



# North lake

Northlake Area Plan ~ February Charrette  
Charlotte-Mecklenburg Planning Department  
February 5, 2007

# Meeting Purpose

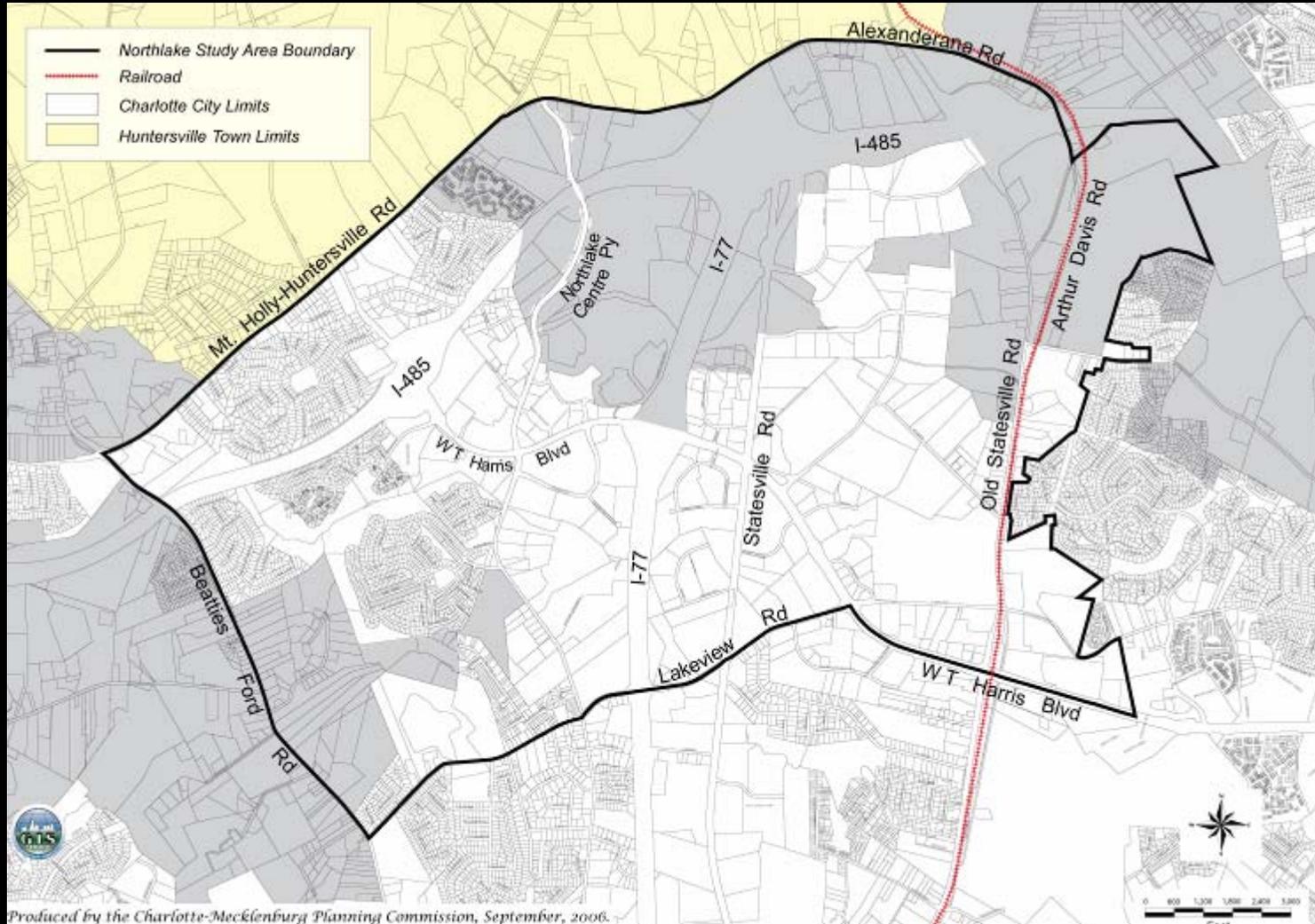
- Review Progress To Date
- Introduce Focused Planning Efforts
- Receive Public Input



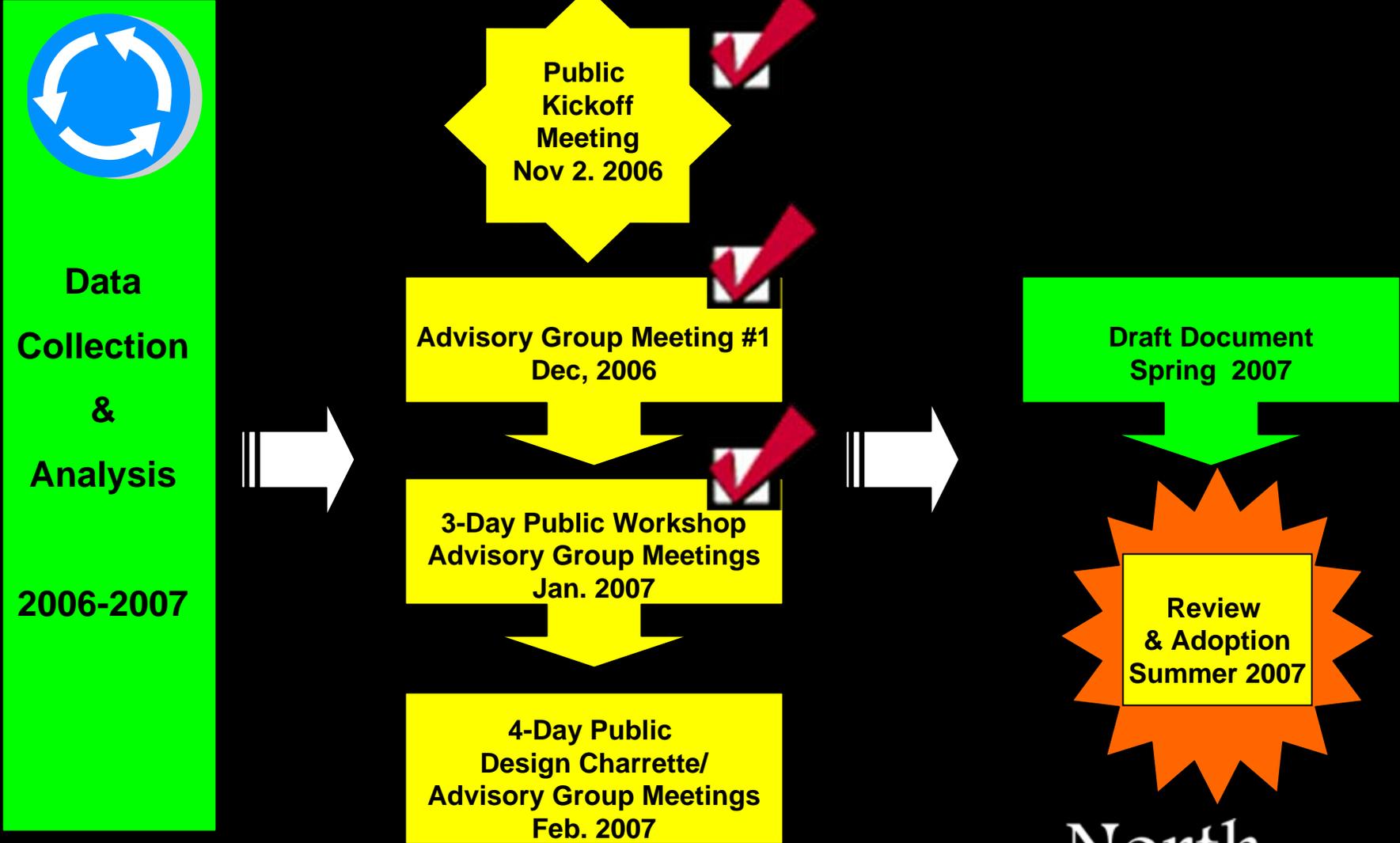
# What Is an Area Plan?

