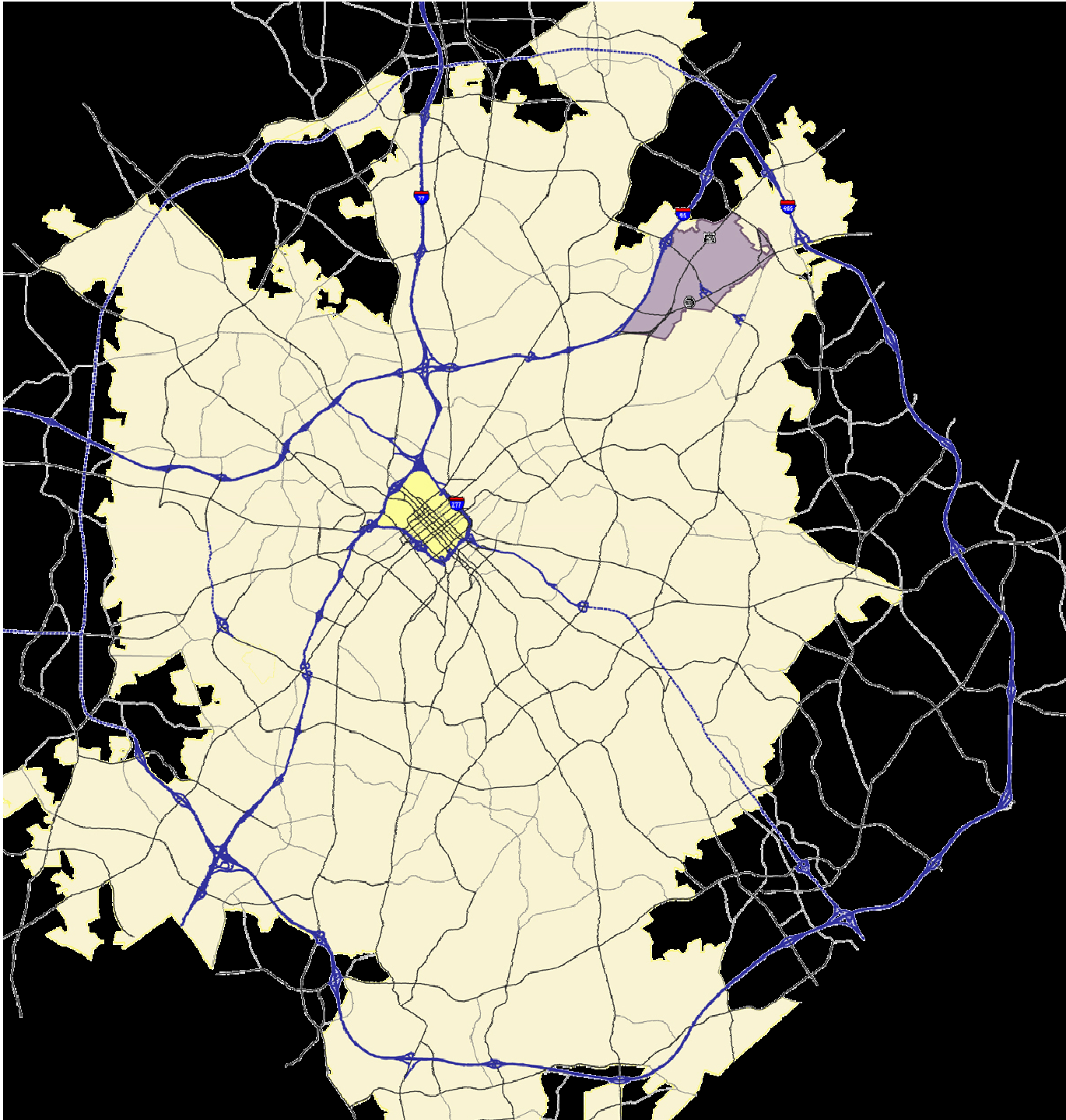


University City Area Plan & Transit Station Area Concepts

Prepared By:
University City Partners
&
City of Charlotte

May 8, 2007

Regional Map



Municipal Services District – Study Area



What is an Area Plan?

- Framework for future growth and development that updates the broader, more general District Plans.
- Policy guide for elected and appointed officials in making land use, zoning, and capital investment decisions.
- Community's shared vision for future.

What can you expect from a Plan?

YES!

- Clarify vision for the area.
- Identify and provide policies to address development opportunities and issues.
- Identify public and private investments needed to achieve vision
- Update adopted Land Use for Area
- Possibly Recommend Zoning Changes
- Guide more appropriate development.

NO!

- Not regulatory or law
- City not a developer
- Immediate funding of recommendations
- Implement overnight
- Property to be rezoned
- Halt redevelopment

UNIVERSITY CITY - Sponsored

- Road to Rail Conference (Sept 2004)
- Urban Boulevard Community Kick-off (March 2005)
- “Creating a Civic Gathering Spot” (April 2005)
- Urban Blvd. Stakeholder Interviews (June 2005)
- Urban Boulevard Final Presentations (August 2005)
- Where to Put our “There” conference (Jan 2006)
- “Reweaving UCP’s Road Network” (April 2006)
- UCP Area Plan Stakeholder Interviews (June 2006)
- UCP Area Plan & Urban Blvd. Final Presentation (Sept 2006)

CITY OF CHARLOTTE – Sponsored

- Station Area Planning (2005 & 2006)
- UCP Area Plan & Station Concepts Community Meeting (Sept 2006)

Still to Come . . .

- Planning Commission Review and Recommendation
(Public Meeting – 5:00 pm, May 29, 2007 – Government Center 8th Floor)
- Council Review and Adoption Process (Summer, 2007)

