



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

North Tryon Area Plan

Public Meeting
February 2, 2010

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Presentation Outline

- Purpose and Overview
- Existing Conditions
- Plan Development Process
- Land Use Recommendations
- Transportation Recommendations
- Plan Adoption





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Purpose and Overview



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Adopted by Charlotte City Council Month, Day, Year

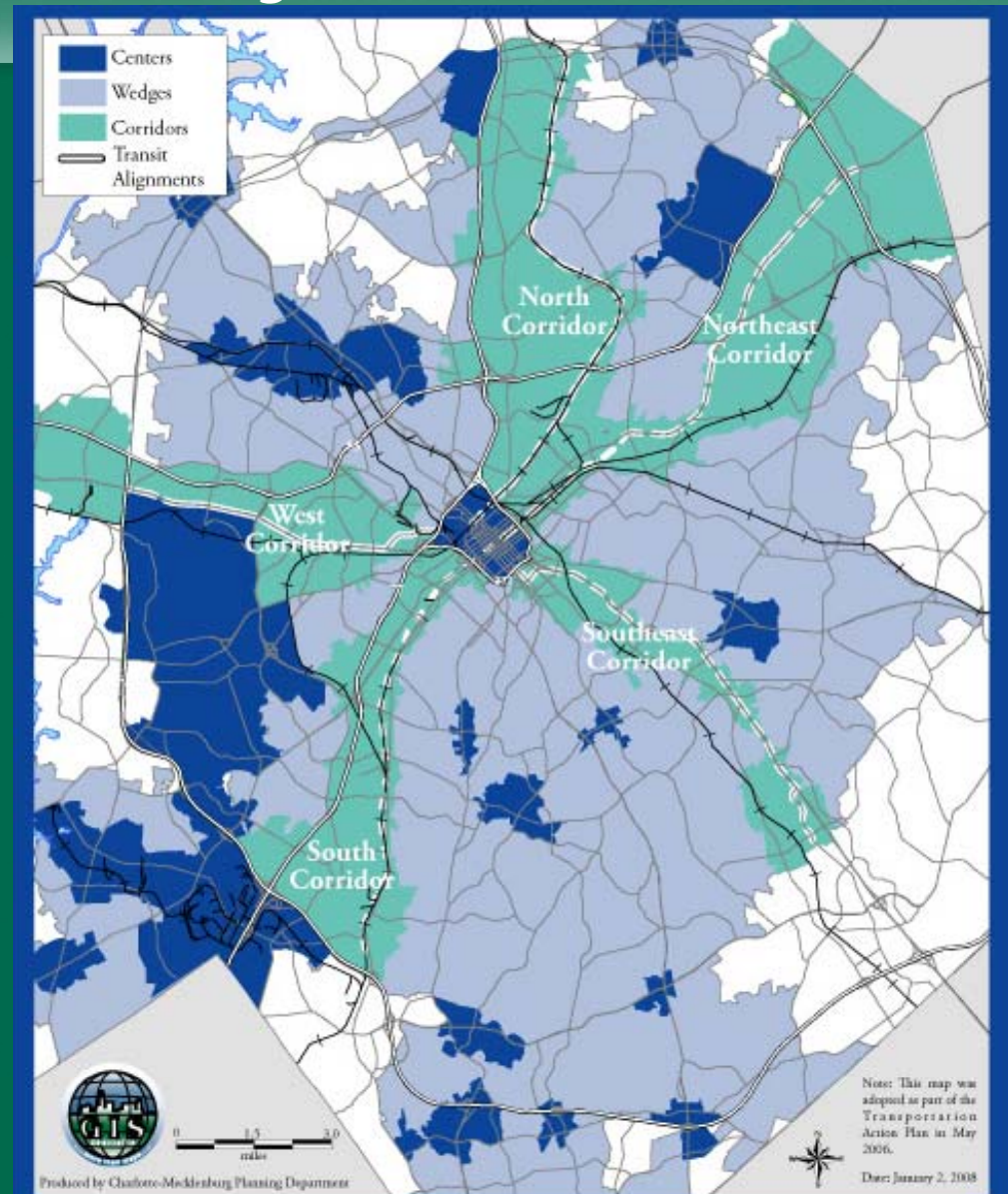




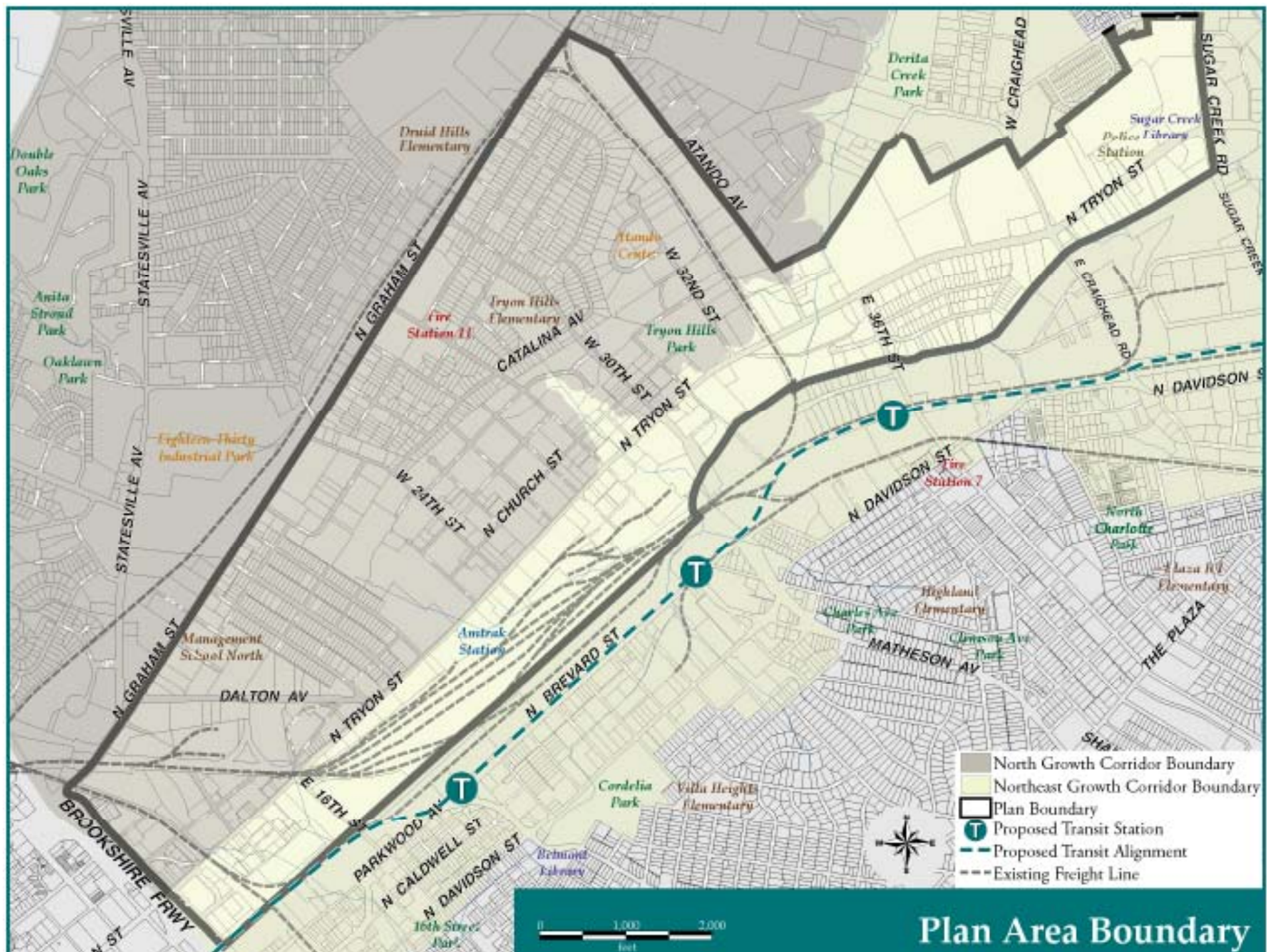
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Policy Framework

