

Prosperity Village Inspiration Photos

“Homework” Assignment
from June 11-12, 2014
Small Group Meetings

All photos, captions, and text are as submitted
by small group meeting community participants

Skyland Town Center



Apartments above retail



Pedestrian-only streets

I don't like shopping centers because they are so spread out with massive parking areas (i.e. Friendly Center in Greensboro or the Harris Teeter shopping center on the corner of Eastfield and Prosperity Church). I would rather **parking be concentrated into parking decks** (like Birkdale Village) and have **heavy tree canopies** to keep the area comfortable in hot summers. I also like the Grande Promenade on Harris Blvd, but its parking deck needs to be larger and more easily accessible.

Pedestrian-centered streets



Public areas built to blend in to natural areas (such as Coligny Beach plaza in Hilton Head)



Special event green space

The Green

I love the **green space incorporated into mixed use** building areas such as The Green in uptown. We are often uptown for shows and we use that green space to play, relax and dine. It is great that there are good restaurants on The Green. If the green space could function as a special events location, it would naturally draw more people (especially families) to spend money in the retail establishments. **Free things to do** are great, such as the events at Birkdale Village and the sprayground/patio/playground at Blakeney shopping center. I think if the concept behind Shoppes at University Place were at Prosperity Village then it would thrive. Specifically the playground, amphitheater, bridges and boardwalk. It is a shame such a great development idea was ruined by unsavory characters.