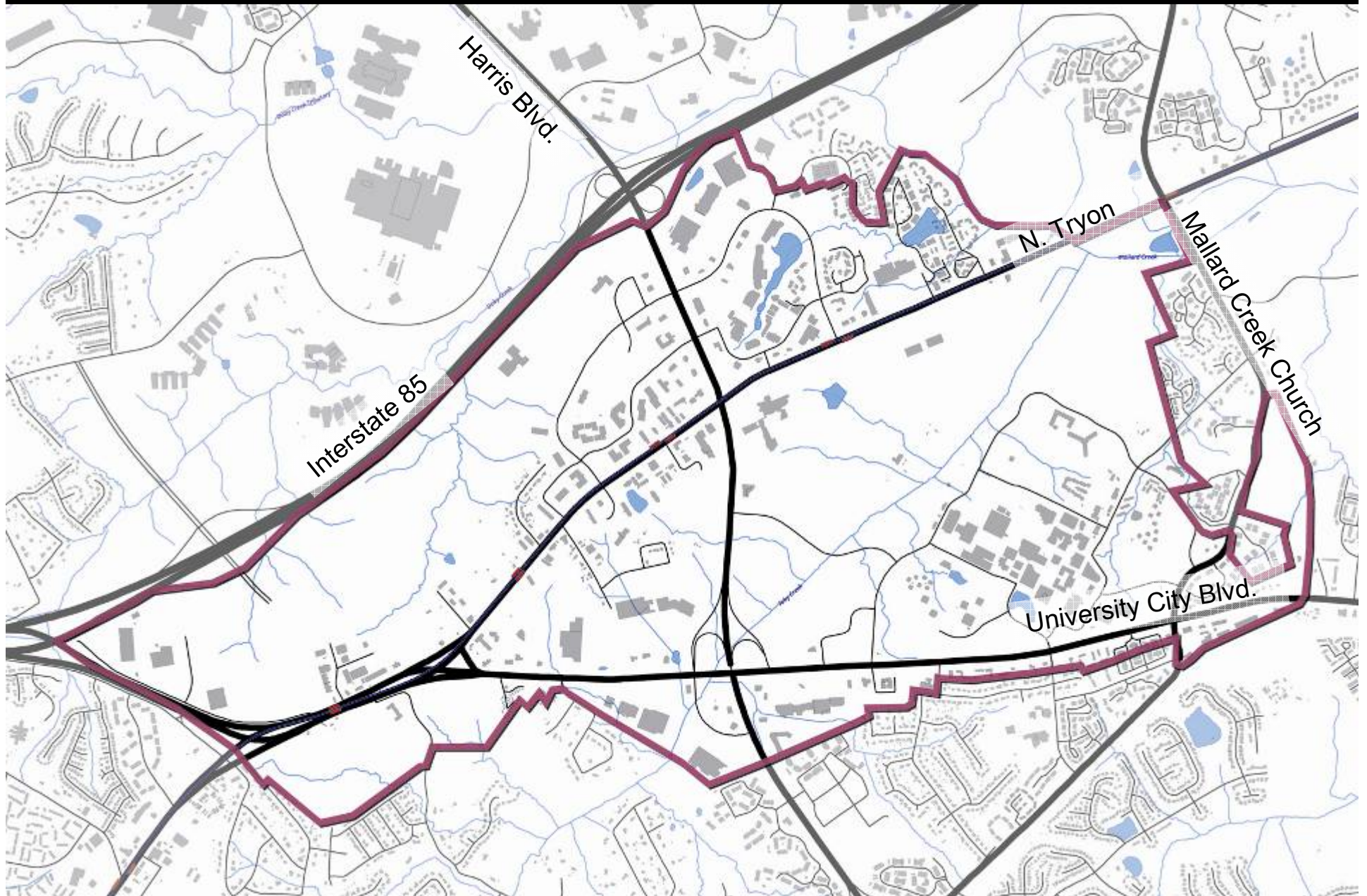
University City

Area Plan

University City

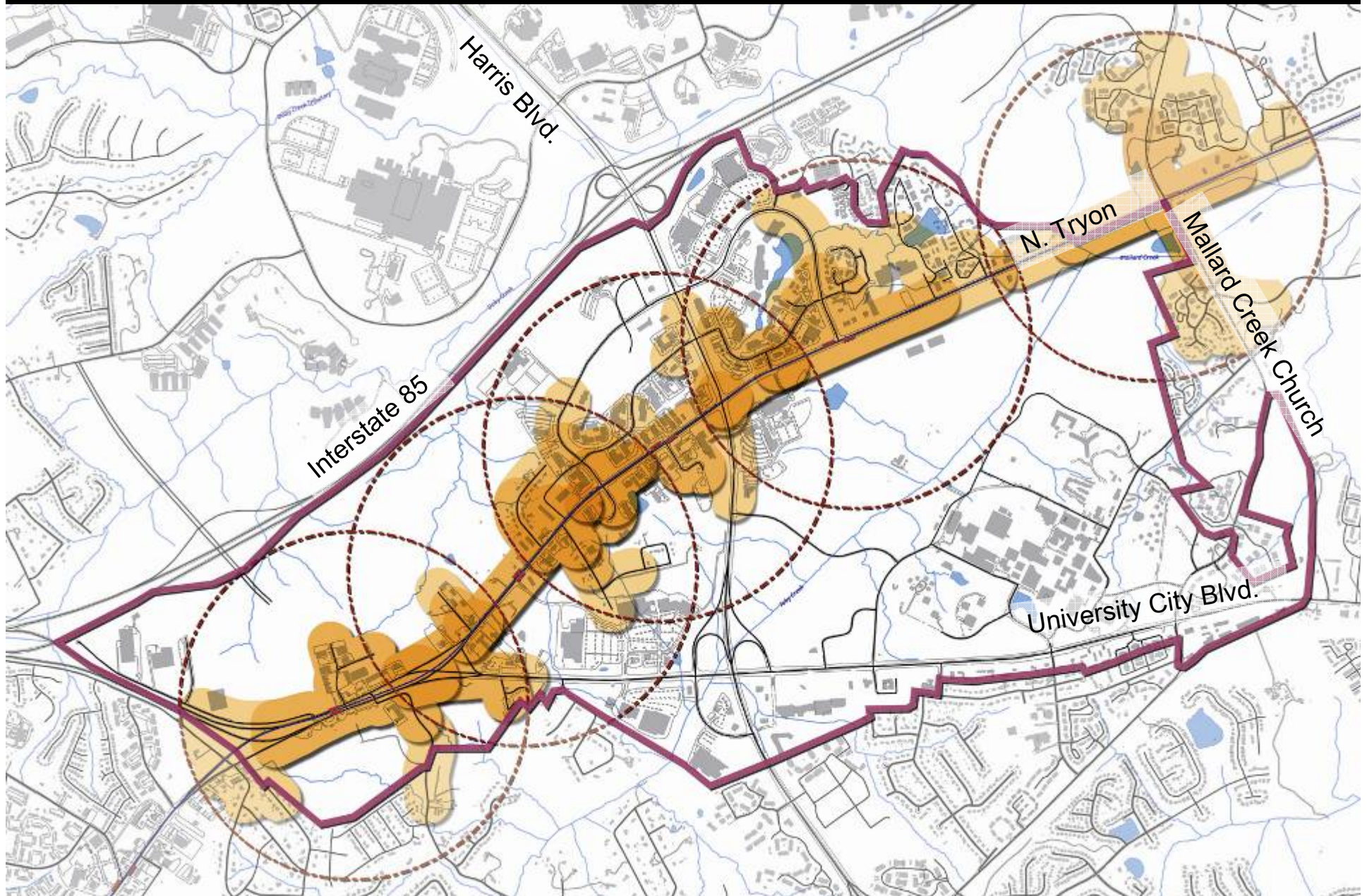


Existing Street Network



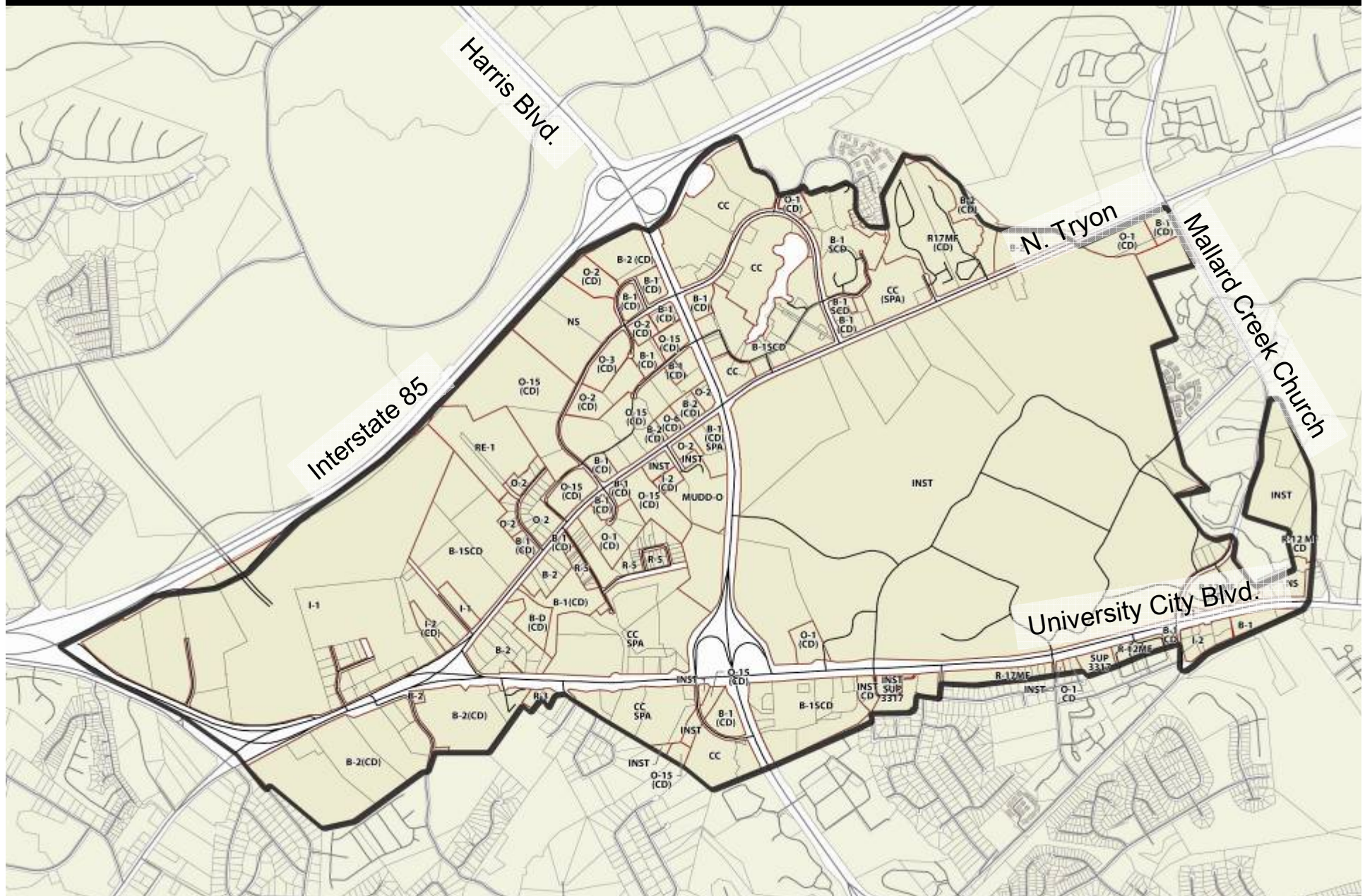


Existing Walking Distances

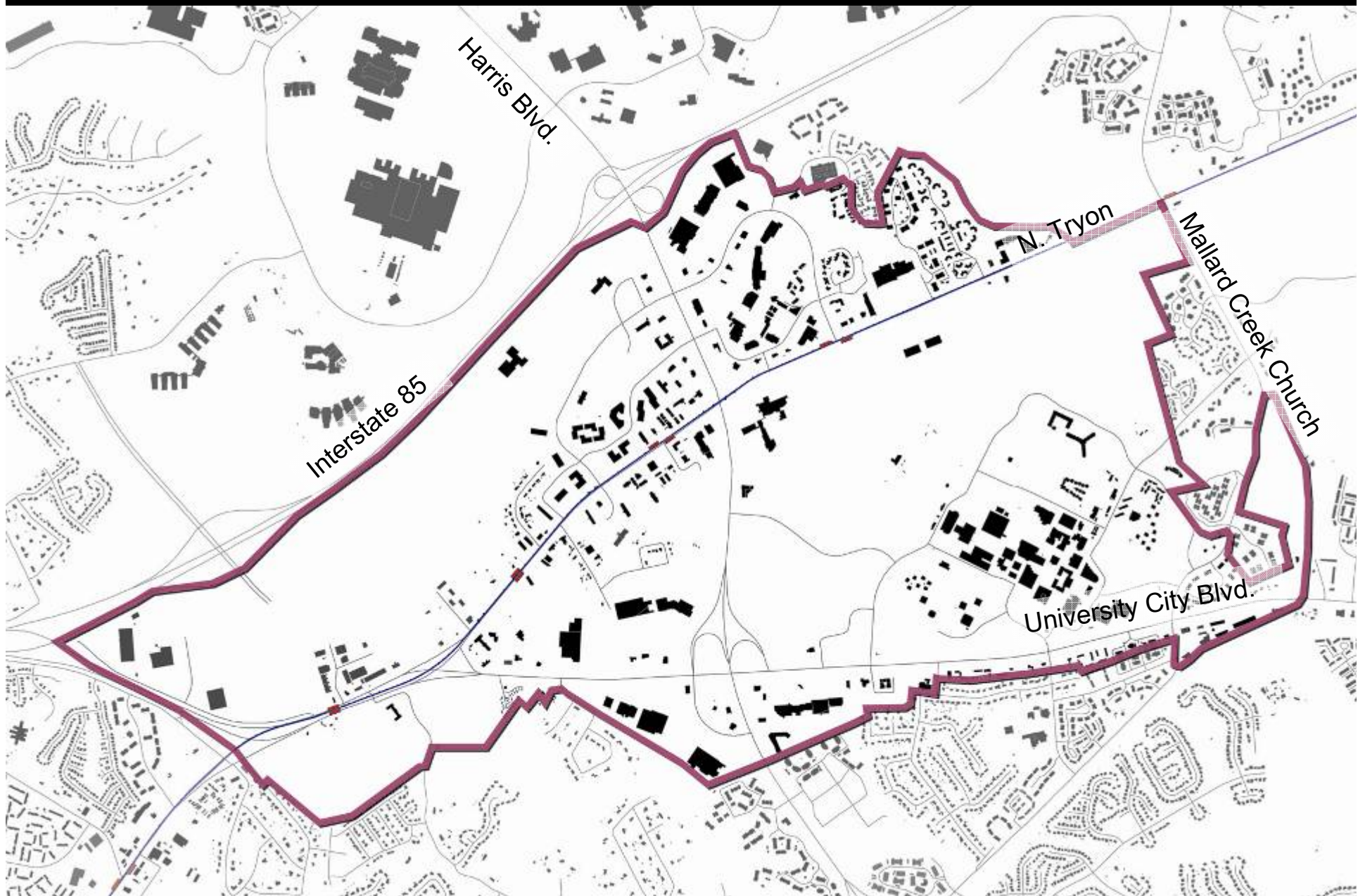




Existing Zoning

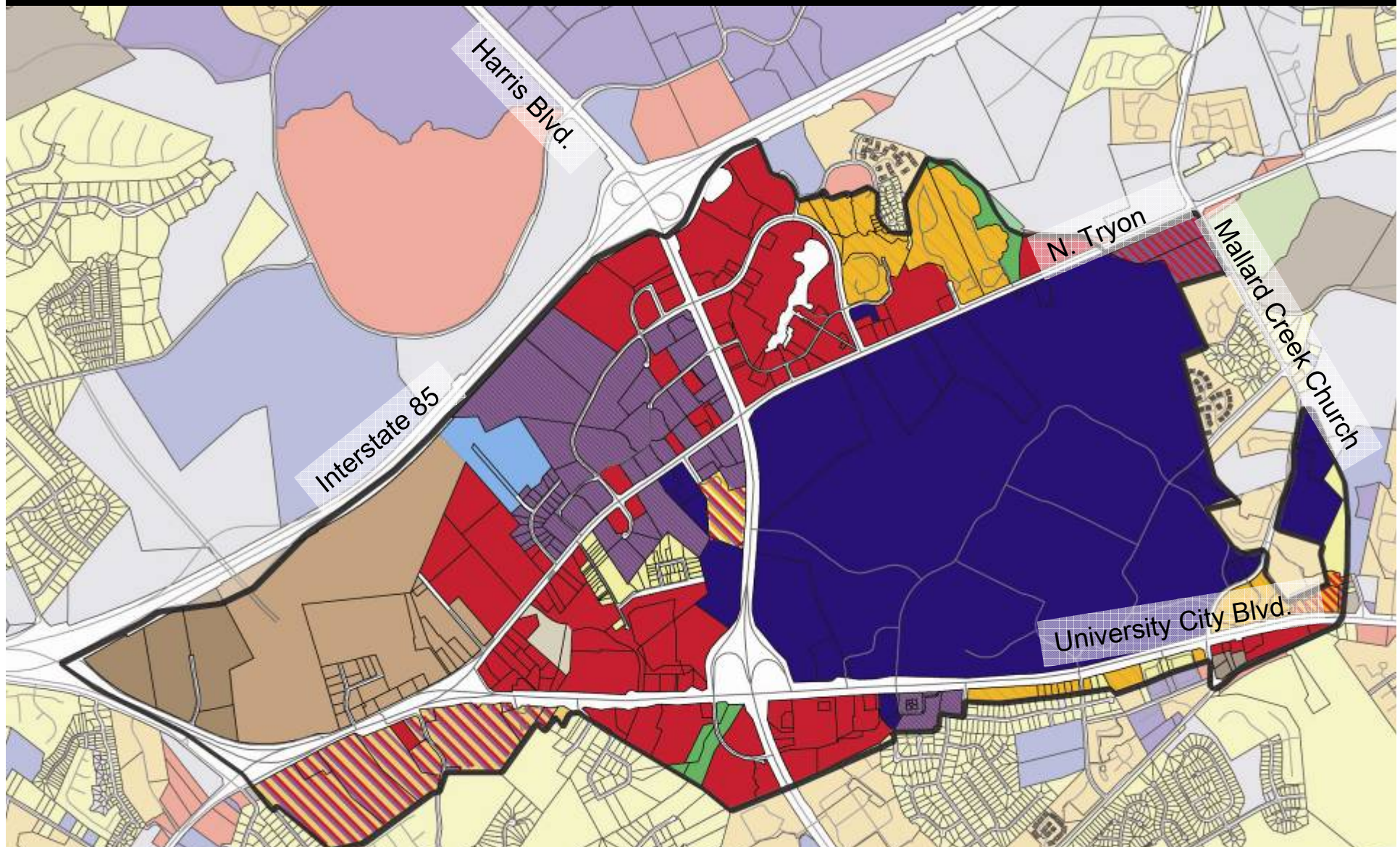


Building Figure Ground



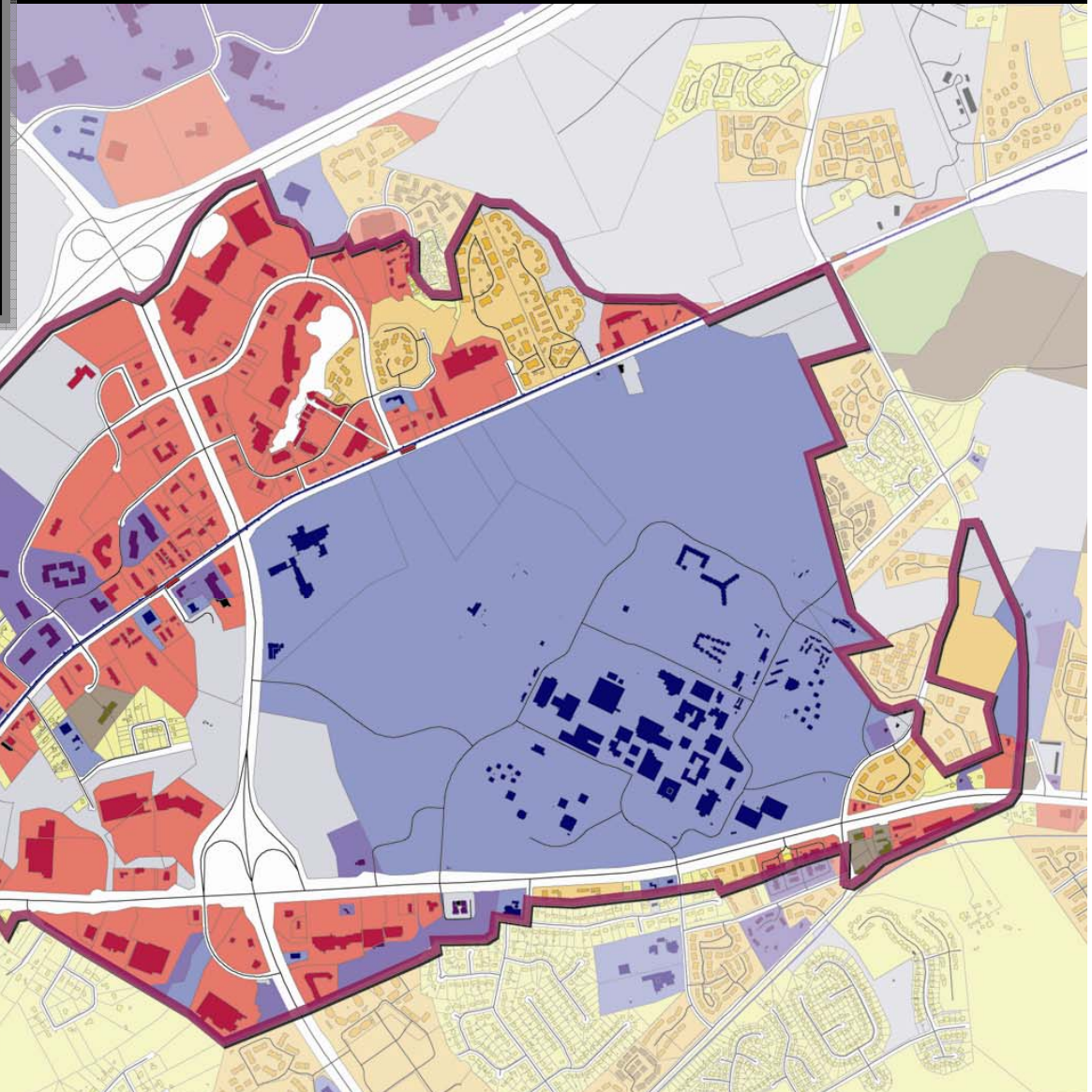
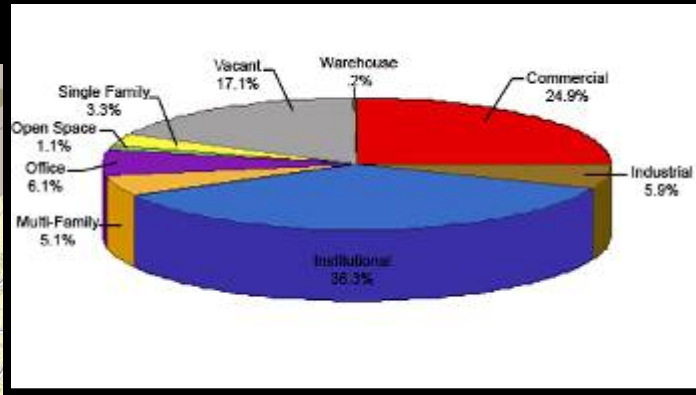
Northeast District Adopted Future Land Use

*Adopted January 12, 2006-Updated Annually



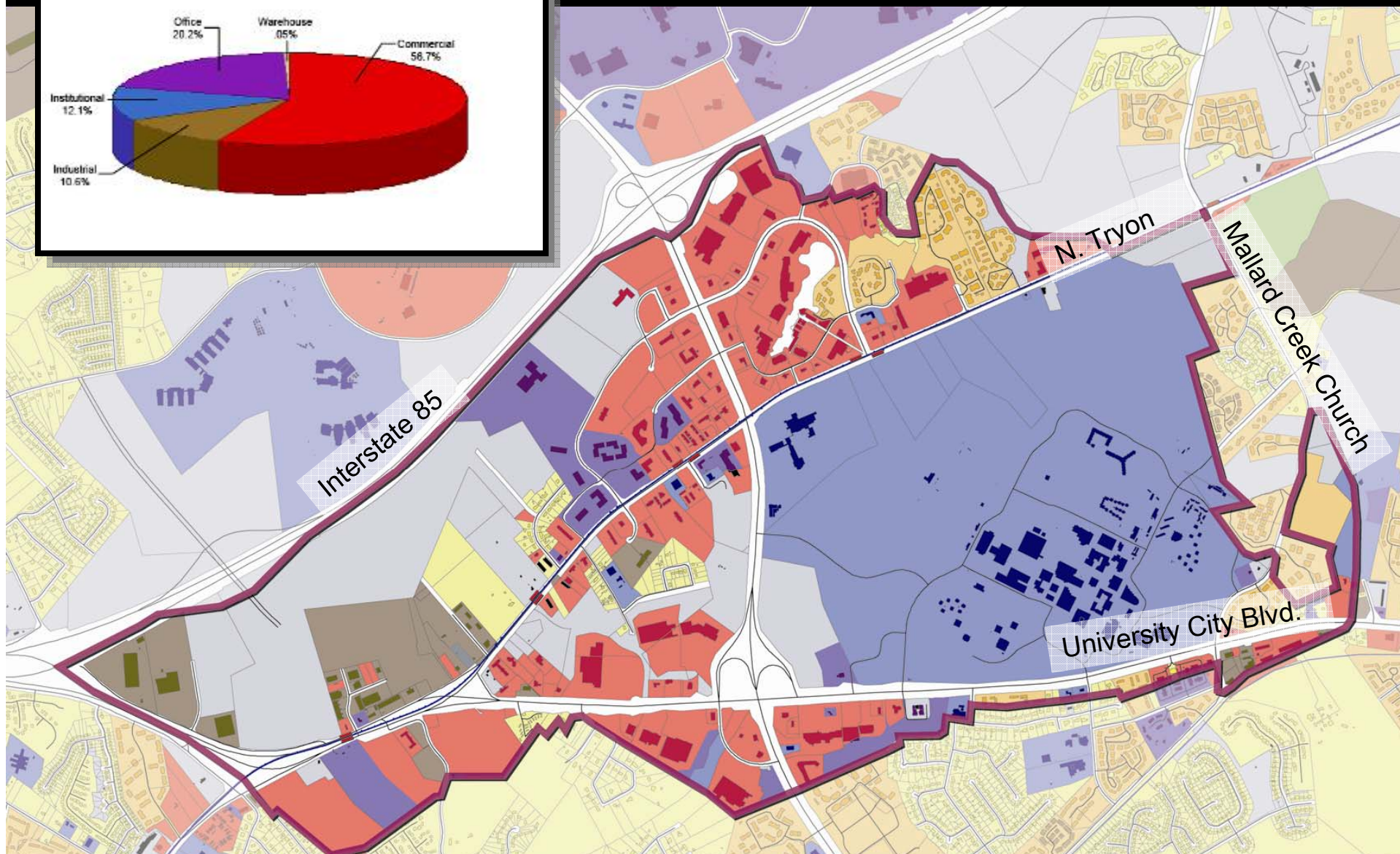
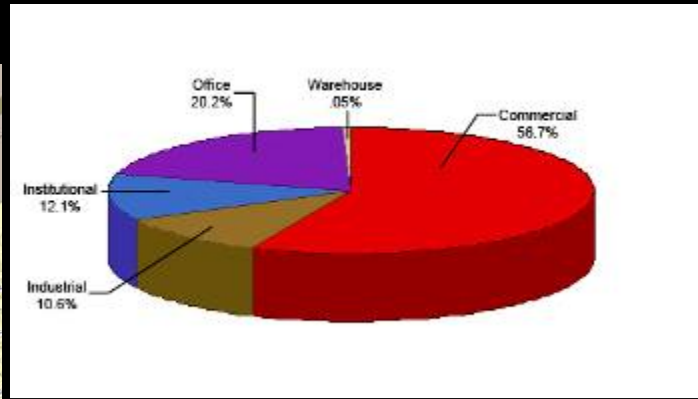
- | | | | | | | | | |
|---------------------------|-----------------------|------------------------|----------------------|-------------------------|-----------------|--------------------------|------------|--------|
| MSD Boundary | Single Family <=3 DUA | Multi-Family <=12 DUA | MF/Commercial | Office/Commercial | Office Research | Institutional Commercial | Industrial | Vacant |
| Proposed Station Location | Multi-Family | Warehouse/Distribution | MF/Office/Commercial | SF/MF/Office/Commercial | | | Greenway | |

Existing Land Use



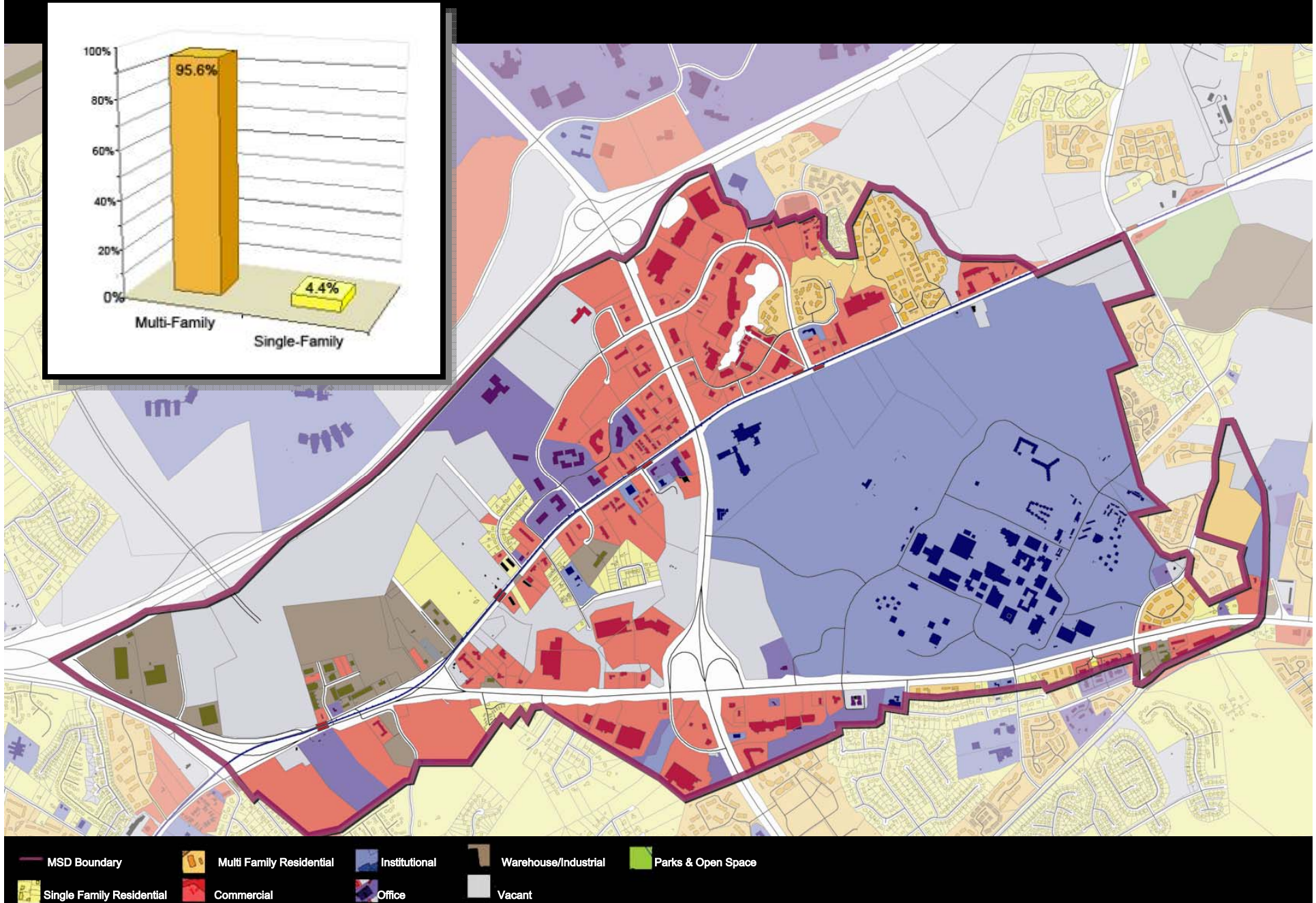
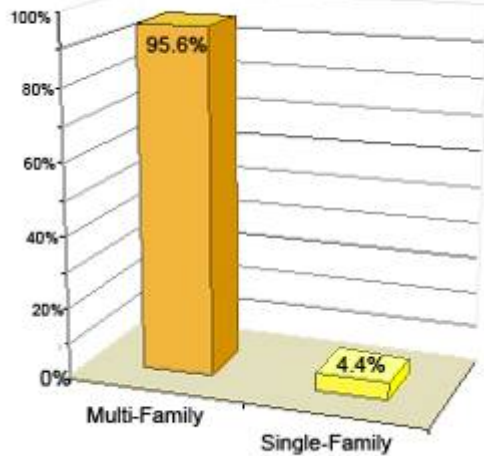
Employment: 18,417 (Including UNCC)

Employment



Residential: 7,198 (Including UNCC On-campus housing which is 5,000 students)