- Centers, Corridors and Wedges Growth Framework
- General Development Policies
- Transportation Action Plan and Urban Street Design Guidelines



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Existing Streetscape



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Bridge width limits





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Railroad Switching Yard



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Rosedale Plantation



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Existing Conditions



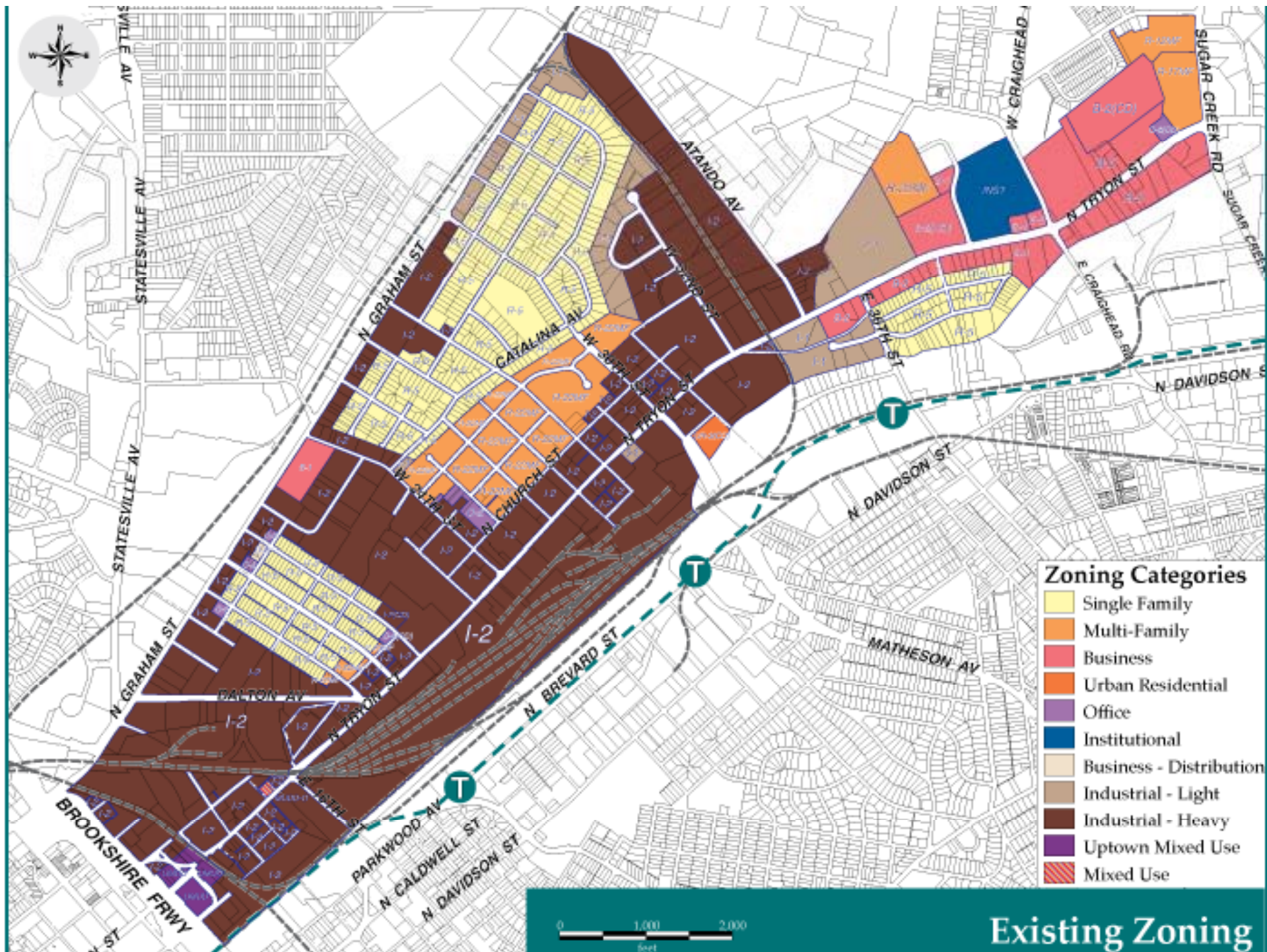
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Existing Zoning



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Little Sugar Creek



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Social Services

Urban Ministries



Uptown Shelter



Hope Haven

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Public Facilities

ABC Board

Performance Learning Center (HS)



Sugar Creek Charter School



Police/Library

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Residential





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Office/Commercial

Extravaganza Depot

WSOC TV



City North Business Center

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Industrial





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Retail





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Plan Development Process



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Project History

- North Tryon Study began in 2006. Phase 1 (Brookshire-Sugar Creek) completed November, 2008
- Purpose of study:
 - ✦ Develop data on demographics, market trends and land use
 - ✦ Develop new “vision” for N. Tryon
 - ✦ Identify public sector improvements, actions and funding
 - ✦ Leverage private sector reinvestment in the corridor
- Internal team: ED, Planning, CDOT and CATS
- Planning has refined the study into a North Tryon Area Plan for Council consideration