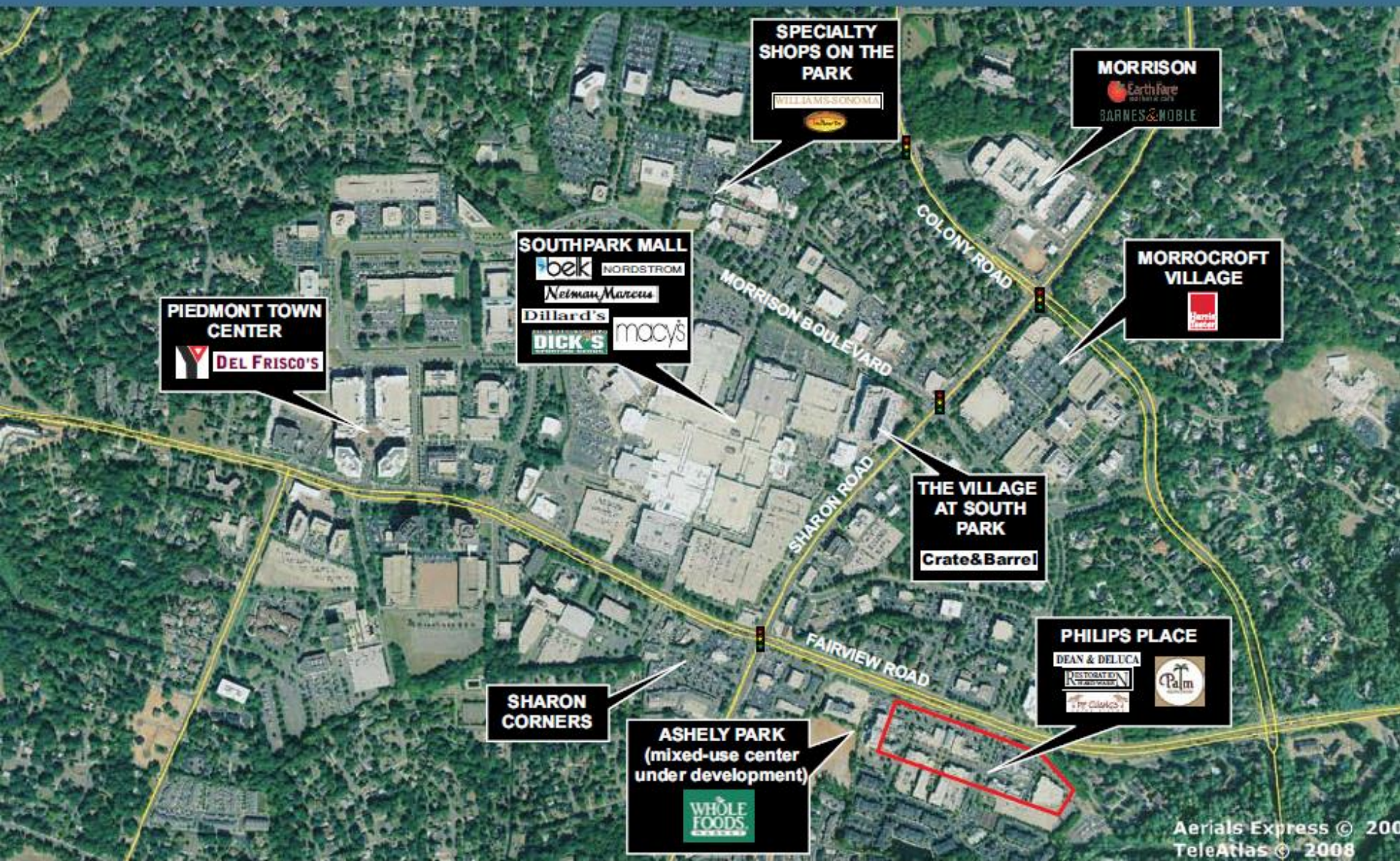


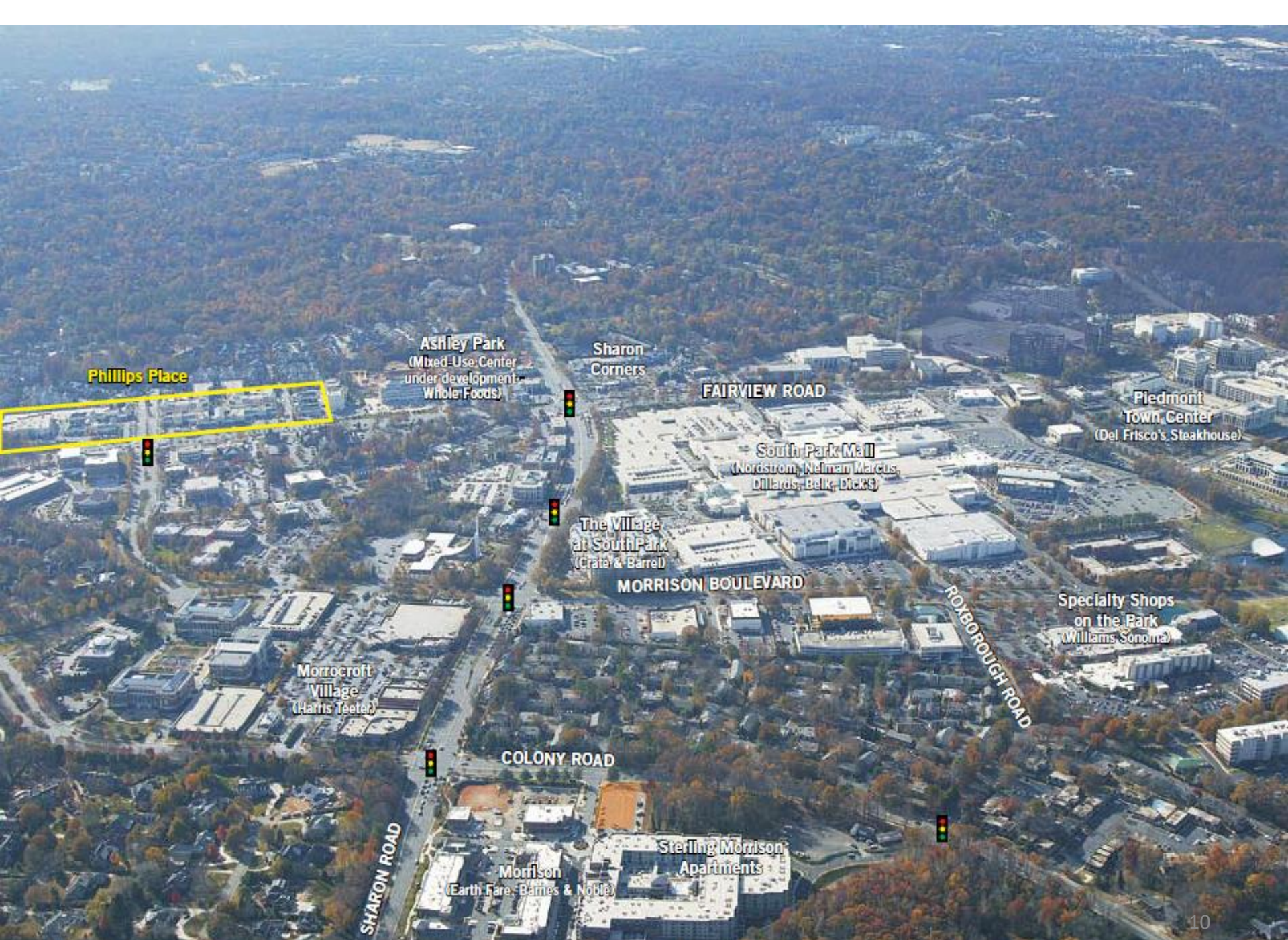
I think these walkable, specialty shop, full service restaurant, entertainment retail centers with 1-2 stories of residential above the retail represent the type of tastefully designed retail/residential mixed-use product that would be preferable in the Village Center.

