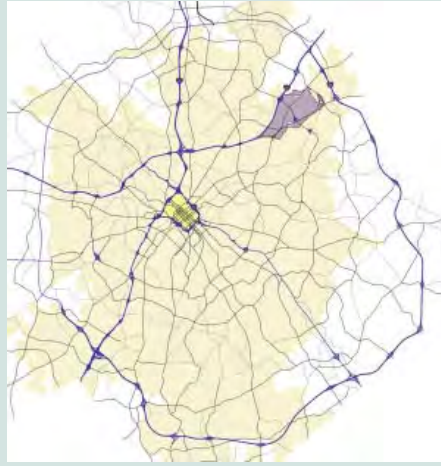


■

# University City Area Plan

## LYNX Blue Line Extension

### Transit Station Area Plans Update



for

University City Boulevard Station  
McCullough Station  
JW Clay Boulevard/UNC Charlotte Station

■

# DRAFT

Prepared by:  
**City of Charlotte**  
December 19, 2014

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#### **Community Development Policies**

*Character Area 1 - Character Area 11  
and their accompanying pages for  
each policy area contain detailed maps  
that are specific to their location.*



## Volume 2: Concept Plan continued

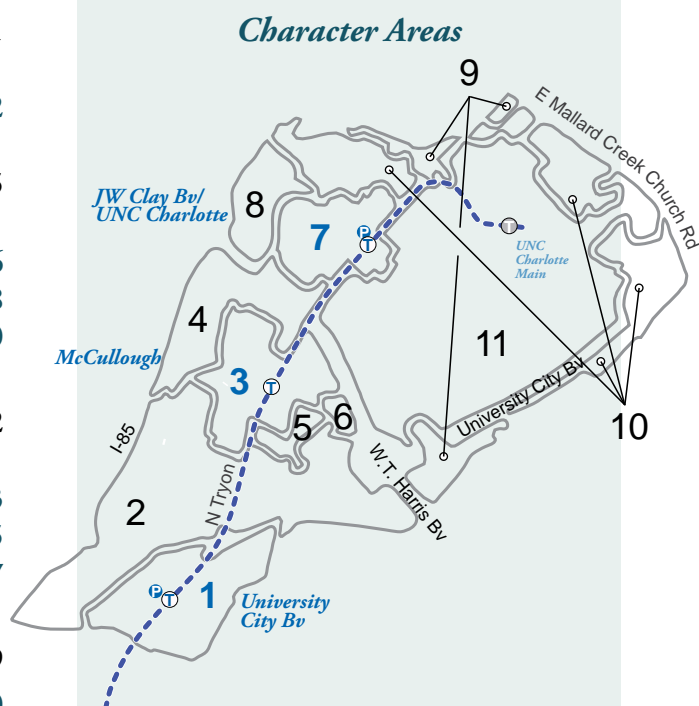
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#### NOTE:

#### ***Community Development Policies***

*Character Area 1 - Character Area 11 and their accompanying pages for each policy area contain detailed maps that are specific to their location.*



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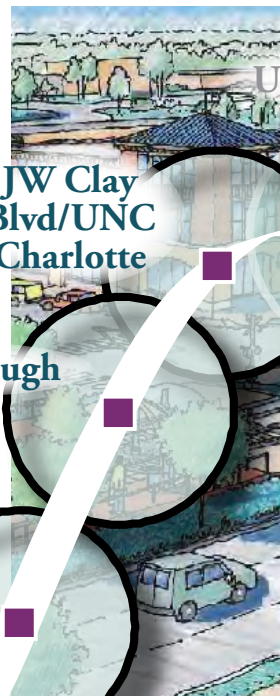
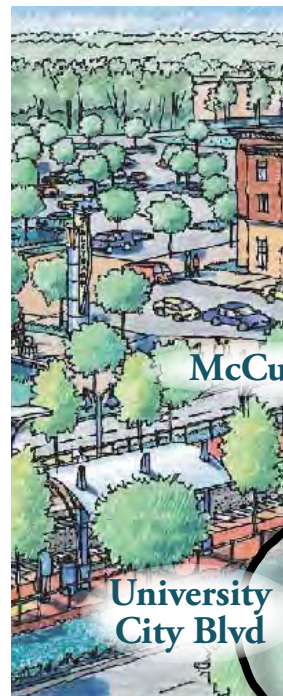
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# *Volume 1: Introduction*



UNC Charlotte Main

JW Clay  
Bldg/UNC  
Charlotte

McCullough

University  
City Blvd





UCAP/BLE

# Plan Context

## Purpose

This document establishes a vision and provides policy direction to guide future growth and development for three of the eleven Blue Line Extension (BLE) Light Rail Transit (LRT) stations – University City Boulevard, McCullough, and JW Clay Blvd./UNC Charlotte – and other areas adjacent to the University of North Carolina Charlotte main campus and Interstate 85. The first seven stations are addressed in the *Center City 2020 Plan* – 9th Street Station – and the *BLE Transit Station Area Plans* (2013) – Parkwood, 25th Street, 36th Street, Sugar Creek, Old Concord, and Tom Hunter. The station on the UNC Charlotte main campus is addressed by the *UNC Charlotte Campus Master Plan* (2010).

## Introduction

The Northeast light rail corridor will be a major driving force of change in the University City area. The vision and direction provided in this document is consistent with the *Centers, Corridors, and Wedges Growth Framework* (updated 2010). Once adopted, this plan will:

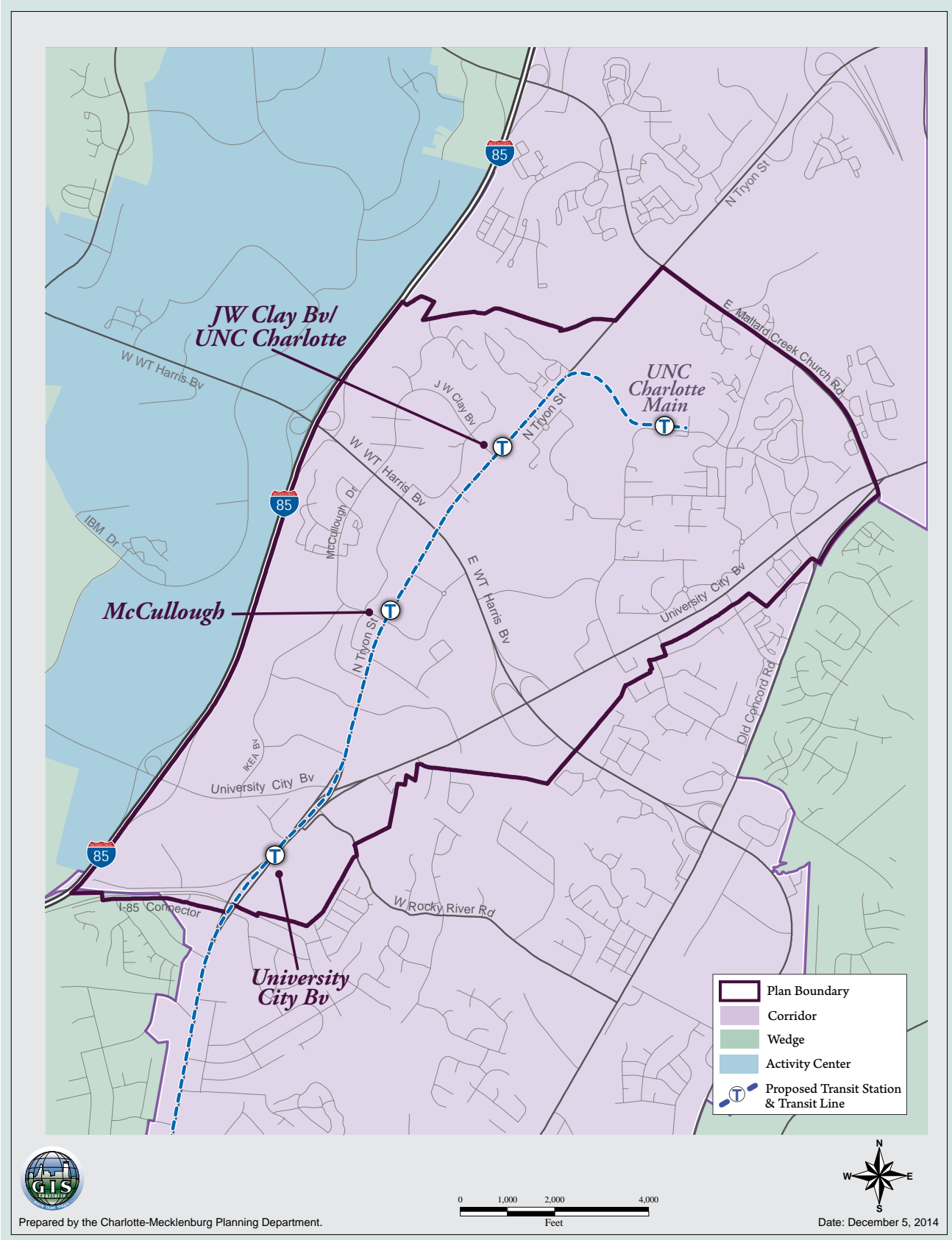


- Define the growth and development vision for the areas surrounding the University City Blvd., McCullough, and JW Clay Blvd./UNC Charlotte LRT stations and areas adjacent to the UNC Charlotte main campus and interchange areas near I-85;
- Refine the boundaries for any portion of an Activity Center, Growth Corridor, and/or Wedge included in the plan area;
- Address key land use, transportation, community design, and development concerns identified through the planning process;
- Provide guidance for future land use design character, and infrastructure decisions;
- Function as the official Streetscape Plan.

## Plan Boundaries

For contextual purposes, the boundaries cover an area larger than the (LRT) Transit Station Areas, defined as properties recommended for transit supportive development and generally located within  $\frac{1}{4}$  or  $\frac{1}{2}$  mile walk distance of the University City Blvd., McCullough, and JW Clay Blvd./UNC Charlotte stations. These areas will be most influenced by – and have the ability to influence – the success of the LRT line. While the Transit Station Areas are the primary focus, this plan's major influencing factors including the UNC Charlotte main campus and the areas in close proximity to Interstate-85 interchanges.

## Map 1: Plan Area Boundaries





UCAP/BLE

## Introduction

*Between 1980 and 2010, Charlotte grew from the 47th to the 17th most populous city in the United States.*

## Background

University City is in the heart of Northeast Charlotte. Its commercial core, which is the focus of this plan, is generally located north of the North U.S. 29 Bypass Highway, east of I-85, south of Mallard Creek Church Road and west of University City Boulevard. In 2003, Charlotte City Council designated this commercial core as a Municipal Services District (MSD). An MSD allows for the taxation of property owners within the district's boundaries as a means of generating revenue to support enhanced services exclusively for the area.

The University of North Carolina Charlotte was first established as the Charlotte Center in 1946, offering evening classes on Charlotte's Central High School campus. In 1961, the school was moved to the area its main campus currently occupies in University City, and became the fourth school in North Carolina's state university system in 1965. Total enrollment as of October 2014 is 27,320 students and employment includes over 3,500 faculty and staff positions. UNC Charlotte is, and will continue to be, a major presence and influence in University City.

A new presence in University City is the future light rail line and four transit stations – University City Blvd., McCullough, JW Clay Blvd./UNC Charlotte and UNC Charlotte main campus. University City lies along the I-85 corridor and includes several major Charlotte area thoroughfares including University City Blvd., W.T. Harris Blvd., Mallard Creek Church Rd., and N. Tryon St. Much of the existing development patterns are designed to accommodate the automobile. For example:

- Large surface parking lots with little pedestrian connectivity,
- Auto-oriented uses such as gas stations and drive-through restaurants, and
- Strip commercial development along major roads

The BLE will provide new alternatives for moving around University City and likely influence future development patterns, especially around the transit stations. The recent adoption of the *Blue Line Extension Transit Station Area Plans* (2013) is a key step in promoting continued growth and development in a way that helps achieve our overall community vision, consistent with the *Centers, Corridors and Wedges Growth Framework* (updated 2010). This plan recommends changes to the development pattern around stations along the LYNX Blue Line Extension.

## Growth Framework

Since the 1980s, Charlotte has been one of the nation's fastest growing urban areas in the country. Between 1980 and 2010, Charlotte grew from the 47th to the 17th most populous city in the United States. By 2035, it is projected that Charlotte will gain another 300,000 residents and 320,000 jobs. Charlotte's future will be defined by its ability to effectively accommodate this anticipated population and employment growth.

The City of Charlotte has adopted citywide plans and policies that are intended to guide future growth and development patterns. The policies in documents such as *Centers, Corridors, and Wedges* (2010) and *General Development Policies* (2003 and 2007) are supplemented by the policies in this University City Area Plan that are specific to this area. More information about citywide plans and policies can be found in *Volume 4, Adopted Plans and Policies*, page X.

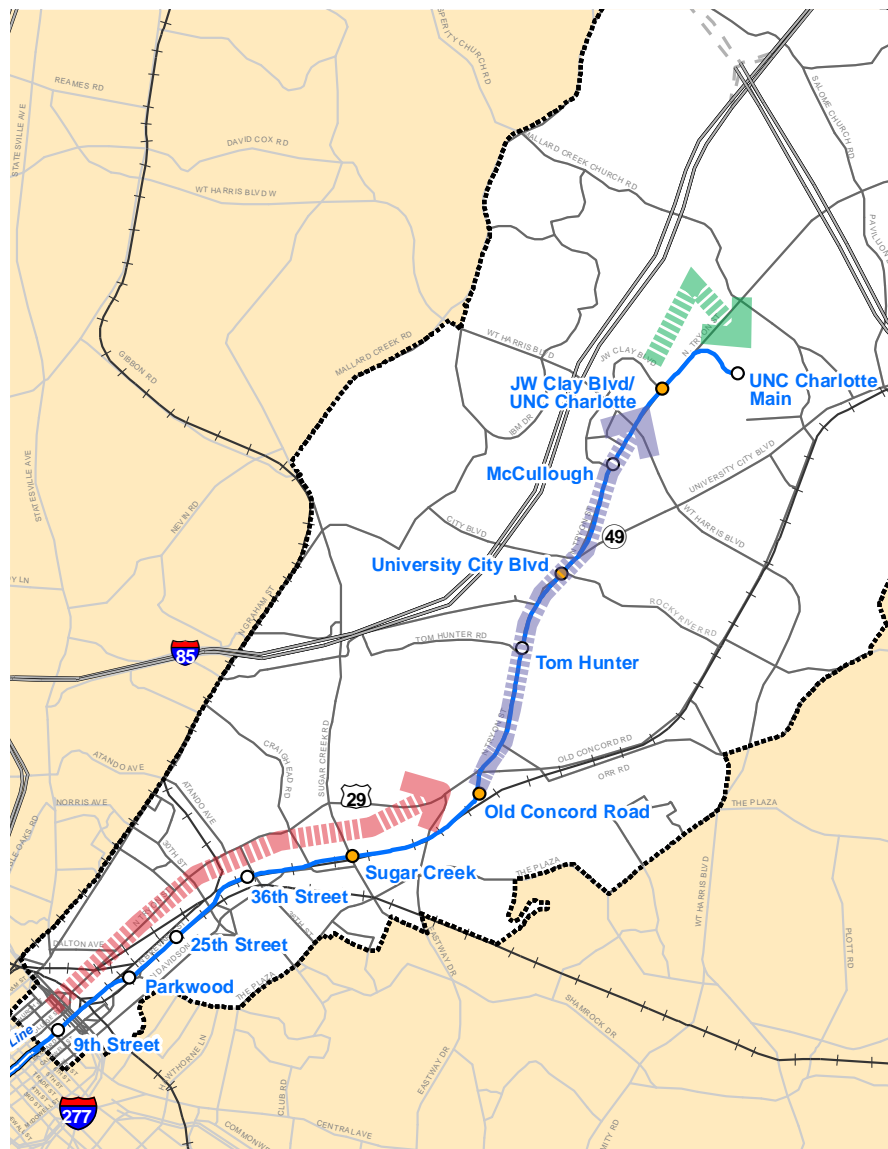


UCAP/BLE

## The Light Rail Transit (LRT) Line

The existing LYNX Blue Line is the Charlotte region's first light rail service and is a part of the City's 2030 Transit System Plan. It is 9.6 miles long and operates from I-485 at South Boulevard to Uptown Charlotte. With 15 stations including seven park and ride locations, the LYNX Blue Line provides a congestion free commute with a consistent travel time. The extension of the LRT line will operate along a 9.4 mile route connecting Center City, University City, and UNC Charlotte. The alignment generally parallels existing Norfolk Southern/North Carolina Railroad lines to the median of US 29/N. Tryon St., as shown below.

### Introduction



- From Uptown through the Old Concord Road area, the light rail will operate within the NS/NCRR right of way.



- From the Old Concord Road area to JW Clay Blvd./UNC Charlotte, the light rail will operate in the median of US 29/ North Tryon Street.



- From JW Clay Blvd./UNC Charlotte area to Charlotte main campus, the light rail will operate on new alignment onto the UNC Charlotte campus.





UCAP/BLE

## Introduction

*There was great community interest and involvement throughout the development of the plan.*

# Plan Development and Adoption Process

The *University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*, prepared by a City of Charlotte interdepartmental team led by the Planning Department, is based on input from area residents, property owners and developers, as well as University City Partners, consultant studies, and technical analysis. This effort included several public meetings, as well as many one-on-one meetings and other communication with property owners, developers, neighborhood leaders and other interested stakeholders.

The final draft plans is presented to and reviewed by the general public. The Planning Committee of the Charlotte-Mecklenburg Planning Commission considers the plans and forward their recommendation to the Charlotte City Council for final review and consideration for adoption.



*Input is collected via electronic options, meetings, phone calls, and other means. The December 2013 kickoff workshop participants, shown above, shared their understanding of issues to help clarify the vision and goals.*

## Plan Organization

The document is organized into chapters that,

- Provide an overview of the plan area and identify opportunities and constraints to achieving the community's objectives for the plan area, especially in the transit station areas;
- Propose a vision for the future of the plan and make recommendations to move towards that vision; and
- Identify actions to be taken to implement the recommendations.

*Volume 1: Introduction* familiarizes the reader with pertinent information. The plan area analysis, vision and recommendations are part of *Volume 2: Concept Plan*. Volumes 1 and 2 of the document are adopted by City Council and becomes City policy. The action items to implement the recommendations can be found in *Volume 3: Implementation Plan*. Volume 3 is not adopted by City Council; rather it is used to guide staff efforts to implement the Concept Plan. Previously adopted plans and policies which are used to guide city and area-wide growth patterns are summarized in *Volume 4: Adopted Plans and Policies*. An overview of existing conditions is found in *Volume 5: Appendix (existing conditions)*.

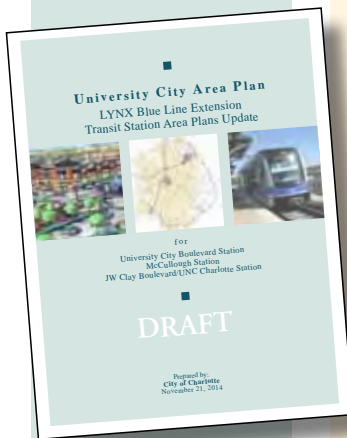
*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*

# Plan Structure



UCAP/BLE

## Concept Plan Plan Structure



## Volume 1: Introduction

*The Introduction states the purpose of this plan and provides background information.*

*Volume 1: Introduction* contains the plan boundary, general background information about the area, and a brief description of the adoption process.

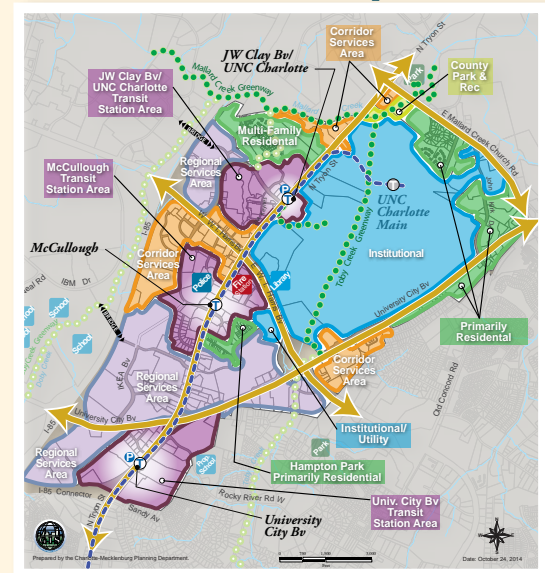
## Volume 2: Concept Plan

*The Concept Plan will be adopted by Charlotte City Council and become City policy.*

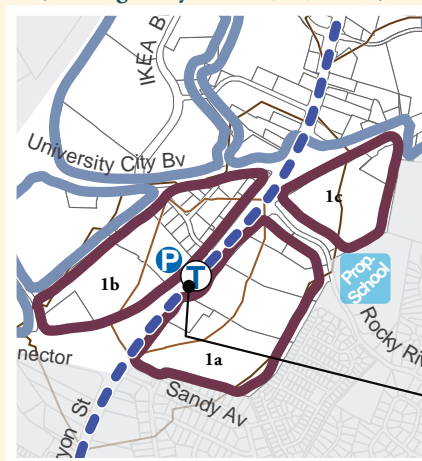
The *Volume 1: Concept Plan* is adopted by City Council as a policy guide for future decision making. It contains the plan purpose, vision statement, goals and policies. A series of four maps follows this section:

The **Character Area Map** (Map 2, page 15) illustrates eleven Character Areas, identified by similar existing development, land uses, and mobility elements. The Concept Map is intended to be a general indication of desired development patterns and major transportation networks. Each Character Area has a unique vision statement that guides specific policies for future development and supports the overall goals of the University City Area Plan.

**Character Area Map**



**Policy Area Map**  
(Showing Policy Areas 1a, ab, and 1c)



The **Policy Area Map** (Map 3, page 16) shows the breakdown of the Character Areas into twenty-three (23) Policy Areas, identified by existing and potential development patterns, natural features, and transportation connectivity. (A close up of Policy Areas 1a, 1b, and 1c are shown at left. See page 21.) Each Policy Area has several unique Community Development Policies related to Land Use, Community Design, Mobility, and Open Space. These are used to guide decision making related to future development and establish a clear vision for the community.



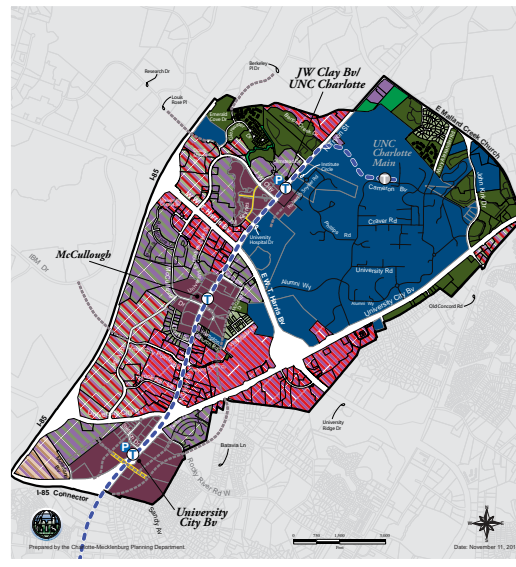


UCAP/BLE

### Concept Plan Plan Structure

*Specific policies and recommendations to achieve the form and desired character of each station area are detailed in the Community Development section.*

### Recommended Future Land Use Map

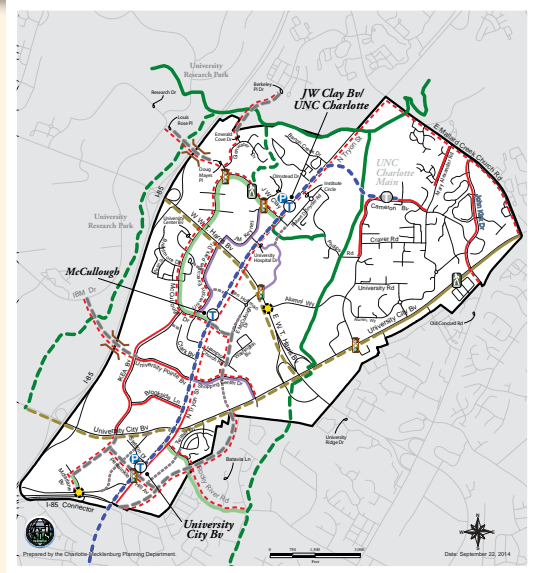


The **Recommended Future Land Use Map** (Map 4, page 17) will become the official adopted land use map for this area (once adopted by City Council). The adopted land use is supplemented by specific Community Development Policies contained within the following sections for each Policy Area.

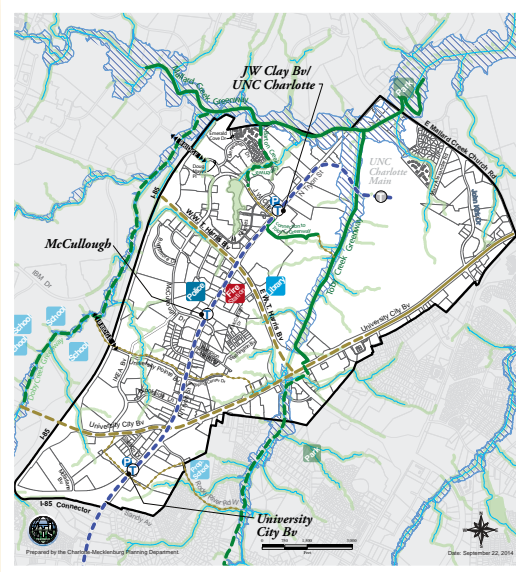
The **Future Transportation Network Map** (Map 5, page 18) identifies critical street, sidewalk, bike lanes, pathways and other connections to improve the overall transportation network within the plan area.

These improvements are additionally described within the Community Development Policies under the corresponding Policy Area and in the Transportation section, beginning on page 84.

### Future Transportation Network Map



### Public Facilities and Environmental Features Map



The **Public Facilities and Environmental Features Map** (Map 6, page 19) identifies stream buffers, floodplains, greenways, and overland connectors that make up an environmental network in the area. Specific policies relating to these features are included under the corresponding Community Development Policies for each area and in the Natural Environment section, beginning on page 103.



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### Concept Plan Plan Structure



*The core areas occur  
at each station in the  
plan boundary;*

- University City Bv
- McCullough;
- JW Clay Bv/  
UNC Charlotte

### Cores

The “core” of the each transit station area is identified as being generally within 1/4 mile walk distance of the transit station. This 1/4 mile walk distance assumes an expanded street network through future development, subject to the subdivision ordinance and recommendations established in this plan. These are key areas for compact, pedestrian-oriented, intense future development to support an around-the-clock district at these nodes. The core is identified with a blue shaded area on the Future Transportation Network map in applicable policy areas (beginning on page 22).

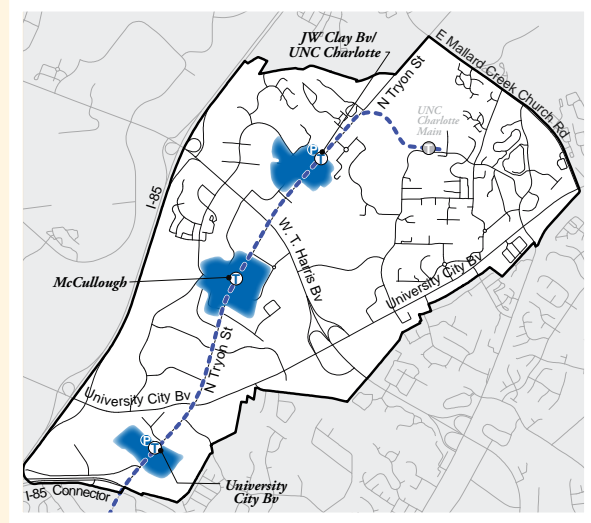
### Community Development Policies

Each of the 23 policy area pages begin with a series of three maps:

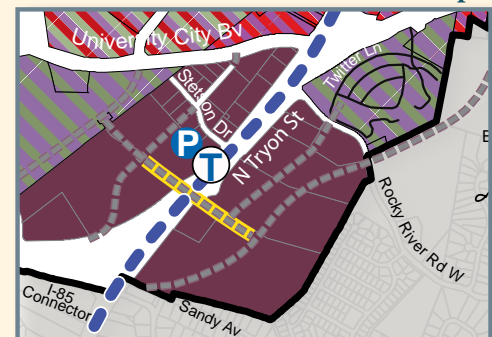
- Recommended Future Land Use Map
- Future Transportation Network Map (Core will be shown on this map if applicable.)
- Public Facilities and Environmental Features Map

These small vignette maps show the same information as found on the larger maps on pages 17, 18, and 19. However, the vignettes focus on the individual policy area and highlight features that relate to the policies listed in the accompanying policy table. Community Development Policies begin on page 20.

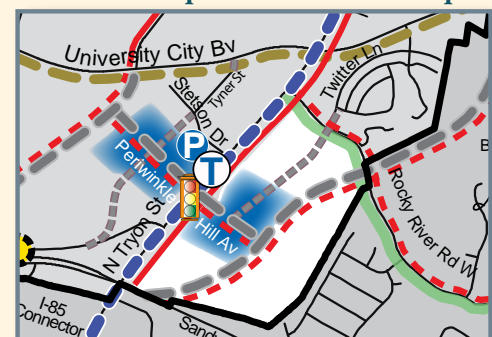
### Cores Map



### Recommended Future Land Use Map

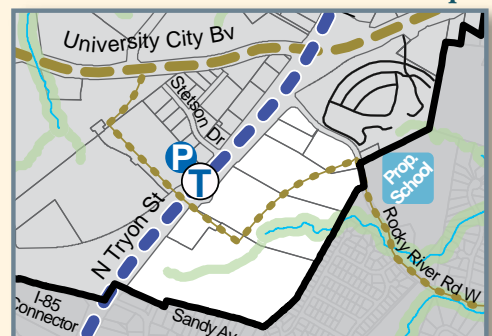


### Future Transportation Network Map



■ Core

### Public Facilities & Envir. Features Map







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## Concept Plan Plan Structure

### Document sections:

- **Volume 1 :**  
*Introduction*
- **Volume 2 :**  
*Concept Plan*
- **Volume 3 :**  
*Implementation Guide*
- **Volume 4 :**  
*Adopted Plans and Policies*
- **Volume 5 :**  
*Appendix*

**Transportation Policies**, page 84, address future transportation improvements.

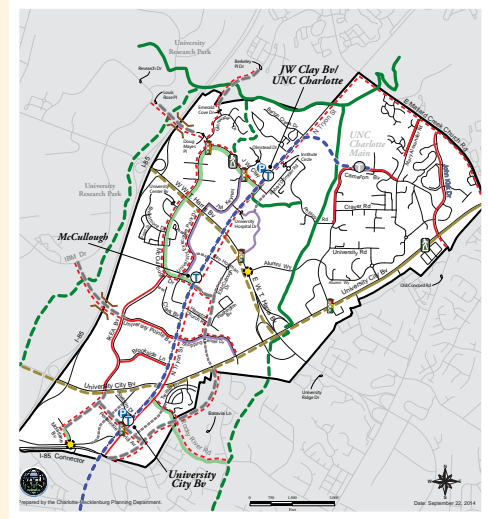
Street cross-sections follow. See page 89. For clarity (in order to show additional detail), the plan boundary area is divided into two areas - South Area (south of W.T. Harris and North Area (north of W.T. Harris).

Additional area-wide policies are included for:

**Infrastructure and Public Facilities Policies**, page 101.

**Natural Environment Policies**, page 103.

## Future Transportation Network Map



## Volume 3: Implementation Guide

*The Implementation Guide is primarily used by staff to ensure public and private development achieves the defined vision.*

**Volume 3: Implementation** is primarily a staff document that outlines specific steps that can be taken by various public and private bodies so that the desired future envisioned in this plan may be realized. This section of the document is not adopted and is periodically updated by staff. Additional information related to future development along N. Tryon St. is also included in this section.

## Volume 4: Adopted Plans and Policies

*Adopted Plans and Policies are intended to guide city and area-wide future growth and development patterns.*

Volume 4: Adopted Plans and Policies are intended to guide future growth and development patterns. *Centers, Corridors and Wedges Growth Framework* (updated 2010) and *General Development Policies* (2003 and 2007) are supplemented by the policies in this University City Area Plan that are specific to this area. More information about citywide plans and policies can be found in Volume 4, page 121.

## Volume 5: Appendix

*The Appendix contains supporting background information.*

Information in **Volume 5: Appendix** is gathered throughout the planning process and contains existing conditions, market analysis data, and planned projects or improvements in the area. It is used to inform the process and develop recommendations.



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### Concept Plan Glossary

## Glossary of frequently used terms

These definitions are intended to provide clarification for some terms that are frequently used throughout this document and to provide context to the University City Area Plan.

**Amenity Zone** – A hardscaped extension of the sidewalk to the back-of-curb that is typically used instead of, in addition to, or alternating with, a planting strip. The purpose of these areas is to enhance the pedestrian experience by providing additional buffers between traffic and the sidewalk, and to create visual interest.

**Civic/Institutional** – Civic and institutional uses are considered to include cultural, educational, medical, governmental, religious, athletic, and other similar types of uses that are generally open to the public. Large scale churches and day cares (as defined by the zoning ordinance) should typically be located on thoroughfares and provide a physical transition to existing neighborhoods by way of building height and landscaping. Large scale residential institutional uses are most appropriate in transit station areas and/or on a major thoroughfare, and should adhere to any multi-family community design guidelines for that Policy Area. Jails, prisons, and landfills are not typically appropriate within this plan area.

**Community Development Policies** – For the purposes of this plan, these include the specific policies for each Policy Area related to Land Use, Community Design, Mobility, and Open Space. They are supplemental to city- or area-wide policies. Community Development Policies can be found on pages 20 to 83 of this document.

**Core Transit Station Area** – The “core” of the each transit station area is identified as being generally within ¼ mile walk distance of the transit station. This ¼ mile walk distance assumes an expanded street network through future development, subject to the subdivision ordinance and recommendations established in this plan. These are key areas for compact, pedestrian-oriented, intense future development to support an around-the-clock district at these nodes. The core is identified with a blue shaded area on the Transportation Network map in applicable policy areas (beginning on page 22).

**Cross Charlotte Trail** – This proposed project is a 26-mile pedestrian and bicycle trail from Pineville to the UNC Charlotte area, connecting existing segments of Mecklenburg County greenways with additional trails to be built by both Mecklenburg County and City of Charlotte.

**Dwelling Units Per Acre (DUA)** – Indicates the minimum or maximum number of dwelling units permitted on each acre of land. These refer to both single-family and multi-family units.

**Greenway** – A greenway is a vegetated natural buffer that improves water quality, reduce the impacts of flooding, and provide wildlife habitat. They provide recreation, transportation, fitness, and economic benefits.



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### Concept Plan Glossary

**Hotels/Motels** – Hotels and motels are generally considered as retail uses that provide temporary housing for rent. This plan identifies where they are most appropriate in the Land Use and Development policies of this plan. They may also be considered in retail areas when not specifically referenced.

**Mid-block Crossing** – A Midblock crossing is a location between intersections where a marked crosswalk has been provided.

**Multi-use Path** – A bi-directional, hard-surfaced path physically separated from motor vehicle traffic intended for use by pedestrians and bicyclists.

**Multi-use Trail** – This type of facility typically falls within a greenway corridor and provides a clearly marked trail. In the case of University City, primary users are anticipated to be pedestrians and bicyclists. Some areas of the trail may be paved where others may remain more natural.

**Overland Connector** – A pedestrian and bicycle facility that provides connections between existing and future Mecklenburg County greenways via sidewalks and/or multi-use paths to create a network.

**Pedestrian Hybrid Beacon** – A pedestrian hybrid beacon is used to warn and control traffic at a mid-block marked crossing in order to assist pedestrians in crossing the street.

**Promenade** – This type of facility is generally defined as a paved walk, typically along a waterfront. In this plan, the promenade refers to the clearly defined pedestrian pathway, currently existing generally from JM Keynes Dr. to the northeast side of the lake in University Place development, connecting to the boardwalk.

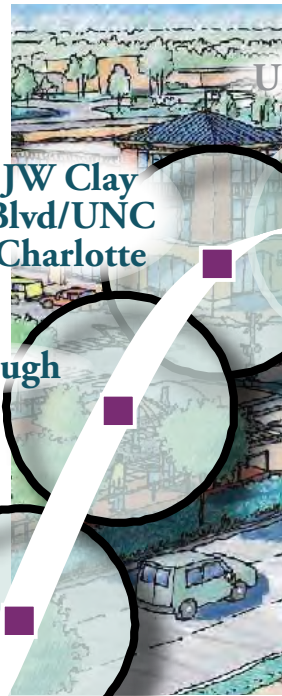
**Transit Oriented Development** – Transit oriented development focuses on creating compact neighborhoods with housing, jobs, shopping, community services, and recreational opportunities within easy walking distance (i.e. within ½ mile) of a transit station. The intent is to create well designed, very livable communities where people can get from home to such places as the office, grocery store, day care center, restaurant, dry cleaner, library or park without using a car. Transit oriented development policies provide direction for developing and redeveloping property around rapid transit stations in a way that makes it convenient for many people to use transit. Such policies focus on land uses, mobility, and community design.

**UNC Charlotte Campus Master Plan (2010)** – The UNC Charlotte main campus is one of the largest presences in the University City Area in terms of land area and population. As a North Carolina state institution, land development activities are governed by the campus rather than local zoning ordinances. Therefore, this area plan does not address land use, mobility, or design for the campus. The University City Area Plan seeks to provide continuity and compatibility between the campus and surrounding areas. The Campus Master Plan addresses future building sites, open space networks, parking locations, and improvements to pedestrian, vehicular, and service circulation. The UNC Charlotte Campus Master Plan is available online.

<http://masterplan.uncc.edu/>



## Volume 2: Concept Plan



UNC Charlotte Main

JW Clay  
Blvd/UNC  
Charlotte

McCullough

University  
City Blvd





UCAP/BLE

### Concept Plan Vision and Goals



*The vision and goals were identified during the planning process. The recommended plan policies when implemented will assure that the vision and goals are achieved.*

## Plan Vision and Goals

**VISION:** University City will be transformed into a distinct and vibrant place that is urban in scale and design. It will be energized by the highly successful Blue Line Extension (BLE) Light Rail Transit (LRT) line that will operate along the N. Tryon St. 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.

The Blue Line Extension Transit Station Areas, from uptown Charlotte onto the UNC Charlotte main campus, will become a series of vibrant, sustainable, and accessible destinations along the Northeast Corridor.

**Vibrant** Seek to provide a balanced mixture of uses that create safe, dynamic, urban places that will be accessible to a wide variety of people.

**Sustainable** Seek innovative ways to better nurture natural, economic, and social systems and resources for today and future generations.

**Accessible** Maximize the use of the existing local and regional street connections to provide a high level of mobility and multi-modal access for all people in a safe, easy, and convenient manner.

**Destination** Serve as activity nodes for adjacent neighborhoods, connecting people from all parts of the Charlotte community.

**GOALS:** To achieve the vision of creating a vibrant, people-oriented destination in Charlotte and create dense, high quality nodes along the BLE, the following goals have been identified and include many of the adopted City policies discussed in the Introduction section of this document:

- **Land Use:** Accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods and providing opportunity for housing choices.
- **Community Design:** Create a high quality urban environment by enhancing the identity of University City and the Transit Station Areas within it, creating attractive streetscapes, building on the synergy of public infrastructure investments.
- **Mobility:** Improve the accessibility and capacity of the transportation network by removing barriers to pedestrian, transit, bicycle, and vehicular mobility to increase connectivity.
- **Open Space:** Encourage preservation of natural features with context sensitive design features and provide accessibility to public open space.
- **Transportation:** Identify necessary improvements to the existing transportation network and complement it with new connections and elements consistent with city-wide policies.
- **Infrastructure and Public Facilities:** Plan for and provide the infrastructure and public facilities needed to support growth in the Corridor.
- **Natural Environment:** Improve the quality of the natural environment in the University City area, while continuing to accommodate growth by replenishing the tree canopy, reducing stormwater runoff, and remediating contaminated sites.

These goals serve as the basis for the recommendations in the chapters that follow.

## CONCEPT PLAN

## Map 2: CHARACTER AREA MAP



UCAP/BLE

Character Area Boundaries

- Transit Station Area
- Regional Services Area
- Corridor Services Area
- Hampton Park/  
Primarily Residential
- Institutional/Utility
- Mecklenburg County Park  
and Recreation Owned Land

Current and Future Amenities

- T Proposed Light Rail  
Station and Corridor
- P Proposed LYNX Park and Ride
- T Proposed UNC Charlotte Main  
Light Rail Station is not included  
in this update
- Existing Major Street
- Proposed Bridge

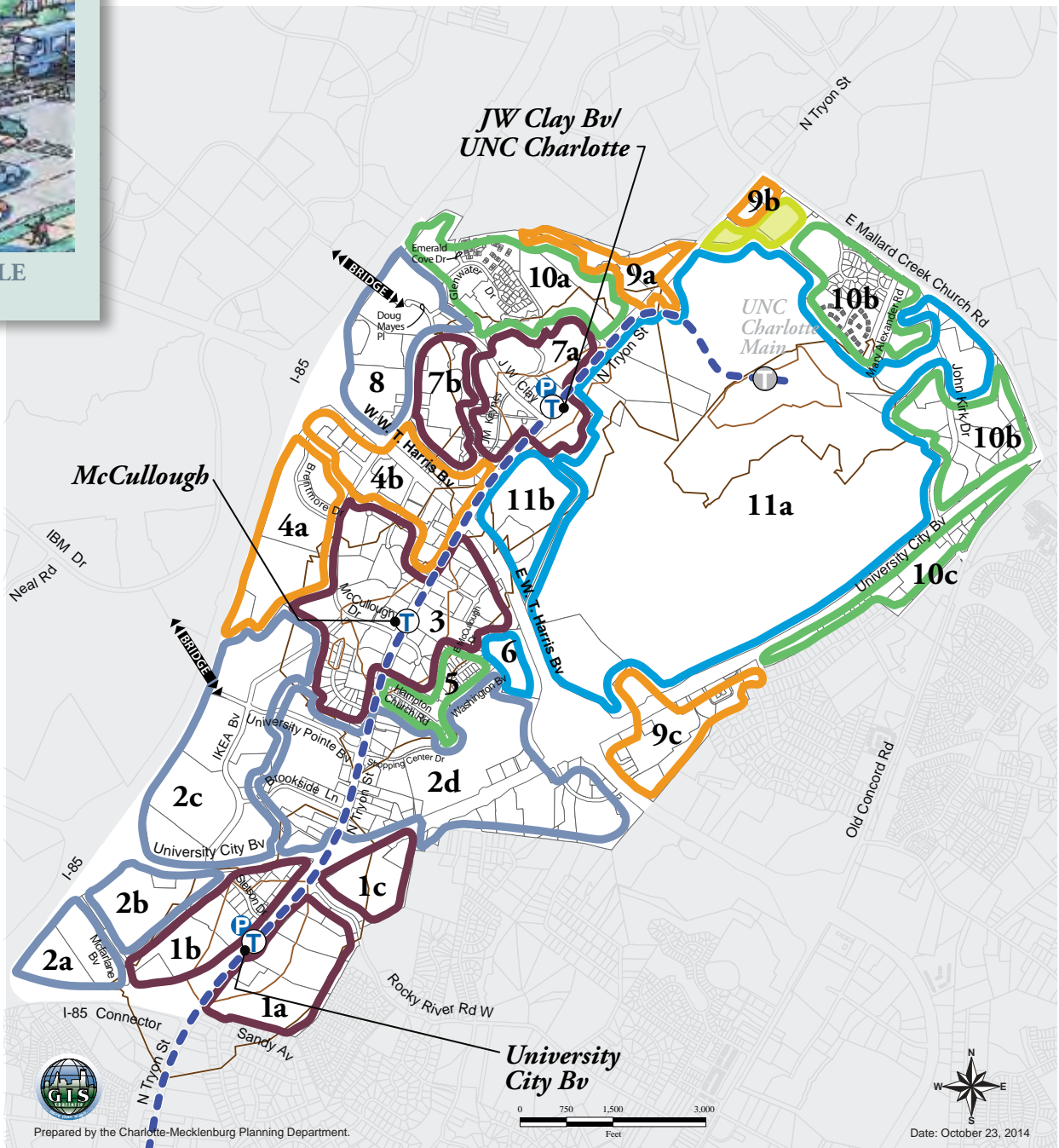
- Existing Stream/Creek
- Existing Multi-Use Trail
- Proposed Multi-Use Trail
- Existing Public Facility Site

# CONCEPT PLAN

## Map 3: POLICY AREA MAP



UCAP/BLE



### Policy Area Boundaries

- Transit Station Area
- Regional Services Area
- Corridor Services Area
- Hampton Park/  
Multi-Family Residential
- State Owned Land
- Mecklenburg County Park  
and Recreation Owned Land

### Current and Future Amenities

- T Proposed Light Rail  
Station and Corridor
- P Proposed LYNX Park and Ride
- T Proposed UNC Charlotte Main  
Light Rail Station is not included  
in this update
- 1/4 Mile Walking Distance
- 1/2 Mile Walking Distance

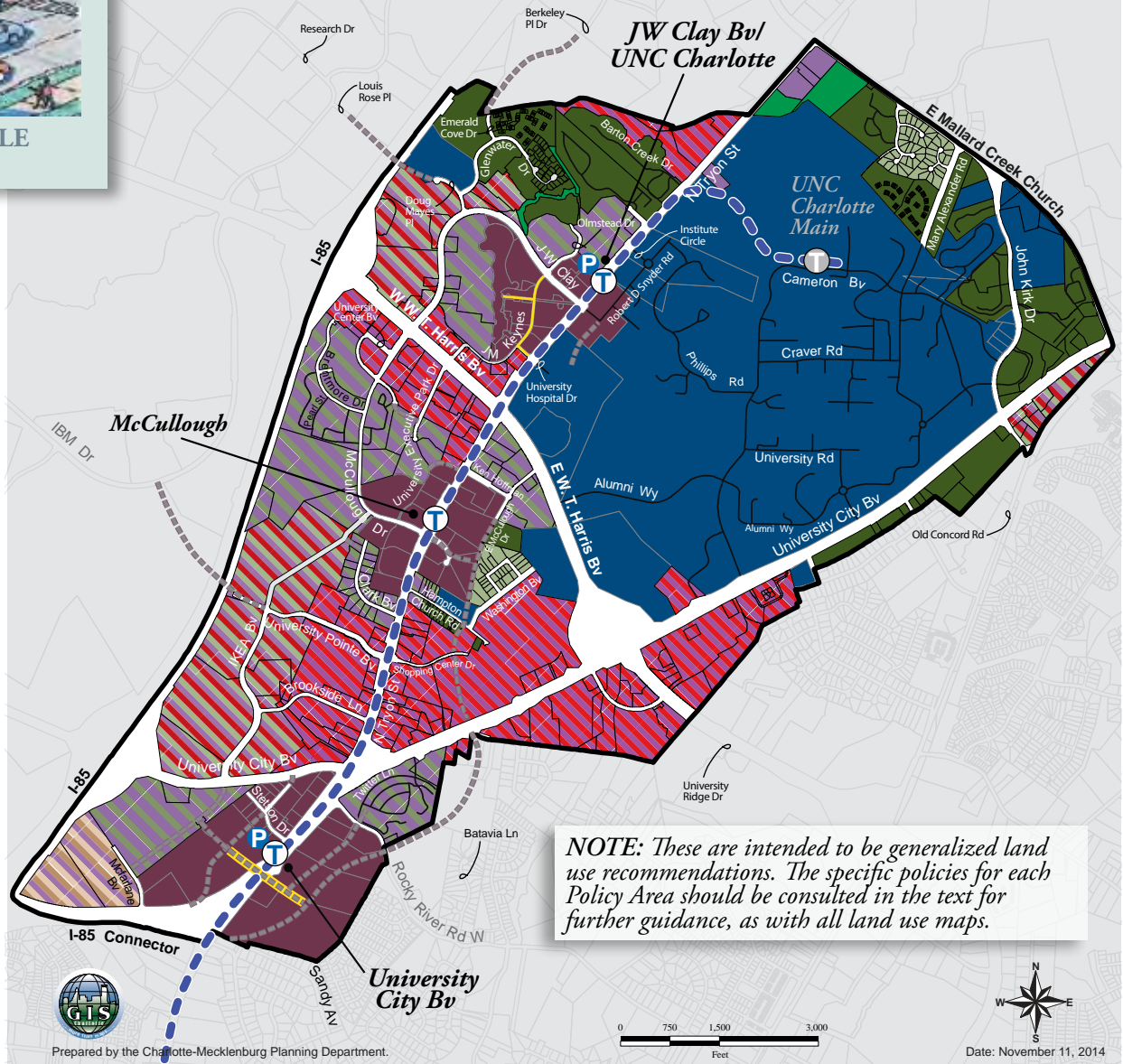


## CONCEPT PLAN

## Map 4: RECOMMENDED FUTURE LAND USE MAP



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Recommended Future Land Use

- Residential <= 8 DUA
- Residential <= 22 DUA
- Institutional
- Office
- Park/Open Space

- TOD - Mixed
- Residential/Office
- Residential/Office/Retail
- Office/Retail
- Office/Industrial-Warehouse-Distribution

- Private Streets
- Ground Floor Retail
- Proposed New Street
- Proposed Light Rail Station and Corridor
- Proposed LYNX Park and Ride
- Proposed UNC Charlotte Main Light Rail Station is not included in this update



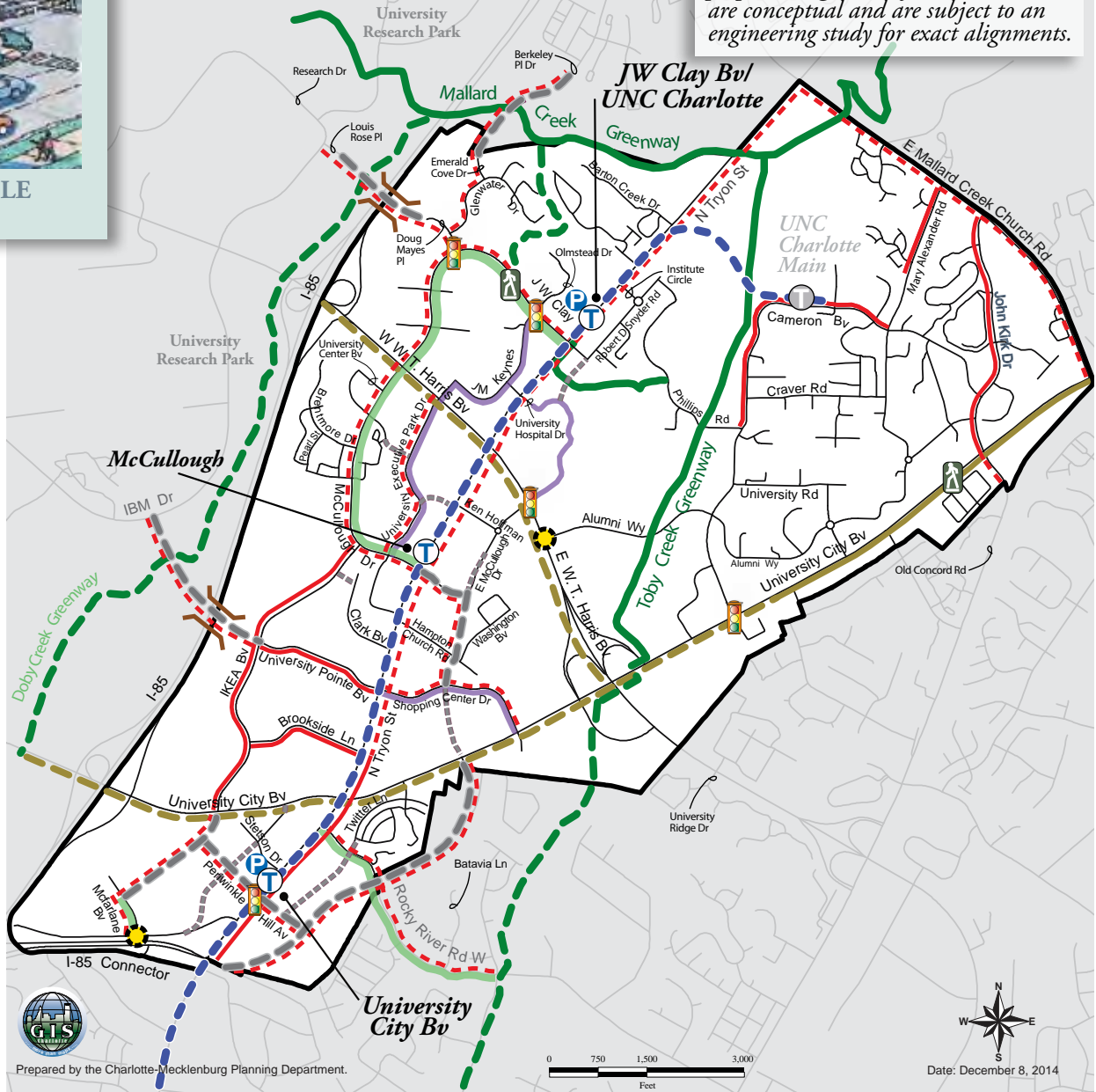
## CONCEPT PLAN

## Map 5: FUTURE TRANSPORTATION NETWORK MAP



UCAP/BLE

**NOTE:** The information in this map is duplicated on Map 7, page 85. The proposed alignments for new streets are conceptual and are subject to an engineering study for exact alignments.

