

Morningside

Graham Development, Inc



Torti Gallas and Partners

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Final Submittal



Project Credits

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View of McClintock Road from Veterans Park

Introduction

Designed as a new residential center for the approximate 33 acre site of a former 1950th's era barracks style apartment complex, the new Morningside development will be a traditional neighborhood designed community with small, walkable blocks and a variety of housing types all focused towards active streets, plazas and landscaped courtyards. These open spaces create local neighborhood centers where neighbors can interact and families can grow. The new plan, located within 2 miles of the Charlotte Central Business District, will face onto the largely under utilized Veterans Park making it a center, which it deserves to be, of the resurgent greater Commonwealth Morningside community.

This newly revitalized portion of the Commonwealth Morningside neighborhood will once again be fully connected and integrated into the surrounding community. The new development will not only have greater pedestrian and vehicular access to and from the adjacent neighborhoods through the addition of connector streets to Lyon Court and Commonwealth Avenue, but it will also continue to be served by the City Bus System and will directly link to the proposed Central Avenue streetcar system. Iris Drive will become the “Main Street” of the neighborhood connecting Central Avenue through the new development to Commonwealth Avenue and it will now face directly onto Veterans Park thereby giving the park the “public” edge it long deserved. This connection will be facilitated through the inclusion of approximately .45 acres of the Veterans Park, which has been endorsed through an Agreement in Principle by the Parks Department. This new Main Street, as well as all the new streets, will be designed with various traffic calming devices thereby making pedestrians and vehicles even partners in sharing the right-of-ways.

With this conditional zoning application, we will be able to provide the mix of uses, a wide variety and mix of housing types and associated price points, easy access to transit, the rebirth of Veterans Park, and the presence of active and varied open spaces. These changes will make Morningside a great addition to the Commonwealth Morningside Community specifically and the greater Charlotte community in general.





Iris Drive towards McClintock Road. Veterans Park on the right

Morningside

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The Site

The current site is located only 2 miles to the southeast of the Downtown Business District, adjacent to the Veterans Park and National Guard Armory to the west, Central Avenue to the north, and Commonwealth Avenue and State Route 74 to the south. The site slopes dramatically from the park east down to the stream. Besides this apartment complex, the neighborhood is composed primarily of single family detached houses and smaller wood frame garden style apartment buildings. There are civic and retail uses along Central Avenue and at the intersection of Commonwealth Avenue and Morningside Drive.

Today the apartment complex seems isolated within its surroundings and only has three streets running into and through this development; Iris Drive, Ivey Drive and McClintock Street. The current Morningside barracks style apartments were built in 1950. These two-story buildings are set back off of the streets with large vacant open grass spaces and parking courts located between, in front, and behind the buildings. There is no definition between public outdoor space and individual private yard space for these units. Along Iris Drive, single story duplexes line the street and stream with front loaded shared carports at each end of the buildings.

McClintock Road currently runs along Veterans Park but is separated from the park by a significant parking lot. The majority of the park is currently fenced and faces the back of the Armory to the west and the back of the Morningside Apartment buildings to the east. This current orientation of buildings to the park offers little or no active or passive neighborhood security for the park through casual "eyes on the park" by passing pedestrians or building occupants. A stream to the east of the site facing the backs of lots on Lyon Court and Morningside Drive, has not been cared for and is currently overgrown with kudzu and adjacent yard debris.