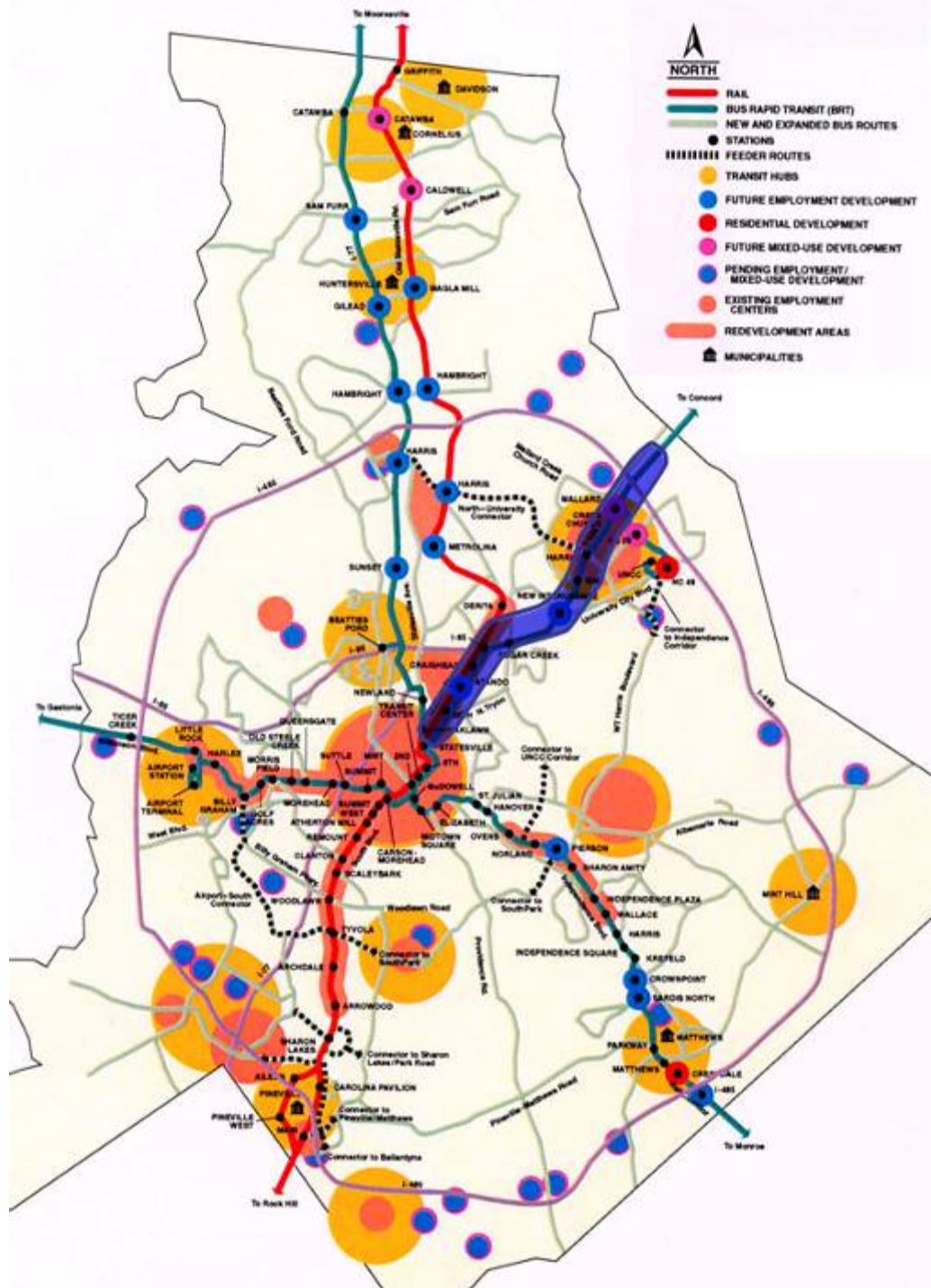
Residential Population

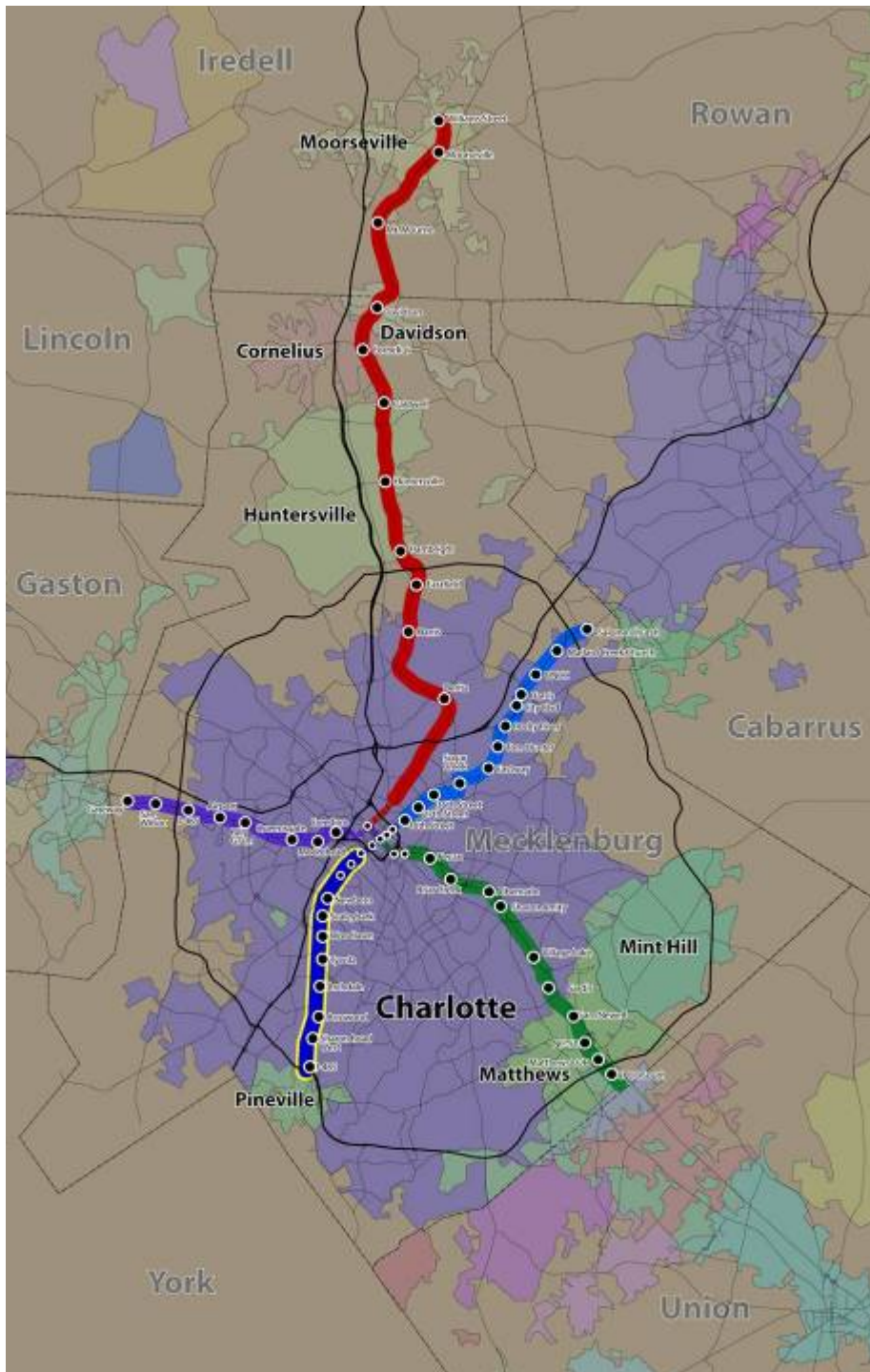


Centers, Corridors, and Wedges

Growth Framework

Centers & Corridors Plan





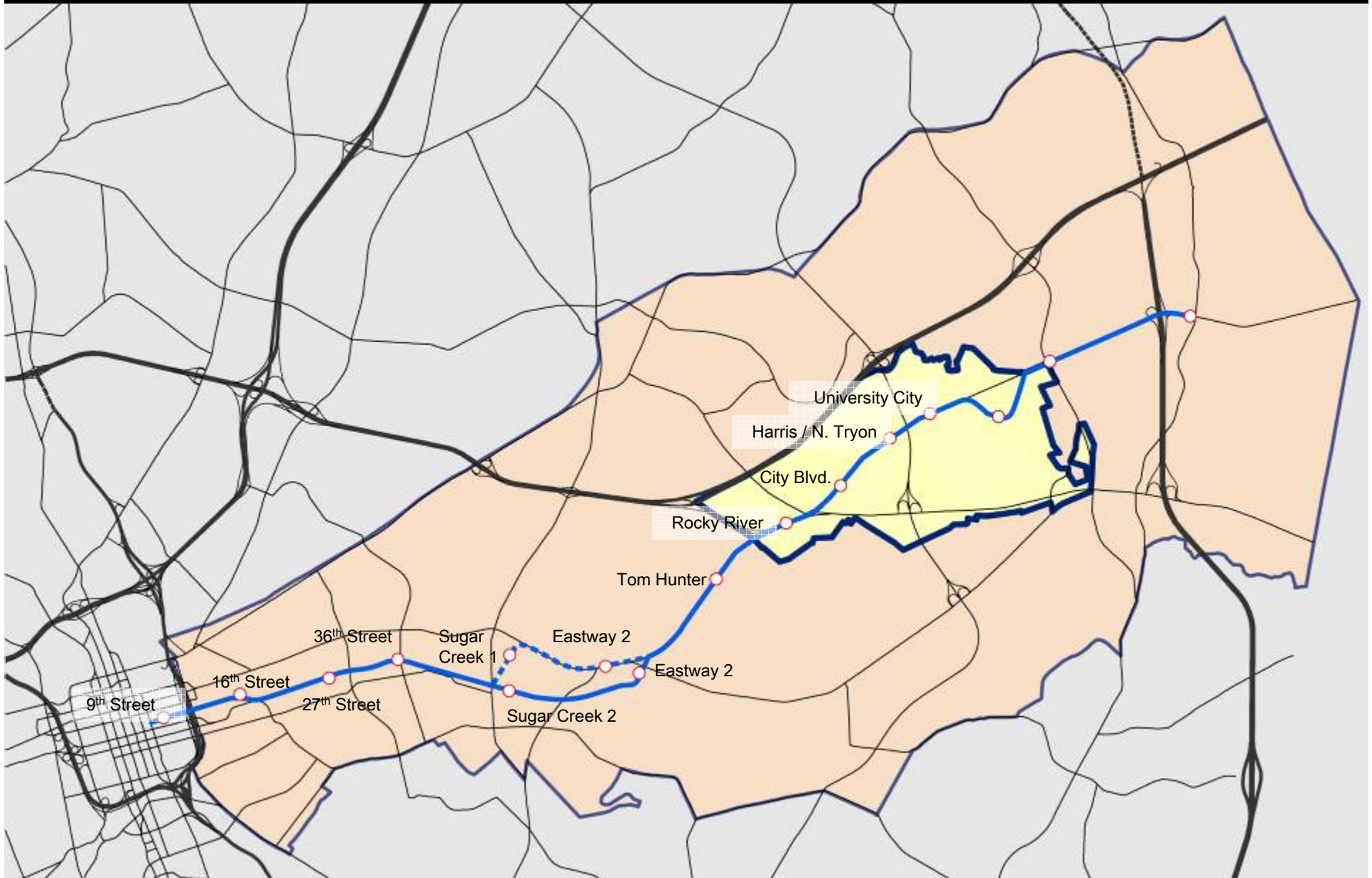
CATS System Plan & The NE Corridor

Implementing Cats System Plan

- 5 Transit Corridors (58 Stations)
- South Corridor – LRT – **Under Construction**
- 15 stations
- 4 Transit Corridors in DEIS
 - North Corridor – Commuter Rail (12 Stations)
 - Northeast Corridor – LRT (13 Stations)
 - Southeast Corridor – LRT/BRT (13 Stations)
 - West Corridor – LRT/BRT (9 Stations)