As we discussed at the meeting, land values are much lower in the Prosperity Hucks Area Plan than other parts of Charlotte (SouthPark, Dilworth, etc.). The implication is that developers don't need to build to rents that are very high in order to make the numbers work (given the lower land basis) which can result in lower quality construction and higher-density, lower rent residential. As a result, the only way to protect the integrity of the construction is to be more explicit within the land use plan such that the council will have clear design guidelines to reference when approving zoning changes and site plan proposals.



The primary trade area served by SouthPark retailers encompasses some of the finest and most affluent neighborhoods which contains a highly educated consumer base with high levels of disposable income. In addition to the strong residential base SouthPark contains over 3.7 million square feet of Charlotte's more premier office space which brings an estimated daytime population of 40,000 business and leisure travelers.





Phillips Place

Ashley Park
(Mixed-Use Center
under development
Whole Foods)

Sharon
Corners

FAIRVIEW ROAD

South Park Mall
(Nordstrom, Neiman Marcus,
Old Navy, Belk, Dick's)

Piedmont
Town Center
(Del Frisco's Steakhouse)

The Village
at SouthPark
(Crate & Barrel)

MORRISON BOULEVARD

Specialty Shops
on the Park
(Williams Sonoma)

Morrocroft
Village
(Harris Teeter)

COLONY ROAD

SHARON ROAD

Morrison
(Earth Fare, Barnes & Noble)

Sterling Morrison
Apartments

ROXBOROUGH ROAD



Some old, some new...all fabulous examples of urban living:

Grosse Pointe Village, Michigan; Old Town Alexandria, Virginia; Daniel Island, Sc; Seaside, Florida; I'on Mt. Pleasant, SC







The Shops at Piper Glen is the best example I can find of what PH could hold.



We all would really like to see free-standing restaurants in the Prosperity-Hucks plan. This will attract revenue for the city, create jobs and provide alternatives to the over-crowded Concord Mills area. As you go north from Prosperity-Hucks, there are absolutely no restaurants (including fast food) until you get to exit 23 on I-77. We do not need the saturation of apartments that are in the current plan. Please reduce the number of apartments and use some of the land for restaurants.