Existing Site 1



Existing Site 2



Existing Site 3



Existing Site 4



Character Image 1



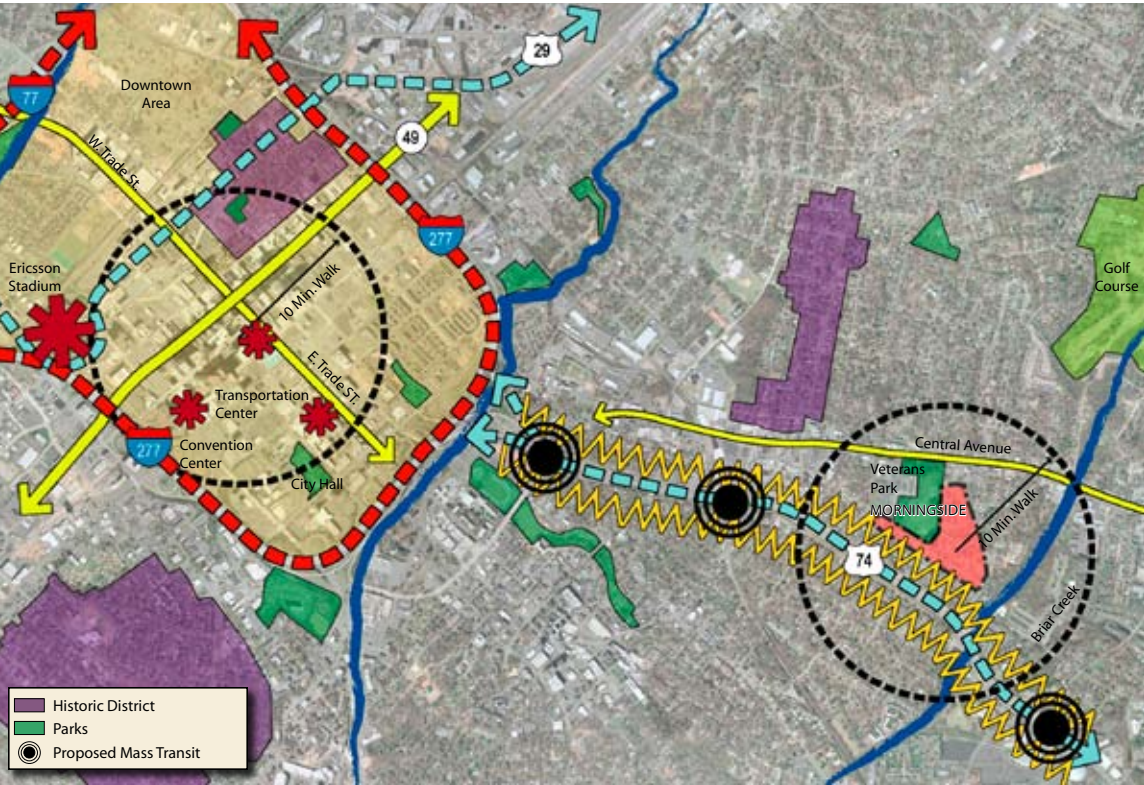
Character Image 2



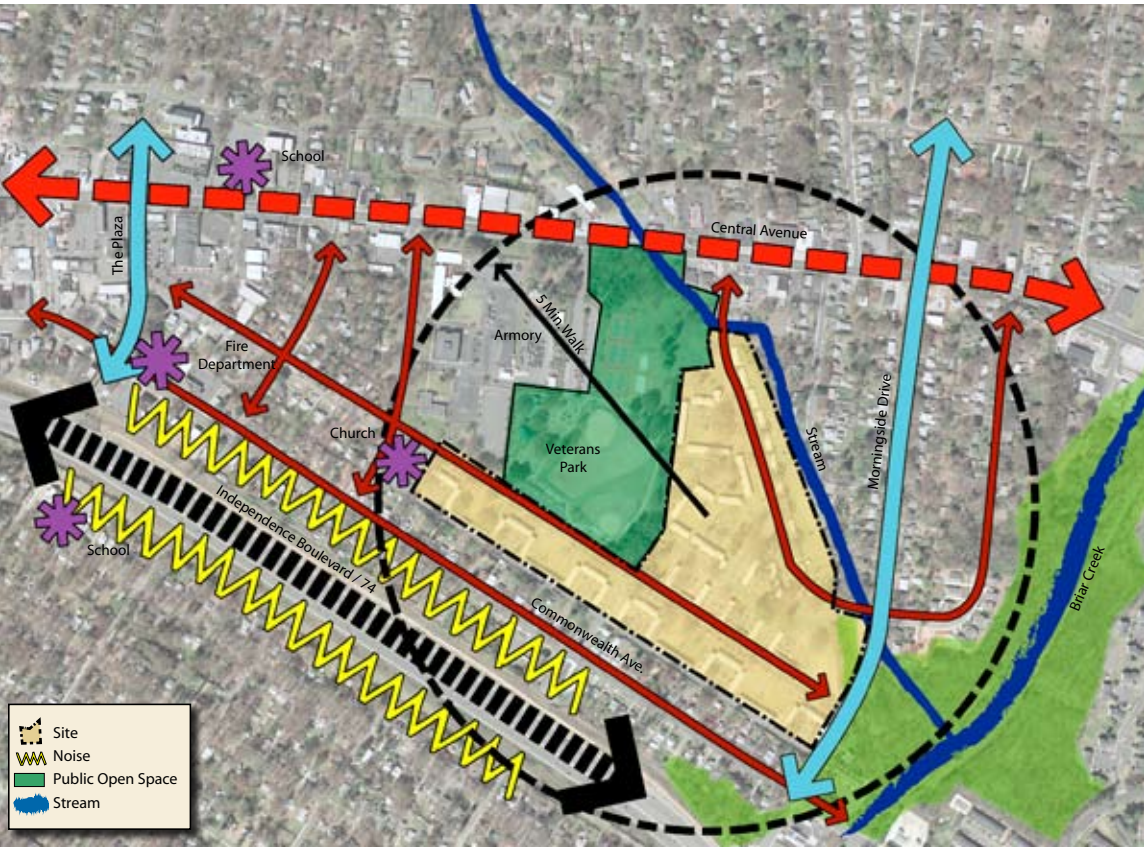
Character Image 3



Character Image 4



City Analysis



Site Analysis



Annotated Site Plan

Morningside Urban Design

The plan of Morningside is based on the best examples of urban design in Charlotte with an emphasis on the quality of the public realm.

The public realm is shaped by the public spaces in the form of streets and squares and streetscape appropriate to each, coordinated relative to the rest of the surrounding neighborhoods. The addition of streets extending out towards Lyon Court to the west and Commonwealth Avenue to the south will alleviate congestion throughout the neighborhoods by providing several more entry and exit options. Likewise this revitalization becomes a full member of the neighborhood rather than the isolated enclave that it is today.

Streets and plazas function as the public living rooms and halls where citizens of the Morningside neighborhood can meet and enjoy the benefits and pleasures of urban life. How these spaces are composed and furnished directly influences the perception of the neighborhood as green, vital, comfortable and safe. In this plan, Iris Drive becomes the new "Main Street" through the neighborhood with new plazas acting as the heart of community activity. This new Iris Drive will extend along Veterans Park, and along with McClintock Road will help to make the park the center of the greater Commonwealth Morningside community. These streets will also provide the front windows to the adjacent Park thereby creating a sense of ownership, safety and pride in the currently under utilized public facility.

Site Plan

The rendered portion of the plan inside the dashed lines identifies the extent of the development project which is overlaid onto an aerial photograph of the Commonwealth Morningside neighborhood.

Note: Conceptual in nature and subject to change.