Transportation Projects

- Proposed Local Street
- Proposed Avenue
- Existing Bicycle Lane
- Proposed Bicycle Lane
- Proposed Upgraded Street
- Proposed Streetscape
- Proposed Multi-Use Path
- Existing Multi-Use Path

- ★ Proposed Median Opening
- Potential Signalized Intersection
- Proposed Pedestrian Hybrid Beacon
- Proposed Bridge
- Existing Greenway
- Proposed Greenway

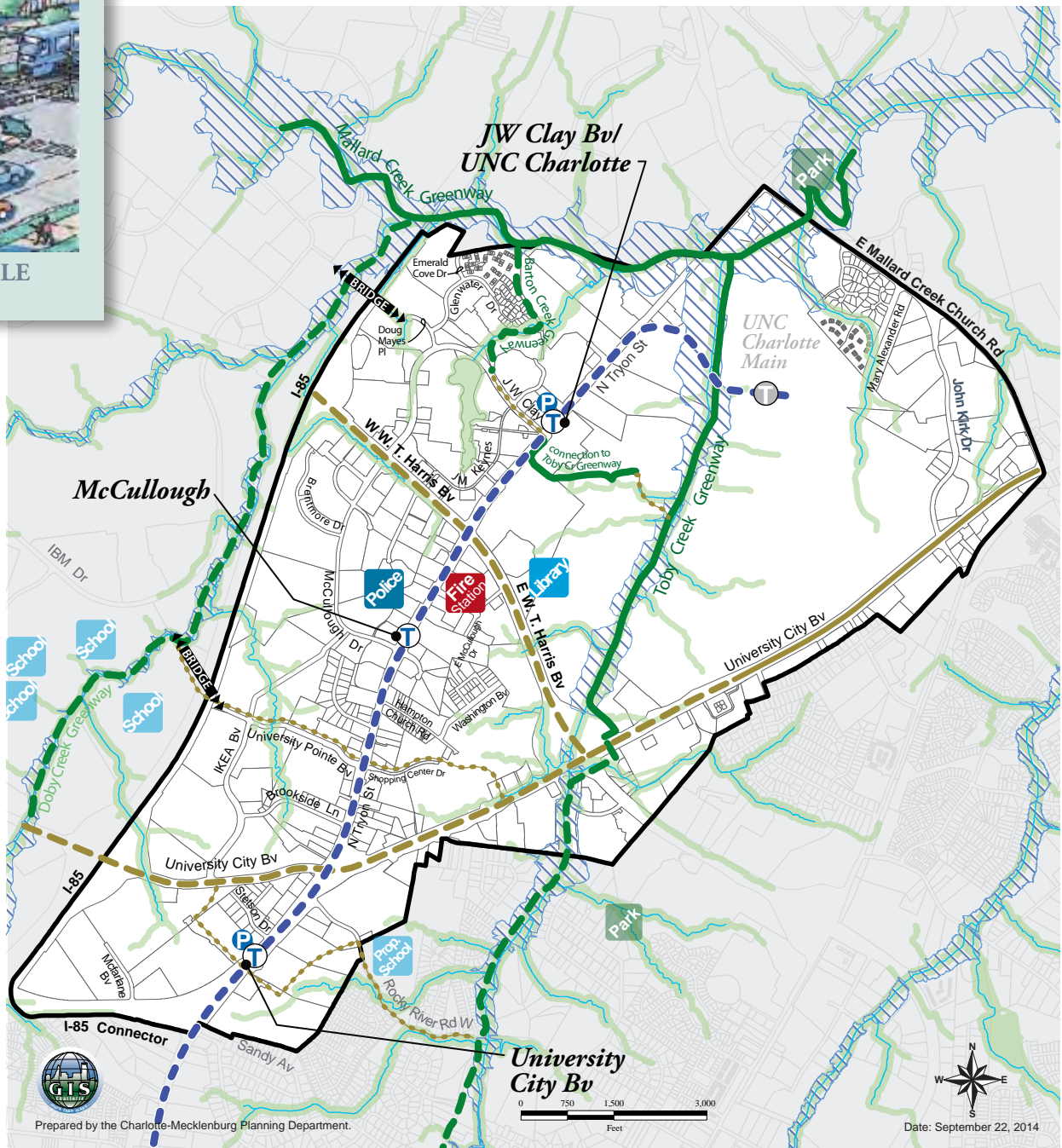
- Ⓣ Proposed Light Rail Station and Corridor
- Ⓟ Proposed LYNX Park and Ride
- Ⓣ Proposed UNC Charlotte Main Light Rail Station is not included in this update

## CONCEPT PLAN

## Map 6: PUBLIC FACILITIES AND ENVIRONMENTAL FEATURES MAP



UCAP/BLE

Current and Future Amenities

- Existing Greenway
- - - Proposed Greenway
- Existing Multi-Use Path
- - - Proposed Multi-Use Path
- . . . Overland Connector
- <==> Bridge

- Stream Buffers
- FEMA 100 Year Floodplain
- Existing Public Facility Site
- T Proposed Light Rail Station and Corridor
- P Proposed LYNX Park and Ride
- T Proposed UNC Charlotte Main Light Rail Station is not included in this update



# Community Development Policies



UCAP/BLE

## Concept Plan Character Areas • Policy Areas

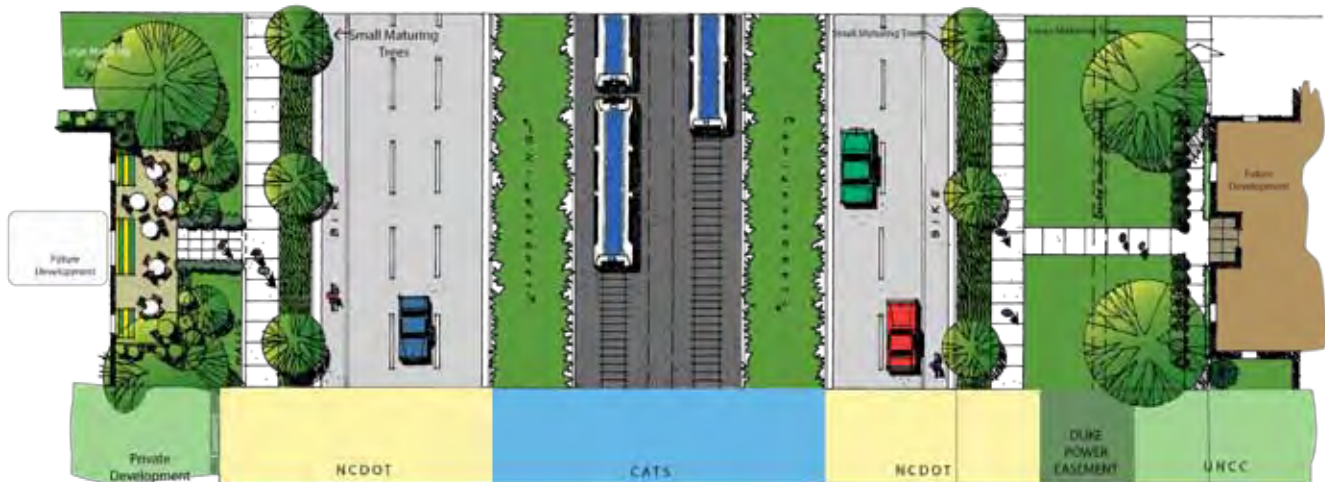
### Introduction

In addition to the Vision and Goals set forth within the University City Area Plan, each Character Area has a unique vision statement to facilitate guidance for future development. The Character Area descriptions provide insight into current conditions and identification of opportunities and constraints. The vision and review of existing conditions help to inform specific policies for each of the Policy Areas. This section of the plan provides unique Community Development Policies for each of the twenty-three (23) Policy Areas, addressing the following:

- Land Use
- Community Design
- Mobility
- Open Space

General policies that apply to development throughout the plan area are provided in subsequent sections. They supplement the unique policies listed within each Policy Area and should be an additional reference for future decision making. These policies can be found in the following locations within this document:

- Transportation Policies, page 84 and street cross-sections, page 89
- Infrastructure and Public Facilities Policies, page 101
- Natural Environment Policies, page 103



*The light rail and transit stations will be built in the median of N. Tryon St. in University City and create significant physical changes along the corridor. The N. Tryon St. corridor will be a gateway for the University City Area and should have a cohesive appearance and feel, established with a consistent street tree line and building setbacks, among other characteristics, that create a distinct identity. (See additional guidance in Volume 3: Implementation Guide)*

## CHARACTER AREA 1

### University City Boulevard Transit Station Area

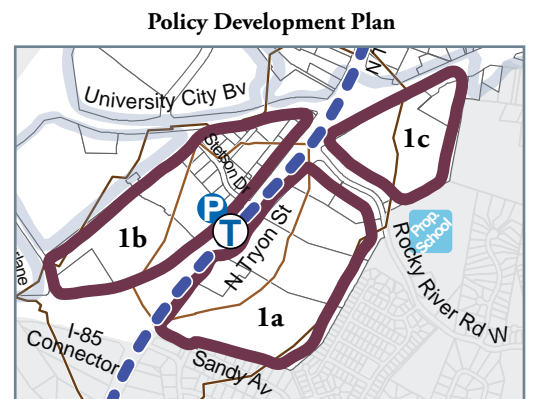
The University City Boulevard Transit Station Area is comprised of three individual Policy Areas:

- Policy Area 1a – East side of N. Tryon St.
- Policy Area 1b – West side of N. Tryon St.
- Policy Area 1c – Rocky River Rd. and University City Blvd.

**The University City Boulevard future transit station is a major gateway opportunity for University City as the first station approaching the plan area from center city Charlotte.** The current undeveloped greenfield condition of several large parcels provides an opportunity for transformative development, potentially emerging into a new transit neighborhood. **This new neighborhood is envisioned to not only include a variety of housing choices, but also retail, services, and employment.**

Future development within ¼ mile walk distance of the transit station on either side of N. Tryon St. should implement Transit Oriented Development zoning to support the future transit station.

Several projects including a CATS Park and Ride deck, new Charlotte-Mecklenburg elementary school location, and a large multi-family development project are within close proximity and should be tied to the transit station area with strong multi-modal connections and compatible land use and form.



## Character Area 1 — Opportunities and Challenges

### Opportunities

- Greenfield development
  - Large enough for a new neighborhood
  - Includes ample open space for future parks or networks
  - Large parcel ownership – fewer challenges for redevelopment or aggregation of properties
- Park and Ride facility as an impetus for service related retail
- Strategic location between two I-85 interchanges and a transit station

### Challenges

- Lack of transportation network
- Environmentally sensitive land
- Retail pressures from surrounding areas
- Adjacent to single-family residential areas – need to be sensitive to character

*Site of future CATS Park and Ride deck for the University City Boulevard Transit Station*





## Community Development Policies for Policy Area 1a

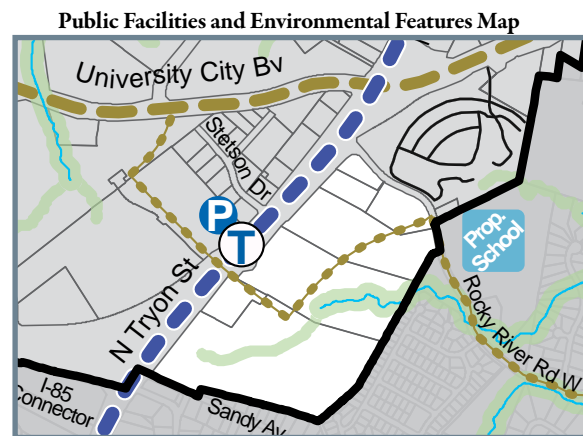
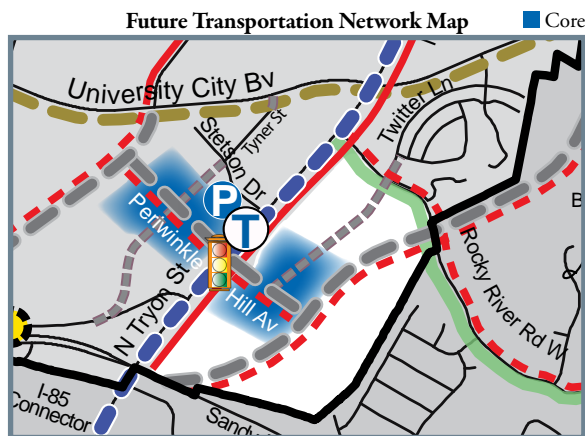
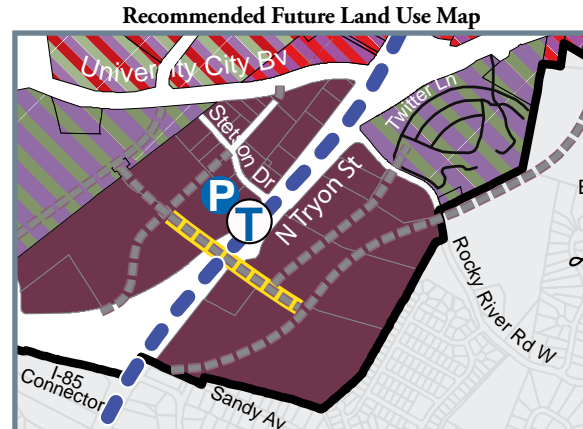
### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

#### Policy Area 1a East side of North Tryon Street

**Context:** *Greenfield opportunity to create a new transit neighborhood, with housing choices, employment, community amenities, and retail services within an easy walk of the transit station.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



#### 1a Land Use and Development Policies

- The core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) should be the most intensely developed part of the transit station area.** Development should include a mix of residential, office, hotels, civic, and/or retail uses. The ground floor of buildings on active retail streets (as indicated on the Recommended Future Land Use Map) should be activated primarily with retail and other commercial uses. Structured parking should be lined with active uses along the street. Commercial uses with drive-through facilities and/or gasoline pumps are not appropriate in the core of the transit station area.
- In areas outside of the core, but within approximately 500 feet of N. Tryon St.,** residential and office should be the primary uses. Retail is only appropriate on the ground floor of residential and office buildings. These ground floor retail uses may include drive-through facilities only if they meet the Community Design criteria below (#5). Hotels are also appropriate. Structured parking should be lined with active uses along the street or screened from view from the street and sidewalk. Commercial uses with gasoline pumps are not appropriate the transit station area.
- Development outside of the core and beyond approximately 500 feet of N. Tryon St. should include more than one building type,** such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings. Retail services and offices are also appropriate if located on the ground floor of multi-family buildings. Structured parking should be lined with active uses along the street or screened from view from the street and sidewalk. Commercial uses with drive-through facilities or gasoline pumps are not appropriate in the transit station area.

## Community Development Policies for Policy Area 1a

### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

#### 1a Community Design Policies

4. **Within the core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) of the transit station area**, buildings should be a minimum of 2 stories (typically 5-10 stories) and be placed at or near the back of the sidewalk, with a greater setback when needed to accommodate outdoor seating and display. An uninterrupted building edge (with the exception of driveways and pedestrian paths) should be created along street frontages. All surface parking should be located to the rear of buildings and should not be visible from the sidewalk.
5. **In areas outside of the core, but within approximately 500 feet of N. Tryon St.**, buildings should be multi-storied (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Drive-through facilities may be appropriate if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.
6. **Development outside of the core and beyond 500 feet of N. Tryon St.** can be up to 4 stories. Buildings should be a minimum of 24' from the back of curb, including a front yard area of at least 8'. The front yard is not required for ground floor non-residential uses. Uses should be oriented to the street. Parking for single-family residential development should be to the side or rear of buildings. Surface parking lots should be located to the rear or side of multi-family and mixed use buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access.
7. **Development should create a cohesive corridor along N. Tryon Street**, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
8. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor uses** should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades should have architectural elements that will help distinguish the ground floor from upper stories.** Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family residential development should include direct connections to the sidewalk.** Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

#### 1a Mobility Policies

*Refer also to general policies starting on page 84*

9. **Provide a new street to the transit station** (perpendicular to N. Tryon St.). This critical connection provides the only signalized point of pedestrian access to the transit station and the area across N. Tryon St. Minimize the number of driveways along this street; access from local streets or shared alleys is encouraged. It should be designed as an avenue including on-street parking, bike lanes and wide sidewalks.
10. **Provide a new street parallel to N. Tryon St.** (between I-85 connector and Rocky River Rd. W). This street provides parallel connectivity along the N. Tryon St. corridor and supports new development opportunities. It should be designed as an avenue including bike lanes, wide sidewalks and on-street parking where warranted by adjacent land uses.

## Community Development Policies for Policy Area 1a

### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

11. **Provide an additional new street parallel to N. Tryon St.** between Periwinkle Hill Ave. and Rocky River Rd. W, as an extension of Twitter Ln. It should be designed as a local street including wide sidewalks and on-street parking where warranted by adjacent land uses.
12. **Develop an interconnected network of local streets**, with typical block lengths of 400' to supplement the two new streets described above.

#### 1a Open Space Policies

*Refer also to general policies starting on page 101*

13. **Protect and enhance existing stream corridor as part of the overall open space system.** Create a trail within the stream corridor that connects from Rocky River Rd. to sidewalks and bike lanes in the core transit station area. The intent is to provide green space and access from the station south to the extension of Toby Creek Greenway.
14. **Areas should be planned and developed with an overall integrated open space system.** The intent is to provide at least 5% of the total area within Policy Area 1a as usable open space that is accessible to the public. (The open space referred to in this policy does not include required tree save areas.)
15. **In areas within the core and/or within approximately 500 feet of N. Tryon St.,** create an open space system that incorporates usable open space amenities such as plazas, courtyards, fountains, splash pads, outdoor seating, and recreation areas that are accessible to the public. Encourage consolidation of required open space.
16. **Development outside of the core and beyond 500 feet of N. Tryon St. should incorporate neighborhood park space** such as green space, playgrounds, and sports fields.



*Set buildings along Periwinkle Hill Ave. back to accommodate outdoor seating and display, landscaping, and a comfortable pedestrian space. (Community Design policy 1a #4)*



*Open space amenities should include active uses, such as splash pads, as well as preservation and enhancement of natural environmental features, such as stream buffers. (Open Space Policy 1a #15)*



*Residential buildings outside of the transit station area core should be oriented toward the street, but set back to accommodate a front yard area for residents' privacy. (Community Design Policies 1a #6, and #8c)*



## Community Development Policies for Policy Area 1b

### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

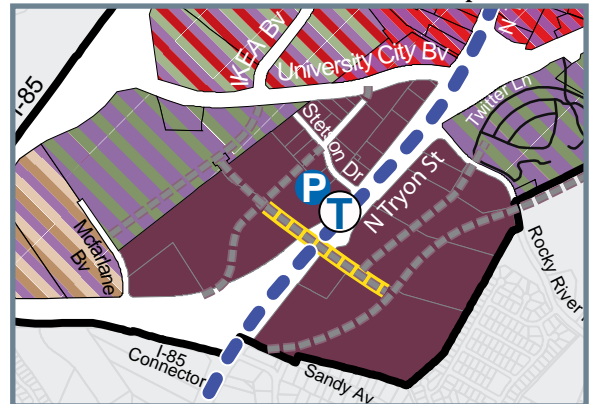
#### Policy Area 1b West side of N. Tryon St.

**Context:** Greenfield site anchored by the station's parking deck, establishing the initial street framework for a range of transit-oriented uses.

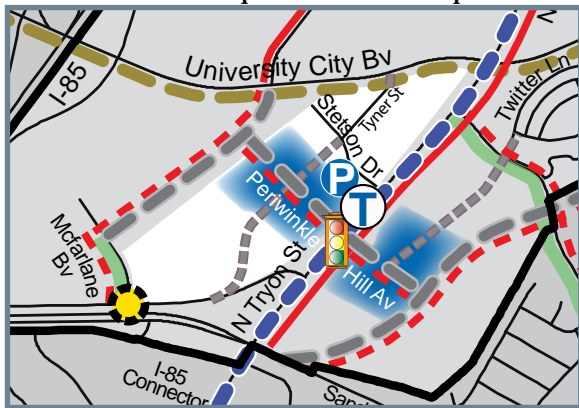
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

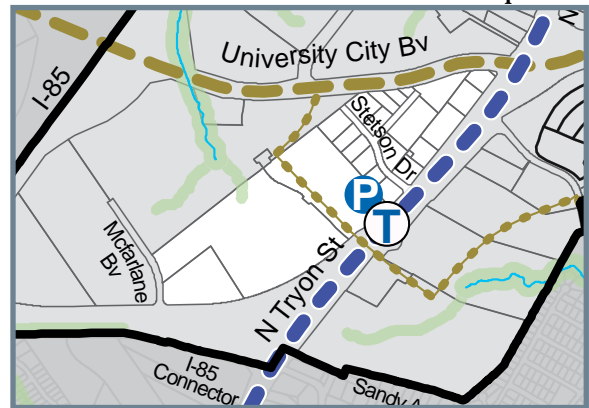
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



#### 1b Land Use and Development Policies

1. The core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) should be the most intensely developed part of the transit station area. Development should include a mix of residential, office, hotels, civic, and/or retail uses. The ground floor of buildings on active retail streets (as indicated on the Recommended Future Land Use Map) should be activated primarily with retail and other commercial uses. Structured parking should be lined with active uses along the street or screened from view from the street and sidewalk. Commercial uses with drive-through facilities and/or gasoline pumps are not appropriate in the core of the transit station area.
2. In areas outside of the core, existing businesses are anticipated to remain in the near term. Over time, properties should be redeveloped for residential, office, hotels, and civic uses. Retail services and offices are also appropriate if located on the ground floor of multi-storied buildings. These ground floor retail uses may include drive-through facilities only if they meet the Community Design criteria below (#4). Structured parking should be lined with active uses along the street or screened from view from the street and sidewalk. Commercial uses with gasoline pumps are not appropriate in the transit station area.

#### 1b Community Design Policies

3. Within the core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) of the transit station area, buildings should be a minimum of 2 stories (typically 5-10 stories) and be placed at or near the back of the sidewalk, with a greater setback when needed to accommodate outdoor seating and display. Minimize the number of driveways along streets and create a visually cohesive block with the placement of buildings and open space amenities. All surface parking should be located to the rear of buildings and should not be visible from the sidewalk.

*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*



## Community Development Policies for Policy Area 1b

### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

4. **In areas outside of the core**, buildings should be multi-storied (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Drive-through facilities may be appropriate if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.
5. **Development should create a cohesive corridor along N. Tryon Street**, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
6. **Explore innovative parking strategies**, such as shared parking agreements and publicly accessible parking facilities.
7. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor** uses should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades should have architectural elements that will help distinguish the ground floor from upper stories.** Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family residential development should include direct connections to the sidewalk.** Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

## 1b Mobility Policies

*Refer also to general policies starting on page 84*

8. **The new street to the transit station** (perpendicular to N. Tryon St.) is currently designed as an avenue including bike lanes and wide sidewalks. This critical connection provides the only signalized point of pedestrian access to the transit station and the area across N. Tryon St. Minimize the number of driveways along this street; access from local streets or shared alleys is encouraged.
9. **Create a new local street** that connects the new local street perpendicular to N. Tryon St. to Tyner St. Extend this street south, as feasible, to the I-85 service road.
10. **Reduce driveways along University City Blvd.** by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches, as redevelopment occurs. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd.
11. **Construct a multi-use path** on University City Blvd. as development occurs.
12. **Develop an interconnected network of local streets**, with typical block lengths of 400' to supplement the new streets described above.
13. **Consider a street connection between MacFarlane Blvd. and I-85 connector**, including a possible median opening along the I-85 connector.

## Community Development Policies for Policy Area 1b

### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

#### 1b Open Space Policies

*Refer also to general policies starting on page 101*

14. **Preserve trees and naturally occurring vegetation along steep slopes to protect the stream corridor.** Where feasible, incorporate open space and trail connectivity.
15. **Areas should be planned and developed with an overall integrated open space system.** The intent is to provide at least 5% of the total area within Policy Area 1b as usable open space that is accessible to the public. (The open space referred to in this policy does not include required tree save areas.)
16. **Create an open space system** that incorporates usable open space amenities such as plazas, courtyards, fountains, splash pads, outdoor seating, and recreation areas that are accessible to the public. Encourage consolidation of required open space.



*Along Periwinkle Hill Ave., the ground floor of buildings should be activated primarily with retail and other commercial uses. Sites should be designed to accommodate outdoor seating and displays along this street. (Land Use Policy 1b #1; Community Design Policy 1b #3)*



*Distinguish the ground floor from upper stories with different materials, greater height, prominent entrances, and other architectural features. (Community Design Policies 1b #7a and #7b)*

## Community Development Policies for Policy Area 1c

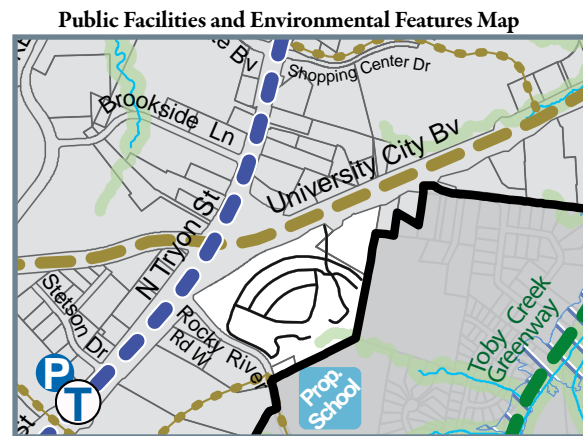
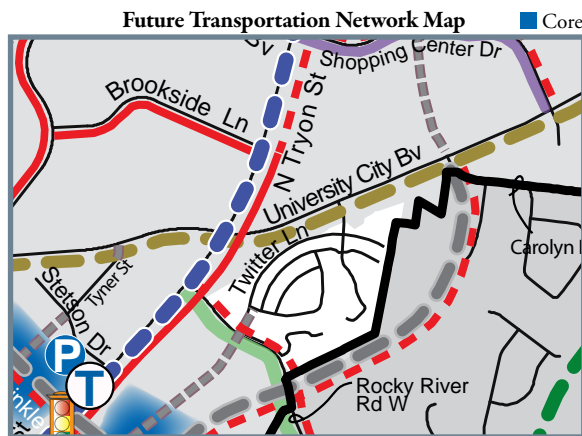
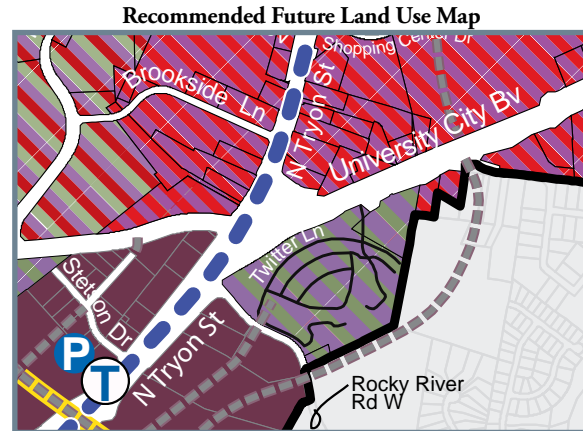
### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

#### Policy Area 1c Rocky River Rd. W. and University City Blvd.

**Context:** *New multi-family community with opportunities for future employment and retail services to support this emerging transit neighborhood.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



#### 1c Land Use and Development Policies

1. **Moderate density residential (up to 22 DUA) is proposed as the primary use.** As opportunities arise, residential development should include more than one building type, such as single family, duplexes, triplexes, quadruplexes, townhomes, and multi-family buildings.
2. **Development between Twitter Ln. and N. Tryon/University City Blvd.** should include residential and/or office as the primary uses. Retail is only appropriate on the ground floor of residential and/or office buildings. These ground floor retail uses may only include drive-through facilities if they meet the Community Design criteria below (#3). Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with gasoline pumps are not appropriate.

#### 1c Community Design Policies

3. **Development between Twitter Ln. and N. Tryon/University City Blvd.,** should be multi-storied (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Drive-through facilities may be appropriate if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.
4. **Development should create a cohesive corridor along N. Tryon Street,** but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.



## Community Development Policies for Policy Area 1c

### University City Boulevard Transit Station Area includes Policies 1a, 1b, and 1c

5. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor uses** should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades** should have architectural elements that will help **distinguish the ground floor from upper stories**. Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family residential development** should include **direct connections to the sidewalk**. Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

#### 1c Mobility Policies

*Refer also to general policies starting on page 84*

6. **Construct sidewalks and bike lanes along Rocky River Rd. West.**
7. **Utilize Twitter Ln. and Rocky River Rd. for vehicular access to future development.** Vehicular access from N. Tryon St. or University City Blvd. is strongly discouraged.
8. **Reduce driveways along University City Blvd.** by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches, as redevelopment occurs. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd.
9. **Provide a new street** between Rocky River Rd. and University City Blvd. adjacent to the new Newell Elementary School site. It should be designed as an avenue including bike lanes and sidewalks.
10. **Construct a multi-use path** on both sides of University City Blvd. as development occurs.
11. **Provide an additional new street parallel to N. Tryon St.** between Periwinkle Hill Ave. and Rocky River Rd. W, as an extension of Twitter Ln. It should be designed as a local street including wide sidewalks and on-street parking where warranted by adjacent land uses.
12. **Develop an interconnected network of local streets**, with typical block lengths of 600'.

#### 1c Open Space Policies

*Refer also to general policies starting on page 101*

13. **Development between Twitter Ln. and N. Tryon St./University City Blvd. should include usable open space** that incorporates public amenities such as plazas, courtyards, fountains, outdoor seating, and recreation areas. Encourage consolidation of required open space.
14. **Provide an overland connector route between Toby Creek Greenway and Doby Creek Greenway.** The route will utilize new streets in the transit station area to cross N. Tryon St. and the sidewalk and pedestrian paths constructed as development occurs.

*New development may integrate retail uses into the ground floor of multi-storied residential and/or office buildings. (Land Use Policy 1c #2; Community Design Policy 1c #3)*



*Include public usable open space in new development to create places for gathering and recreating. (Open Space Policy 1c #13)*



## CHARACTER AREA 2

### Regional Services Area South

The Regional Services Area South is comprised of four individual Policy Areas:

- Policy Area 2a – Between I-85 and IKEA Blvd, west of McFarlane Blvd
- Policy Area 2b – Between I-85 and IKEA Blvd, east of McFarlane Blvd
- Policy Area 2c – Along IKEA Blvd, north of University City Blvd
- Policy Area 2d – Along University Pointe Blvd., Shopping Center Dr., and Chancellor Park Dr.

**This Regional Services Area, primarily consisting of retail uses, is anticipated to intensify in form, improve pedestrian and vehicular connectivity, and provide a transition between two transit station areas through long-term investment.** Proximity to the I-85 interchange at University City Blvd. and the proposed bridge over I-85 to IBM Drive have the potential to draw people from outside the area to retail and services provided in this area. It is anticipated that this area will remain significantly auto-dependent as it is within an I-85 Interchange Area, however it should transition to a “park-once” environment that encourages walking from destinations within the development. Additionally, new development should provide unimpeded pedestrian and bicycle paths to both nearby transit stations. This is critical for those utilizing light rail to get to work, home, shopping, and leisure activities that occur in this area.

**The plan envisions a mix of residential, office, retail, and services that may be vertically integrated in the same building (e.g. retail on ground floor with office or residential above) or developed as well-integrated single-use structures.** Pedestrian unfriendly uses are discouraged, such as drive-throughs, strip shopping centers, heavy industrial uses, and parking or ancillary structures between buildings and key streets.

### Character Area 2 — Opportunities and Challenges

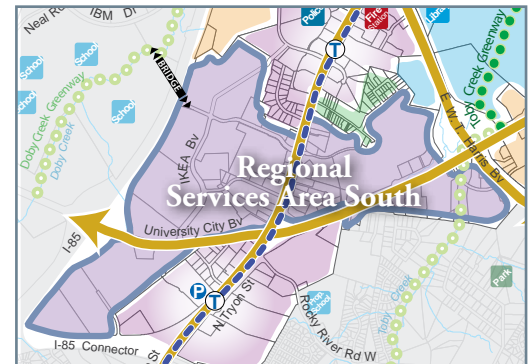
#### Opportunities

- Potential for additional connectivity to the University City Blvd. and McCullough transit station areas through new streets
- Appropriate for regional retail development
- Ample opportunity for infill and redevelopment to include pedestrian and vehicular connections between sites
- New bridge across I-85 to Research Park could draw employees to retail and services

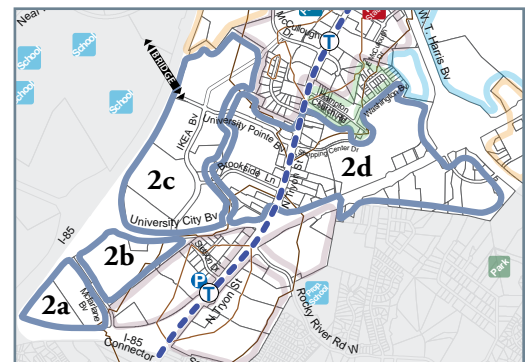
*IKEA, a large retail development located within Policy Area 2c, takes advantage of the accessibility provided by the transportation network.*



Concept Plan



Policy Development Plan



#### Challenges

- Difficult to walk from one destination to another, very auto-dependent
- Need to provide a transition between two transit station areas
- Need for alternative routes to N. Tryon and University City Boulevard

## Community Development Policies for Policy Area 2a

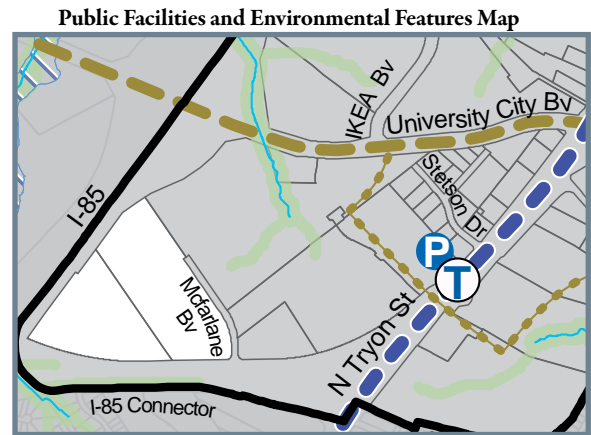
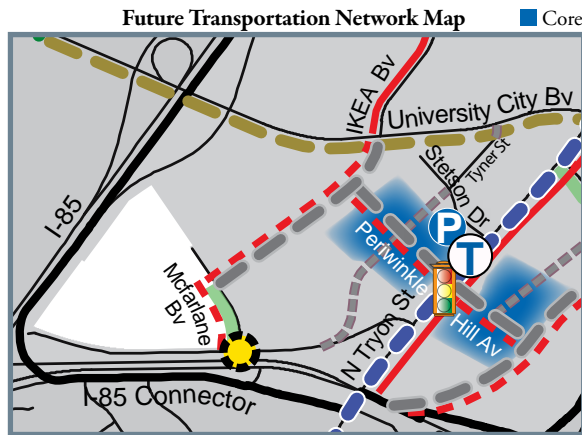
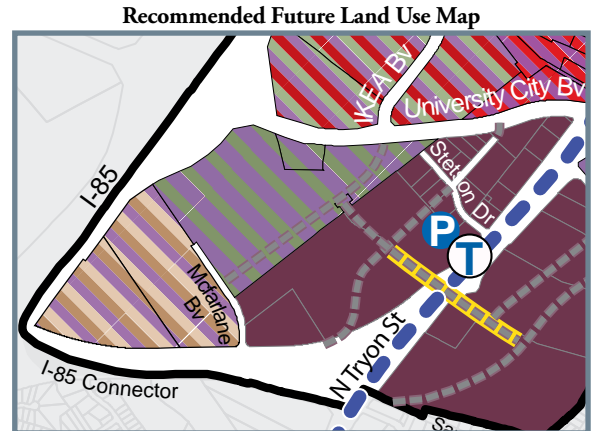
Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

**Policy Area 2a** Between I-85 and IKEA Blvd,  
west of McFarlane Blvd.

**Context:** Existing light industrial sites provide employment opportunities within close proximity to a transit station and convenient access to major roadways.

Policy Area shown in white on maps below.

Refer to Legends on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



### 2a Land Use and Development Policies

1. Allow office, warehouse, and distribution uses.
2. Automobile sales and service uses may be appropriate.
3. Other retail uses are appropriate only when accessory to the primary use and located within the same building.

### 2a Community Design Policies

4. Continue to provide a 100' landscaped buffer along I-85. Create a similar landscaped buffer along the I-85 service road. Additional trees could be used to supplement the buffer to create an enhanced visual barrier.
5. Orient buildings to the street. Parking lots and loading docks should be located to the side or rear of buildings.
6. Design drive-through facilities with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes.
7. If automobile services and sales uses are introduced in this area, the following design guidelines apply:
  - a. Buildings should be a minimum of 2 stories and/or designed to have the appearance of a 2 story building.
  - b. Ground-floor uses should be oriented to the street and designed with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.

**Community Development Policies for Policy Area 2a****Regional Services Area South includes Policies 2a, 2b, 2c, and 2d****2a Mobility Policies***Refer also to general policies starting on page 84*

8. Access to University City Blvd. will be provided by the extension of IKEA Blvd. to McFarlane Blvd.
9. Consider a street connection between MacFarlane Blvd. and I-85 connector, including a possible median opening along the I-85 connector.
10. Construct sidewalks and bike lanes on MacFarlane Blvd. if a connection to the I-85 connector is established.
11. Develop an interconnected network of local streets, with typical block lengths of 600' to supplement the new streets described above.

**2a Open Space Policies***Refer also to general policies starting on page 101*

12. See general Public Facilities (page 101) and Natural Environment (page 103) policies.



*Parking and loading docks should be located to the side or rear of buildings.  
(Community Design Policy 2a #5)*



## Community Development Policies for Policy Area 2b

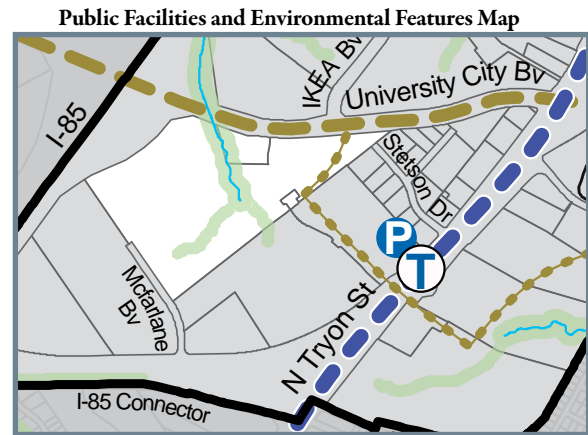
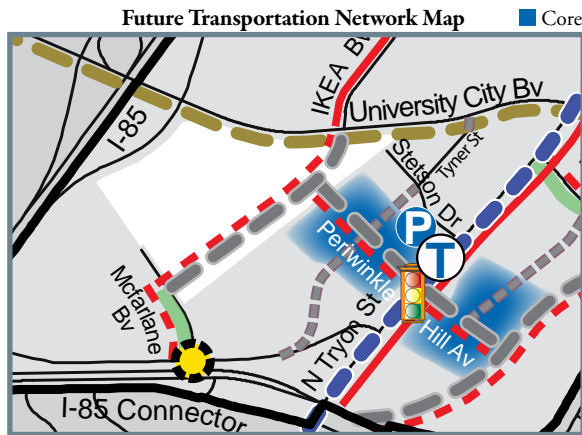
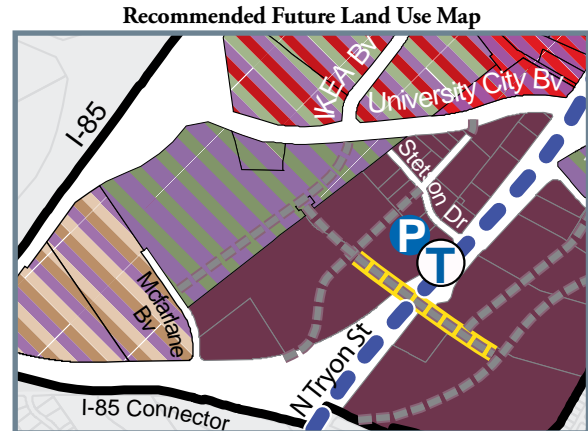
Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

**Policy Area 2b** Between I-85 and IKEA Blvd, east of McFarlane Blvd.

**Context:** *Developing auto mall is intended to intensify with infill over time to accommodate additional uses in the future.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



### 2b Land Use and Development Policies

1. **Allow automobile sales and service uses.** Over time, sites are encouraged to develop with additional moderate density residential (up to 22 DUA) and/or office uses. Residential development should include more than one building type, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.
2. **Other retail uses** are only appropriate on the ground floor of residential and/or office buildings.

### 2b Community Design Policies

3. **Orient buildings to the street.** Parking lots should be located to the side or rear of buildings.
4. **Buildings should be a minimum of 2 stories** and/or designed to have the appearance of a 2 story building.
5. **Design drive-through facilities with clearly marked pedestrian crossings and pathways** so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes. Drive-through lanes are not appropriate between the building and the street, especially along IKEA Blvd.
6. **Ground-floor uses** should be oriented to the street and have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk

## Community Development Policies for Policy Area 2b

Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

### 2b Mobility Policies

*Refer also to general policies starting on page 84*

7. Extend IKEA Blvd. to McFarlane Blvd. to increase pedestrian and vehicular connectivity.
8. Develop an interconnected network of local streets as development occurs, with typical block lengths of 600' to complement the street network recommended within the transit station area.
9. Reduce driveways along University City Blvd. by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches, as redevelopment occurs. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd.
10. Provide a multi-use path along IKEA Blvd. adjacent to the utility easement, as development occurs.

### 2b Open Space Policies

*Refer also to general policies starting on page 101*

11. Preserve trees and naturally occurring vegetation to protect the stream corridor. Where feasible, incorporate open space and trail connectivity.



*All buildings should be (or have the appearance of) at least two stories along the street to create a more walkable environment adjacent to the University City Blvd. transit station area. (Community Design Policy 2b #4)*



*Buildings should be designed to activate the sidewalk and street by including clear glass windows and operable doors along the street front. (Community Design Policy 2b #6)*

## Community Development Policies for Policy Area 2c

Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

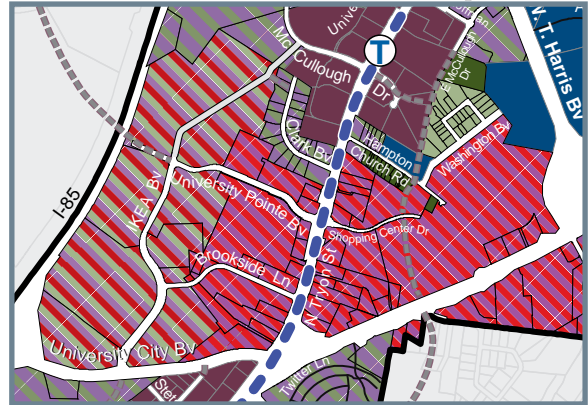
**Policy Area 2c** Along IKEA Blvd,  
north of University City Blvd.

**Context:** A retail area that is anticipated to infill and intensify over time and remain a regional destination.

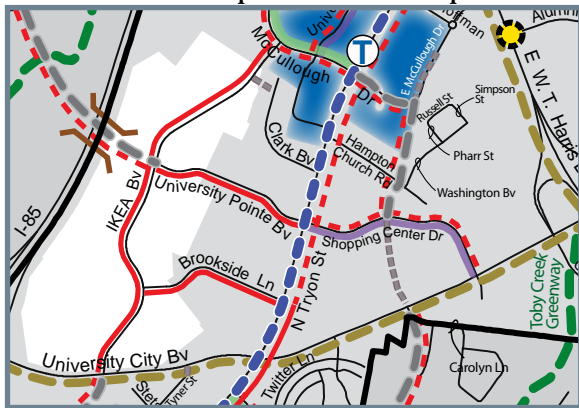
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

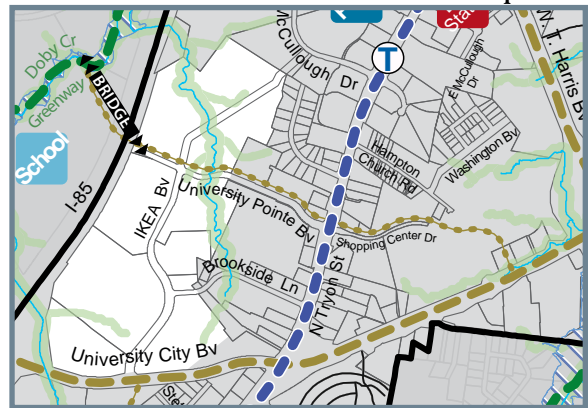
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 2c Land Use and Development Policies

1. Allow moderate density residential (up to 22 DUA), office, civic/institutional, retail, and hotel/motel uses. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.

## 2c Community Design Policies

2. Along IKEA Blvd. and University Pointe Blvd., place buildings at or near the back of the sidewalk to complement and blend in with existing patterns of development. Provide clear glass windows and/or operable doors on the street-facing elevation, where topography allows. Surface parking lots should be located to the rear or side of buildings.
3. Encourage plazas and open spaces. Orient open spaces toward building entries and strategically locate courtyards and open spaces near pedestrian walkways to create desirable gathering destinations and increase safety.
4. Provide a separate and clearly designated pedestrian path from the street/sidewalk to the front door of primary structures to minimize potential conflict between pedestrians and automobiles.



## Community Development Policies for Policy Area 2c

### Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

5. **Buildings should be designed to avoid the appearance of having a long, continuous building wall.** Consider a variety of approaches to achieve this including, but not limited to:
  - a. Façade modulation that provides variation in the building wall.
  - b. Separation between all or part of the building to create the appearance of multiple buildings.
  - c. Use of varying architectural styles, building heights and/or roof pitches to create the appearance of smaller, attached buildings.
6. **Design drive-through facilities with clearly marked pedestrian crossings** and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes.

#### 2c Mobility Policies

*Refer also to general policies starting on page 84*

7. **Build a new bridge across I-85** to provide multi-modal access between University Research Park and the Regional Services Area. The design of University Point Blvd. bridge should integrate aesthetic features that help to establish a sense of place and strengthen the visual connection to University Research Park (URP). This bridge provides multi-modal access between URP and the regional services area south; it should be designed to encourage pedestrian comfort with features such as wider sidewalks, railings, vegetation, and increased separation between the sidewalk and the travel lanes.
8. **Provide a new local street from Clark Blvd. to IKEA Blvd.** and extend across IKEA Blvd. to any new development, ultimately connecting to Pearl St.

#### 2c Open Space Policies

*Refer also to general policies starting on page 101*

9. **Utilize the stream buffer** for open space, small parks, and walking trails.
10. **Provide an overland connector route between Toby Creek Greenway and future Doby Creek Greenway** via the future University Pointe Blvd. bridge to Shopping Center Dr., connecting via University City Blvd.

*Continue to bring buildings up to the street along IKEA Blvd. to encourage walking from one destination to another. (Community Design Policy 2c #2)*



*Avoid large expanses of blank walls by including various architectural elements including (but not limited to) pillars/ posts, windows, balconies, changes in material, or art. (Community Design Policy 2c #5)*

## Community Development Policies for Policy Area 2d

Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

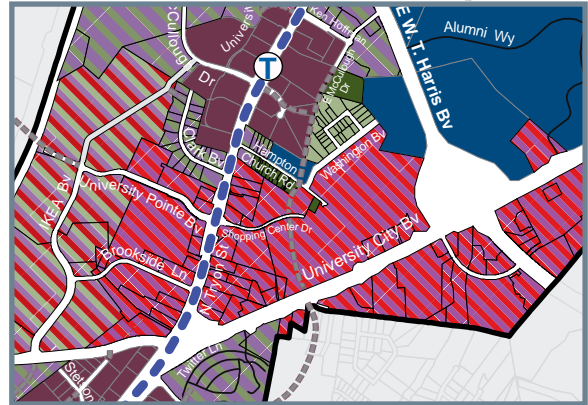
### Policy Area 2d Along University Pointe Blvd., Shopping Center Dr., and Chancellor Park Dr.

**Context:** *A transition area between two transit stations connecting pedestrians between the two nodes and other shopping centers in the vicinity while also accommodating vehicular traffic.*

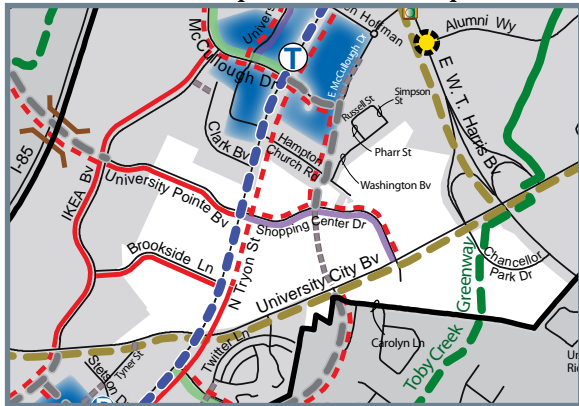
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

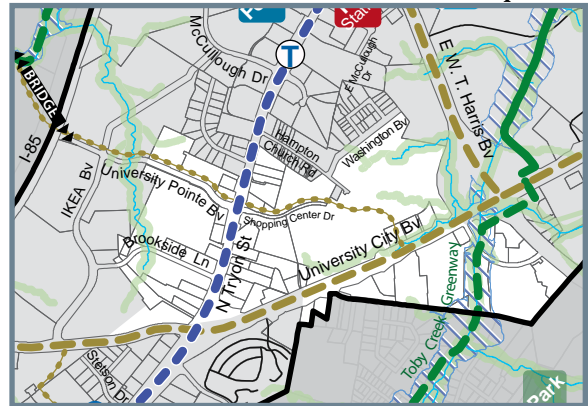
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 2d Land Use and Development Policies

1. **Allow office, civic/institutional, retail, and hotel/motel uses.** Commercial uses with drive-through facilities or gas-line pumps are appropriate, especially along N. Tryon St. and University City Blvd.
2. **Moderate density residential uses (up to 22 DUA)** may also be appropriate as part of a multi- or mixed-use development. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.

## 2d Community Design Policies

3. **A portion of this area is located within the FEMA Floodway and Community Floodway.** Any redevelopment within these areas is expected to meet FEMA and local ordinance requirements.
4. **Continue to provide a 100' landscaped buffer along University City Blvd.** Supplement the landscaping as needed to provide a cohesive visual barrier.
5. **Development should create a cohesive corridor along N. Tryon St.,** but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.

## Community Development Policies for Policy Area 2d

### Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

6. **Along N. Tryon St.**, improve the aesthetic quality and pedestrian environment by adding a landscape zone directly behind the sidewalk. This area could include elements such as low walls, trees, shrubs, and seasonal plantings.
7. **Along N. Tryon St. and University City Blvd.**, drive-through facilities may be appropriate if their design does not compromise pedestrian circulation. Design drive-through facilities with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes.
8. **Provide a separate and clearly designated pedestrian path from the street/sidewalk to the front door** of primary structures to minimize potential conflict between pedestrians and automobiles.
9. **Encourage plazas and open spaces.** Orient open spaces toward building entries and strategically locate courtyards and open spaces near pedestrian walkways to create desirable gathering destinations and increase safety.
10. **As redevelopment occurs along University Pointe Blvd., Shopping Center Dr., and the future extension of E. McCullough Dr.**, place buildings at or near the back of the sidewalk. Provide clear glass windows and/or operable doors on the street-facing elevation, where topography allows. Surface parking lots should be located to the side or rear of the buildings.
11. **Limit uses that orient toward Washington Blvd. to single family, townhomes, duplexes, triplexes, and quadplexes.** Buildings should be compatible with the form and scale of existing residential development. All other types of development should maintain the existing landscaped buffer to protect the Hampton Park Neighborhood.
12. **Screen power substation** along N. Tryon St. and Shopping Center Dr.

## 2d Mobility Policies

*Refer also to general policies starting on page 84*

13. **Extend E. McCullough Dr.** to Shopping Center Dr. and University City Blvd. to provide a parallel connection to N. Tryon St. This street should be designed as an avenue with bike lanes and sidewalks. Ideally, this segment will align with Carolyn Ln. and the new avenue to Rocky River Rd. West.
14. **Upgrade Shopping Center Dr.** to an avenue with sidewalks and bike lanes as development occurs.
15. **Improve vehicular connectivity between sites along N. Tryon St.** through cross-access agreements or a local street from Hampton Church Rd. to Shopping Center Dr.
16. **Develop an interconnected network of local streets**, with typical block lengths of 600' as development/redevelopment occurs.
17. **Reduce driveways along University City Blvd.** by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches, a redevelopment occurs. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd. This policy also applies to W.T. Harris Blvd. in locations where a multi-use path is recommended.
18. **Provide a multi-use path** on both sides of University City Blvd. and along W.T. Harris Blvd., south of Chancellor Park Dr. as development/redevelopment occurs. The multi-use path should connect to the extension of Toby Creek Greenway.



## Community Development Policies for Policy Area 2d

Regional Services Area South includes Policies 2a, 2b, 2c, and 2d

### 2d Open Space Policies

*Refer also to general policies starting on page 101*

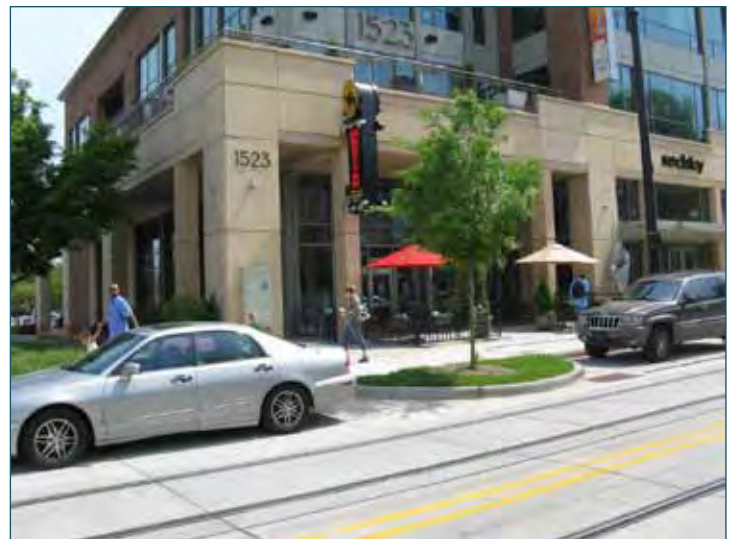
19. Provide an overland connector route between Toby Creek Greenway and future Doby Creek Greenway via the future University Pointe Blvd. bridge to Shopping Center Dr., connecting via University City Blvd.



*As development occurs, Shopping Center Dr. should be enhanced to include sidewalks and bicycle lanes to promote multi-modal travel options. (Mobility Policy 2d #14)*



*Provide separate and direct connections from the sidewalk along N. Tryon St. and University City Blvd. and internal streets to building entrances. (Community Design Policy 2d #8)*



*Along University Pointe Blvd., Shopping Center Dr., and the future extension of E. McCullough Dr., bring buildings toward the street, designed with windows and entrances to encourage pedestrian activity. (Community Design Policy 2d #10)*

## CHARACTER AREA 3

### McCullough Transit Station Area

The McCullough Transit Station Area is comprised of only one Policy Area:

- Policy Area 3 – Generally within McCullough Dr. loop

**McCullough Transit Station Area is envisioned to become a mixture of high intensity employment and supporting services, transitioning to residential near the adjacent Hampton Park neighborhood.** The existing office park is anticipated to remain, but over time the area should experience an increase in building heights, mixture of uses, and transportation network connectivity to capitalize on proximity to the transit station and major employment areas.

Similar to other transit station areas, Transit Oriented Development is especially encouraged within ¼ mile walk distance of the transit station and transitioning to less intensity toward residential and mixed use areas on the periphery. The existing street network should be enhanced to improve connectivity and create a smaller block structure creating a more walkable, comfortable environment for pedestrians.

The area includes established uses such as the University Division Police Station and Fire Station 27 and is within close proximity to the Carolinas Medical Center-University campus, a major area employer. It is also adjacent to existing neighborhoods.

Concept Plan



Policy Development Plan



## Character Area 3 — Opportunities and Challenges

### Opportunities

- Strong office market with existing supportive uses (restaurants, hotels, pharmacy)
- Clark Blvd connection and McCullough Dr extension will open up developable land and provide alternative route choices, especially to and from the transit station
- Potential for green space network as an amenity for the area utilizing stream buffers, existing undeveloped land, and preservation of open space in future development

*Hotels and restaurants are uses that are anticipated to remain in the area to serve employees of nearby offices and visitors to the area.*



### Challenges

- Need to aggregate small lots, likely not short-term development opportunity compared to other transit station areas
- Lacks identity
- Adjacent to Hampton Park Community – need to be sensitive to character

## Community Development Policies for Policy Area 3

### McCullough Transit Station Area

**Policy Area 3** Generally within McCullough Dr. loop

**Context:** *Underutilized single-story buildings provide an opportunity to intensify and accommodate additional offices and supporting services within walking distance of the transit station.*

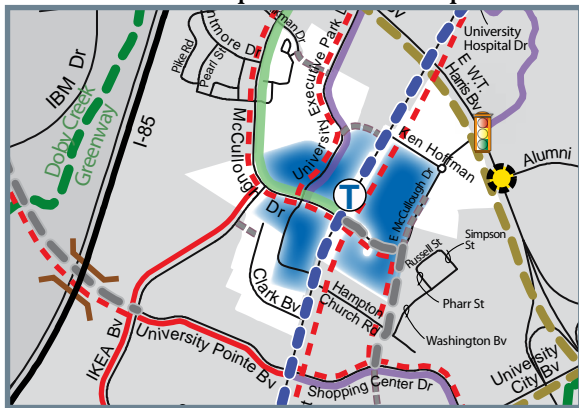
Policy Area shown in white on maps below.

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



### 3 Land Use and Development Policies

- The core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) should be the most intensely developed part of the transit station area.** As redevelopment occurs, this area should continue to be developed primarily with office, hotels, civic, and/or retail uses. Residential uses may be appropriate if developed as part of a mixed-use development with ground floor retail or other commercial uses. Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with drive-through facilities and/or gasoline pumps are not appropriate in the core of the transit station area.
- In areas outside of the core,** existing businesses are anticipated to remain in the near term. Over time, properties should be redeveloped for residential, office, hotel, and civic/institutional uses. Retail uses are also appropriate if located in multi-storied buildings. These ground floor retail uses may include drive-through facilities only if they meet the Community Design criteria below (#5). Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with gasoline pumps are not appropriate in the transit station area.
- Adjacent to the established Hampton Park Neighborhood, a variety of moderate density (up to 22 DUA) housing types are appropriate,** on the east side of the extension of E. McCullough Dr. to E. McCullough Dr. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadrplexes, townhomes, and multi-family buildings.



## Community Development Policies for Policy Area 3

### McCullough Transit Station Area

#### 3 Community Design Policies

4. **Within the core** (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) of the transit station area, buildings should be a minimum of 2 stories (typically 5-10 stories) and be placed at or near the back of the sidewalk. All surface parking should be located to the rear of the buildings and should not be visible from the sidewalk.
5. **In areas outside of the core**, buildings should be multi-storied (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Drive-through facilities may be appropriate if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.
6. **Development should create a cohesive corridor along N. Tryon Street**, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
7. **Development adjacent to the established Hampton Park Neighborhood** may be up to 4 stories. Buildings should be a minimum of 24' from the back of curb, including a front yard area of at least 8'. Uses should be oriented to the street. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access.
8. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor uses** should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades** should have architectural elements that will help distinguish the ground floor from upper stories. Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family residential development** should include direct connections to the sidewalk. Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

#### 3 Mobility Policies

*Refer also to general policies starting on page 84*

9. **Construct sidewalks, bike lanes, intermittent landscaped islands, and turning lanes along McCullough Dr.**
10. **Upgrade University Executive Park Dr.** to an avenue with sidewalks, bike lanes, and on-street parking where warranted by adjacent land uses.
11. **Extend E. McCullough Dr.** south from Ken Hoffman Dr. to the future intersection of McCullough Dr. and E. McCullough Dr. This street should be designed as a local street, similar to the existing cross section near Ken Hoffman Dr. Creating an accessible open space amenity, such as a walking trail and seating adjacent to the existing storm water pond is encouraged.
12. **McCullough Dr. should be extended across N. Tryon St.** to the extension of E. McCullough Dr. The segment from N. Tryon St. to E. McCullough Dr. should be constructed as an avenue with bike lanes and sidewalks.

## Community Development Policies for Policy Area 3

### McCullough Transit Station Area

13. **Extend E. McCullough Dr.** (from the intersection of McCullough Dr. and E. McCullough Dr.) to Shopping Center Drive and University City Blvd. to provide a parallel connection to N. Tryon St. This street should be designed as an avenue with bike lanes and sidewalks.
14. **Extend Ken Hoffman Dr.** across N. Tryon St. to University Executive Park Dr.
15. **Provide a new local street between Collins-Aikman Dr. and University Executive Park Dr.** (not shown)
16. **Consider a median opening on W.T. Harris Blvd. at Alumni Way.**
17. **Provide a new local street between McCullough Dr. and University Executive Park Dr.** (not shown)
18. **Develop an interconnected network of local streets**, with typical block lengths of 400' to supplement the streets described above.
19. **Provide a new local street from Clark Blvd. to IKEA Blvd.** Continue the street across IKEA Blvd. to any new development, ultimately connecting to Pearl St.
20. **As redevelopment occurs, construct a multi-use path** on W.T. Harris Blvd.
21. **Reduce driveways along W.T. Harris Blvd.** by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches, as redevelopment occurs. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along W.T. Harris Blvd.
22. **Provide mid-block pedestrian connections** through/between sites to adjacent parcels and/or streets, as redevelopment occurs. The intent is to provide an interconnected pedestrian network.
23. **Consider a potential signalized intersection** at the intersection of E. McCullough Dr. and University Hospital Dr. on W.T. Harris Blvd.

### 3 Open Space Policies

*Refer also to general policies starting on page 101*

24. **Incorporate open space** such as plazas, courtyards, green space, and recreation areas into new development.