Public Input

- Individual interviews
 - ✦ 40 business, property owners and developers
- Public Meetings:
 - ✦ March 20, 2007
 - ✦ June 19, 2007
- Stakeholders listed key issues with the existing corridor





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Stakeholder Concerns

- Unattractive streetscape/no greenery
- Dangerous for pedestrians
- Inadequate sidewalks at back of curb
- Overhead utilities
- No transit shelters
- Lack of street lights
- Dangerous left turns
- Not a destination



Opportunities and Constraints

OPPORTUNITIES

- Proximity to Center City
- Interstate highway access
- Future Light Rail nearby
- Rail & intermodal facility
- Office employment
- Industrial market
- Existing businesses
- Limited retail doing well
- Single family reinvestment
- Multi-family opportunities

CONSTRAINTS

- North Tryon streetscape
- Difficult light rail connections
- Traffic congestion
- Rail facilities
- Crime & crime perception
- Social service agencies
- Used car lots
- Retail services appearance
- Deteriorated buildings
- Lack of Parks & Greenways



Vision

The North Tryon Plan area is a community of **residents, businesses, and industries** located just northeast of Charlotte's Center City.

The opportunity is at hand to build on the area's locational strengths and market opportunities to **improve its physical condition, functional utility, economic viability, appearance, and livability.**

The area will take its place as **one of the thriving mixed use communities** surrounding and interacting with the Center City including stable single family neighborhoods.



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Plan Recommendations: Land Use



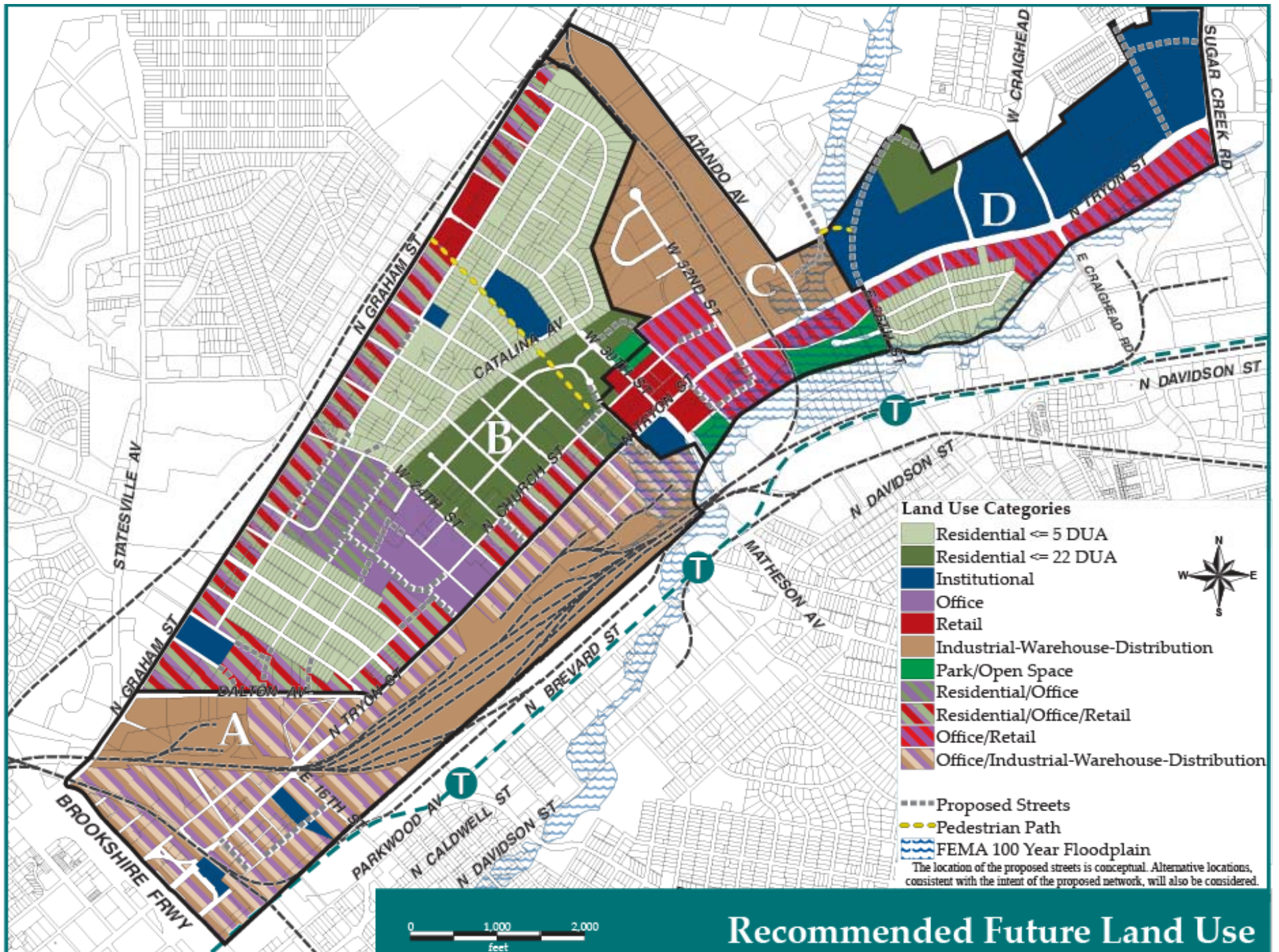
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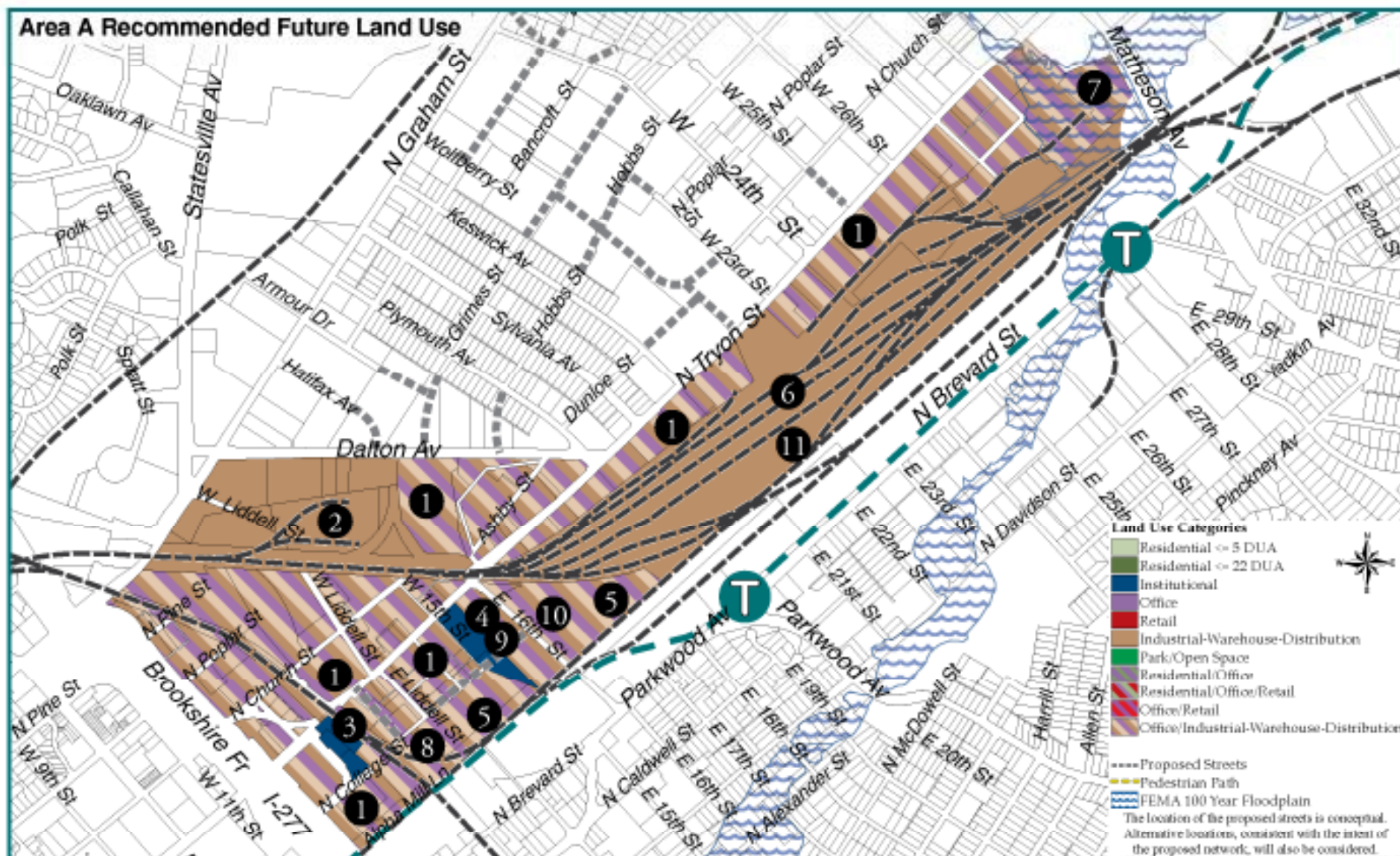
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Area A Recommended Future Land Use