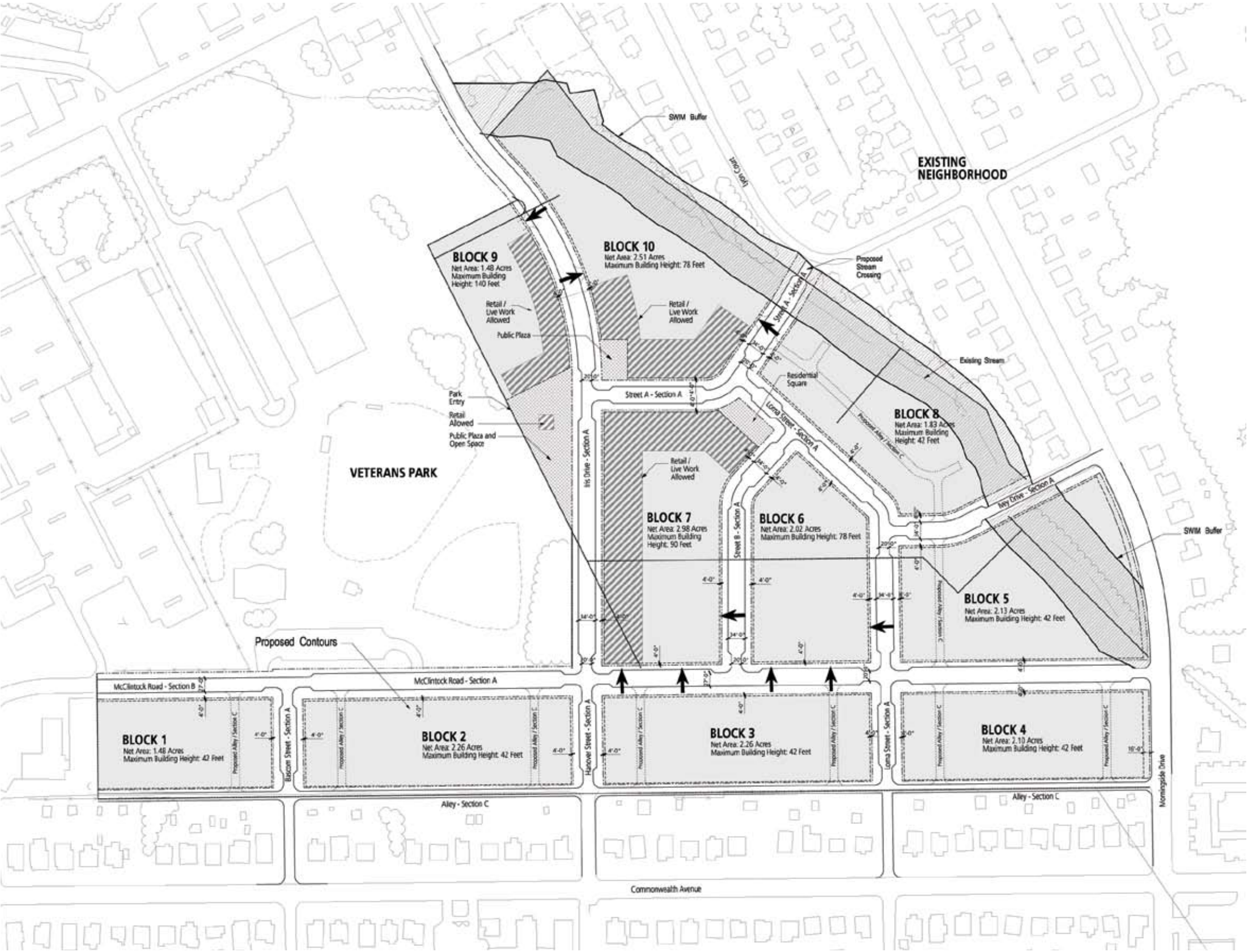
Morningside

Regulating Plan

The Regulating Plan is based on the Master Plan developed for this approximate 33 acre portion of the Commonwealth Morningside neighborhood. It is a precise document that establishes the basic framework for the neighborhood by locating streets and blocks, civic/public spaces (such as squares, greens, etc.), identifying street types and dimensions, locating the stream and SWIM Buffer, and defining setbacks and uses all in relation to the surrounding neighborhoods. This document is also the basis for the rezoning site plan.

The remainder of this Master Plan illustrates the key principles identified here, and regulates additional parameters elaborated on this basic framework.

A full-size version of the Regulating Plan at 1"=100' is attached at the back of this document.



Morningside



Precedent for Stream Restoration

Open Space Plan

Open spaces at Morningside will be composed of Streets, Plazas, Greens and Parks. Each of these spaces shall be fronted with primary building facades that have building entrances on the park side. The primary park at Morningside will be the existing Veterans Park and the new development is intended to front on this park making it the focal point of the surrounding neighborhoods. Existing trees along the front of the park will be preserved where possible, and new entry paths will be created to tie this park into the street and sidewalk network. The parkland along the stream to the east will have an informal picturesque character with existing trees along the stream edge being saved where possible. More trees will also be added to this space. New cross street hardscape plazas at the Iris Street "Main Street" frontage, will be the center of the new neighborhood and will feature cafe' seating and movable furniture. A plaza / park off of the Lyon Court connection will act as a relaxing gathering space for surrounding residents. These spaces will be multi-functional and can be used for seating, festivals and/or arts and crafts fairs.

Semi-public courtyard open spaces will be located throughout the development providing well designed outdoor "Rooms" for the resident's enjoyment. Entrances to all buildings will be located facing onto streets, plazas and courtyards.