*Existing buildings are anticipated to redevelop with greater intensity and height. Ground floor retail uses may be appropriate in some cases. (Land Use Policies 3 #1 and #2)*



*Ground floor units of a multi-family building or townhome should have a direct connection to the sidewalk. (Community Design Policy 3 #8c)*



*Sites adjacent to Hampton Park Neighborhood should be sensitive to the established community and be limited to no more than 4 stories in height. (Community Design Policy 3 #7)*

*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*

## CHARACTER AREA 4

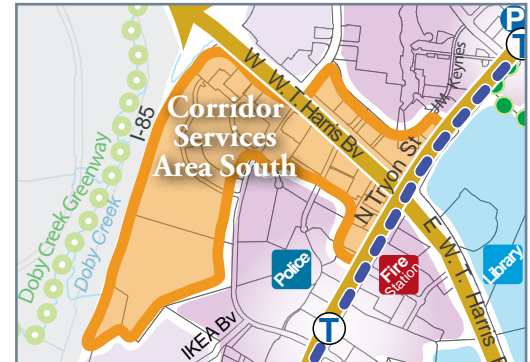
### Corridor Services Area South

The Corridor Services Area South is comprised of two individual Policy Areas:

- Policy Area 4a – west of McCullough Dr., east of I-85
- Policy Area 4b – along south side of W.T. Harris Blvd. and along N. Tryon St. (Ken Hoffman Dr. to JM Keynes Dr.)

**This community-serving retail and office area should evolve to a more intense, connected pattern of development over time to complement the surrounding transit station and mixed use areas.** Much of the area along W.T. Harris Blvd. lies within an I-85 Interchange Area and sites are designed for high levels of road capacity and vehicular access. Retail, service, and office are anticipated to remain the primary uses and be designed to accommodate primary access by automobile, but allow safe pedestrian circulation with a “park-once” environment. **Development should orient toward internal access streets, providing clear and safe pedestrian circulation routes, and buildings should be compatible with those nearby in terms of scale, massing, orientation and architecture.** Auto-oriented uses such as gas stations, restaurants with drive-through’s, and automobile repair will continue to be needed along W.T. Harris Blvd and over time, should strategically locate in these types of areas and outside transit station areas.

Concept Plan



Policy Development Plan



## Character Area 4 — Opportunities and Challenges

### Opportunities

- Establish alternative access to W.T. Harris for parcels fronting on it
- Hotel and retail/services are needed in close proximity to I-85 interchange areas and along a major thoroughfare. Adjacency to land uses such as an office park and multi-family support these uses

### Challenges

- The existing development pattern will likely remain long term to serve auto-oriented needs, especially near the I-85 interchange
- Existing sites generally do not connect to one another

*This interchange area includes services such as restaurants, hotels, and offices. Trees provide a cohesive visual appearance along W.T. Harris Blvd.*





## Community Development Policies for Policy Area 4a

### Corridor Services Area South includes Policies 4a and 4b

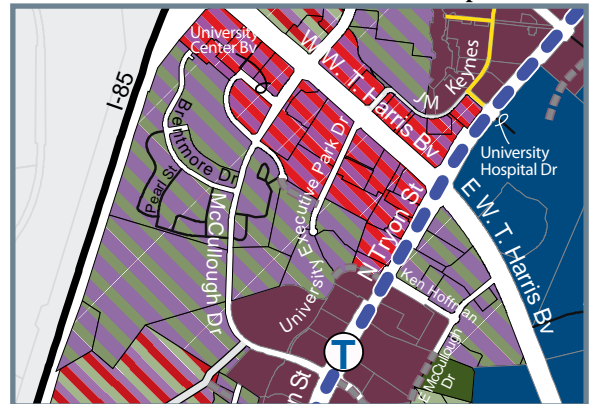
**Policy Area 4a** west of McCullough Dr., east of I-85

**Context:** *A mix of residential, office, and hotel uses with the potential for strong connections to the transit station.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 4a Land Use and Development Policies

1. Allow moderate density residential (up to 22 DUA), institutional, office, and hotel uses. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.

## 4a Community Design Policies

2. Orient buildings to the street and have direct connections to the sidewalk as development occurs along McCullough Dr. and Brentmoor Dr.
3. Surface parking lots should be located to the rear or side of buildings.
4. Continue to encourage on-street parking on local streets to reduce surface parking lots, as development occurs.
5. Buildings should be no greater than 5 stories.

## Community Development Policies for Policy Area 4a

### Corridor Services Area South includes Policies 4a and 4b

6. **Buildings should be designed to avoid the appearance of having a long, continuous building wall.** Consider a variety of approaches to achieve this including, but not limited to:
  - a. Façade modulation that provides variation in the building wall.
  - b. Separation between all or part of the building to create the appearance of multiple buildings.
  - c. Use of varying architectural styles, building heights and/or roof pitches to create the appearance of smaller, attached buildings.
7. **Provide green space** between the sidewalk and buildings.

#### 4a Mobility Policies

*Refer also to general policies starting on page 84*

8. **McCullough Dr. is an existing street that should be upgraded** to an avenue with bike lanes and sidewalks. This street is an important connection between W.T. Harris Blvd. and N. Tryon St. at the walk up transit station.
9. **Provide a new local street between Pike Rd. and Collins-Aikman Dr.** to enhance the street network. (not shown)
10. **Extend Pearl St.** to IKEA Blvd as a local street (somewhat parallel to McCullough Dr.), as development occurs. (not shown).
11. **Develop an interconnected network of local streets** with typical block lengths of 600'.
12. **Retain the street connection** between Brentmoor Dr. and the properties along W.T. Harris Blvd.

#### 4a Open Space Policies

*Refer also to general policies starting on page 101*

13. **Incorporate open space** such as plazas, courtyards, green space, and recreation areas into new development.



*Include on-street parking as an alternative to large surface parking lots. Direct access from each unit to the sidewalk also makes this a convenient location for parking. (Community Design Policy 4a #4)*



*Recessed walls, varied roof height, color, and balconies are utilized to break up large building facades. (Community Design Policy 4a #6)*

## Community Development Policies for Policy Area 4b

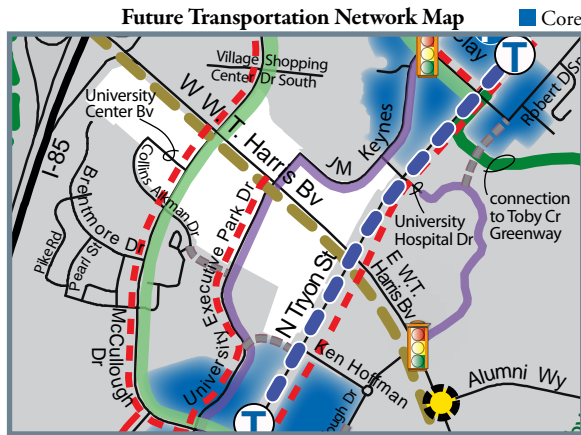
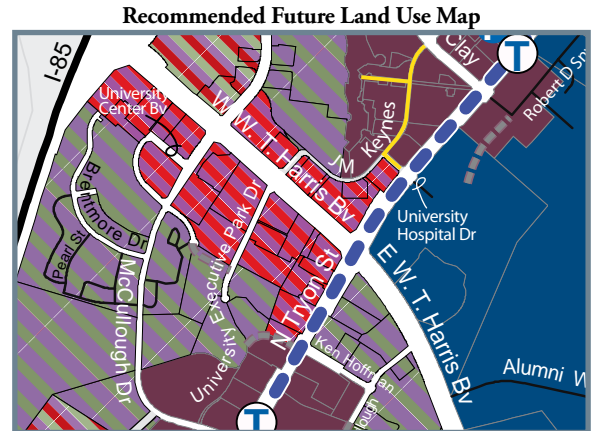
### Corridor Services Area South includes Policies 4a and 4b

**Policy Area 4b** along south side of W.T. Harris Blvd. and along N. Tryon  
(Ken Hoffman Dr. to JM Keynes Dr.)

**Context:** Developed to serve vehicular traffic along major thoroughfares with opportunity to improve safety and appearance through improved site design.

Policy Area shown in white on maps below.

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



## 4b Land Use and Development Policies

1. Allow office, civic/institutional, retail and hotel uses.
2. Industrial and warehouse distribution are typically not appropriate.

## 4b Community Design Policies

3. As redevelopment occurs along McCullough Dr., University Executive Park Dr., and JM Keynes Dr. locate buildings at or near the back of the sidewalk. Provide clear glass windows and/or operable doors on the street-facing side of buildings, where feasible. All surface parking lots should be located to the side or rear of the buildings.
4. Development should create a cohesive corridor along N. Tryon Street, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
5. Along N. Tryon St., improve the aesthetic quality and pedestrian environment by adding a landscape zone directly behind the sidewalk. This area could include elements such as low walls, trees, shrubs, and seasonal plantings.
6. Design drive-through facilities with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes. Drive-through lanes should not be located between the building and JM Keynes Dr.



## Community Development Policies for Policy Area 4b

### Corridor Services Area South includes Policies 4a and 4b

7. **Provide a separate and clearly designated pedestrian path from the street/sidewalk to the front door of primary structures to minimize potential conflict between pedestrians and automobiles.**
8. **As redevelopment occurs, break up large surface parking lots into smaller interconnected lots utilizing landscaped islands and pedestrian paths.**
9. **Continue to provide a 100' landscaped buffer along W.T. Harris Blvd.** Supplement the landscaping as needed to provide a cohesive visual barrier.

#### 4b Mobility Policies

*Refer also to general policies starting on page 84*

10. **Extend University Center Blvd.** to parcels fronting on N. Tryon St., parallel to W.T. Harris Blvd. The extension should be designed as a local street as redevelopment occurs. (not shown)
11. **Vehicular access from W.T. Harris Blvd. to individual parcels is discouraged.**
12. **Improve pedestrian crossing facilities to the JW Clay Blvd/UNC Charlotte transit station area along W.T. Harris Blvd.** (between the I-85 interchange and N. Tryon St.).
13. **Construct a multi-use path** on both sides of W.T. Harris Blvd. (between N. Tryon St. and McCullough Dr./JW Clay Blvd.) as development occurs.
14. **Reduce driveways along W.T. Harris Blvd.** by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches, as redevelopment occurs. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along W.T. Harris Blvd, as redevelopment occurs.
15. **JM Keynes Dr. is an existing private street that should be upgraded** (from 8800 JM Keynes Dr. to W.T. Harris Blvd.) to a local street with sidewalks.
16. **As redevelopment occurs, provide mid-block pedestrian connections** through/between sites to adjacent parcels and/or streets. The intent is to provide an interconnected pedestrian network.

#### 4b Open Space Policies

*Refer also to general policies starting on page 101*

17. **Incorporate open space** such as plazas, courtyards, and green space into new development.



*This drive-through reduces conflicts with pedestrians by providing clearly marked paths and limiting the facilities to one side of the building. (Community Design Policy 4b #6)*



*Sidewalks separate from auto-oriented driveways provide a safer means of connecting people from sidewalks along streets into shopping centers. (Community Design Policy 4b #7)*

*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*

## CHARACTER AREA 5

### Primarily Residential (Hampton Park)

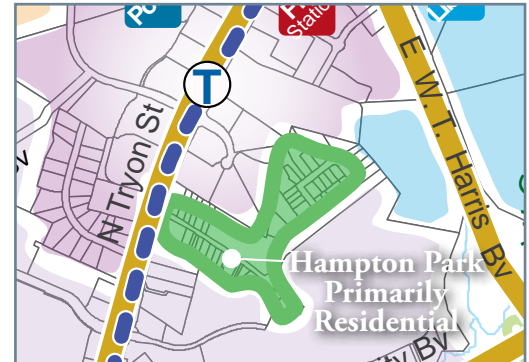
The Hampton Park Neighborhood is comprised of only one Policy Area:

- Policy Area 5 – Along Hampton Church Rd., Washington Blvd., Simpson St., Pharr St., and Russell St.

**The Hampton Park neighborhood should be protected and enhanced over time.** This low density residential community is currently surrounded by a mix of retail, office, utility, and institutional uses. With the location of the transit station nearby and implementation of recommended improvements to the street network (McCullough Dr. loop completion and extension to Hampton Park Church Rd), this area is anticipated to experience changes over time.

**City growth policies encourage the protection, preservation, and enhancement of existing neighborhoods.** This area could redevelop to a denser residential community over time if done in a manner consistent with the policies provided in this section.

Concept Plan



Policy Development Plan



## Character Area 5 — Opportunities and Challenges

### Opportunities

- Established neighborhoods should be protected and enhanced
- Vacant lots with the potential for additional low density residential to develop
- Proximity to ½ mile walk distance of the future McCullough Transit Station
- Established neighborhood with affordable housing

### Challenges

- The existing street network is disconnected from surrounding development
- This area will likely experience development pressure over time due to close proximity to the transit station

*New Hampton Presbyterian Church is a focal point of the neighborhood and includes a community center and cemetery on site.*



## Community Development Policies for Policy Area 5

### Primarily Residential (Hampton Park)

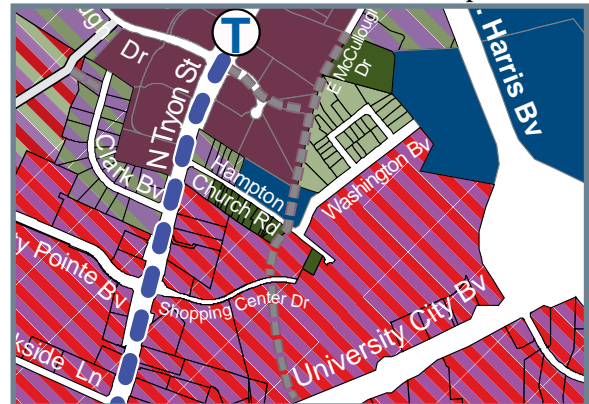
**Policy Area 5** along Hampton Church Rd., Washington Blvd., Simpson St., Pharr St., and Russell St.

**Context:** *An existing low-density residential neighborhood.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

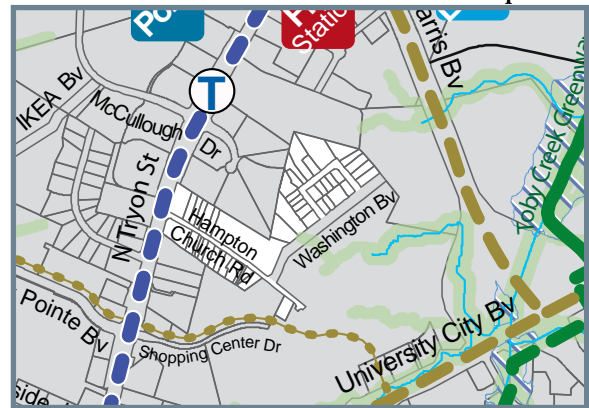
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 5 Land Use and Development Policies

1. Along Washington Blvd., Russell St., Wilson St., and Pharr St., existing single-family residential should be maintained, enhanced, and upgraded. New residential infill may be considered at densities up to 8 DUA to provide an opportunity for a diversity of housing types, such as single-family, duplexes, triplexes, quadraplexes, and townhomes that are of compatible form and scale with the existing neighborhood.
2. Civic/Institutional uses, such as the existing church and accessory uses are appropriate.
3. Properties along Hampton Church Rd. with frontage on or within approximately 400' of N. Tryon St. should be developed or redeveloped for residential, office, and/or civic/institutional uses. Retail uses are also appropriate if located on the ground floor of multi-storied buildings. Structured parking should be lined with active uses along the street or screened from view from the street and sidewalk. Commercial uses with drive-through facilities and/or gasoline pumps are not appropriate.
4. Remaining properties on Hampton Church Rd. should include at least two residential building types (up to 22 DUA), such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.



## Community Development Policies for Policy Area 5

### Primarily Residential (Hampton Park)

#### 5 Community Design Policies

5. **Along Hampton Church Rd. properties with frontage on or within approximately 400' of N. Tryon St.,** should be developed with multi-storied buildings (typically 3 stories) that are oriented to both streets. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access.
6. **Remaining properties on Hampton Church Rd.** should be designed with buildings that are a minimum of 24' from the back of the future curb including a front yard area of at least 8'. Uses should be oriented to the street. Parking should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access.
7. **Along Washington Blvd., Russell St., Wilson St., and Pharr St., buildings should be compatible with the form and scale of existing residential development.** Parking should be located to the rear or side of buildings.
8. **Development should create a cohesive corridor along N. Tryon Street,** but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
9. **Buildings should be designed to create a pedestrian scale and break down large massing.** Consider a variety of elements to address the bulk and massing of buildings including, but not limited to:
  - a. Façade modulation intended to create variations in the façade to break up large building masses.
  - b. Building mass separation intended to break up long, continuous building walls and create the appearance of multiple buildings.
  - c. Architectural variation intended to create the appearance of smaller, attached buildings to reduce the apparent size of a building.
10. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor** uses should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades should have architectural elements that will help distinguish the ground floor from upper stories.** Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family development should include direct connections to the sidewalk.** Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

## Community Development Policies for Policy Area 5

### Primarily Residential (Hampton Park)

#### 5 Mobility Policies

*Refer also to general policies starting on page 84*

11. **Extend E. McCullough Dr.** to Shopping Center Dr. and University City Blvd. to provide a parallel connection to N. Tryon St. This street should be designed as an avenue with bike lanes. Align the new street to minimize impacts on established uses.
12. **Provide a new local street from the existing E. McCullough Dr. cul-de-sac to Hampton Church Rd.** (not shown)
13. **If redevelopment occurs,** develop an interconnected network of local streets with typical block lengths of 600'.

#### 5 Open Space Policies

*Refer also to general policies starting on page 101*

14. **Redevelopment should incorporate usable open space** such as green space or playgrounds.



*Single-family homes, such as this example from the Hampton Park neighborhood, should be preserved and future infill should be compatible with the scale of existing buildings and uses. (Land Use Policy 5 #1; Community Design Policy 5 #7)*



*Development on N. Tryon St. is adjacent to the McCullough transit station area and may be more intense in form and include a mix of uses accessible to the future transit station. (Land Use Policy 5 #3; Community Design Policy 5 #5)*

## CHARACTER AREA 6

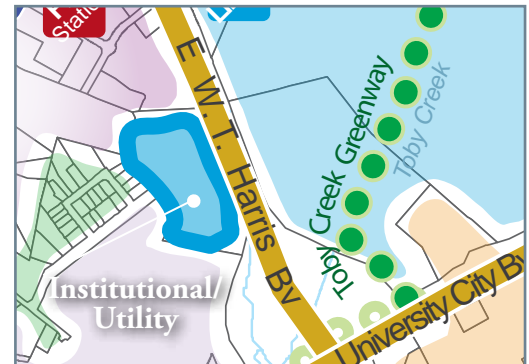
### Institutional/Utility

The Institutional-Utility area is comprised of only one Policy Area:

- Policy Area 6 – On W.T. Harris Blvd across from UNC Charlotte campus

**This land is anticipated to remain as an active utility site.** It is a well-landscaped open space area housing utility infrastructure necessary to serve the surrounding community including a utility substation, cell tower, and Duke Power utility easement. Similar to other land owned by the University of North Carolina, it is currently zoned Institutional to accommodate unified and orderly development of major cultural, educational, governmental, religious, athletic and other institutions. At this time, the site does not serve an institutional purpose and is a challenging site to develop due to the location of multiple utilities. **It offers a large tree canopy area, contributing toward Charlotte's 50% Tree Canopy by 2050 goal.**

Concept Plan



Policy Development Plan



## Character Area 6 — Opportunities and Challenges

### Opportunities

- Large existing tree canopy area
- State owned land, opportunity for public use (as a park, etc.)

### Challenges

- Location of several utilities
- Long term development pressures from surrounding retail areas

*This aerial shows the existing tree cover on the utility site. The site lies between two retail centers and adjacent to Hampton Park neighborhood.*





## Community Development Policies for Policy Area 6

### Institutional/Utility

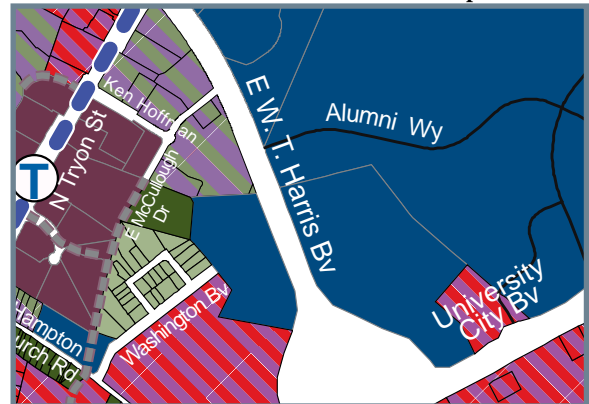
#### Policy Area 6 on W.T. Harris Bld. across from UNC Charlotte campus

**Context:** Mostly vacant land that currently holds a utility substation, cell tower, and Duke Power utility easement. Land is owned by the University of North Carolina.

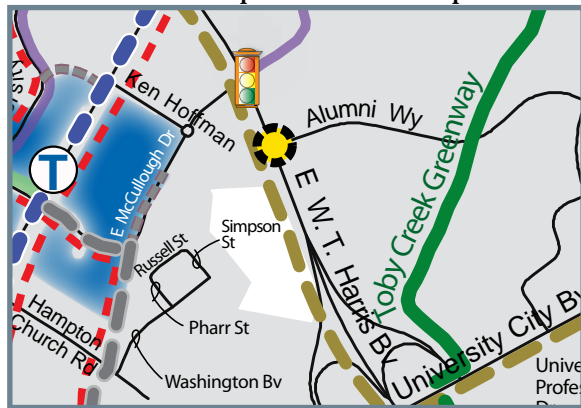
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

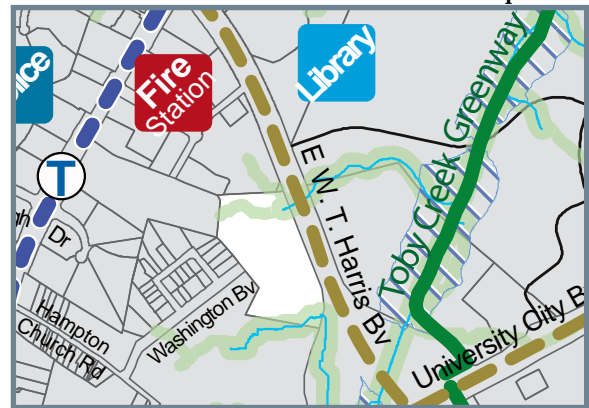
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



### 6 Land Use and Development Policies

1. Preserve existing open space north of the utility easement and adjacent to the existing creek.
2. Institutional and open space uses are appropriate.

### 6 Community Design Policies

3. Continue to provide a 100' landscaped buffer along W.T. Harris Blvd. Supplement the landscaping as needed to provide a cohesive visual barrier.

### 6 Mobility Policies

*Refer also to general policies starting on page 84*

4. As development occurs, construct a multi-use path on W.T. Harris Blvd.

### 6 Open Space Policies

*Refer also to general policies starting on page 101*

5. Protect and enhance the existing stream corridor as part of the overall open space system. Create a trail within the stream corridor that connects from W.T. Harris Blvd. to sidewalks and bike lanes in the core transit station area. The intent is to provide green space and access from the McCullough transit station to Toby Creek Greenway on UNC Charlotte campus.
6. Preserve the existing tree canopy to the extent possible.

## CHARACTER AREA 7

### JW Clay Blvd/UNC Charlotte Transit Station Area

The JW Clay Blvd/UNC Charlotte Transit Station Area is comprised of two individual Policy Areas:

- Policy Area 7a – Transit Station Area, east of retention pond
- Policy Area 7b – Transit Station Area, west of retention pond

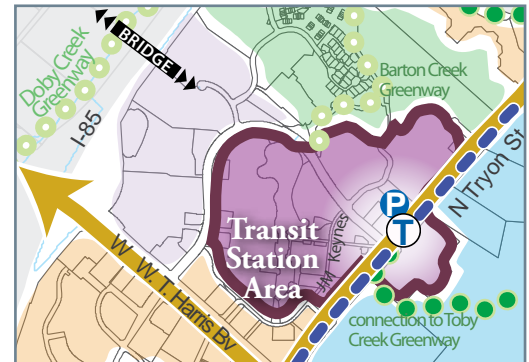
**JW Clay Blvd/UNC Charlotte Transit Station Area should become University City's town center supported by accessibility to the transit station and proximity to the UNC Charlotte main campus.**

Development in this area is envisioned to intensify over time into a destination for shopping, working, entertainment, and living. The transit station should improve accessibility and facilitate this transformation. The existing water feature, referred to here as “the lake”, should remain and be enhanced as an amenity through redevelopment by orienting buildings toward the lake and with the addition of adjacent active open space.

Future development within ¼ mile walk distance of the transit station should implement Transit Oriented Development zoning to support the future transit station.

**Additionally, development should complement the UNC Charlotte main campus as it expands on the adjacent side of N. Tryon St. This can be achieved with similar building scale, massing, and orientation and by creating clear pedestrian paths between these two major centers of activity.**

Concept Plan



Policy Development Plan



## Character Area 7 — Opportunities and Challenges

### Opportunities

- Existing development has unique identity:
  - Boardwalk is inviting and popular
  - Lake provides a natural amenity
- Proximity to UNC Charlotte main campus and University Research Park as economic and population anchors
- Large parcel ownership could facilitate redevelopment over time

*Development around the existing lake has created some delightful pedestrian spaces.*



### Challenges

- Development is currently very auto-oriented; Uncomfortable to navigate as a pedestrian
- Experiencing departure of retail tenants to newer nearby development
- Current big box development does not maximize exposure to open space or street frontage

## Community Development Policies for Policy Area 7a

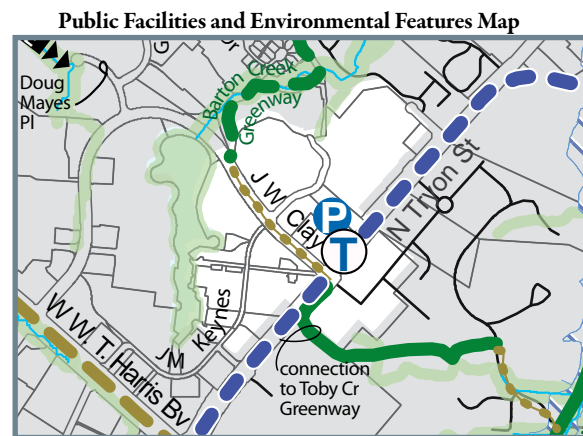
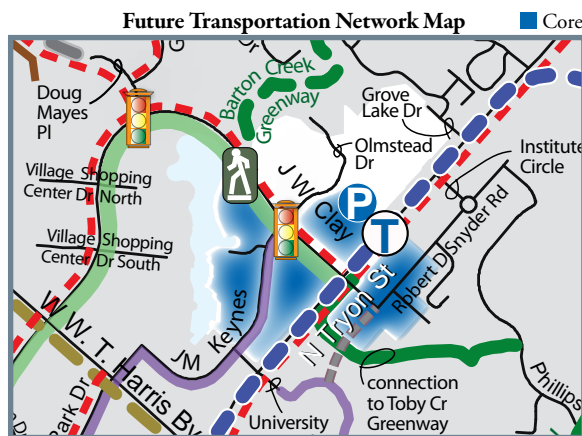
### JW Clay Blvd/UNC Charlotte Transit Station Area includes Policies 7a and 7b

**Policy Area 7a** Transit Station Area, east of retention pond

**Context:** *Underutilized mixed use development opportunity within walking distance of a transit station to become the hub of economic, entertainment, and community activity within University City.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



## 7a Land Use and Development Policies

- The core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) should be the most intensely developed part of the transit station area.** Redevelopment should include a mix of residential, office, hotels, civic, and/or retail uses. The ground floor of these buildings on active retail streets (as indicated on the Recommended Future Land Use Map) should be activated primarily with retail and other commercial uses. Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with drive-through facilities and/or gasoline pumps are not appropriate in the core of the transit station area.
- In areas outside of the core,** existing businesses and residences are anticipated to remain in the near term. Over time, properties should be redeveloped for residential, office, and civic/institutional uses. Retail uses are also appropriate if located within multi-storied buildings. Ground floor retail uses may include drive-through facilities only if they meet the Community Design criteria below (#7). Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with gasoline pumps are not appropriate in the transit station area.
- On properties east of N. Tryon St. adjacent to the UNC Charlotte campus,** a mix of non-residential uses, such as a hotel, conference center, campus services, classrooms, and administrative offices, is appropriate along JW Clay Blvd and Robert D. Snyder Rd. Commercial uses with drive-through facilities and/or gasoline pumps are not appropriate.
- Retain the lake and the established lake front boardwalk.**



## Community Development Policies for Policy Area 7a

### JW Clay Blvd/UNC Charlotte Transit Station Area includes Policies 7a and 7b

#### 7a Community Design Policies

5. **Within the core (shown in blue on Transportation Network Map above, as defined in the glossary on page 12) of the transit station area**, buildings should be a minimum of 2 stories (typically 5-10 stories) and be placed at or near the back of the sidewalk. An uninterrupted building edge (with the exception of driveways and pedestrian paths) should be created along street frontages and the established pedestrian promenade. All surface parking should be located to the rear of the buildings and should not be visible from streets, the established pedestrian promenade, and lake front boardwalk.
6. **In addition to policy #5, buildings along the lake and pedestrian promenade should be at least 30' from the edge of the lake.** Buildings 5 stories or taller should either provide a greater setback from the lake or the upper stories should step back from the lake. The intent is to not block sunlight along the boardwalk and create a scale that is appropriate for a pedestrian oriented destination.
7. **In areas outside of the core**, buildings should be multi-storied (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Drive-through facilities may be appropriate in areas indicated above (#2) if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.
8. **Explore innovative parking strategies**, such as shared parking agreements and publicly accessible parking facilities.
9. **Development should create a cohesive corridor along N. Tryon Street**, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
10. **Properties adjacent to the intersection of JW Clay Blvd. and N. Tryon St. should develop with buildings and open spaces oriented toward the intersection** to create a connection to the transit station and town center development.
11. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor uses** should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades** should have architectural elements that will help distinguish the ground floor from upper stories. Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family development** should include direct connections to the sidewalk. Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

## Community Development Policies for Policy Area 7a

### JW Clay Blvd/UNC Charlotte Transit Station Area includes Policies 7a and 7b

#### 7a Mobility Policies

*Refer also to general policies starting on page 84*

12. The existing pedestrian promenade should remain and be extended to N. Tryon St. and/or JW Clay Blvd. Over time, this promenade could be upgraded to a pedestrian oriented street between the lake and JM Keynes Dr.
13. Upgrade JM Keynes Dr. (from JW Clay Blvd. through 8900 JM Keynes Dr.) to a main street including sidewalks, planting strips, and on-street parking. Also upgrade the segment of JM Keynes to N. Tryon St to a main street.
14. Add sidewalks to JW Clay Blvd. and expand to 5 lanes, where needed.
15. Provide pedestrian connections to the future Barton Creek Greenway from adjacent sites.
16. Provide an overland connection between the transit station area and future Barton Creek Greenway with wide sidewalks.
17. Extend Olmstead Dr. as a local street to Grove Lake Dr. (not shown)
18. Extend Institute Cir. across N. Tryon as a local street to the future extension of Olmstead Dr. (not shown)
19. Establish a critical connection between Robert D. Snyder Rd and University Hospital Dr. The alignment is conceptual but vehicular and pedestrian connectivity between the Carolinas Medical Center Hospital (CMC) and UNC Charlotte main campus is desirable.
20. Develop an interconnected network of local streets with typical block lengths of 400'.

#### 7a Open Space Policies

*Refer also to general policies starting on page 101*

21. Create an open space system that incorporates the lake front boardwalk and additional public urban open space amenities such as plazas, courtyards, fountains, splash pads, outdoor seating, and recreation areas. Potential locations for open space include land near the intersection of JW Clay Blvd. and N. Tryon St. Another potential location is the vacant parcel along the boardwalk. The lake should remain as publicly accessible open space.



*Accommodate outdoor seating by utilizing greater building setbacks from the sidewalk to provide a clear pedestrian path in front of the business. This can also be achieved by utilizing a recessed building opening, as shown in the image above from Charlotte's NoDa business district. (Community Design Policy 7a #5)*



*Expansion of the existing boardwalk and promenade is an opportunity to increase usable public open space and create a unique sense of place as a town center for University City. This example from City Creek development in Salt Lake City, UT shows how the buildings can orient to a plaza or promenade. (Community Design Policies 7a #5 and #6; Open Space Policy 7a #21)*

## Community Development Policies for Policy Area 7b

### JW Clay Blvd/UNC Charlotte Transit Station Area includes Policies 7a and 7b

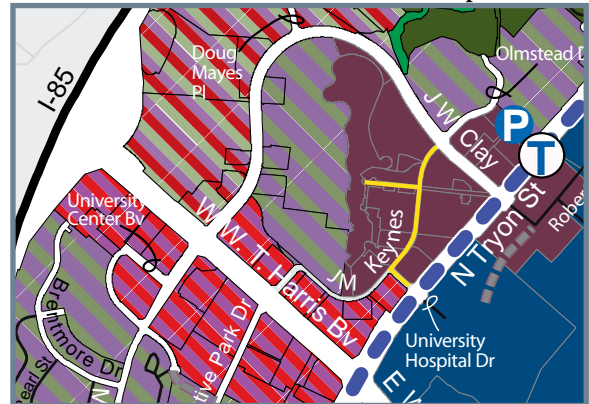
#### Policy Area 7b Transit Station Area, west of retention pond

**Context:** *An extension of the underutilized mixed use development immediately surrounding the transit station and eventually in a position to serve the University Research Park with a new bridge across I-85.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

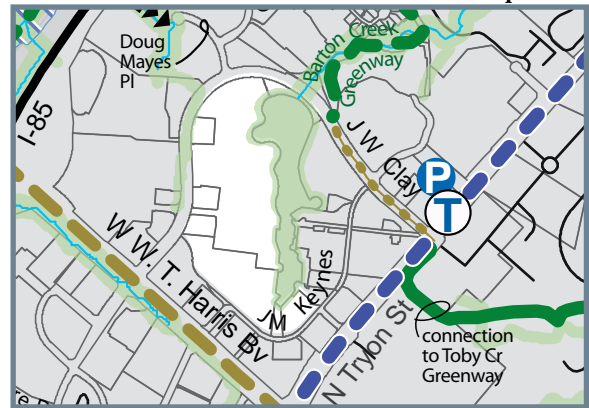
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



#### 7b Land Use and Development Policies

1. Development should include a mix of residential, office, hotels, and civic/institutional uses. Retail uses are also appropriate if located within multi-storied buildings. These ground floor retail uses may include drive-through facilities only if they meet the Community Design criteria below (#5). Development adjacent to the promenade should include ground floor retail and other commercial uses. Structured parking should be lined with active uses along the street and along the lake front or screened from view from streets, sidewalks, and the pedestrian promenade. Commercial uses with gasoline pumps are not appropriate.
2. Retain the lake and the established lake front boardwalk.

#### 7b Community Design Policies

3. As redevelopment occurs, buildings should be a minimum of 2 stories (typically 3-5 stories) and be placed at or near the back of the sidewalk. An uninterrupted building edge (with the exceptions of pedestrian paths and open space) should be created along the established pedestrian promenade. Surface parking lots along streets should be located to the rear or side of buildings, with no more than 35% of a site's street frontage devoted to surface parking or driveway access. Surface parking is not appropriate along the lake front boardwalk or the pedestrian promenade.
4. In addition to policy #3, buildings along the lake and pedestrian promenade should be at least 30' from the edge of the lake. Buildings 5 stories or taller should either provide additional setback from the lake or the upper stories should step back from the lake. The intent is to not block sunlight along the boardwalk and create a scale that is appropriate for a pedestrian oriented destination.



## Community Development Policies for Policy Area 7b

### JW Clay Blvd/UNC Charlotte Transit Station Area includes Policies 7a and 7b

5. In areas not fronting on the pedestrian promenade, drive-through facilities may be appropriate if designed so as not to compromise pedestrian circulation. Drive-through lanes should not be located between the building and JW Clay Blvd. or a future extension of Doug Mayes Pl.
6. The ground floor of buildings should be designed to activate streets and open space through a variety of design techniques that may include, but are not limited to:
  - a. Non-residential ground floor uses should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. Non-residential and multi-family building facades should have architectural elements that will help distinguish the ground floor from upper stories. Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. Multi-family development should include direct connections to the sidewalk. Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk. For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

#### 7b Mobility Policies

*Refer also to general policies starting on page 84*

7. The existing pedestrian promenade should remain.
8. As redevelopment occurs, add sidewalks and on-street parking where warranted by adjacent land uses along the private street between JM Keynes Dr. and JW Clay Blvd (parallel to W.T. Harris Blvd). (not shown)
9. Connect Doug Mayes Pl. to JM Keynes Dr. with a new local street. (not shown)
10. Construct a pedestrian crossing at JW Clay Blvd. to the future Barton Creek Greenway.
11. Develop an interconnected network of local streets with typical block lengths of 400'.

#### 7b Open Space Policies

*Refer also to general policies starting on page 101*

12. The lake and surrounding open space are important features of this area. As redevelopment occurs adjacent to the lake, encourage expansion of open space to connect to the adjacent Barton Creek Greenway trailhead for a new neighborhood park, active or passive open space or gardens. This could be achieved by consolidating required open space.



*Residential ground floor units should each have a direct entrance from the sidewalk. To promote privacy of residents, additional setbacks or vertical elevation differences may be incorporated into the design of buildings. (Community Design Policy 7b #6c)*



*In addition to orienting and providing entrances from the street and promenade, buildings should also continue to activate the boardwalk along the lake. This is achieved by providing a comfortable space to walk and relax and by providing entrances to businesses, offices, or residences along the path like in this example from Greenville, SC. (Community Design Policy 7b #4)*

## CHARACTER AREA 8

### Regional Services Area North

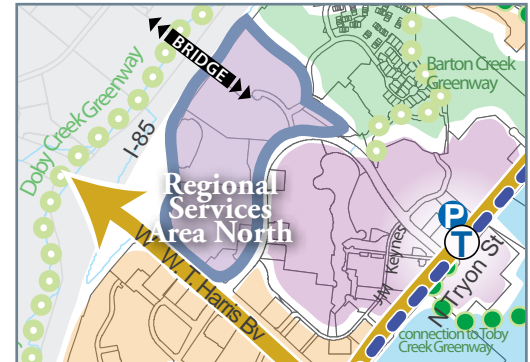
The Regional Services Area North area is comprised of only one Policy Area:

- Policy Area 8 – Between JW Clay Blvd and I-85

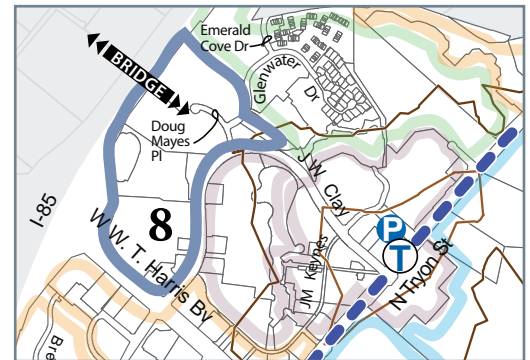
**This Regional Services Area, primarily consisting of retail uses, is anticipated to intensify and reinvent itself over time to better complement and connect to the transit station area and eventually across I-85 to the University Research Park (URP).** This area was developed with large surface parking lots and buildings set back far from the street with little pedestrian connectivity to JW Clay Blvd. or adjacent development.

**The activity anticipated to occur within the transit station area will facilitate this area to redevelop with a more urban form: buildings with active retail and office uses, wide sidewalks, and a more connected street network.** Additionally, this area will be connected to the University Research Park with a new bridge across I-85 connecting Doug Mayes Pl. and Louis Rose Pl. This area provides an opportunity to serve the housing, shopping, and entertainment needs of employees in the URP. Although much of this land lies within an Interchange Area (CCW, 2010), it relates more to the transit station area, mixed use areas, and surrounding residential and should not be developed in an auto-oriented form.

Concept Plan



Policy Development Plan



## Character Area 8 — Opportunities and Challenges

### Opportunities

- Ample opportunity for infill and redevelopment to include pedestrian and vehicular connections between sites
- New bridge across I-85 to Research Park could draw employees to retail, services, and housing

### Challenges

- Multiple large vacant storefronts of tenants relocated to newer nearby developments
- Lack of street and pedestrian network creates isolation from surrounding areas
- No open space is provided

*Much of the area includes vacant big-box buildings with large surface parking lots.*



## Community Development Policies for Policy Area 8

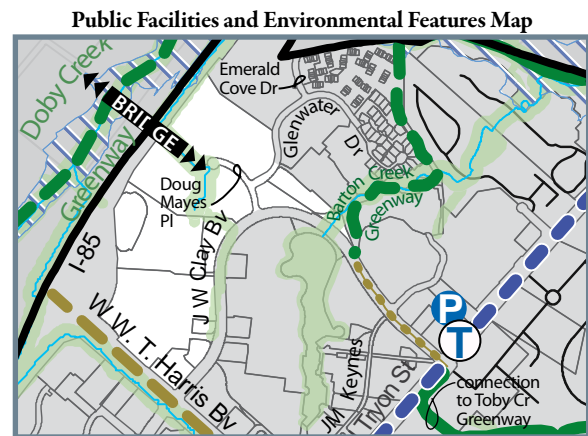
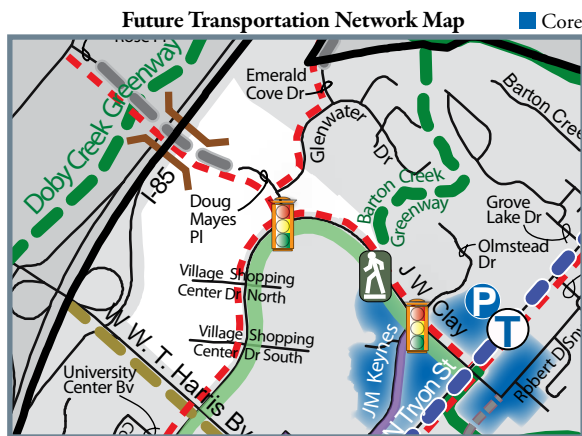
### Regional Services Area North

#### Policy Area 8 between JW Clay Blvd. and I-85

**Context:** *Because of its proximity to the transit station, this underutilized suburban retail area presents an opportunity for redevelopment and infill with additional development, reduced surface parking, and an enhanced street network.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



## 8 Land Use and Development Policies

1. Encourage a transition from single-use retail development to include a variety of uses. Allow moderate density residential (up to 22 DUA), office, retail, civic/institutional, and hotel/motel uses. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.
2. Drive-through facilities are appropriate on properties south of Village Shopping Center Dr. South only if they meet the Community Design criteria below (#7). Commercial uses with gasoline pumps are not appropriate.
3. As this area transitions to a more urban form, encourage multiple tenants in a single building as an interim strategy to re-purpose larger buildings.

## 8 Community Design Policies

4. Continue to provide a 100' landscaped buffer along W.T. Harris Blvd. Supplement the landscaping as needed to provide a cohesive visual barrier.
5. In the short term, encourage reuse and reinvestment in existing buildings including façade improvements, enhanced street and pedestrian connections, breaking up of existing large surface parking lots, and incorporate additional landscaping.



## Community Development Policies for Policy Area 8

### Regional Services Area North

6. **As redevelopment occurs, buildings should be placed at or near the back of the sidewalk and designed to activate streets.** Surface parking lots should be located to the side or rear of the buildings with no more than 35% of a site's street frontage devoted to surface parking or driveway access. Encourage on-street parking to reduce surface parking lots.
7. **Design drive-through facilities** with clearly marked pedestrian crossing and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes. Drive-through facilities are appropriate on properties south of Village Shopping Center Dr. South.
8. **Structured parking** should be lined with active uses along the street or screened from view from the street and sidewalk.
9. **Encourage plazas and open spaces.** Orient open spaces toward building entries and strategically locate courtyards and open spaces near pedestrian walkways to create desirable gathering destinations and increase safety.
10. **Buildings should be designed to avoid the appearance of having a long, continuous building wall.** Consider a variety of approaches to achieve this including, but not limited to:
  - a. Façade modulation that provides variation in the building wall.
  - b. Separation between all or part of the building to create the appearance of multiple buildings.
  - c. Use of varying architectural styles, building heights and/or roof pitches to create the appearance of smaller, attached buildings.
11. **The ground floor of buildings should be designed to activate streets and open space** through a variety of design techniques that may include, but are not limited to:
  - a. **Non-residential ground floor uses** should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.
  - b. **Non-residential and multi-family building facades should have architectural elements that will help distinguish the ground floor from upper stories.** Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features.
  - c. **Multi-family development should include direct connections to the sidewalk. Where feasible, ground floor units should have direct connections to the sidewalk. The front door of single-family attached and detached units should also have direct connections to the sidewalk.** For the privacy of residents, ground floor residential units should include vertical separation and/or increased setbacks from the sidewalk.

## 8 Mobility Policies

*Refer also to general policies starting on page 84*

12. **As redevelopment occurs, establish a new local street parallel to JW Clay Blvd.** that connects Village Shopping Center Dr. South, Village Shopping Center Dr. North, and Doug Mayes Pl. (not shown)
13. **As redevelopment occurs, construct an interconnected network of local streets** with typical block lengths of 400'.

## Community Development Policies for Policy Area 8

### Regional Services Area North

14. Build a new bridge across I-85 from Doug Mayes Pl. to Louis Rose Pl. Design of the bridge should create a unique civic identity for the area and be constructed as a 2-lane Avenue with pedestrian and bicycle facilities to be determined through the planning process. This bridge, connecting land uses and street network should be reviewed during the planning process to provide safe and comfortable pedestrian and bicycle facilities for the many projected users in this area. This bridge provides multi-modal access between University Research Park and the transit station area; it should be designed to encourage pedestrian comfort with features such as wider sidewalks, railings, vegetation, and increased separation between pedestrians and the travel lanes through a variety of treatments.

### 8 Open Space Policies

*Refer also to general policies starting on page 101*

15. Development should preserve trees and naturally occurring vegetation along I-85 and W.T. Harris Blvd.
16. Incorporate open space such as plazas, courtyards, green space, and recreation areas into new development.



*Over time, this area has the potential to redevelop into a more urban form, reducing the area of large surface parking and providing a more connected street network and convenient access for pedestrians. (Community Design Policy 8 #6)*



*Pedestrian connectivity from University Place to this area could be improved with more comfortable barriers and clearly marked paths. (Community Design Policy 8 #5)*



*Another element of urban development is having the building address the street while parking is placed to the rear or side, as shown in this image on Park Rd. in Charlotte. (Community Design 8 #6)*

## CHARACTER AREA 9

### Corridor Services Area North

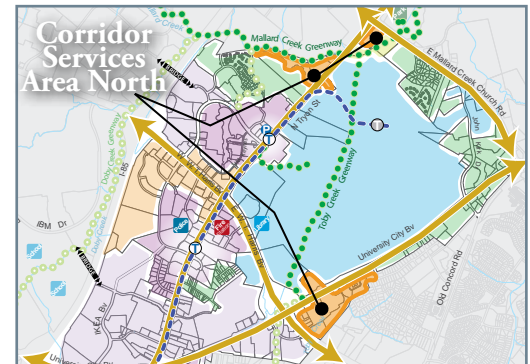
The Corridor Services Area North is comprised of four individual Policy Areas:

- Policy Area 9a – On N. Tryon St. along Mallard Creek Greenway
- Policy Area 9b – Corner of N. Tryon St. and Mallard Creek Church Rd
- Policy Area 9c – On University City Blvd. W.T. Harris Blvd. intersection

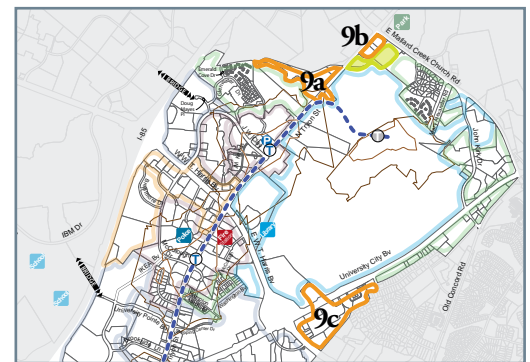
**These community-serving retail areas surrounding the UNC Charlotte main campus and several residential communities, should intensify over time to create walkable mixed use environments.**

**These corridor areas should continue to serve the community with retail, office, entertainment, and services and over time, redevelop to a more intense, urban form with internal street networks, active uses along the streets, and a variety of uses.** Recent nearby development is of an urban form with buildings at the street, and structured parking. The corridor services area north should continue a similar pattern of development to create a more consistent look and feel along the N. Tryon St. corridor.

Concept Plan



Policy Development Plan



## Character Area 9 — Opportunities and Challenges

### Opportunities

- Most areas are within very close proximity to existing residential development
- All areas are situated along major streets with high visibility
- Have not seen the decline of tenants on the scale that other retail centers in the area have experienced

### Challenges

- Most areas lack connectivity to surrounding developments, leaving them physically and visually isolated
- Very suburban form of development that lacks presence along the street front, especially along the N. Tryon transit corridor
- Pedestrian circulation is not comfortable to navigate due to emphasis on the automobile in site design

*Retail centers offer goods and services along major thoroughfares. Many are suburban in design and form.*





## Community Development Policies for Policy Area 9a

### Corridor Services Area North includes Policies 9a, 9b, and 9c

#### Policy Area 9a on N. Tryon St. along Mallard Creek Greenway

**Context:** Suburban style strip shopping center that is somewhat disconnected from surrounding areas, but within close proximity to UNC Charlotte and two transit stations.

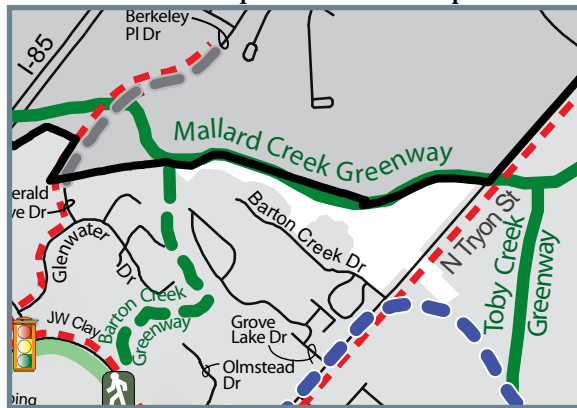
Policy Area shown in white on maps below.

Refer to Legends on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

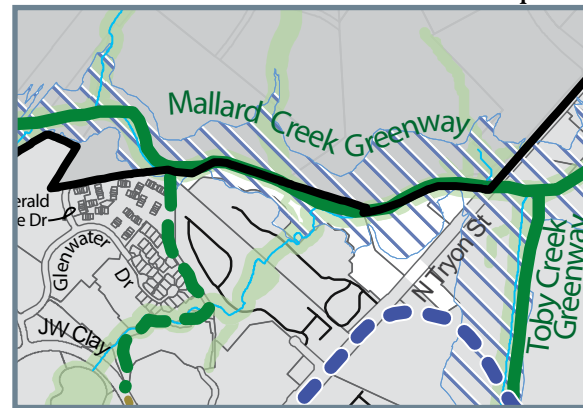
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



#### 9a Land Use and Development Policies

1. A portion of this area is located within the FEMA Floodway and Community Floodway. Feasibility of redevelopment of properties may depend on location in relation to the floodway and floodplain. Any development or redevelopment within these areas is expected to meet FEMA and local ordinance requirements.
2. The golf course should remain as private open space/recreation, as part of the adjacent residential development. The clubhouse site along N. Tryon St. could be redeveloped for other retail, office, civic, or institutional uses.
3. Along N. Tryon St., allow office, retail, and civic/institutional uses. Retail uses with accessory drive-through facilities are appropriate, as long as they meet the Community Design criteria below (#8).
4. If redevelopment of properties along N. Tryon St. is feasible, residential uses may also be appropriate as part of a multi-use or mixed-use development. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.

#### 9a Community Design Policies

5. A portion of this area is located within the FEMA Floodway and Community Floodway. Feasibility of redevelopment of properties may depend on location in relation to the floodway and floodplain. Any development or redevelopment within these areas is expected to meet FEMA and local ordinance requirements.

## Community Development Policies for Policy Area 9a

### Corridor Services Area North includes Policies 9a, 9b, and 9c

6. **Development should create a cohesive corridor along N. Tryon St.**, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.
7. **Along N. Tryon St.**, improve the aesthetic quality and pedestrian environment by adding a landscape zone directly behind the sidewalk. This area could include elements such as low walls, trees, shrubs, and seasonal plantings.
8. **Design drive-through facilities** with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes. Drive-through lanes should not be located between the building and N. Tryon St.
9. **Provide a clearly designated pedestrian path from the sidewalk to the front door** of primary structures to minimize potential conflict between pedestrians and automobiles.
10. **Encourage plazas and open spaces.** Orient open spaces toward building entries and strategically locate courtyards and open spaces near pedestrian walkways to create desirable gathering destinations and increase safety.

#### 9a Mobility Policies

*Refer also to general policies starting on page 84*

11. **Establish a local street parallel to N. Tryon St. through the policy area to Barton Creek Dr.** by retaining the existing connection. As redevelopment occurs, upgrade the drive aisle to a local street. (not shown)
12. **Provide pedestrian and bicycle connectivity** to the Mallard Creek Greenway via a bridge to encourage walking and biking, as redevelopment of the shopping center occurs.
13. **Provide a direct connection between N. Tryon St. and the Mallard Creek Greenway** as part of the US 29/Mallard Creek bridge replacement project. (not shown)

#### 9a Open Space Policies

*Refer also to general policies starting on page 101*

14. **Golf course should remain** as an open space amenity for the community.
15. **Preserve trees and naturally occurring vegetation to protect the FEMA 100-year flood plain for Mallard Creek.**

*Future redevelopment of the existing shopping center and the golf course clubhouse should include smaller surface parking lots by incorporating trees and landscaped islands. (Land Use Policies 9a #2, #3, and #4; Community Design Policies 9a #9)*



## Community Development Policies for Policy Area 9b

Corridor Services Area North includes Policies 9a, 9b, and 9c

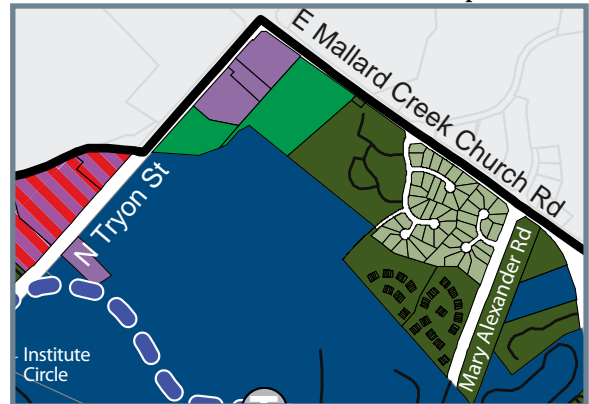
**Policy Area 9b** corner of N. Tryon St. and Mallard Creek Church Rd.

**Context:** *Surrounded by parks and greenways, potential exists for future infill development.*

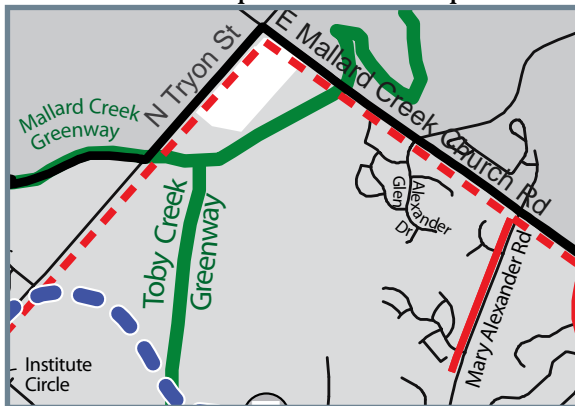
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

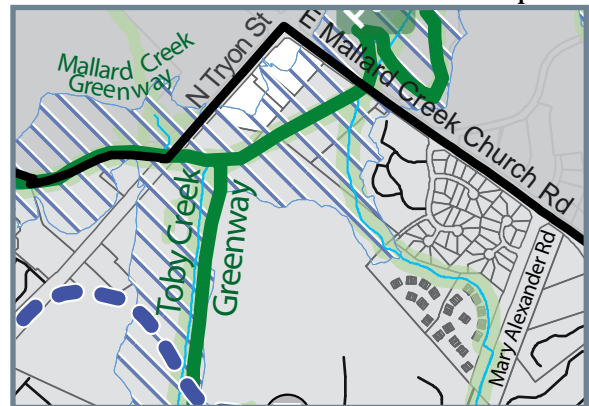
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



### 9b Land Use and Development Policies

1. Allow office uses.
2. Retail uses may be appropriate on the ground floor of a multi-storied building. Commercial uses with drive-through facilities and gasoline pumps are not appropriate.

### 9b Community Design Policies

3. A portion of this area is located within the FEMA Floodway and Community Floodway. Feasibility of redevelopment of properties may depend on location in relation to the floodway and floodplain. Any development or redevelopment within these areas is expected to meet FEMA and local ordinance requirements.
4. As a gateway to University City, buildings should be oriented to the corner at the intersection of Mallard Creek Church Rd. and N. Tryon St., at least 2 stories in height and designed to feature prominent entrances and distinctive architectural features.
5. Development should create a cohesive corridor along N. Tryon Street, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.



## Community Development Policies for Policy Area 9b

### Corridor Services Area North includes Policies 9a, 9b, and 9c

#### 9b Mobility Policies

*Refer also to general policies starting on page 84*

6. Establish pedestrian and bicycle connections to the Mallard Creek Greenway and Kirk Farm Fields Community Park where topography and Mecklenburg County Park and Recreation allow, expanding the off-street network between sites. The Toby Creek Greenway will provide access to future UNC Charlotte Main transit station and campus.
7. Provide vehicular connections between the adjacent site(s) along N. Tryon St. as development occurs.

#### 9b Open Space Policies

*Refer also to general policies starting on page 101*

8. Preserve trees and naturally occurring vegetation to protect the FEMA 100-year flood plain. Where feasible, provide a pedestrian/bicycle connection to the Mallard Creek Greenway.