1 Street Car Corridor in DEIS

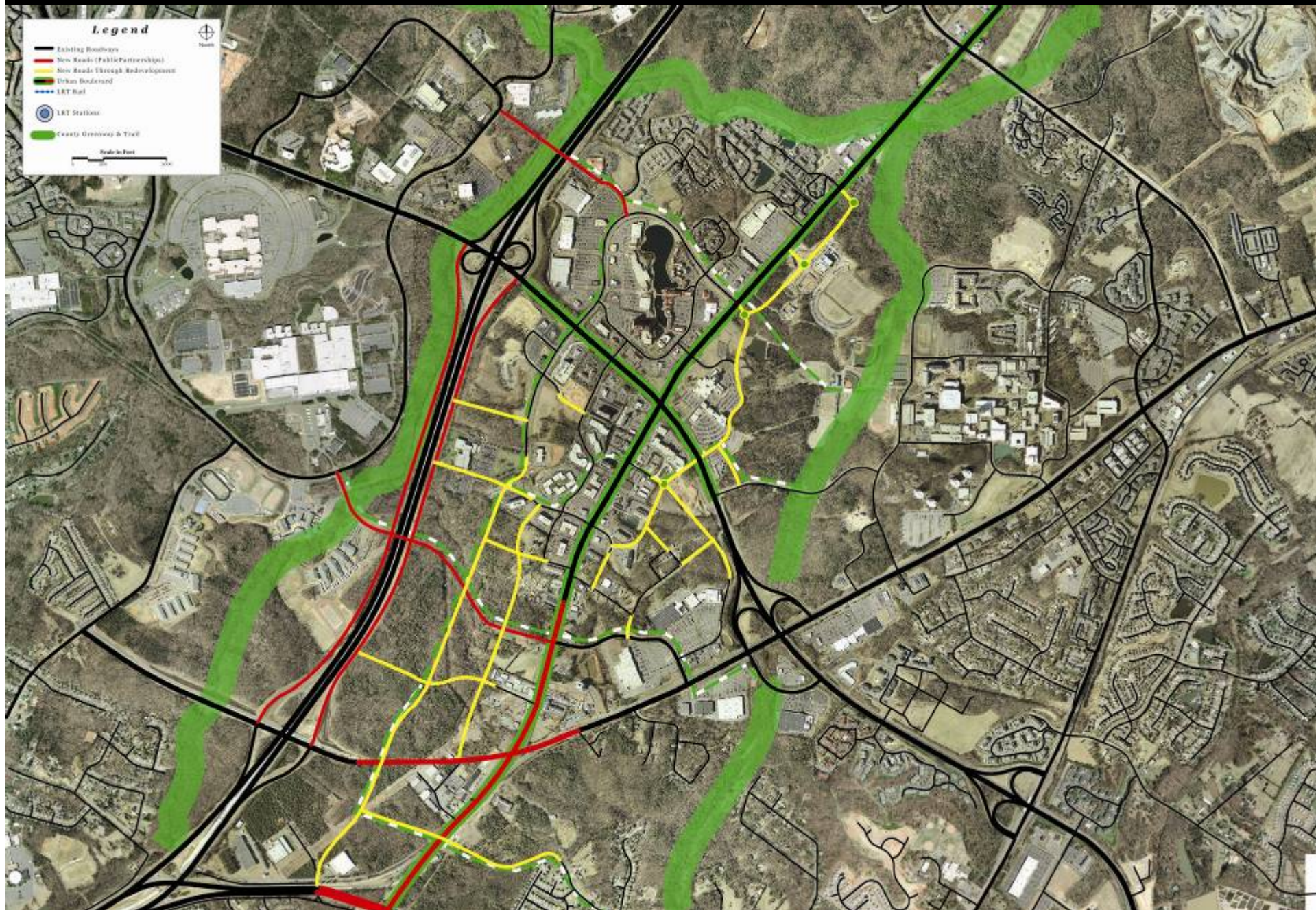
The Northeast Corridor



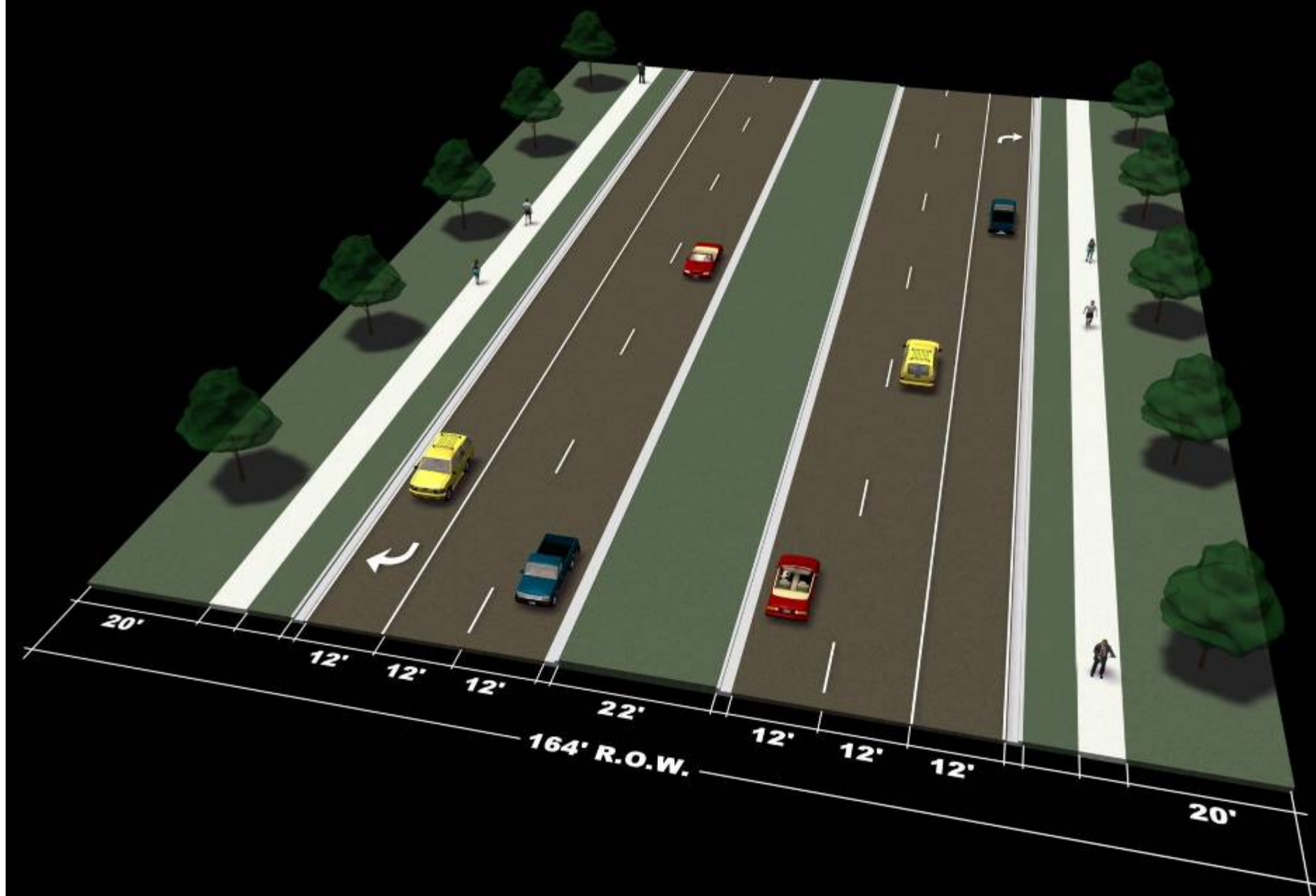
UCP's

Urban Boulevard

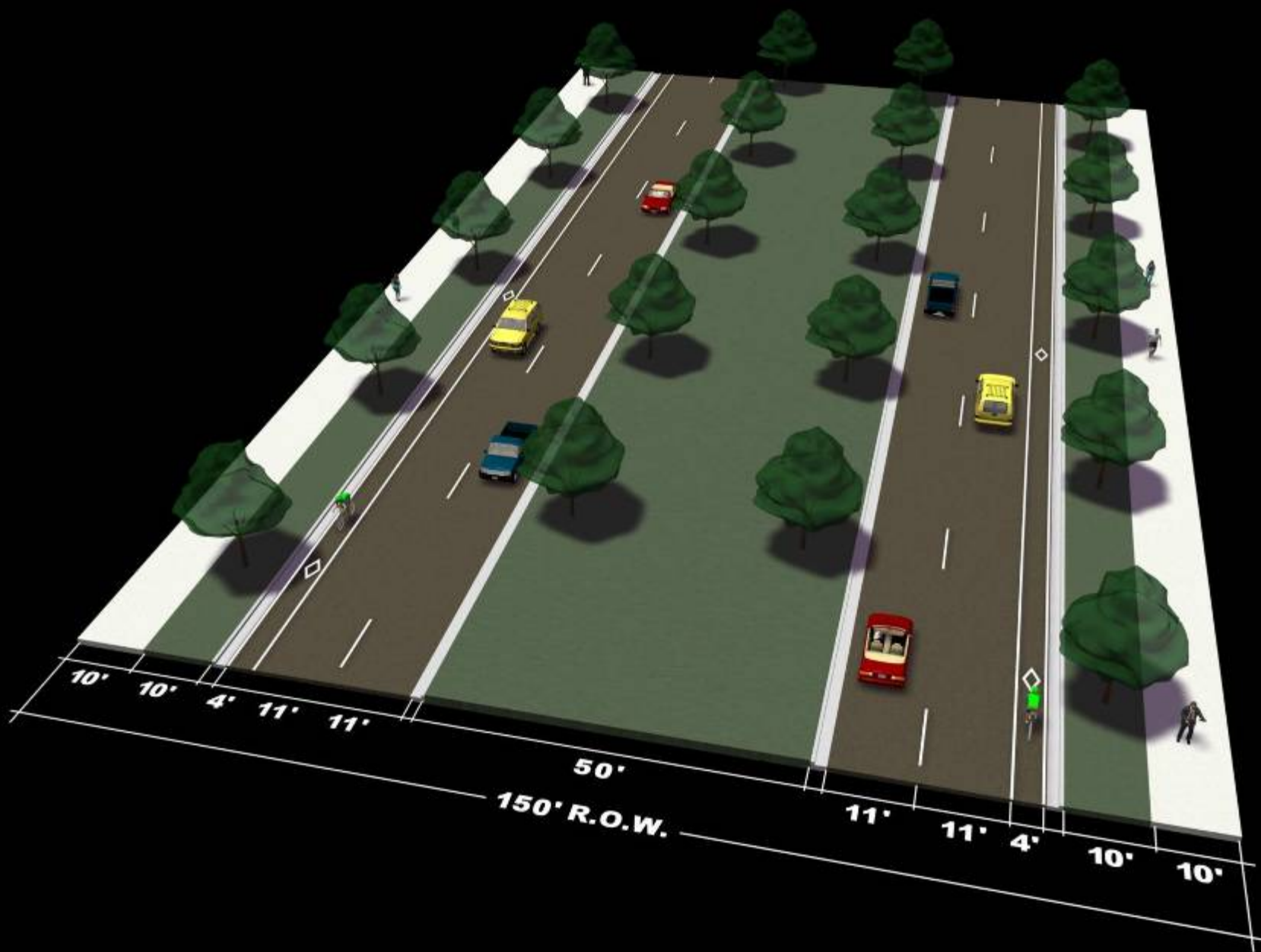
Build a Street Network



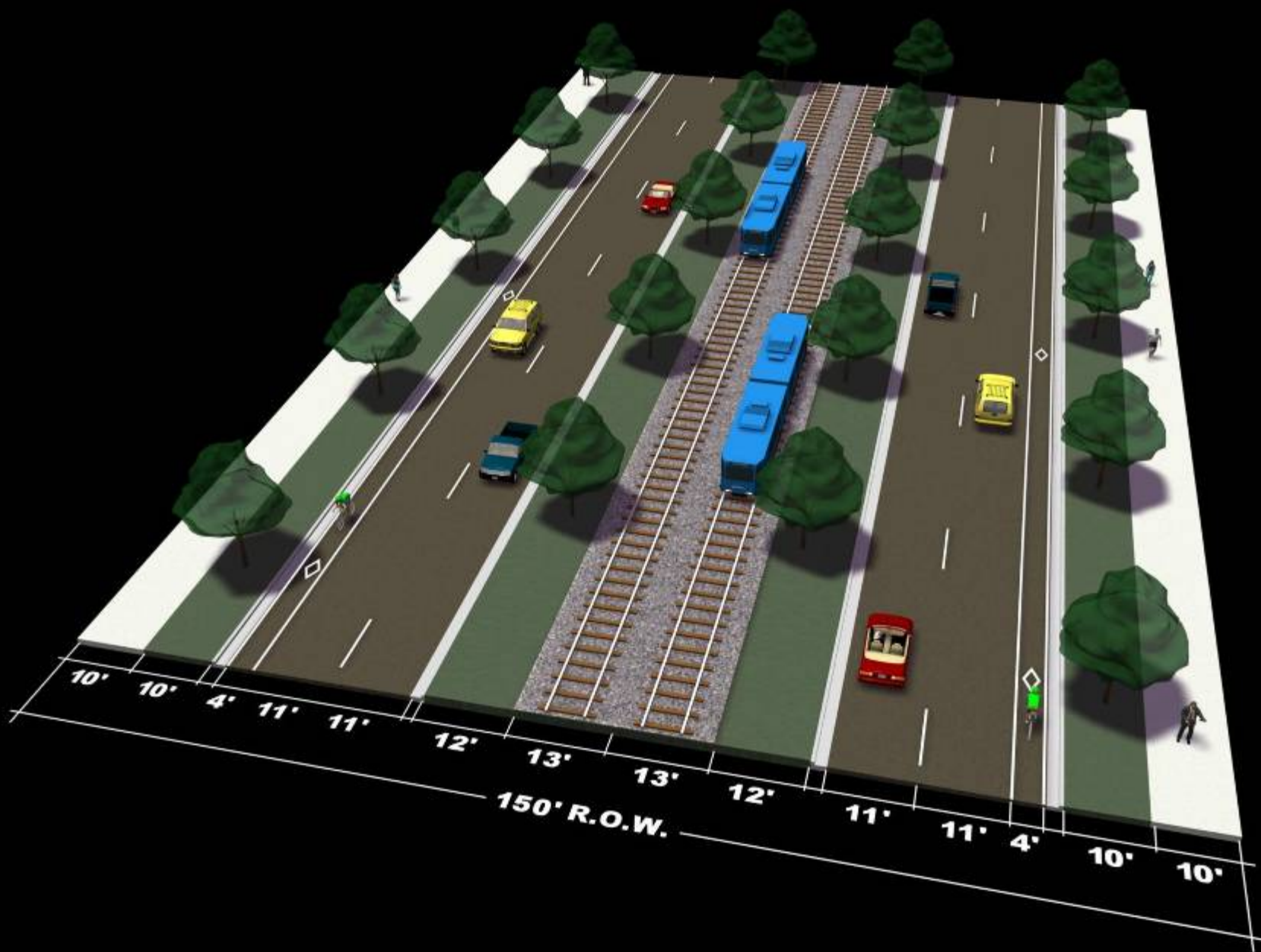
North Tryon – An Urban Boulevard



North Tryon – An Urban Boulevard



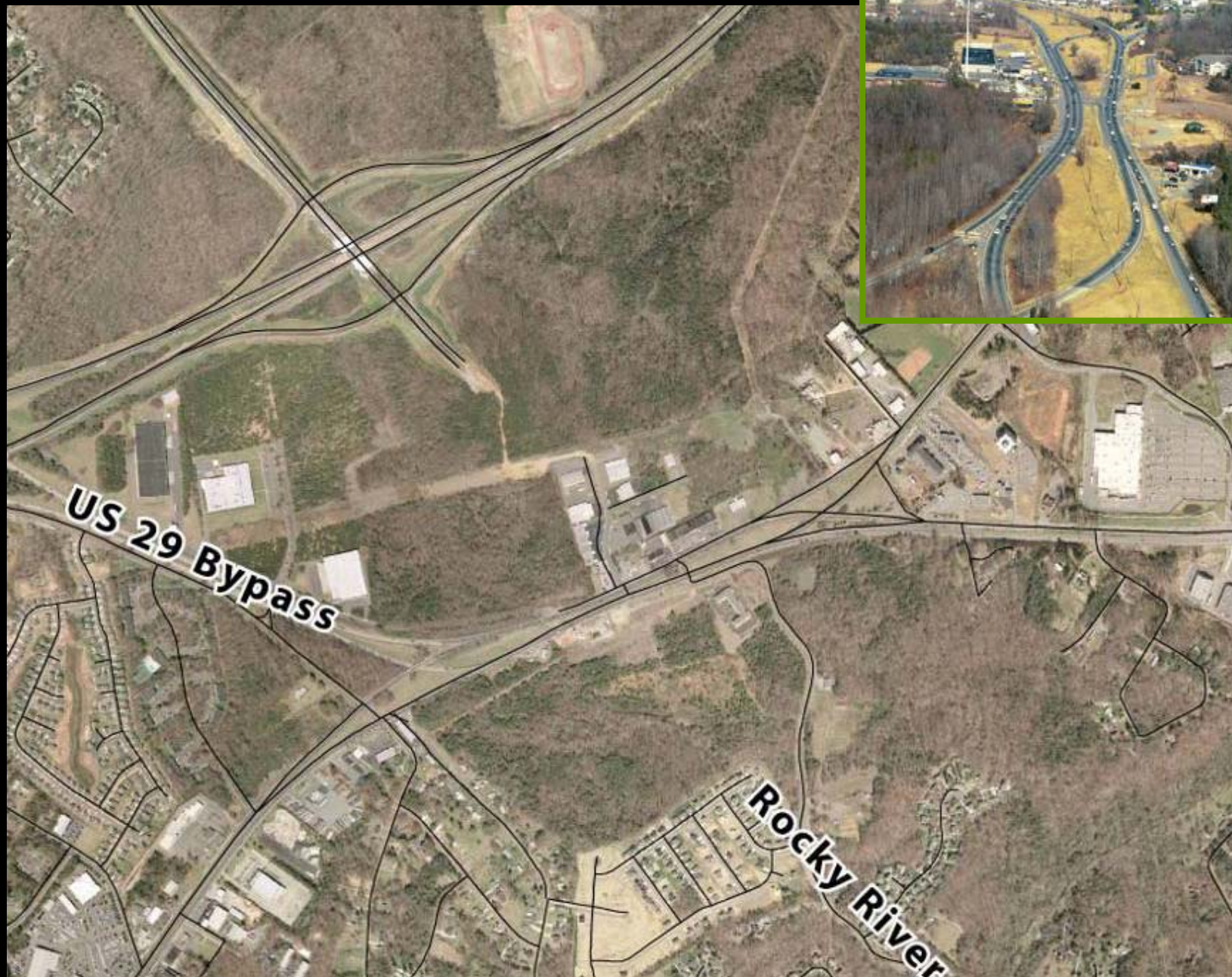
North Tryon – An Urban Boulevard



29 / 49

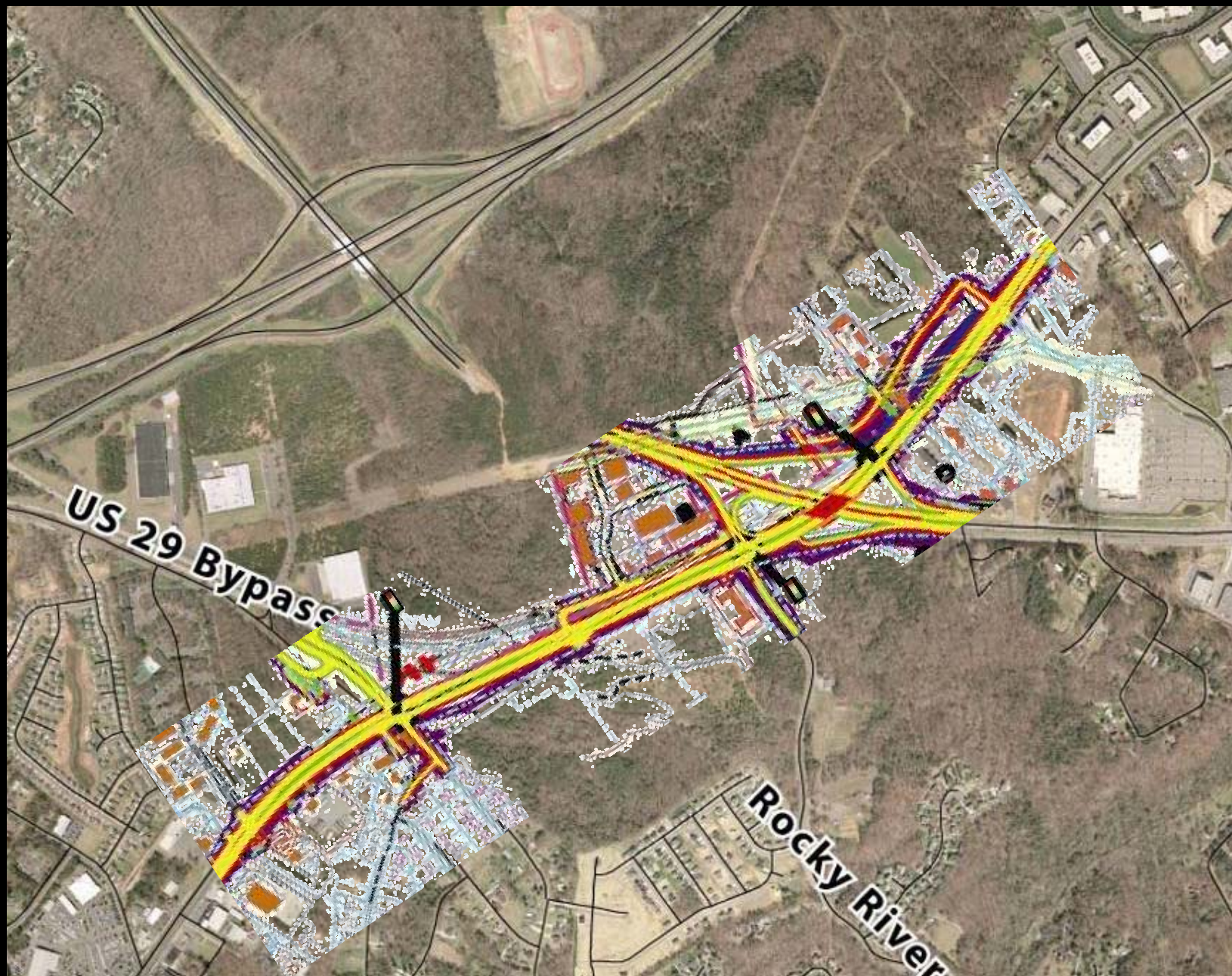
Weave Improvement

University City Area

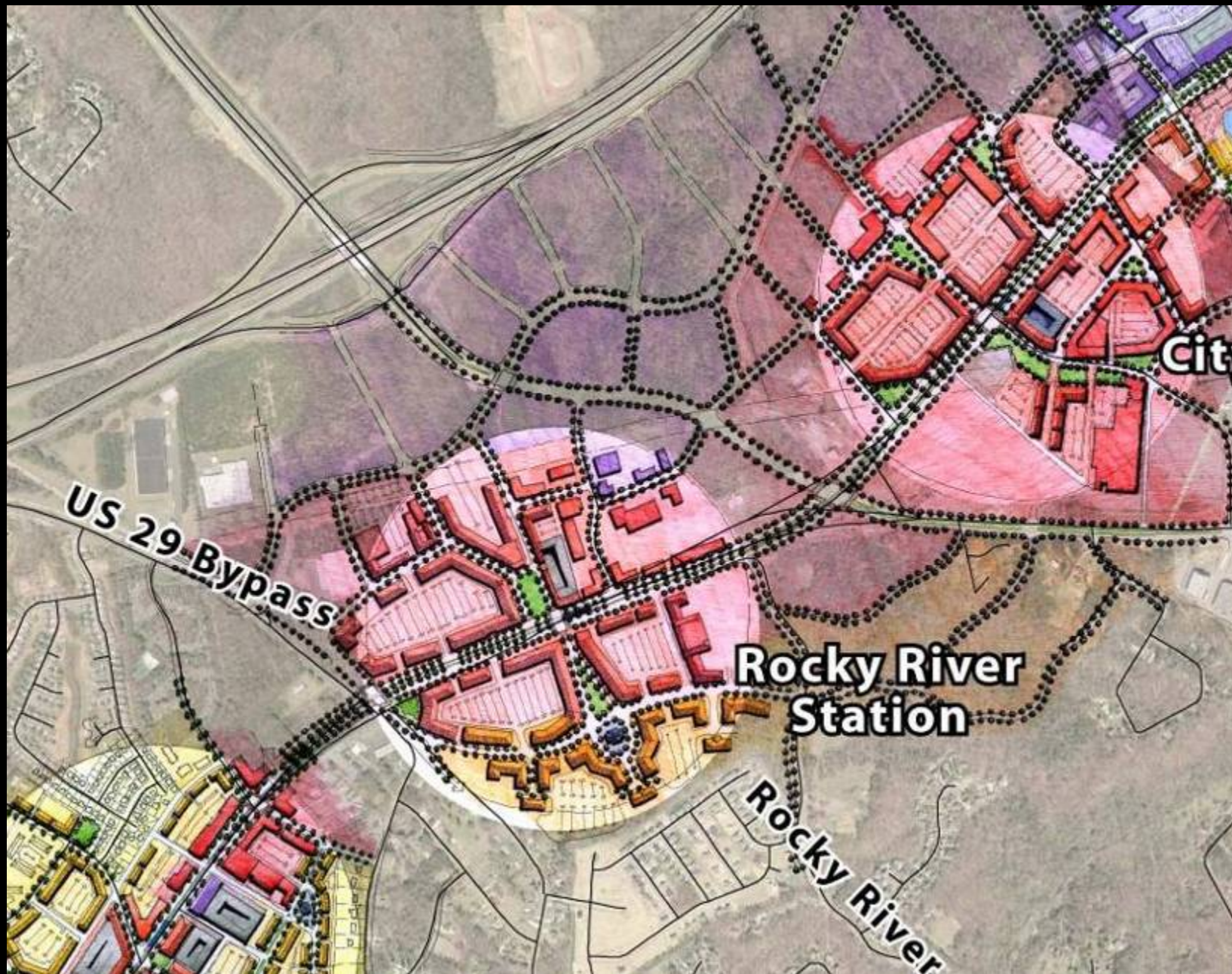




University City Area



Integrated Land Use and Transportation Solution



Community

Input

UNIVERSITY CITY - Sponsored

- Road to Rail Conference (Sept 2004)
- Urban Boulevard Community Kick-off (March 2005)
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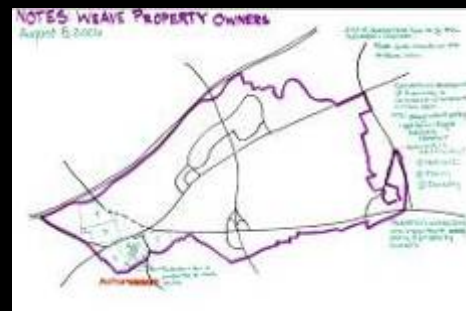
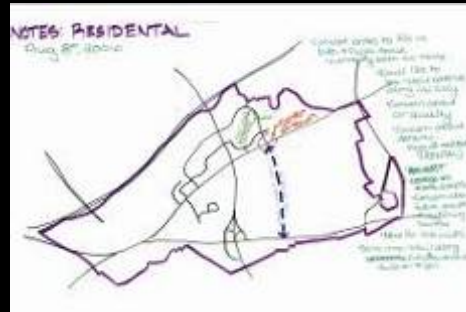
CITY OF CHARLOTTE – Sponsored

- Station Area Planning (2005 & 2006)
- Area Plan (Fall 2006 & Spring 2007)
- UCP Area Plan & Station Concepts Community Meeting (Sept 2006)

Still to Come . . .

- Planning Commission Review and Recommendation
(Public Meeting – 5:00 pm, May 29, 2007 – Government Center 8th Floor)
- Council Review and Adoption Process (Summer, 2007)

Vision & Goals



*University City will be **transformed** into a **distinct and vibrant people-oriented place** that is urban in scale and design.*

*It will be **energized** by a **highly successful light rail line** that will operate along the North Tryon corridor and will be a **popular and accessible destination** for people of all ages, income levels and backgrounds, offering diverse and **unique choices** for living, shopping, working, learning and enjoying leisure time.*

Vision & Goals

- Promote and design North Tryon as the premiere Public space and gateway to University City.
- Encourage the development of a lively well designed corridor with a variety of housing types, retail, and employment uses with public spaces integrated to create a compact and “Walkable” Community.
- Encourage the development / Redevelopment of areas at the edge of the MSD that blend with adjacent uses, pedestrian oriented, and are transit supportive.
- Improve connectivity throughout the University City to reduce reliance on the major thoroughfares, encourage walking and bicycling and better connect existing institutions with the rest of the community.
- Create a network of public open spaces, parks and greenways to help define the public realm; and,
- Support a healthy natural environment.