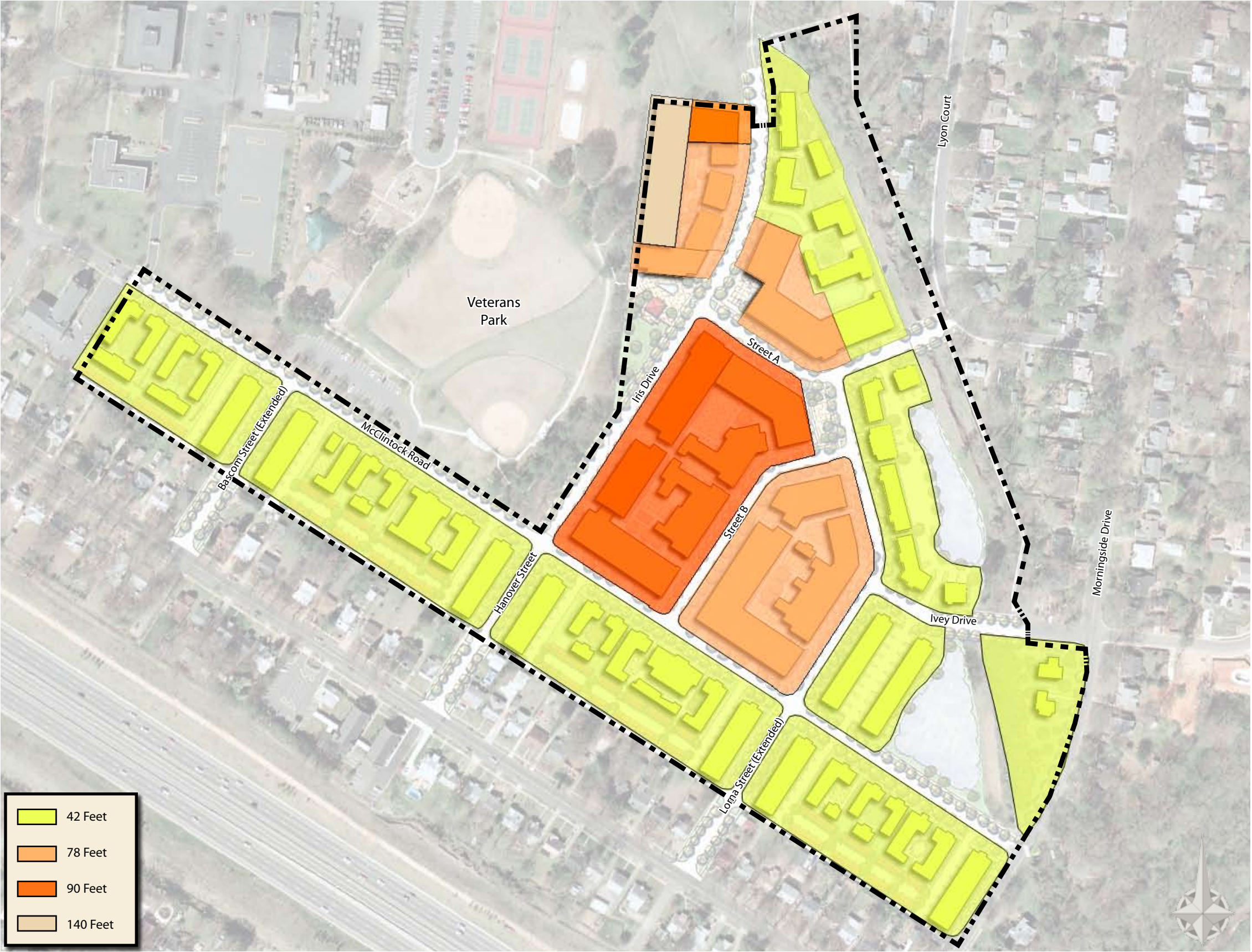
Morningside

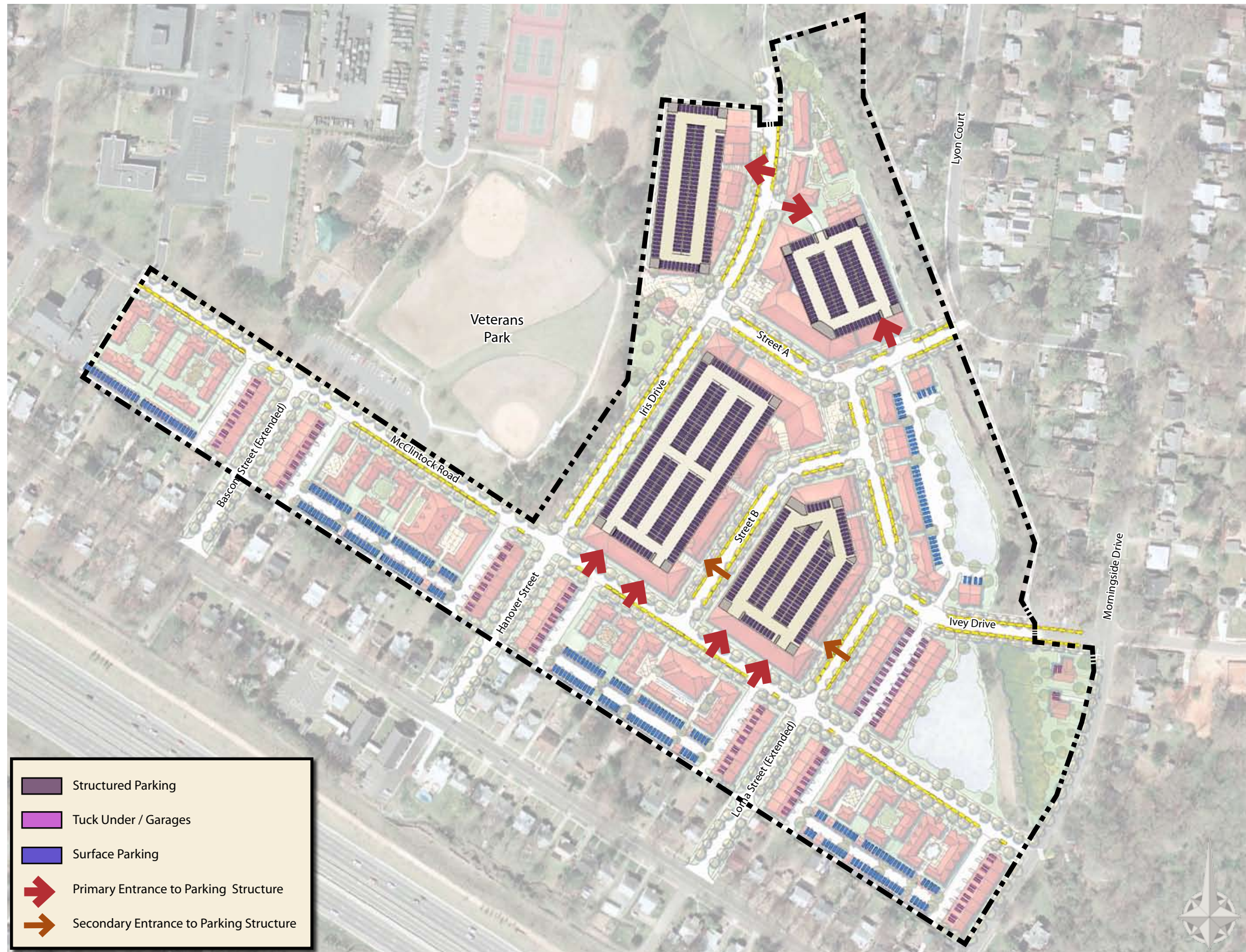
Building Heights

All parcels at Morningside shall be governed by this Building Height Plan. All building elevations greater than 3 stories shall be composed with a base, middle and top. Architectural elements such as chimneys, spires, cupolas and/or roof deck trellises not more than 25% of the building's roof area are allowed to extend above the building height. Where adjacent buildings are of differing heights, the taller building shall employ string courses to match adjacent buildings and a three or four story delineation to establish a pedestrian realm. This device will allow the taller portion to appear as an addition above the base building. Buildings above 80' shall deploy tapering mechanisms at the top to allow the building to meet the sky with grace.

In order to add interest and character to the different blocks, 30% maximum of the 3 story height buildings shall be allowed to extend up to 4 stories.

*Note: Building heights shall be measured to the line of the eaves or cornice of a sloped roof from the ground.





Parking

As the uses for the Morningside development will be predominantly residential, parking must be located within 500' from any given residential structure. Private parking for housing is accommodated in surface parking pads, or integral or detached garages for the single family detached, townhouses, and duplexes; in parking courts, garages or small lots for the courtyard housing; and in garages for the podium and hybrid apartment/condo housing. On-street parking will be used for guest parking and for most of the small amount of neighborhood oriented retail and will count towards the required parking for individual units. Parking will meet 1.5 spaces per unit average.

Should the market dictate lower density, parking structures may not be feasible and could be removed from this plan. However, in any case, all parking at Morningside shall be located either below grade or behind buildings.

Attempts will be made to locate ingress / egress for structured parking on more than one street. Due to topography zoning will not be conditioned on multiple ingress / egress.