Area B Recommended Future Land Use

Land Use Categories

-  Residential <= 5 DUA
-  Residential <= 22 DUA
-  Institutional
-  Office
-  Retail
-  Industrial-Warehouse-Distribution
-  Park/Open Space
-  Residential/Office
-  Residential/Office/Retail
-  Office/Retail
-  Office/Industrial-Warehouse-Distribution

 Proposed Streets

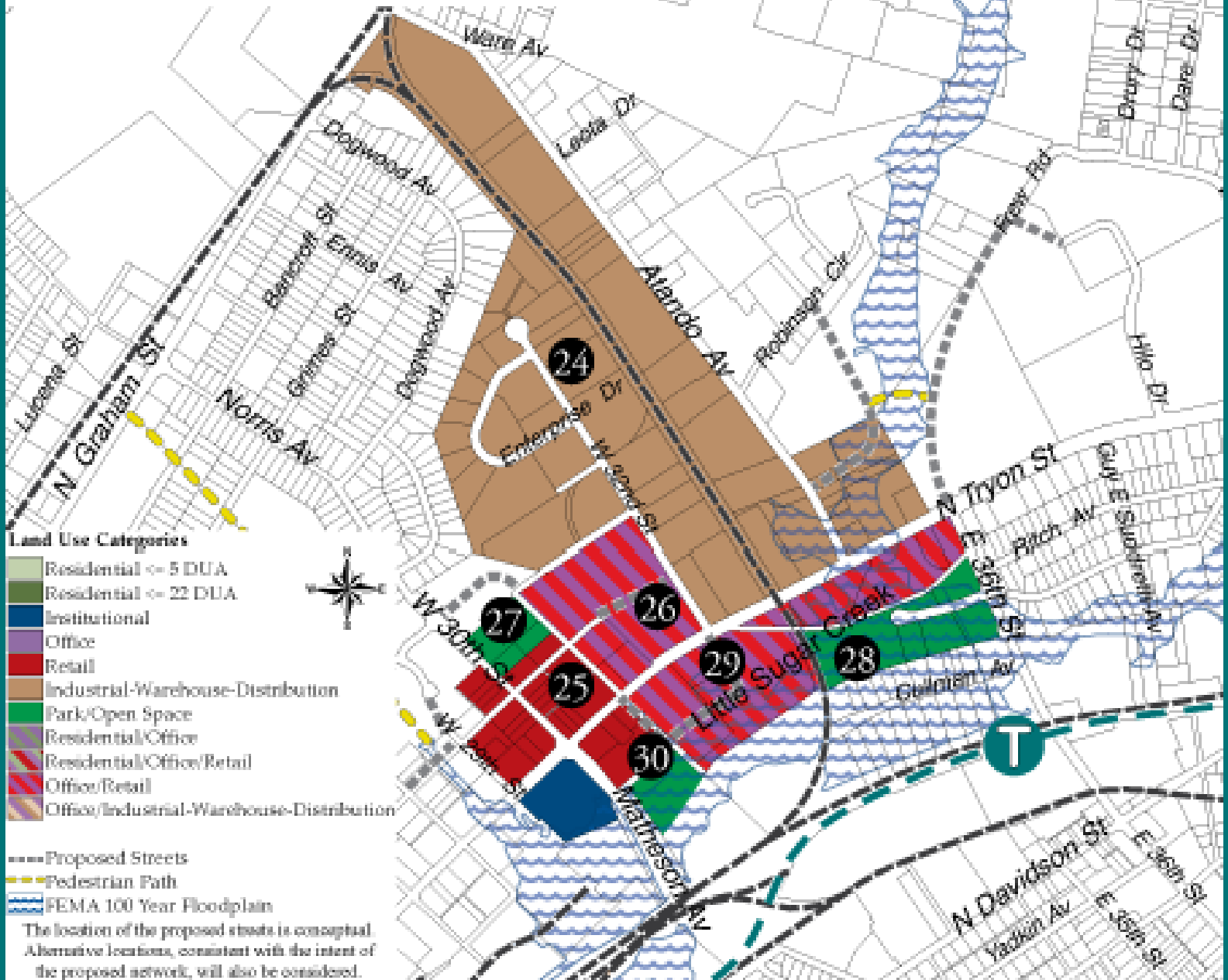
 Pedestrian Path

 FEMA 100 Year Floodplain

The location of the proposed streets is conceptual. Alternative locations, consistent with the intent of the proposed network, will also be considered.