Plan

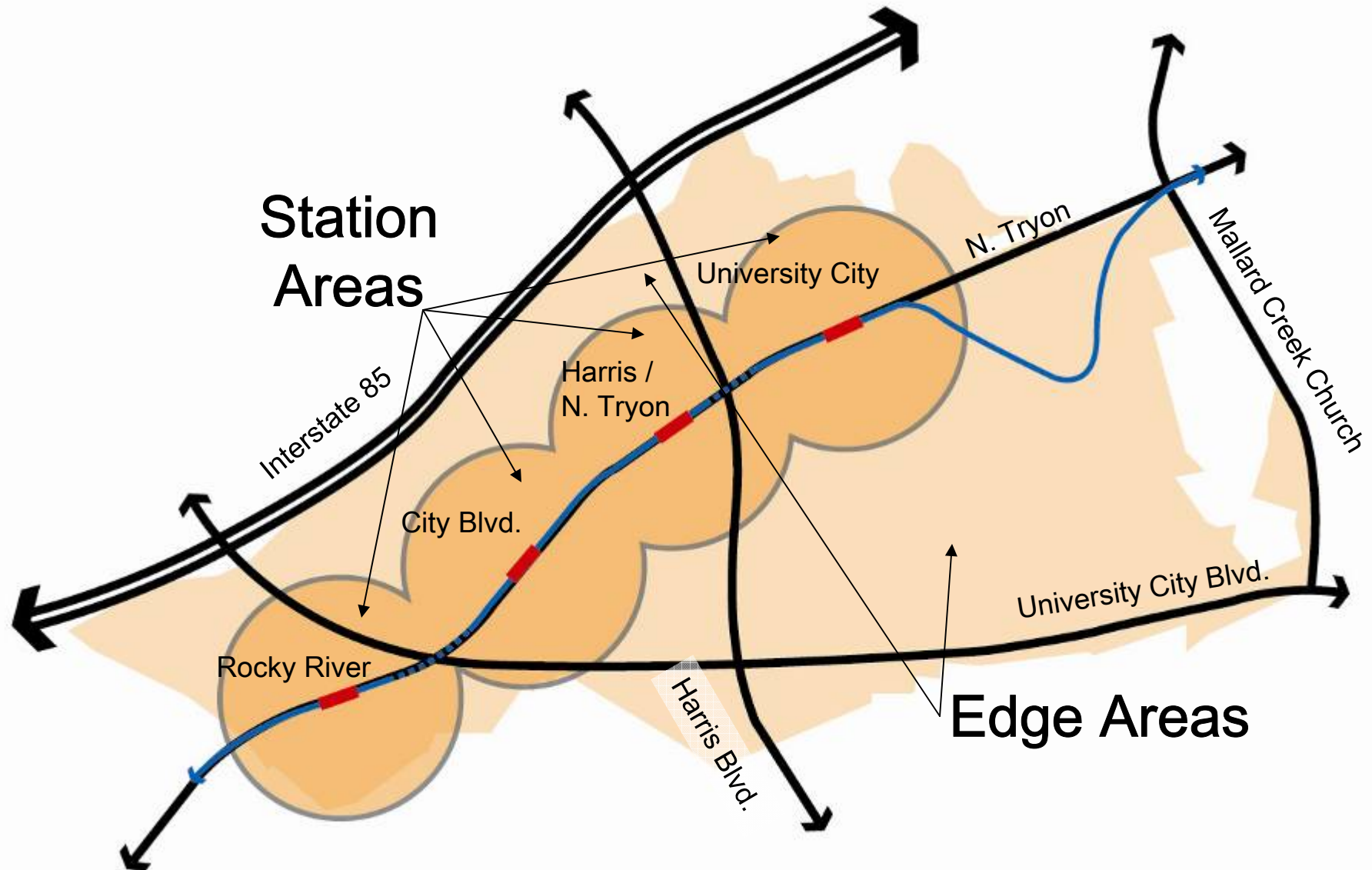
Recommendations



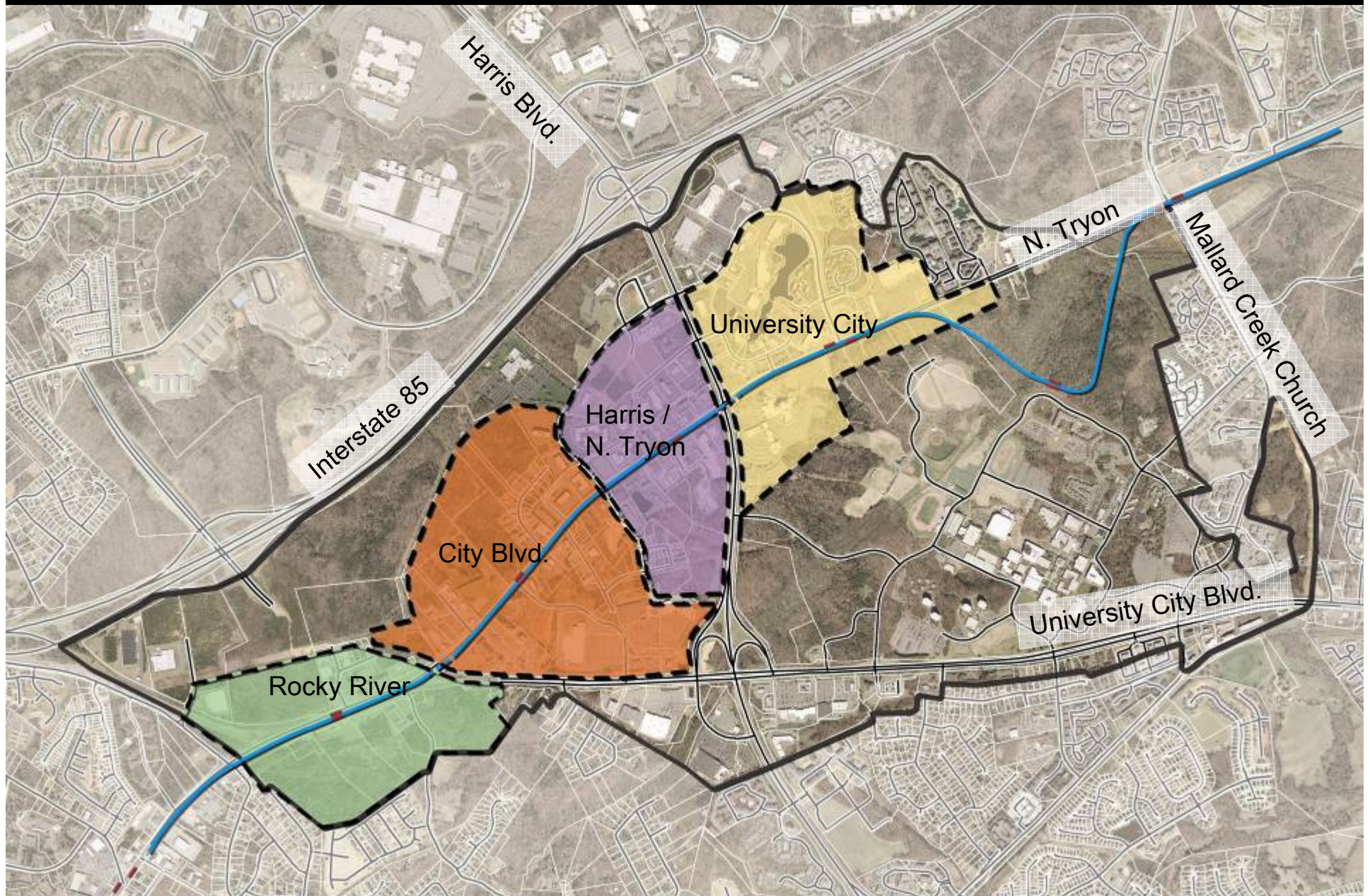
The Character of a Road Influences the Quality of Urban Environment



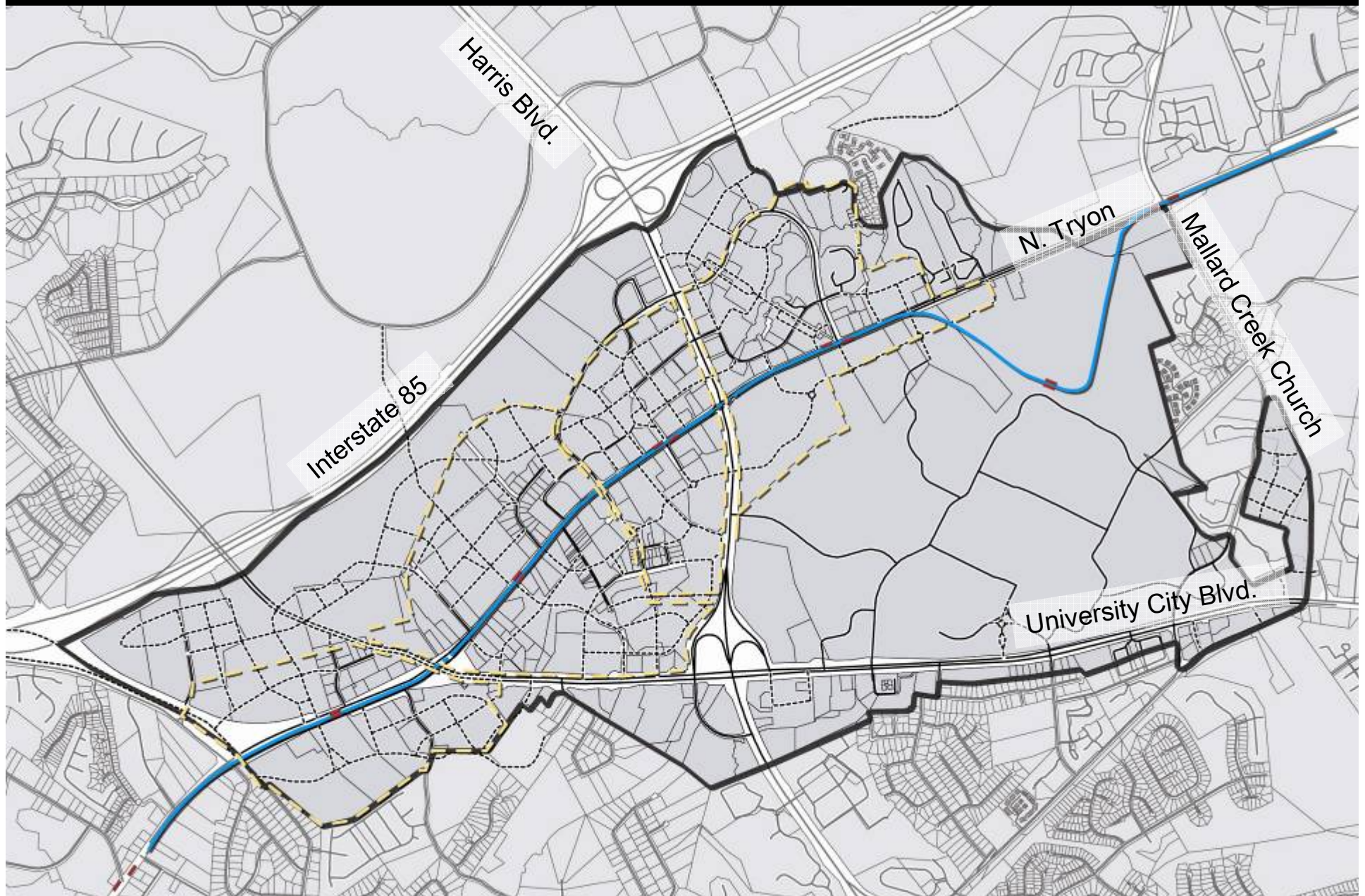
The Character of a Road Influences the Quality of Urban Environment



