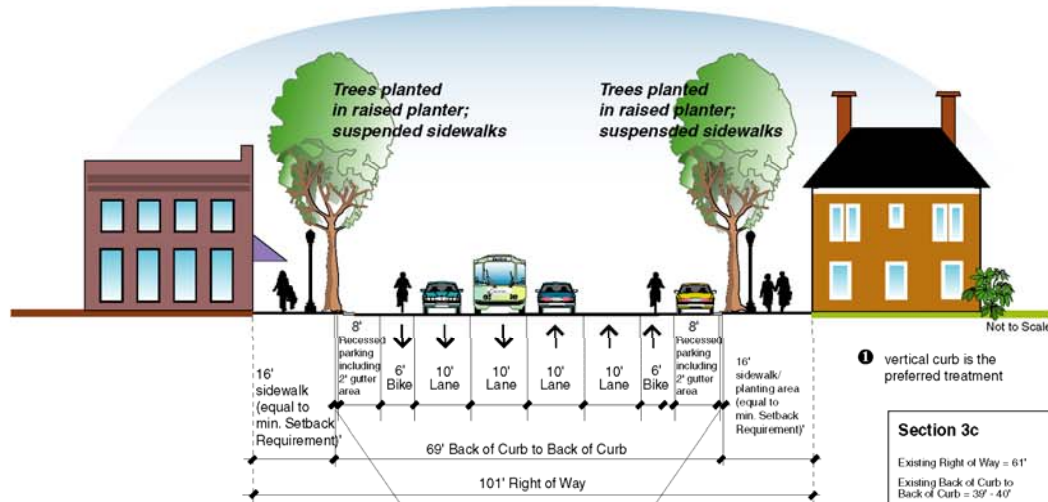
Section 3 Option I

● **NOTE:**

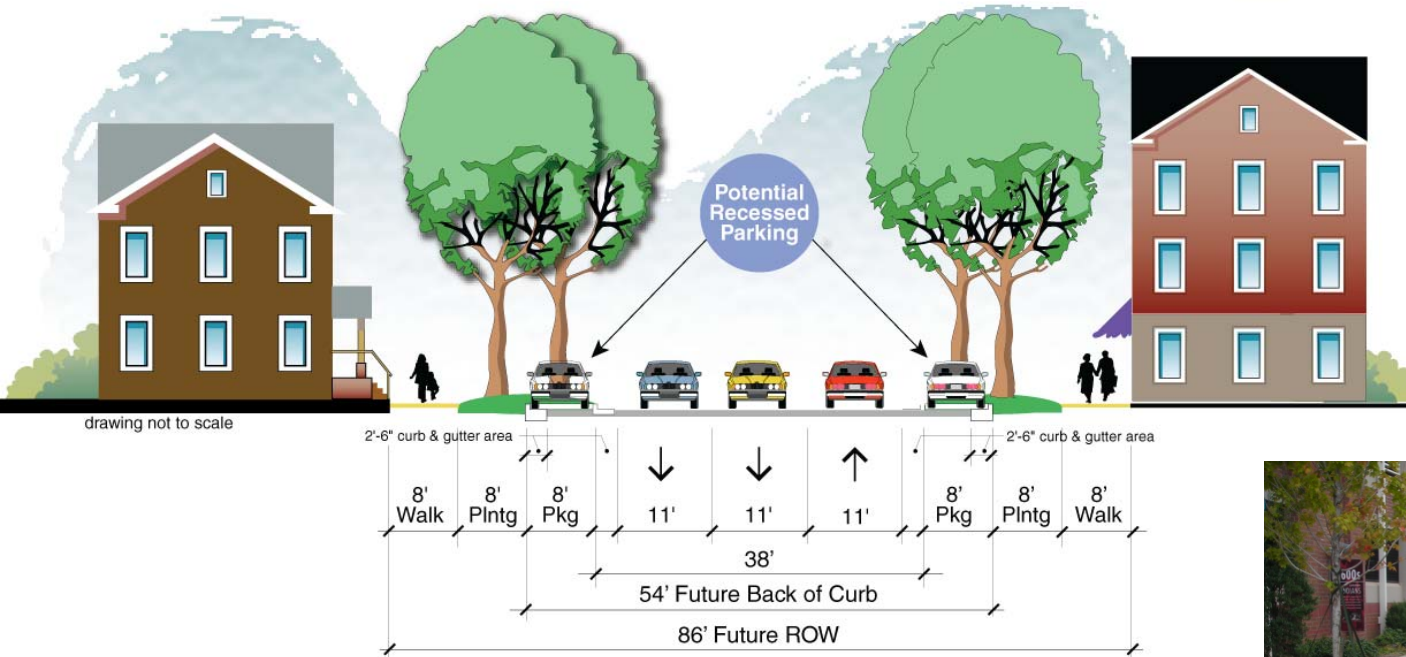
A median 145' in length originates east of Scott Avenue. The median tapers from it's widest dimension of 8' at the Scott Ave intersection to 0' at its terminus.