Area C Recommended Future Land Use



Area D Recommended Future Land Use

Land Use Categories

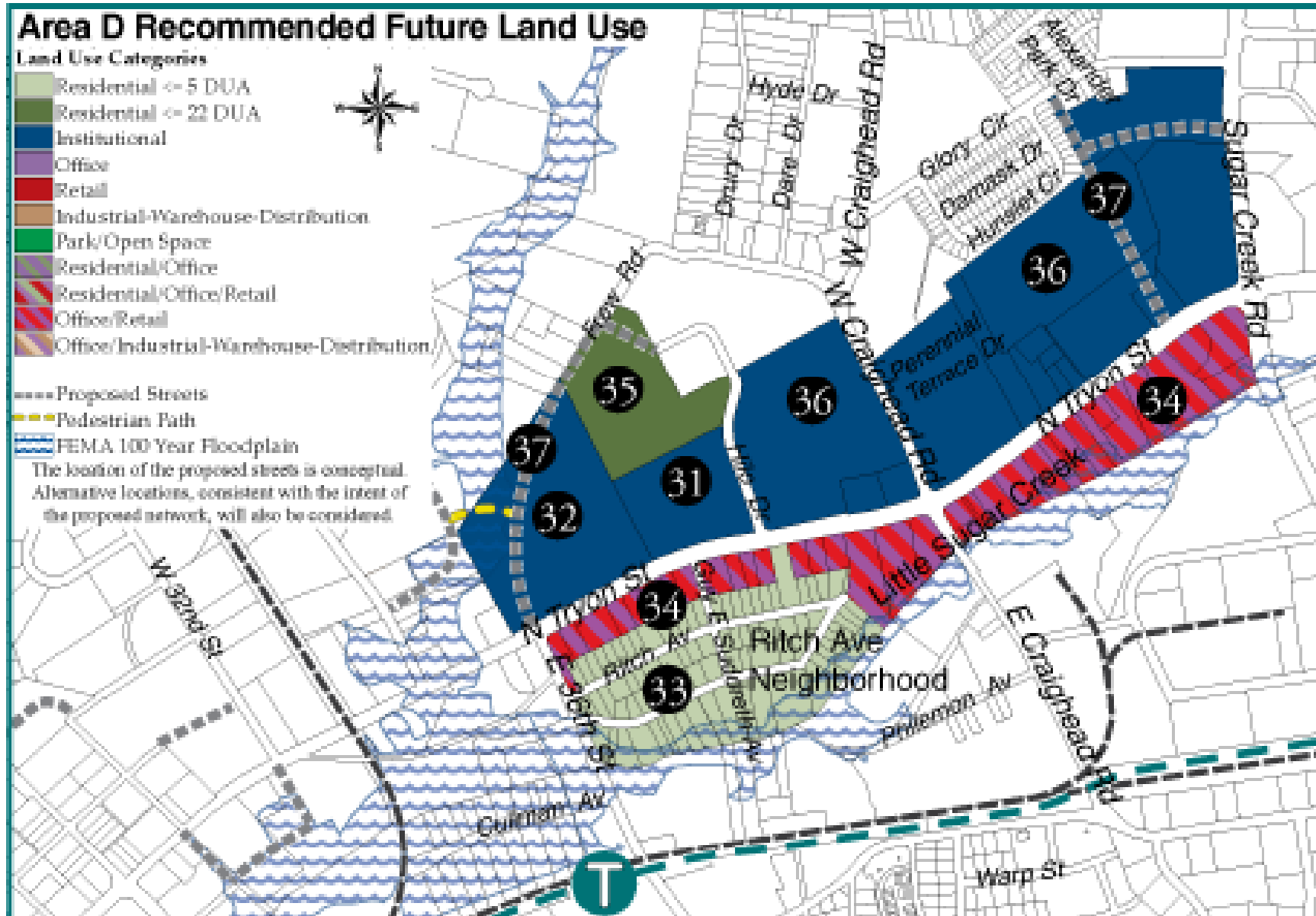
-  Residential <= 5 DUA
-  Residential <= 22 DUA
-  Institutional
-  Office
-  Retail
-  Industrial-Warehouse-Distribution
-  Park/Open Space
-  Residential/Office
-  Residential/Office/Retail
-  Office/Retail
-  Office/Industrial-Warehouse-Distribution

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Market Forecast

Development Potential Compared to Market Forecast

Land Use Type	Existing Land Use	Existing Expected to Remain	Potential Development Underutilized	Total Future Land Use at Buildout	Net Increase over Existing	Market Forecast	Increase % of Mkt Forecast
Industrial	2,416,250 sf	1,215,650 sf	1,401,110 sf	2,616,760 sf	200,510 sf	400,000 sf	50%+*
Office	227,540 sf	303,870 sf	1,166,410 sf	1,470,280 sf	1,242,740 sf	350,000 sf	360%
Retail	281,630 sf	410,770 sf	938,880 sf	1,349,650 sf	1,068,020 sf	250,000 sf	430%
Multi-Family	580 du	40 du	2,290 du	2,330 du	1,750 du	600 du	290%

* Because much of the plan area is recommended for a mix of uses, a higher utilization for industrial use could occur if needed.

Source: Mecklenburg County GIS and Warren & Associates, 2008; Planning staff analysis, 2009.