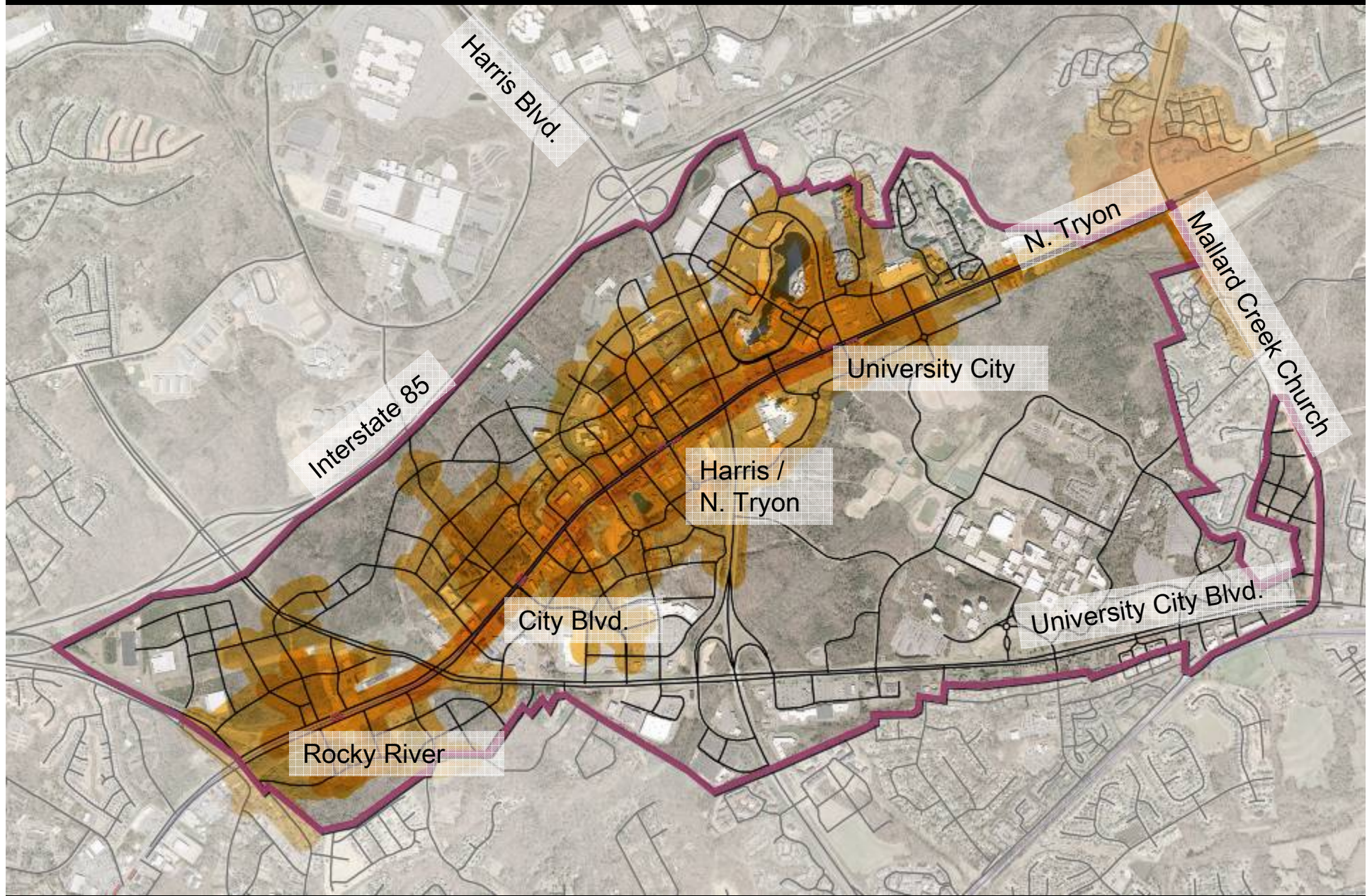
The Plan



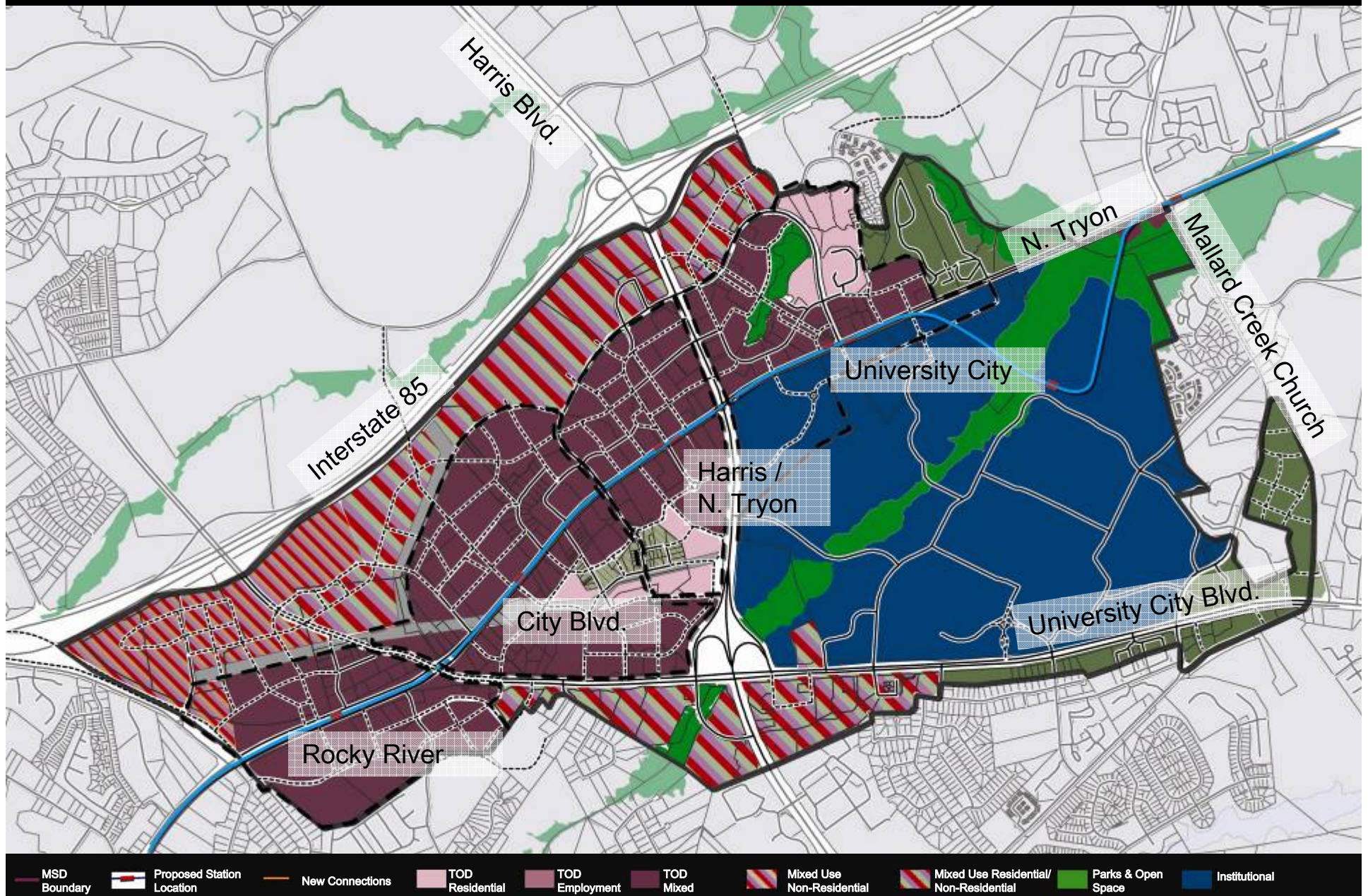
Street Network and Transit



Walking Distances



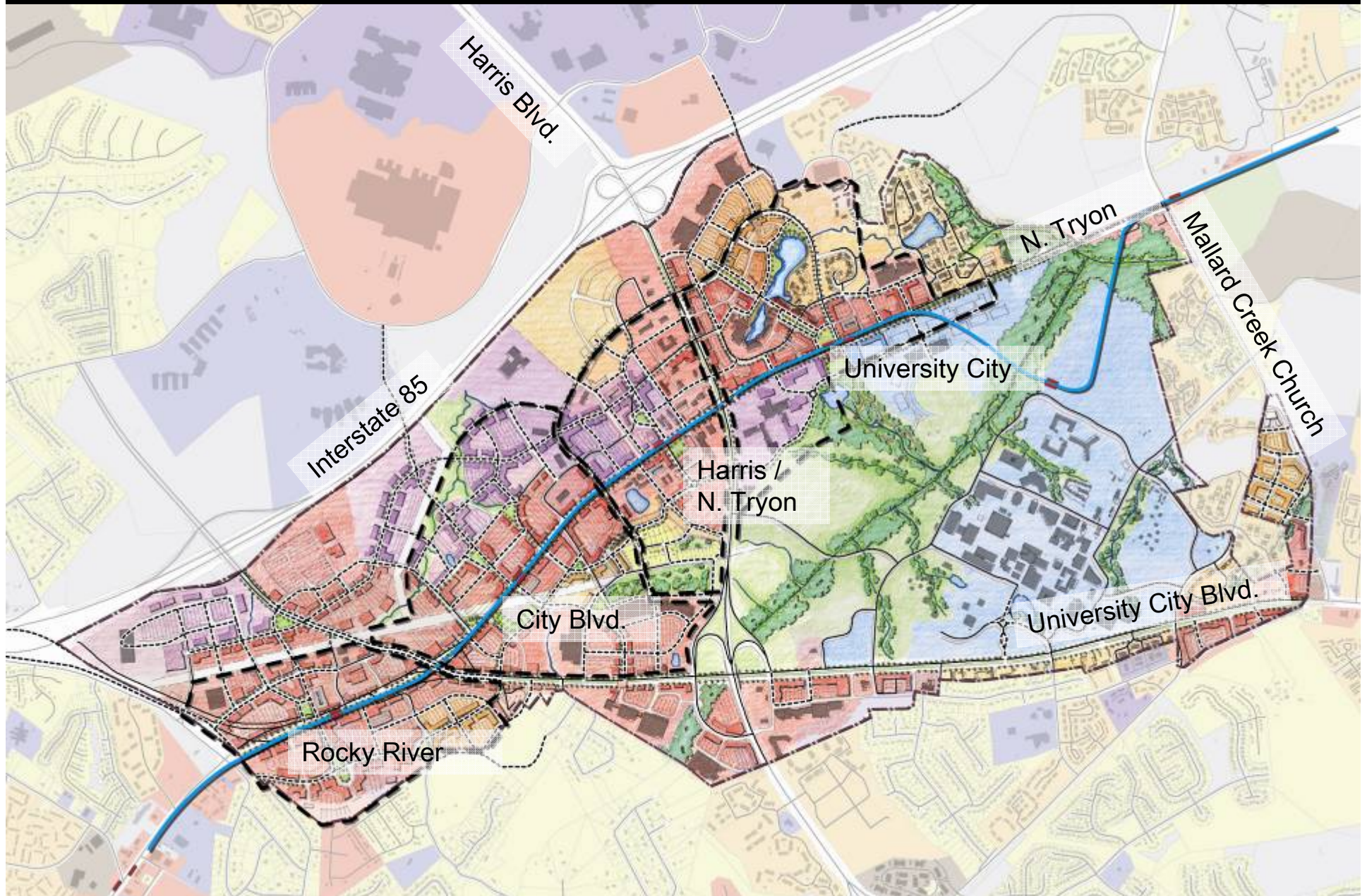
Recommended Land Use & Street Network



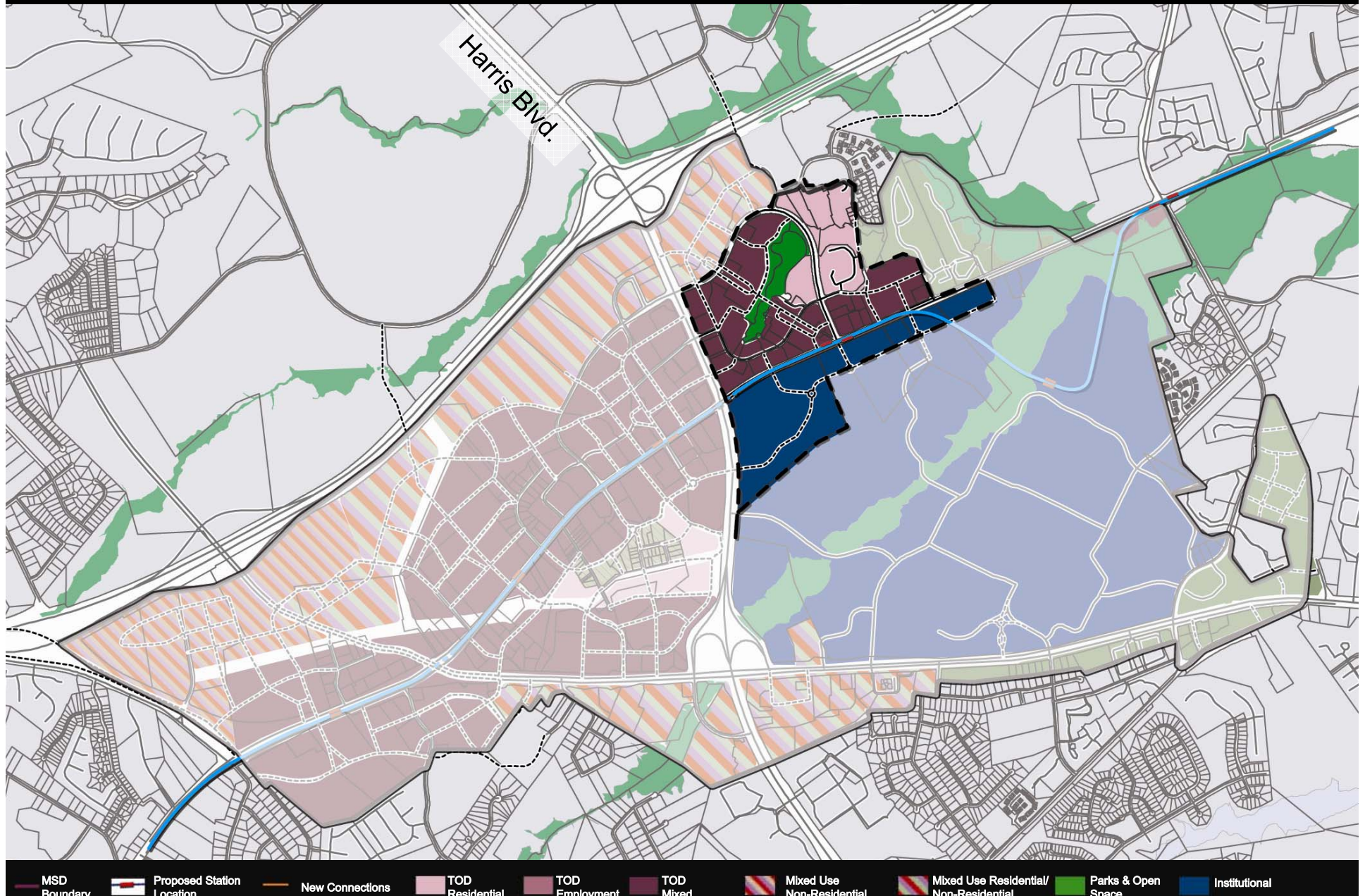
This **Illustrative** is a graphic that **shows** how an the area could develop, not how the area will develop.

It is one of many different possible scenarios. **It is intended to illustrate the principles of the plan, not a specific outcome of the plan.**

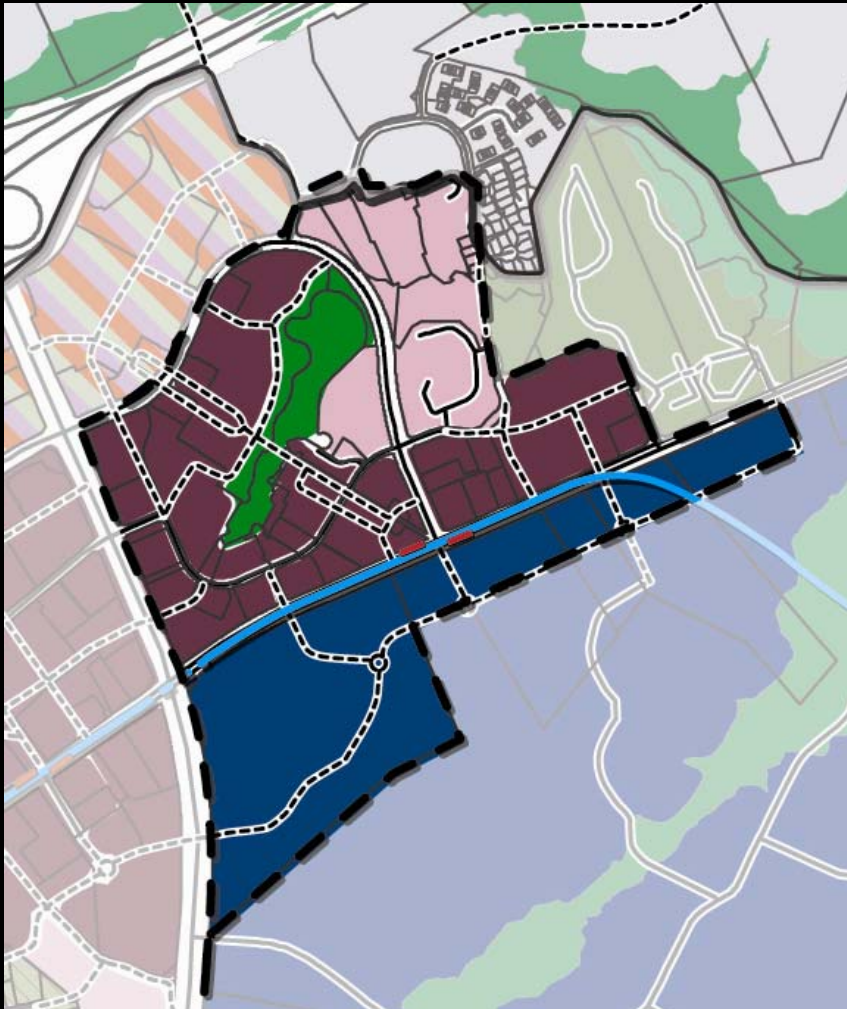
The Plan



University City Station (UNC Charlotte, University Place, CMC-University)



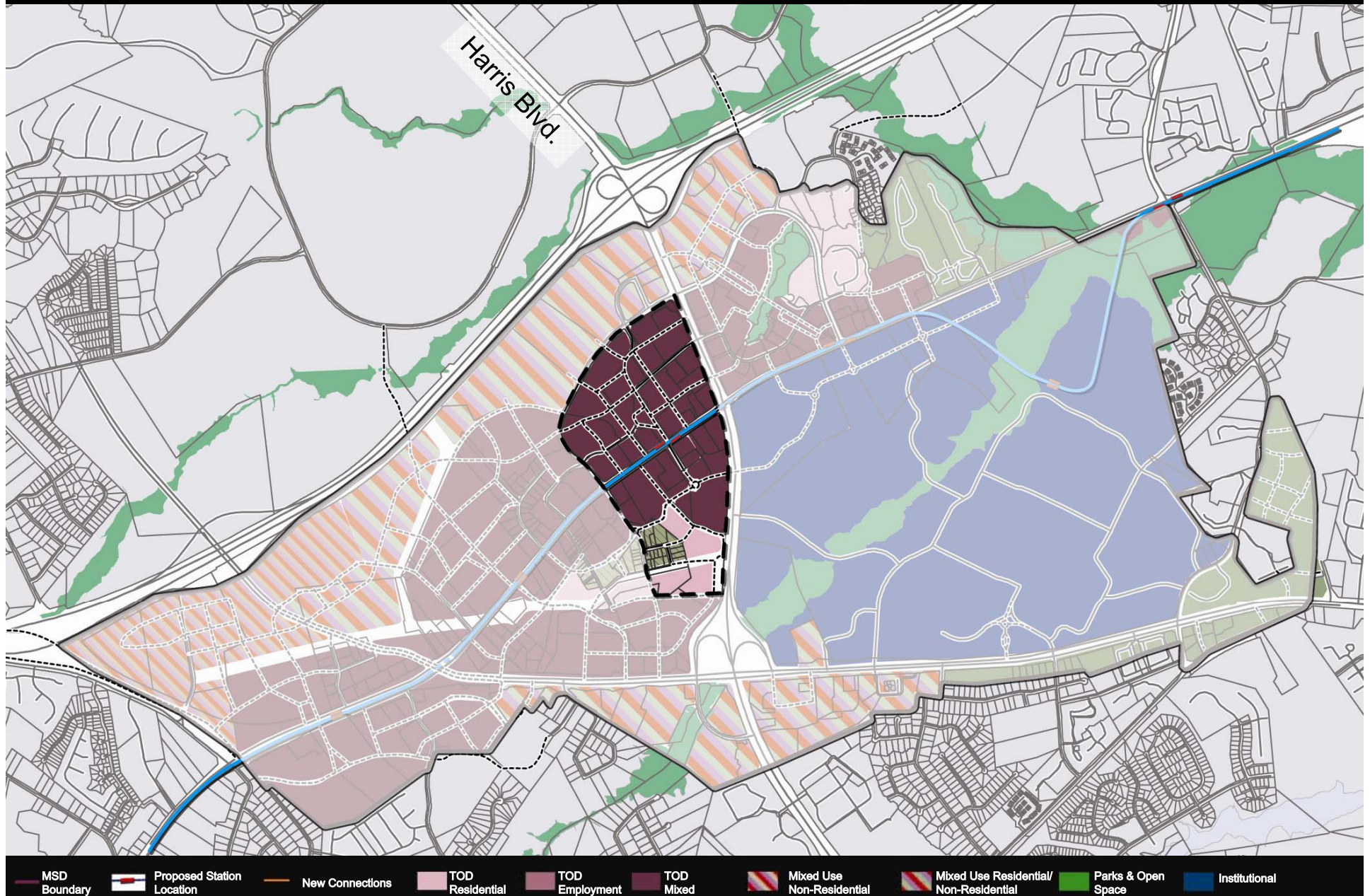
University City Station (UNC Charlotte, University Place, CMC-University)



University City Station (UNC Charlotte, University Place, CMC-University)



Harris / N. Tryon Station (South of Harris Near Ken Hoffman)



Harris / N. Tryon Station (South of Harris Near Ken Hoffman)



MSD Boundary Proposed Station Location New Connections TOD Residential TOD Employment TOD Mixed Mixed Use Non-Residential Mixed Use Residential/Non-Residential Parks & Open Space Institutional

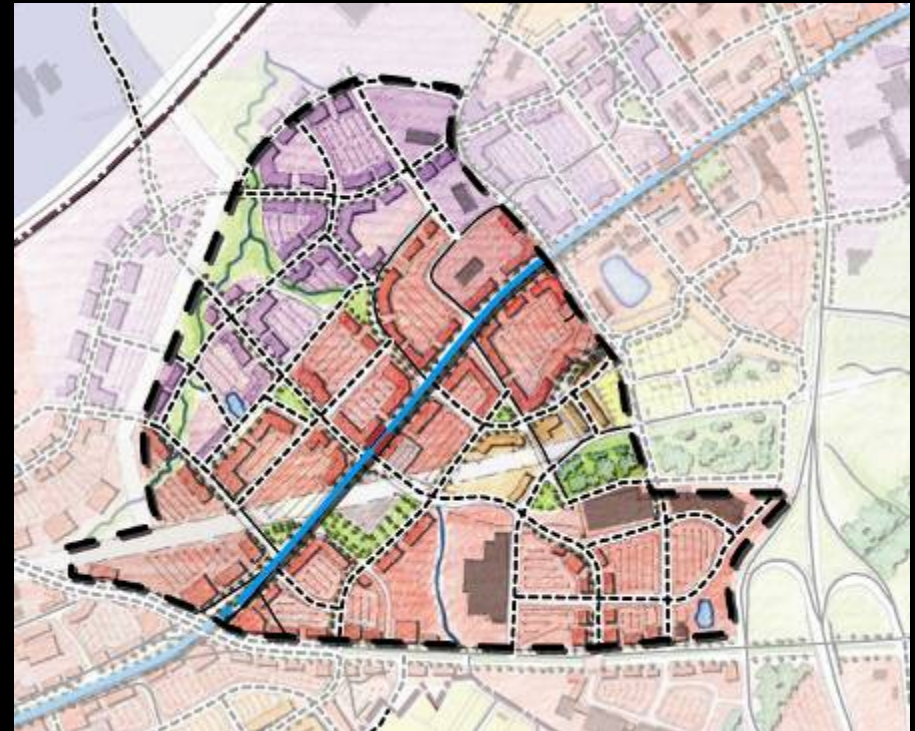
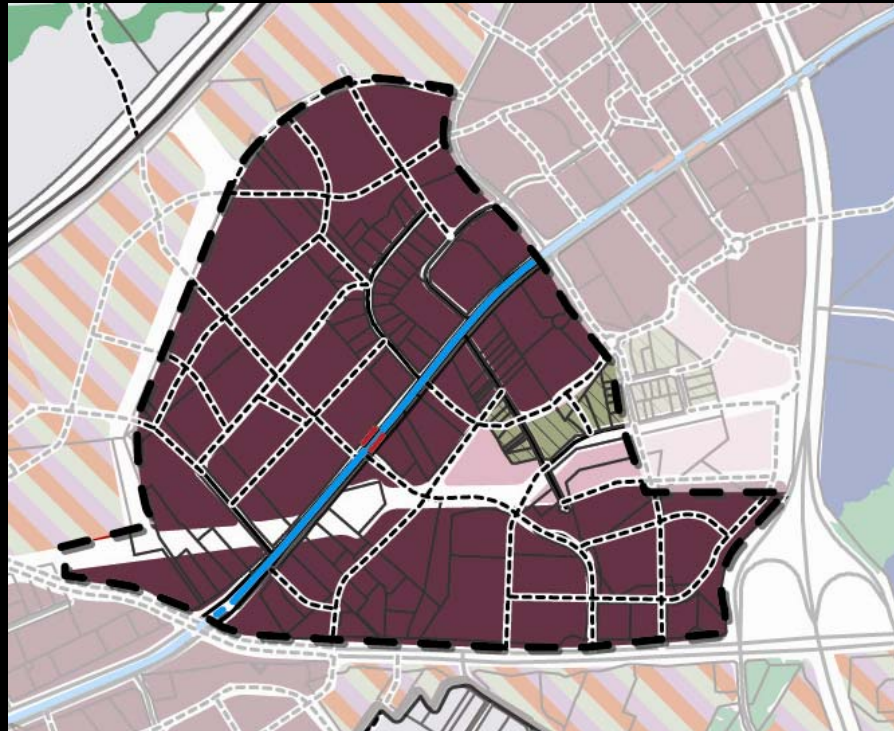
Harris / N. Tryon Station
(South of Harris Near Ken Hoffman)



City Boulevard Station (North of City Boulevard, Near Shopping Center Drive)