Option II



1 East Seventh Street (Charlottetowne Avenue to Hawthorne Lane)



- Wider setback
- Option for recessed parking



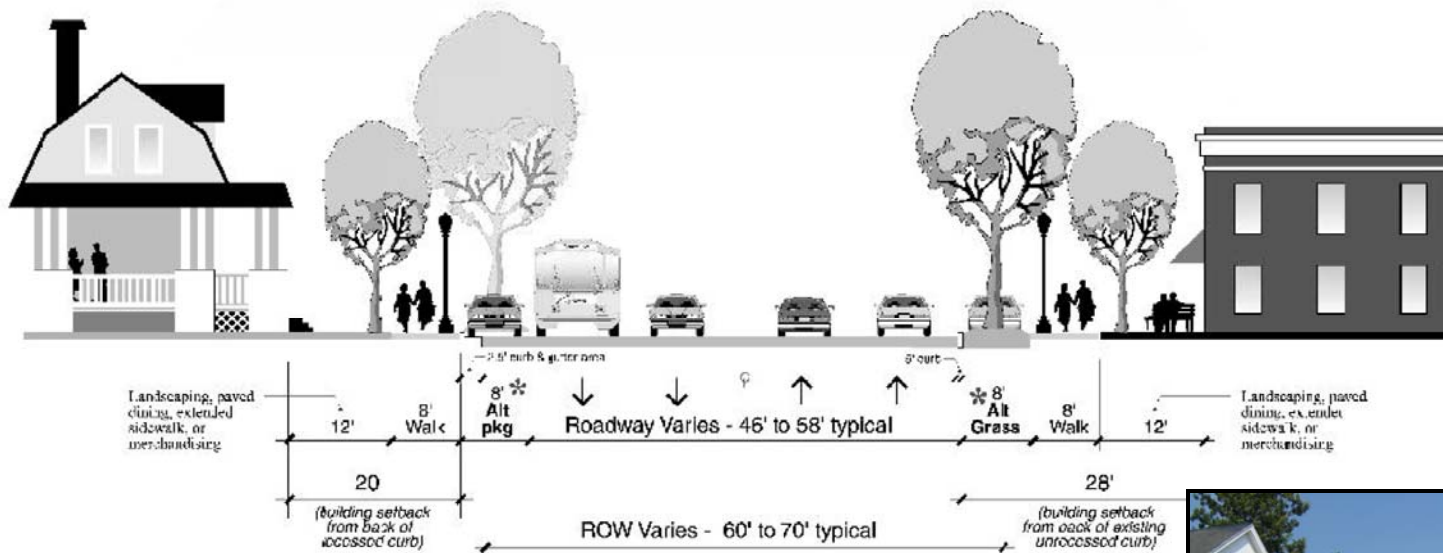


Plaza Central PED Cross-Section

* **Note:** Alt pkg or alt grass

Area to be used
for on-street parking
OR
as tree planting area
as appropriate

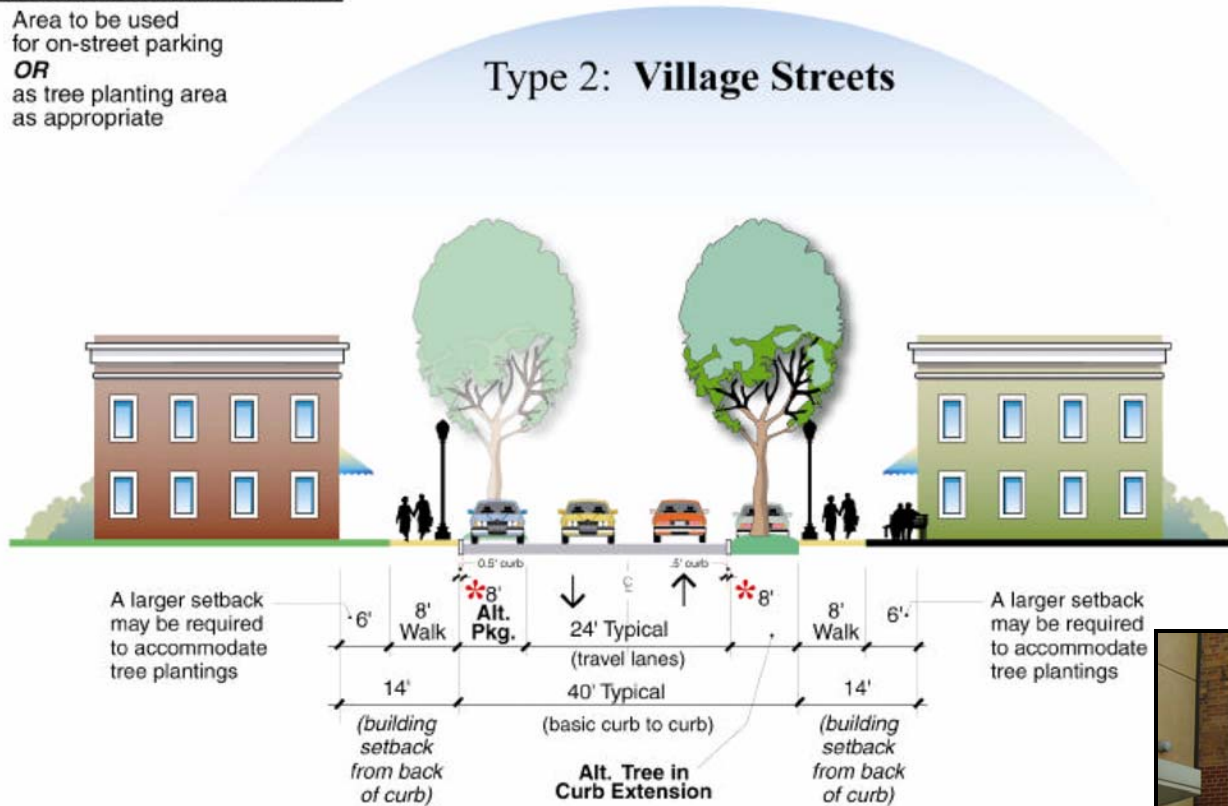
Type 5A: Central West Basic Area



* **Note:** Alt pkg or alt curb extension

Area to be used
for on-street parking
OR
as tree planting area
as appropriate

Type 2: Village Streets



