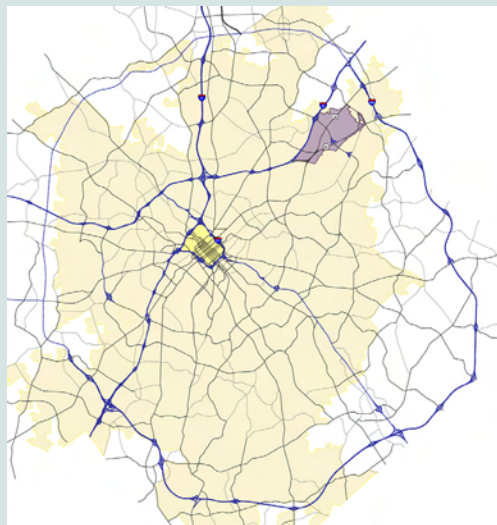




DRAFT
May 2007

UNIVERSITY CITY AREA PLAN

Volume Two: Implementation Plan



IMPLEMENTATION RESPONSIBILITIES

*Transforming the University City MSD into the vibrant, people-oriented place envisioned in the University City Area Plan will occur incrementally through the efforts of local government, private property owners, residents and developers. This Implementation Plan outlines strategies to implement the land use, transportation, design and other development-oriented recommendations contained in the adopted Concept Plan. **These implementation strategies will not be approved by elected officials as part of the Concept Plan adoption.** Rather, they are intended to provide a general road map for successfully achieving the recommendations. Some of the actions identified in this section may require future City Council and/or County Commission approval. Those items will be brought before the appropriate body on a case-by-case basis after the Concept Plan has been adopted. This implementation plan should be updated periodically to reflect progress being made and to consider additional strategies.*

Public Sector

With input from the community, the public sector will provide the policy framework for land development and will be responsible for making a number of infrastructure improvements, including construction of the light rail transit corridor and stations. Major public investments in roadway and streetscape improvements will also be required. In addition, the Charlotte-Mecklenburg Planning Department, in consultation with other City and County departments, is responsible for initiating and guiding the corrective rezoning process and monitoring and reviewing rezonings proposed for the MSD to ensure developers meet the required development standards and carry out the intent of the adopted policy plan for the area.

Private Sector

The private sector will be responsible for developing and redeveloping properties within the MSD in alignment with the vision, policies and development and design standards included in the concept plan. Providing the required infrastructure improvements will be part of these development responsibilities.

University City Partners

As a representative of all property owners within the MSD, University City Partners (UCP) will be responsible for monitoring development to ensure the adopted plan is being implemented. In this capacity, the organization will provide input to:

- Developers on their development proposals;
- The Planning Commission on proposed rezonings;
- City and County Departments on proposed infrastructure and other capital improvements in the MSD.

UCP will also be involved in a number of other implementation strategies, including minor capital improvements and advocating for changes to the area consistent with this plan.