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Plan Recommendations: Transportation

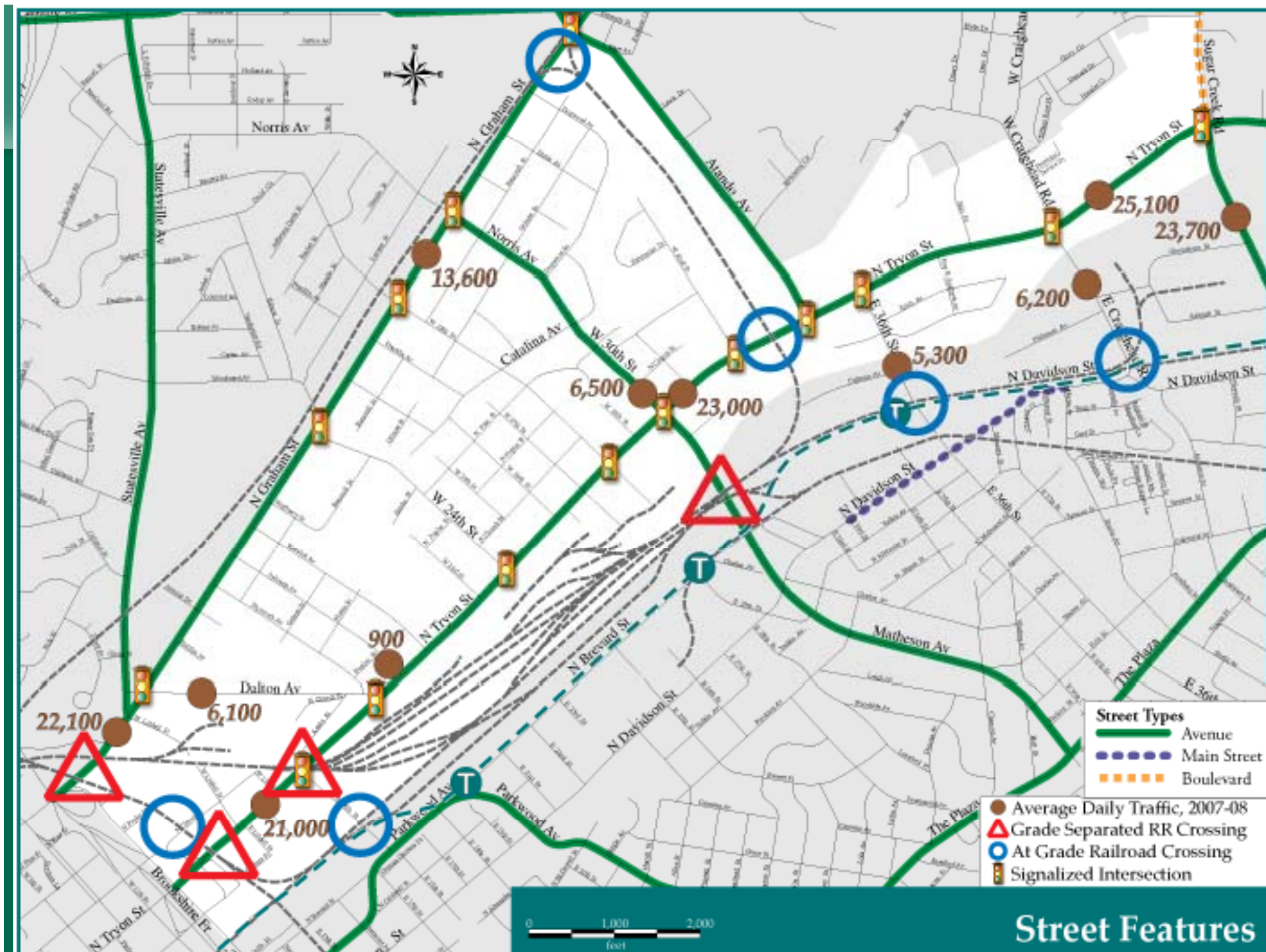


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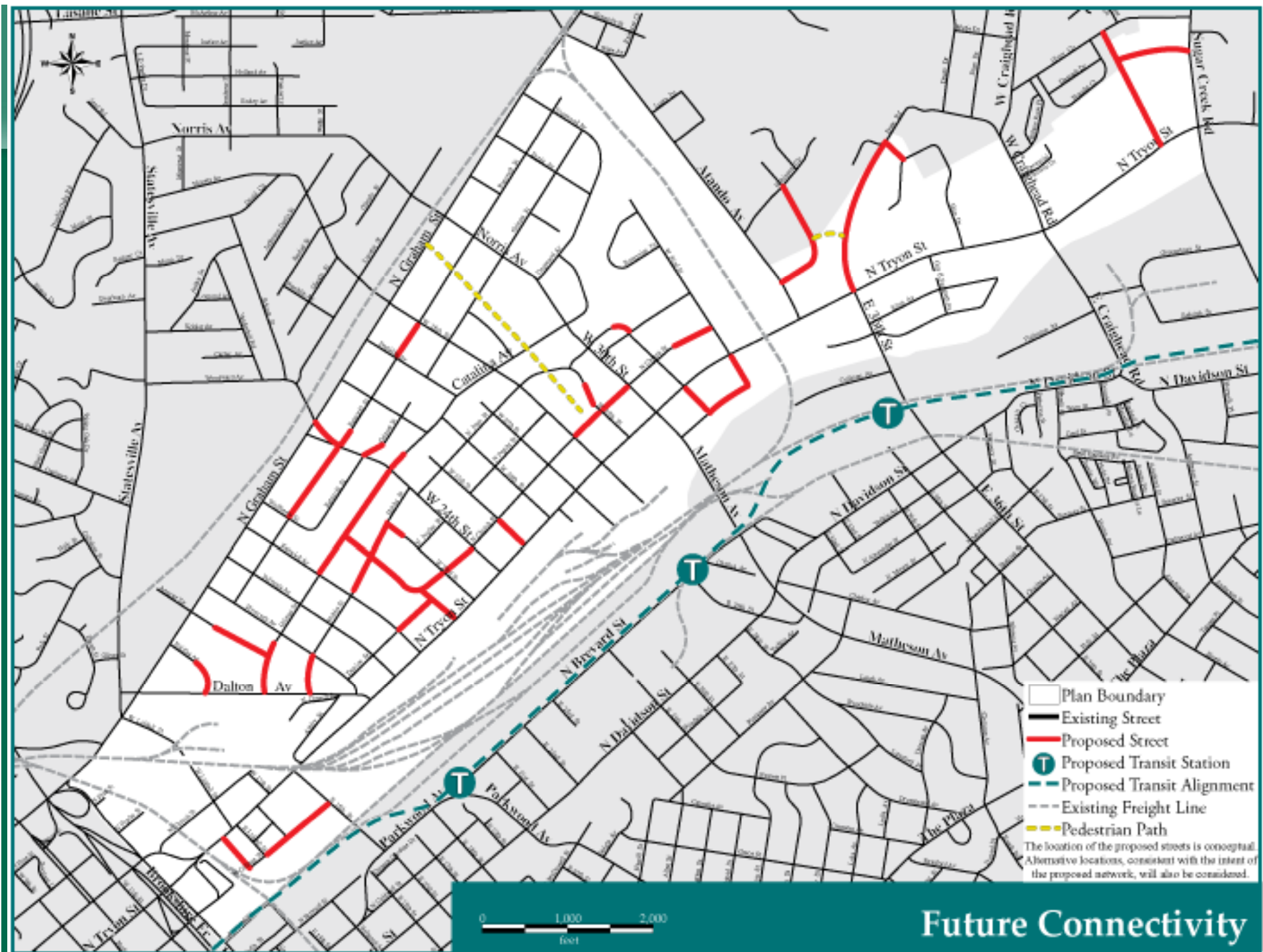
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Street Features