- Wider planting strips and sidewalks
- Recessed parking between mature trees



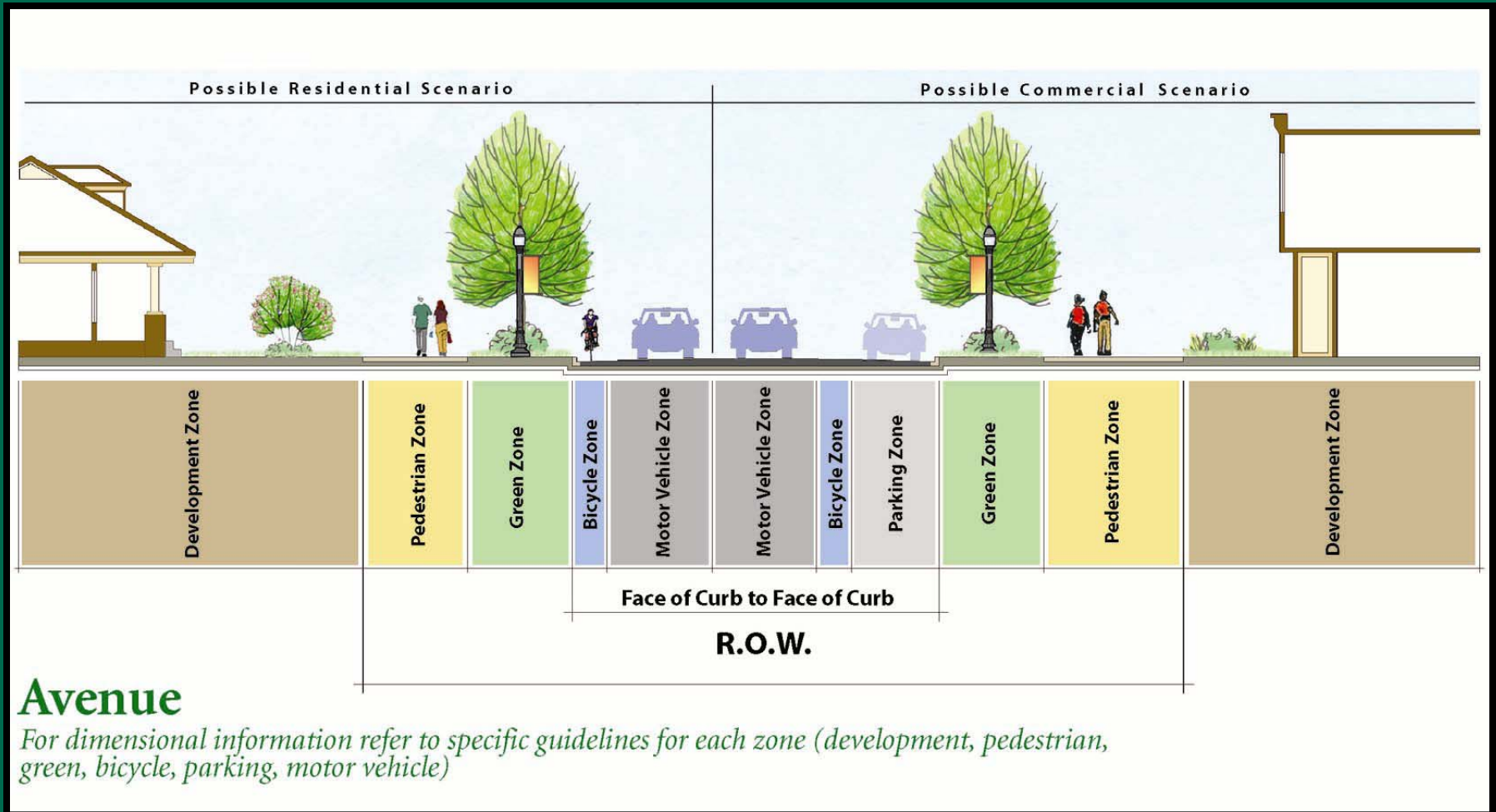
Benefits

- Re-purpose future right-of-way
- Create option for recessed parking
- Widen planting strips for trees
- Widen sidewalks for walking
- Reduce building setback
- Require active street-level uses
- Restrict auto-oriented uses
- Require pedestrian-oriented form
- Enable re-use of non-conforming historic structures





USDG Cross-Section for 'Avenue'





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Group Exercise



Midtown



Morehead



Cherry
area plan



Break-Out Exercise

2. Kings Drive

Rules of engagement:

- Aerials show current conditions
- Block by block determination of setback including parking, planting strip, front yard and parking composition.
- Planting strip vs. curbed planters vs. trees in grates
- Examples from other communities/neighborhoods will be at hand to guide the discussion



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Wrap-up and Next Steps



Midtown



Morehead



Cherry
area plan

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