- Framework for Future Growth and Development that Updates the Broader, More General District Plans
- Policy Guide for Elected & Appointed Officials in Making Land Use, Zoning, and Capital Investment Decisions
- Community's Shared Vision for Future

# Northlake Area Plan



# Northlake Planning Process



# January Workshop Activities

- Issues/Opportunities Confirmation
- Vision Statement Confirmation
- Market Trends
- Foundation for Northlake Area Plan



# What We Heard From You

## Opportunities

- Location, Access, & Convenience
- Mix of Uses & Quality Design
- Enhanced Transportation Alternatives (Transit, Bike, Pedestrian)
- Environmental Protection & Open Space

## Issues

- Land Use
- Transportation
- Community Services
- Design
- Environment
- Parks & Recreation

# Vision Statement

*“Northlake is a unique ‘edge city’ location that shall be a livable, diverse, and sustainable community. It will seek to accommodate the needs of those in all stages of life while balancing pressure for new development with preservation of the historical, rural, and natural aspects of the community.”*

# Achieving the Vision

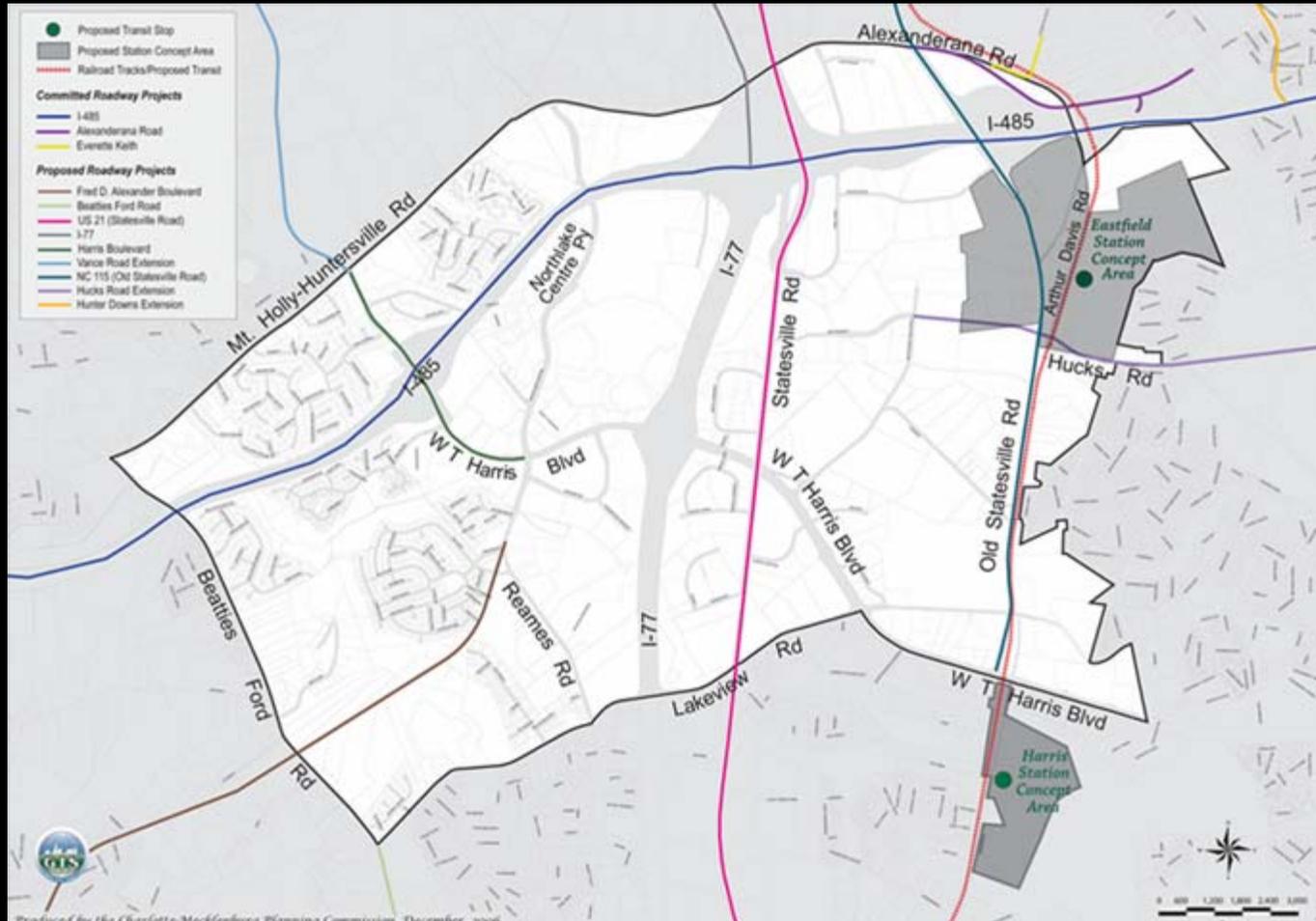
- A Land Use Pattern that Offers a Mixture of Uses with High Quality Urban Design
- Development of Multi-Modal Transportation Choices
- Planned and Enhanced Public Services
- Integration of Quality Cultural Amenities and Economic and Housing Opportunities
- Preservation of the Historic Aspects of the Community
- Development of Multiple Open Space and Recreational Opportunities