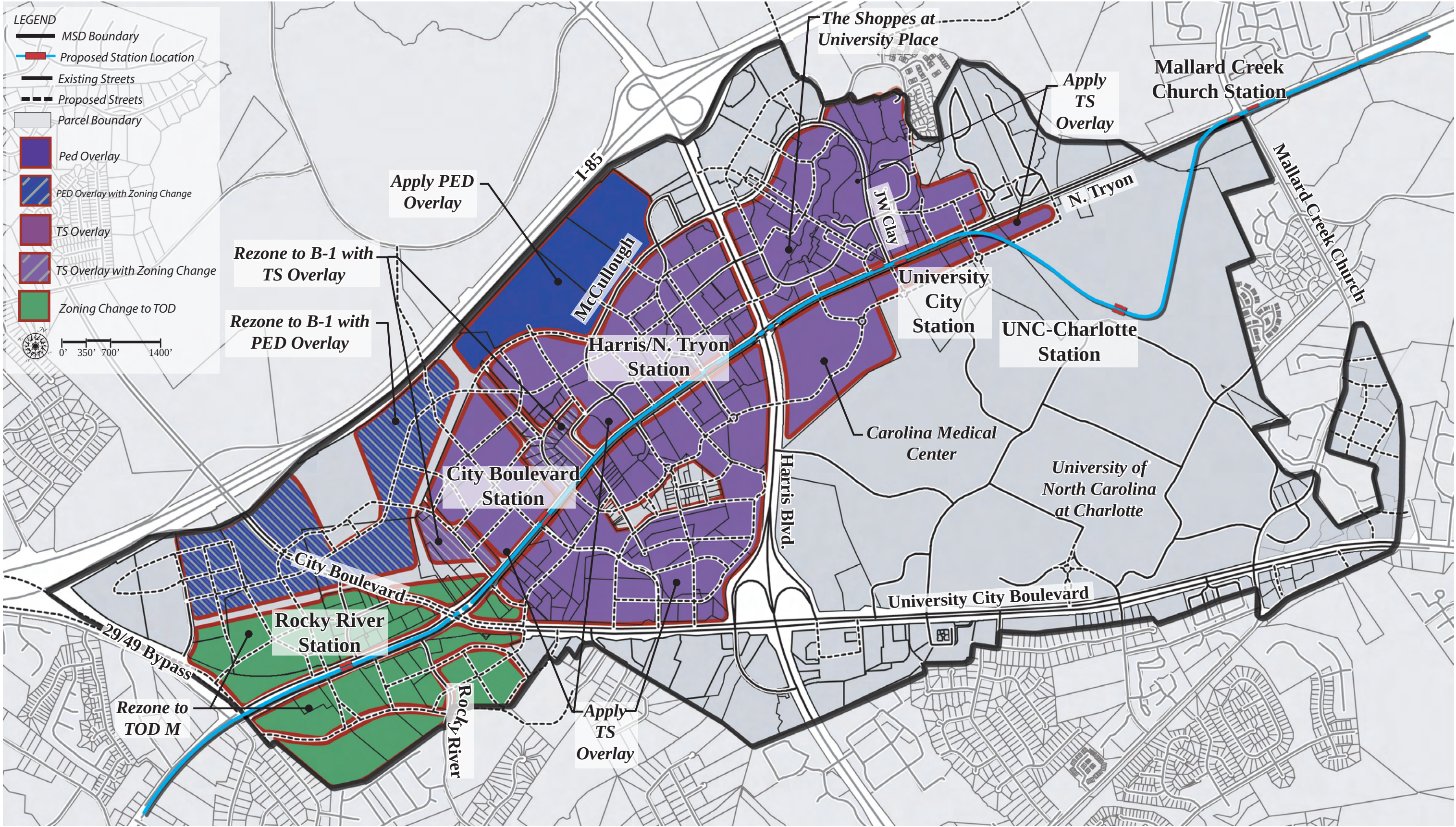
The following are the key strategies that should be pursued by the public sector to implement the recommendations proposed in Volume 1: Concept Plan.

Corrective Rezonings

The Planning Commission will initiate corrective rezonings to implement the land use vision and policies adopted as part of the Concept Plan. This rezoning process will occur after the adoption of the Concept Plan. The majority of proposed corrective rezonings are recommended to encourage transit-supportive development in the MSD. Construction of the North Tryon light rail transit (LRT) is expected to be completed in 2013. Consequently, in anticipation of the opening of transit facilities along the corridor, this plan recommends that zoning to support transit ridership be implemented as soon as possible in the designated transit station areas, those areas within a ½ mile walking distance of transit stations. The proposed rezonings and relevant information for each are included in Tables A and B. Map 18 identifies the specific parcels to be considered for rezoning.