*Development at the intersection of N. Tryon St. and Mallard Creek Church Rd. should orient toward the corner and be a distinguishable gateway for University City. (Community Design 9b #4)*

## Community Development Policies for Policy Area 9c

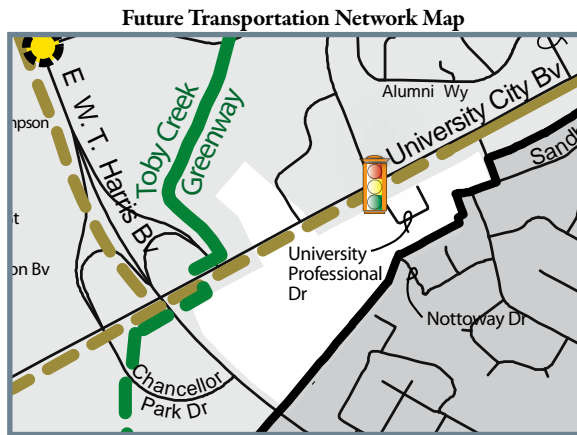
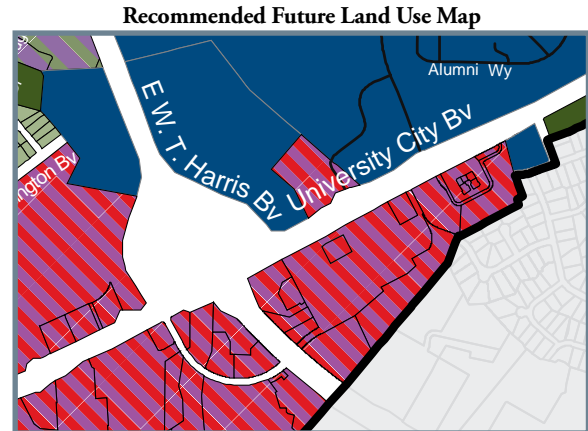
### Corridor Services Area North includes Policies 9a, 9b, and 9c

#### Policy Area 9c on University City Blvd W.T. Harris Blvd. intersection

**Context:** *Designed to serve vehicular traffic along major thoroughfares. Opportunity exists to improve safety and appearance with site design and mobility improvements.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.



### 9c Land Use and Development Policies

1. Allow office, retail, and civic/institutional uses. Existing uses are anticipated to remain in the near term.
2. Moderate density residential uses (up to 22 DUA) may also be appropriate as part of a multi- or mixed-use development. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.

### 9c Community Design Policies

3. Retain 100' landscaped buffer along W.T. Harris Blvd. Supplement the landscaping as needed to provide a cohesive visual barrier.
4. In the short term, encourage reuse and reinvestment in existing sites to include enhanced street and pedestrian connections, breaking up of existing large surface parking lots, and additional landscaping.
5. As redevelopment occurs along University City Blvd., locate buildings at or near the back of the sidewalk. Provide clear glass windows and/or operable doors on the street-facing side of buildings, where feasible. All parking lots should be located to the side or rear of the buildings.
6. Design drive-through facilities with clearly marked pedestrian crossings and pathways so that pedestrians can easily walk from the sidewalk and parking lot to the building with minimal conflict with the drive-through lanes.
7. Structured parking should be lined with active uses along the street or screened from view from the street and sidewalk.

## Community Development Policies for Policy Area 9c

### Corridor Services Area North includes Policies 9a, 9b, and 9c

8. **Along University City Blvd.**, improve the aesthetic quality and pedestrian environment by adding a landscape zone directly behind the sidewalk. This area could include elements such as low walls, trees, shrubs, seasonal plantings, pedestrian plazas, and/or walkways.
9. **Provide a separate and clearly designated pedestrian path from the street/sidewalk to the front door** of primary structures to minimize potential conflict between pedestrians and automobiles.

#### 9c Mobility Policies

*Refer also to general policies starting on page 84*

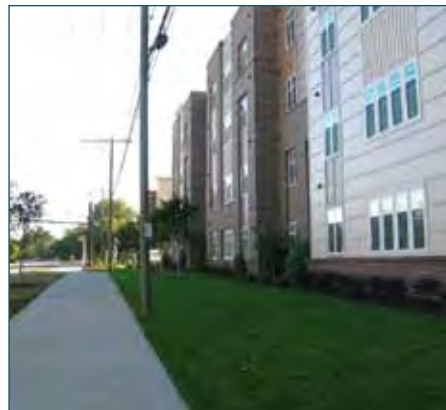
10. **Construct an interconnected network of local streets within and between sites** along University City Blvd. and W.T. Harris Blvd. to minimize driveway cuts and create a smaller block structure, as redevelopment occurs.
11. **Extend Nottoway Dr. as a local street** to improve connectivity and increase accessibility between residential and commercial uses. (not shown)
12. **Provide a new local street between Sandburg Ave., to W.T. Harris Blvd. via University Professional Dr. and a new local street through the shopping center.** (not shown)
13. **Provide vehicular connections to the adjacent multi-family community to the southeast**, where feasible, and/or provide off-street pedestrian connections to nearby residential development, as redevelopment occurs.
14. **Upgrade existing driveways to new local streets to create an interconnected network with typical block lengths no greater than 600'**, as redevelopment occurs.
15. **Consider a potential signalized intersection at the intersection of University Professional Dr. and Cameron Blvd. on University City Blvd.**
16. **As development occurs, construct a multi-use path** on both sides of University City Blvd. and on W.T. Harris Blvd. that connects to the Toby Creek Greenway extension. Provide additional pedestrian and bicycle connections to the future expansion of Toby Creek Greenway from development. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd. and W.T. Harris Blvd.

#### 9c Open Space Policies

*Refer also to general policies starting on page 101*

17. **Provide pedestrian and bicycle connections to the future Toby Creek Greenway expansion.**
18. **Incorporate open space such as plazas, courtyards, green space, and recreation areas into new development.**

*Future development in this area should orient toward the street. Retail uses on the ground floor of residential buildings serves several community needs. (Land use Policy 9c #2; Community Design Policy 9c #5)*



*Future redevelopment should include a multi-use path on both sides of University City Blvd. (and W.T. Harris Blvd.) (Mobility Policy 9c #16)*



## CHARACTER AREA 10

### Primarily Residential

The Primarily Residential Character Area is comprised of three individual Policy Areas:

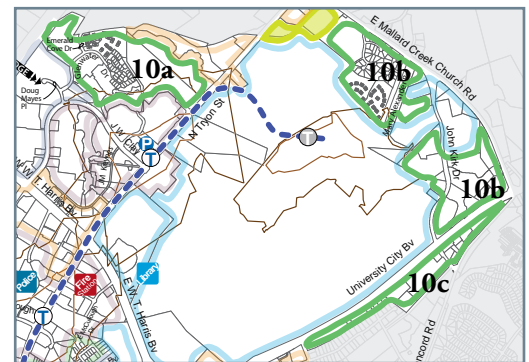
- Policy Area 10a – JW Clay Blvd area west of N. Tryon St.
- Policy Area 10b – Off Mallard Creek Church Rd, adjacent to UNC Charlotte campus
- Policy Area 10c – Along University City Blvd, across from UNC Charlotte campus

**The need for a variety of housing with direct connections to the transit stations and surrounding development is anticipated to intensify as the UNC Charlotte student population continues to grow. Within the study area over 2/3 of new residential development is anticipated to be developed as rental units. The amount of for-sale development is likely to be limited due to the nature of student demand in the area; however there are significant opportunities for new residential communities within the study area, especially near the University City Blvd. future transit station. It is especially desirable for moderate- to high-density residential development to occur adjacent to the UNC Charlotte campus to encourage more walking and biking.**

Concept Plan



Policy Development Plan



## Character Area 10 — Opportunities and Challenges

### Opportunities

- Strong demand for student housing, but need to provide housing for other residents as well
- Large percentage of land is developed as residential and is anticipated to remain long-term
- Vast amount of underutilized open space, most within close proximity to a greenway

*There are a few single-family neighborhoods that are well integrated with surrounding multi-family developments.*



### Challenges

- Developments are disconnected from one another and to the transit stations for both vehicles and pedestrians
- Form of development is fairly uniform across newer developments, lacks variety

## Community Development Policies for Policy Area 10a

Primarily Residential includes Policies 10a, 10b, and 10c

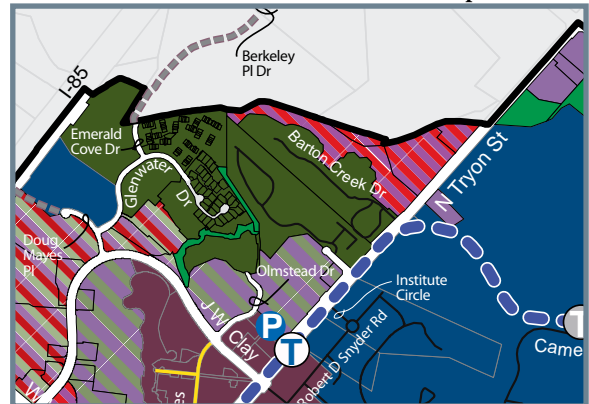
### Policy Area 10a JW Clay Blvd. area west of N. Tryon St.

**Context:** Existing mix of housing is anticipated to remain with the potential for redevelopment to greater intensity and more connectivity between developments, greenways, and the future transit station.

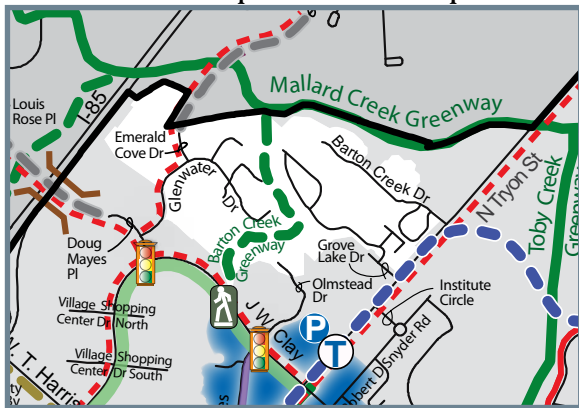
Policy Area shown in white on maps below.

Refer to Legends on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

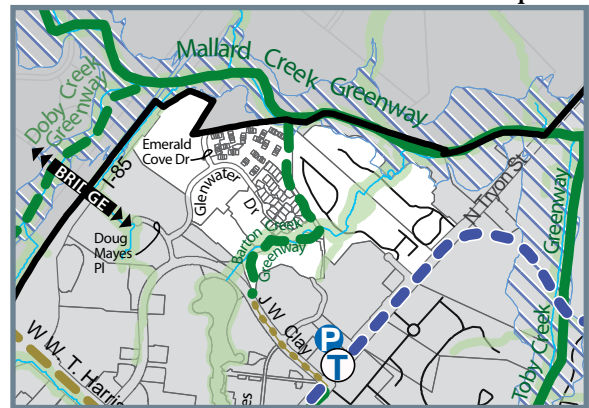
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 10a Land Use and Development Policies

1. Allow moderate density residential (up to 22 DUA) uses. As new development and redevelopment occurs maintain at least two residential building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings.
2. Civic/Institutional uses, such as the continued use of the nursing home, are appropriate.

## 10a Community Design Policies

3. Integrate landscaping and open space into new development, consistent with the existing character of the area.
4. Development can be up to 4 stories in height.
5. Development should create a cohesive corridor along N. Tryon St., but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.

## Community Development Policies for Policy Area 10a

### Primarily Residential includes Policies 10a, 10b and 10c

6. Buildings should be designed to avoid the appearance of having a long, continuous building wall. Consider a variety of approaches to achieve this including, but not limited to:
  - a. Façade modulation that provides variation in the building wall.
  - b. Separation between all or part of the building to create the appearance of multiple buildings.
  - c. Use of varying architectural styles, building heights and/or roof pitches to create the appearance of smaller, attached buildings.
7. As redevelopment occurs adjacent to Barton Creek and Mallard Creek greenways, orient buildings to the greenway.
8. Locate surface parking lots to the side or rear of buildings that front on public streets and/or greenways.

#### 10a Mobility Policies

*Refer also to general policies starting on page 84*

9. Establish vehicular and/or pedestrian connections between developments through cross-access agreements or other innovative approaches.
10. Develop an interconnected network of local streets with typical block lengths of 600' as new development and redevelopment occurs.
11. Establish pedestrian and bicycle connections to the Barton Creek Greenway where topography and Mecklenburg County Park and Recreation allow, expanding the off-street network between sites, and encouraging walking and bicycling to campus, transit station, and nearby destination. Consider utilizing stream buffers to establish linear connections.
12. Extend Emerald Cove Dr. to Berkeley Place Dr. as a 2-lane avenue across Mallard Creek.

#### 10a Open Space Policies

*Refer also to general policies starting on page 101*

13. Provide connections to the Mallard Creek and future Barton Creek Greenways. Utilize stream buffers and other open spaces to create a linear open space network.
14. Retain and extend the 100' buffer along I-85 and establish pedestrian and bicycle trails within it that connect to W.T. Harris Blvd.



*The future development of Barton Creek Greenway provides an opportunity to create direct connections to established residential areas and future development. (Open Space Policy 10a #13)*



*Development should be no greater than 4 stories in height in consideration of existing development in this area. (Community Design 10a #4)*



## Community Development Policies for Policy Area 10b

Primarily Residential includes Policies 10a, 10b, and 10c

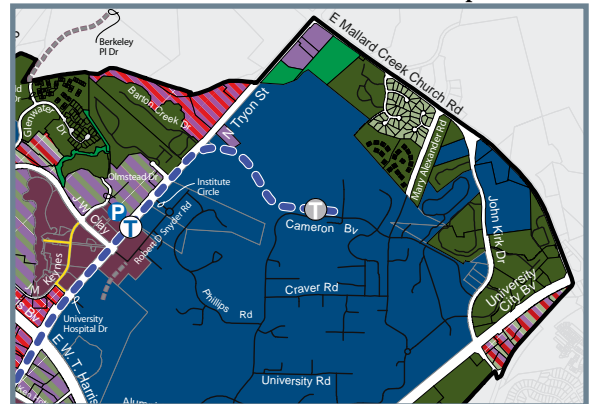
**Policy Area 10b** Off Mallard Creek Church Rd., adjacent to UNC Charlotte campus.

**Context:** *Primarily campus supportive housing anticipated to intensify over time and create a residential village. Opportunity for development to capitalize on walkability to UNC Charlotte main campus.*

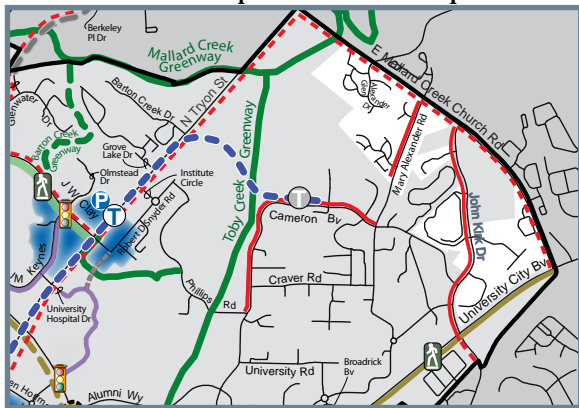
Policy Area shown in white on maps below.

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

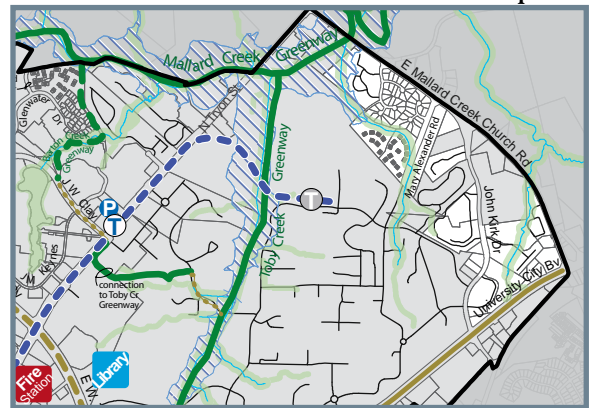
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 10b Land Use and Development Policies

1. Future development should support and enhance the established single-family residential uses in the neighborhoods near Alexander Glen Dr. and Mary Alexander Pl.
2. In areas outside of established single-family residential neighborhoods, moderate density residential uses (up to 22 DUA) are appropriate. Higher densities may be appropriate if parking is reduced on site and design encourages walking and/or biking to nearby destinations. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings. Limited retail (excluding drive-through facilities and/or gasoline pumps) may be appropriate as part of new residential development to provide goods and services to the immediate neighborhood. Locations for retail uses should be limited to Mary Alexander Rd. or John Kirk Dr. and not on Mallard Creek Church Road. Civic/institutional uses may also be appropriate.

## 10b Community Design Policies

3. A portion of this area is located within the FEMA Floodway and Community Floodway. Feasibility of redevelopment of properties may depend on location in relation to the floodway and floodplain. Any development or redevelopment within these areas is expected to meet FEMA and local ordinance requirements.
4. Infill adjacent to existing single-family residential uses should be compatible with the form and scale of existing residential development. Parking should be located to the rear or side of buildings.
5. Development adjacent to the established single-family neighborhood should be limited to 4 stories.

## Community Development Policies for Policy Area 10b

### Primarily Residential includes Policies 10a, 10b, and 10c

6. **Buildings should be designed to avoid the appearance of having a long, continuous building wall.** Consider a variety of approaches to achieve this including, but not limited to:
  - a. Façade modulation that provides variation in the building wall.
  - b. Separation between all or part of the building to create the appearance of multiple buildings.
  - c. Use of varying architectural styles, building heights and/or roof pitches to create the appearance of smaller, attached buildings.
7. **New development should be designed to support pedestrian activity.** Buildings should be oriented to the street and located at or near the back of the sidewalk. Parking should be located behind buildings.
8. **All retail uses should be integrated into new residential developments to create a connected mixed- or multi-use development.** Retail uses should be designed with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk. All parking lots should be located to the side or rear of the buildings.

#### 10b Mobility Policies

*Refer also to general policies starting on page 84*

9. **Establish pedestrian and bicycle connections to the Mallard Creek and Toby Creek Greenways** where topography and Mecklenburg County Park and Recreation allow, expanding the off-street network between sites and encouraging walking and bicycling to campus, transit stations, and nearby destinations. Consider utilizing stream buffers to establish linear connections.
10. **As new development and redevelopment occurs, develop an interconnected network of local streets with typical block lengths of 600’.** In particular, improve connectivity between Mary Alexander Rd. and John Kirk Dr.
11. **Explore opportunities to provide alternative modes of transportation to the university and other nearby destinations,** such as a shuttle service or other innovative strategies.
12. **Encourage bicycle parking** (short- and long-term) that exceeds the minimum ordinance requirements, as new development occurs. The intent is to encourage biking to nearby destinations.
13. **Upgrade Mary Alexander Dr. to a 2-lane avenue** with sidewalks and bike lanes.

#### 10b Open Space Policies

*Refer also to general policies starting on page 101*

14. **Provide connections to the Mallard Creek and Toby Creek Greenways.** Utilize stream buffers and other open spaces to create a linear open space network.
15. **As new multi-family development occurs, provide open space** that incorporates amenities such as plazas, courtyards, fountains, outdoor seating, and recreation areas. Encourage consolidation of required open space.



*In some future developments, limited retail uses such as coffee shops or cafes may be appropriate within a residential development. (Land Use Policy 10b #2; Community Design Policy 10b #8)*

## Community Development Policies for Policy Area 10c

Primarily Residential includes Policies 10a, 10b, and 10c

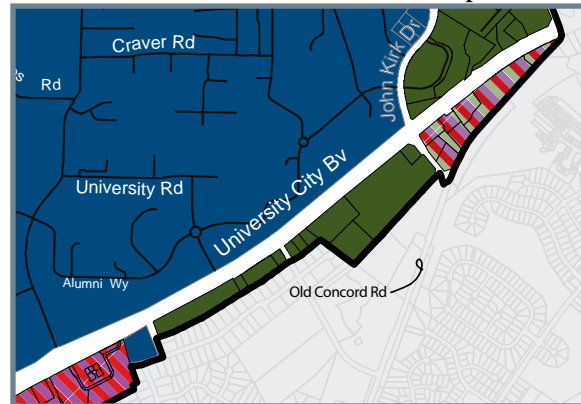
**Policy Area 10c** Along University City Blvd., across from UNC Charlotte campus.

**Context:** *Primarily campus supportive housing anticipated to intensify over time but remain compatible with nearby established residential communities.*

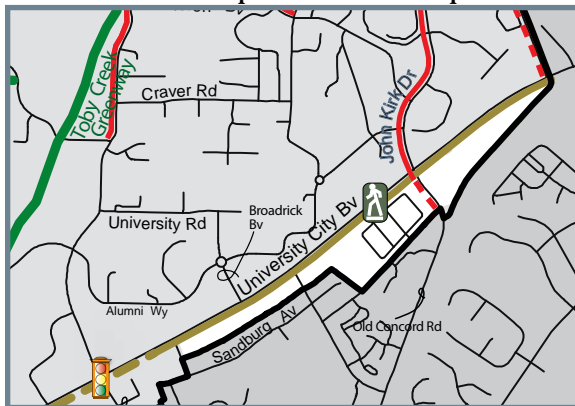
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

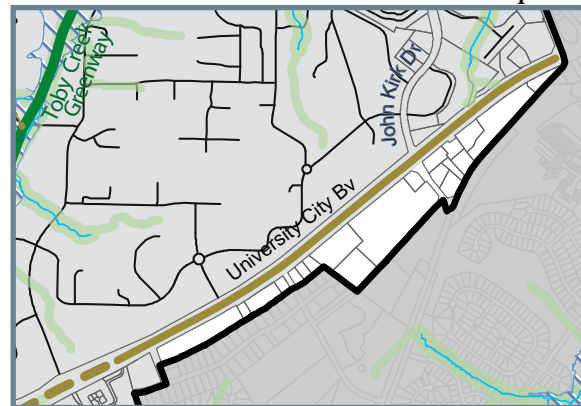
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



## 10c Land Use and Development Policies

1. In areas outside of established single-family residential neighborhoods, moderate density residential uses (up to 22 DUA) are appropriate. Higher densities may be appropriate if parking is reduced on site and design encourages walking and/or biking to nearby destinations. Residential development should incorporate at least two building types, such as single family, duplexes, triplexes, quadraplexes, townhomes, and multi-family buildings. Limited retail (excluding drive-through facilities and/or gasoline pumps) may be appropriate as part of new residential development to provide goods and services to the immediate neighborhood. Locations for retail uses should be limited to University City Blvd.
2. On sites north of John Kirk Dr., allow moderate density residential (up to 22 DUA), office, retail, and civic/institutional uses.

## 10c Community Design Policies

3. Buildings should be designed to avoid the appearance of having a long, continuous building wall. Consider a variety of approaches to achieve this including, but not limited to:
  - a. Façade modulation that provides variation in the building wall.
  - b. Separation between all or part of the building to create the appearance of multiple buildings.
  - c. Use of varying architectural styles, building heights and/or roof pitches to create the appearance of smaller, attached buildings.



## Community Development Policies for Policy Area 10c

### Primarily Residential includes Policies 10a, 10b, and 10c

4. Development adjacent to established neighborhoods should be no greater than 4 stories and may incrementally increase in height away from existing single-family residential.
5. Development should be designed to support pedestrian activity. Buildings should be oriented to the street and located at or near the back of the sidewalk. Parking should be located behind buildings.
6. On sites south of John Kirk Dr., all retail uses should be integrated into new residential developments to create a connected mixed- or multi-use development. Retail uses should be designed with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk. All parking lots should be located to the side or rear of the buildings.
7. On sites north of John Kirk Dr., improve the aesthetic quality and pedestrian environment along University City Blvd. by adding a landscape zone directly behind the multi-use path. This area could include elements such as low walls, trees, shrubs, and seasonal plantings. Provide a separate and clearly designated pedestrian path from the multi-use path to the front door of primary structures to minimize potential conflict between pedestrians and automobiles.

### 10c Mobility Policies

*Refer also to general policies starting on page 84*

8. Reduce the number of driveways along University City Blvd. as redevelopment occurs by providing centralized access from a local street or through a series of cross-access agreements or other innovative approaches. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd.
9. As development occurs, construct a multi-use path along University City Blvd.
10. Provide multiple pedestrian and bicycle connections throughout developments, including direct sidewalk connections at intersections and convenient, safe access to UNC Charlotte.

### 10c Open Space Policies

*Refer also to general policies starting on page 101*

11. As new development occurs, provide open space that incorporates amenities such as plazas, courtyards, fountains, outdoor seating, and recreation areas. Encourage consolidation of required open space.



*Construction of the multi-use path is an important part of the area's transportation network. It is designed as a 10 foot wide paved facility that should accommodate both bicyclists and pedestrians. (Mobility Policy 10c #9)*

## CHARACTER AREA 11

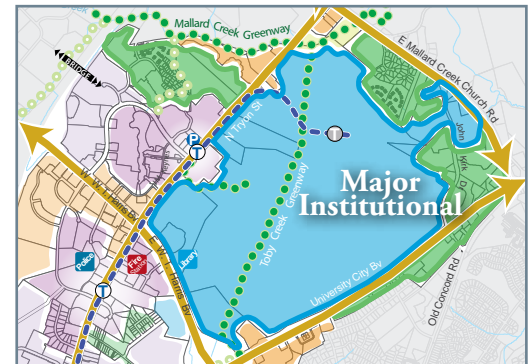
### Institutional

The Institutional area is comprised of two individual Policy Areas:

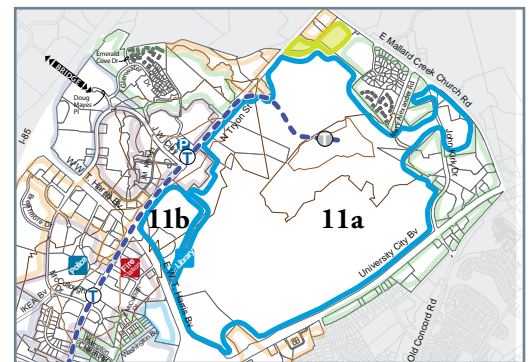
- Policy Area 11A – UNC Charlotte main campus
- Policy Area 11B – CMC-University Hospital campus

**The UNC Charlotte main campus and Carolinas Medical Center-University (CMC) hospital take up a large majority of the land. They are key anchors that are anticipated to remain and expand long-term.** Employees, students, and visitors of these institutions utilize housing, retail, services, entertainment, and offices in the surrounding areas and perpetuate demand for these uses. The University's plans for future development are defined in the *UNC Charlotte Campus Master Plan* (2010). This area plan recommends future development patterns and uses that are compatible with the campus master plan. The creation of physical and visual connections between the University, CMC, and the larger community is critical in achieving the vision for this policy area. **These established institutional campuses support the larger community and strengthen the area's identity and economic vitality.**

Concept Plan



Policy Development Plan



### Character Area 11 — Opportunities and Challenges

#### Opportunities

- Large amount of open space for expansion, especially on UNC Charlotte main campus
- Student enrollment continues to grow and increase overall population
- Campus no longer considered a “commuter school” and embraces amenities that contribute to campus life

*UNC Charlotte continues to grow and expand the campus including the recently constructed PORTAL building, shown here. UNC Charlotte plans for their growth with their Master Plan, adopted in 2010.*



#### Challenges

- UNC Charlotte and CMC have separate development plans for their campuses
- Anticipated growth will need to be accommodated in a geographically limited area
- Critical access for emergency vehicles

## Community Development Policies for Policy Area 11a

### Institutional Policies includes Policies 11a and 11b

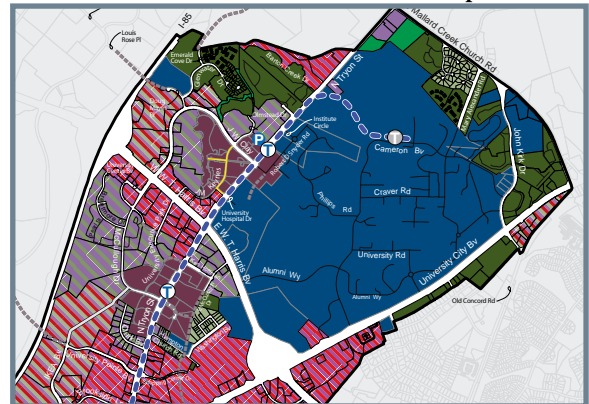
#### Policy Area 11a UNC Charlotte main campus

**Context:** Land owned by UNC Charlotte (also the State of North Carolina) is managed and planned for by the University. This area plan intends to complement the UNC Charlotte Master Plan (2010).

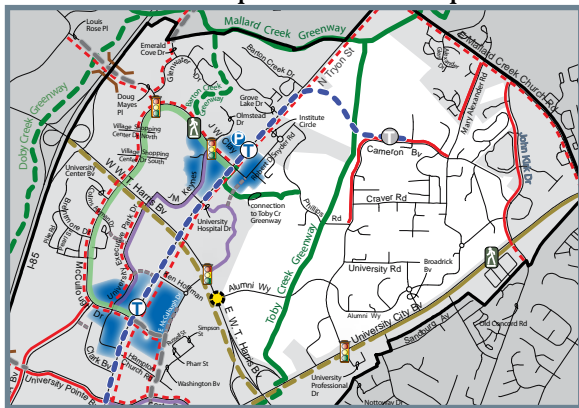
*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

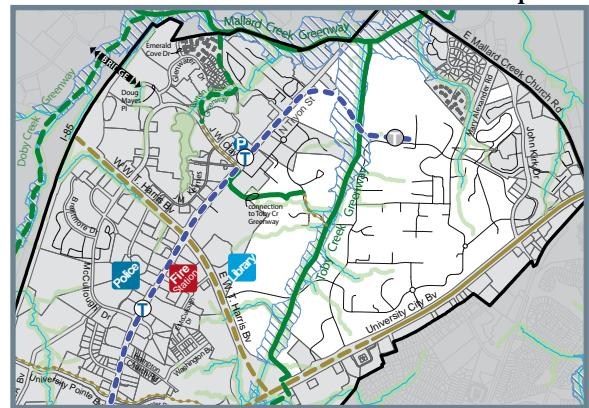
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



#### 11a Land Use and Development Policies

1. **Civic/Institutional uses** are appropriate including but not limited to campus administration, athletics, classrooms, recreation, research facilities, dormitories and on-campus housing.

#### 11a Community Design Policies

2. **Community design within the campus is planned for by UNC Charlotte.** This area plan encourages development that is compatible with UNC Charlotte's vision for the campus and complements the surrounding community.
3. **A portion of this area is located within the FEMA Floodway and Community Floodway.** Feasibility of redevelopment of properties may depend on location in relation to the floodway and floodplain. Any development or redevelopment within these areas is expected to meet FEMA and local ordinance requirements.
4. **Development should create a cohesive corridor along N. Tryon Street,** but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Guide* for more detailed information about development along N. Tryon St.

#### 11a Mobility Policies

*Refer also to general policies starting on page 84*

5. **Mobility within the campus is planned for by UNC Charlotte.** This area plan encourages connectivity between the campus and surrounding areas, particularly to student housing, entertainment districts, and the transit stations.



## Community Development Policies for Policy Area 11a

### Institutional Policies includes Policies 11a and 11b

6. **Establish a multi-use path** on University City Blvd. (extending from existing path between Mallard Creek Church Rd. and Broadrick Blvd.) and on W.T. Harris Blvd.
7. **As redevelopment occurs, reduce driveways along University City Blvd. and W.T. Harris Blvd.** by providing primary access from a local street or through a series of cross-access agreements or other innovative approaches. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along University City Blvd. and W.T. Harris Blvd.
8. **Consider a median opening** on W.T. Harris Blvd. at Alumni Way.
9. **Consider a potential signalized intersection** at the intersection of University Professional Dr. and Cameron Blvd. on University City Blvd.

### 11a Open Space Policies

*Refer also to general policies starting on page 101*

10. **Open space within the campus is planned for by UNC Charlotte.** This area plan identifies the need to provide pedestrian and bicycle connections to the Mallard Creek Greenway and Toby Creek Greenway that cross the UNC Charlotte campus.
11. **Open space and plazas should be used to visually connect development on campus to adjoining development across major streets,** specifically along N. Tryon Street at JW Clay Blvd and Institute Circle. If plazas are not developed, incorporate a publicly accessible courtyard into development at those intersections.



*UNC Charlotte has experienced recent growth on the west side of campus that includes the football stadium, shown here. UNC Charlotte plans for their growth with their Master Plan, adopted in 2010. (Community Design Policy 11a #2)*

## Community Development Policies for Policy Area 11b

### Institutional Policies includes Policies 11a and 11b

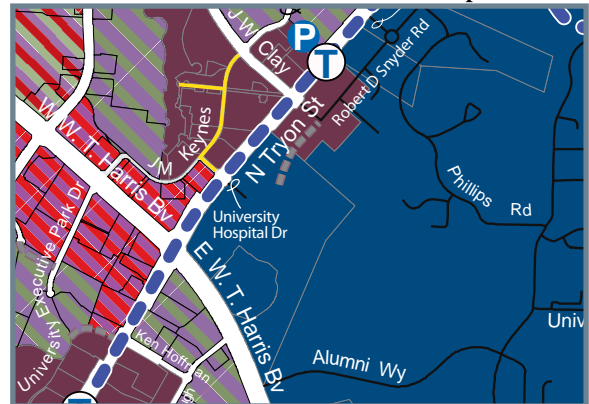
#### Policy Area 11b Carolinas Medical Center-University Hospital campus

**Context:** *Anticipated to remain a full-service hospital and expand in its current location. This area plan supports development that is complementary to the hospital and surrounding development.*

*Policy Area shown in white on maps below.*

**Refer to Legends** on Recommended Future Land Use, Future Transportation Network, and Public Facilities and Environmental Features Maps on pages 17, 18, and 19.

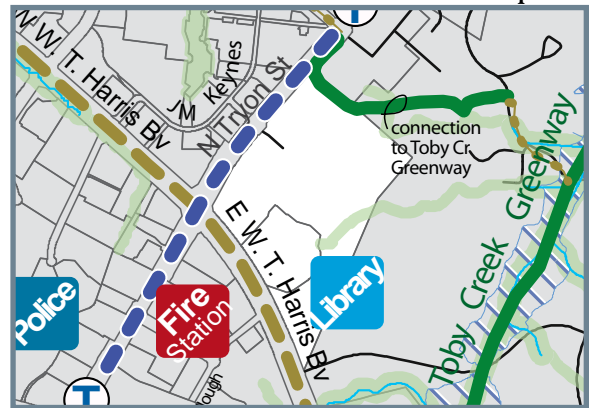
Recommended Future Land Use Map



Future Transportation Network Map



Public Facilities and Environmental Features Map



#### 11b Land Use and Development Policies

1. Civic/Institutional uses including the hospital and associated medical offices are appropriate.
2. The University City Regional Library is anticipated to remain at this time. However, when demand and funding suggest that relocation is likely, sites near JW Clay Blvd./UNC Charlotte transit station area should be considered.

#### 11b Community Design Policies

3. Development should create a cohesive corridor along N. Tryon Street, but building and landscaping placement will depend on retaining wall construction, easements, and location of right of way. See *Volume 3: Implementation Plan* for more detailed information about development along N. Tryon St.
4. Orient buildings toward N. Tryon St. and the internal street network.

#### 11b Mobility Policies

*Refer also to general policies starting on page 84*

5. Establish a street connection between Robert D. Snyder Rd. and University Hospital Dr. The alignment is conceptual but vehicular and pedestrian connectivity between the hospital and campus is desirable.
6. Upgrade University Hospital Dr. to include sidewalks between W.T. Harris Blvd. and N. Tryon St.

## Community Development Policies for Policy Area 11b

### Institutional Policies includes Policies 11a and 11b

7. Establish a multi-use path on W.T. Harris Blvd.
8. As redevelopment occurs, limit new driveways along W.T. Harris Blvd. by providing primary access from a local street or through a series of cross-access agreements or other innovation approaches. Minimizing driveway conflicts is particularly important to the function and safety of the multi-use path recommended along W.T. Harris Blvd.
9. Consider a potential signalized intersection at the intersection of E. McCullough Dr. and University Hospital Dr. on W.T. Harris Blvd.

### 11b Open Space Policies

*Refer also to general policies starting on page 101*

10. Incorporate open space and walking trails in future development as an amenity, particularly for hospital employees and visitors. Trails should link to the Toby Creek Greenway, when feasible.



*Carolinas Healthcare System (also known as Carolinas Medical Center, CMC) is another major institutional anchor for University City.*





UCAP/BLE

### Concept Plan Transportation

## Transportation Policies

Streets connect people to places. As the public face of any neighborhood, streets can set the tone for the surrounding environment and should help create a sense of community. The University City area is within the Northeast Corridor, and is characterized by an existing mix of auto-oriented commercial, institutional and residential uses that depend primarily on access from the major thoroughfares in the area.

As the area develops, the area plan's vision is to encourage higher-density, mixed-use, transit oriented development within the BLE transit station areas. The creation of an interconnected, transportation street network will be essential to provide accessibility throughout University City. City-sponsored capital improvements such as the *Northeast Corridor Infrastructure (NECI) Program*, as well as improvements facilitated by private investment during the land development process, will be crucial in improving access throughout the area.

The purpose of this section is to provide policy guidance that will enhance the University City transportation network. These recommendations were identified through a number of sources, including city-sponsored capital projects such as the Blue Line Extension project and the NECI Program, projects underway as a result of land development, and improvements identified during the development of this plan.

Generalized, area-wide recommendations are described below, while recommendations with specific locations are described in the Community Development Policies for each Policy Area. Some recommendations are also cross-referenced to item numbers in *Volume 3: Implementation Guide* section of this plan.

### Transportation Network Policies

**T1 Develop new, parallel and perpendicular avenues to N. Tryon St..** The vehicle capacity of N. Tryon St. is not expected to substantially increase in the future. Additional network is important to provide additional route options and reduced dependence on N. Tryon St. for many local trips. The following extensions or re-alignments (shown on **Map 7**, page 85 – Transportation Network map) should be designed as avenues for accessibility and circulation throughout the area:

- Berkeley Place Dr. extension to Emerald Cove Dr.
- E. McCullough Dr. extension to Shopping Center Dr.
- Macfarlane Blvd. extension to the I-85 connector, including working with the NCDOT towards a possible median opening and connection to N. Tryon St.
- Periwinkile Hill Ave., a new street extending northwest from the University City transit station, perpendicular to N. Tryon St.
- Periwinkile Hill Ave., a new street extending southeast from the University City transit station, perpendicular to N. Tryon St.
- New street extending generally parallel to N. Tryon connecting the I-85 connector, Rocky River Road W, and University City Blvd.

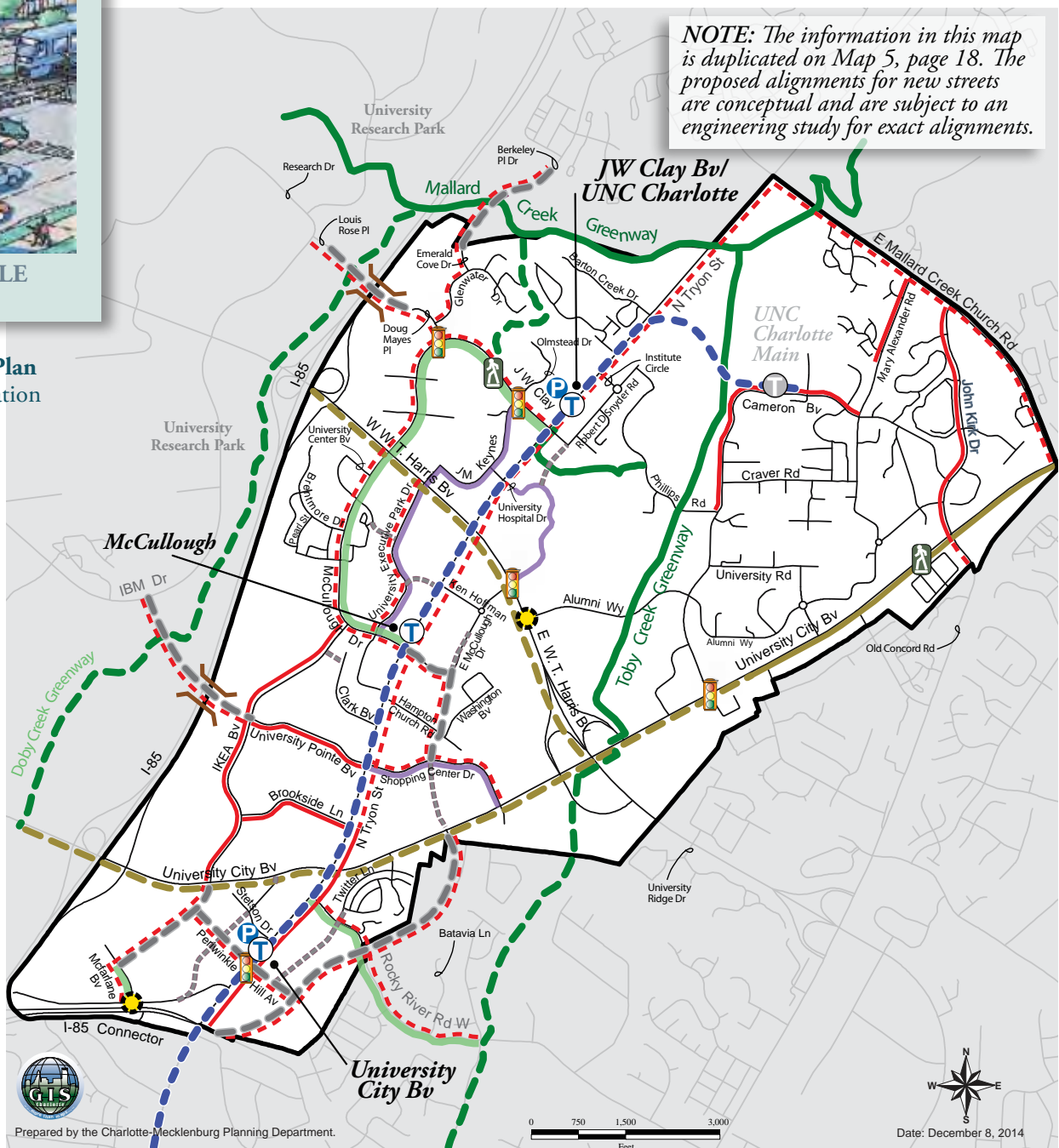
**T2 Provide additional connectivity over Interstate 85 between University City and the University Research Park** with the University Pointe Blvd. and Doug Mayes Pl. extensions. These street connections over I-85 will better link the University City area with the activity center at University Research Park by providing additional route options for pedestrians, bicyclists and motorists and reduce reliance on W.T. Harris Blvd.

## Map 7: Future Transportation Network Map




















## Concept Plan Transportation

**NOTE:** The information in this map is duplicated on Map 5, page 18. The proposed alignments for new streets are conceptual and are subject to an engineering study for exact alignments.



### Transportation Projects

- |   |                          |   |                                   |   |  |
|---|--------------------------|---|-----------------------------------|---|--|
|  | Proposed Local Street    |  | Proposed Median Opening           |  | Proposed Light Rail Station and Corridor   |
|  | Proposed Avenue          |  | Potential Signalized Intersection |  | Proposed LYNX Park and Ride  |
|  | Existing Bicycle Lane    |  | Proposed Pedestrian Hybrid Beacon |  | <i>Proposed UNC Charlotte Main Light Rail Station is not included in this update</i> |
|  | Proposed Bicycle Lane    |  | Proposed Bridge                   |   |  |
|  | Proposed Upgraded Street |   |                                   |   |  |
|  | Proposed Streetscape     |  | Existing Greenway                 |   |  |
|  | Proposed Multi-Use Path  |  | Proposed Greenway                 |   |  |
|  | Existing Multi-Use Path  |   |                                   |   |  |



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### Concept Plan Transportation

**T3 Construct key street connections** (shown on Map 7, page 85) to provide accessibility to the transit stations, as well as create a smaller blocks supportive of denser, more walkable development. The existing street network lacks connectivity between different land uses, as well as to N. Tryon St. and the light rail stations. Some of the connections below were identified by the NECI program and provide important accessibility throughout the station areas.

Important street connections include, but are not limited to:

- IKEA Blvd. extension between University City Blvd. and McFarlane Blvd.
- Connection between IKEA Blvd. and Clark Blvd.
- Connection between I-85 Service Road and Stetson Dr.
- Ken Hoffman Dr. extension between N. Tryon St. and University Executive Park Dr.
- Collins-Aikman Dr. extension to University Executive Park Dr.
- Emerald Cove Dr. extension to Berkeley Place Dr.
- E. McCullough Dr. extension between E. McCullough Dr., N. Tryon St. and Shopping Center Dr.
- Carolyn Ln. extension between University City Blvd. and Shopping Center Dr.
- Connection between University Hospital Dr. and Robert D Snyder Rd.
- Connection between Rocky River Rd. W. and N. Tryon St. at University City Blvd. Transit Station
- Pike Rd. extension to Collins-Aikman Dr.
- Pearl St. extension to IKEA Blvd.
- Nottoway Dr. extension to University City Blvd.
- New street between University Professional Dr. and the intersection of W.T. Harris Blvd. and Chancellor Park Dr.

**T4 Develop a network of local streets** as development occurs. Block lengths within a Transit Station Area should be generally no more than 400', consistent with the Transit Station Area Principles and Urban Street Design Guidelines (see *Volume 4: Adopted Plans and Policies*, page 121). A more robust system of local streets offers alternatives to thoroughfares for shorter trips, as well as supporting denser development and pedestrian accessibility. A possible example includes the redevelopment of the large retail parcels on the west side of JW Clay Blvd. which will provide the opportunity to create a local street paralleling JW Clay between Village Shopping Center Dr. S and Doug Mayes Place. For areas outside of transit station areas, the block lengths should be consistent with the Urban Street Design Guidelines and Subdivision Ordinance. This plan area lies within a Growth Corridor, so most block lengths should be no greater than 600'. (\* General Transportation Policy)

**T5 Upgrade key streets to provide accommodations for pedestrians and bicyclists.** (shown on Map 7, page 85) When new streets are built, they are required to have sidewalks per City ordinance. However, many existing roads within the study area, both publicly and privately owned, lack facilities to accommodate pedestrians and bicyclists. For example, providing sidewalks and bicycle facilities on the following streets will provide important access from light rail stations to destinations throughout the area:

- |                        |  |
|------------------------|--|
| • Macfarlane Blvd.     | • University Executive Park Dr.  |
| • I-85 Service Rd.     | • JM Keynes Dr.  |
| • Rocky River Rd. West | • JW Clay Blvd.  |
| • Shopping Center Dr.  | • Mary Alexander Rd.   |
| • McCullough Dr.       | • Private street between JM Keynes Dr. and JW Clay Blvd. (parallel to W.T. Harris Blvd.) |

*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*





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### Concept Plan Transportation

**T-6 Develop a network of multi-use trails connecting through the University City area and linking to other areas of Charlotte.** The connected Mallard Creek, Clarks Creek, and Toby Creek greenways already provide an extensive network throughout Northeast Charlotte. (shown on **Map 7**, page 85) The extension of Toby Creek greenway south of UNC Charlotte, as well as the construction of the Cross Charlotte Trail from Uptown to Toby Creek, will ultimately provide a seamless pedestrian and bicycle connection from the Town of Pineville, through Center City and University City, and into Cabarrus County.

**T-7 Multi-use paths are recommended along W.T. Harris Blvd. and University City Blvd.** (shown on **Map 7**, page 85) The paths are recommended at the edge of the right-of-way along W.T. Harris due to the type of street and lack of parallel street network that would provide alternate routes for pedestrians and bicyclists. The paths are recommended along University City Blvd. in support of the adjacent UNC Charlotte campus, student-oriented housing, and supporting services that create a large demand for walking and bicycling along this corridor. These multi-use paths adjacent to roads will require the consolidation of intersecting driveways to maintain a safe, acceptable level-of-service for pedestrians and bicyclists. The preferred access spacing to safely accommodate multi-use paths is recommended at 880' or greater for street intersections and 440' or greater for driveways.

**T8 Create new bicycle-pedestrian connections.** Where street connections are not possible or where even greater pedestrian/bicycle connectivity is desired, consider providing bicycle-pedestrian connections. (shown on **Map 7**, page 85)

Important bicycle-pedestrian connections include, but are not limited to:

- The planned Barton Creek greenway between Mallard Creek greenway and JW Clay Blvd.
- Between IKEA Blvd. and Stetson Dr.
- Between N. Tryon St. and the Mallard Creek greenway
- Between Toby Creek Greenway and N. Tryon St. through the UNC Charlotte and CMC-University campuses

**T9 Provide pedestrian crossings to access station areas and facilitate pedestrian crossings along long blocks.** With the implementation of light rail in the median of N. Tryon St., additional crossings are unlikely along this street. For other streets within the station areas, mid-block or non-signalized crossings may be considered on block lengths longer than 400'. (\* General Transportation Policy)

**T10 Consider new signalized intersections and/or pedestrian hybrid beacons to enhance access, circulation and provide crossing opportunities for pedestrians.** With the implementation of light rail in the median of N. Tryon St., additional signalized intersections are unlikely along this street. However, future signalized intersections and other crossing opportunities should be considered along other streets in the University City area. (\* General Transportation Policy)

**T11 Provide pedestrian connections between adjacent parcels and the sidewalk along N. Tryon St..** In some locations, retaining walls may preclude frequent individual connection, but pedestrian passages and connections should be built where feasible. (\* General Transportation Policy)



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### Concept Plan Transportation

- T12 Create bicycle lanes along avenues via street conversions and streetscape projects.** Bicycle lanes are the expected bicycle facility along avenues and boulevards. A new curbline will be required of development along streets identified with bike lanes, especially when moving the curb for other needs. If not needing to move the curb during development, a wider planting strip with trees offset from the curb and closer to the sidewalks should be provided, in order to preserve the space for future bike lanes. (\* General Transportation Policy)
- T13 Add shared lane markings to Main Streets and physically constrained Avenues.** Main Streets, due to low speeds, allow bicyclist to comfortably ride in mixed traffic. Shared lane markings on Main Streets may help remind motorists to share the road and direct cyclists to ride outside the door zone of parked automobiles. Avenues, on the other hand, ideally have bicycle lanes. However, where major redevelopment is largely not envisioned by the area plan, shared lane markings provide an opportunity to connect gaps in the thoroughfare bicycle network until such time as bicycle lanes or other bicycle specific facilities are provided through reconstruction of the street. (\* General Transportation Policy)
- T14 Consider innovative bicycle treatments on a case-by-case basis.** Buffered bicycle lanes, cycletracks, bicycle boulevards and other innovative bicycle treatments may enhance the bicycle network recommended as part of this area plan, and should be considered where conditions allow their implementation. (\* General Transportation Policy)
- T15 Facilitate cross-access and parallel connections to N. Tryon St., University City Blvd., and W.T. Harris Blvd.** New development should limit driveways along these major streets, while incorporating multiple access points through secondary driveways located on perpendicular streets, cross-access driveways and parallel street connections. While short blocks are generally preferred in station areas, the presence of multi-use paths along University City Blvd. and W.T. Harris Blvd. make cross-access and driveway consolidation particularly important. (\* General Transportation Policy)
- T16 Eliminate gaps within the sidewalk system.** The City's Sidewalk Program prioritizes construction of sidewalks along thoroughfares. Among the many public and private local streets within the area without sidewalks, land redevelopment may provide opportunities to upgrade streets to include sidewalks. If implemented via the Sidewalk Program, sidewalk construction on local streets would require residential support through a petition-based process prior to implementation. Other City programs may assist with sidewalk construction as well. (\* General Transportation Policy)
- T17 Reconfigure area transit routes.** With the opening of the Blue Line Extension (BLE), CATS will significantly reconfigure the area's bus route network. The current North Tryon bus service (Route 11) will largely be replaced by the BLE, especially within the University City area, where the light rail line runs directly along N. Tryon St. Two of the University City area's new BLE stations will provide connecting bus routes:
- University City Blvd. Station: Three bus bays for connecting routes to University City area and North Charlotte
  - JW Clay Blvd./UNC Charlotte Station: Two bus bays for connecting routes to University City area and East Charlotte
- (\* General Transportation Policy)

#### \* General Transportation Policy

applies throughout the plan area, but are not yet identified for specific locations on the Future Transportation Network maps.



### Concept Plan Transportation

## Street Cross-Sections

The streetscape cross-sections and development standards will help shape the character of the future street network. Future street cross-sections have not been determined where few changes are anticipated, primarily in residential neighborhoods. Cross-sections are in accordance with the *Urban Street Design Guidelines* (USDG), adopted by City Council in 2007.

The streetscape cross-sections specifically define the character and width of the area behind the curbs for sidewalks, landscaping, and pedestrian amenities as well as building setback guidelines. They also illustrate the future character inside the curbs, visualizing the conceptual location for travel lanes, bicycle lanes, transit, and provisions for on-street parking. The streetscape cross-sections will be used by the Charlotte Department of Transportation (CDOT) and the Charlotte-Mecklenburg Planning Department to set the location of the ultimate curb lines.

When this plan is adopted, the streetscape standards specified herein will become the official regulating “Streetscape Plan” for each area, as referenced in the *Charlotte Zoning Ordinance*. As such, future development zoned PED Overlay, MUDD, NS, UR, TOD, TS, UMUD, or other urban zoning districts that may be established, must be designed in accordance with these standards. Future development not zoned to one of these urban districts will be required to construct the streetscape as may be indicated under other applicable regulations. The four street types used within the plan area are listed below.



**Avenues** can serve a diverse set of functions in a wide variety of land use contexts. They are the most common non-local street type in the plan area, as well as in Charlotte. Avenues provide access from neighborhoods to commercial areas, between areas of the city, and in some cases, through neighborhoods. They are designed to provide a balance of service for all users, but with special emphasis on pedestrians and localized transit services. Avenues may also have options for on-street parking and dedicated bicycle lanes.



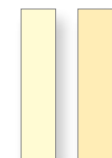
**Boulevards** are intended to move large numbers of vehicles from one part of the city to another. As a result, the modal priority on Boulevards shifts (from the Main Street’s pedestrian priority and the Avenue’s modal balance) somewhat towards motor vehicles, while still accommodating pedestrians and cyclists as safely and comfortably as possible. Many major thoroughfares will be classified as Boulevards and, as with Avenues, a variety of land uses and development intensities will be found along Boulevards.



**Parkways** are the most motor vehicle-oriented of Charlotte’s street types. A Parkway’s primary function is to move large volumes of motor vehicles efficiently from one part of the city to another. Therefore, these roadways are designed to serve high traffic volumes at relatively high speeds. In keeping with their motor vehicle function and design orientation, there should not be pedestrian-oriented land uses located adjacent to Parkway.



**Main Streets** provide access to and function as centers of civic, social, and commercial activity. They may exist in older neighborhood centers or business areas. New Main Streets may be developed in mixed-use developments or as part of pedestrian-oriented developments. Main Streets are pedestrian-oriented to complement the development next to the street. Main Street development is people-intensive and pedestrian-scaled, both in terms of design and land use. Main Street land uses should be generators and attractors of pedestrian activity.



**Local Streets** provide access to residential, commercial, or mixed-use districts. Many of Charlotte’s streets are classified as local streets and are typically built as development occurs. The cross-section of these local streets is determined by the City’s land development ordinances, based on the land use type and intensity. This area plan has identified some areas where specific setback dimensions are desired, and these dimensions are defined in the cross section. Local Streets within neighborhoods are likely to remain unchanged and therefore a specific cross-section is not provided for them.





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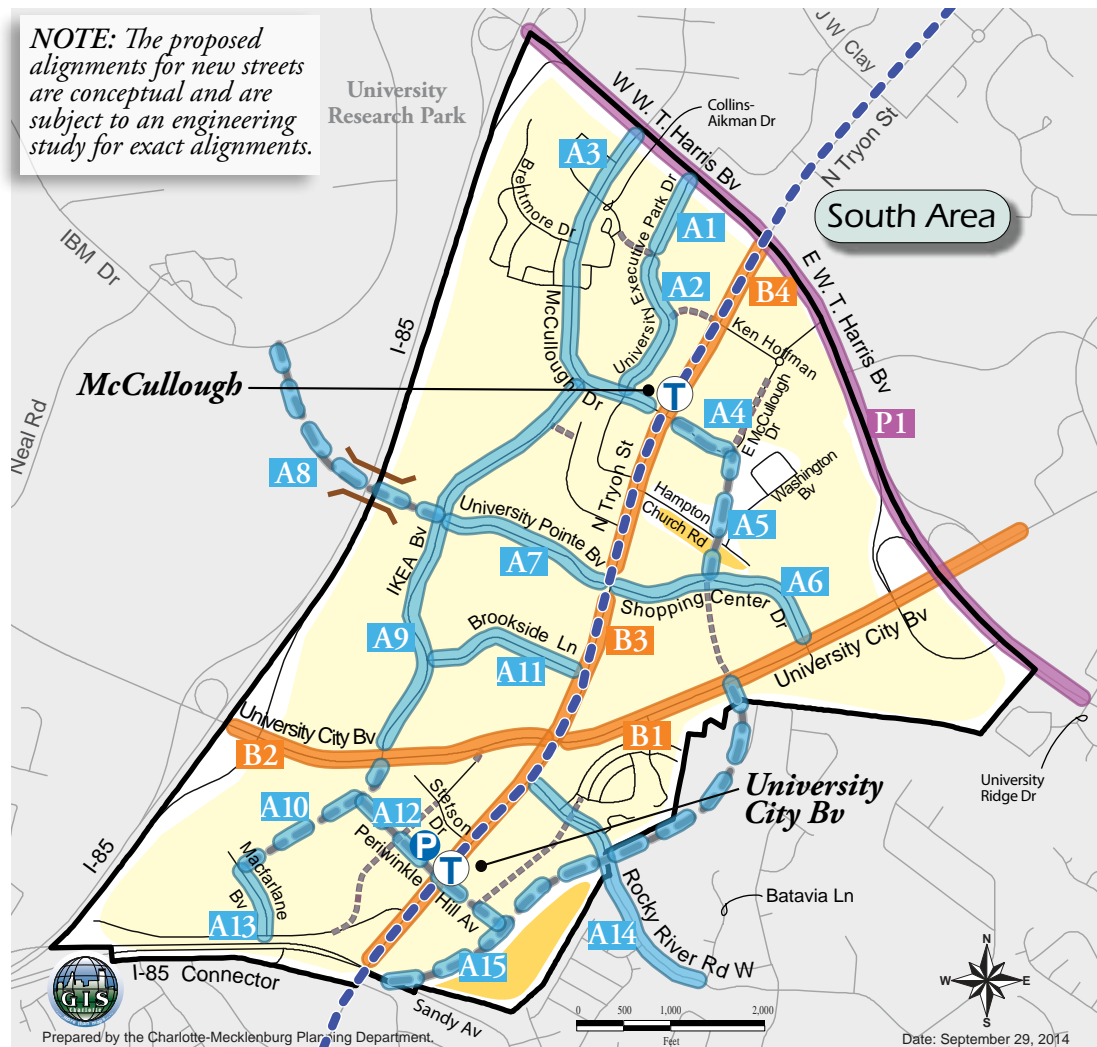
### Concept Plan Transportation



## UNIVERSITY CITY AREA PLAN

### Map 8: South Area CROSS-SECTION LOCATIONS

**NOTE:** The proposed alignments for new streets are conceptual and are subject to an engineering study for exact alignments.



