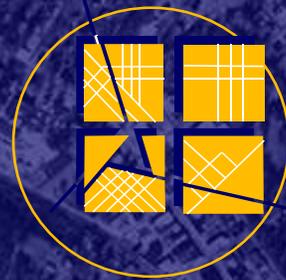


Northlake Area Plan

COMPASS



Urban Collage, Inc.

Background Information

Northlake Area Plan COMPASS is a two-part survey:

- *Part 1 – Visual Preference Survey*
 - *Contains approximately 100 images*
 - *Participants rated images on a scale of 1 – 5 on their appropriateness for the Northlake area in the future*
- *Part II*
 - *Series of Short Answer Questions*

The COMPASS was administered at the Northlake Area Plan Kickoff Meeting on November 2, 2006.

COMPASS developed by Urban Collage in conjunction with the Charlotte-Mecklenburg Planning Department.



Non-Residential



Retail





Image 1:
Shopping Mall

Rating: 3.6





Image 2:
Freestanding Retail

Rating: 3.2





Image 3:
Strip Center

Rating: 3.1





Image 4:
Retail Adjacent to Public Sidewalk

Rating: 4.0





Image 5:
Stand Alone Retail Surrounded by Parking

Rating: 3.6





Image 6:
Stand Alone Retail Pushed Up to Sidewalk

Rating: 3.1





Image 7:
Retail

Rating: 3.4





Image 8:
Retail

Rating: 3.8





Image 9:
Retail

Rating: 3.5





Image 10:
Retail

Rating: 3.5





Image 11:
Retail

Rating: 2.5





Image 12:
Retail

Rating: 2.8





Image 13: Retail

Rating: 2.7





Image 14: Retail

Rating: 2.7





Image 15:
Retail

Rating: 3.1





Image 16:
2 Story Retail

Rating: 3.1





Image 17:
Big Box Retail

Rating: 2.6





Image 18:
Big Box Retail

Rating: 3.2





Image 19:
Big Box Retail

Rating: 3.4





Image 20:
Restaurant

Rating: 4.2





Image 21:
Outdoor Dining

Rating: 4.0



An aerial photograph of a city, overlaid with a semi-transparent blue filter. The image shows a dense urban area with a grid of streets, buildings, and some green spaces. The text "Mixed-Use" is centered in the image in a yellow, italicized serif font.