Other Implementation Strategies (See Table C)

MAP #18- CORRECTIVE REZONING



SUMMARY OF CORRECTIVE & OVERLAY DISTRICT REZONING

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
City Boulevard Station Area	04722122	Two parcels located along North Tryon	I-1	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04722124					
City Boulevard Station Area	04722123 (west of utility easement)	Parcel located to the west of North Tryon	I-1	B-1	TS	To align zoning with future land uses and zoning of surrounding parcels.
	04722123 (west of utility easement)					
City Boulevard Station Area	04722132 (west of utility easement)	Parcel located to the west of North Tryon	I-2CD	B-1	PED	To align zoning with future land uses and zoning of surrounding parcels.
	04722132 (east of utility easement)					
City Boulevard Station Area	04722125	Four parcels located along Brookside Lane	I-1	Transit Oriented Development-Mixed	TS	To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04722126					
	04722127					
	04722208					

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
City Boulevard Station Area	04745101	Twenty-seven parcels located along Clark Boulevard	O-2, B-1CD	B-1	TS	To align zoning with future land uses and zoning of surrounding parcels.
	04745102					
	04745103					
	04745104					
	04745105					
	04745106					
	04745107					
	04745108					
	04745109					
	04745110					
	04745111					
	04745112					
	04745113					
	04745114					
	04745115					
	04745116					
	04745117					
	04745118					
	04745119					
	04745123					
	04745202					
	04745203					
	04745204					
	04745205					
	04745206					
	04745207					
	04745208					
City Boulevard Station Area	04924101	Four parcels located at intersection of City Boulevard and North Tryon	B-2	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04924115					
	04924116					
	04924117					

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
Rocky River Station Area	04722101 04722102 04722105 04722107 04722108 04722110 04722119 04722129 04722130	Nine parcels located along Stetson Drive	I-1	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04722111 04722112 04722113 04722116	Four parcels located along Tyner Street	I-1	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04722120 04722121 04722128 04722131 04722134 04722135 04723107 04914119 04918107 04918108 04923106	Ten parcels located along the US 29 and NC 49 connection	I-1, B-2, B-2CD	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04723106 (west of utility easement)	Parcel located between I-85 & US 29 Bypass	I-1	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04723106 (east of utility easement)			B-1	TS	To align zoning with future land uses and zoning of surrounding parcels.

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
Rocky River Station Area	04914120 04918103 04918104 04918109	Four parcels located along the US 29/NC 49 connection between Sandy Ave. and Rocky River Road	B-2CD	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04923101	Parcel located along Rocky River Road	B-2CD	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04923102	Parcel located along Rocky River Road at MSD Boundary	B-2	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04923107 04924213	Two parcels located along City Boulevard near intersection with N. Tryon	B-2, B-2CD	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
Rocky River & City Boulevard Station Areas	04722133 (east of utility easement)	Parcel located off of Stetson Drive, Tyner Street and North Tryon	I-1	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04722133 (west of utility easement)			B-1	PED	A B-1 designation helps to keep the parcel aligned with the future land uses and zoning when the remaining portion of the parcel is designated TOD.
Rocky River & City Boulevard Station Areas	04746101 (east of utility easement)	Large parcel located along I-85	I-1	Transit Oriented Development-Mixed		To create a compact high intensity mix of complementary residential, office, retail, institutional and civic uses in areas with a high potential for enhanced transit and pedestrian activity.
	04746101 (east of utility easement)			B-1	PED	A B-1 designation helps to keep the parcel aligned with the future land uses and zoning when the remaining portion of the parcel is designated TOD.