# Market Trends

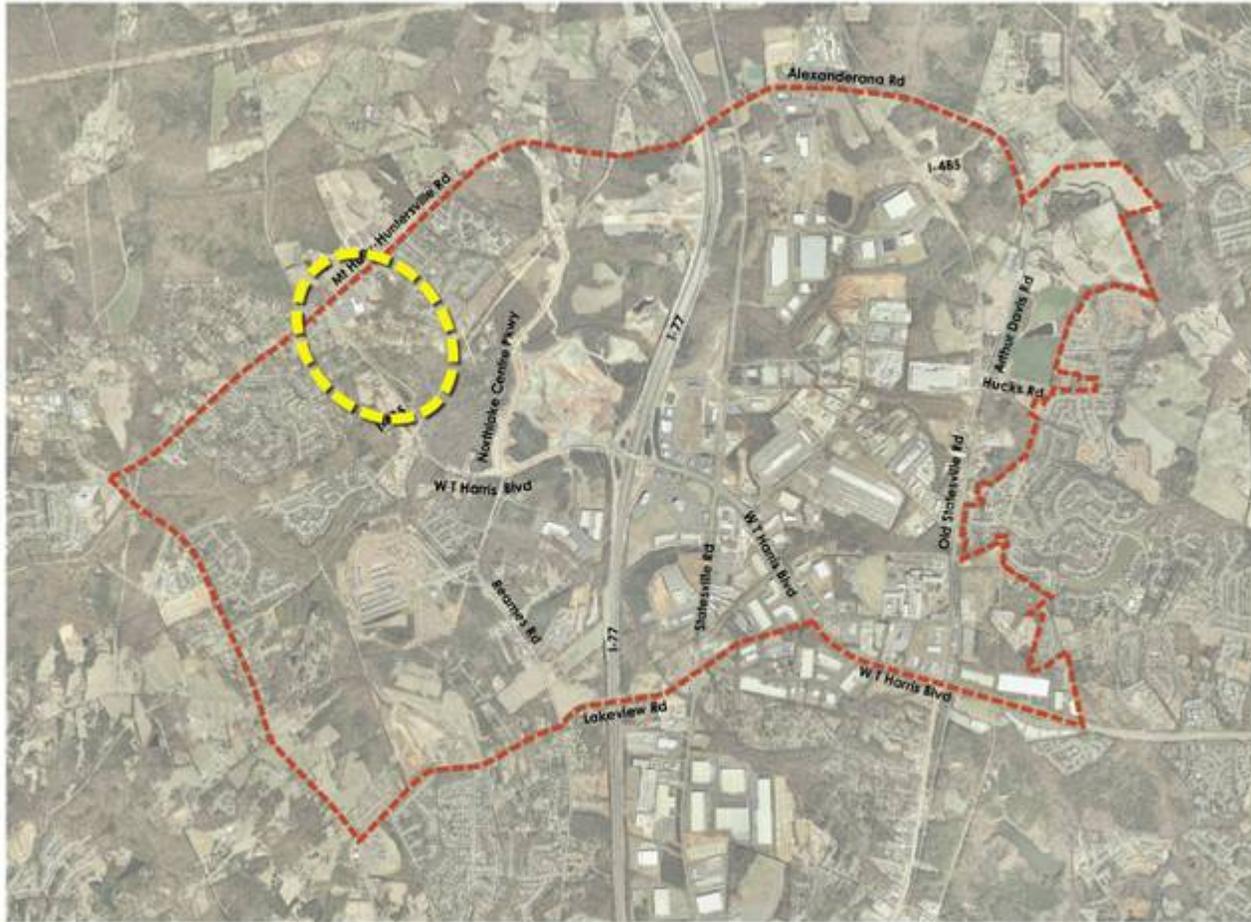
## Context for Change

- Rapidly Changing Demographics - Explosive Population Growth
- Strong Demand for both Single-Family and Multi-Family Housing
- Emerging Office Core near Harris
- Additional Retail Expansion with Population Growth
- Declining Market for Traditional Business Parks and Industrial as Land Prices Increase