Morningside

Thoroughfare Standards



Residential Street Precedent



Mixed-Use Street Precedent

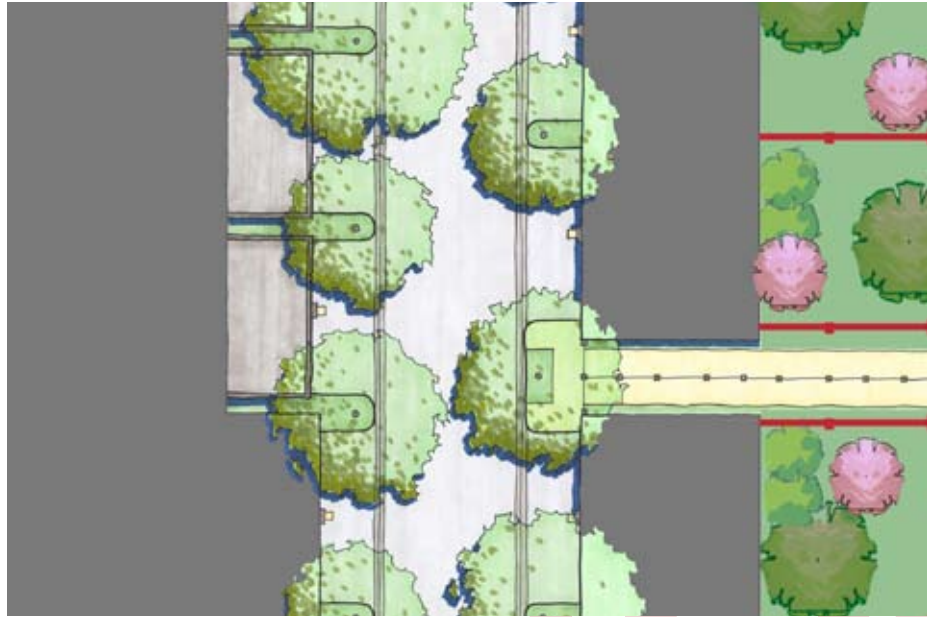
STREET - Section A



STREET - Section B



ALLEY - Section C



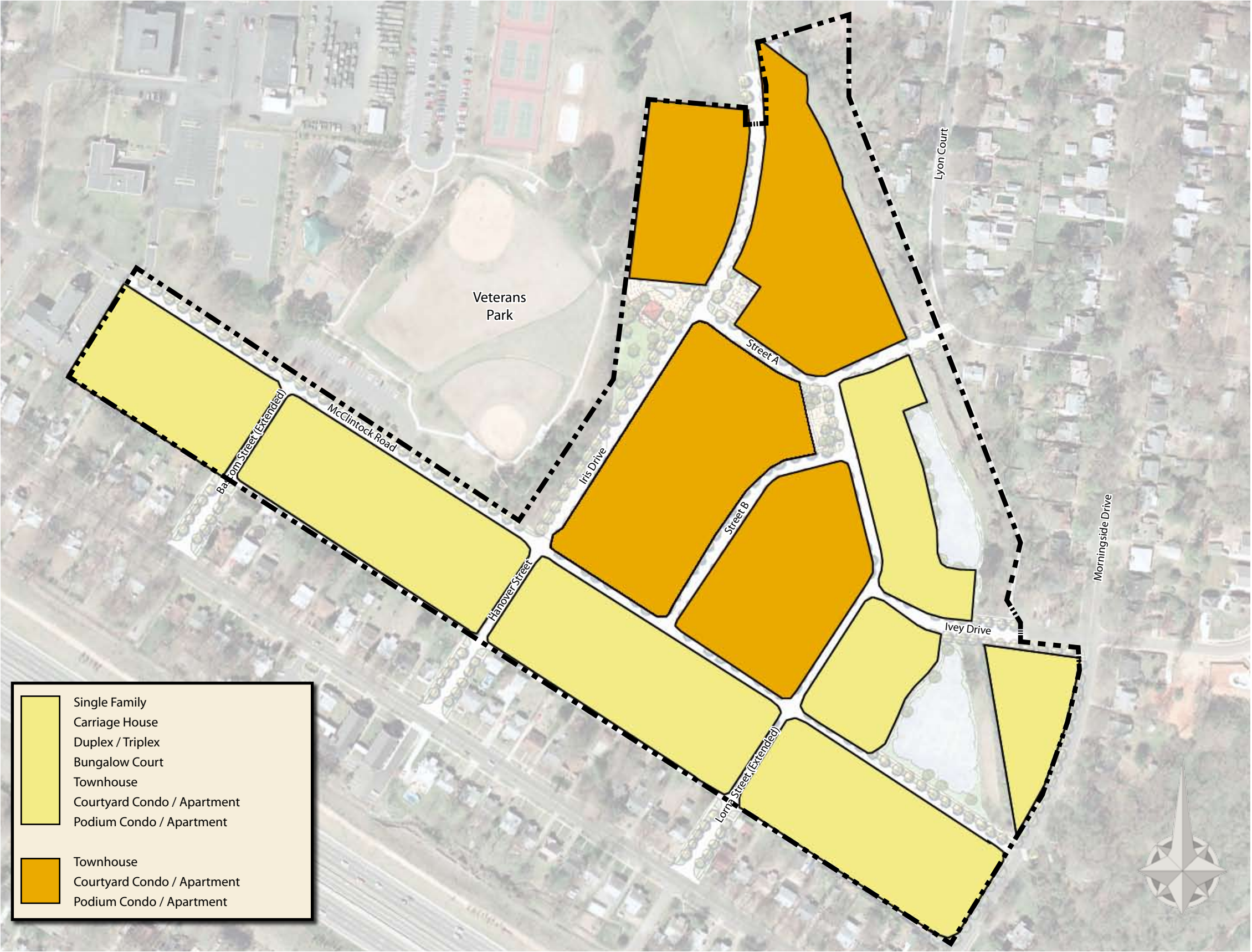
Building Types Plan

Within the Morningside neighborhood, a broad range of housing types are anticipated which will help to strengthen the overall community through the addition of people of diverse ages, races and income levels. The daily interaction of these people will strengthen the personal and civic bonds essential to authentic community.

Within the different blocks, single family detached homes and duplexes, town homes, bungalow courts, courtyard housing and stacked apartments/condos will all be integrated into the development with lower scale types along the McClintock Road and the stream, and taller, higher density types adjacent to Veterans Park.