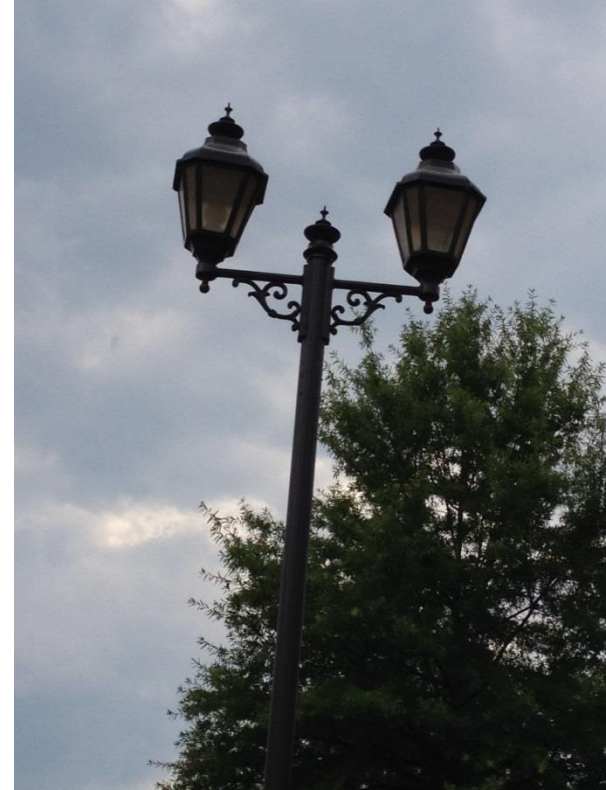
I believe that there are ways to create a vibrant Prosperity Hucks area. We need a community-centric, village-style gathering place – and not the awful and boring strip centers that we have, so far, been plagued with. It is possible, by dictating a village-style look as to how the area parcels must be developed, to create amazing mixed area that will draw people to this area – not chase them away.







The following attached photos were taken at "The Forum" in Peachtree Corners, Georgia (about a half hour northeast of Atlanta).







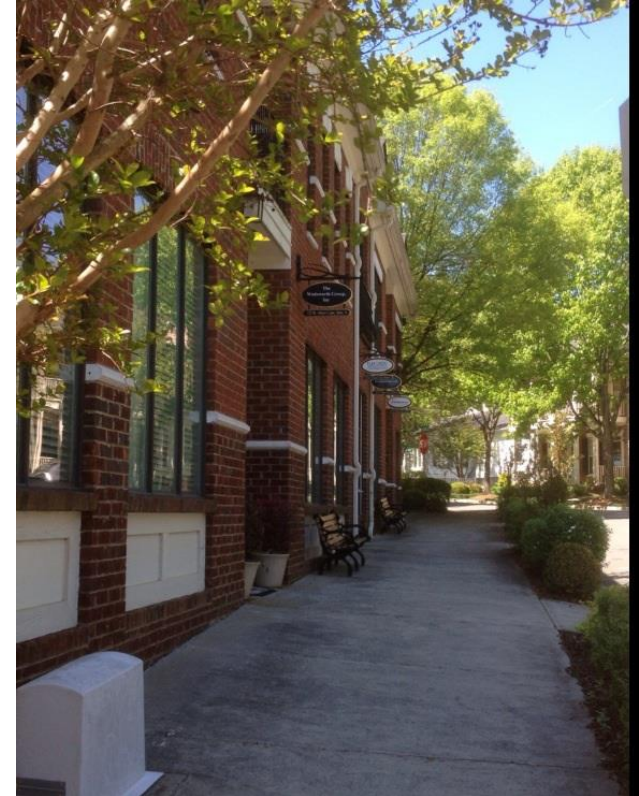
The attached photo is from Waynesville, NC. I prefer we talk about uses based on design instead of outright exclusions. As you will see this appears to be a building pushed up to the street. In fact, the front is a substantial portico with one way traffic passing through it. Something to consider.













Here is a perfect example of what we DO NOT want. It may be too late at this juncture now, but this location at the corner of Prosperity and Arbor Creek could have been home to a nice upscale restaurant overlooking the pond instead of a car part place. Very disappointing.

Wish for:

- Final product to be a true village
- Owner occupants (preferably in it for the long haul) Gracious, well built residential homes for families of all ages in both townhouses and/or flats Developments similar to Birkdale, Metropolitan, Radcliffe, TransAmerica/400 North Church St.
- Lower level office/retail with residential above Street parking Secure and public parking decks Street trees Open spaces that include: playgrounds, dog parks, community gardens, public gardens, etc.
- Generous sidewalks for outdoor dining
- Baby buggy friendly, bicycle friendly for both inexperienced children and slightly more experienced adults Access to existing greenway

Do not want:

- Final product to be another strip mall and/or anonymous apartments and/or extended stay hotels Big box stores in big parking lots Rental/transient residential development of over 10 units Residential/office/retail complex that is not fully integrated into existing community Surface parking lots Street speed limit over 30

I have lived in this area for over twenty years. Eventually, I will need to downsize and move from my home. I would like to stay in this area. My do/do not want lists are a result of what I know I will be looking for. Two years ago my mother wanted to move to Charlotte and buy a home/condo. Her requirements were: no stairs, secure, large enough for occasional out of town guests. We were unable to find her a home in this area.