### SOUTH AREA

#### University City Boulevard and McCullough Cross-Section Locations

##### Avenues

- A1** University Executive Park Dr (WT Harris Bv to Collins-Aikman Dr extension)
- A2** University Executive Park Dr (Collins-Aikman Dr extension to McCullough Dr)
- A3** McCullough Dr (WT Harris Bv to N Tryon St)
- A4** East McCullough Dr (existing) (N Tryon St to E McCullough Dr extension)

- A5** East McCullough Dr extension (new) (E McCullough Dr to Shopping Center Dr)
- A6** Shopping Center Dr (N Tryon St to University City Bv)
- A7** University Pointe Bv (N Tryon to IKEA Bv)
- A8** University Pointe Bv extension (new) (IKEA Bv to IBM Dr)

- A9** IKEA Bv (McCullough Dr to University City Bv)
- A10** IKEA Bv (new) (University City Bv to Macfarlane Bv)
- A11** Brookside Ln (IKEA Bv to N Tryon St)
- A12** Periwinkle Hill Av (new) (IKEA Bv to A15)

- A13** Macfarlane Bv (IKEA Bv to I-85 Connector)
- A14** Rocky River Rd West (N Tryon St to Batavia Ln)
- A15** New Street (I-85 Connector to Rocky River Rd W)

##### Boulevards

- B1** University City Bv (N Tryon St to Mallard Creek Church Rd)
- B2** University City Bv (I-85 to N Tryon St)
- B3** North Tryon St (Sandy Av to Shopping Center Dr/University Pointe Bv)
- B4** North Tryon St (Shopping Center Dr/University Pointe Bv to WT Harris Bv)

##### Parkways

- P1** WT Harris Bv (I-85 to University Ridge Dr)

##### Local Streets

###### Transit Station Areas / Mixed-Use Areas

Local streets in these areas are expected to be designed to either the residential-wide or office/commercial-wide cross-section, depending on the adjacent land use. The cross-section of local streets outside of the transit-supportive/mixed-use areas are best determined by Charlotte's land development ordinances. (Cross-sections not provided in this document.)

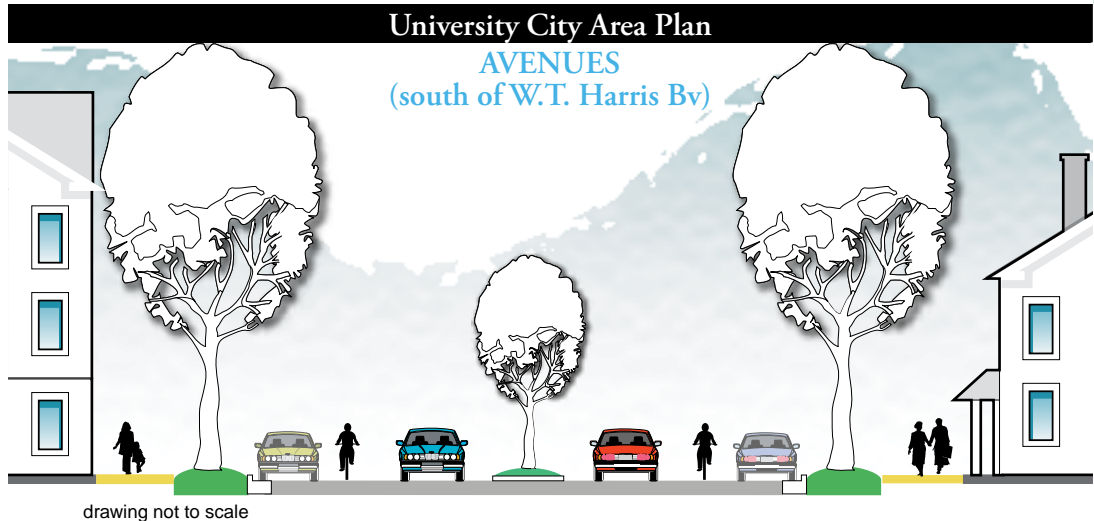
###### Areas with Specific Setbacks on Local Streets

These areas have been identified for specific setbacks for residential uses along local streets. The intent is to provide clear guidance for future development, especially within urban zoning districts.



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### Concept Plan Transportation



Drawing not to scale

Sidewalk	Planting Strip	Parking	Bike Lane	Travel Lane	Median/ Turning Zone	Travel Lane	Bike Lane	Parking	Planting Strip	Sidewalk
A1: University Executive Park Drive (W.T. Harris Bv to Collins-Aikman Dr extension)										
6'	8'	7'*	6'	11'	n/a	11'	6'	7'*	8'	6'
16' or 24' setback		*Option to widen for recessed parking							16' or 24' setback	
A2: University Executive Park Drive (Collins-Aikman Dr extension to McCullough Dr)										
6'	8'	7'*	4'	10'	n/a	10'	4'	7'*	8'	6'
16' or 24' setback		*Option to widen for recessed parking, in which case bike lanes shall be 6'							16' or 24' setback	
A3: McCullough Drive (W.T. Harris Bv to N Tryon St)										
6'*	8'	n/a	5'	11'	11'	11'	5'	n/a	8'	6'*
16' or 26' setback		*8' sidewalks and 18' or 26' setback between IKEA Bv and N Tryon St							16' or 26' setback	
A4: East McCullough Drive (N Tryon St to E McCullough Dr extension)										
6'*	8'	7'	n/a	11'	n/a	11'	0'	7'	8'	6'*
16' or 26' setback		*8' sidewalks and 18' or 26' setback between N Tryon St and extension of E McCullough Dr							16' or 26' setback	
A5: East McCullough Drive extension (new) (E McCullough Dr to Shopping Center Dr)										
8'	8'	7'*	5'	11'	n/a	11'	5'	7'*	8'	8'
16' or 24' setback		*Option to widen for recessed parking, in which case bike lanes shall be 6'							16' or 24' setback	
A6: Shopping Center Drive (N Tryon St to University City Bv)										
6'	8'	7'*	5'	11'	11'	11'	5'	7'*	8'	6'
16' or 24' setback		*Option to widen for recessed parking, in which case bike lanes shall be 6'							16' or 24' setback	
A7: University Point Boulevard (N Tryon St to IKEA Bv)										
6'	8'	n/a	5'	11'	11'	11'	5'	n/a	8'	6'
16' or 24' setback									16' or 24' setback	

continued



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### Concept Plan Transportation

## University City Area Plan

### AVENUES (south of W.T. Harris Bv) continuation

A8: University Point Boulevard extension (new) (IKEA Bv to IBM Dr)											
6'	8'	n/a	5'	11'	11'	11'	5'	n/a	8'	6'	
16' or 24' setback		Along bridge span, provide 8.5' sidewalks with no planting strips							16' or 24' setback		
A9: IKEA Boulevard (McCullough Dr to University City Bv)											
8'	8'	7'*	5'	11'	Varies	11'	5'	7'*	8'	8'	
16' or 24' setback		*Option to widen for recessed parking, in which case bike lanes shall be 6'							16' or 24' setback		
A10: IKEA Boulevard (new) (University City Bv to Macfarlane Bv)											
6'	8'	n/a	5'	11'	Varies	11'	5'	n/a	8'	8'	
16' or 24' setback									16' or 24' setback		
A11: Brookside Lane (IKEA Bv to N Tryon St)											
6'	8'	n/a	5'	11'	11'	11'	5'	n/a	8'	6'	
16' or 24' setback									16' or 24' setback		
A12: Periwinkle Hill Avenue (new) (IKEA Bv to A15)											
8'	8'	7'*	5'	11'	Varies	11'	5'	7'*	8'	8'	
24' setback		*Option to widen for recessed parking, in which case bike lanes shall be 6'							24' setback		
A13: Macfarlane Boulevard (IKEA Bv to I-85 Connector)											
6'	8'	7'*	5'	11'	n/a	11'	5'	7'*	8'	6'	
16' or 24' setback		*Option to widen for recessed parking, in which case bike lanes shall be 6'							16' or 24' setback		
A14: Rocky River Road West (N Tryon St to Batavia Ln)											
6'	8'	n/a	5'	11'	n/a*	11'	5'	n/a	8'	6'	
16' or 24' setback		*11' left turn lanes where necessary							16' or 24' setback		
A15: New Street (I-85 Connector to Rocky River Road W)											
6'	8'	**	5'	11'	Varies	11'	5'	**	8'	6'	
16' or 24' setback		* 8' sidewalks and 18' setbacks within ¼ mile of transit stations ** Option to widen for recessed parking, in which case bike lanes shall be 6'							16' or 24' setback		

**NOTE:** ► Setbacks for avenues should be a minimum of 16' if mixed-use and non-residential uses, 24' if residential uses, unless otherwise specified.  
 ► Cross-section reflects mid-block location elements and dimensions will vary at intersections.  
 ► Additional setback footage may be required for additional improvements and/or outdoor seating or displays.

Urban Street Design Guidelines (2007) recommends:  
 Posted Speed – 25-30 mph, with 35 mph allowable.  
 Design Speed – 30-40 mph.

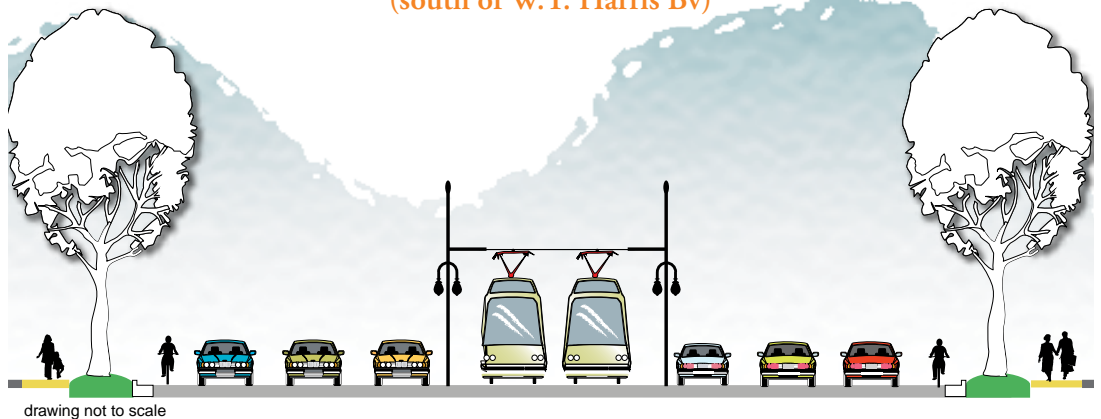
Sources: Charlotte Department of Transportation (CDOT), 2014





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## University City Area Plan

BOULEVARDS  
(south of W.T. Harris Bv)

drawing not to scale

Concept Plan  
Transportation

	Sidewalk	Planting Strip	Bike Lane	Travel Lane	Travel Lane	Travel Lane	Median only or LYNX within Median	Travel Lane	Travel Lane	Travel Lane	Bike Lane	Planting Strip	Sidewalk
B1: University City Boulevard (N Tryon St to Mallard Creek Church Rd)													
	10*	15'	n/a	12'	12'	12'	14'	12'	12'	12'	n/a	15'	10*
	45' setback		*10' sidewalk is classified as a multi-use path in this location only. Preferred access spacing to safely accommodate multi-use paths would be > 880' street intersection spacing									45' setback	
B2: University City Boulevard (I-85 to N Tryon St)													
	6	8'	n/a	12'	12'	12'	30'	12'	12'	12'	n/a	15'	10*
	45' setback		*10' sidewalk is classified as a multi-use path in this location only. Preferred access spacing to safely accommodate multi-use paths would be > 880' street intersection spacing									45' setback	
B3: North Tryon Street (Sandy Av to Shopping Center Dr/University Pointe Bv)													
	6'-8'*	8'	5'	11'	11'	11'	LYNX Varies	11'	11'	11'	5'	8'	6'-8'*
	40' setback		* 8' sidewalks within ¼ mile of transit stations									40' setback	
B4: North Tryon Street (Shopping Center Dr/University Pointe Bv to W.T. Harris Bv)													
	6'-8'*	8'	5'	11'	11'	n/a	LYNX Varies	n/a	11'	11'	5'	8'	6'-8'*
	40' setback		* 8' sidewalks within ¼ mile of transit stations									40' setback	

**NOTE:** ► Additional setback footage may be required for additional improvements.  
 ► Cross-section reflects mid-block location elements and dimensions will vary at intersections.  
 ► Multi-use path is intended to be a shared facility for pedestrians and cyclists.

Urban Street Design Guidelines (2007) recommends:

Posted Speed – 35-40 mph.

Design Speed – up to 45 mph.

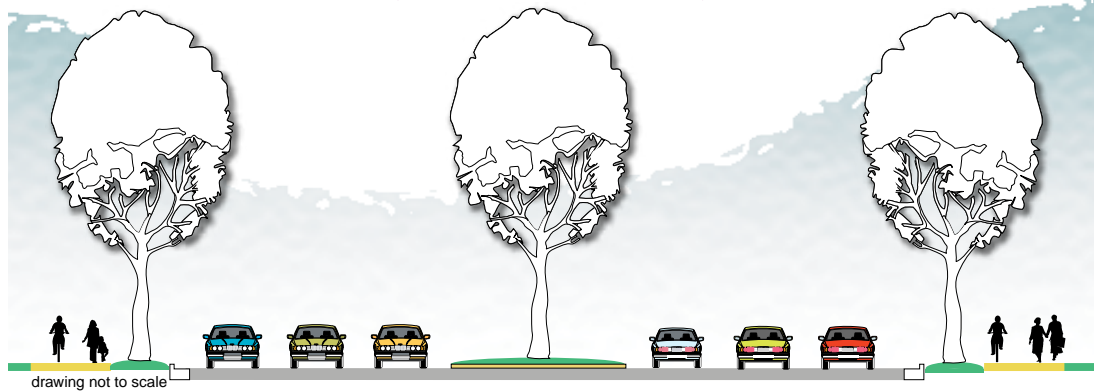
Sources: Charlotte Department of Transportation (CDOT), 2014



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# University City Area Plan

## PARKWAYS (south of W.T. Harris Bv)



### Concept Plan Transportation

Multi-Use Path	Planting Strip	Bike Lane	Travel Lane	Travel Lane	Travel Lane	Median	Travel Lane	Travel Lane	Travel Lane	Bike Lane	Planting Strip	Multi-Use Path
12'	30'*	n/a	12'	12'	12'	30' - 40'	12'	12'	12'	n/a	30'*	12'
55' setback		* 30' buffer preferred, 15' buffer allowed in constrained circumstances									55' setback	

**NOTE:** ► Additional setback footage may be required for additional improvements.  
 ► Cross-section reflects mid-block location elements and dimensions will vary at intersections.  
 ► Multi-use path is intended to be a shared facility for pedestrians and cyclists.

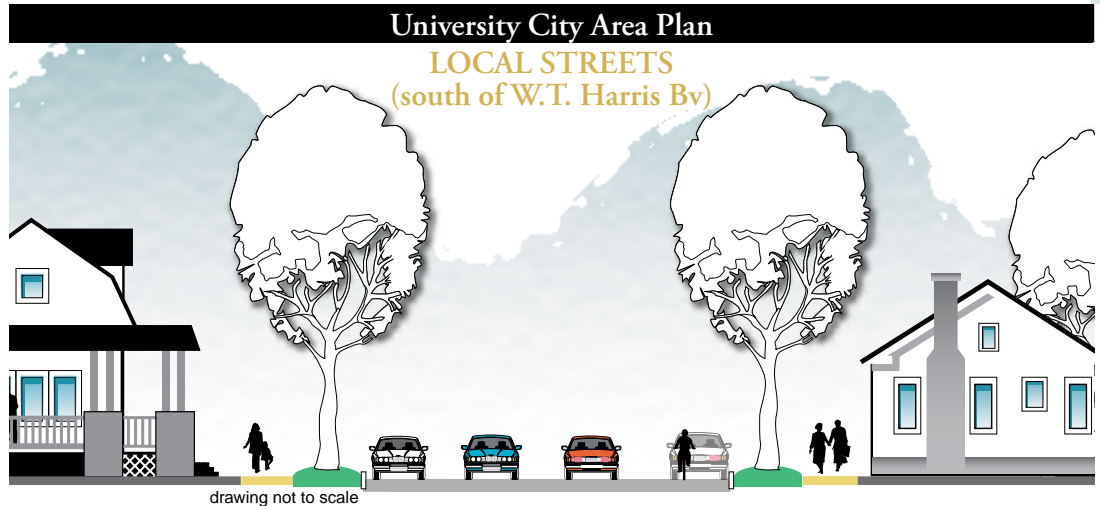
**Urban Street Design Guidelines** (2007) recommends:  
 Posted Speed – 45-50 mph.  
 Maximum Design Speed – 55 mph.

*Sources: Charlotte Department of Transportation (CDOT), 2014*



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### Concept Plan Transportation



Sidewalk	Planting Strip	Pkg.	Travel Lane	Travel Lane	Pkg.	Planting Strip	Sidewalk
Areas with Specific Setbacks on Local Streets							
6'-8'	8'	Varies				8'	6'-8'
24' setback						24' setback	

**NOTE:**

- Additional setback footage may be required for utilities, etc.
- Parking zone may include curb extensions
- These local streets are expected to be designed to either the residential-wide or office/commercial-wide cross section, depending on the adjacent land use.

**Urban Street Design Guidelines** (2007) recommends:  
Posted Speed – 35-40 mph.  
Design Speed – up to 45 mph.

Sources: *Charlotte Department of Transportation (CDOT), 2014*





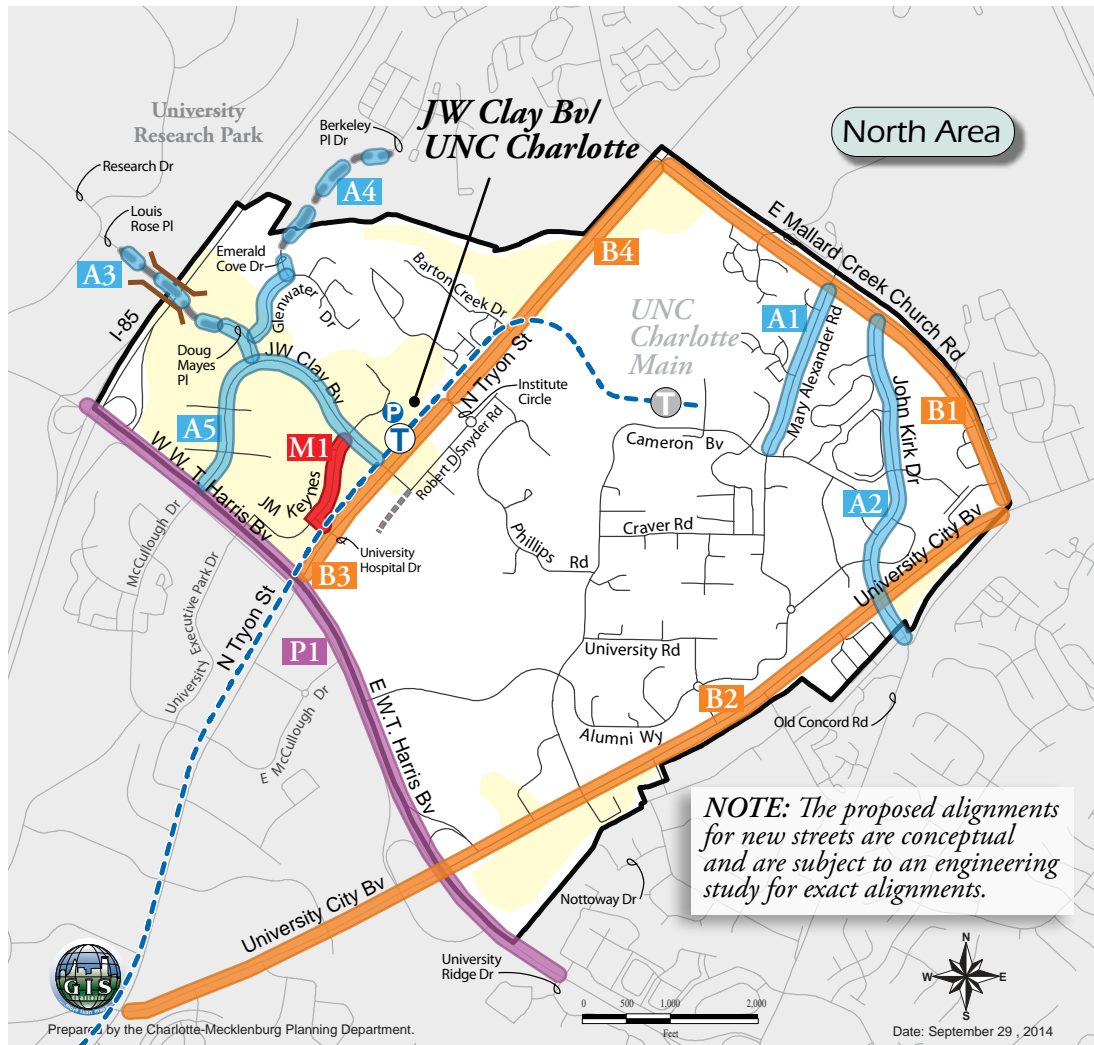
UCAP/BLE

### Concept Plan Transportation



## UNIVERSITY CITY AREA PLAN

### Map 9: North Area CROSS-SECTION LOCATIONS



### NORTH AREA

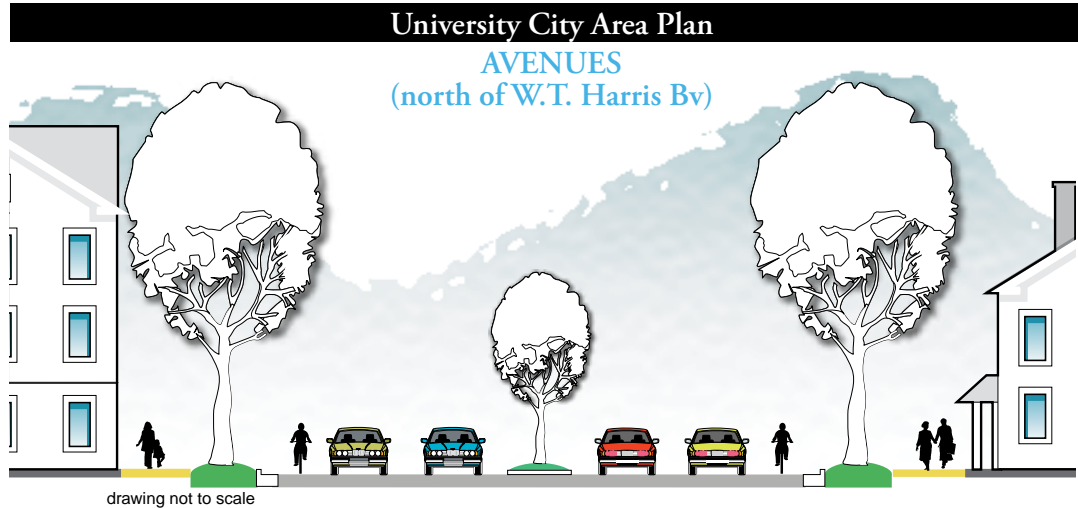
#### JW Clay Blvd/UNC Charlotte and UNC Charlotte Main Cross-Section Locations

Avenues	Boulevards	Local Streets
<b>A1</b> Mary Alexander Rd (Mallard Creek Church Rd to UNCC campus property)	<b>B1</b> Mallard Creek Church Rd (N Tryon St to University City Bv)	Transit Station Areas/Mixed-Use Areas
<b>A2</b> John Kirk Dr (Mallard Creek Church Rd to Old Concord Rd)	<b>B2</b> University City Bv (N Tryon St to Mallard Creek Church Rd)	Local streets in these areas are expected to be designed to either the residential-wide or office/commercial-wide cross-section, depending on the adjacent land use. The cross-section of local streets outside of the transit-supportive/mixed-use areas are best determined by Charlotte's land development ordinances. (Cross-sections not provided in this document.)
<b>A3</b> Doug Mayes/Louis Rose Place extension (new) (Research Dr to JW Clay Bv)	<b>B3</b> North Tryon St (WT Harris Bv to Institute Circle)	
<b>A4</b> Berkeley Pl Dr/Emerald Cove Dr/ Glenwater Dr (new) (Doug Mayes Pl to existing Berkeley Place Dr)	<b>B4</b> North Tryon St (Institute Circle to Mallard Creek Church Rd)	
<b>A5</b> JW Clay Bv (WT Harris Bv to N Tryon St)	<b>Parkways</b>	
	<b>P1</b> WT Harris Bv (I-85 to University Ridge Dr)	
	<b>Main Streets</b>	
	<b>M1</b> JM Keynes Dr (JW Clay Bv to N Tryon St)	



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### Concept Plan Transportation



Sidewalk	Planting Strip	Bike Lane	Travel Lane	Travel Lane	Median/ Turning Zone	Travel Lane	Travel Lane	Bike Lane	Planting Strip	Sidewalk
A1: Mary Alexander Road (Mallard Creek Church Rd to UNC Charlotte campus property)										
6'	8'	5'	10'	n/a	n/a	n/a	10'	5'	8'	6'
16' or 24' setback									16' or 24' setback	
A2: John Kirk Drive (Mallard Creek Church Rd to Old Concord Rd)										
8'	8'	5'	11'	n/a	11'	n/a	11'	5'	8'	8'
16' or 24' setback									16' or 24' setback	
A3: Doug Mayes/Louis Rose Place extension (new) (Research Dr to JW Clay Bv)										
6'	8'	5'	11'	n/a	n/a	n/a	11'	5'	8'	6'
16' or 24' setback			Along bridge span, provide 8.5' sidewalks with no planting strips						16' or 24' setback	
A4: Berkeley Place Drive/Emerald Cover Drive/Glenwater Drive (new) (JW Clay Bv to existing Berkeley Place Dr)										
6'	8'	5'	11'	n/a	n/a	n/a	11'	5'	8'	6'
16' or 24' setback			Along bridge span, provide 8.5' sidewalks with no planting strips						16' or 24' setback	
A5: JW Clay Boulevard (W.T. Harris Bv to N Tryon St)										
6'	8'	5'	11'	10'	16'	10'	11'	5'	8'	6'
16' or 24' setback									16' or 24' setback	

**NOTE:**

- Setbacks for avenues should be a minimum of 16' if mixed-use and non-residential uses, 24' if residential uses, unless otherwise specified.
- Cross-section reflects mid-block location elements and dimensions will vary at intersections.
- Additional setback footage may be required for additional improvements and/or outdoor seating or displays.

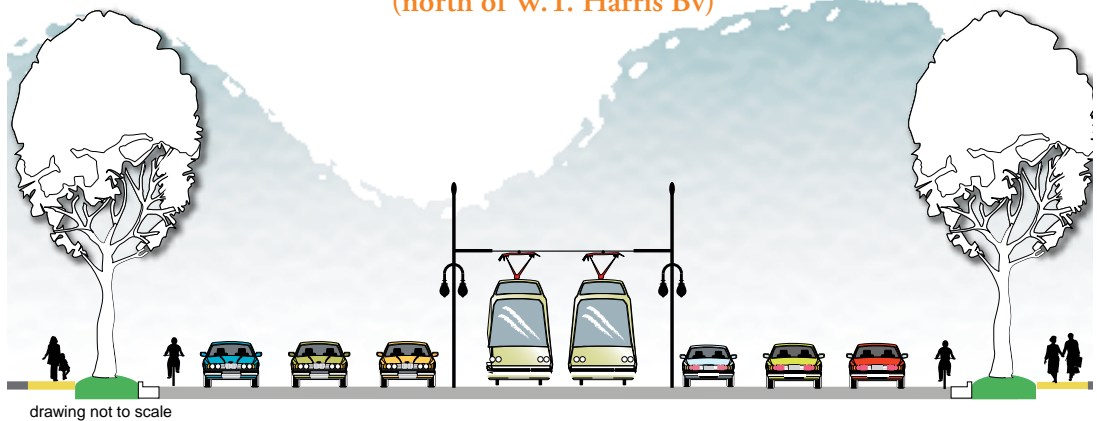
Urban Street Design Guidelines (2007) recommends:  
 Posted Speed – 25-30 mph, with 35 mph allowable.  
 Design Speed – 30-40 mph.

Sources: Charlotte Department of Transportation (CDOT), 2014



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## University City Area Plan

BOULEVARDS  
(north of W.T. Harris Bv)Concept Plan  
Transportation

Sidewalk	Planting Strip	Bike Lane	Travel Lane	Travel Lane	Travel Lane	Median only or LYNX within Median	Travel Lane	Travel Lane	Travel Lane	Bike Lane	Planting Strip	Sidewalk
B1: Mallard Creek Church Road (N Tryon St to University City Bv)												
6'	8'	4'	11'	10'*	0'	15'	0'	10'*	11'	4'	8'	6'
24' setback		*Retain existing curb; 10' inside lane if approved by NCDOT. Otherwise, stripe 14' outside lane.									24' setback	
B2: University City Boulevard (N Tryon St to Mallard Creek Church Rd)												
10'*	15'	n/a	12'	12'	12'	14'	12'	12'	12'	n/a	15'	10'*
45' setback		*10' sidewalk is classified as a multi-use path in this location only. Preferred access spacing to safely accommodate multi-use paths would be > 880' street intersection spacing									45' setback	
B3: North Tryon Street (W.T. Harris Bv to Institute Circle)												
6'-8'*	8'	5'	11'	11'	n/a	LYNX Varies	n/a	11'	11'	5'	8'	6'-8'*
40' setback		* 8' sidewalks within ¼ mile of transit stations									40' setback	
B4: North Tryon Street (Institute Circle to Mallard Creek Church Rd)												
6'	8'	5'	11'	11'	11'	LYNX 22'	11'	11'	11'	5'	8'	6'
40' setback											40' setback	

**NOTE:** ► Additional setback footage may be required for additional improvements.  
 ► Cross-section reflects mid-block location elements and dimensions will vary at intersections.  
 ► Multi-use path is intended to be a shared facility for pedestrians and cyclists.

Urban Street Design Guidelines (2007) recommends:

Posted Speed – 35-40 mph.

Design Speed – up to 45 mph.

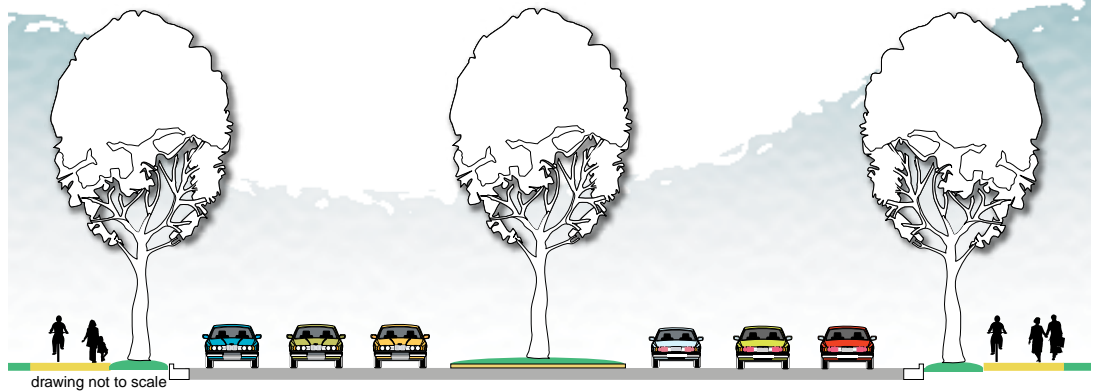
Sources: Charlotte Department of Transportation (CDOT), 2014





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## University City Area Plan

**PARKWAYS**  
 (north of W.T. Harris Bv)

**Concept Plan**  
 Transportation

Multi-Use Path	Planting Strip	Bike Lane	Travel Lane	Travel Lane	Travel Lane	Median	Travel Lane	Travel Lane	Travel Lane	Bike Lane	Planting Strip	Multi-Use Path
12'	30'*	n/a	12'	12'	12'	30'- 40'	12'	12'	12'	n/a	30'*	12'
55' setback			* 30' buffer preferred, 15' buffer allowed in constrained circumstances								55' setback	

**NOTE:** ► Additional setback footage may be required for additional improvements.  
 ► Cross-section reflects mid-block location elements and dimensions will vary at intersections.  
 ► Multi-use path is intended to be a shared facility for pedestrians and cyclists.

Urban Street Design Guidelines (2007) recommends:

Posted Speed – 45-50 mph.

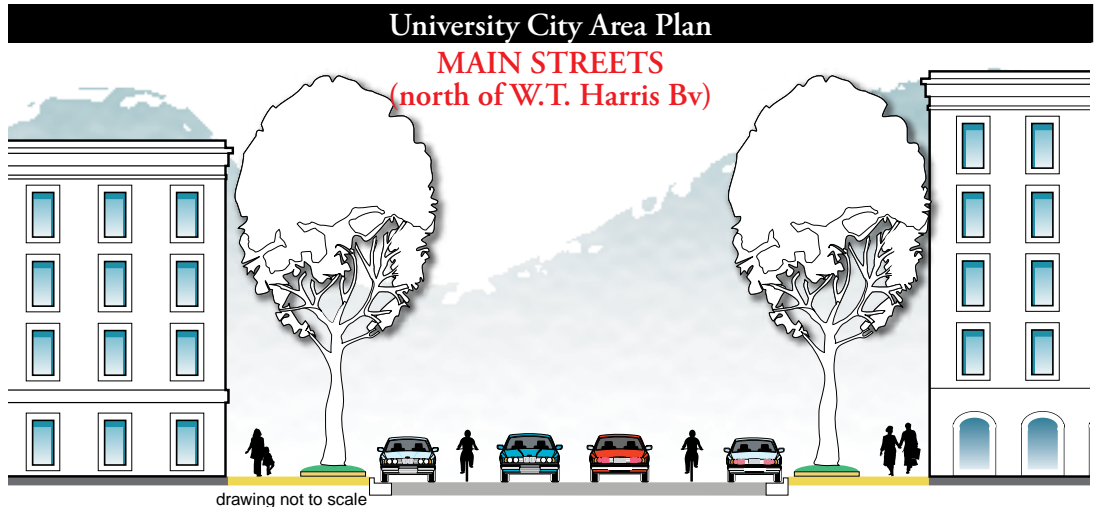
Maximum Design Speed – 55 mph.

Sources: Charlotte Department of Transportation (CDOT), 2014



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### Concept Plan Transportation



Sidewalk	Amenity Zone	Parking	Travel Lane	Travel Lane	Parking	Amenity Zone	Sidewalk
M1: JM Keynes Drive (JW Clay Bv to N Tryon St)							
16'	8'	7'	13'	13'	7'	8'	16'
24' setback						24' setback	

**NOTE:** ► Additional setback footage may be required for additional improvements.  
 ► Cross-section reflects mid-block location elements and dimensions will vary at intersections.

Urban Street Design Guidelines (2007) recommends:  
 Maximum Posted Speed – 25 mph.  
 Design Speed – 25 mph, equal to posted speed.

Sources: Charlotte Department of Transportation (CDOT), 2014



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### Concept Plan Infrastructure and Public Facilities

## Infrastructure and Public Facilities Policies

Public facilities and services addressed in this document include public water and sewer, storm water, police, fire, libraries, parks, recreation and schools. As Charlotte-Mecklenburg continues to grow and develop, timely planning for, and coordination of, these services is essential to maintaining the high quality of life residents have come to expect.

There are several public parks, indoor and outdoor recreational facilities, public and private open spaces and greenway facilities in or adjacent to the University City Area. There are also several schools, both neighborhood-serving (Nathaniel Alexander Elementary School, James Martin Middle School, Vance High School, John M. Morehead STEM Academy, and a new location of Newell Elementary School) and those that draw from a wider base, such as UNC Charlotte's Main Campus. The University City Regional Library, Fire Station 27, and Charlotte Mecklenburg Police Department University City Division also have existing facilities within the study area. The Appendix, page 157, provides a description of these institutions.

The following policies are intended to enhance, preserve and protect the area's existing public facilities and to encourage infrastructure that serves today's requirements while incorporating innovative practices to meet future needs.

### Public Facilities/Infrastructure Policies

The core of many of the station areas are recommended for higher density development or redevelopment. Their infrastructure, while sufficient and appropriate for current uses, may require capacity increases for more intense new uses. The following recommendations are intended to address needs for additional or expanded infrastructure and public facilities.

**P-1 Encourage the incorporation of public art into existing parks, greenways and open spaces and include public art as an integral component in the design of new park facilities.**

Public art encourages a sense of place and a distinct identity to a park or outdoor space. It can enhance and beautify an area, spark a conversation, peak one's curiosity, or educate about an important person or event. Public art can even encourage or discourage certain behaviors or movements within public space.



*Dynamic art piece creates a major focal point on the UNC Charlotte main campus.*

**P-2 Conduct an infrastructure study to evaluate the adequacy of infrastructure (water, sewer, storm drainage) in the station areas.** The capacity of the station areas' utility infrastructure needs further analysis. To ensure that the station areas will be able to support the new, higher-density development in the long term future, a detailed infrastructure analysis is recommended.



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### Concept Plan Infrastructure and Public Facilities

- P-3 Encourage the burying of utilities.** Overhead utility lines detract from the appearance of the station area, which in turn may impact the economic competitiveness of a project. Overhead lines also may impact development density due to required clearances from the lines. As redevelopment occurs, opportunities to relocate or bury utility lines should be pursued.
- P-4 Provide necessary police and fire services to maintain and improve service levels and quality of life for existing and future residents and businesses.** The University City Police Division office is located in the plan area along University Executive Park Drive. Fire Station 27 is also located in the plan area on Ken Hoffman Drive. There are no immediate plans to relocate either of these stations. CMPD has long term plans for a freestanding facility and the Fire Department anticipates minor renovations on site but no immediate plans for additional resources at that location.
- P-5 Develop school facilities to meet area needs.** Charlotte-Mecklenburg Schools has a planned project on Rocky River Rd. W. for the relocation of Newell Elementary School. This school will be in addition to other existing schools, including Nathaniel Alexander Elementary and John M. Morehead STEM Academy.
- P-6 Consider library facility relocation** to meet current site selection criteria as established by Mecklenburg County Library. Sites should be accessible, visible, integrated, and compatible with surrounding uses and preferably within close proximity to a transit station. There are no immediate plans for relocation at this time.

## Parks, Greenways and Recreational Facilities Policies

The *Mecklenburg County Park and Recreation Greenway Plan Update* (2008) provides recommendations for several of the station areas' greenways. None of the following policies are in conflict with these recommendations.

- P-7 Encourage urban open spaces.** New development in the area should provide usable urban open space, either on-site or off-site within the station area. Desirable types of urban open spaces include pocket parks, plazas and community gardens. The areas in immediate proximity to all Transit Stations are high priority for open space.
- P-8 Provide opportunities for expansion and improved access for the Toby Creek Greenway and Mallard Creek Greenway in accordance with the Mecklenburg County Park and Recreation Master Plan.** The same principles should apply to future greenways (e.g. Doby Creek Greenway and Barton Creek Greenway).

## Northeast Corridor Infrastructure Program (NECI)

The Northeast Corridor Infrastructure Program (NECI) will make infrastructure improvements to support and encourage future development along the BLE. The program is a City of Charlotte initiative on improving pedestrian, bicyclist and motorist access to the CATS Blue Line Extension. NECI will help implement station area plans along the BLE as well as provide broader connections to other community investments like the Cross-Charlotte Trail and Mecklenburg County greenway system.

The program will include intersection enhancements, improved connectivity, streetscapes, sidewalks and bicycle routes. Some of these projects are included in specific Community Development Policies for each Policy Area and in the Implementation Guide. Implementation of these improvements will enhance access to neighborhoods and businesses and promote transit-oriented development in station areas.





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### Concept Plan Natural Environment

## Natural Environment Policies

The following environmental recommendations focus on the means to improve air, water and land quality through the development and redevelopment process.

Encouraging higher densities within station areas and other appropriate areas within the plan boundaries is intended to improve the environment of the region by focusing growth in identified areas. These areas are supported by transit and other infrastructure to relieve the pressure for growth on the outlying greenfield areas; thereby reducing vehicular trips and trip lengths that otherwise would extend to the outer edge of the metropolitan area.



*Trees provide both aesthetic and measurable environmental value.*

### Environmental Policies

- E-1 Make trees a key feature in all areas.** Trees should be an identifying feature for all areas. In addition to their aesthetic value, trees help to reduce stormwater run-off, slow soil erosion, absorb air pollutants and provide shade. Where street trees currently exist, they should be maintained and replaced as necessary. Where street trees do not currently exist, they should be planted as part of new development or redevelopment in accordance with streetscape cross-sections.
- E-2 Encourage actions (measures) that will help ensure the long-term sustainability of the tree canopy.** The current tree canopy coverage in the University City Area Plan boundaries is 35.5%, which is considered low for a corridor area. Corridor areas should strive for 45% or greater coverage, so increased planting efforts are encouraged. As redevelopment continues to increase in the area, impacts to the tree canopy should be monitored and measures supported to help mitigate loss of canopy. One strategy to help reverse the loss of tree canopy is to plant additional trees in parks, public and private open spaces, and in planting strips along public streets where practical. This strategy should also address replacement of trees that are lost or damaged through disease, development, or other causes. Due to the urban form of development in transit station areas, there will likely be fewer trees than other parts of the corridor. It will be important to focus tree planting efforts throughout the plan area and NE Corridor in general.
- E-3 Minimize impacts to existing tree canopy when developing, maintaining, or constructing streets, sidewalks, pedestrian/bicycle paths, public facilities, and utilities.** A strategy is needed to prevent practices that damage or destroy mature trees. Such a strategy should be developed in consultation with utility companies and the construction industry to increase its acceptance and enhance compliance efforts.



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### Concept Plan Natural Environment

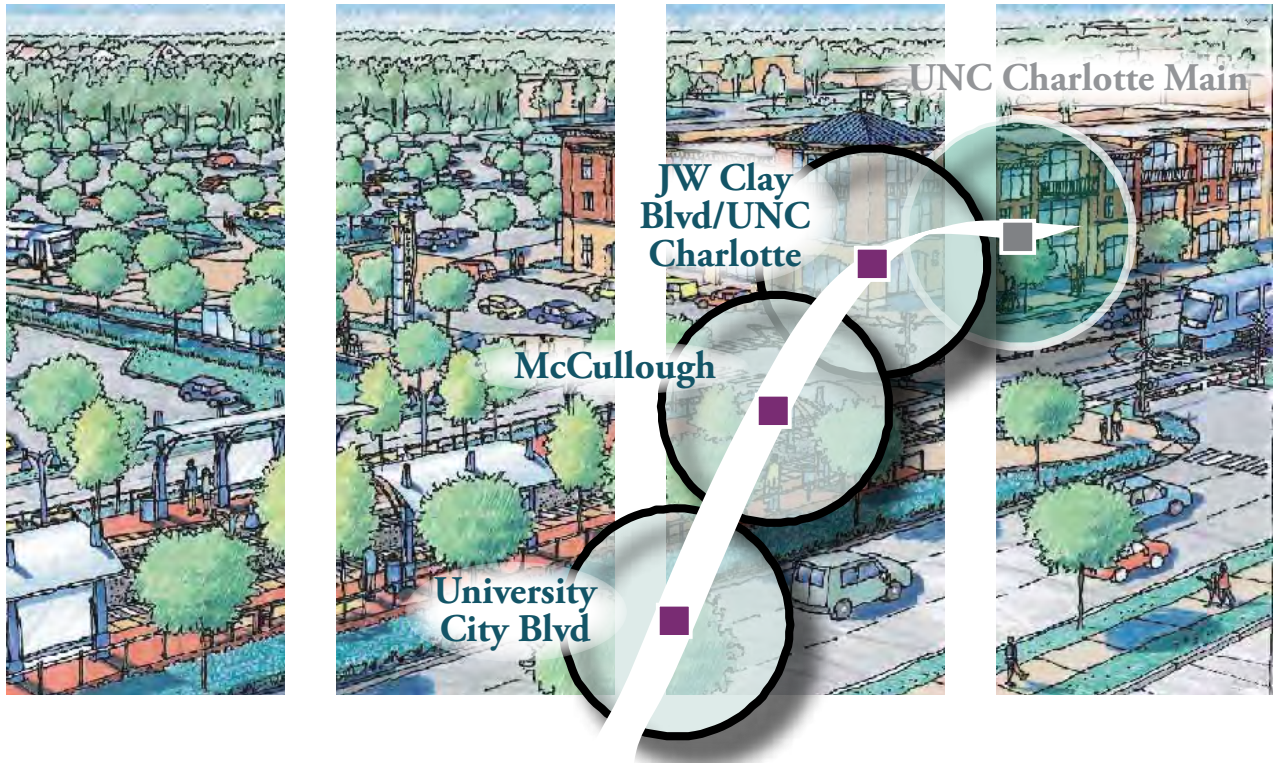
- E-4 Support mixed use and compact development, especially around Transit Stations, that preserves land, reduces vehicular trips and protects natural resources.** This type of development has the potential to encourage walking and biking as well as to protect air quality, water quality, and other natural resources. The land use and design sections provide appropriate locations for mixed use development and provide guidance for appropriate design. The land use and design policies help insure that negative impacts of growth are mitigated.
- E-5 Design sites and buildings to improve water quality and control quantity of storm-water run-off.** Over the last decade, innovative design solutions have been developed to address the water quality and quantity of stormwater runoff. Current best practices in on-site stormwater management include the use of bio swales, rain gardens, and wet ponds. Because of the large amount of impervious surface area and the proximity to nearby creeks, new development and redevelopment especially in the station area should incorporate design features that improve the quality and control the quantity of storm-water leaving their site, consistent with the adopted *Post-construction Controls Ordinance* and *Storm Drainage Design Manual*.



*Stormwater detention ponds detain storm water and release it at a slower rate into storm drains, streams, rivers and lakes. This can reduce the risk of erosion and some flooding.*

- E-6 Assist property owners with remediation of sites known or perceived to have contaminated soil.** Soil contamination poses a hazard to the environment and can be an obstacle to development. Since contamination is a potential issue in the transit station areas, property owners should be encouraged to participate in the programs offered by the City of Charlotte to financially assist with the clean-up of contaminated sites.

# Volume 3: Implementation Guide







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## Introduction

Achieving the vision articulated in this plan will occur incrementally over time through the combined efforts of local government, private property owners, residents, developers and many others. The *Concept Plan* provides guidance to decision makers for future development and redevelopment to encourage a comprehensive growth strategy for a specific area. It is adopted and recognized by City Council and other decision-making bodies but the policies, unlike zoning are not legal requirements. The *Implementation Guide* is primarily a staff document that outlines specific steps that can be taken by various public and private bodies so that the desired future envisioned in this plan may be realized. The lead responsible agency and tentative time frame are listed in the table that follows. The strategies are numbered sequentially and correspond to the policies discussed in *Volume 1: Concept Plan*. This allows staff to track progress of the plan's policies over time.

Some strategies are physical such as widening sidewalks, increasing on-street parking, and expansion of greenways and open space. Other recommended strategies involve City policies including the application of Transit-Oriented Development standards and encouraging “green” buildings and site design.

These strategies do not imply a public or private sector commitment. In many cases, the funding source for these projects is not yet identified and will depend on future development. These strategies may be used to prioritize future investments made by the City or encourage thoughtful investment as development occurs. The Charlotte City Council will not be asked to adopt this *Implementation Guide*; however, many of the strategies in this section will require future action by elected officials and will be presented to them for approval as needed on a case-by-case basis.

Finally, since conditions change over time, staff will update this *Implementation Guide* to reflect changes and progress.

### Public Sector Responsibilities

The public sector will provide the policy basis (primarily through this plan), and some infrastructure improvements for the implementation of the plan. However, major changes to the plan area will become evident only as private investment begins to fill in the framework that is laid out in the plan. The adopted future land use for the plan area reflects the community's vision.

### Private Sector Responsibilities

A large portion of this plan is dependent on investments by the private sector. It is such private sector action that will bring about change in the area consistent with land use recommendations.



## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
LAND USE AND COMMUNITY DESIGN POLICIES					
All Policy Area Policies		Many of the land use and community design policies will be implemented as development occurs. In some cases, conditional district plans may be utilized to achieve the policy recommendations in this plan. Use the policies in this plan to guide and evaluate future development, especially through the rezoning process.	Land Dev.	Planning	As dev. occurs
Policy Areas 2d, 9a, 9b, 10b, 11a		If a new or substantially improved building is constructed in the Community and/or FEMA Floodplain, the lowest floor, including basement, must be at or above the Community Base Flood elevation. Development within the Community Encroachment Area or FEMA Floodway is very restrictive and may require an engineering analysis to determine impacts on water surface elevations.	Land Dev.	Storm water/ Planning	As dev. occurs
All Policy Area Policies with frontage on N. Tryon St.		A cohesive corridor is desired along N. Tryon St. This will be achieved through placement of buildings and landscaping. Setbacks for buildings are established in street cross sections and applicable policy areas. Landscaping will depend on NCDOT requirements. At this time, NCDOT requires certain distances for clear zones. With the reduction in the speed limit to 35mph in this area, city staff should work with NCDOT to determine minimum appropriate clear zones and acceptable street tree types to meet the vision and intent of the plan. In the interim, development should supplement the streetscape with intermittent plantings of large maturing trees along street frontage.	Land Dev., Transp.	Planning/ CDOT/ NCDOT	Short (0-5 yrs.) and ongoing as dev. occurs
All Policy Area Policies with frontage on N. Tryon St.		The placement of buildings along N. Tryon St. will have several influencing factors including location of right of way, retaining walls, and utility easements. Within transit station areas, buildings should orient to and provide pedestrian access from N. Tryon St. When a retaining wall exists, developers should work with CDOT, NCDOT, CATS and other involved parties to find solutions to overcoming the disconnect caused by retaining walls. See the N. Tryon St. Corridor figures at the end of this table for further guidance.	Land Dev., Transp.	Planning/ CDOT/ NCDOT	Long (>10 yrs.) and ongoing as dev. occurs
All Policy Area Open Space Policies		Property owners/developers should work with Mecklenburg County Park and Recreation to build public open space facilities to County standards. Park and Recreation cannot commit to taking over ownership and maintenance of any open space facilities, however any open space facilities for potential future consideration of public ownership should already meet County standards.	Land Dev., Park and Rec.	Property Owners/ Meck. County Park and Rec.	As dev. occurs
All Policy Area Open Space Policies		Explore options to fund neighborhood parks including, but not limited to, in lieu of fees and option to opt out on site for development in a nearby, accessible area. Consolidation of required open space for several parcels should be explored by staff. Utilize resources and initiatives such as the Park and Recreation Master Plan and the Rail Trail (South end)	Land Dev., Park and Rec.	Planning/ Meck. County Park and Rec.	Medium (5-10 years)
1b, 7a		Explore shared parking opportunities and similar strategies as part of future development adjacent to transit stations, especially with CATS in the University City Blvd. station area and JW Clay Blvd./UNC Charlotte station area that will have large parking decks.	Land Dev.	Planning/ CATS	Short (0-5 yrs.) and ongoing as dev. occurs
1a, 1b, 3, 7a		Encourage developers/property owners to seek TOD zoning for properties within the core of each transit station area. These core areas should provide 24-hour activity with an intense mix of residential, office, retail, civic/institutional, and entertainment uses that are very urban in form and designed for the pedestrian.	Land Dev.	Planning	As dev. occurs

*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*

## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
<b>TRANSPORTATION POLICIES</b>					
<b>T1- T16 General Notes:</b>					
<ul style="list-style-type: none"> <li>Public investment in many of these transportation projects will depend on the Northeast Corridor Infrastructure (NECI) Program, other city capital programs, and land development. Planning staff shall coordinate with appropriate departments to ensure the NECI program and other public infrastructure programs are carried out as intended.</li> <li>Those implementation items without specific Policy Area reference are General Transportation Policies and are applied throughout the plan area, but are not yet identified for specific locations.</li> </ul>					
T1		Develop new parallel and perpendicular connections to N. Tryon St.			
10a		<ul style="list-style-type: none"> <li>Extend Berkeley Place Dr. to Emerald Cove Dr.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	As funding becomes available and/or as dev. occurs
2d 3 5		<ul style="list-style-type: none"> <li>Extend E. McCullough Dr. to Shopping Center Dr.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	As funding becomes available and/or as dev. occurs
3		<ul style="list-style-type: none"> <li>Extend McCullough Dr. to E. McCullough Dr.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	Short-term (0-5 years)
1b 2a		<ul style="list-style-type: none"> <li>Extend Macfarlane Blvd. to the I-85 connector, including working with the NCDOT towards a possible median opening and connection to N. Tryon St.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	As funding becomes available and/or as dev. occurs
1a, 1b		<ul style="list-style-type: none"> <li>Construct Periwinkle Hill Ave., a new street extending north-west from the University City transit station, perpendicular to N. Tryon St. Encourage similar connection on the south side of N. Tryon St.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	Short (0-5 yrs.) for northeast connection to transit station. Remaining segments as dev. occurs
1a, 1c 2d		<ul style="list-style-type: none"> <li>Construct a new street extending generally parallel to N. Tryon connecting the I-85 connector, Rocky River Road W, and University City Blvd.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	As funding becomes available and/or as dev. occurs
T2		Provide additional connectivity over Interstate 85 between University City and the University City Research Park			
2c		<ul style="list-style-type: none"> <li>Construct "South Bridge" connecting University Pointe Blvd. to IBM Dr.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	Short (0-5 yrs.)
8		<ul style="list-style-type: none"> <li>Construct "North Bridge" connecting Doug Mayes Pl. to Louis Rose Pl.</li> </ul>	Transp.	CDOT/ Planning/ E&PM	Medium (5-10 yrs.)
T3		Construct new key street connections			
2b		<ul style="list-style-type: none"> <li>Extend IKEA Blvd. between University City Blvd. and McFarlane Blvd.</li> </ul>	Transp.	CDOT/ Planning	As dev. occurs
2d 3		<ul style="list-style-type: none"> <li>Connect IKEA Blvd. and Clark Blvd.</li> </ul>	Transp.	E&PM/ CDOT/ Planning	Short (0-5 yrs.)
1b		<ul style="list-style-type: none"> <li>Connect I-85 Service Road and Stetson Dr.</li> </ul>	Transp.	CDOT/ Planning	As dev. occurs
3		<ul style="list-style-type: none"> <li>Extend Ken Hoffman Dr. between N. Tryon St. and University Executive Park Dr.</li> </ul>	Transp.	CDOT/ Planning	As dev. occurs
3		<ul style="list-style-type: none"> <li>Extend Collins-Aikman Dr. to University Executive Park Dr.</li> </ul>	Transp.	CDOT/ Planning	As dev. occurs

## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
3		• Extend E. McCullough Dr. between E. McCullough Dr. and McCullough Dr.	Transp.	CDOT/Planning	As dev. occurs
2d		• Extend Carolyn Ln. between University City Blvd. and Shopping Center Dr.	Transp.	CDOT/Planning	As dev. occurs
11a, 11b		• Connect University Hospital Dr. and Robert D Snyder Rd.	Transp.	CDOT/Planning	As dev. occurs
1c 2d		• Connect Rocky River Rd. W. and N. Tryon St. at University City Blvd. Transit Station	Transp.	CDOT/Planning	As dev. occurs
4a, 4b		• Extend Pike Rd. to Collins-Aikman Dr.	Transp.	CDOT/Planning	As dev. occurs
2c 4a		• Extend Pearl St. to IKEA Blvd.	Transp.	CDOT/Planning	As dev. occurs
9c		• Extend Nottoway Dr. to University City Blvd.	Transp.	CDOT/Planning	As dev. occurs
9c		• Construct a new street between University Professional Dr. and the intersection of W.T. Harris Blvd. and Chancellor Park Dr.	Transp.	CDOT/Planning	As dev. occurs
7b		• Extend Doug Mayes Pl. to JM Keynes Dr.	Transp.	CDOT/Planning	As dev. occurs
T4		Develop a network of local streets as development occurs. Typical block lengths within a transit station area are no greater than 400' in length. Other areas should have a typical block length of no greater than 600'.	Transp.	CDOT/Planning	As dev. occurs
T5		Upgrade key streets to provide accommodations for pedestrians and bicyclists.			
1b 2a		• Macfarlane Blvd.	Transp.	CDOT/Planning	As dev. occurs
1b 2a		• I-85 Service Rd.	Transp.	CDOT/Planning	As dev. occurs
1a, 1c		• Rocky River Rd. West	Transp.	E&PM/CDOT/Planning	Short (0-5 yrs.)
2d		• Shopping Center Dr.	Transp.	CDOT/Planning	As dev. occurs
3		• McCullough Dr.	Transp.	CDOT	Short (0-5 yrs)
3		• University Executive Park Dr.	Transp.	CDOT/Planning	As dev. occurs
4b 7a, 7b		• JM Keynes Dr.	Transp.	CDOT/Planning	As dev. occurs
4b 7a, 7b 8		• JW Clay Blvd.	Transp.	E&PM/CDOT/Planning	Short (0-5 yrs.)
10b 11a		• Mary Alexander Rd.	Transp.	E&PM/CDOT/Planning	As funding becomes available and/or as dev. occurs

*University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update*

## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
4b 7b		<ul style="list-style-type: none"> <li>Private street between JM Keynes Dr. and JW Clay Blvd. (parallel to W.T. Harris Blvd.)</li> </ul>	Transp.	CDOT/ Planning	As dev. occurs
T6		Develop a network of multi-use trails connecting through the University City area and linking to other areas of Charlotte.			
2d		<ul style="list-style-type: none"> <li>Toby Creek Greenway Extension</li> </ul>	Transp.	Park and Recreation	Short - Medium (0-10 yrs.) and as funding is available
7a 10a		<ul style="list-style-type: none"> <li>Barton Creek Greenway</li> </ul>	Transp.	Park and Recreation	Short (0-5 yrs.)
Outside study area		<ul style="list-style-type: none"> <li>Doby Creek Greenway</li> </ul>	Transp.	Park and Recreation	Long (>10 yrs.) and as funding is available
1a, 1b 2c, 2d 7a 11a		<ul style="list-style-type: none"> <li>Overland Connectors</li> </ul>	Transp.	CDOT/ Planning	As funding becomes available and/or as dev. occurs
9a		<ul style="list-style-type: none"> <li>A connection between Mallard Creek Greenway and N. Tryon St. should be considered as part of, or in conjunction with, the US 29 Bridge Replacement project</li> </ul>	Transp.	Meck. County Park and Recreation/ CDOT	Short (0-5 yrs.)
2d 7a 9a, 9b, 9c 10a, 10b		<ul style="list-style-type: none"> <li>Provide connections to greenways from adjacent properties where topography and Mecklenburg County Park and Recreation allow.</li> </ul>	Transp.	Meck. County Park and Recreation/ CDOT/ Planning	As dev. occurs
T7; All Policy Areas with frontage on these streets		Reduce driveways along N. Tryon St., WT Harris Blvd., and University City Blvd. as development occurs.	Transp.	CDOT/ E&PM/ Planning	As funding becomes available and/or as dev. occurs
T8		Create new bicycle-pedestrian connections.			
1b		<ul style="list-style-type: none"> <li>Between IKEA Blvd. and Stetson Dr.</li> </ul>	Transp.	CDOT/ E&PM/ Planning	As dev. occurs
7a 9c		<ul style="list-style-type: none"> <li>Between N. Tryon St. and the Mallard Creek greenway</li> </ul>	Transp.	CDOT/ E&PM/ Planning	Short (0-5 yrs.) and as funding is available
11a, 11b		<ul style="list-style-type: none"> <li>Between Toby Creek Greenway and N. Tryon St. through the UNC Charlotte and CMC-University campuses</li> </ul>	Transp.	Park and Recreation/ CDOT	As dev. occurs
T9		Provide pedestrian crossings to access station areas and facilitate pedestrian crossings along long blocks.	Transp.	CDOT	As conditions warrant and as funding is available



## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
T10		Consider new signalized intersections and/or pedestrian hybrid beacons to enhance access, circulation and provide crossing opportunities for pedestrians.	Transp.	CDOT	As conditions warrant and as funding is available
T11		Provide pedestrian connections between adjacent parcels and the sidewalk along N. Tryon St.	Transp.	Planning/ CDOT	As dev. occurs
T12		Create bicycle lanes along avenues via street conversions and streetscape projects.	Transp.	CDOT	As conditions warrant and as funding is available
T13		Add shared lane markings to Main Streets and physically constrained Avenues.	Transp.	CDOT	As conditions warrant and as funding is available
T14		Consider innovative bicycle treatments on a case-by-case basis.	Transp.	CDOT	As conditions warrant and as funding is available
T15		Facilitate cross-access and parallel connections to N. Tryon St., University Blvd., and WT Harris Blvd to reduce driveway connections along these major streets.	Transp.	CDOT/ Planning	As dev. occurs
T16		Eliminate gaps within the sidewalk system	Transp.	CDOT/ Planning/ NCDOT	As funding becomes available and/or as dev. occurs
T17		Reconfigure local service area transit routes.	Transit	CATS	Ongoing
OPEN SPACE					
All Policy Area Open Space Policies		Property owners/developers should work with Mecklenburg County Park and Recreation to build public open space facilities to County standards. Park and Recreation cannot commit to taking over ownership and maintenance of any open space facilities, however any open space facilities for potential future consideration of public ownership should already meet County standards.	Land Dev., Park and Rec.	Planning/ Meck. County Park and Rec.	As dev. occurs
All Policy Area Open Space Policies		Explore options to fund neighborhood parks including, but not limited to, in lieu of fees and option to opt out on site for development in a nearby, accessible area. Consolidation of required open space for several parcels should be explored by staff. Utilize resources and initiatives such as the Park and Recreation Master Plan and the Rail Trail (South end)	Land Dev., Park and Rec.	Meck. County Park and Rec./ Planning	Medium (5-10 years)
1a, 1b 2c, 2d 7a 11a		The overland connectors shown on maps and discussed in policies can be comprised of various types of facilities. The intent is to provide pedestrian and bicycle connections between Greenway facilities. In some cases, sidewalks and bike lanes will provide access where others a multi-use path may be constructed, such as along University City Blvd. Much of this system will occur as part of new development or redevelopment in this area.	Land Dev., Park and Rec.	Meck. County Park and Rec./ CDOT/ Planning	As dev. occurs

## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
INFRASTRUCTURE AND PUBLIC FACILITIES					
N/A		Public investment in some of these projects depends on the Northeast Corridor Infrastructure (NECI) Program to ensure efficient, valuable investment throughout the corridor area. Planning staff shall coordinate with appropriate departments to ensure the NECI program and other public infrastructure programs are carried out as intended.	Transp.	E&PM/ CDOT / Meck. County Parks and Rec. / Charlotte Water / Planning	As funding becomes available and/or as dev. occurs
P-8		In areas identified in the policies, additional connectivity to greenways from adjacent development is desirable and should be implemented per Mecklenburg County Park and Recreation standards.	Parks	Planning/ Meck. County Parks and Rec.	Ongoing
P-2, P-8		Mecklenburg County Park and Recreation should work with Charlotte Water on their review of large trunk sewers along Mallard Creek and smaller tributaries in the next 12-18 (2015-2016) months. This may be an opportunity to identify potential greenway connections in areas where Charlotte Water will be installing new, larger trunk sewers.	Utility/ Parks	Charlotte Water/ Meck. County Parks and Rec.	Short (0-5 yrs.)
P-1		Encourage the incorporation of public art into existing parks, greenways and open spaces and include public art as an integral component in the design of new park facilities. Work with CATS Art in Transit, N&BS, and Park and Recreation to explore potential programs and partnerships.	Parks	Planning/ Meck. County Parks and Rec.	Ongoing
P-2		Follow up with appropriate departments to evaluate the adequacy of infrastructure (water, sewer, storm drainage) in the station areas. This may result in an infrastructure study	Utility	Charlotte Water/ E&PM/ Planning	Short (0-5 yrs.)
P-3		Encourage the burying of utilities through new development and the Capital Improvements Program and Also work with utility companies to coordinate schedules of improvements.	Utility	E&PM/ Planning/ Private utility companies	Long (>10 yrs.) and as dev. occurs
P-6		Utilize Mecklenburg County Library System's Site Selection Criteria to evaluate potential future sites. Consideration should include centrality of location, site accessibility, availability of public transportation and parking, potential visibility, proximity to similar and complementary activity, and compatibility of adjacent site uses.	Public Facilities	Library	Long (>10 yrs.)
P-7, P-8		Explore options to fund neighborhood parks including, but not limited to, in lieu of fees and option to opt out on site for development in a nearby, accessible area. Consolidation of required open space for several parcels should be explored by staff. Utilize resources and initiatives such as the Park and Recreation Master Plan and the Rail Trail (South end)	Parks	Planning/ Meck. County Park and Rec.	Short (0-5 yrs.)
P-7		Assess the parks and open space in the University City Area. The result may be a Greenprint Plan or something similar.	Parks	University City Partners/ Meck. County Parks and Rec.	Short (0-5 yrs.)
P-7, P-8		Identify areas for "shaping spaces" in the redevelopment and development of underutilized property. These "shaping spaces" should complement the open space network. Neighborhood parks are needed in this area. Meck. County Parks and Recreation's goal is to have a park within a 5-10minute walk (or about 8 blocks) from all residential development.	Parks	Meck. County Parks and Rec.	Ongoing

## IMPLEMENTATION STRATEGIES

*The policy number corresponds to the recommendation in Volume 2: Concept Plan*

Policy	Page	Action Item	Project Type	Lead Agency	Time Frame
<b>NATURAL ENVIRONMENT</b>					
E-1, E-2, E-3		Implement the City's Tree Ordinance.	Land Dev./Tree Ord.	E&PM / Planning	As dev. occurs
E-1, E-2, E-3		Engage with Tree Charlotte to encourage that projects are undertaken, especially in the Transit Station Areas.	Land Dev./Tree Ord.	E&PM / Planning	As dev. occurs
E-5		Coordinate with Storm Water Management and Engineering and Property Management during site plan review to ensure runoff and erosion issues are addressed. Staff may suggest innovative designs to reduce storm water runoff and improve the quality of the area including approved impervious surface design, alternative storm water treatment techniques, and other conservation alternatives that may be available to the developer.	Land Dev./Storm Water	E&PM / Planning / Storm Water Management	As dev. occurs
E-4		Encourage urban open spaces in the Transit Station Areas. Collaborate with University City Partners to identify opportunities for open space within Transit Stations Areas as development occurs.	Parks	University City Partners/ Meck. County Parks and Recreation	Ongoing
E-4		Research and recommend various types of acceptable alternative on-site water management including, but not limited to bio swales, rain gardens, wet ponds, and impervious surfaces. This should not be reactionary to land development but rather proactively developed to offer information to the development community.	Land Dev./Storm Water	Planning/ Storm Water/ E&PM	Medium (5-10 yrs.)
E-6		Assist developers to seek grant programs offered for Brownfield site development and other redevelopment incentives.	Land Dev.	N&BS / Economic Development	As dev. occurs
<b>Abbreviations</b> Dev. - Development NB&S - Neighborhood and Business Services Meck. - Mecklenburg Rec. - Recreation Transp. - Transportation					



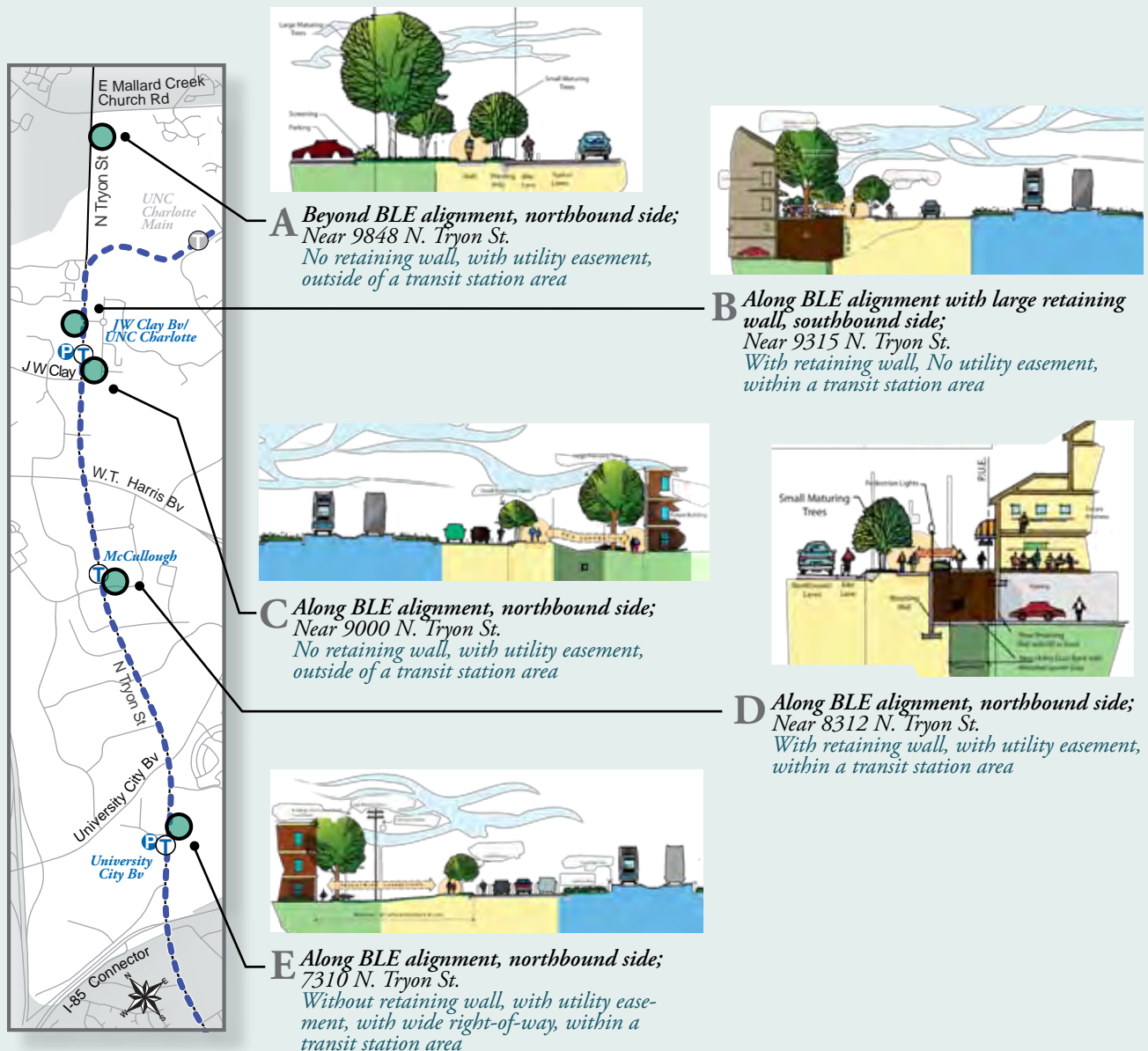


# North Tryon Street Corridor

When the Blue Line Extension was conceptualized, the vision was for a “grand boulevard” with buildings fronting along N. Tryon St. and access to shops and offices from the sidewalks. The reality of design and construction warranted the need for several retaining walls to support the widening of N. Tryon St. to limit the physical encroachment on adjacent properties. The retaining walls will occur at various intervals and be constructed at heights ranging from short “knee walls” (1-8 feet) to over 25’ in some instances.

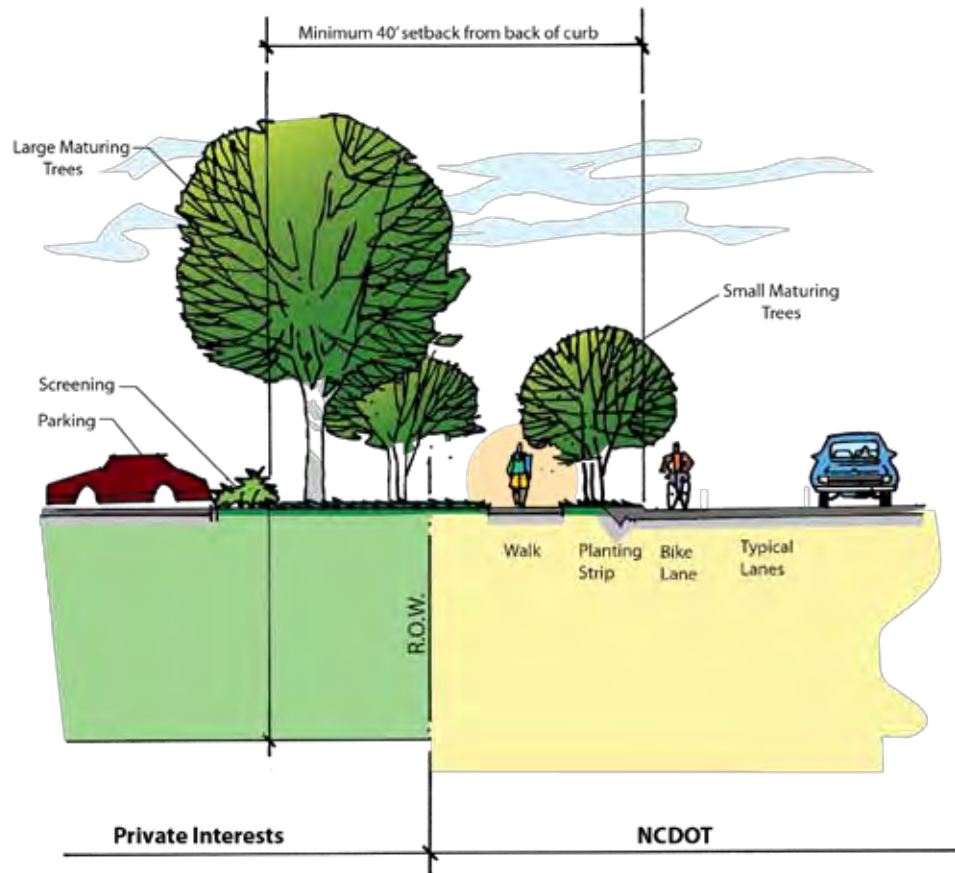
The vision is for a cohesive pattern of development along the corridor taking location of trees, amenity zones, and building setbacks, orientation, and access into consideration. However, retaining walls, rights of way, and easements present challenges to developing along N. Tryon St. in a dense, urban manner consistent with transit oriented patterns of development. Development along N. Tryon St. will require collaboration between property owners, the city, CATS, and NCDOT and will have to be considered on a case by case basis due to unique circumstances on each site. The information in this section should be used to supplement the policies within each Policy Area and create a visually cohesive corridor along N. Tryon St.

## Identification of some of the possible locations for the Development Scenarios



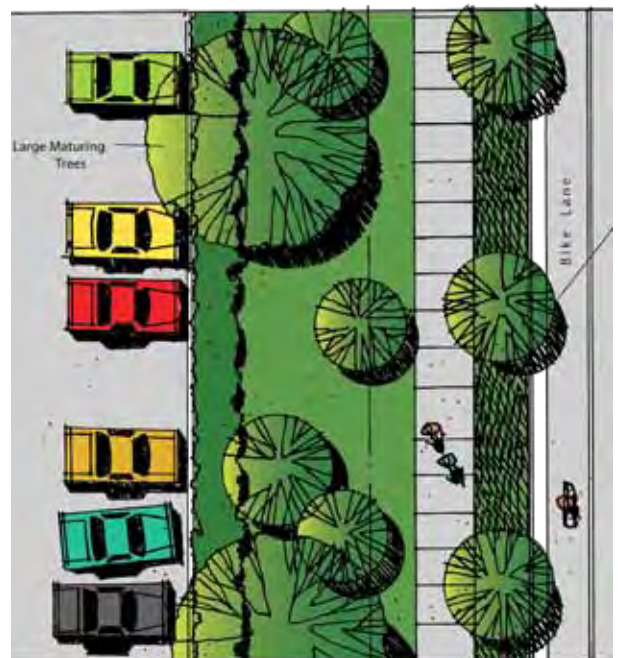
**Potential Location:** Beyond BLE Alignment, northbound side of N. Tryon St.

- Context:**
- No retaining wall, with utility easement, outside a transit station area
  - Mallard Creek Church Rd. and N. Tryon St. is a gateway into University City



**Recommendations:**

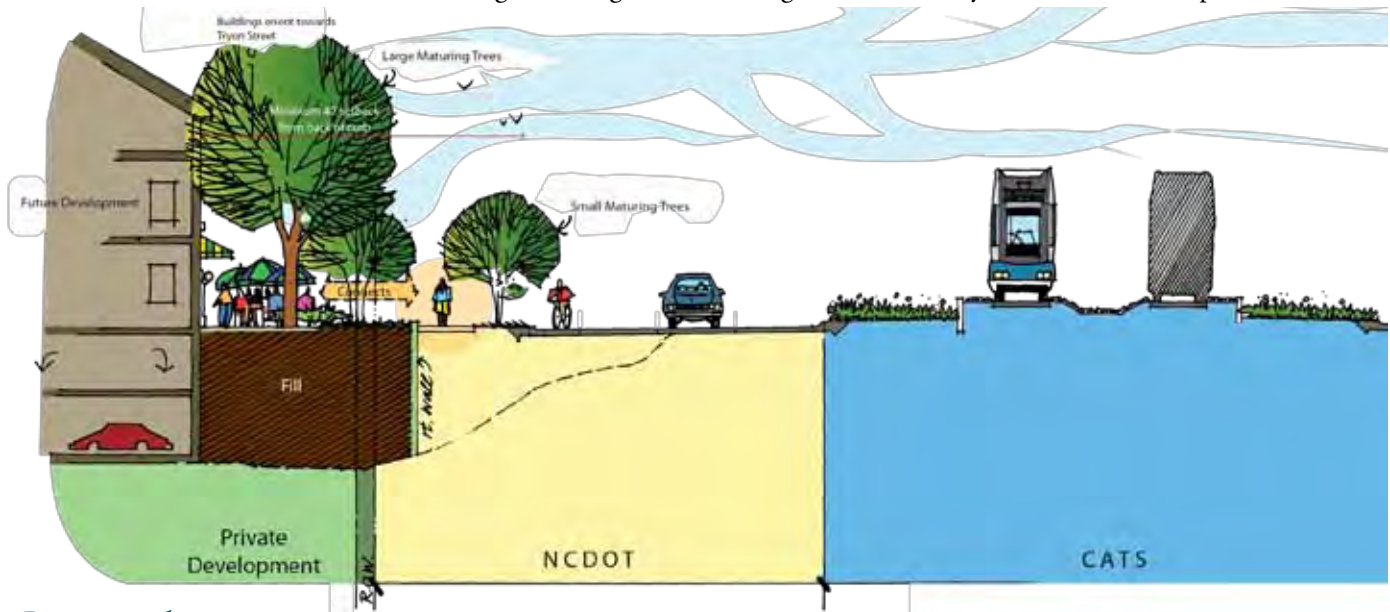
- The setback as established by the existing office development is appropriate and should be extended onto future development of adjacent sites.
- Trees should be planted in the planting strip between the curb and the sidewalk to establish a tree line that should be carried along the corridor.
  - Tree planting should be done in accordance with NCDOT policies in place at the time of development. If not currently feasible, trees should be planted behind the sidewalk, as close to the travel lane as NCDOT policies will allow.
- Trees should also be planted between the sidewalk and building setbacks to complement street trees.
  - If overhead utilities are buried, large maturing trees are desired between the sidewalk and required setbacks at frequent, regular intervals (about every 60'). If utilities remain in place, medium or large maturing trees are still encouraged between the sidewalk and setbacks and/or site improvements, however the location should meet the utility company policies in place at the time development occurs.



## B

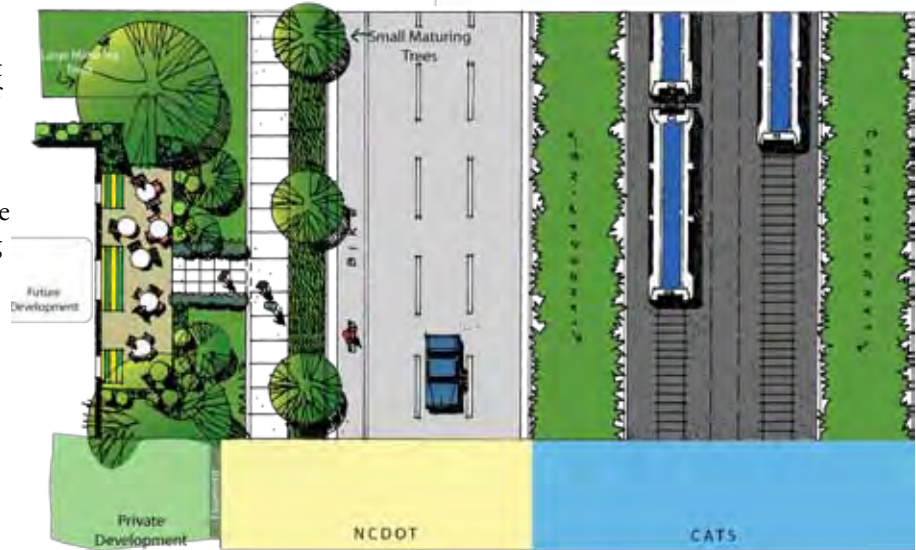
**Potential Location:** Along BLE Alignment, southbound side of N. Tryon St.

- Context:**
- With large retaining wall, no utility easement, within a transit station area
  - This retaining wall is significant in height and will likely need to remain in place



**Recommendations:**

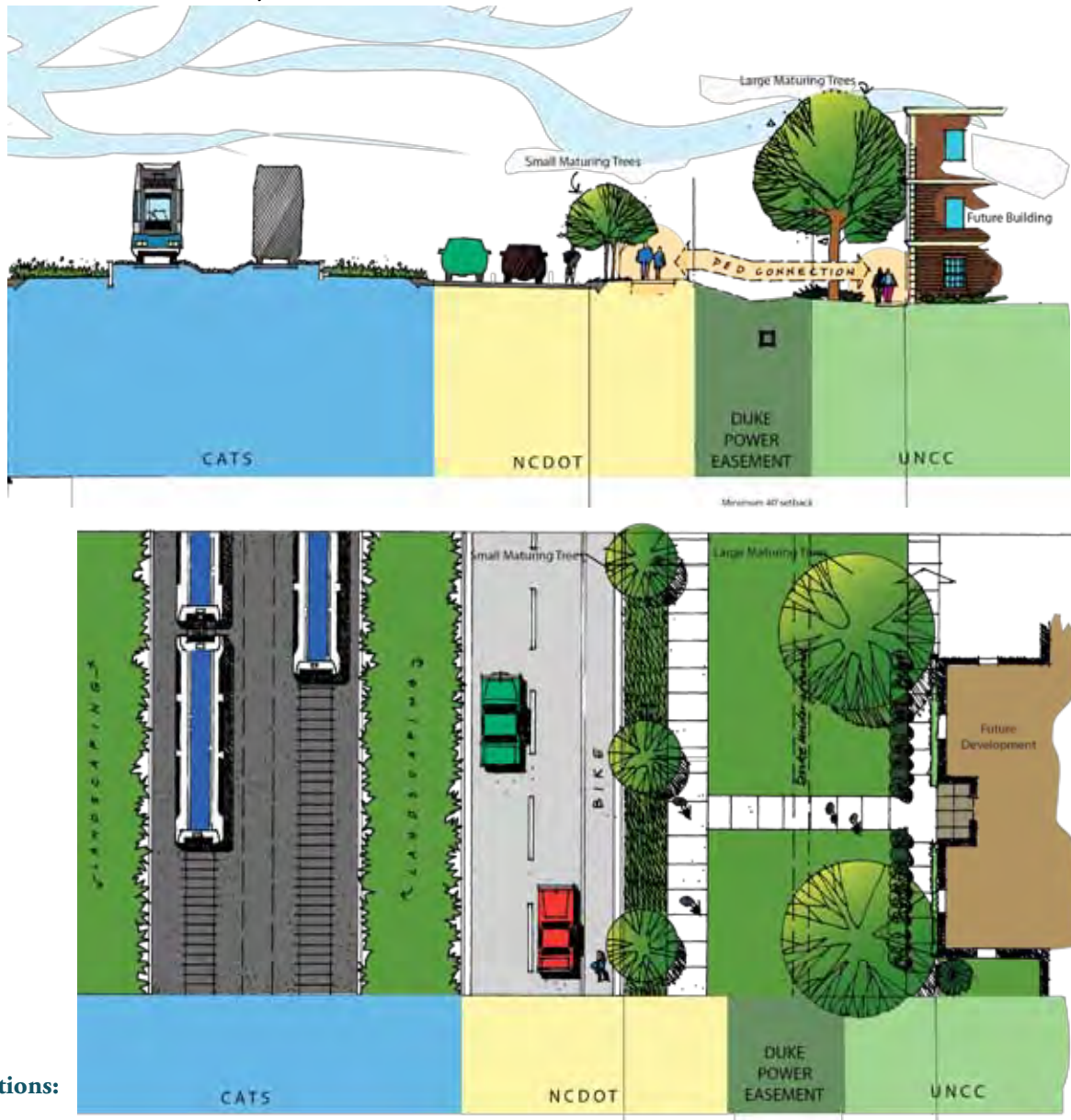
- The desire is to maintain at least a 40' setback from the back of curb to provide a comfortable pedestrian environment.
- Future buildings should provide support for the road by filling between new structural walls and the existing retaining wall to achieve a connection to and orientation toward N. Tryon St. after a wall is constructed. Development may then front on N. Tryon St. with accessible entrances from the sidewalk. Active entrances along other streets should be considered and structured parking is appropriate behind the retaining wall, where feasible, meeting all other policy recommendations. An example is set by the JW Clay Blvd/UNC Charlotte parking deck, with space for active uses constructed adjacent to the sidewalk.
- Trees should be planted in the planting strip between the curb and the sidewalk to establish a tree line that should be carried along the corridor.
  - Tree planting should be done in accordance with NCDOT policies in place at the time of development. If not currently feasible, trees should be planted behind the sidewalk, as close to the travel lane as NCDOT policies will allow.
- Trees should also be planted between the sidewalk and building setbacks to complement street trees.
  - If overhead utilities are buried, large maturing trees are desired between the sidewalk and required setbacks at frequent, regular intervals (about every 60'). If utilities remain in place, medium or large maturing trees are still encouraged between the sidewalk and setbacks and/or site improvements, however the location should meet the utility company policies in place at the time development occurs.





**Potential Location:** Along BLE Alignment, northbound side of N. Tryon St.

- Context:**
- No retaining wall, with utility easement, outside of a transit station area
  - The segment along UNC Charlotte's main campus is unique from other areas because overhead utility lines will be buried.



**Recommendations:**

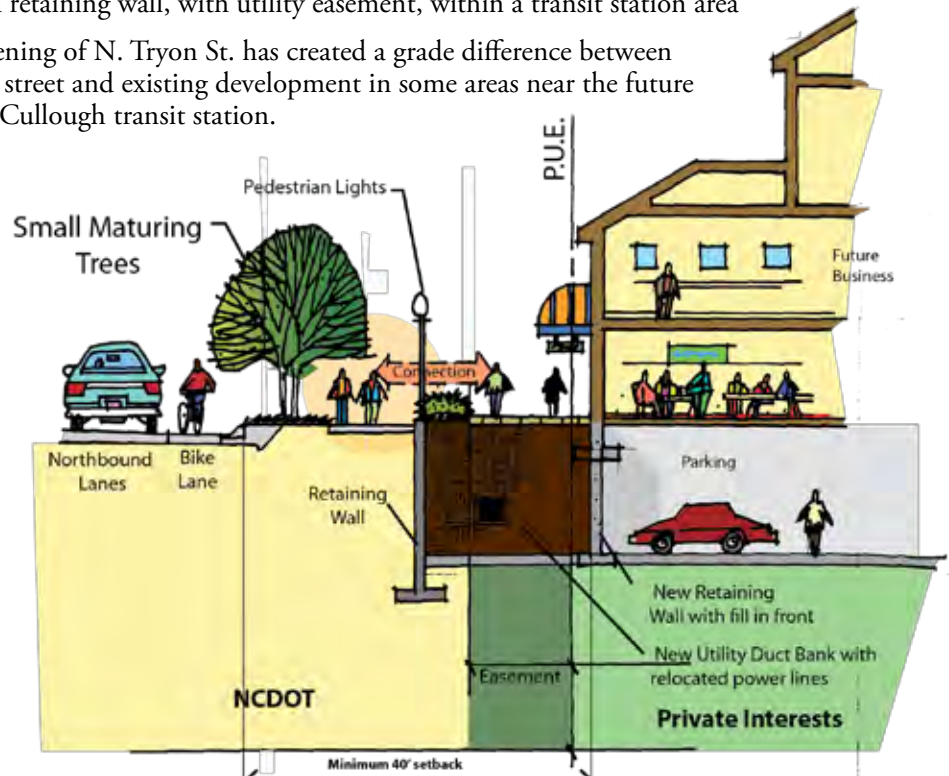
- The desire is to maintain at least a 40' setback from the back of curb to provide a comfortable pedestrian environment. Pedestrian connections from the sidewalk along N. Tryon St. and future development should be provided to improve pedestrian accessibility along the corridor.
- Trees should be planted in the planting strip between the curb and the sidewalk to establish a tree line that should be carried along the corridor.
  - Tree planting should be done in accordance with NCDOT policies in place at the time of development. If not currently feasible, trees should be planted behind the sidewalk, as close to the travel lane as NCDOT policies will allow.
- Trees should also be planted between the sidewalk and building setbacks to complement street trees.
  - A result of buried utilities is a wider public utility easement, however large maturing trees can be planted just outside of the easement and right of way, meeting current NCDOT required distance from the travel lanes.



## D

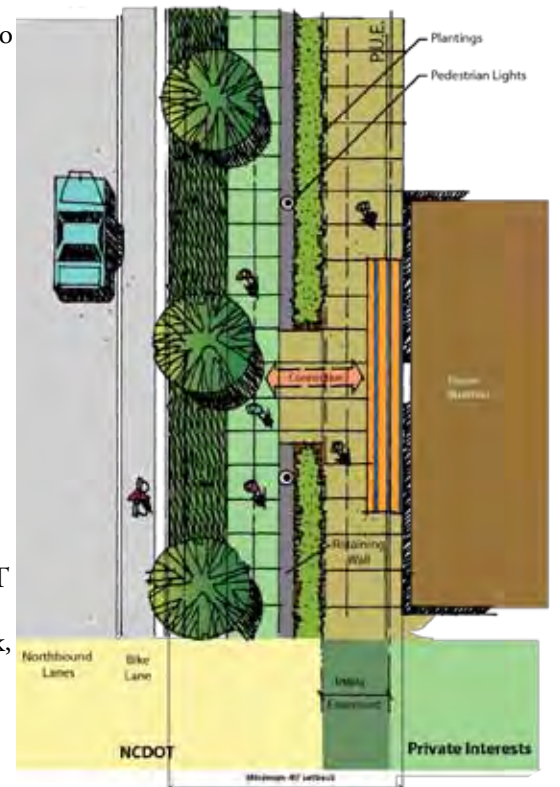
**Potential Location:** Along BLE Alignment, northbound side of N. Tryon St.

- Context:**
- With retaining wall, with utility easement, within a transit station area
  - Widening of N. Tryon St. has created a grade difference between the street and existing development in some areas near the future McCullough transit station.



### Recommendations:

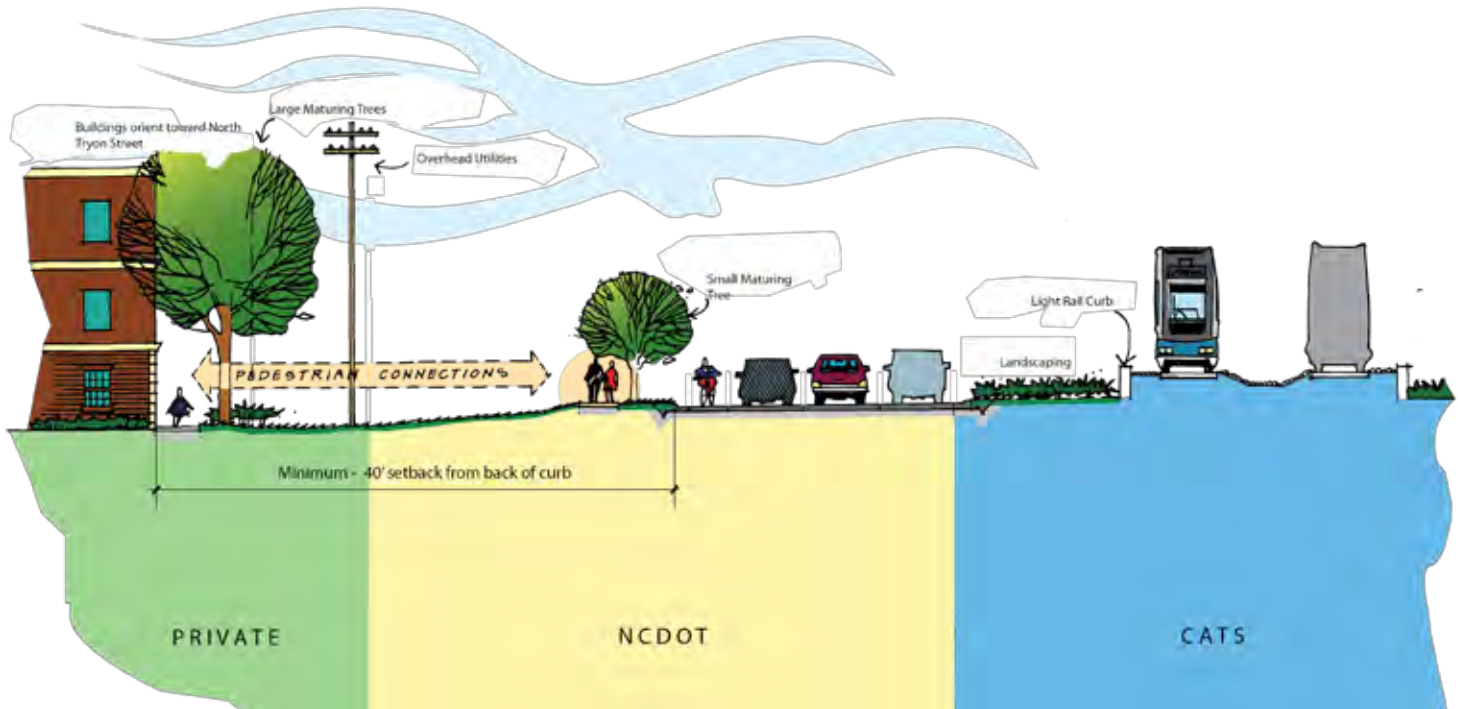
- The desire is to maintain at least a 40' setback from the back of curb to provide a comfortable pedestrian environment.
- Future buildings should provide support for the road by filling between new structural walls and the existing retaining wall to achieve a connection to and orientation toward N. Tryon St. after a wall is constructed. Development may then front on N. Tryon St. with accessible entrances from the sidewalk. Active entrances along other streets should be considered and structured parking is appropriate behind the retaining wall, where feasible, meeting all other policy recommendations.
- Burying utilities is a potential improvement as redevelopment occurs, although the cost may be prohibitive.
- Trees should be planted in the planting strip between the curb and the sidewalk to establish a tree line that should be carried along the corridor.
  - Tree planting should be done in accordance with NCDOT policies in place at the time of development. If not currently feasible, trees should be planted behind the sidewalk, as close to the travel lane as NCDOT policies will allow.
- Trees should also be planted between the sidewalk and building setbacks to complement street trees.
  - If overhead utilities are buried, large maturing trees are desired between the sidewalk and required setbacks at frequent, regular intervals (about every 60'). If utilities remain in place, medium or large maturing trees are still encouraged between the sidewalk and setbacks and/or site improvements, however the location should meet the utility company policies in place at the time development occurs.



## E

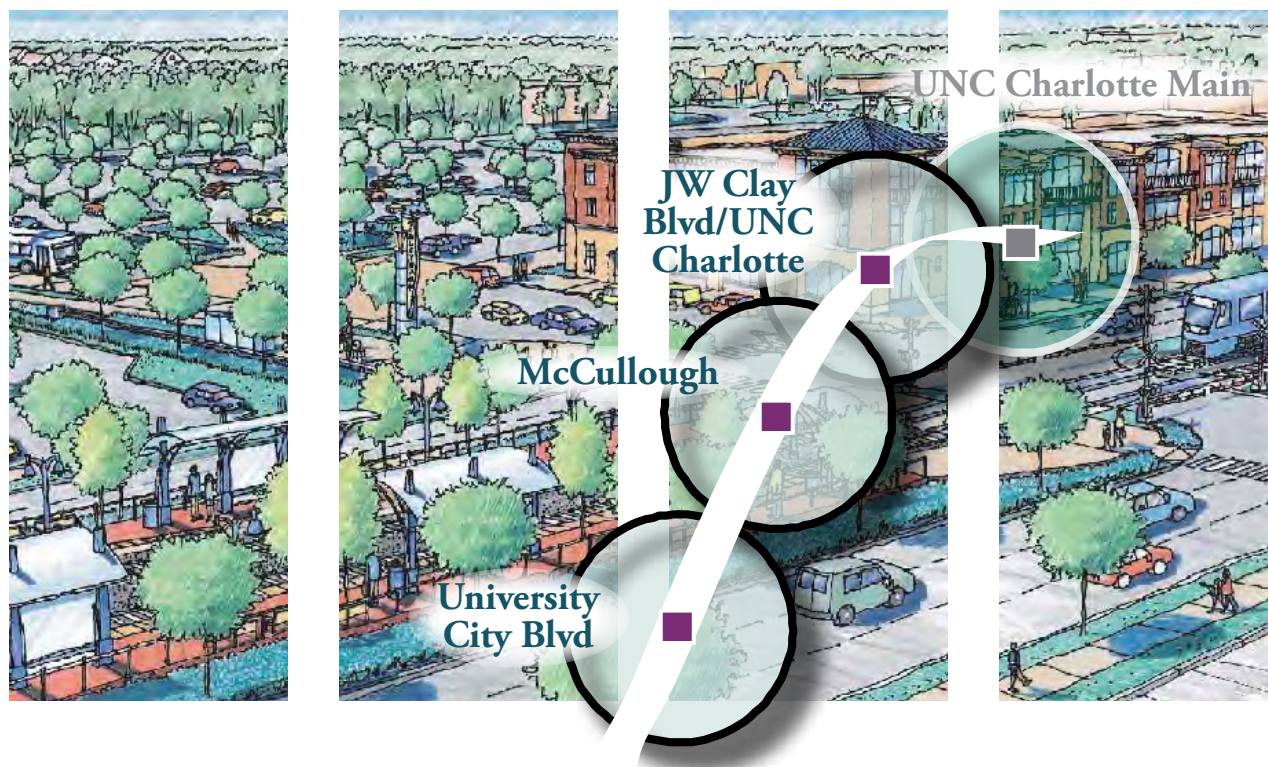
**Potential Location: Along BLE Alignment, northbound side of N. Tryon St.**

- Context:**
- No retaining wall, with utility easement, with wide right of way, within a transit station area
  - The southernmost segment of the corridor is largely undeveloped and presents an opportunity to establish the desired visually cohesive corridor as development occurs.

**Recommendations:**

- The desire is to maintain at least a 40' setback from the back of curb to provide a comfortable pedestrian environment.
  - A wide NCDOT right of way and a public utility easement exist which precludes development from occurring near N. Tryon St. Therefore, most future development will likely be set back relatively far from the street and sidewalk.
  - Pedestrian connections between the sidewalk and future development will be needed to improve pedestrian accessibility along the corridor.
- Burying utilities is a potential improvement as redevelopment occurs, although the cost may be prohibitive.
- Trees should be planted in the planting strip between the curb and the sidewalk to establish a tree line that should be carried along the corridor.
  - Tree planting should be done in accordance with NCDOT policies in place at the time of development. If not currently feasible, trees should be planted behind the sidewalk, as close to the travel lane as NCDOT policies will allow.
- • Trees should also be planted between the sidewalk and building setbacks to complement street trees.
  - If overhead utilities are buried, large maturing trees are desired between the sidewalk and required setbacks at frequent, regular intervals (about every 60'). If utilities remain in place, medium or large maturing trees are still encouraged between the sidewalk and setbacks and/or site improvements, however the location should meet the utility company policies in place at the time development occurs.

## *Volume 4: Adopted Plans and Policies*





# Policies in Place to Guide Development



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Since the 1980s, Charlotte has been one of the nation's fastest growing urban areas. Between 1980 and 2010, Charlotte grew from the 47th to the 17th most populous city in the United States. By 2035, it is projected that Charlotte will gain another 300,000 residents and 320,000 jobs. Charlotte's future will be defined by its ability to effectively accommodate this anticipated population and employment growth. The City of Charlotte has adopted citywide plans and policies that are intended to guide future growth and development patterns. The following policy documents are supplemental to the policies in this University City Area Plan that are specific to this area.

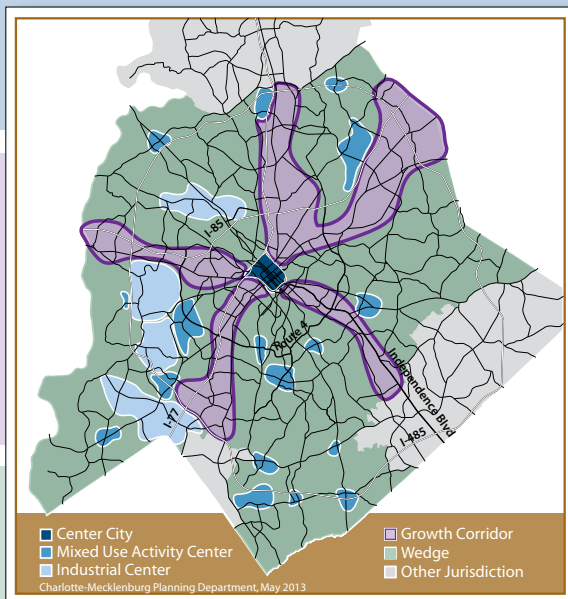
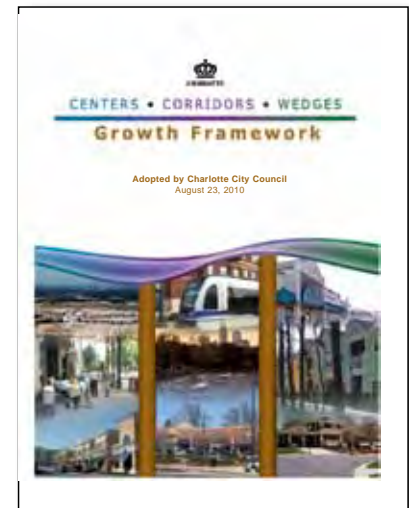
## Adopted Plans and Policies

### Adopted Plans and Policies

*Centers, Corridors and Wedges Growth Framework helps guide growth throughout the county to the most appropriate areas.*

### Centers, Corridors and Wedges Growth Framework

The *Centers, Corridors and Wedges Growth Framework* (CCW) is intended to guide growth into areas that can best support it and away from areas that cannot. Thus, much of Charlotte's future moderate to higher intensity development is targeted within five major Growth Corridors and in designated Activity Centers, consistent with area plans. This will help maximize existing infrastructure and services. Low to moderate density residential and services supporting neighborhoods is targeted for areas between Corridors, referred to as Wedges.



**Activity Centers** are focal points of economic activity, typically with concentrations of compact development. Many existing Activity Centers have the capacity for significant new growth in conjunction with enhancements to the supporting infrastructure.

**Growth Corridors** are characterized by the diversity of places they encompass – from historic neighborhoods to vibrant mixed use areas to significant employment and shopping districts – and by the accessibility and connectivity that they provide for these places. Some areas within the Growth Corridors, particularly the Transit Station subareas, are appropriate locations for greater intensity development with appropriate planning and neighborhood support and involvement.

**Wedges** are the large areas between Growth Corridors, where residential neighborhoods have developed and continue to grow. The Wedges are comprised of mainly low density housing, as well as a limited amount of moderate density housing and supporting facilities and services.



## Northeast Growth Corridor

Growth Corridors are elongated areas that stretch from Center City to the edge of Charlotte. There are five Growth Corridors – the South, Southeast, Northeast, North and West. These corridors encompass a wide diversity of places, including some with an increasingly urban mixture of residential, office and retail uses, especially in areas near existing or proposed transit stations and/or close to Center City.

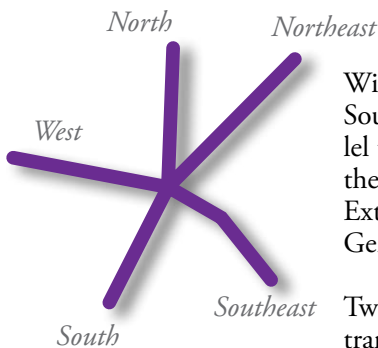
Four distinct subareas have been identified within Growth Corridors:



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### Adopted Plans and Policies

### Charlotte's five Growth Corridors



• Transit Station Subareas



• Established Neighborhood Subareas



• Interchange Subareas



• General Corridor Subareas

Within the **Northeast Corridor**, Interstate 85, US 29/North Tryon Street, the Norfolk Southern (NS) and North Carolina railroads and future LYNX Blue Line Extension run parallel to one another, allowing for areas of cross-corridor access among land uses. Also within the Corridor are a series of future Transit Station Areas along the future LYNX Blue Line Extension. Interchange Areas along I-85, are generally addressed in the UCAP as part of the General Corridor Area.

Two characteristics of Growth Corridors make them ideal locations for fixed guideway rapid transit systems. First, their linear nature means that much of the land in a Corridor can be within walking distance or a short driving distance of strategically located transit stations. In this regard, the population of a Corridor is well-served by transit. Secondly, the additional access created by transit allows some parts of a Corridor to absorb higher density development, thereby fulfilling its intended function.

The LYNX Blue Line Extension is the second segment to be developed in Charlotte's comprehensive rapid transit system, defined on **Map 10: 2030 Transit System Plan**, page 128. LRT was the chosen rapid transit technology for the Northeast Corridor. LRT is composed of an electric train powered by overhead lines operating in a fixed guideway and stopping frequently at stations where riders board from a platform.

Planning for the LYNX Blue Line Extension began in the late 1990s and followed the process required by the Federal Transit Administration (FTA) for projects receiving Federal funding. This included a major investment study (MIS), an Environmental Impact Statement (EIS), Final Design and construction.

Ridership on the light rail system is projected to increase from 26,700 daily riders on the existing LYNX Blue Line to a total of 51,500 daily light rail boardings for the entire alignment (South to Northeast); this represents an addition of 24,800 riders per day on the light rail system.

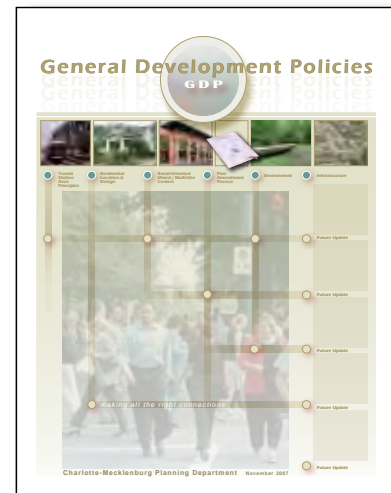


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### Adopted Plans and Policies

## General Development Policies (GDP)

The *General Development Policies* are a collection of policies on various topics relevant to future development and redevelopment in Charlotte. Phase I of the GDP was adopted in 2003 and included policies on Residential Location and Design, Retail Oriented Mixed/Multi-use Centers and the Plan Amendment Process. It also incorporated the *Transit Station Area Principles*, previously adopted in 2001. Phase II of the GDP was adopted in 2007 and includes chapters on the Environment and Infrastructure.



## Transportation Action Plan

The *Transportation Action Plan* (2011) defines short and long term policies for accommodating motor vehicles, transit riders, bicyclists and pedestrians together with an implementation “blueprint” for improvements. The Transportation Action Plan’s comprehensive “toolbox” of transportation programs will help implement the policies of the station area plans.

## 2040 Metropolitan Transportation Plan

The *2040 Metropolitan Transportation Plan* defines the policies, programs and projects to be implemented over the next twenty-five years in order to reduce congestion, improve safety, support land use plans, and provide mobility choices in the CRTPO planning area. It also addresses the goals and objectives of the CRTPO, the various components of the transportation planning process, socio-economic and financial assumptions, and transportation-related environmental and health issues.

## Transit Station Area Joint Development Principles and Policies

The *Joint Development Principles and Policies* were adopted by the City of Charlotte and neighboring jurisdictions in 2003. They provide a coordinated set of objectives and implementation tools for the development of station areas across Mecklenburg County. Along with the *Transit Station Area Principles* from the GDP, they guide the recommendations of the station area plans, especially implementation actions and joint public-private initiatives.

## Greenway Master Plan Update

The *Greenway Master Plan Update* (2008) identifies an expanded greenway network and greenway trail system throughout Mecklenburg County. As land is acquired and set aside over time, the greenway system should also improve water quality by reclaiming natural floodplains, protecting wildlife habitats and open space and providing recreational and educational opportunities. The Little Sugar Creek and Toby Creek greenways traverse the corridor and are covered by the Greenway Master Plan Update.

## Urban Street Design Guidelines (USDG)

The *Urban Street Design Guidelines* (2007) provide a comprehensive approach to planning and designing new and modified streets in Charlotte. The majority of these policies have been incorporated into the Subdivision Ordinance. They offer recommendations on block lengths and street cross-sections. The USDG serve as the basis for many of the streetscape recommendations in the station area plans.



## Transit Station Area Principles

The *Transit Station Area Principles* (2001) make general recommendations for the type of land use, design and transportation facilities desired within ½ mile walk distance of a rapid transit station. The *Transit Station Area Principles*, summarized below, provide the backdrop for area plan policy recommendations.



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### Adopted Plans and Policies

## Transit Station Area Principles

*This figure summarizes the policies of the Transit Station Area Principles (2001). The original wording for the policies can be found in the first chapter of the General Development Policies.*

### Land Use

- Encourage highest density uses (15 - 20 du at a minimum/ 0.5 - 0.75 FAR or greater) closest to transit stations and transition to lower densities adjacent to existing single family neighborhoods.
- Encourage a mixture of residential, office, service-oriented retail and civic uses, either through mixed or multi-use development.
- Disallow automobile-dependent uses, such as automobile sales lots, car washes and drive-thru windows.
- Consider special traffic generators - such as cultural, educational, entertainment or recreational uses - to locate in station areas.
- Preserve existing stable neighborhoods.
- Encourage a mixture of housing types, including workforce/ affordable housing.



### Community Design

- Orient buildings to front on public streets or open spaces.
- Minimize setbacks and locate parking to the rear.
- Provide windows and doors at street level and minimize walking distance to entrances.
- Screen unsightly elements, such as dumpsters, loading docks, service entrances and outdoor storage from the transitway.
- Include active uses on the ground floor of parking structures.
- Include elements such as street trees, pedestrian scale lighting and benches in streetscape design to encourage pedestrian activity.
- Place utilities underground, wherever possible.
- Establish public open spaces that act as development catalysts and serve as focal points around transit stations.
- Design open spaces to be centers of activity that include items such as benches, fountains and public art.



### Mobility

- Create a multi-modal environment that emphasizes pedestrians and bicyclists.
- Provide an extensive pedestrian system throughout the station area to minimize walking distances, connect to neighborhoods, accommodate large groups of people, and eliminate sidewalk gaps.
- Design the pedestrian system to be accessible, safe and attractive, by using planting strips, street trees, on-street parking and bicycle lanes.
- Develop an interconnected street network with maximum block lengths of 400'; provide mid-block crossings if blocks are larger.
- Establish parking maximums, rather than minimums.
- Minimize surface parking and encourage shared parking facilities.





## LYNX Blue Line and Blue Line Extension

The graphic below illustrates where the land use policy documents for each Blue Line and Blue Line Extension transit station can be found.



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### Adopted Transit Station Area Plans

▶ *South End Transit Station Area Plan, 2005*

▶ *Center City 2020 Vision Plan, 2011*

▶ South Corridor Station Plans available under individual station names, 2008

▶ *BLE Transit Station Area Plan, 2013*










## Station Types

There are eleven stations along the LYNX Blue Line Extension, each with slightly different characteristics. Based on common features, the stations have been categorized into five types. These are shown in the table below.