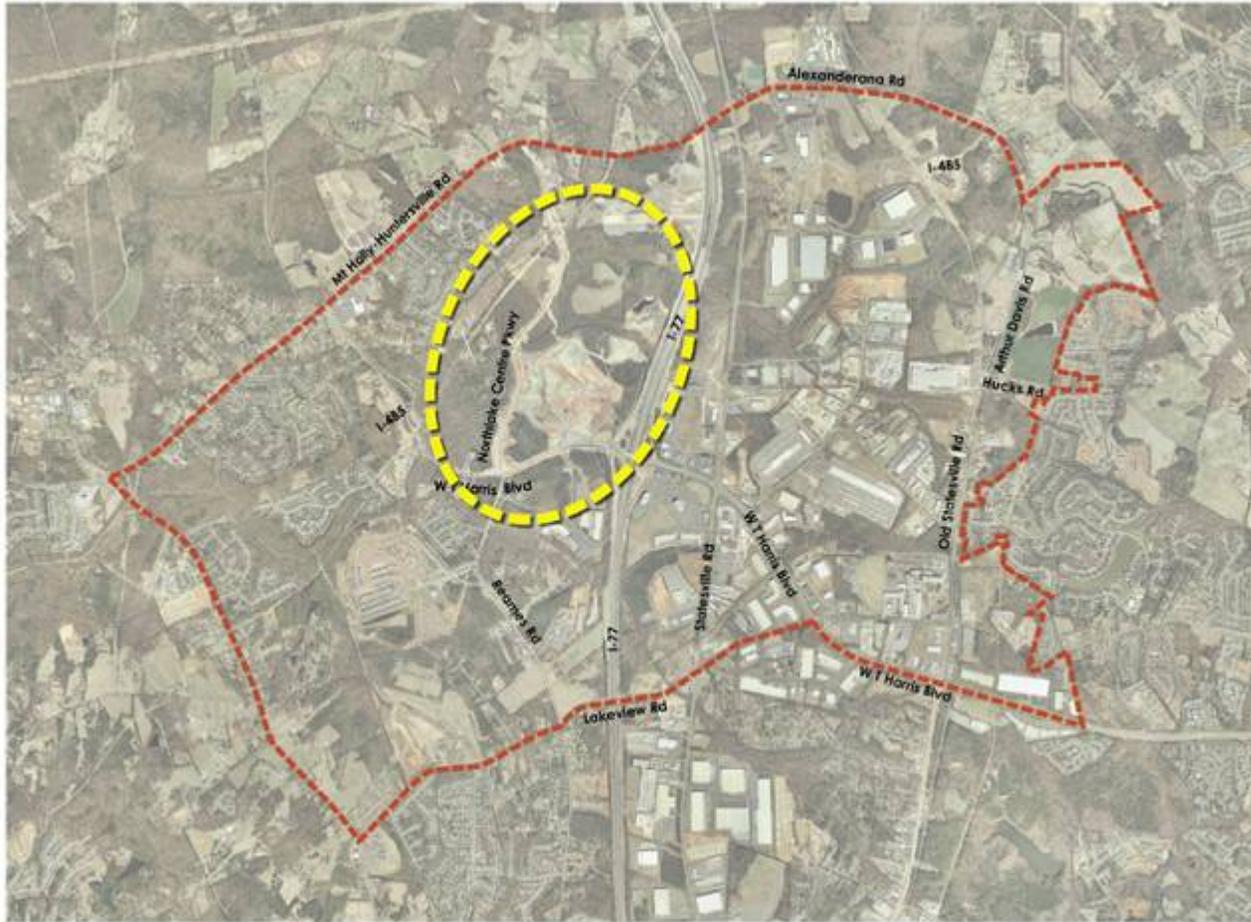
# Northlake Transportation Investment



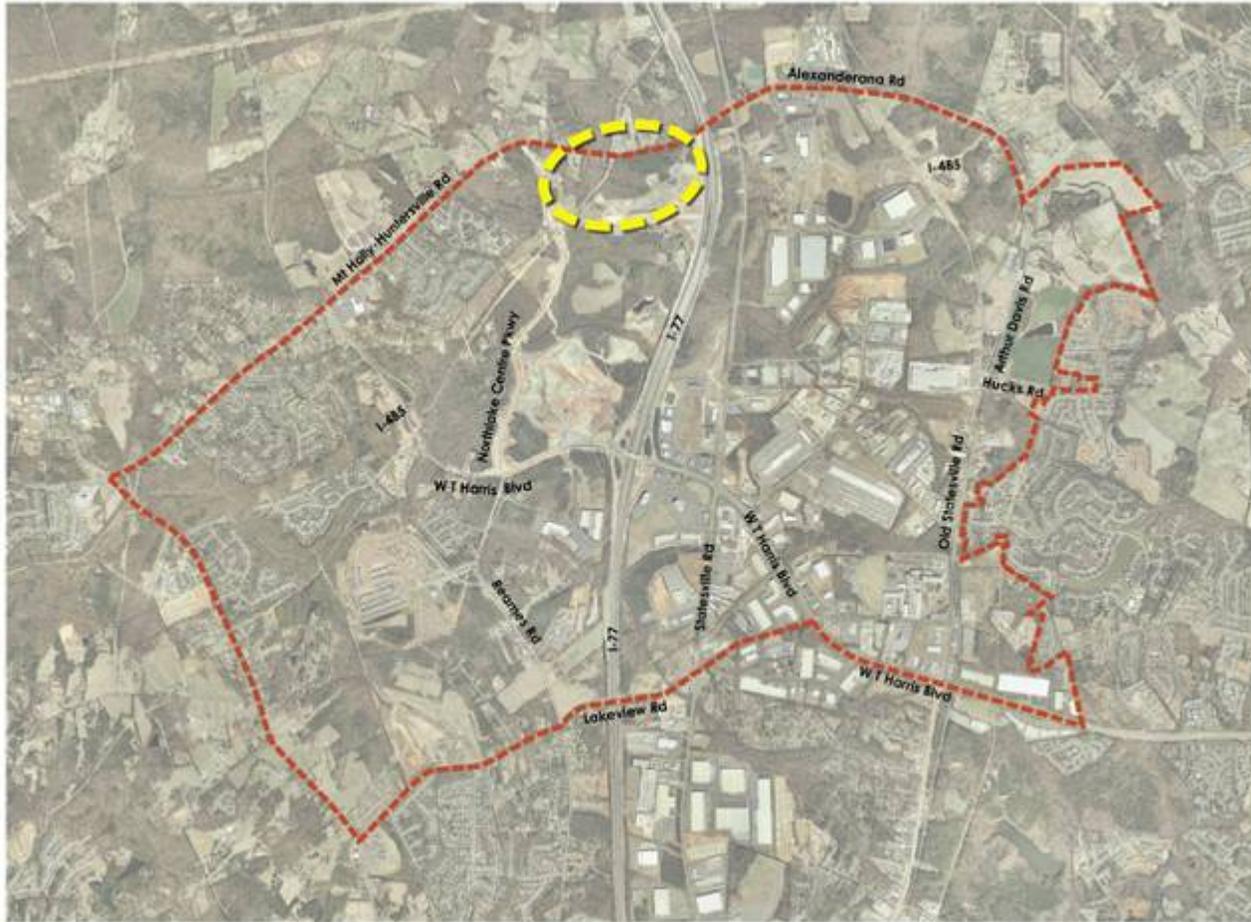
# Areas of Transition



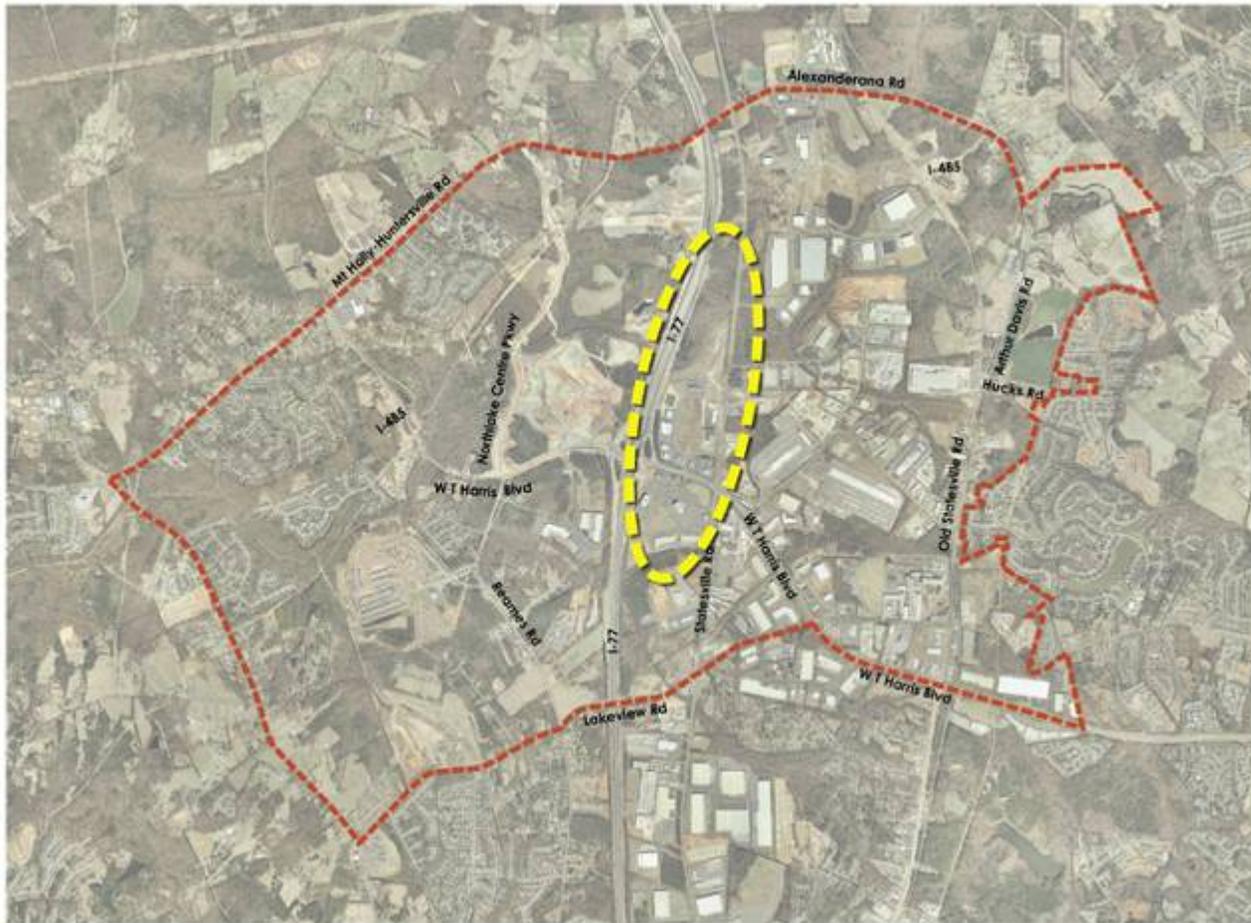
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