TABLE B

SUMMARY OF OVERLAY DISTRICT REZONING

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
City Boulevard Station Area	04745121 04745122	Two parcels located along McCullough Drive	O-15CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
City Boulevard Station Area	04722214 04722223 04745201 04745209 04745301 04745302 04924103 04924105 04924108 04924109 04924110 04933104 04933521 04940101 04940102 04940103 04940104 04940105 04940106 04940110	Twenty parcels located along N. Tryon	B-2, R-5, B-1CD, B-1SCD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
City Boulevard Station Area	04924106 04924107 04924111 04924112	Four parcels located along City Boulevard	B-2		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
City Boulevard Station Area	04930128	Six parcels located along City Boulevard and W.T. Harris	CC		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04930129					
	04930130					
	04930131					
	04930132					
	04940108					
City Boulevard Station Area	04933105	Nine parcels located along Hampton Church and Washington Boulevard	R-5		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04933106					
	04933107					
	04933108					
	04933109					
	04933516					
City Boulevard Station Area	04933517	Three parcels located along McCullough, south of N. Tryon	O-1CD, B-1CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04933518					
	04933519					
City Boulevard & Harris Station Area	04930197	Parcel located along Washington Boulevard	CC		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
Harris Station Area	04721101 04721104 04721105 04721108 04721113 04721114 04721119 04721121 04721125 04721126 04933101 04933102 04933103 04933130 04933601 04933606 04933607	Seventeen parcels located along N. Tryon between McCullough and WT Harris	B-2CD, O-6CD, B-2CD, O-2,		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
Harris Station Area	04721109 04721115 04721124	3 parcels located along WT Harris between University Exec. Park and N. Tryon	O-15CD, O-2		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
Harris Station Area	04721117 04721130 04721132	3 parcels located along University Executive Park	O-15CD, B-1CD, O-2CD		PED	Establishes an urban fabric by promoting a mix of uses in a pedestrian-oriented setting of moderate intensity.
Harris Station Area	04721112	Parcel located along McCullough	O-2CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
Harris Station Area	04721110	Parcel located along McCullough	O-15CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
Harris Station Area	04721116 04721118 04721120 04721122 04721123	Five parcels located along McCullough Drive	O-15CD, B-1CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04930123 04933603	Two parcels located along WT Harris Boulevard	INST, MUDD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04933133 04933134	Two parcels located along McCullough south of N. Tryon	O1CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04933129 04933602 04933604 04933605	Four parcels located along Ken Hoffman	INST, MUDD, B-1CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04729199 04729140 04729141	Three parcels located between Doug Mayes Place and Glenwater Drive	O-1CD, CC		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
University City Station Area	04729142 04729143 04729198	Three parcels located between JW Clay and Olmsted Drive	R-22MFCD, B-1SCD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04729144 04729146 04729147 04729148 04729149 04729150 04729151 04729152	Eight parcels located along North Tryon between JW Clay and Grove Lake	CC SPA, B-1SCD, B-1CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.

Area	PID #'s	Location	Existing Zoning	Recommend Zoning Change		Reason for Change
				Rezoning	Overlay	
University City Station Area	04725201	Twenty-eight parcels located between WT Harris, JW Clay and North Tryon	B-1SCD, CC, B-1 CD		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
	04725204					
	04725205					
	04725206					
	04725208					
	04725209					
	04725210					
	04725212					
	04727102					
	04727103					
	04727104					
	04727105					
	04727201					
	04727202					
	04727203					
	04727204					
	04727206					
	04727207					
	04727401					
	04727402					
	04727404					
	04727405					
	04727407					
	04727408					
	04727409					
	04727411					
	04725C98					
	04725C99					
University City Station Area	04931108	Carolina Medical Center parcel located at the intersection of WT Harris and N. Tryon	INST		TS	Introduces transit-supportive and pedestrian-oriented development regulations and creates development standards designed to accommodate existing uses.
I-85 Frontage Area (Area A)	04721206 04721202	Two parcels located between McCullough and I-85	NS, O-15CD		PED	Establishes an urban fabric by promoting a mix of uses in a pedestrian-oriented setting of moderate intensity.