UCAP/BLE

## Adopted Plans and Policies

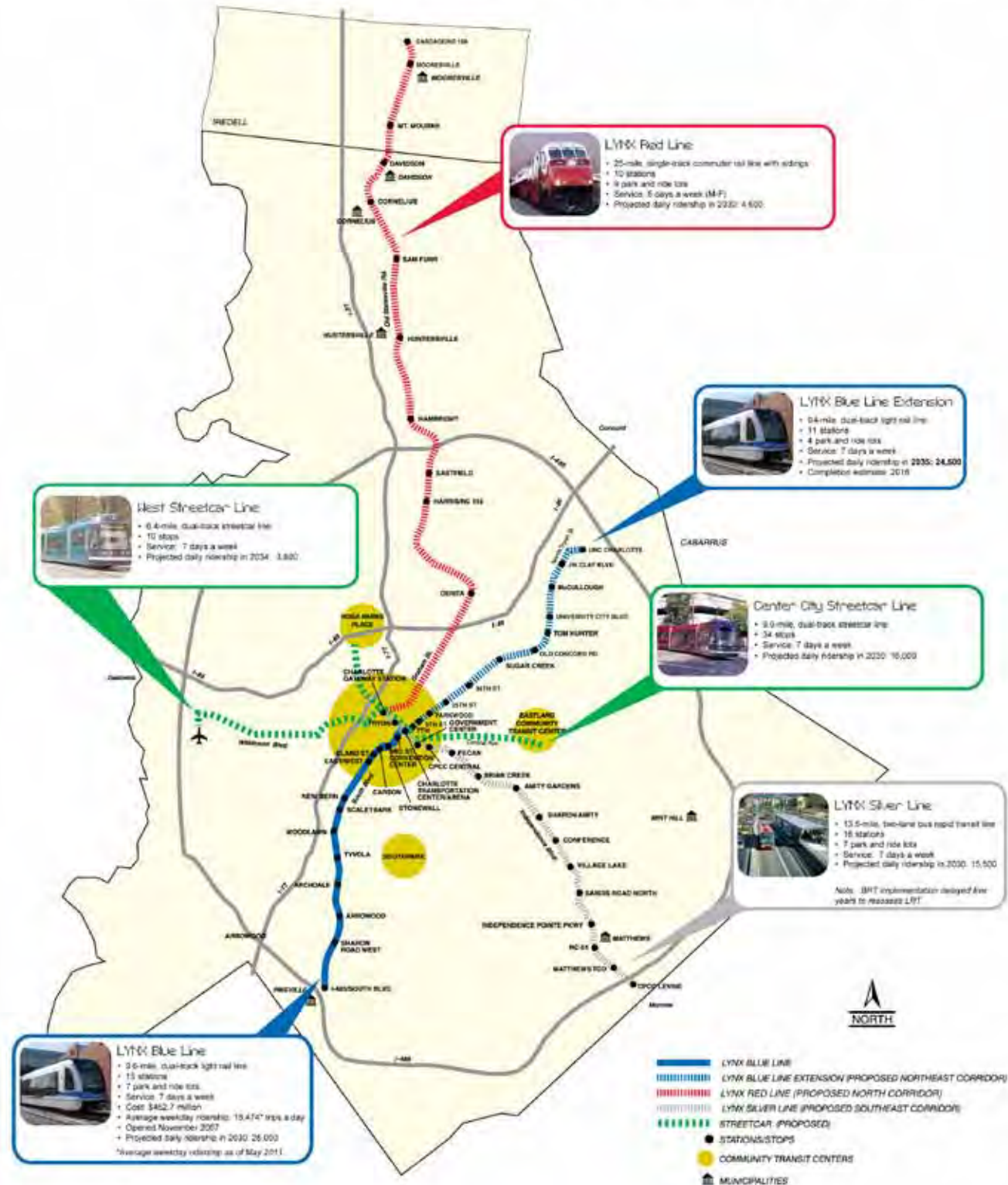
LYNX Station Types		
BLE Stations	Station Types and Description	Existing LYNX Blue Line Transit Stations
9th St Parkwood 25th St 36th St	<b>Urban Stations</b> are walk-up and bike-up stations that serve the area within a ½ mile radius of the station. They do not include park-and-ride facilities. Urban stations are designed to fit within the existing community fabric. <i>Existing Urban Stations: Bland, Carson, Stonewall, 3rd St/Convention Center (shown at right), and 7th St</i>	
Tom Hunter McCullough JW Clay Bv/ UNC Charlotte UNC Charlotte Main	<b>Neighborhood Stations</b> are primarily walk-up and bike-up stations that serve a 1 mile radius with the support of bus connections. They may include small park-and-ride facilities. They are also designed to fit within the existing community fabric. <i>Existing Neighborhood Stations: Archdale (shown at right), Scaleybark, New Bern, and East/West Blvd</i>	
Sugar Creek  Old Concord	<b>Community Stations</b> serve multiple destinations within a 3 mile radius with heavy reliance on bus connections and park-and-ride facilities. They are often located in areas that are not initially transit oriented development. <i>Existing Community Station: Sharon Rd West and Arrowood (shown at right)</i>	
University City Boulevard	<b>Regional Stations</b> are located at the end of the line or near regional roadways, serving an area of 5 miles or greater with the assistance of bus connections and park-and-ride facilities. Even though they are frequently located in greenfield environments, their access creates a relatively strong potential for transit oriented development. <i>Existing Regional Station: I-485/South Blvd (shown at right), Tyvola, and Woodlawn</i>	
	<b>Multi-modal Stations</b> are located on the confluence of multiple rapid transit lines, providing transfer between these modes. <i>Existing Multi-Modal Stations: Charlotte Transportation Center (shown at right)</i>	

## Map 10: 2030 Transit System Plan

for more  
information  
go to the  
CATS  
website

<http://charmeck.org/city/charlotte/cats/planning/2030Plan/Pages/default.aspx>

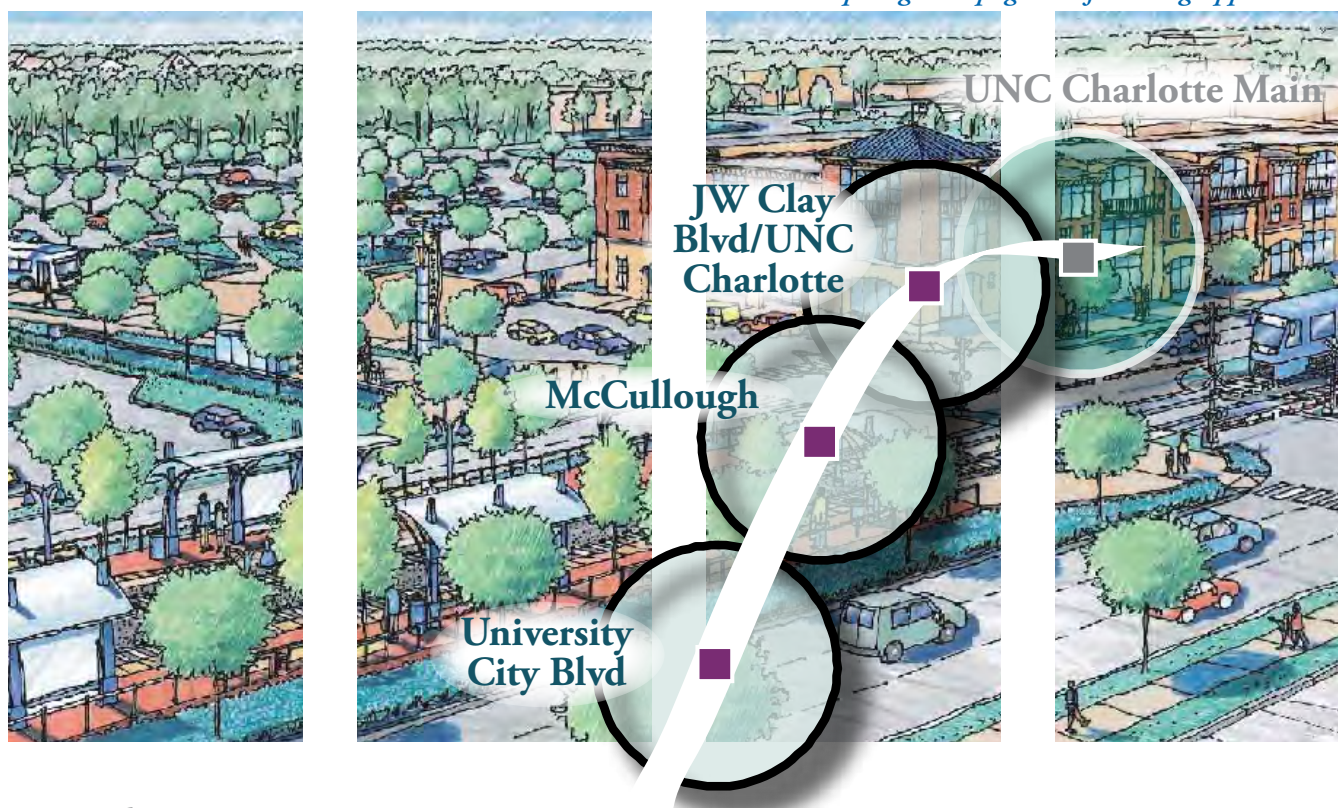
### 2030 Transit System Plan





# Volume 5: Appendix (existing conditions)

Maps begin on page 159 following Appendix text



**Introduction:** This chapter examines existing demographic, environmental, land use and design, transportation, and infrastructure/public facilities conditions in the University City Area along the LYNX Blue Line Extension Transit Station Areas. It provides a framework for understanding the opportunities and constraints identified in the Concept Plan.

The plan area is part of the Northeast Growth Corridor identified in the *Centers, Corridors, and Wedges Growth Framework*. The extension of the Blue Line light rail corridor begins at the existing 7th St. station and terminates on the UNC Charlotte main campus. The recently adopted *Blue Line Extension (BLE) Transit Station Area Plans* (2013) address all station areas from Parkwood Station to Tom Hunter Station. Although this plan only focuses on three of the remaining stations, much of the analysis completed considers the entire corridor due to its significance to the context of the project. Those sections of the existing conditions that consider the entire corridor include environment, historic areas/properties, development potential, building permits and rezonings, and public transportation. Details for the remaining existing conditions sections for the station areas between Parkwood and Tom Hunter can be found in the appendix of the *Blue Line Extension Transit Station Area Plans* document, adopted May 2013.

NOTE: Appendix data was reported as of Dec 2013.

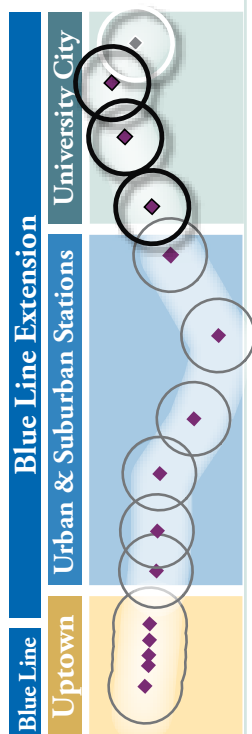


UCAP/BLE



The LYNX Blue Line Extension will link the Northeast Corridor to the EPICentre (shown above), as well as to other entertainment, restaurant, and employment opportunities.

## Demographics



### Total Population and Employment

In 2010, the total population within the six-county Metropolitan Statistical Area (MSA) transportation model, which includes some areas outside the county, was 2,174,353 persons in 4,294 square miles. The population of the Northeast Corridor (excluding the CBD) is 87,286 in 40.4 square miles. The corridor represents 7.4% of the county land area, but 9.5% of the population. At 2,161 persons per square mile, the corridor is denser than the county-wide figure of 1,685 persons per square mile.

Population and Employment Comparison for the Corridor and Metropolitan Area			
	Base Year 2010	Forecast Year 2035	Growth %
<b>Metropolitan Area</b>			
Total Population	2,174,353	3,424,496	57%
Total Employment	1,054,740	1,883,870	79%
<b>Central Business District (CBD)</b>			
Total Population	11,184	33,360	198%
Total Employment	65,670	118,289	80%
Employment % of Metro Area	6%	6%	
CBD Land Area (Square Miles)	2.1	2.1	
Population Density (Per Square Mile)	5,326	15,886	198%
Employment Density (Per Square Mile)	31,271	56,328	80%
<b>Northeast Corridor (excludes Charlotte CBD)</b>			
Total Population	87,826	128,623	47%
Total Employment	50,314	124,711	148%
Population % of Metro Area	4%	4%	
Employment % of Metro Area	5%	7%	
Corridor Land Area (Square Miles)	40.4	40.4	
Population Density (Per Square Mile)	2,161	3,184	47%
Employment Density (Per Square Mile)	1,245	3,087	148%
Sources: Housing Units and Population: Census 2010 Employment: InfoGroup (2010) Metropolitan Area, CBD and Corridor: Metrolina Regional Model			





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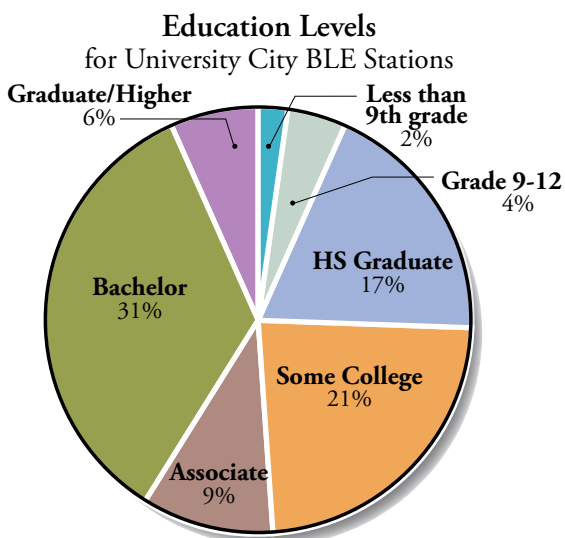


UNC Charlotte is the largest academic institute in Mecklenburg county.



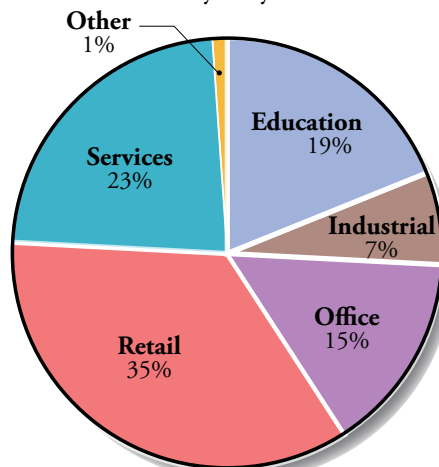
The predominant University City BLE employment category is Retail.

### Existing Demographics



Source: American Community Survey, 2005-2009

### Employment for University City BLE Stations



Source: Info USA data for 2010  
NOTE: Categories based on the 2010 Metrolina Regional Model NAICS Classifications

### University City Stations Population by Census Tracts Adjacent to Stations

Race	University City Blvd. and McCullough Stations	Stations % by Race	JW Clay Bv/UNC Charlotte and UNC Charlotte Main Stations	Stations % by Race	Charlotte % by Race
Caucasian	163	29%	4378	56%	50%
African American	304	54%	2102	27%	35%
American Indian	6	1%	33	1%	<1%
Asian / Pacific Islander	50	9%	845	10%	5%
Other	29	5%	231	3%	7%
Two or More	11	2%	239	3%	3%
Hispanic <sup>1</sup>	69	—	559	—	—
Station Total Population	563		7828		
Station by % of University City Station areas	7%		93%		

Source: US Census Data, 2010

<sup>1</sup> NOTE: People of Hispanic origin are not included as a separate category, since they may be of any race.

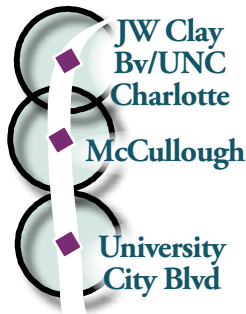


UCAP/BLE



*Mallard Creek Greenway, the longest greenway in Charlotte, covers more than seven miles. It joins the Toby Creek Greenway at the UNC Charlotte campus edge near N. Tryon St.*

## Environment



### Natural Environment/Features Along Blue Line Extension Corridor

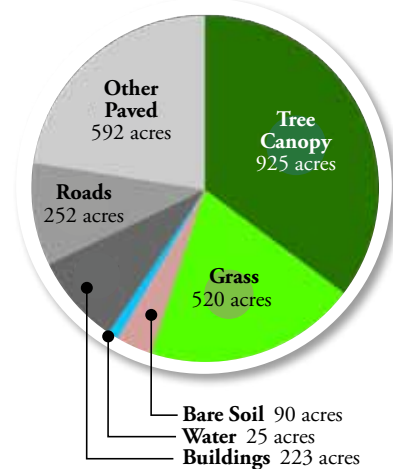
**Tree Cover** The land surrounding the LYNX Blue Line Extension stations is both urban and suburban; consequently, the wooded communities in the study area are generally highly disturbed. Generally, tree cover in the study area is fragmented and reflects the highly disturbed nature of the area. The current forest resources are primarily pine, mixed pines or hardwoods. A concentration of natural, relatively undisturbed wooded area is located within a portion of the proposed Old Concord Rd. Station park-and-ride lot and is classified as a mixed pine/hardwood forest community. Groundcover is sparse or absent. Stunted vegetation and a mixed canopy characterize these areas.

**Topography** The corridor is characterized by broad, gently rolling inter-stream areas and by steeper slopes along drainage ways. The highest elevations in the corridor are located along N. Tryon St./US-29 east of the proposed Old Concord Rd. Station. The lowest elevations in the corridor are located east of the UNC Charlotte Station at Mallard Creek.

**Water Quality – Environmentally Sensitive Areas** The N.C. Department of Water Quality (NCDWQ) monitors streams for water quality. Little Sugar Creek does not meet water quality standards, primarily due to wastewater discharges and urban runoff. Problems include turbidity and fecal coliform bacteria, as well as poor-to-fair presence of biological communities (NCDWQ website, accessed December, 2008). Due to this listing, Little Sugar Creek is subject to State restrictions that prohibit the further deterioration of stream water quality.

**Streams** The project corridor is located in portions of two drainage basins. The southern portion of the corridor is located within the Lower Catawba watershed of the Catawba River

Existing Land Cover in University City study area



Source: City of Charlotte Department of Engineering and Property Management



UCAP/BLE



*Tree canopy is very fragmented because of the urban character of the area.*



*The 8-county area is classified as an air quality attainment area for most quality standards.*

## Existing Environment

Basin. The northern portion of the corridor is located within the Rocky River watershed of the Yadkin River Basin. Major streams in the southern half of the project region (Upper Little Sugar Creek and Briar Creek in the Catawba River Basin) generally flow in a southerly direction, while streams in the northern half of the project region (Toby Creek in the Rocky River watershed of the Yadkin River Basin) generally flow in a northeasterly direction.

**Floodplains** FEMA Floodplains are land areas adjacent to rivers and streams that are subject to recurring flooding. Because of their continually changing nature, floodplain areas and other flood-prone areas need to be examined in light of how they might affect or be affected by development.

Community Floodplains were established by Mecklenburg County in 2000. Unlike FEMA floodplains that are established by FEMA officials and identify current floodway boundaries, Community Floodplains identify what areas will be prone to flooding in the future, once land upstream is developed. As such, they are known as the future floodplains or Community Floodplains. The floodplain regulations restrict development from occurring within these areas.

According to the FIRM maps for Mecklenburg County, the corridor falls outside of the FEMA 100-year floodplain, with the exception of proposed crossings of Little Sugar Creek and the encroachment into the floodplain at the proposed 36th St. Station. The Little Sugar Creek Community Floodplain is within the corridor and extends for approximately 400 feet along the north side of N. Brevard St. The floodplain area along the south side of N. Brevard St. extends for approximately 300 feet. An existing bridge on N. Brevard St. crosses Little Sugar Creek adjacent to the corridor. The Little Sugar Creek floodplain west of 36th St. extends along the project corridor for approximately 500 feet, to the proposed 36th St. Station.

**Wetlands** Jurisdictional wetlands are defined as areas that have three environmental features: hydrophytic vegetation, wetland hydrology and hydric soils. There are nine jurisdictional wetland areas located within the study area.

**Air Quality** The eight-county Charlotte-Gastonia-Rock Hill, NC-SC metropolitan statistical area is currently classified as an attainment area for all National Ambient Air Quality Standards (NAAQS), with the exception of 8-hour ozone. Additionally, Mecklenburg County is classified as a maintenance area for carbon monoxide.

See **Map 11:** Land Cover and Tree Canopy, page 159, **Map 12:** Waters and Wetlands, page 160, **Map 13:** Watersheds, page 161, and **Map 14:** Floodplains and Regulated Floodways, page 162.



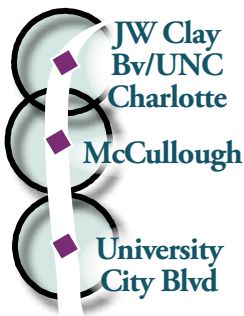


UCAP/BLE



Many period details, such as the tiled entrance at this NoDa business located on N. Davidson St., still exist and add character and charm to the sidewalk.

### Existing Environment



## Historic Areas/Properties

*There are no historic areas/properties with the University City Station Areas.*

**Archaeological Resources** No known archaeological sites were found within the corridor.

**Historic Resources** The resources determined to be in or eligible for listing (See Map 15: Historic Areas/Properties, page 163) in the National Register (NR) include the following:



### Philip Carey Company Warehouse

301 E. 7th St. (NR- Eligible), significant for its architectural style from the original warehouse district in Charlotte along the railroad tracks in First Ward. It is of Victorian Romanesque style in commercial architecture constructed in 1907-08.



### McNeil Paper Company Warehouse complex:

305-307 E. 8th St. (NR- Eligible), brick masonry building located proximate to the railroad line close to the center of Charlotte. Constructed between 1910-20.



UCAP/BLE



*The National Register Listed properties encompasses large portions of the NoDa area.*



*Clerestory windows enhance the character of the building facade.*

### Existing Environment



### **Orient Manufacturing Company/ Chadwick-Hoskins No. 3:**

311 E. 12th St. (NR-Listed), built in 1901, it is currently utilized as an apartment complex adjacent to the extension of the Blue Line.

### **Herrin Brothers Coal and Ice Company Complex:**

315 East 36th St. (**NR-Eligible**) a well-preserved complex of functional, frame, brick, metal and concrete buildings historically associated with a small-scale fuel and ice operation.



### **Standard Chemical Products Plant:**

600 East Sugar Creek Rd., (**NR-Eligible**) a modernist office and laboratory that faces Sugar Creek Rd. at the former Southern Railway tracks, now the present day NCR tracks.

### **Republic Steel Corporation Plant:**

601 Sugar Creek Rd., (**NR-Eligible**) a one-story office at the northwest corner of the property facing Sugar Creek Rd. and an expansive, brick and corrugated steel warehousing and fabrication units to the rear.





UCAP/BLE



*Original brickwork of refurbished structures are combined with new construction details in these vibrant businesses which contribute to the character of the area.*



### Existing Environment



#### **North Charlotte Historic District: (NR-Listed)**

bound by the railroad tracks on the north, just south of Anderson St. on the east, Spencer St. to the southeast, Charles Ave. on the southwest and just north of Matheson on the west. This district was nominated to the National Register in 1990 for its association with industry and architecture. The district encompasses 155 acres and over 400 resources. The majority of buildings date from 1903 and circa 1915. The district is oriented towards the former Southern Railway, now the North Carolina Railroad (NCRR), and N. Davidson St. This area is locally known as “NoDa.”

#### **General Motors Corporation Training Center:**

5500 N. Tryon St., **(NR-Eligible)**

a large one-story, masonry facility with a flat roof, front office, adjacent auditorium, and a long classroom wing.



#### **Chadbourn Hosiery Mills:**

451 Jordan Pl., **(NR-Eligible)**

a large, rectangular, masonry mill constructed in 1947.





UCAP/BLE



The southeastern portion of the station area includes a neighborhood of ranch-style homes.



IKEA, a popular national brand, is located close to I-85.

## Land Use and Design



### Existing Land Use/Design/Character

The Blue Line Extension (BLE) corridor extends the Blue Line, or South LRT Corridor, from 9th St. in Center City (Uptown), through the N. Davidson (NoDa) and University areas to UNC Charlotte. The BLE has 11 transit stations; three are included in this plan. See **Map 16: Existing Land Use**, page 164. For more information about the first six stations along the Blue Line Extension, please see the *Blue Line Extension Transit Station Area Plans* (2013) document.

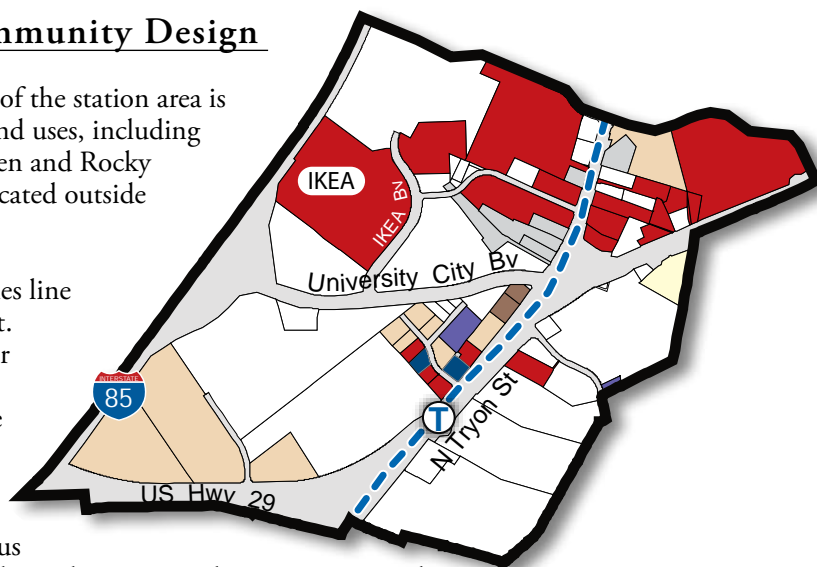
### University City Boulevard Existing Land Use

The University City Blvd. Station is the eighth station along the BLE. The station site is located just south of Stetson Dr. on N. Tryon St. Its strategic location offers the option of transit service to commuters accessing Interstate 85 to/from University City Blvd. and N. Tryon St., as well as transit service to redevelopment of vacant and underutilized properties along N. Tryon St.

### Land Use and Community Design

Approximately 13 percent of the station area is comprised of residential land uses, including the residences of Forest Glen and Rocky River Village. These are located outside of the study area.

A few commercial properties line the east side of N. Tryon St. On the west side, a number of industrial or warehouse parcels can be found; some of these properties are no longer occupied. As much as 75% of the station area's half mile radius is made up of vacant or industrial properties that are prime candidates for more transit-supportive uses.



#### Existing Land Use

- Station Boundary
- Large Lot Residential
- Retail
- Office
- Warehouse/Distribution
- Industrial
- Civic/Institutional
- Utility
- Vacant
- Transit Station & Line



UCAP/BLE



*University Point Blvd. currently does not extend over I-85. It dead ends before reaching the interstate.*

### Existing Land Use & Design

Land Use in University City Blvd. Station Area		
Single Family	13%	
Multi-Family	—	
Commercial	10%	
Office	1%	
Institutional	1%	
Industrial	12%	
Vacant	63%	

Employees or Residents Within 1/2 Mile Radius of University City Blvd. Station		
Single Family	806	
Multi-Family	—	
Commercial	612	
Office	—	
Institutional	4	
Industrial	59	

## University City Boulevard Existing Land Use

The configuration of the N. Tryon St. and University City Blvd. intersection – known as the “weave” – previously limited vehicular access to adjacent properties and left large portions of the area around the station underdeveloped, despite its strategic location near an interstate exit. The City of Charlotte and NCDOT developed a solution to the “weave” condition that involves two at-grade intersections along Tryon St. This solution not only increases accessibility, but also creates a more pedestrian friendly environment and frees up considerable land for future high intensity, mixed-use development appropriate around transit.

A portion of University City Boulevard has been constructed in conjunction with the development of an IKEA retail store and other related retail uses behind the proposed station, close to the I-85 interchange.

*The University City Area Plan* (2007) currently encourages residential-based mixed-use on the east side of N. Tryon St. as transit ties into the existing neighborhoods. Commercial and office-based mixed-use development is called for on the west side of Tryon St.; in particular, there is the potential for a large transit-supportive mixed use development near the BLE station. There are significant vacant parcels around the station with excellent interstate access that offer potential TOD opportunities, which make them especially attractive locations for future development.

## Street Network and Pedestrian Environment

The University City Blvd. transit station area street network consists mainly of two major thoroughfares: N. Tryon St. and University City Blvd.. The lack of a complementary and well-connected local street network contributes to the congestion along these roadways and discourages use by bicyclists and pedestrians. Increasing street connectivity throughout the transit station area may help to alleviate congestion and provide useful route choices for pedestrians and bicyclists. Expanded street connectivity will also open up land for more development opportunities. Improving the pedestrian infrastructure of N. Tryon St. and University City Blvd. will facilitate walking throughout the station area.



UCAP/BLE



*Fire Station 27 protects UNC Charlotte, hotels, retail centers, and community residences.*



*Grand Promenade commercial area at N. Tryon St. and W.T. Harris Blvd.*

### Existing Land Use & Design



## McCullough Existing Land Use

The McCullough Station is located in the geographic center of the University City Municipal Services District (MSD). As such, it captures a large proportion of University City's core commercial and office uses. Although much of the station area is built out, there are a number of locations that are well-positioned for redevelopment and infill.

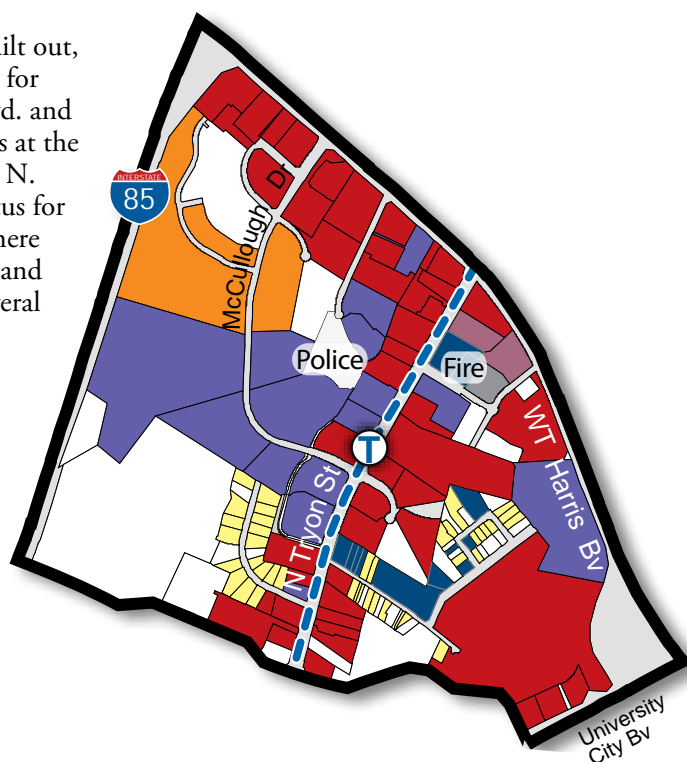
### Land Use and Community Design

The McCullough Station Area is composed mainly of commercial and office uses. The largest office concentration outside Uptown and along the Northeast Corridor can be found in the University City Business Park on the southwest quadrant of the station area.

At the northeast edge of the station area is one of the largest potential generators for transit ridership on the BLE, the Carolinas Medical Center (CMC) University Hospital.

Although the station area is almost built out, there are several large parcels available for redevelopment along W. T. Harris Blvd. and McCullough Dr. There are also parcels at the intersection of W. T. Harris Blvd. and N. Tryon St. that could provide an impetus for further redevelopment. In addition, there is still a significant amount of vacant land located along I-85 and adjacent to several single family neighborhoods.

Over time, existing suburban scale development is expected to redevelop with higher intensity employment uses.



#### Existing Land Use

- Station Boundary
- Single Family - Detached
- Multi-Family
- Retail
- Office
- Civic/Institutional
- Utility
- Parking
- Vertical Mixed Use
- Vacant
- Transit Station & Line





UCAP/BLE



*N. Tryon St.'s existing wide median will be the location of the LYNX Blue Line Extension rail line.*

### Existing Land Use & Design

Land Use in McCullough Dr. Station Area		
Single Family	3%	
Multi-Family	7%	
Commercial	31%	
Office	21%	
Institutional	1%	
Industrial	2%	
Vacant	34%	

Employees or Residents Within 1/2 Mile Radius of McCullough Dr. Station		
Single Family	64	
Multi-Family	850	
Commercial	3,072	
Office	714	
Institutional	190	
Industrial	39	

## McCullough Existing Land Use

### Street Network and Pedestrian Environment

W. T. Harris Blvd. and N. Tryon St. are the two thoroughfares that serve the station area. Additional street network is provided by collector and local-commercial streets such as IKEA Blvd. and McCullough Dr. While these streets are internally oriented and connect to relatively few points on W. T. Harris Blvd. and N. Tryon St., there is potential for additional local street network to link major institutional land uses to the commercial core.

Improving pedestrian amenities on W. T. Harris Blvd. and N. Tryon St. can enhance pedestrian mobility throughout the station area. The station's "walk shed" can be further expanded if new streets and pedestrian paths are introduced as part of redevelopment in the station area.



*The intersection of W.T. Harris Blvd. and N. Tryon St. is a challenge for pedestrians and bicyclists.*



UCAP/BLE

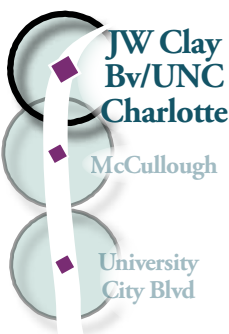


*Multi-family housing along Stanborough Ct. is within the 1/2 mile walk distance.*



*Within the Shoppes at University Place vicinity are 700 hotel and motel rooms.*

### Existing Land Use & Design



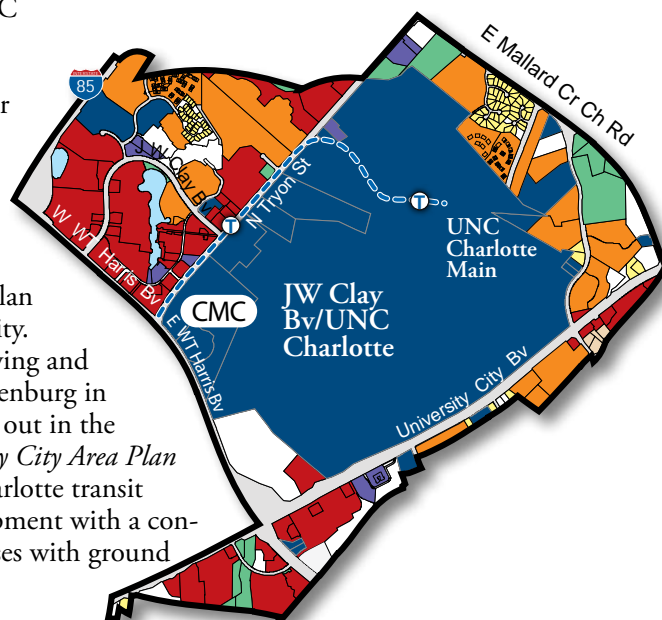
### JW Clay Bv/UNC Charlotte Existing Land Use

The JW Clay Bv/UNC Charlotte half-mile station area encompasses approximately 400 acres of residential, office and commercial land uses. Together with the McCullough Station, the JW Clay Bv/UNC Charlotte transit station serves two major activity generators – Carolinas Medical Center (CMC)-University Hospital and the Shoppes at University Place – as well as part of the UNC Charlotte campus (which has its own station) and Charlotte Research Institute (CRI).

### Land Use and Community Design

Potential transit riders around the station include residents from the more than 70 acres of multi-family apartment homes and 700 hotel and motel rooms within and adjacent to the Shoppes at University Place. This shopping area holds the largest concentration of retail uses in the area and is the location of the 15-story Hilton Hotel. There are also potential riders from CMC-University Hospital and UNC Charlotte.

Over half of the station area is either commercial or institutional. There is a healthy density and good stock of multi-family housing in the station area, integrated with the Shoppes at University Place as part of the larger 1980s multi-use plan for the then emerging University City. University City was the fastest-growing and urbanizing part of Charlotte-Mecklenburg in the 1990s and is approaching build out in the station area. The adopted *University City Area Plan* (2007) near JW Clay Bv/UNC Charlotte transit station promotes mixed-use development with a concentration of pedestrian-oriented uses with ground floor retail west of N. Tryon St.



#### Existing Land Use

- Station Boundary
- Single Family - Detached
- Multi-Family
- Retail
- Office
- Warehouse/Distribution
- Civic/Institutional
- Utility
- Open Space/Recreation
- Water
- Vacant
- Transit Station & Line

While there are few vacant parcels in the station area, both the hospital and UNC Charlotte do have areas that allow for future development. Most notably, the university recently completed the Charlotte Research Institute across from the BLE station.





UCAP/BLE



*Pedestrian access and amenities are an important component of the University Research Institute's overall masterplan.*

### Existing Land Use & Design

Land Use in JW Clay Bv/UNC Charlotte Station Area	
Single Family	1%
Multi-Family	19%
Commercial	37%
Office	6%
Institutional	20%
Industrial	—
Vacant	17%

Employees or Residents Within 1/2 Mile Radius of JW Clay Bv/UNC Charlotte Station	
Single Family	103
Multi-Family	2,484
Commercial	2,298
Office	489
Institutional	1,095
Industrial	14

## JW Clay Bv/UNC Charlotte Existing Land Use

### Street Network and Pedestrian Environment

W. T. Harris Blvd. and N. Tryon St. are the two thoroughfares that serve the station area. The Shoppes at University Place is served by JW Clay Blvd, while a series of circuitous local streets provide access to UNCC. There are opportunities to introduce a new street network as part of the expansion of the hospital and university areas and these connections are included in the adopted *University City Area Plan* (2007) and *University Research Park Area Plan* (2010).

The station's "walk shed" serves several multi-family neighborhoods, Shoppes at University Place, the hospital and the edge of the UNC Charlotte campus. The pedestrian reach of the station could be extended with pedestrian connections or new local streets throughout the station area.

Pedestrian improvements along N. Tryon St. and W.T. Harris Blvd. – particularly sidewalks and other amenities – are also important for station access. The *University City Area Plan* (2007) recommends establishing "entrance parks" on both sides of the JW Clay Blvd./N. Tryon St. intersection to create a focal point for this major pedestrian crossing.



*Carolinas Medical Center (CMC) University Hospital (left); University Place (right) at West W.T. Harris Blvd. has a mixture of uses at this prime location and is sited to take advantage of water views.*





UCAP/BLE



*Charlotte City Council reviews and adopts plans (2014-2015 City Council is shown) that will help guide future development.*

### Existing Land Use & Design

## Adopted Future Land Use

The *Northeast District Plan* (1996), *University City Area Plan* (2007), *University Research Park Area Plan* (2010), and the *Newell Area Plan* (2002) provide land use guidance for this portion of the corridor. These plans are updated by subsequent approved rezonings and area plans. As depicted on **Map 17: Adopted Future Land Use**, page 165, their future land use recommendations generally follow the patterns of existing land use. The adopted plans are used to guide development and rezoning decisions. A map showing the adopted area plans in and around the study area is on **Map 18: Adopted Area Plans within University City**, page 166.





UCAP/BLE



Many existing neighborhoods within the plan area are comprised of a mixture of single and multi-family homes sited along quiet streets with mature trees and existing sidewalks.

### Existing Land Use & Design



## Existing Neighborhoods

The LYNX Blue Line Extension is within the Northeast Growth Corridor, one of five Growth Corridors identified in the *Centers, Corridors and Wedges Growth Framework* (2010). Growth Corridors encompass a wide diversity of land uses and some sections may contain areas of existing, primarily low density residential communities that are typically comprised of single family housing. These areas are known as Established Neighborhoods.

The 2010 *Charlotte Mecklenburg Quality of Life Study* identifies six neighborhoods in the UCAP/BLE Transit Station plan areas. See **Map 19: Existing Neighborhoods**, page 167. This study considers social well-being, physical characteristics, crime, and economic vitality. Household characteristics such as median income, average house value and percentage of home-ownership are illustrated in the table below.

**UCAP/BLE Existing Neighborhood Data  
2006-2010**

Neighborhood	Average House Value		Percentage Homeowners
Charlotte	\$52,200	\$89,700	23%
Newell South	\$47,000	\$142,000	83%
Mineral Springs/ Rumple Road	\$55,400	\$118,200	46%
College Downs	\$37,800	\$105,300	30%
University City South	\$35,700	\$79,300	14%
University City North	\$64,200	\$118,700	13%
Harris-Houston	\$48,900	\$115,200	38%

NOTE: A very small portion of Newell is located within the plan boundary. It is not included in the table because of its minimal impact.



UCAP/BLE



*Unique features of each station area will be combined with new development to help define the character of individual stations.*

### Existing Land Use & Design



## Development Activity/Potential Opportunities

### Summary

The Northeast Corridor largely traverses already-developed areas of the City, although Greenfield opportunities exist primarily around a few stations in the University City Area. Still, numerous opportunities exist for significant redevelopment and intensification of under-developed and vacant properties along the corridor. Over the next 25 years, station areas along the BLE could capture nearly 12,400 new residential units, 3.8 million square feet of new office space and roughly 1.35 million square feet of new retail space.

See **Map 20: Existing Zoning**, page 168, **Map 21: Generalized Zoning**, page 169, **Map 22: ½ and ¼ Mile Walk Distances**, page 170, **Map 23: Redevelopment Potential of Large Parcels**, page 171. Information regarding the Parkwood, 25th St., 36th St., Sugar Creek, Old Concord Rd., and Tom Hunter Stations can be found in the *Blue Line Extension Transit Station Area Plans* (2013).

Station Area Estimated Growth 2010-2035					
Station Area			Office Sq. Ft.	Retail Sq. Ft.	Residential Units
9th St.	•		2,166,438	111,567	1,774
Parkwood	•	urban stations	126,226	83,691	1,167
25th St.	•		90,898	69,608	1,167
36th St.	•		111,140	116,613	1,728
Sugar Creek	•		35,328	44,272	508
Old Concord Rd.	•	suburban stations	47,354	122,942	613
Tom Hunter	•		42,583	58,085	565
University City Blvd.		University City Stations	232,967	353,599	1,829
McCullough			440,214	160,979	1,416
JW Clay Bv/UNC Charlotte			508,303	226,112	1,678
Total Station Areas			3,801,451	1,347,468	12,385
• These stations are not included in the Concept Plan of this document. They may be found under separate cover.					
Source: Noell Consulting Group, Economic Development Potential Around Northeast Corridor Transit Stations (December 2010)					





UCAP/BLE



*A vibrant and colorful mixed use building in the trendy NoDa arts district.*



*Major roadways, I-85 and the BLE continue to stimulate growth in the University City Stations.*

## Existing Land Use & Design

### University City Existing Land Use

To provide context for the corridor and the area between University City and uptown Charlotte, a brief summary of the previous stations is included in this plan. For more information about the first six stations along the Blue Line Extension, please see the *Blue Line Extension Transit Station Area Plans* (2013) document. The N. Davidson corridor – from Center City to NoDa – is an increasingly attractive, yet still edgy, residential corridor intown. Over the past 10 to 20 years, significant revitalization has occurred at both ends, with some initial infill of residential and commercial uses in between station areas. More residential infilling is expected around the 9th through 36th St. stations as the area continues to gain momentum, helped by the implementation of light rail.

Redevelopment and revitalization of Old Concord Rd. and Tom Hunter Stations will be quite challenging with demand potential being tempered by a number of factors, including lower household incomes, moderate home prices and retail abandonment. Moderate opportunities exist for residential infill (largely attached) and some retail infill. Critical in this area will be working with developers and/or property owners to redevelop aging uses. In addition, place making and creating a sense of location will be important to grow redevelopment beyond specific sites.

University City is one of Charlotte's fastest growing sub-markets that includes UNC Charlotte main campus, Carolinas Medical Center (CMC) University Hospital, University Research Park, and University Place among others. These major land uses and the proximity of the area to major roadways such as I-85 are an impetus for the extensive office and retail market that exists in the area. There are opportunities for development of vacant parcels and redevelopment/infill to intensify existing land uses where appropriate.



UCAP/BLE



Road improvements, including the "Weave", benefits existing and future land uses.



Retailers, such as IKEA, attract customers from local and regional markets.

### Existing Land Use & Design

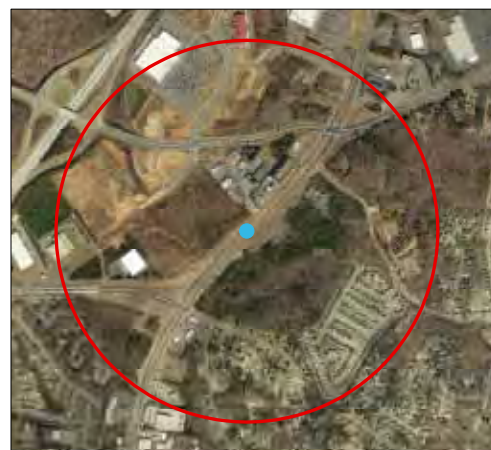


## University City Bv Station Area Opportunities

### Issues/Opportunities

Major road improvements at the intersection of N. Tryon St. and University City Blvd. have created new opportunities for an emerging retail and residential core as the area offers significant regional access. The station area has some of the corridor's largest tracts of vacant land.

Retail is a real possibility, given the strong location this station area represents. Many large properties to the east of the station remain available for development and could emerge as a mix of retail, some office, and residential development. Residential opportunities will be significant, with areas west of N. Tryon St. to potentially feature rental apartment development and areas east likely being developed as single family and some attached for-sale.



#### Developable Property

Estimated Vacant  
Acres: 250

Estimated Under  
Utilized  
Acres: 40

The station area is lacking in office space, however future expansion of the use is likely to remain limited relative to the W.T. Harris Blvd./N. Tryon St. area and due to the dominance of retail in this area. Market information included in this section is gleaned from an independent market analysis and may not mirror recommendations included in the Concept Plan due to considerations during the plan development process.

### **Rezoning** (January 1, 2008 to June 30, 2013)

There has been one rezoning in the past five years to the Commercial Center (CC) district to allow for a pedestrian friendly multi-family development. However this site was not developed as approved and is currently going through the rezoning process.

### **Building Permits** (January 1, 2008 to June 30, 2013)

There were only three (3) building permits issued within the past five years in the station area. All three permits were for non-residential development.



UCAP/BLE



There are several office parks within the station area.



Retail currently employs about 35% of the work force in the University City Station Areas.

### Existing Land Use & Design



## McCullough Station Area Opportunities

### Issues/Opportunities

McCullough has significant potential for intensification of current conditions, with low-rise office and retail development dominating the landscape and little residential. Several greenfield opportunities also remain available.

This station is one requiring a stronger anchor and sense of place. Potential investments should include greenway trails, small parks, etc. to enhance the attractiveness as a place to live, work, and shop.

Demand opportunities will be significant for office and residential uses, as well as some retail closer to W.T. Harris Blvd. and N. Tryon St. Retail is generally performing well



#### Developable Property

Estimated Vacant  
Acres: 181

Estimated Under  
Utilized  
Acres: 28

### Rezoning (January 1, 2008 to June 30, 2013)

There have been eight (8) rezonings in the past five years within a ½ mile radius of the McCullough Station. All of the rezonings were to non-residential districts including Commercial Center, Business, Office, and Institutional districts.

### Building Permits (January 1, 2008 to June 30, 2013)

Over the past five years, 18 building permits have been issued within the station area. These permits were all for non-residential development.





UCAP/BLE

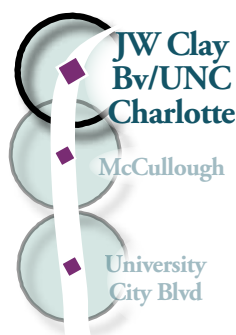


University Place is one area with the potential to expand and intensify over time.



The main UNC Charlotte campus has an enrollment of over 26,000 students.

### Existing Land Use & Design



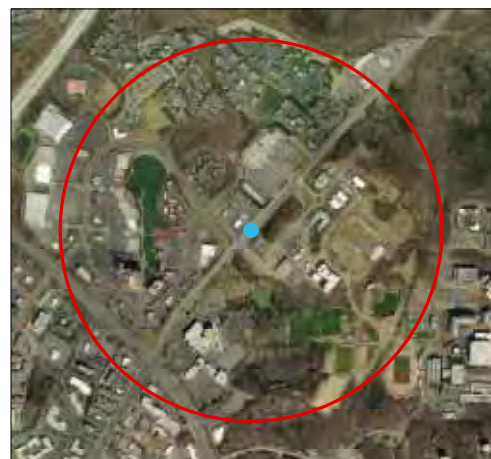
## JW Clay Bv/UNC Charlotte Station Area Opportunities

### Issues/Opportunities

JW Clay Bv/UNC Charlotte is perhaps the strongest station area along the Northeast Corridor today and has the potential to remain so going forward. Charlotte Research Institute (CRI), the hospital, and portions of University Place act as solid anchors to build on and not only create demand but offer potential design cues on which to build.

The station area acts as the retail core for the University and Northeast Mecklenburg, and draws large-scale support from outside the area. The office market is minimal and is an opportunity to offer more space in a more cohesive environment. The residential base is small and aging somewhat, although opportunities exist.

There has been a strong interest to create an “urban village” around the station area. Opportunities are greatest for office and residential uses, with a potential for regional-serving (possibly town center) retail.



#### Developable Property

Estimated Vacant  
Acres: 98

Estimated Under  
Utilized  
Acres: 11

### Rezoning (January 1, 2008 to June 30, 2013)

There have been three (3) rezonings in the past five years within a half mile radius of the JW Clay Station. One request was to rezone the property to Commercial Center to allow for the operation of a variety of retail, service, and office uses in the University Place development. The City sponsored a petition to rezone approximately 2.4 acres near the JW Clay Bv/UNC Charlotte Transit Station to TOD-M to allow the development of a structured park-and-ride facility. The third rezoning was to an Institutional district.

### Building Permits (January 1, 2008 to June 30, 2013)

There were 13 building permits issued within the station area within the past five years. These permits were for both residential and non-residential development.

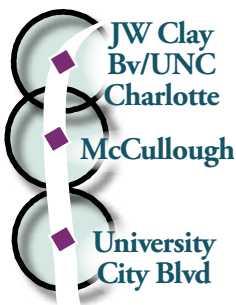


UCAP/BLE

*The LYNX Blue Line has spurred many Transit Oriented Development (TOD) projects. Rezoning within the past five years for this portion of the corridor continue that same development pattern.*



#### Existing Land Use & Design



### Summaries of Building Permits & Rezoning

#### ***Building Permits Summary for University City Stations (January 1, 2008 to June 30, 2013)***

There were 34 building permits issued over the past five years in this portion of the corridor for both residential and non-residential development.

#### ***Rezoning Summary for University City Stations (January 1, 2008 to June 30, 2013)***

Over the past five years, there have been 12 rezoning petitions approved in this portion of the corridor. Many recent rezonings have been to office or commercial districts. Within the past year, petitions have been approved for Transit Oriented Development districts in the study area. Along the entire corridor north of uptown Charlotte, nearly half of the rezonings have been to mixed-use or TOD to allow for more transit supportive uses. Approval of a TOD zoning district requires land use recommendation of Transit Oriented Development, which wasn't available until the adoption of station area plans and/or the Record of Decision (ROD) for the light rail extension.



UCAP/BLE



*An interconnected street network for pedestrians, bicyclist, and motorists offers different route options and provides greater overall system capacity.*

## Mobility



### Street Network for University City Stations

One way to assess the adequacy of an area's street network is to measure the number of route choices available to pedestrians, bicyclists and motorists. A dense, well-connected network offers greater choices of routes and more direct routes to destinations than does a less connected network. The availability of more interconnected route choices also provides greater overall system capacity.

Route choices are measured by the number of lane-miles of streets, number of intersections (nodes), number of blocks (links), and the connectivity index. A lane-mile is one mile of a single roadway lane. The more lane-miles of streets there are, the greater the overall traffic carrying capacity. The connectivity index quantifies how well a roadway network connects destinations and is calculated by dividing the number of roadway links by the number of roadway nodes. A connectivity index of 1.45 or more is desirable for transit station areas and in-town neighborhoods, while an index of 1.35 is recommended for other areas, including the University City Station Areas.

University Area Stations	
Miles of streets	52
Lane-mile of streets	120
Connectivity Index	1.24

### Issues/Opportunities

Interstate 85 and other major thoroughfares provide adequate motor vehicle access to the University City transit station areas. However, a lack of internal street connectivity creates dependence on these major thoroughfares for almost all trips within the area, creating considerable congestion and discouraging travel by walking or bicycling. As the *University City Area Plan* (2007) recognized, "providing easy access via foot, bicycle, transit and/or motor vehicles throughout University City is essential for the successful implementation of the urban land use and transportation vision for the district."





UCAP/BLE



*N. Tryon St. (major thoroughfare) and JW Clay Blvd. (major collector) intersect in proximity to the future transit station.*

### Existing Mobility

There are opportunities to create a more connected internal street network within the station through redevelopment and capital projects. For example, the construction of IKEA Blvd. and connection to McCullough Dr. through the Belgate development provides an important route paralleling N. Tryon St. for motorists, pedestrians and bicyclists. Additionally, the Northeast Corridor Infrastructure Program may also provide some key connections to provide access to the light rail stations.

### Existing Thoroughfares & Collectors

The *Mecklenburg-Union Thoroughfare Plan* is the adopted major roadway plan for Mecklenburg and Union counties and is used to assure that the most appropriate street system is developed to meet existing and future travel needs. Streets are classified and designed according to their intended functions so that land use and traffic conflicts are minimized. The street classifications applicable to the University City Transit Station Areas are as follows:

***Major Thoroughfares:*** Major thoroughfares are designed to accommodate large volumes of traffic at moderate speeds and provide access to major commercial, employment and residential land uses.

***Collectors & Locals:*** Collectors are designed to carry traffic between the thoroughfares and local streets at moderate volumes and speeds and providing access to adjacent land uses.



UCAP/BLE



*Two major thoroughfares intersect - W.T. Harris Blvd. crosses over University City Blvd.*



*UNC Charlotte's Mary Alexander Rd is categorized as both a Major and Minor Collector.*

## Existing Mobility

University City Station Areas Street Classifications		
Major Thoroughfares	Major Collectors	Minor Collectors
John Kirk Drive	Cameron Boulevard	Alumni Way
Mallard Creek Church Road	Craver Road	Mary Alexander Road
N. Tryon St.	IKEA Boulevard	E. McCullough Drive
University City Boulevard	JW Clay Boulevard	University City Road
W.T. Harris Boulevard	Mary Alexander Road	
	McCullough Drive	
	West Rock River Road	
The remaining roadways are local streets that carry low traffic volumes, have slow operating speeds and provide access to individual properties.		
<i>Source: Charlotte Department of Transportation, October 2013</i>		

See **Map 24: Street Network/Classifications**, page 172 for the location of thoroughfares within the northeast corridor. Also see **Map 25: Planned and Programed Projects**, page 173.

Streets in Charlotte are also classified according to the *Urban Street Design Guidelines* (USDG) into the following five street types: Main Streets, Avenues, Boulevards, Parkways and Local Streets. These street types fall along a continuum, with the Main Street being the most pedestrian-oriented street type and the Parkway being the most auto-oriented street type. USDG street classifications are discussed and addressed in detail within the concept plan.



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*Charlotte Transportation Center, located between Fourth and Trade Streets, is CATS' main transportation center. The CTC serves as a multimodal transfer center, providing customers with connections to the LYNX Blue Line light rail, Amtrak, as well as the local, express, and regional express bus routes.*



### Existing Mobility

## Public Transportation

CATS operates a fleet of 407 buses (CATS Bus Fleet Management Plan, October 2011) and 20 light rail vehicles system wide. As of January 2012, 16 bus routes operated within the Northeast Corridor, with eight local bus routes, three UNC Charlotte shuttle routes, two neighborhood circulator routes and three express routes. See **Map 26: Existing Bus Network**, page 174.

### Annual Ridership for Routes Serving the Northeast Corridor

Route Number	Route Name	Type of Route	FY 10	FY 11	Percent Change	System-wide Rank FY 11
3	The Plaza	Local	500,583	511,173	2.1%	11
4	Country Club	Local	252,408	247,969	-1.8%	25
11	North Tryon	Local	1,453,768	1,600,654	10.1%	1
13	Nevin Road	Local	345,218	371,443	7.6%	21
22	Graham St.	Local	404,372	441,306	9.1%	16
23	Shamrock Drive	Local	562,437	580,935	3.3%	9
29	UNCC/South Park	Local	112,484	120,907	7.5%	40
39	Eastway Drive	Local	425,906	457,462	7.4%	14
47	UNCC Nugget Shuttle	Shuttle	105,879	78,630	-25.7%	51
49	UNCC Niner Shuttle	Shuttle	125,576	68,838	-45.2%	54
50 <sup>1</sup>	UNCC CRI Shuttle	Shuttle	---	107,613	---	---
54X	University Research Park	Express	197,416	184,131	6.7%	34
79X	Concord Mills Express	Express (Sat only)	79,681	78,728	43.3%	73
80X	Concord Express	Express Plus	79,681	78,728	-1.2%	50
81X <sup>2</sup>	Wachovia CIC Shuttle	Express	43,716	10,467	-76.06%	72
204	LaSalle	Neighborhood	110,392	131,535	19.2%	38
211	Hidden Valley	Neighborhood	250,898	294,143	17.2%	24
<b>Corridor Total</b>			4,975,757	5,293,130	6.4%	
<b>Bus System Total</b>			18,981,140	19,653,118	3.5%	
<b>Light Rail</b>			4,812,176	4,769,934	-0.9%	
<b>Total Bus and Light Rail</b>			23,793,316	24,423,052	2.7%	

Source: CATS Market Research Ridership by Route FY 2010 & 2011

<sup>1</sup> Route Discontinued in FY 2010, Redesigned and Returned to Service in FY 2011.

<sup>2</sup> Route was Discontinued in FY 2011





UCAP/BLE



*CATS Local Bus Route Number 11 serves passengers along most portions of N. Tryon St. from the Charlotte Transportation Center to the I-485 area.*



## Existing Mobility

## Travel Time

The existing bus routes within the Northeast Corridor currently operate in mixed-traffic on congested roadways. As a result, several of the Northeast Corridor routes consistently experience delays above the system-wide average. The table presents the Northeast Corridor routes ranked by schedule adherence as compared to the system average.

Schedule Adherence for Routes Serving the Northeast Corridor					
	Route Number	Route Name	Type of Route	Percent Late	Rank by schedule Adherence
Perform AT OR ABOVE System Average	4	Country Club	Local	5.3%	8
	204	LaSalle	Circulator	5.9%	14
	23	Shamrock Drive	Local	7.3%	21
	3	The Plaza	Local	7.7%	23
	13	Nevin Road	Local	8.9%	35
	81X <sup>1</sup>	Wachovia CIC	Express	9.4%	42
	System Average FY 2011			<b>10.7%</b>	
Perform BELOW System Average	39	Eastway	Local	10.8%	46
	22	Graham St.	Local	13.7%	58
	79X	Concord Mills Express	Regional Express (Saturday Only)	15.5%	66
	80X	Concord	Regional Express	15.8%	67
	211	Hidden Valley	Circulator	19.2%	69
	11	N. Tryon	Local	19.5%	70
	29	UNCC/SouthPark	Local	19.8%	71
	54X	University Research Park	Express	20.0%	72
Source: CATS Schedule Adherence by Route FY 2011 (July 1, 2010 - June 30, 2011)					
<sup>1</sup> Route Discontinued in FY 2011					
(Routes 47, 49 & 50 (UNCC Shuttles) are not tracked for schedule adherence due to the nature of the service)					



UCAP/BLE



*Bike commuting offers an alternative to vehicular use in the Uptown area.*



*A pedestrian pathway, with landscaping and lighting, runs alongside the South LRT line.*

## Existing Mobility

## Bikeways and Major Pedestrian Ways

Miles of Bicycle Facilities		
Facility Type	Miles within:	
	Entire BLE	Charlotte
Bicycle lanes	7	75
Signed bike routes	3	55
Greenways and Off-street paths	6	44
Source: Charlotte Department of Transportation, Oct 2013		

### Bicycle Facilities

Over the past decade, the City has made a significant effort to improve conditions for bicyclists through the creation of bicycle lanes, signed bike routes, off-street paths and higher standards for street connectivity. However, the BLE corridor lacks a substantial network of bicycle facilities. For example, only 5.6% of thoroughfares contain bicycle lanes. The total miles of bicycle facilities within the northeast corridor are documented in the table to the left.