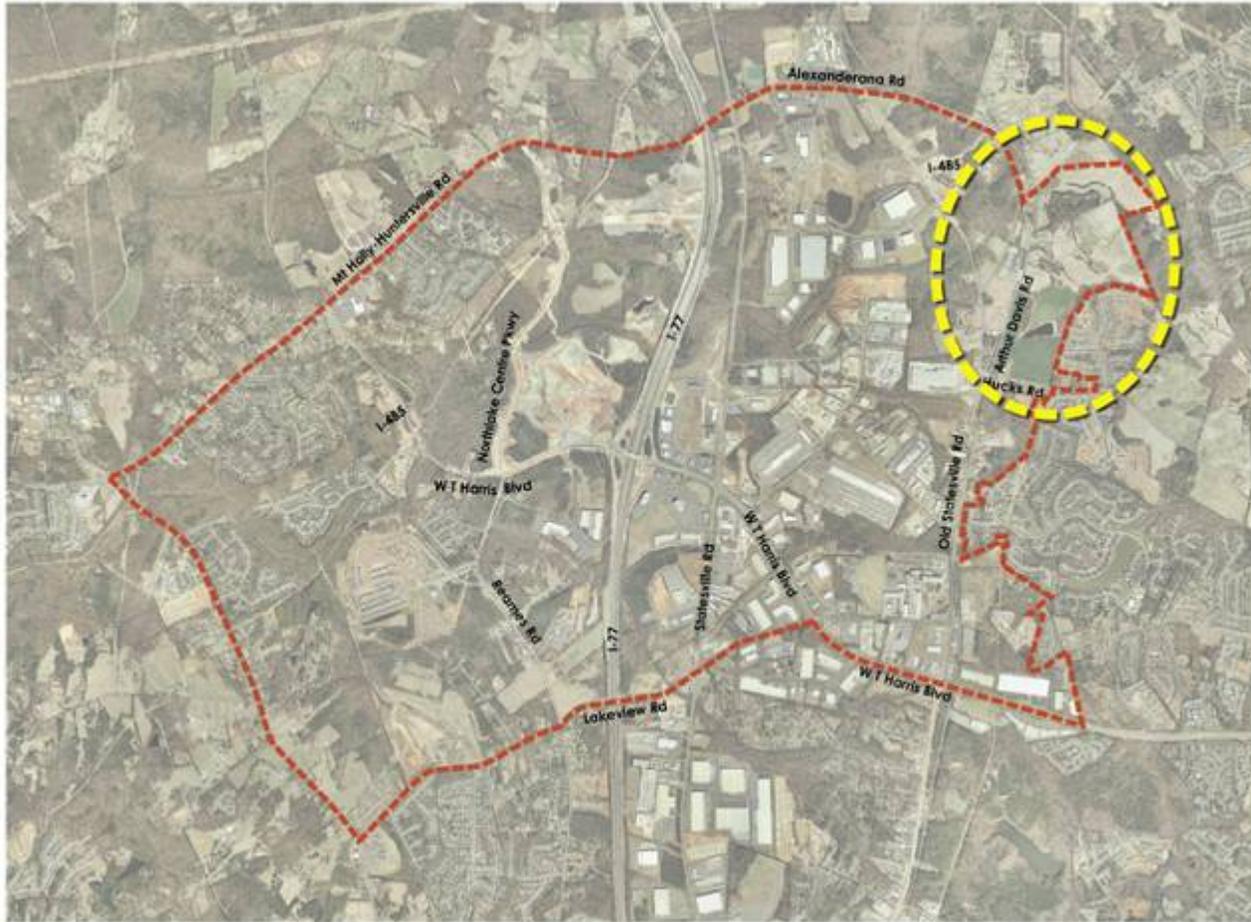
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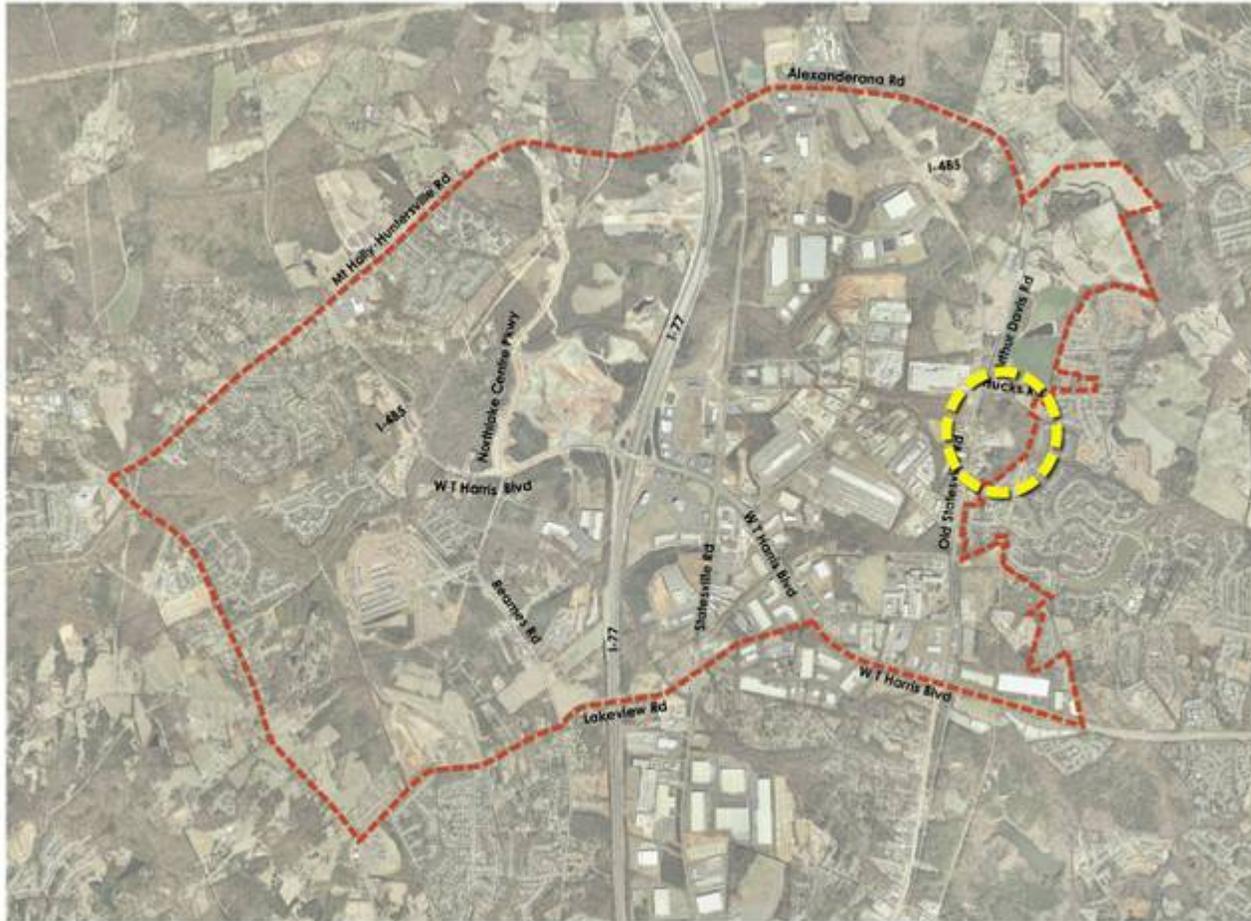
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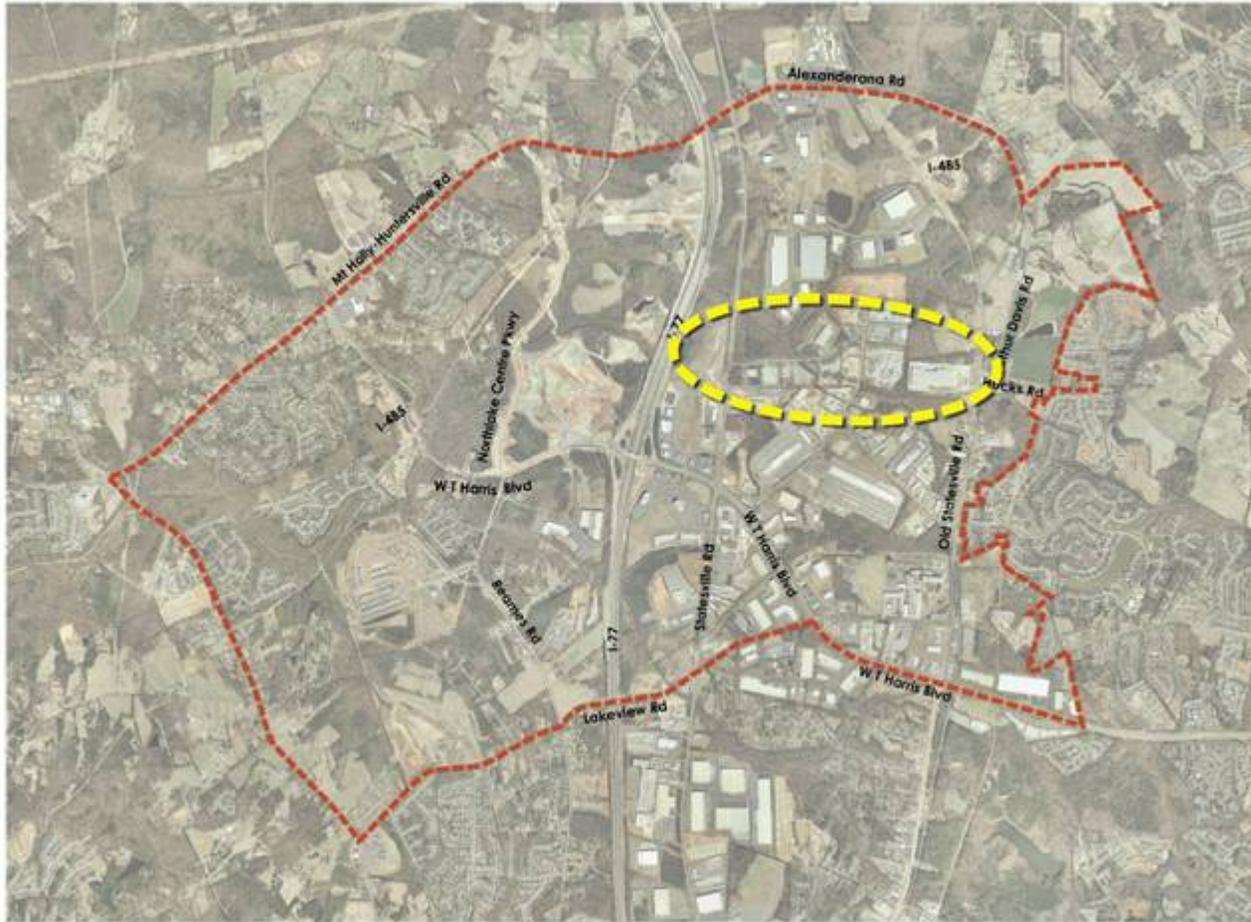