TABLE C
PROPOSED INFRASTRUCTURE IMPLEMENTATION STRATEGIES FOR UNIVERSITY CITY MSD

Category	Proposed Strategy	Responsibility for Implementation	Potential Funding Source	Implementation Priorities
Transportation Network and Streetscape	Transit			
	1. Transit Development: Complete the detailed design plans for and construction of the North Tryon Light Rail Corridor, including the necessary roadway and streetscape improvements to North Tryon Street.	Led by Charlotte Area Transit (CATS) and to include Planning Department		Short Term (0-5 years)
	2. UNC Charlotte Transit Shuttle: Incorporate the design and development of the UNC Charlotte Campus Shuttle and station into the updated campus master plan scheduled to be undertaken in 2007.	UNC Charlotte and CATS		Short Term (0-5 years)
	3. Feeder Bus System: Evaluate existing bus routes serving University City and the surrounding area to identify possible new connections to the station areas.	CATS		Short Term (0-5 years)
	Road Network			
	4. North Tryon / W.T. Harris Intersection Improvement: Undertake a study of the North Tryon/W.T. Harris Blvd. intersection to determine if long-term improvements will be needed to accommodate light rail transit and increasing traffic volumes and determine what, if any, improvements will be needed in the long-term and update the current Thoroughfare Plan.	CDOT		Short Term (0-5 years)
	5. Other Intersection Improvements: Monitor other intersections in University City to determine if any additional improvements are needed over time.	CDOT		Ongoing
	6. Right-of-Way (R.O.W.) Protection / Road Development: Use the rezoning and subdivision processes, as well as other development opportunities, to protect the ROW necessary for and/or to build/improve roads, when required, that are part of the proposed internal road network for the MSD	Planning Department and CDOT		Ongoing

Category	Proposed Strategy	Responsibility for Implementation	Potential Funding Source	Implementation Priorities
Transportation Network and Streetscape	7. Mechanisms for Building Local Roads: Explore possible mechanisms for local government's participation in developing segments of the local road network that will not be constructed through the development process and preserving right-of-way. Establishing a local road building fund for the MSD should be one of the mechanisms considered. The City's participation in filling in the gaps in the local road network will be critical to ensure connectivity exists throughout the MSD.	CDOT		Short Term (0-5 years)
	8. Street Cross-Sections: Ensure that all new and improved roads within the MSD are built in accordance with the specific street cross-sections identified in the Concept Plan.	CDOT and Planning Department		Ongoing
	9. Parking: Encourage on-street parking and shared parking where applicable.	CDOT and Planning Department		Ongoing
	10. Name of City Boulevard: Investigate the possibility of changing the name of City Boulevard to University City Boulevard (or visa versa) to have a consistent name for the entire corridor.	UCP and CDOT		Short Term (0-5 years)
	Pedestrian and Bicycle Facilities			
	11. Pedestrian Study: Undertake a pedestrian circulation analysis/ study for the MSD, particularly along North Tryon Street and within transit station areas, to identify specific sidewalks and other pedestrian improvements needed to implement the pedestrian-oriented vision for the area. Implementation priorities should be determined through this process.	CDOT and UCP		Short Term (0-5 years)
	12. Sidewalk on Harris Boulevard: Work with NCDOT to seek its approval for allowing construction of sidewalks along Harris Boulevard in the MSD. This is a critical pedestrian link and opportunity.	CDOT, NCDOT and UCP		Medium Term (5-10 years)
	13. Pedestrian Design Elements: Based on the specific needs and priorities identified in the pedestrian circulation study for the MSD, install design elements such as pedestrian crosswalks, countdown signals, pedestrian refuge islands and pedestrian-level lighting in high pedestrian activity locations within transit station areas.	UCP, CDOT and Planning Department		Medium-Long Term (5-10+ years)