At one time, when the proposals and artwork were presented to us, it was a welcomed plan. It reminded me somewhat of Afton Village (in Concord)... only better. It had well appointed areas for small stores and restaurants. It was proposed as being an area where one could park his car and walk, and enjoy, recreate, dine, and shop.

The latest proposals are markedly different, with larger stores and more apartments. We already have a lot of new large apartment buildings in that area, and it concerns me, as a homeowner, that my property value will be affected in a negative way. I weathered the storm from the recession, and have stayed here, paying my taxes.

However, my property value has dropped considerably since I bought my house in 2006. Not by my fault, but because of outside influences (such as Freddie and Fannie). Those outside influences affected all of us; please don't let the Planning Committee further affect my property value in a negative way. For those of us who live here, it is another outside influence, and we feel that we were given a "bait and switch."

I don't want to see 22 DUA complexes in my community. Where will the children go to school? Will there be more police hired and a substation built? Being a healthcare worker, I am also concerned about the response times for emergency services, increases in emergency room needs, and if we are really planning for that influx of people.

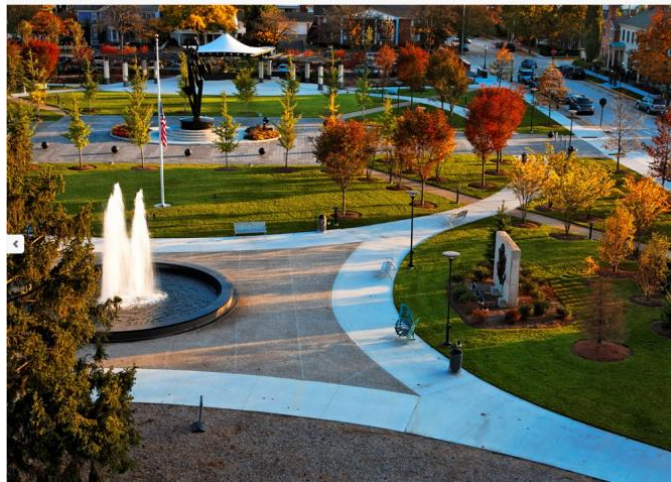
I moved here because I did not want to live in the midst of "apartment row." I doubt if anyone moved here wishing for this kind of development to finally come our way. We used to have one beautiful pond to drive by on Prosperity Church Road, and now it is blocked by a huge Pep Boys store.

Birmingham Michigan



Walkable shops, benches, wide sidewalk, grass

Building variety, width of sidewalk, retail under condo



Interesting area to gather as a community



Downtown Birmingham. Courtesy of ifmuth @ Flickr.

Variety of building exteriors, sidewalks with trees, looks like it's grown organically

Birmingham cont'd



Downtown cinema

The City of Birmingham is vibrant and prosperous, with a population of over 20,000. With charming **tree-lined** neighborhoods, Birmingham has the **feel of a small town as well as an affluent urban area.**