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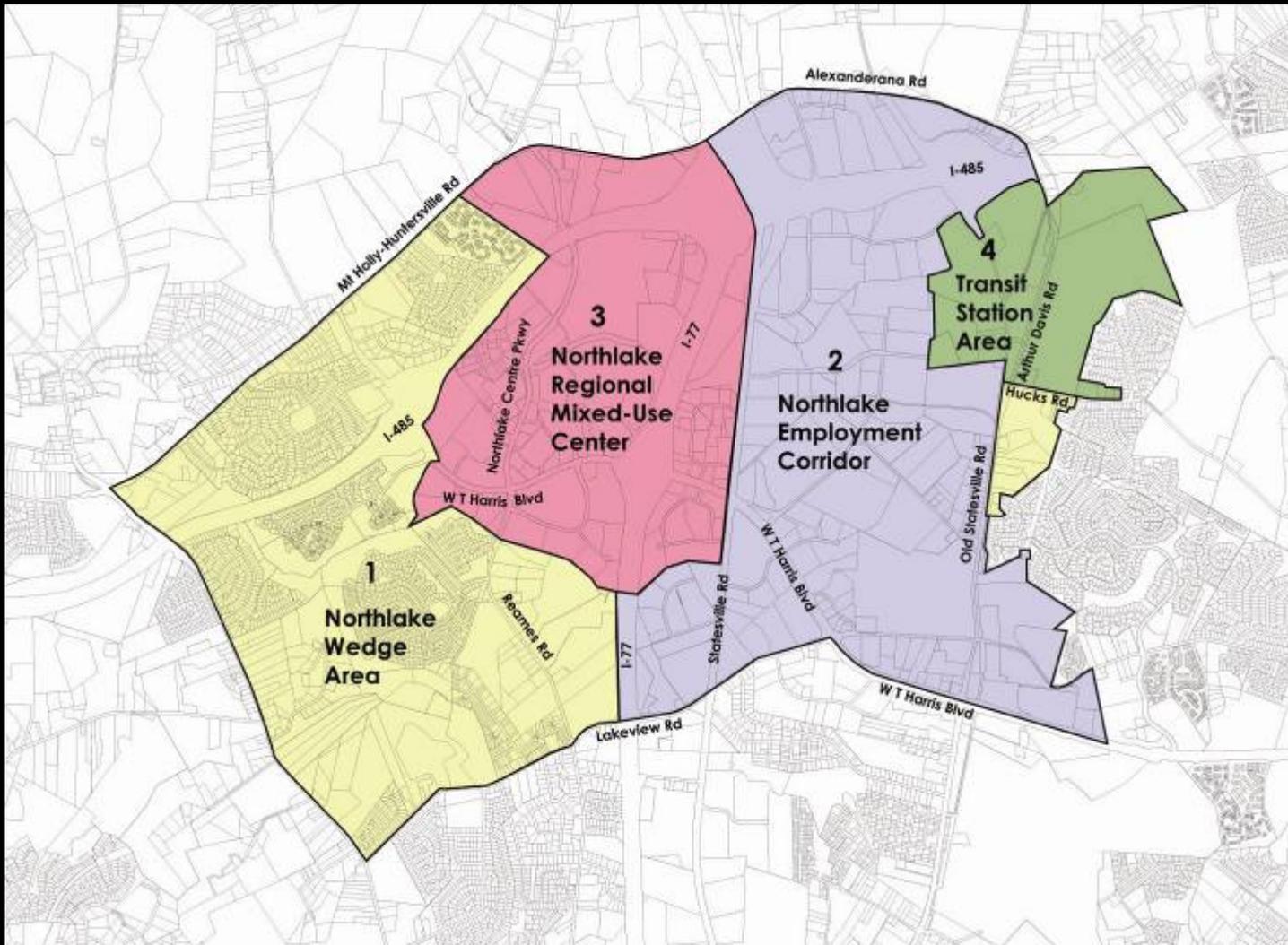
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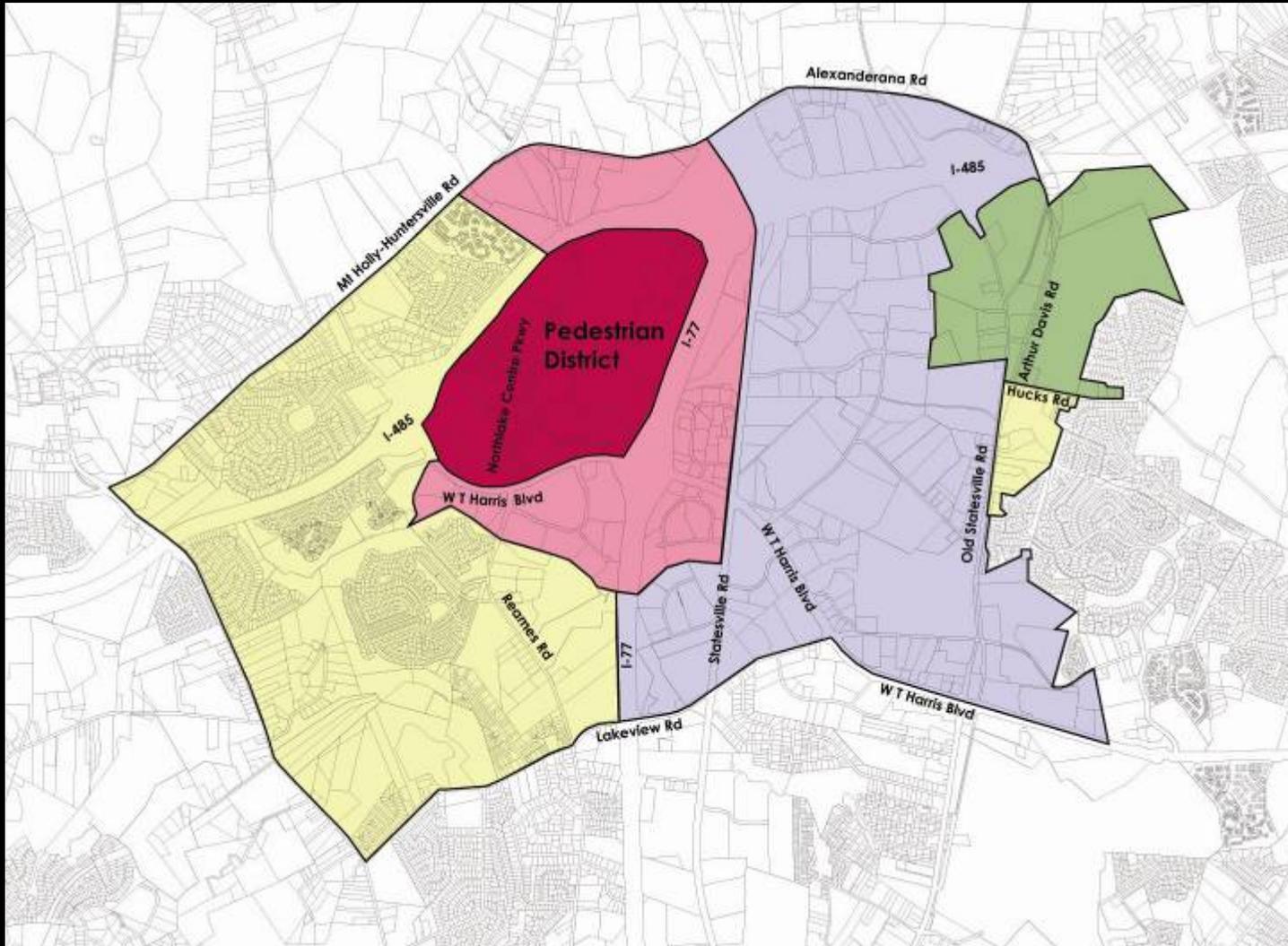
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