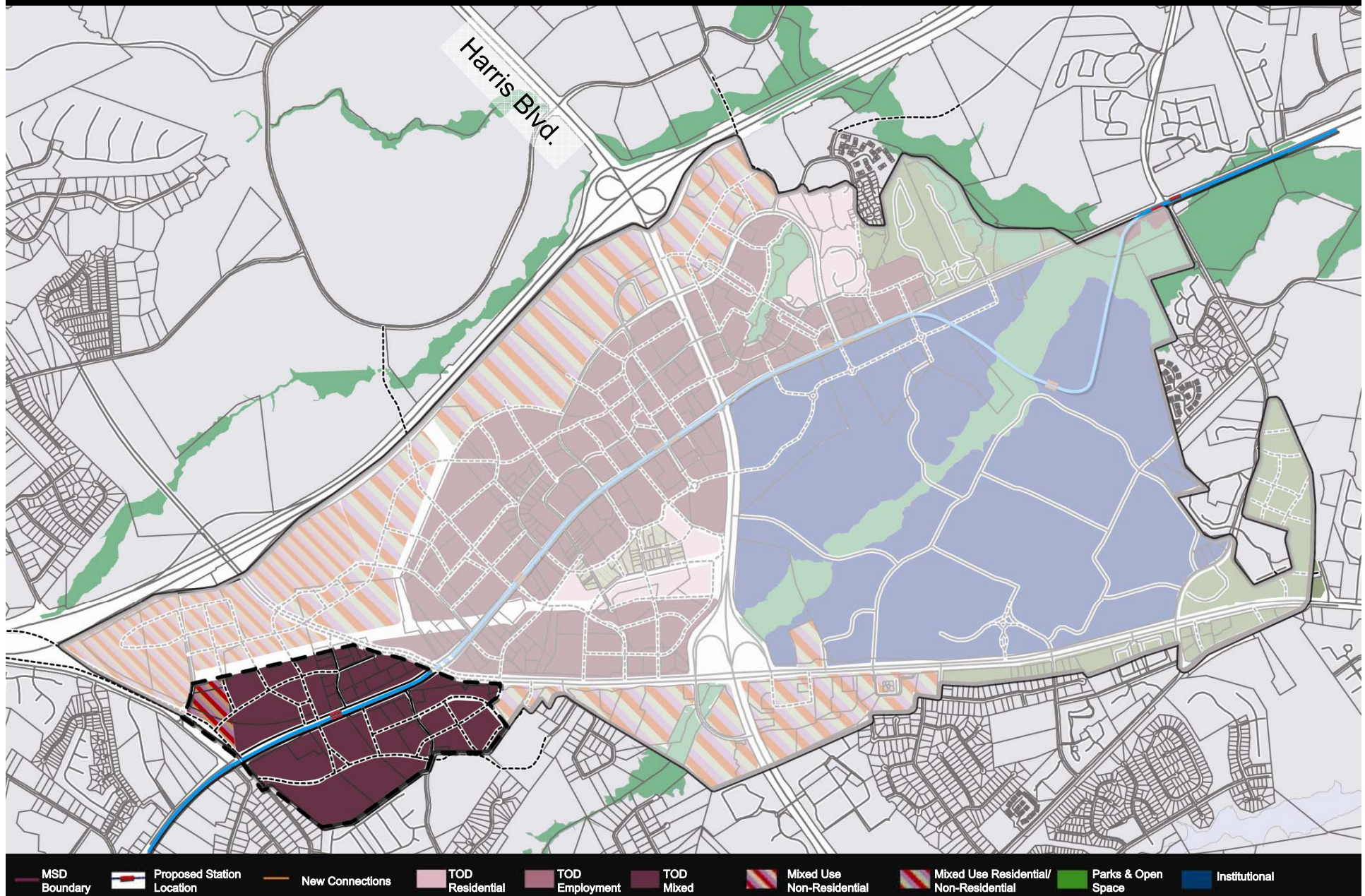
City Boulevard Station (North of City Boulevard, Near Shopping Center Drive)





City Boulevard Station

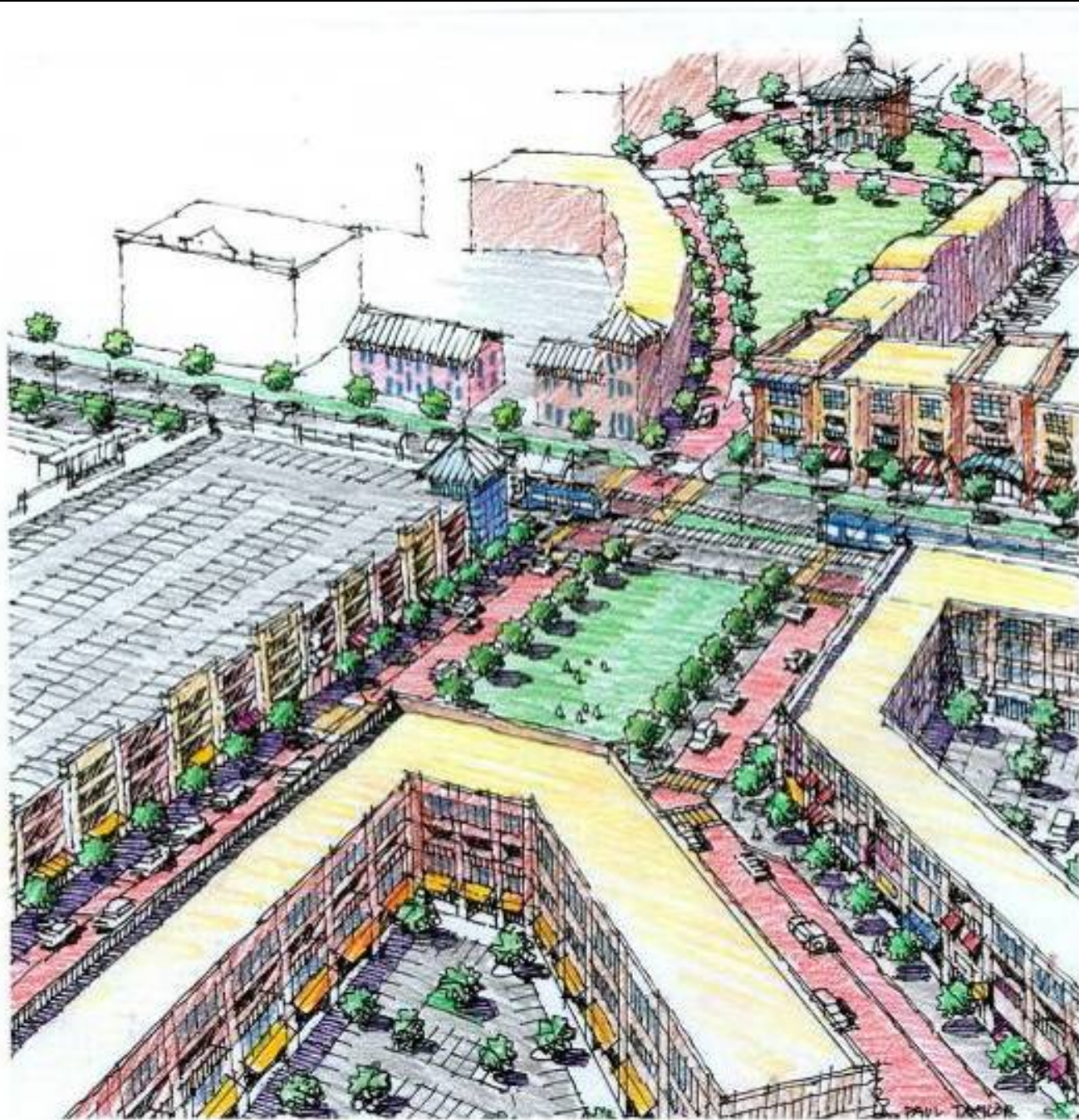
Rocky River Station (South of City Boulevard)



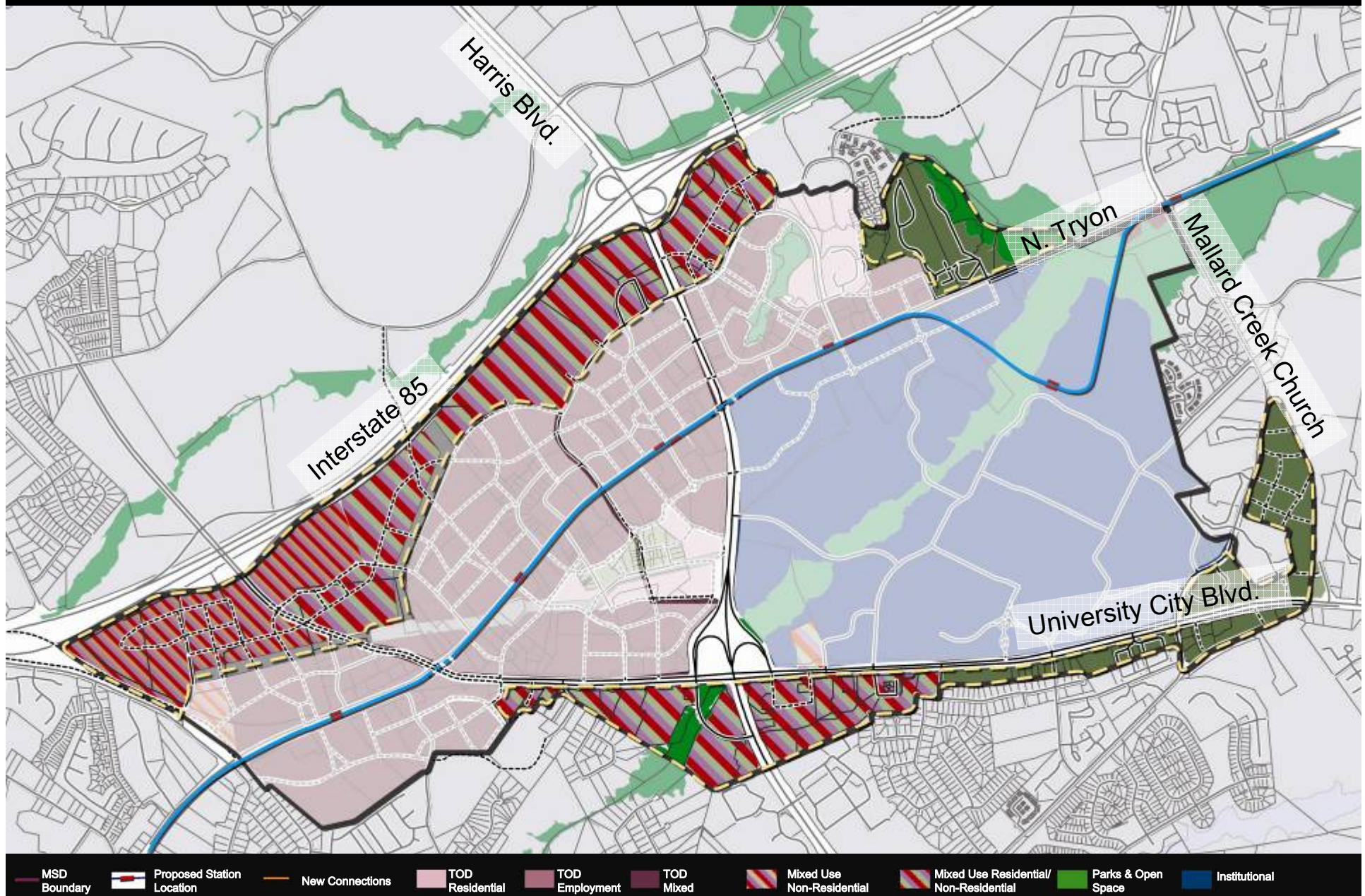
Rocky River Station (South of City Boulevard)



Rocky River Station

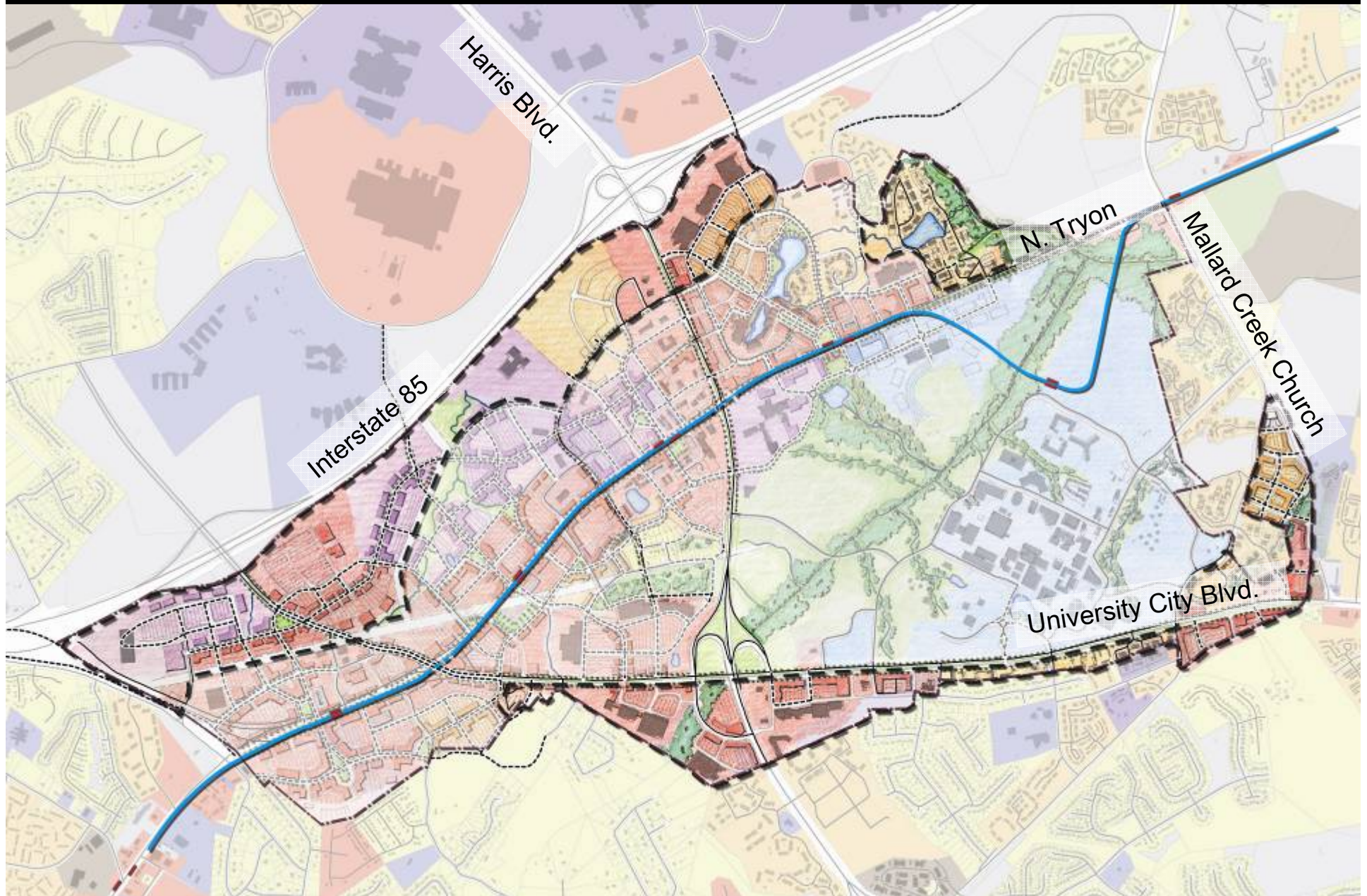


Recommended Land Use – Edge Areas

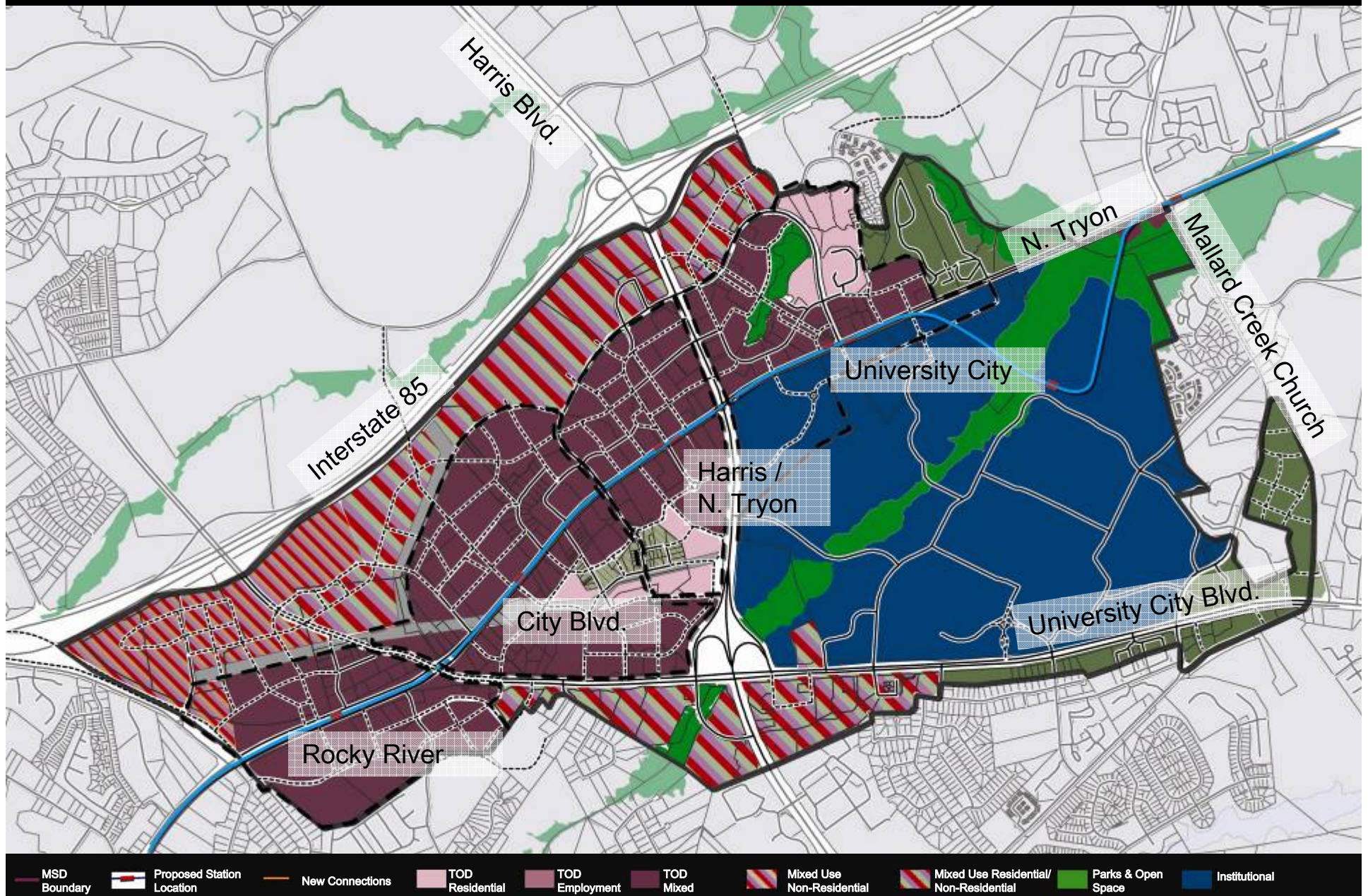


Property Along I-85

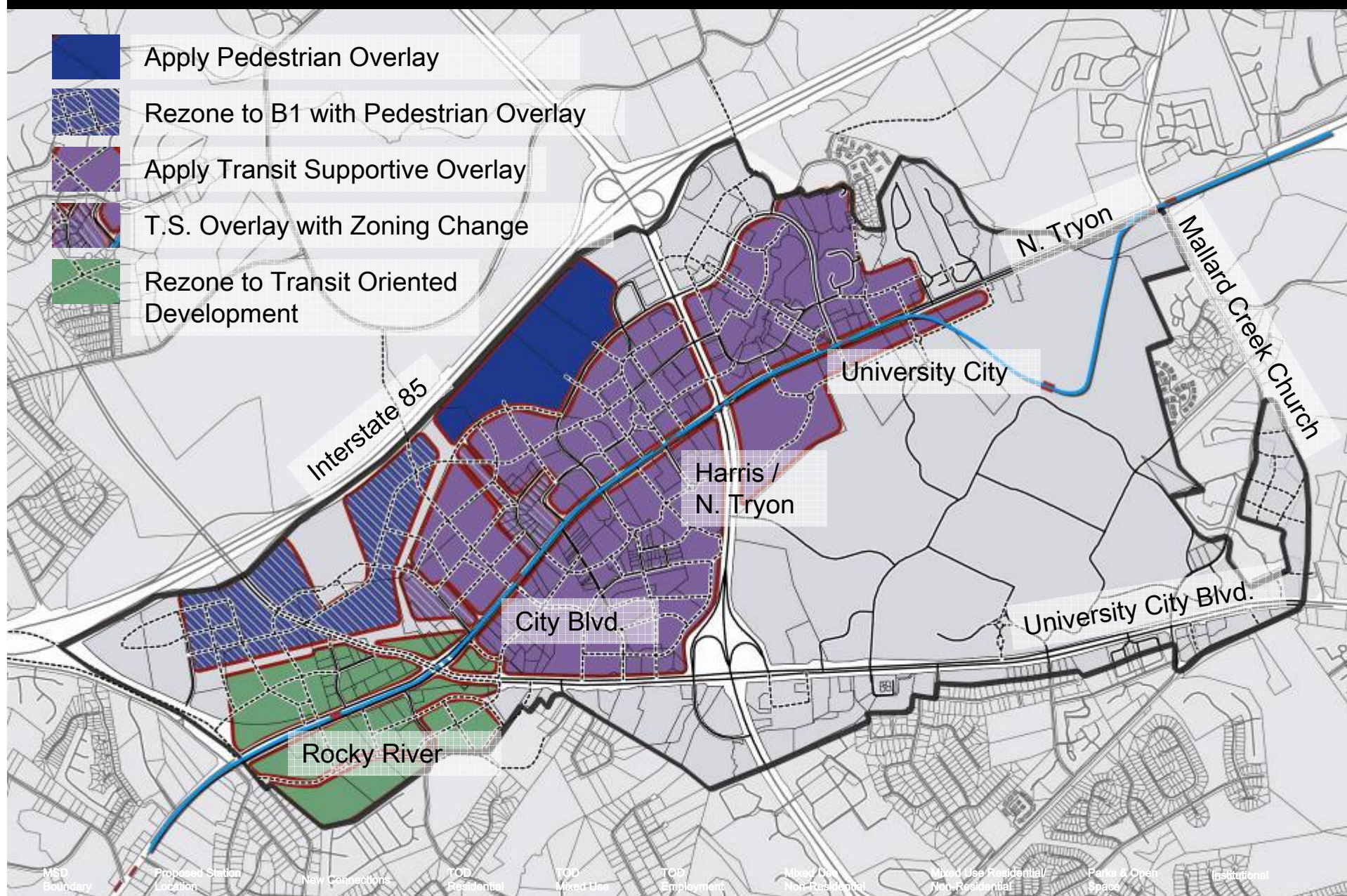
Balance Pedestrian Design with Interstate Businesses