North Tryon Street: Improved cross-section

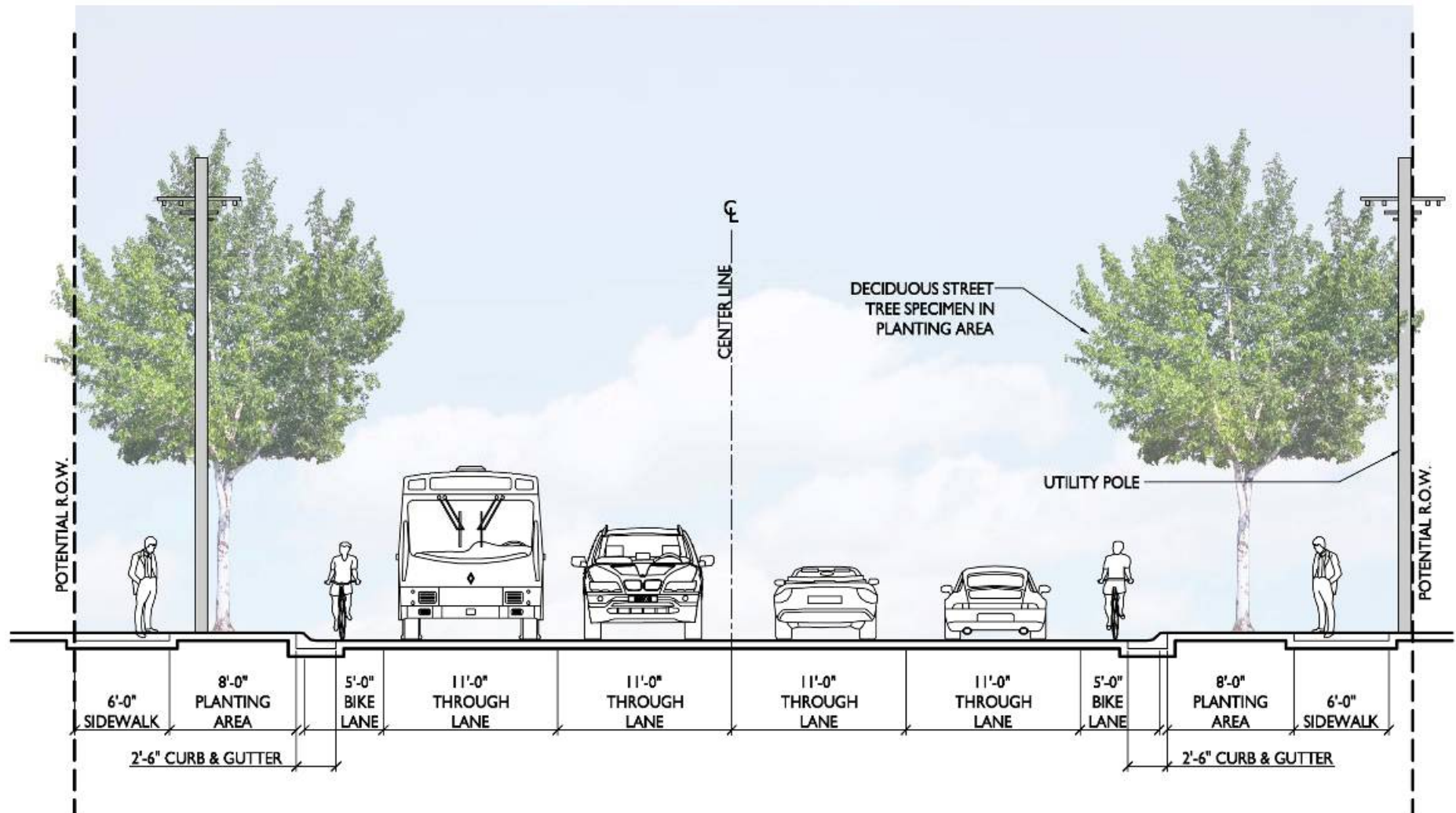
- Improved corridor aesthetics – provides a “green element” to the corridor
- Creates a destination corridor versus a “pass-thru” corridor
- Benefits to all users – motorists, bicyclists, pedestrians and transit users
- Connects both sides of the Tryon corridor
- Pedestrian refuge opportunities
- Safety and mobility improvements