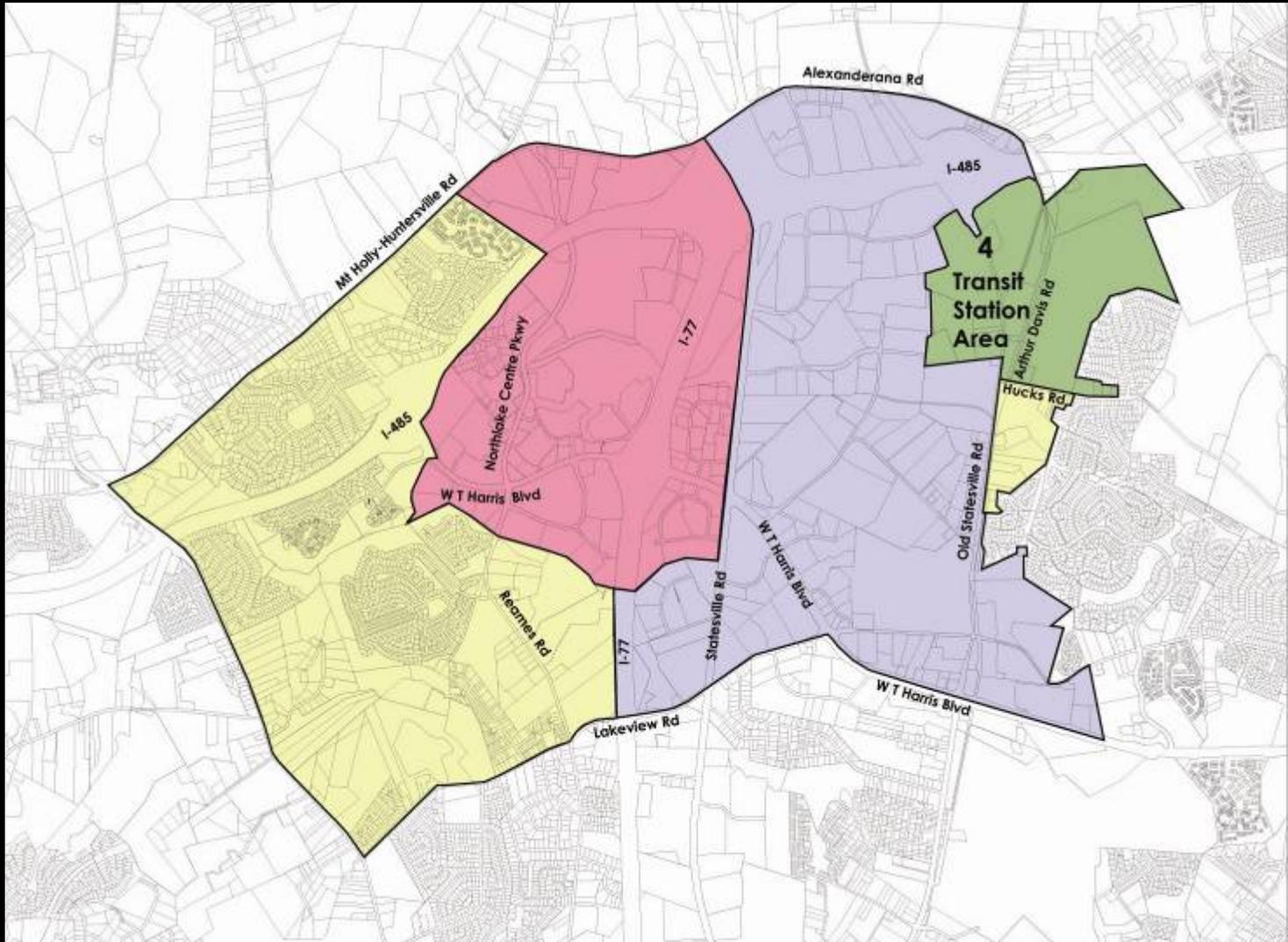
# Character Areas



# Pedestrian District



# Eastfield Station Area



# Intensive Design Charrette



# Charrette Week Schedule

- Public Meeting Tonight with Interactive Exercises
- Studio Open - Tuesday –Thursday, 10:00 am – 3:00 pm
- Advisory Group Meetings – Tuesday - Thursday
- Public Meeting- Thursday, 6:00-8:00 pm

# Questions



# Contact Us!

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