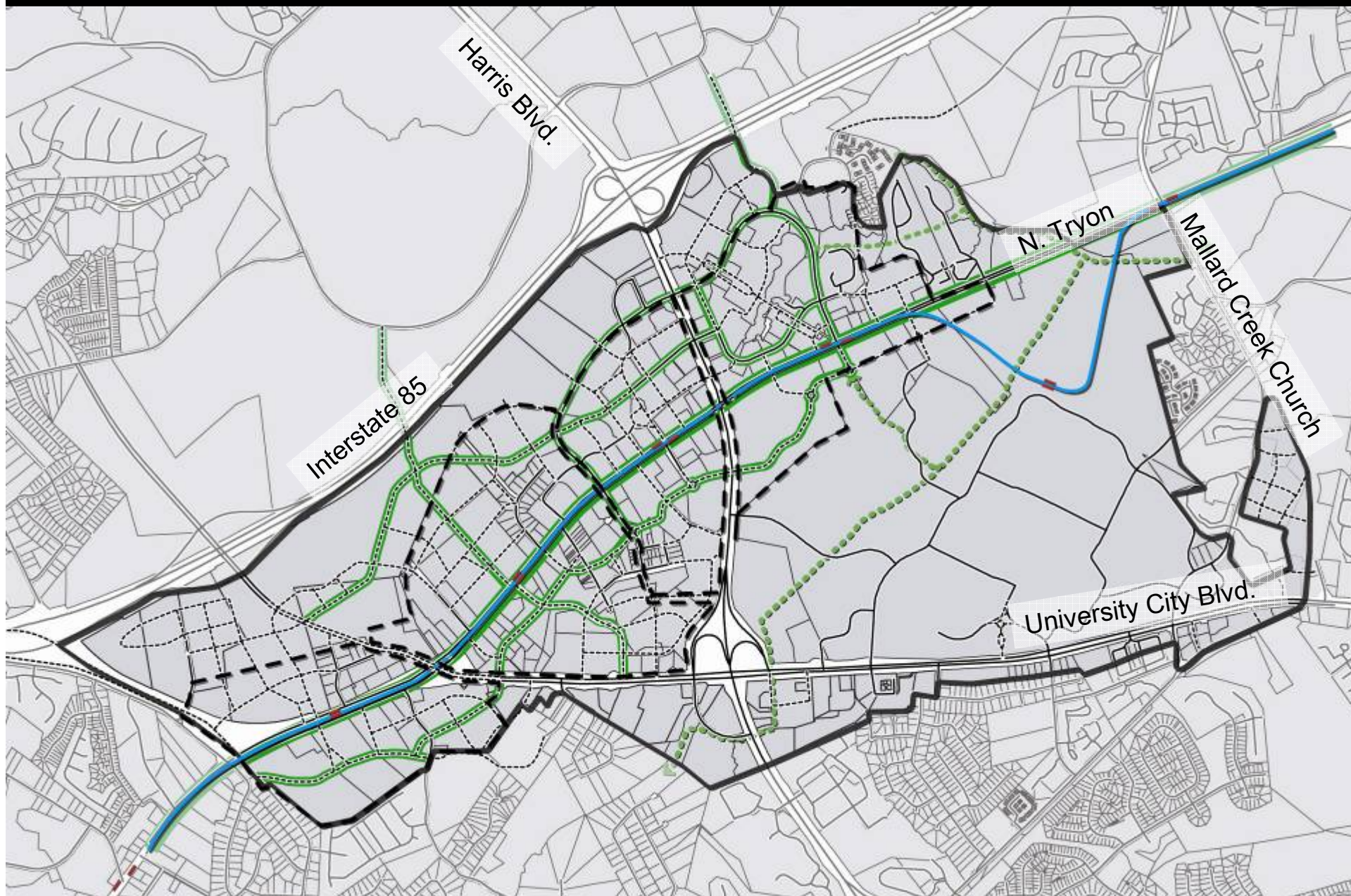
Recommended Land Use & Street Network



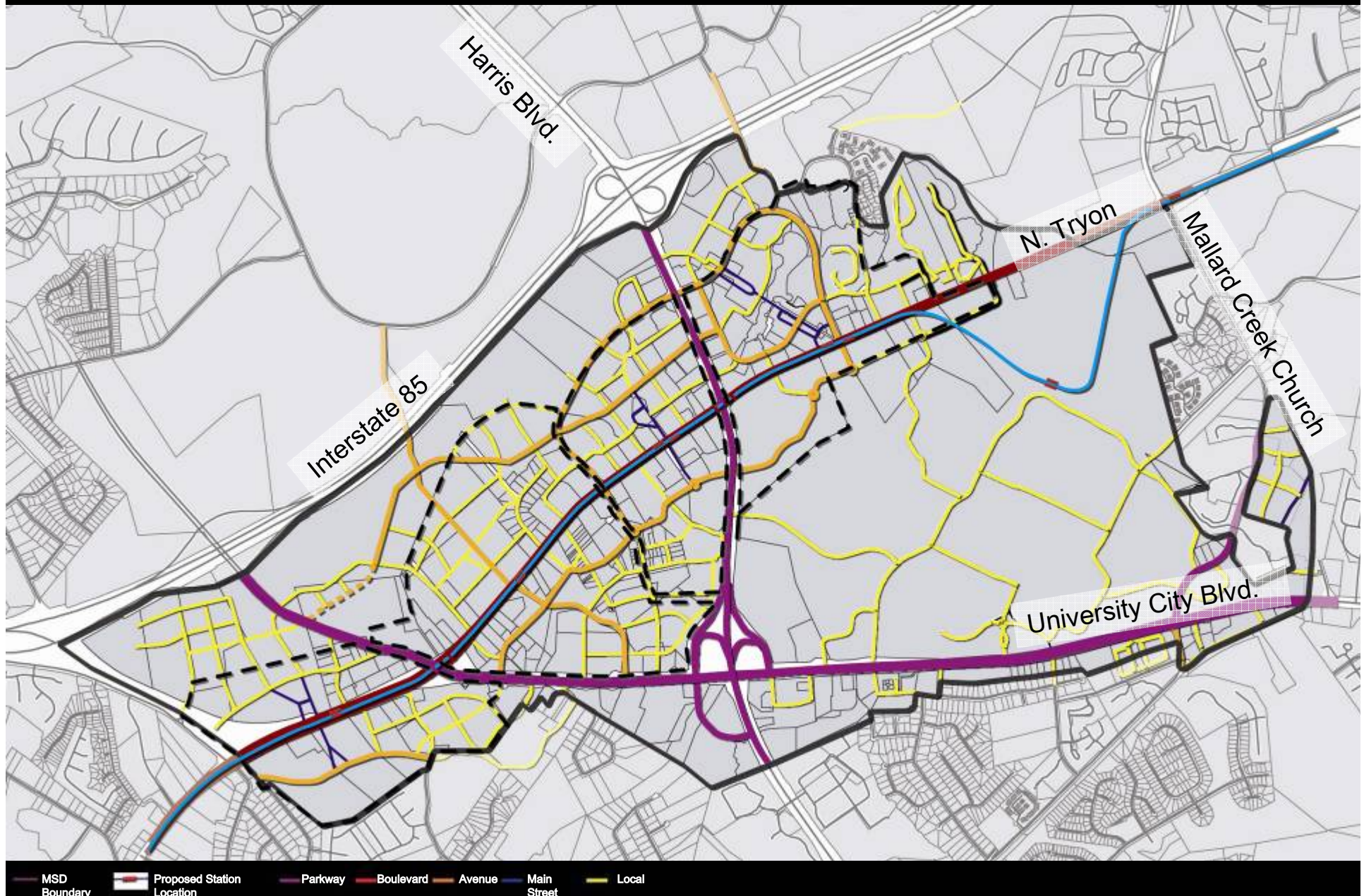
Recommended Zoning Changes



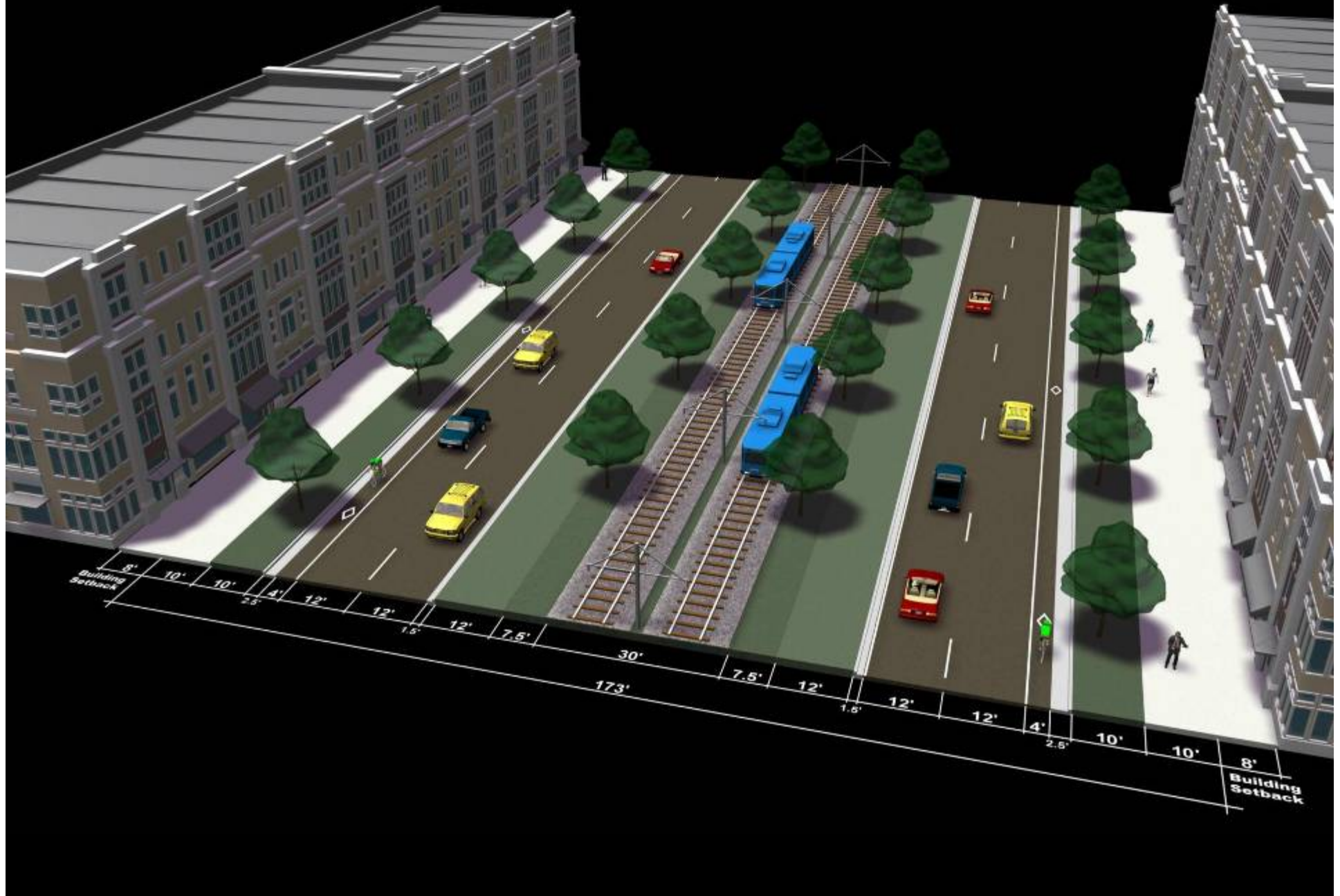
Bicycle Facilities and Greenways



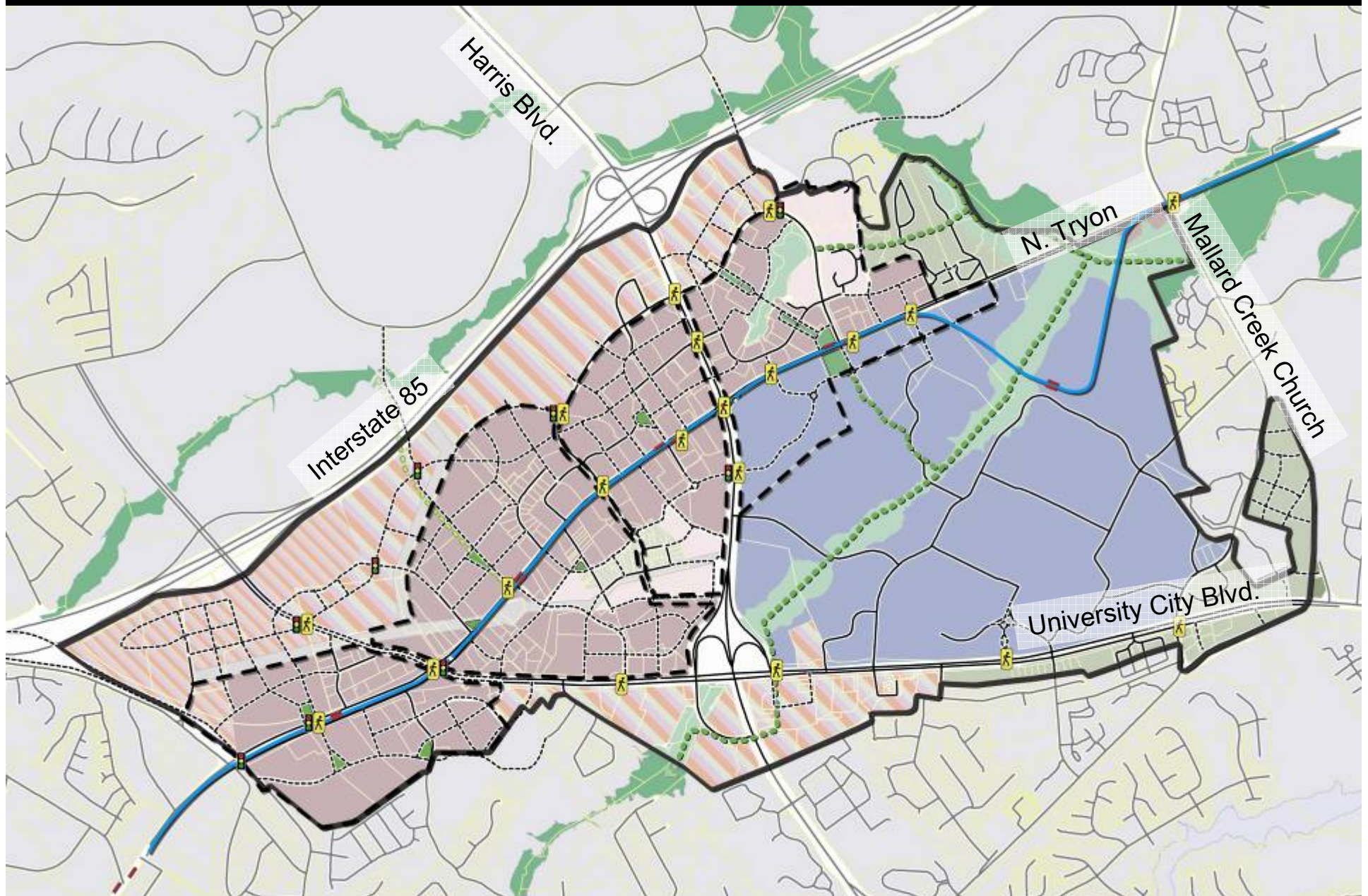
Street Network & Road Classifications



North Tryon - Avenue



Proposed Infrastructure



Information Available

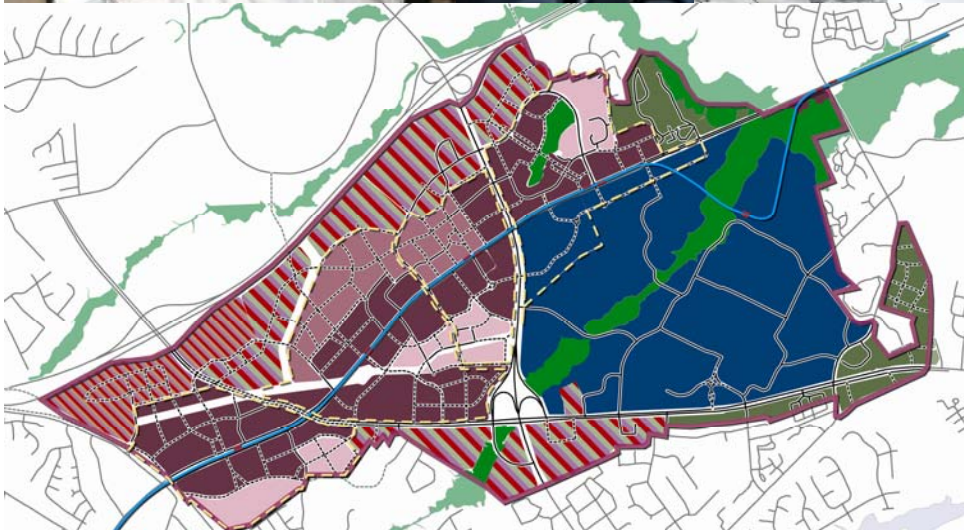
- 1) Draft Available May 22nd – Charlotte Planning Department Web-Site
www.CharlottePlanning.org

Meetings

- 1) Planning Commission Review and Recommendation
(Public Meeting – 5:00 pm, May 29, 2007 – Government Center 8th Floor)
- 2) Council Review and Adoption Process (Summer, 2007)

Implementation (After Adoption)

- 1) Capital Improvements
- 2) Zoning Changes



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&
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May 8, 2007