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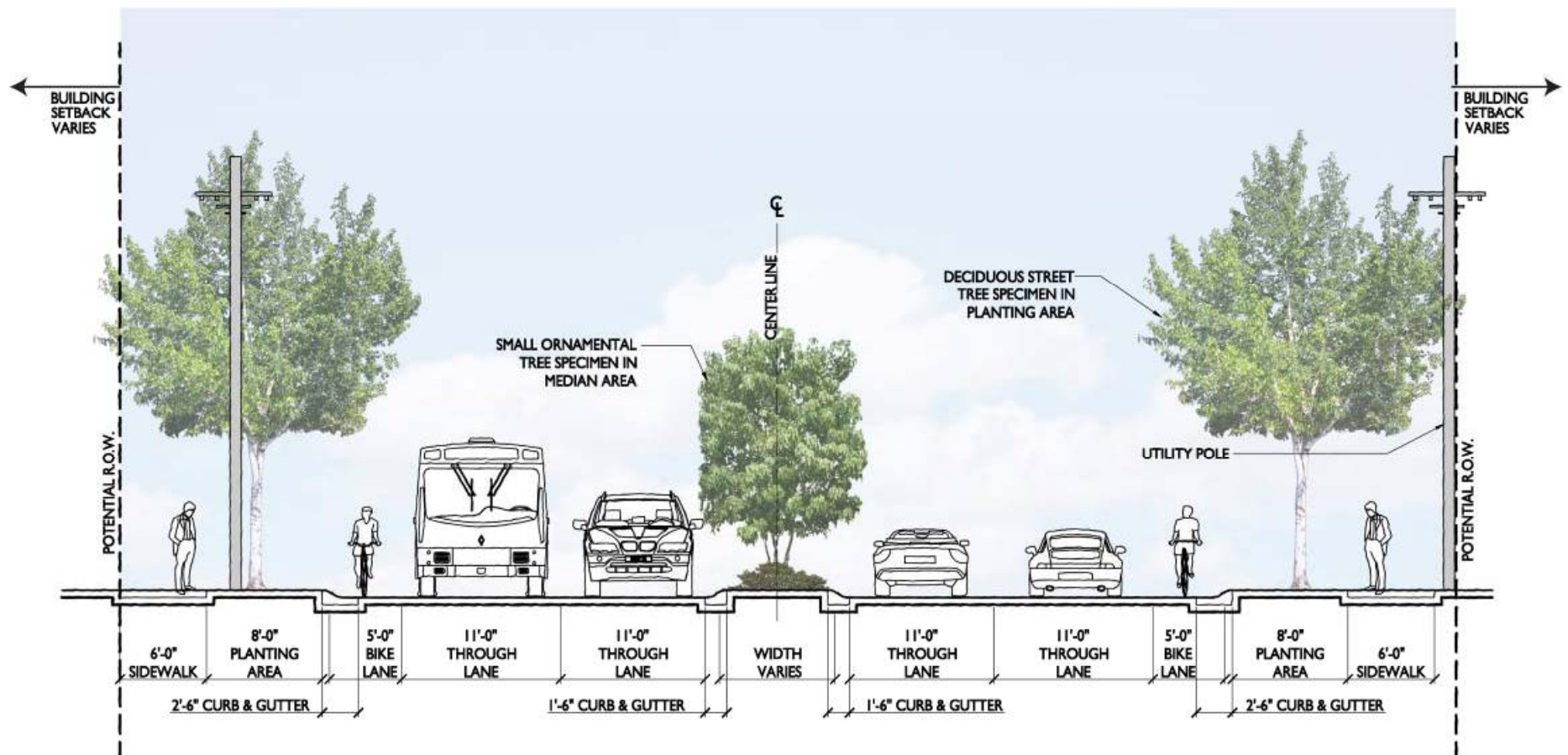
Cross Section A





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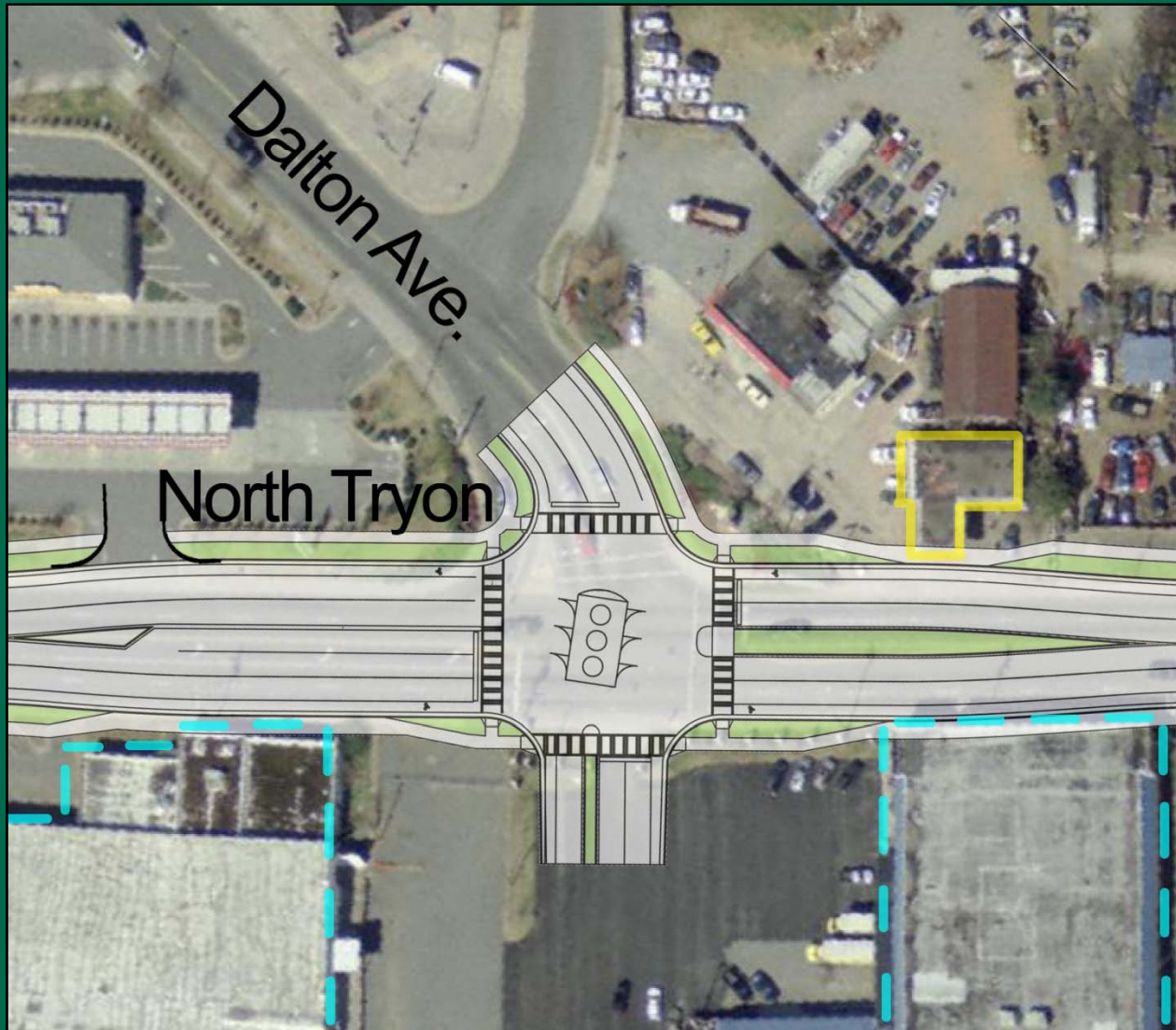
Cross Section B





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N. Tryon Street & Dalton Ave



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Plan Adoption



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Plan Adoption

- Final Public Meeting to Confirm recommendations
Tonight
- Planning Commission (Planning Committee)
Review and Recommendation
Tuesday, February 16, 5 pm
- City Council Transportation & Planning Committee
Review and Decision
- City Council
Public Comment & Decision
- Implementation
including North Tryon Streetscape

Questions