Condos above retail



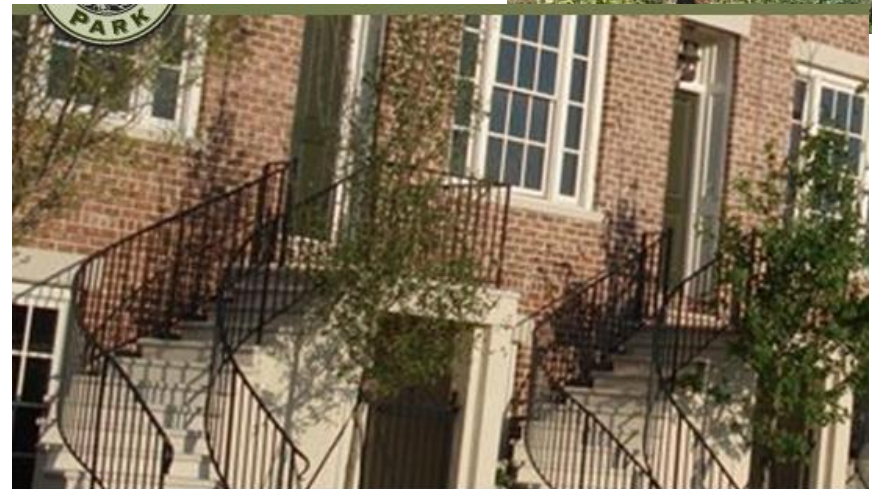
TONY TOWNIES

LIVING ABOVE THE STORE, ONCE A PRACTICAL CHOICE FOR INDEPENDENT MERCHANTS AND NEW IMMIGRANTS, IS ALSO A MANHATTAN-STYLE OPTION FOR LUXURY LIVING



Birmingham's **lively, pedestrian-friendly downtown** offers one of the midwest's premiere shopping districts. Comprised of nearly 300 retailers, downtown Birmingham offers a wonderfully diverse assortment of fashion boutiques, restaurants, gift stores, jewelers, salons, spas, antique shops, and art galleries. **Movie theatres and a centrally located park complete the city center.**

Glenwood Park Atlanta multifamily living



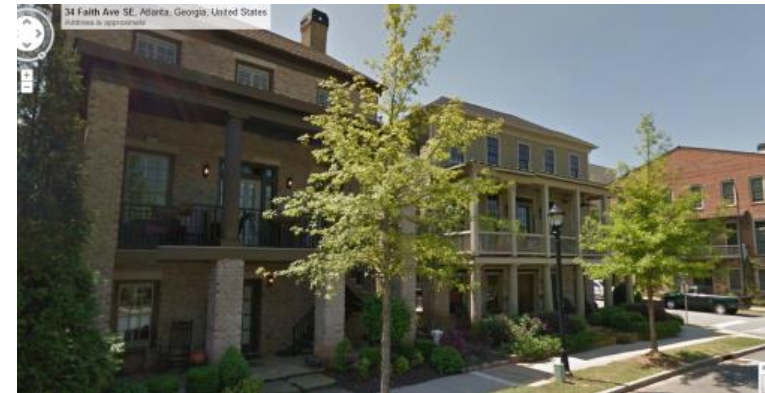
Glenwood Park cont'd

A Walkable Community

Glenwood Park pragmatically accommodates cars, but it is also designed for people. Cars travel slowly thanks to **traffic calming street designs** and **sidewalks emphasizing pedestrian comfort** and safety. There are plenty of interesting things to walk to, because of the **fine-grained mix of uses**. Walks are local, because the neighborhood is relatively compact.



A classic main street environment, shops below, apartments above.



A Place to Live

The residential elements of Glenwood Park cover the entire spectrum, from small condominiums above shops to detached single-family homes. We aspired to **keep the scale of individual buildings rather small**, which enhances our ability to have an **attractive mix of housing types** throughout the neighborhood.

<http://glenwoodpark.com/philosophy>

Glenwood Park site plan

retail at bottom has been cut off



Gathering spaces around homes



Davidson NC

Stroll down the main street of Davidson NC and you will find multiple stores to pop into and great places to grab a bite to eat or something to drink. **The public library is within walking distance** from Main Street Davidson as well. Downtown Davidson also has **a Farmer's Market as well as Concerts on the Green in the Spring.**



Width and style of sidewalks.
Places for outdoor dining.

Dilworth



Condos above retail

Rockville MD

Part of a larger town center redevelopment that encompasses the nearby [Rockville Metro Plaza](#) (with its [Metro Red Line](#) access), the public-private project features **a broad town plaza, state-of-the-art library and arts and business innovation center, and pedestrian-oriented shops and restaurants—with condominiums and apartments above.** The development also features architecture that incorporates **a variety of facades and design elements;** a six-story clock tower; an **inviting streetscape of wide sidewalks, street furniture, and trees**



Elements such as turrets at the corners of the multistory buildings of Rockville Town Square help provide a distinct architectural style for the project. Photo courtesy Sands Artwork Gallery.