Mixed-Use





Image 22:
Retail / Office

Rating: 3.4





Image 23:
Mixed-Use -
Lofts Over Commercial

Rating: 2.4





Image 24: Mixed-Use

Rating: 2.7





Image 25:
Mixed-Use

Rating: 3.9





Image 26:
Mixed-Use

Rating: 3.7





Image 27:
Mixed-Use

Rating: 3.8





Image 28:
Mixed-Use

Rating: 3.6



Institutional





Image 29:
Institutional - Traditional

Rating: 3.7





Image 30:
Institutional – Neo-traditional

Rating: 2.7





Image 31:
Institutional - Contemporary

Rating: 2.6



Office





Image 32:
Hotel

Rating: 2.7





Image 33: Low-Rise Office
Adjacent to Residential

Rating: 2.9





Image 34:
Low-Rise Office

Rating: 2.7





Image 35: Low-Rise Office / Retail

Rating: 2.9





Image 36:
Low-Rise Office With Parking Behind

Rating: 3.2





Image 37: Low-Rise Office

Rating: 3.1





Image 38:
Low-Rise Office

Rating: 2.5





Image 39:
Mid-Rise Office

Rating: 3.0





Image 40: Mid-Rise Office

Rating: 2.6





Image 41: High-Rise Office

Rating: 2.2



Industrial





Image 42:
Office / Warehouse

Rating: 2.5





Image 43: Warehouse / Distribution

Rating: 1.9





Image 44:
Warehouse / Distribution

Rating: 1.6





Image 45:
Industrial

Rating: 1.3



Residential



Single Family





Image 46:
Single-Family

Rating: 2.9





Image 47:
Single-Family

Rating: 2.7





Image 48:
Single-Family

Rating: 3.0





Image 49:
Single-Family

Rating: 3.7





Image 50:
Single-Family

Rating: 3.6





Image 51: Single-Family

Rating: 3.4





Image 52: Single-Family

Rating: 3.4





Image 53:
Single-Family

Rating: 3.1





Image 54:
Single-Family

Rating: 3.0





Image 55: Single-Family

Rating: 3.9





Image 56: Single-Family

Rating: 3.4





Image 57: Single-Family

Rating: 2.8





Image 58: Single-Family

Rating: 3.2





Image 59:
Single-Family

Rating: 2.2



Duplexes





Image 60:
Alley & Rear Entry Garages

Rating: 1.6





Image 61:
Duplex

Rating: 2.5





Image 62:
Duplex

Rating: 2.1



Single Family Attached





Image 63: Single-Family Attached

Rating: 2.9





Image 64:
Single-Family Attached

Rating: 2.7





Image 65: Single-Family Attached

Rating: 2.4



Townhomes





Image 66: Townhomes

Rating: 1.9





Image 67: Townhomes

Rating: 1.9





Image 68: Townhomes

Rating: 2.7





Image 69: Townhomes

Rating: 2.4





Image 70:
Townhomes

Rating: 2.7





Image 71: Townhomes

Rating: 2.7



Multi-Family





Image 72:
Multi-Family

Rating: 2.6





Image 73: Multi-Family

Rating: 2.5





Image 74:
Multi-Family

Rating: 3.1





Image 75:
Multi-Family

Rating: 2.1





Image 76:
Multi-Family

Rating: 2.3





Image 77: Townhomes

Rating: 2.8



Live / Work





Image 78:
Live/Work

Rating: 3.0



Parks and Open Space





Image 79:
Plaza

Rating: 3.0





Image 80: Neighborhood Park

Rating: 3.8





Image 81:
Regional Park

Rating: 3.8





Image 82:
Passive Greenspace

Rating: 4.1





Image 83:
Amenity Space

Rating: 3.7





Image 84: Public Art

Rating: 3.0





Image 85: Public Gathering / Event Space Rating: 3.3





Image 86:
Agricultural Land

Rating: 3.7





Image 87:
Playground

Rating: 3.8





Image 88:
Greenway

Rating: 4.2



Streets





Image 89:
Residential Boulevard

Rating: 3.6





Image 90:
Residential Street

Rating: 3.2





Image 91:
Residential Street

Rating: 2.4





Image 92:
Residential Street

Rating: 2.4





Image 93:
Residential Street

Rating: 2.9





Image 94: Residential Street

Rating: 2.7





Image 95:
Cul-de-Sac

Rating: 3.5





Image 96:
Retail Street

Rating: 3.8





Image 97: Urban Street

Rating: 2.7





Image 98:
Main Street

Rating: 3.4





Image 99: Street with Bike Lane

Rating: 3.3





Image 100:
Sidewalk Cafe

Rating: 3.8



Questionnaire



What types of institutions are needed most in the area?

- School
- Library
- Post Office
- Community Center
- Fire Station
- Youth Recreation Center
- Senior Center



What environmental issues are you concerned about within the Northlake area?

- ✓ Air Quality
- ✓ Water Quality
- ✗ Water Supply
- ✗ Contaminated Sites
- ✓ Loss of Tree Canopy / Vegetation
- ✓ Loss of Natural Habitats
- ✗ Flooding



Are the following statements about transportation TRUE or FALSE?

Traffic Congestion is a Problem

TRUE

The Area is Bicycle-Friendly

FALSE

The Area is Pedestrian-Friendly

FALSE

The Area has Good Transit Service

FALSE



What intersections or roads in the area are the most pedestrian challenged?

- Harris Boulevard
- Mount Holly-Huntersville Road
- Reames Road
- Beatties Ford Road

What intersections or roads in the area are the most congested?

- Beatties Ford Road & Mt. Holly-Huntersville Road
- Harris Boulevard & Mt. Holly-Huntersville Road
- Harris Boulevard & Old Statesville Road
- Harris Boulevard & I-77



What measures are needed to improve the pedestrian environment within the Study Area?

- ✓ More Sidewalks
- ✗ Maintenance of Existing Sidewalks
- ✗ More Crosswalks
- ✗ Longer Time to Cross at Traffic Signals
- ✗ Curb Ramps / Handicap Ramps
- ✓ Street Trees
- ✓ More or Better Landscaping
- ✓ Better Lighting



What object or place evokes the strongest sense of place and identity in the Study Area?

- Northlake Mall
- St. Marks Episcopal Church on Mt. Holly
- Rural farms and undeveloped wooded land

Is there a building or site in the area that should be preserved?

- None
- St. Marks Episcopal Church on Mt. Holly
- Davis General Store
- Farms and Rural Areas



What activities could be added to the Study Area to create a more vibrant “live, work and play” atmosphere?

Most Desired:

Family-Oriented Entertainment

Least Desired:

Nightclub



What measures would be most effective in enhancing Northlake's sense of place?

- ✘ Banners
- ✘ Public Art
- ✓ Tree-Lined Streets
- ✘ Ornamental Street Lights
- ✓ Consistent Architectural Character



What should be the highest priority in terms of improving the quality of life in the area?

- ✓ Balance of Land Uses
- ✓ Creation of Open Space
- ✓ Protection of the Natural Environment
- ✗ Enhance the Area's Identity
- ✓ Transportation Improvements



What types of communication efforts are most effective in terms of keeping the public informed of key issues and opportunities affecting future growth and development in the area?

- ✗ Email
- ✗ Web Page
- ✓ Public Meetings
- ✓ Direct Mailings
- ✗ Newspapers



Tell us about yourself.

- 92% of respondents live in the area
- 85% shop in the area
- 36 % work in the area

What else would you like to tell us?

- Address traffic issues
- Need sidewalks and off road bike lanes
- Manage growth – build infrastructure at the same pace as development
- Preserve open space, rural character, and connections for wildlife



Thank You!

Information gathered from the *Northlake Area Plan COMPASS* will be referenced throughout the planning process for the Northlake Area.

Thank you
for your interested in the
Northlake Area Planning Process.