The character of the architecture of these types along the streets will reinforce the idea of a pedestrian scale. Buildings shall be articulated to break down the scale and have the varied look of a number of buildings built over time. Building masses and edges along the street shall be articulated with windows and entry ways that provide interest and stir curiosity. Architectural elements shall help to define and beautify buildings and thereby enliven the streetscape.

It is anticipated that a minimum of at least 2 different building types will be constructed at each block to further reinforce variety of types throughout the neighborhood.



SINGLE FAMILY				
CARRIAGE HOUSE				
DUPLEX / TRIPLEX				




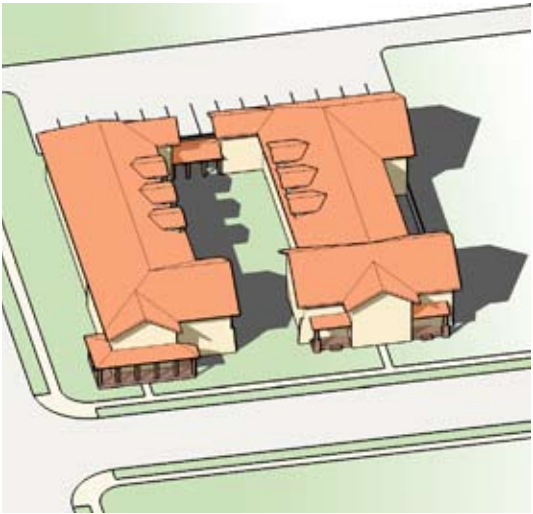



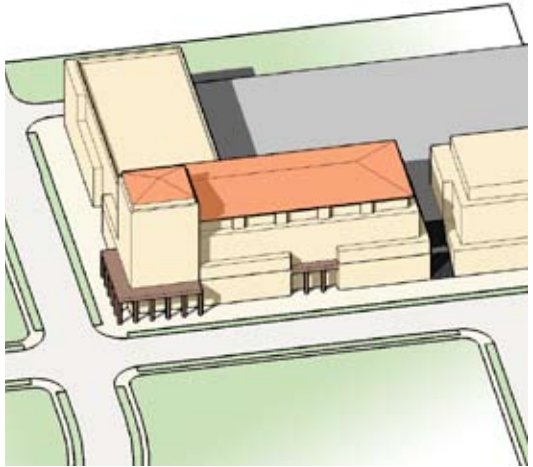




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Building Types Precedents

BUNGALOW COURT				
TOWNHOUSE				
SMALL CONDO/APT.				

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COURTYARD CONDO/APT.				
PODIUM CONDO/APT.				
TALL PODIUM CONDO/APT.				

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View of McClintock Road from Veterans Park





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