All of the **residential units are located above street-level retail** and the buildings are adjacent to surface parking or parking garages.



Artwork, retail, and residential at Rockville Town Square's southern entrance. Photo by Simmons Buntin.

Rockville cont'd



Street-level retail and pedestrian-focused amenities along Maryland Avenue.

Photo by Simmons Buntin.



Curved walkway along Maryland Ave. and adjacent to the library reflects the subtle double helix wave of the building.

Photo by Simmons Buntin.

Distinctive architecture and streetscapes, a mix of shops and restaurants, state-of-the-art library and arts and business incubation facilities, urban residences, an inviting public plaza, proximity to the Rockville Metro, and an evolving program of events result in a thriving urban core in a suburban setting.

Prospect New Town. Longmont CO

Designed by the town planning firm of Duany Plater-Zyberk & Company, the New Urbanist town in the shadow of Long's Peak and the Colorado Front Range **features narrow, tree-lined streets and wide sidewalks connecting homes, parks,** and eventually shops and offices. Home types include higher-end detached houses, **town and courtyard homes, apartments above detached garages, and live/work units.**



Traditional architecture, such as this Craftsman-style bungalow, surrounds a Prospect pocket park.

Photo by S. Buntin.



Multi-family housing at Prospect displays ornamental detail in brick and stonework.

Photo by S. Buntin.

Prospect's design **guidelines cover building placement, elements, height,** and parking. They **vary for each type of building,** and include specific configurations, materials, coloring, etc., for each. **The codes "feel much like trying to get a change approved in a designated historic district,"**

Prospect New Town CO, cont'd



The Village Green in Prospect New Town in Longmont, CO has an appropriate ratio of density and enclosure, produced in part by the intensity of mature trees.

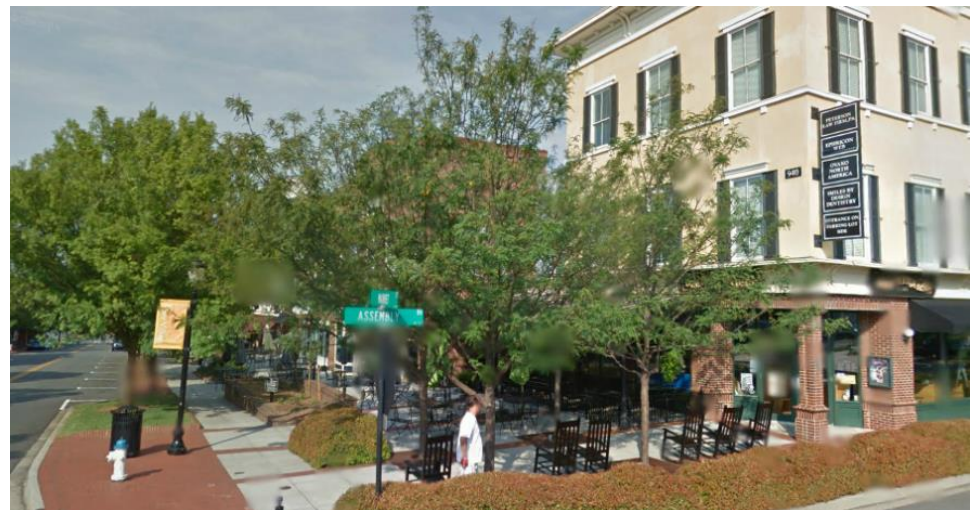
Baxter Village, Fort Mill SC



Variety of building styles and heights gives **"grown over time feel"**



Local pub has **roof top dining**



Pocket Parks

Although they are too small for physical activities, pocket parks **provide greenery**, a **place to sit outdoors**, and sometimes a children's playground. They may be created around a monument, historic marker or art project.



Although the development of landscape zones is restricted by space and the **preservation of important trees**, the design has been carefully considered to include a **pocket park with a natural pond and protected toddler's playground**. There are also **walks and seating areas** provided for residents and garden style planting close to properties.



Other examples



A street corner in Baltimore offers a perfect illustration of mixed use in an urban setting. Note how this neighborhood harmoniously blends the industrial and residential to create a space that offers broad public appeal.