Category	Proposed Strategy	Responsibility for Implementation	Potential Funding Source	Implementation Priorities
Transportation Network and Streetscape	14. Bicycle Facilities: Construct bicycle facilities in accordance with the proposed bicycle network plan included in the Concept Plan, with the highest priority given to the major thoroughfares and areas within ¼ mile walking distance of station areas. This should include connections to the greenways located within the MSD.	CDOT, NCDOT, Mecklenburg County Parks and Recreation Department, and UCP		Medium-Long Term (5-10+ years)
	15. Connections to Toby Creek Greenway: Enhance and encourage pedestrian and bicycle connections to Toby Creek Greenway.	Mecklenburg County Parks and Recreation Department, CDOT and UCP		Medium Term (5-10 years)
	16. Pedestrian Study: Undertake a pedestrian study in tandem with the UNCC Master Plan to identify ways to enhance pedestrian connectivity in and around the campus and University Place.	CDOT		Short Term (0-5 years)
	17. Public Street Standards: Upgrade the road that currently serves CMC-University to public street standards and establish a signalized intersection at Harris Boulevard. This will provide a connector from the future JW Clay extension on the east side of North Tryon to Harris Boulevard.	CDOT		Medium Term (5-10 years)
Public Facilities	18. Regional Library Relocation: Explore possibilities, including a land swap, for relocating the University City Regional Library to a site within University Place or other transit station area that would make the library more accessible for pedestrians and cyclists and integrate this community-oriented use with higher intensity development.	Public Library and UCP		Medium-Long Term (5-10+ years)
	19. Service Levels: Review the current and planned service levels for the MSD and consider locating additional facilities in the area based on growth projections for the area.	Charlotte Fire Department, Charlotte-Mecklenburg Police Department, and Public Library of Charlotte-Mecklenburg		Medium Term (5-10 years)

Category	Proposed Strategy	Responsibility for Implementation	Potential Funding Source	Implementation Priorities
Parks, Greenways and Open Space	District Park			
	20. <i>District Park:</i> Identify and pursue opportunities for establishing a district park within the MSD.	Mecklenburg County Parks and Recreation Department, Planning Department and UCP		Short-Medium Term (0-10 years)
	Urban Parks			
	21. <i>Urban-Parks / Open Space in Transit Station Areas:</i> Identify and explore specific opportunities and priorities for creating small public parks and opens spaces in transit station areas.	Mecklenburg County Parks and Recreation Department, Planning Department and UCP		Short-Medium Term (0-10 years)
	22. <i>Development Standards for Small Urban Parks:</i> Update the Mecklenburg County Parks Master Plan to include development and design standards for small urban parks.	Mecklenburg County Parks and Recreation Department and Planning Department		Short Term (0-5 years)
	23. <i>Public Art:</i> Identify future parks and open spaces in the MSD where public art should be considered, particularly close to transit stations.	Mecklenburg County Parks and Recreation Department, CATS, area arts organizations, and UCP		Medium Term (5-10 years)
Environment	Greenways			
	24. <i>Toby Creek Greenway:</i> Complete construction of the Toby Creek Greenway Phase I project to connect the commercial area on the east side of City Boulevard with the Mallard Creek Greenway	Mecklenburg County Parks and Recreation Department, UNC-Charlotte and UCP		
	25. <i>Barton Creek Greenway:</i> Design and construct the Barton Creek Greenway on the west side of North Tryon Street.	Mecklenburg County Parks and Recreation Department		Short-Medium Term (0-10 years)
	26. <i>Doby Creek Greenway Connection:</i> Explore the feasibility of adding a new overland greenway connection to Doby Creek that would extend from I-85 to City Boulevard along the western edge of the City Boulevard Transit Station Area. This would require a connection under I-85 and would be an amendment to the County's Greenway Master Plan.	Mecklenburg County Parks and Recreation Department		Short-Medium Term (0-10 years)
	27. <i>Relocation / Underground Burial:</i> Work with local utility companies to identify possible strategies for minimizing overhead utilities within the MSD.	UCP and CDOT		Long Term (10+ years)
	28. <i>Considerations for Rezonings:</i> Take into account the environmental recommendations included in the Concept Plan and the Environmental Chapter of the General Development Policies when considering rezoning petitions. The more stringent of the two should apply.	Planning Department		Ongoing