For the location of existing bicycle facilities within the northeast corridor, see **Map 27: Bikeways**, page 175.

According to the City's *Urban Street Design Guidelines*, bicycle lanes are the expected bicycle facility on all new or retrofitted avenues or boulevards, while off-street paths may be provided along parkways (See **Map 24: Street Network/Classifications**, page 174). As of 2013, bike lanes were marked on only 4.3% of thoroughfares in the BLE corridor.

The 26-mile Cross Charlotte Trail, included in the adopted *2014-2018 Capital Improvement Plan*, is intended to create a seamless, multi-use trail connecting across Charlotte from Pineville to the Cabarrus County line. Approximately 16 miles of the trail will traverse the northeast corridor, including some existing segments of Little Sugar Creek and Toby Creek greenways.

### Pedestrian Facilities

The state of pedestrian infrastructure within the northeast corridor is inadequate. Only 25 percent of thoroughfares and 28 percent of local streets have sidewalk on at least one side of the street. The continuity of the sidewalk network is minimal or non-existent in many areas, especially within the University City transit station areas.

According to the City's *Urban Street Design Guidelines* (2007), sidewalks are expected on both sides of all thoroughfares and local streets. Sidewalks will be constructed in some areas as part of the Blue Line Extension, but creating a better pedestrian network throughout the station areas will rely on other capital investments and private development opportunities.



UCAP/BLE



*Toby Creek Greenway connects University City Blvd. to the Mallard Creek Greenway through the UNC Charlotte campus including the University Ecological Reserve.*

## Infrastructure and Public Facilities



### Schools

UNC Charlotte is the only school within the University City Area Plan boundaries. Spanning 648 acres, the UNC campus incorporates 25% of the *University City Area Plan/LYNX Blue Line Extension Transit Station Area Plans Update* plan area. Charlotte Mecklenburg Schools (CMS) is currently undertaking a project to relocate Newell Elementary School from 8601 Old Concord Rd. to 431 Rocky River Rd. W. The site is outside the project area, however the change effects the community that is the topic of this plan. Additionally, CMS will open a high school on UNC Charlotte main campus in 2014. The school will offer a new early college program with a focus on Science, Technology, Engineering and Mathematics (STEM).

### Parks, Greenways and Recreation Facilities

***Kirk Farm Fields Community Park*** – A 36 acre park connected to the eastern end of the Clark's Creek/Mallard Creek Greenway. Construction will soon start on a branch of the greenway to extend through the main campus of UNC Charlotte.

***Toby Creek Greenway*** – A two-mile greenway that follows Toby Creek from University City Blvd/NC 49 through the UNC Charlotte campus to connect with Mallard Creek Greenway.

***Mallard Creek Greenway*** – A seven-mile greenway which begins in Kirk Farm Fields Park, passes under I-85, through University Research Park and into many university area neighborhoods.

### Libraries

The University City Regional Branch Library is located within the plan area boundary.





UCAP/BLE

### Existing Infrastructure & Public Facilities



*University City Regional Library is located on W.T. Harris Blvd.*



*University City Division of CMPD patrols 46.8 square miles of the area.*

## Police, Fire and Post Offices

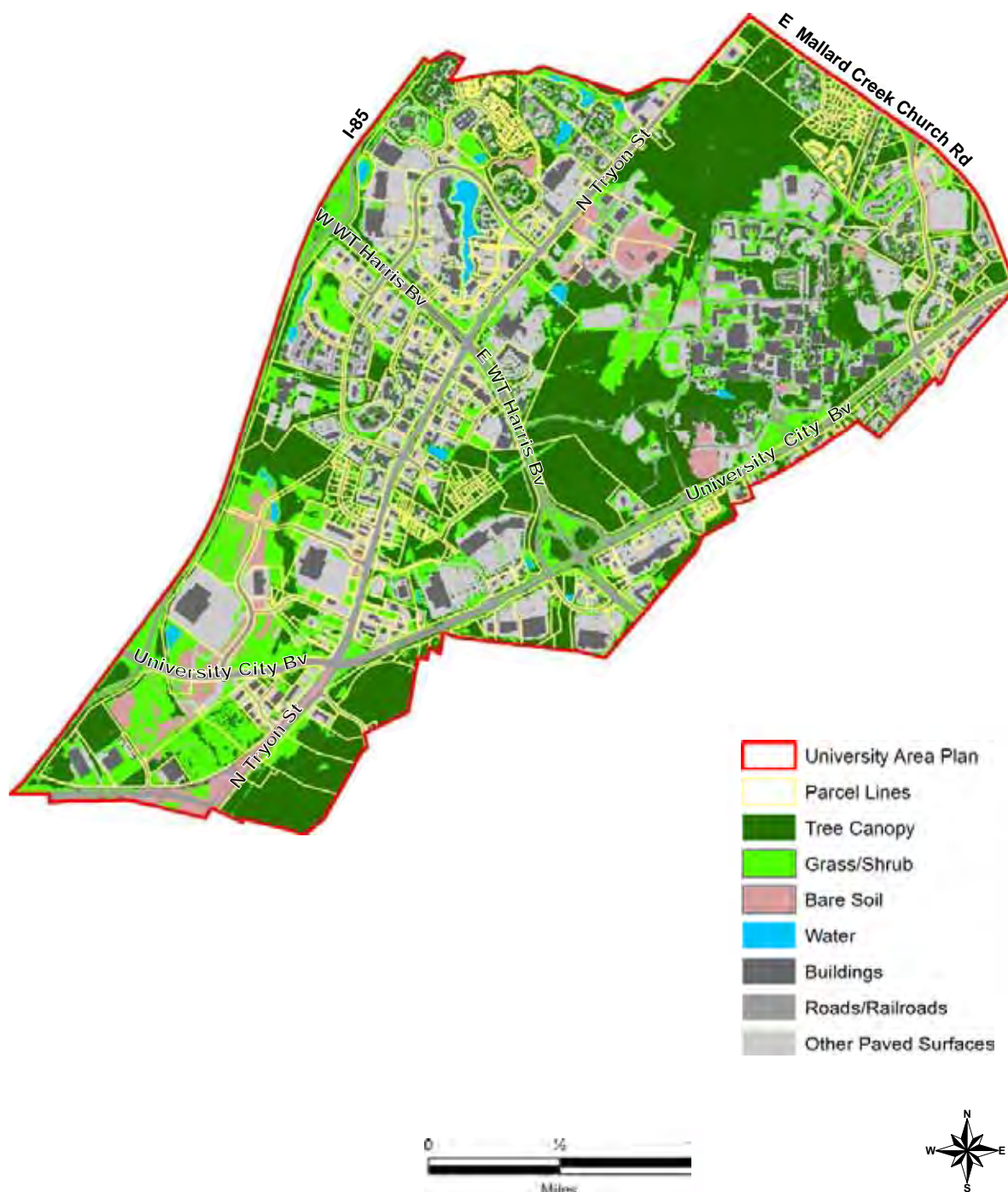
There is one Police and one Fire Station within the plan area boundary. They are the Police's University City Division and Fire Station #27 (McCullough Station Area).

There is one U.S. Post Office on University City Blvd. on UNC Charlotte main campus near the UNC Charlotte Main station.

## Water and Sewer

Public water and sewer is provided by Charlotte-Mecklenburg Utilities. Drinking water comes from Mountain Island Lake and Lake Norman in the northern part of Mecklenburg County and is treated at one of three treatment plants in the County. Wastewater is collected and treated in one of five treatment plants.

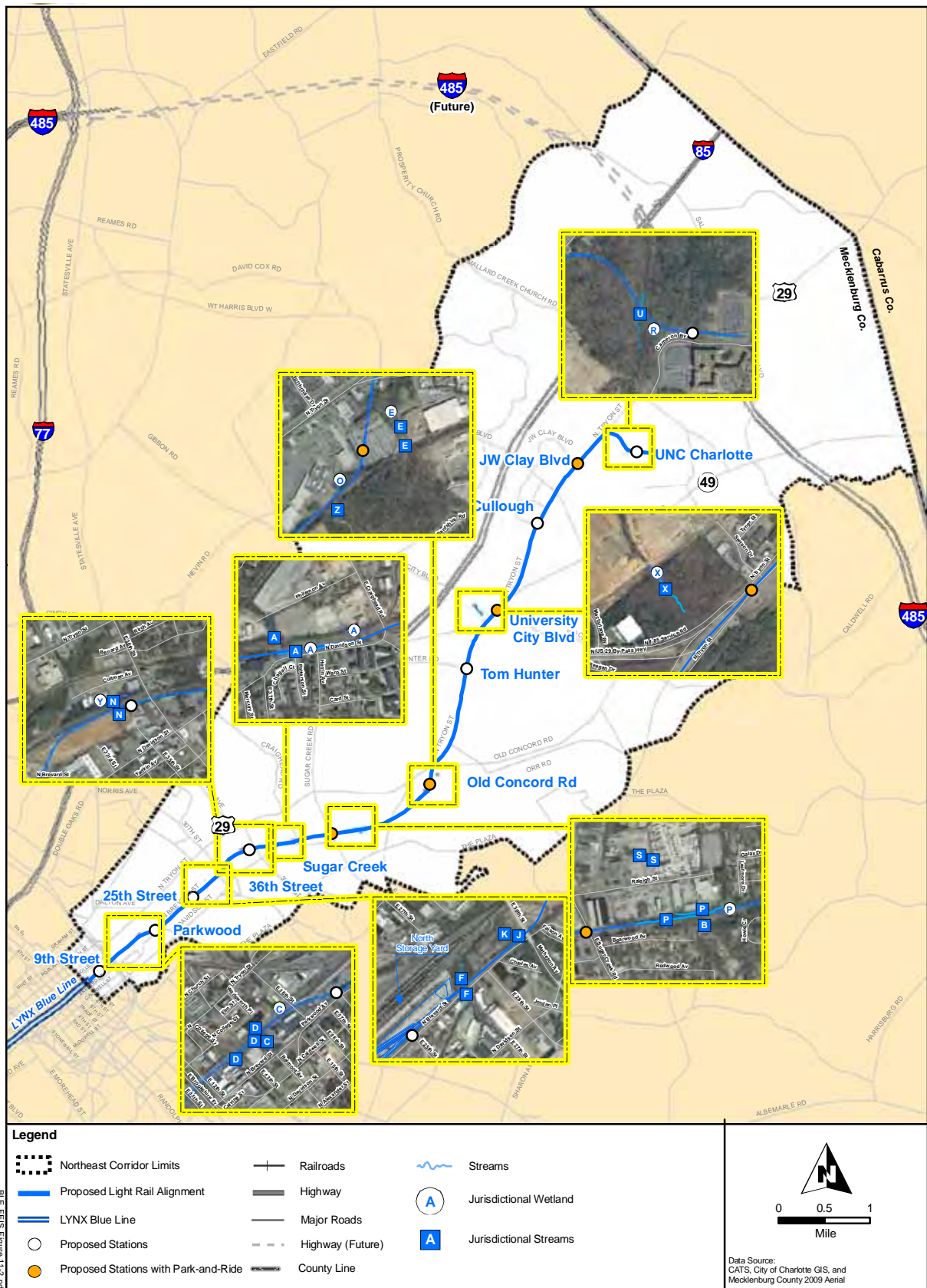
## Map 11: Land Cover and Tree Canopy



Prepared by Engineering & Property Management.

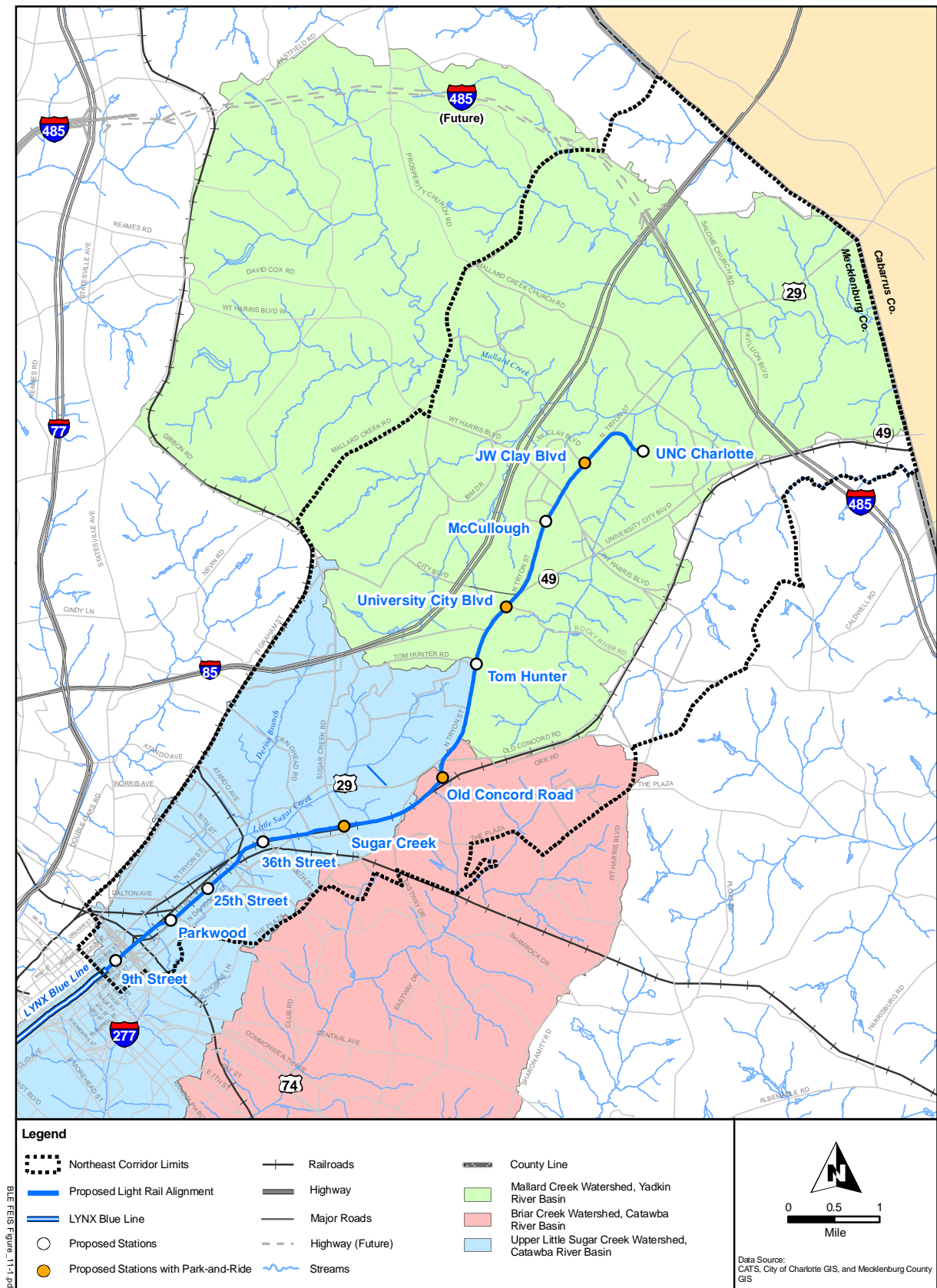
Date: January 30, 2014

## Map 12: Waters and Wetlands

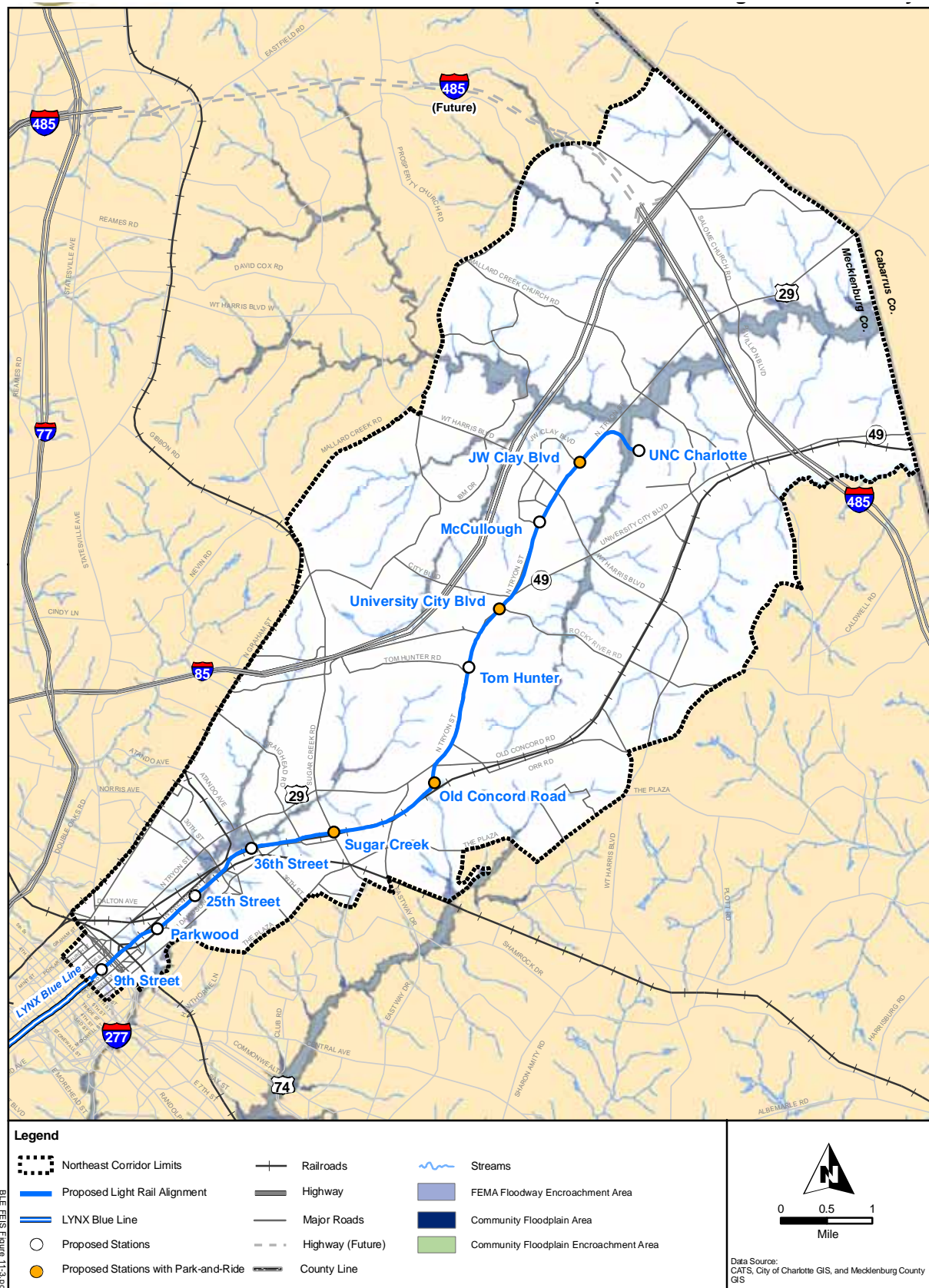




## Map 13: Watersheds

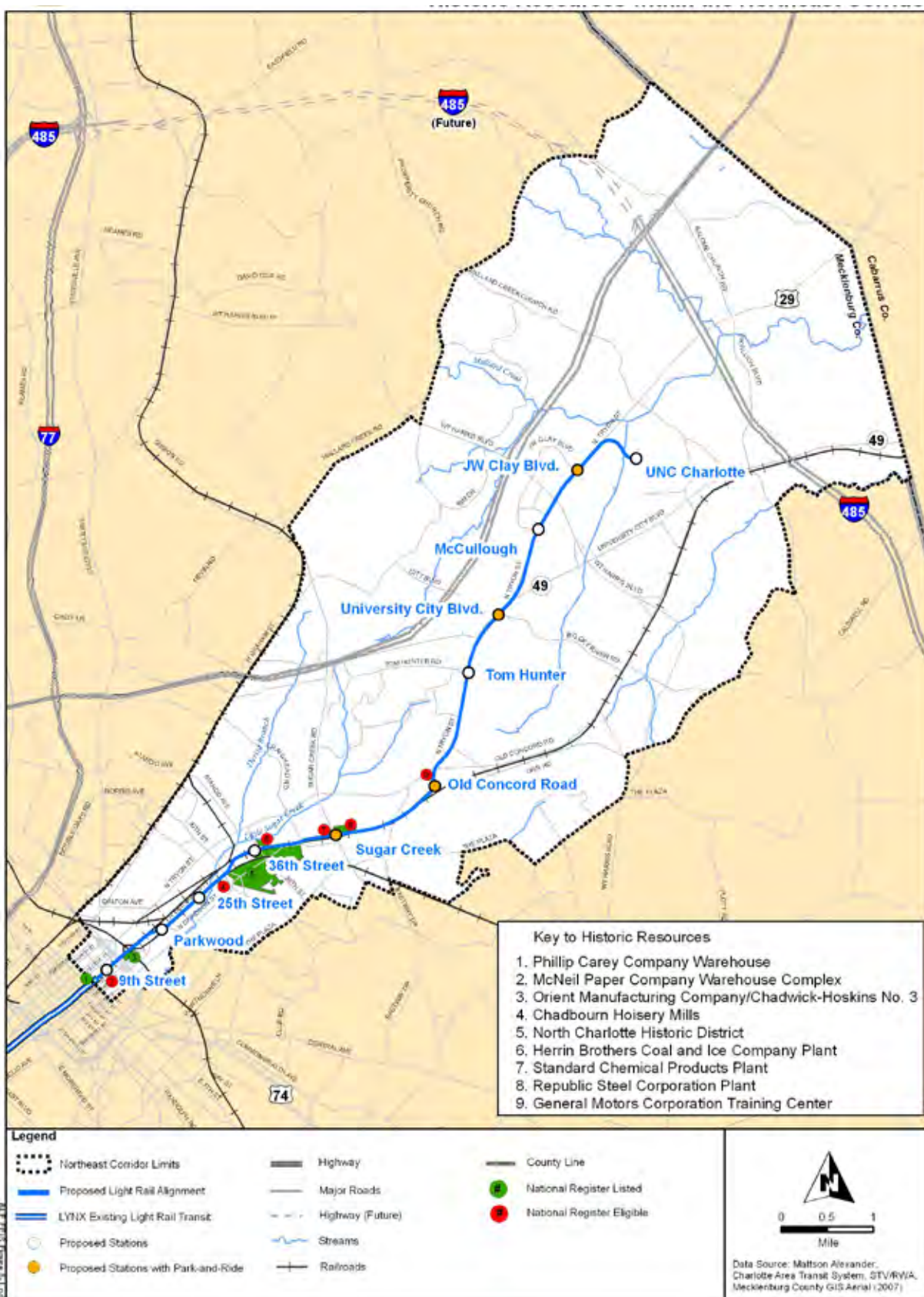


## Map 14: Floodplains and Regulated Floodways



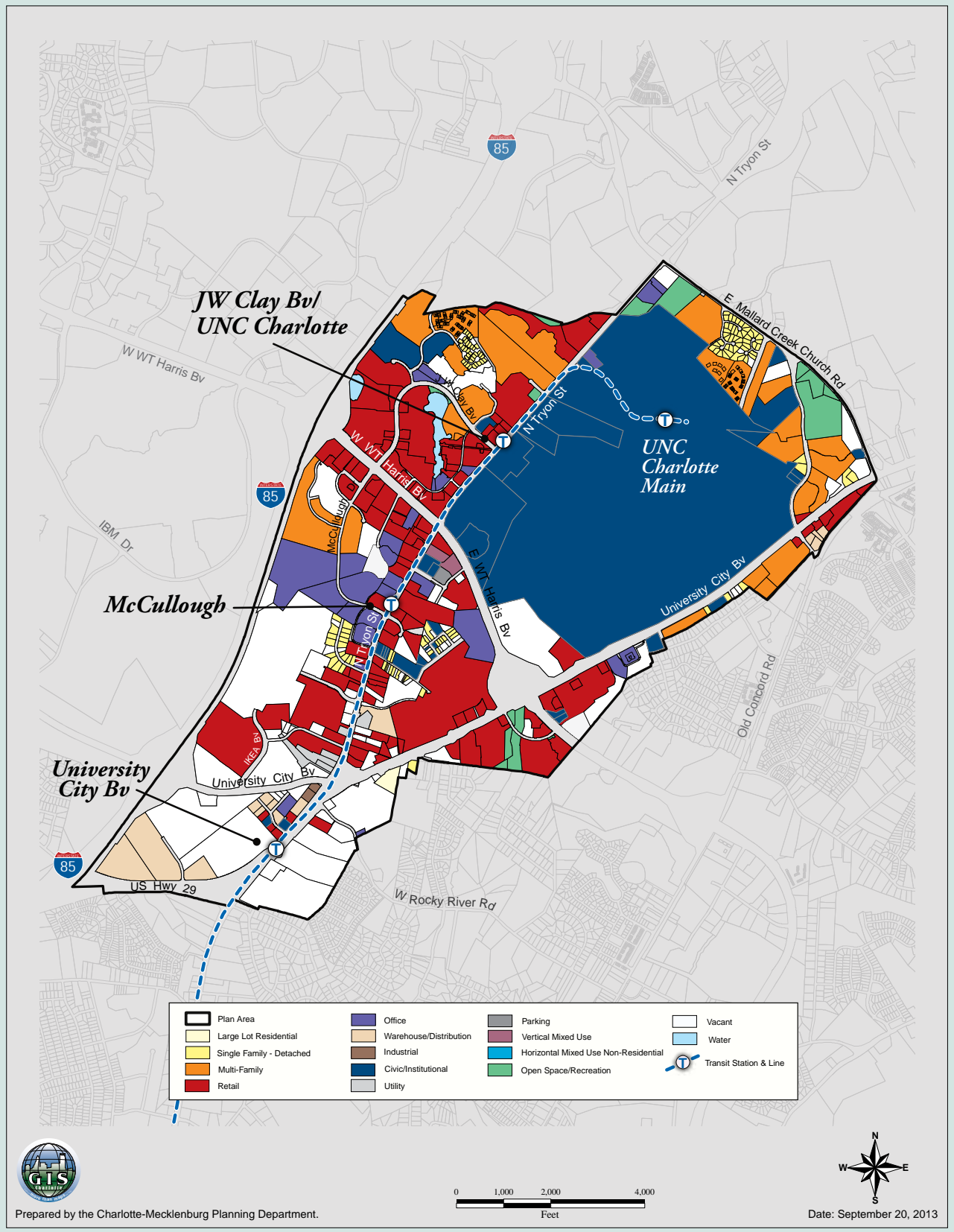


## Map 15: Historic Areas/Properties

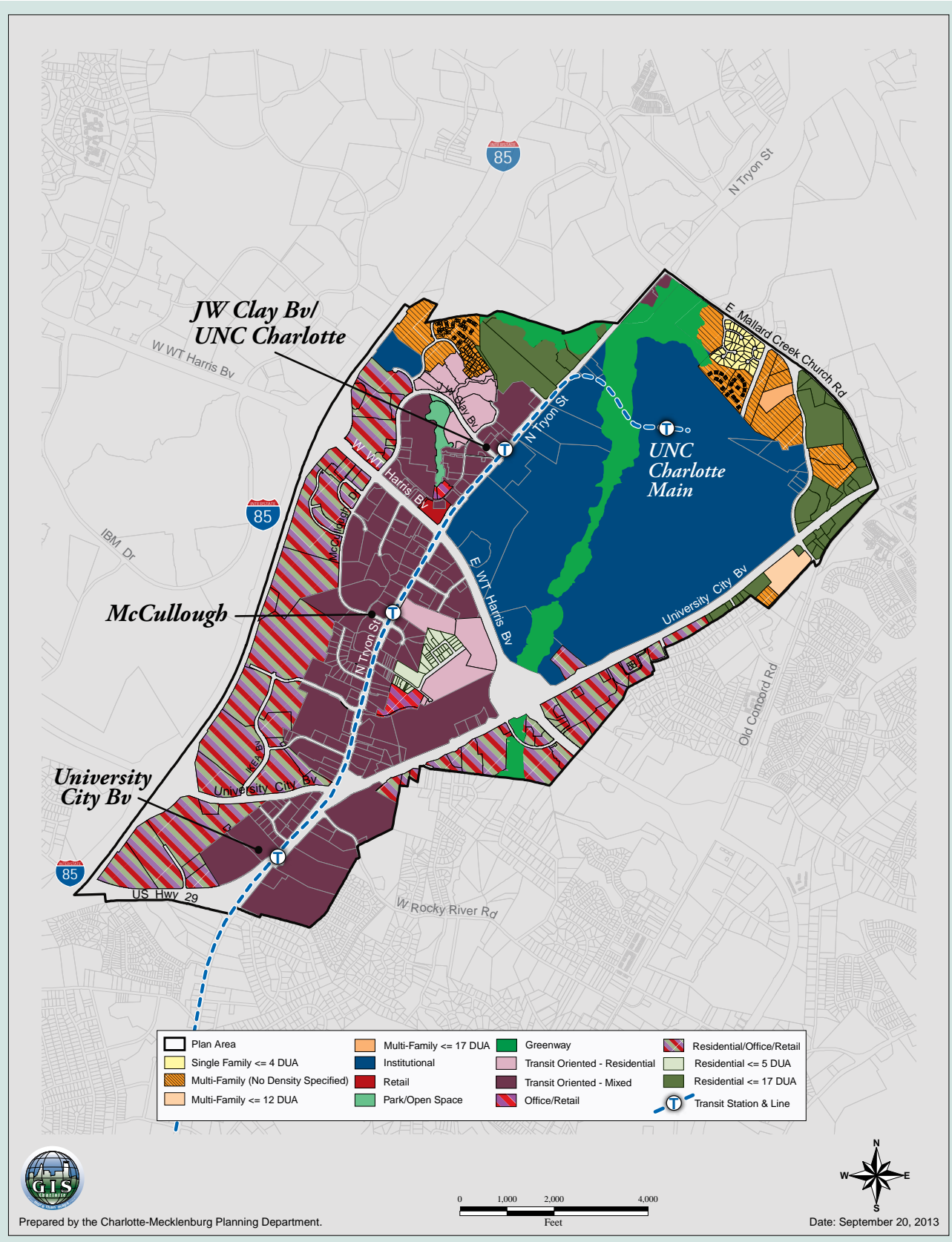




## Map 16: Existing Land Use



## Map 17: Adopted Future Land Use

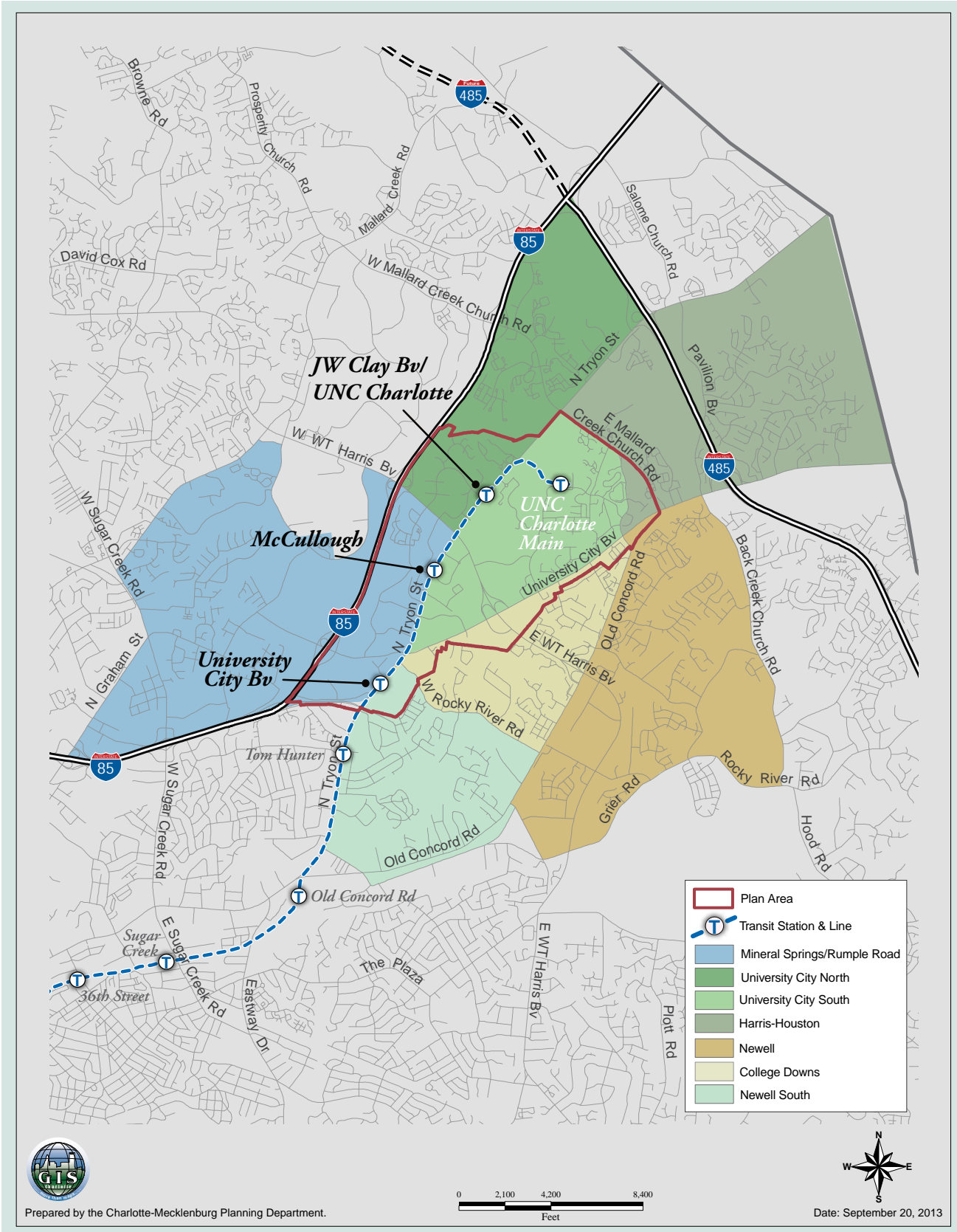


## Map 18: Adopted Area Plans within University City

map to come



## Map 19: Existing Neighborhoods



## Map 20: Existing Zoning

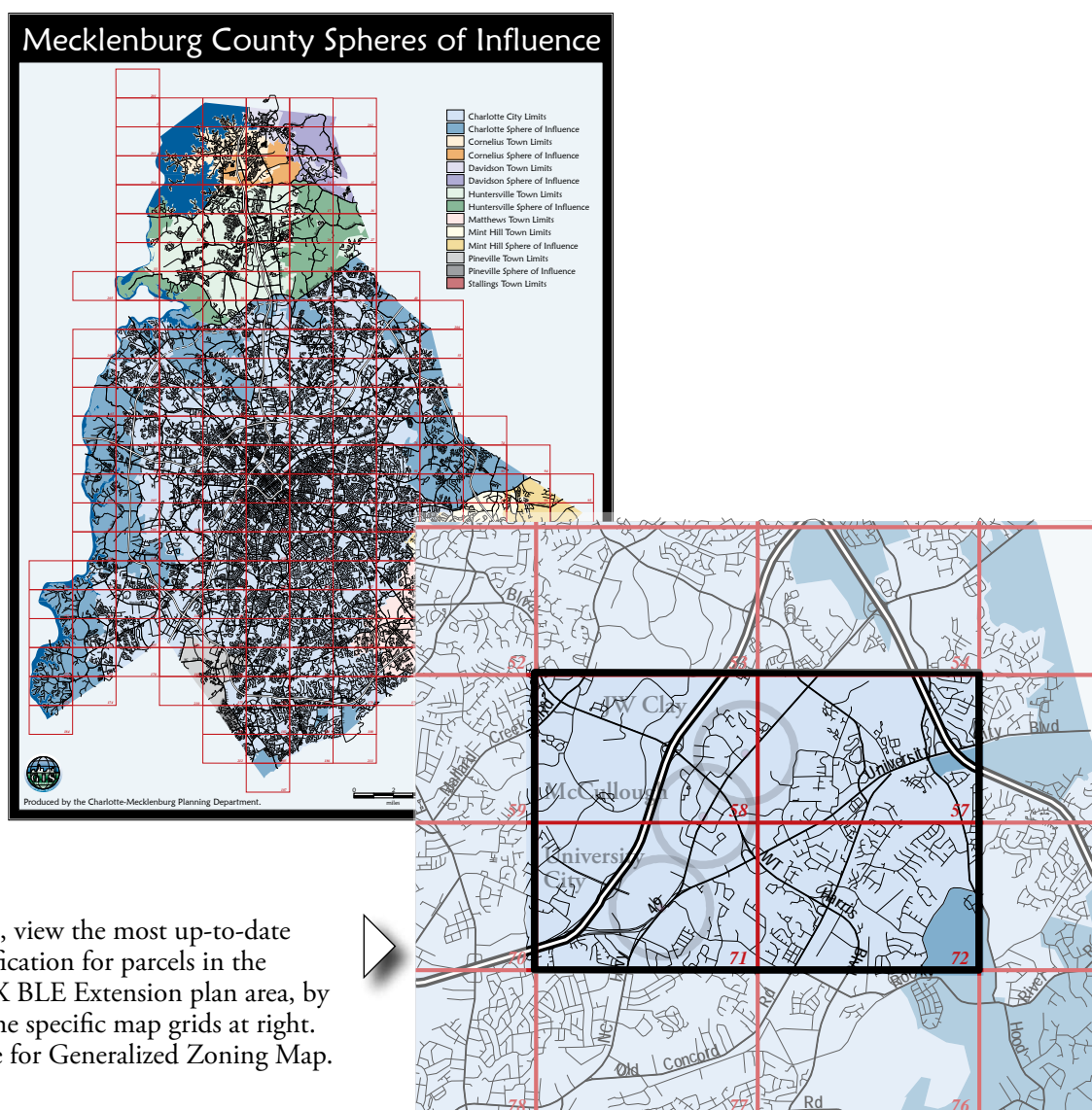
## Zoning Map

### *What is it?*

The Zoning Maps are rectangular maps based on the NC State Plan Coordinate System that show zoning designation for property. The numbering system starts in the northern part of Mecklenburg County and ends in the southern part of the County. There are 145 Zoning Maps. (not all Zoning Map Numbers are within the City of Charlotte's Zoning jurisdiction) Zoning Maps for property within Charlotte zoning jurisdiction are updated after the Charlotte City Council approves a Rezoning Petition.

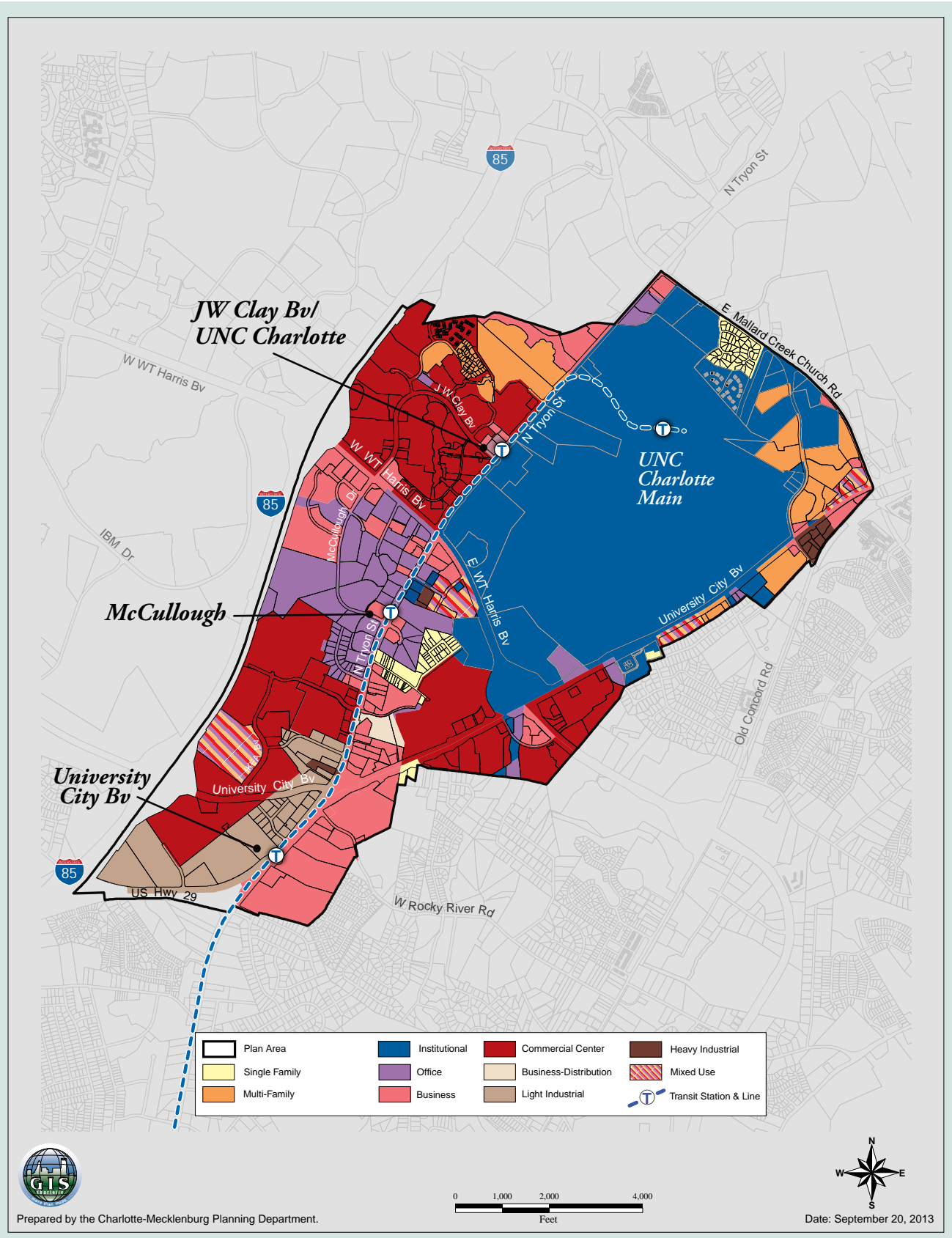
Visit our website at

<http://charmeck.org/city/charlotte/planning/Rezoning/Pages/ZoningMaps.aspx>



When online, view the most up-to-date zoning classification for parcels in the UCAP/LYNX BLE Extension plan area, by clicking on the specific map grids at right. See next page for Generalized Zoning Map.

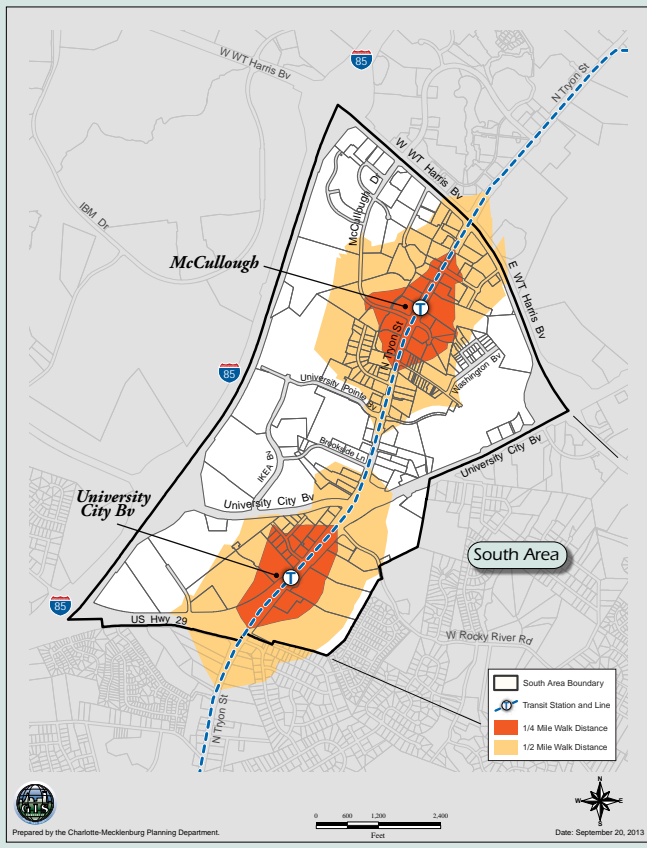
## Map 21: Generalized Zoning



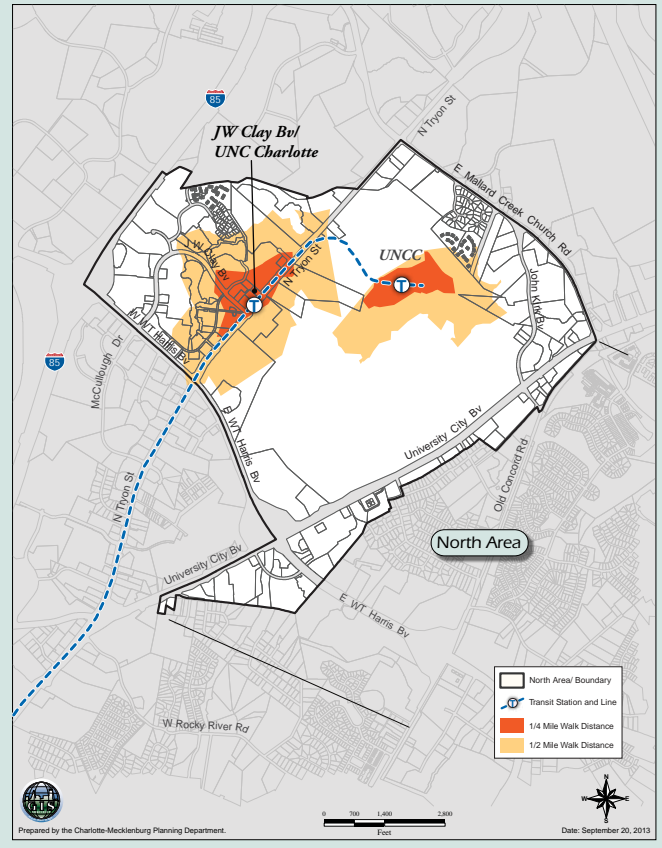


## Map 22: ½ & ¼ Mile Walk Distances

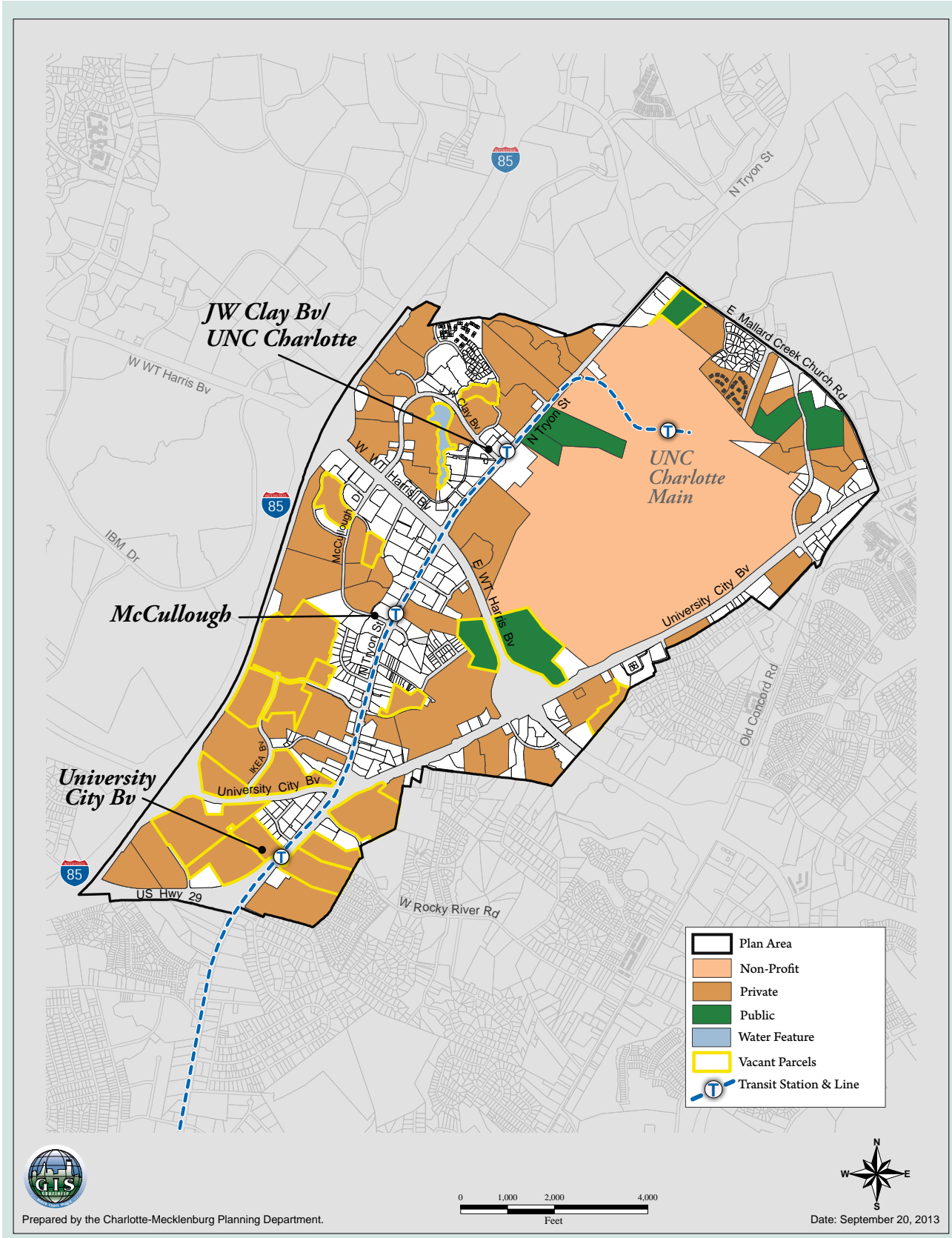
*Blue Line Extension - University Stations South Area Walk Distances*



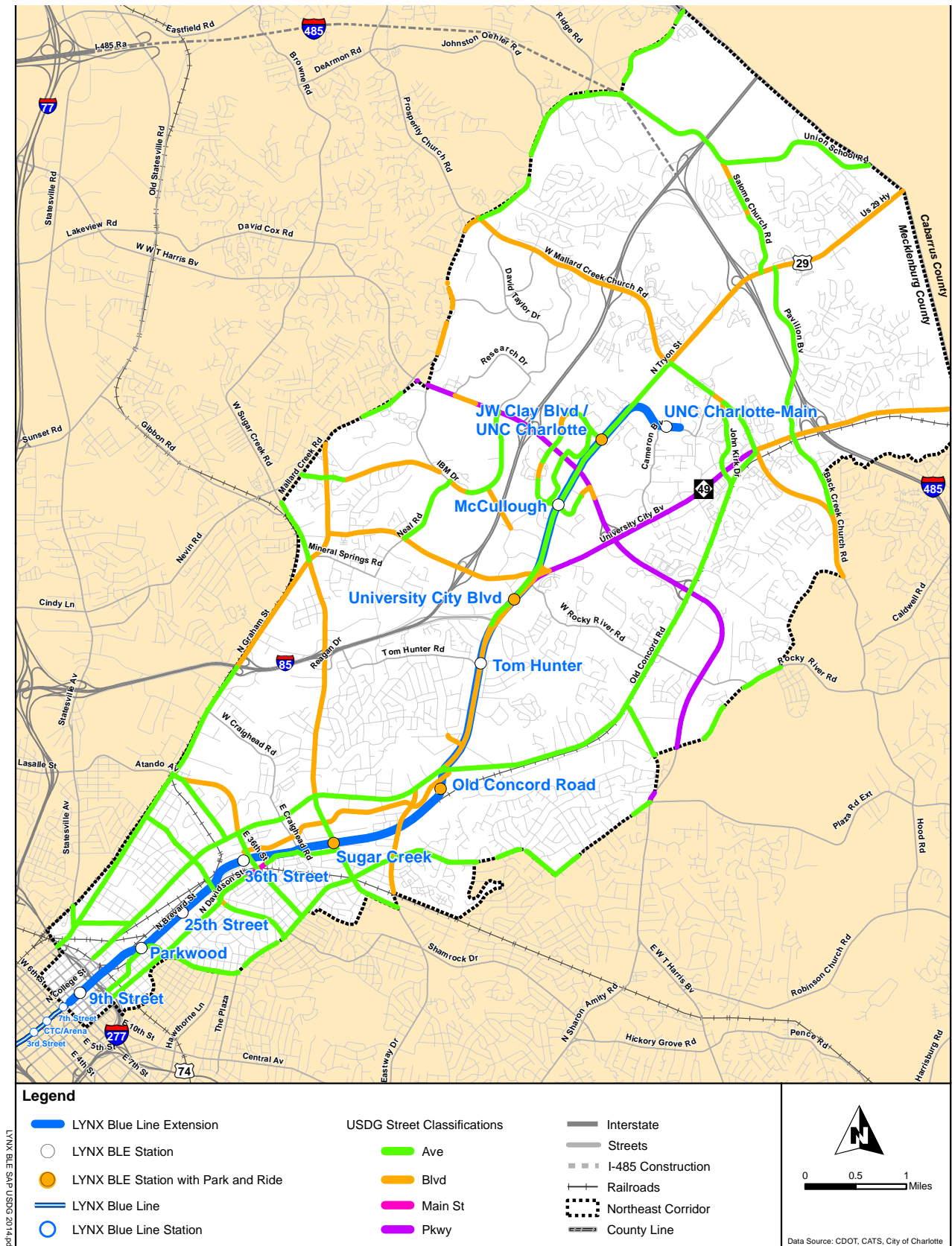
*Blue Line Extension - University Stations North Area Walk Distances*



## Map 23: Redevelopment Potential of Large Parcels

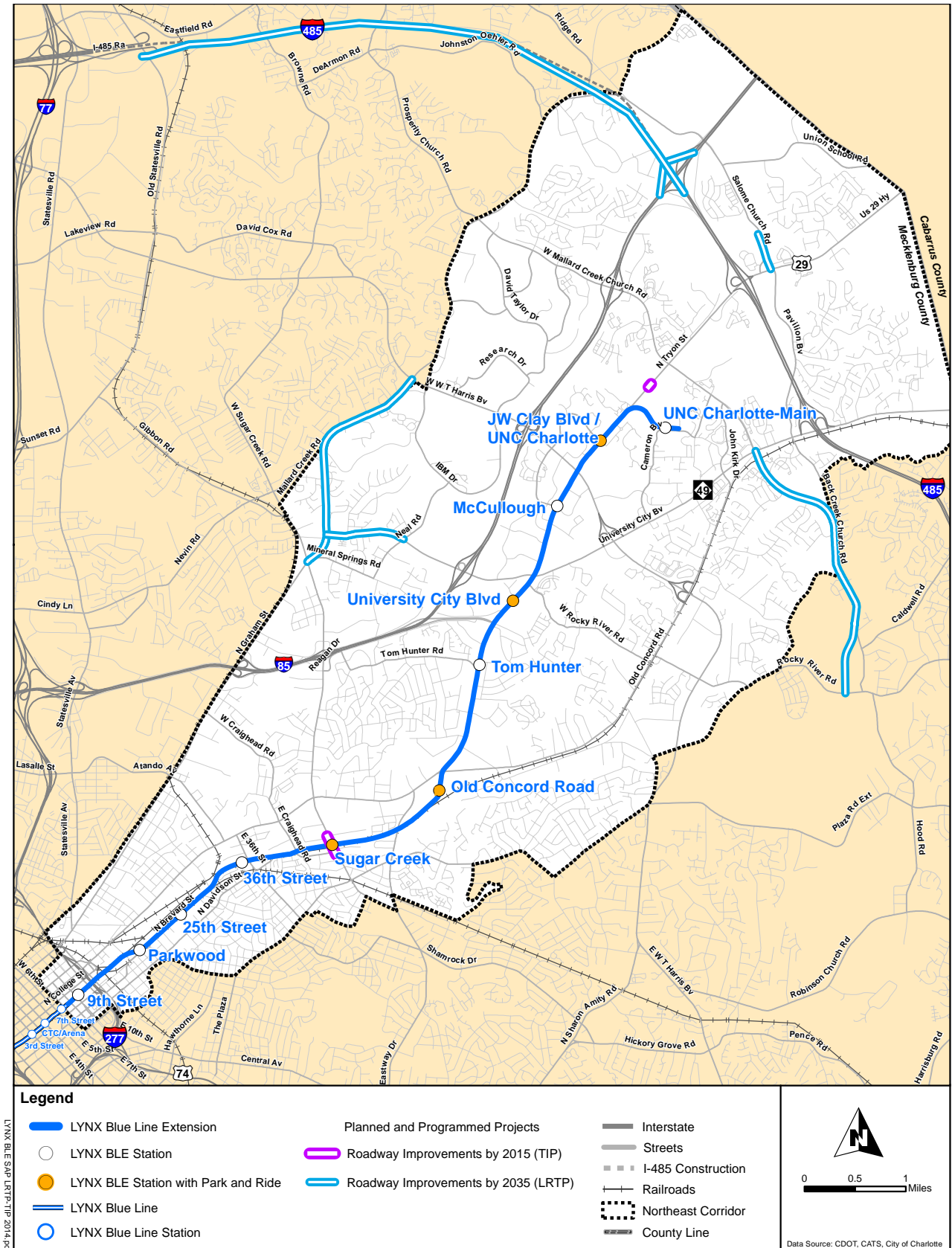


## Map 24: Street Network/Classifications

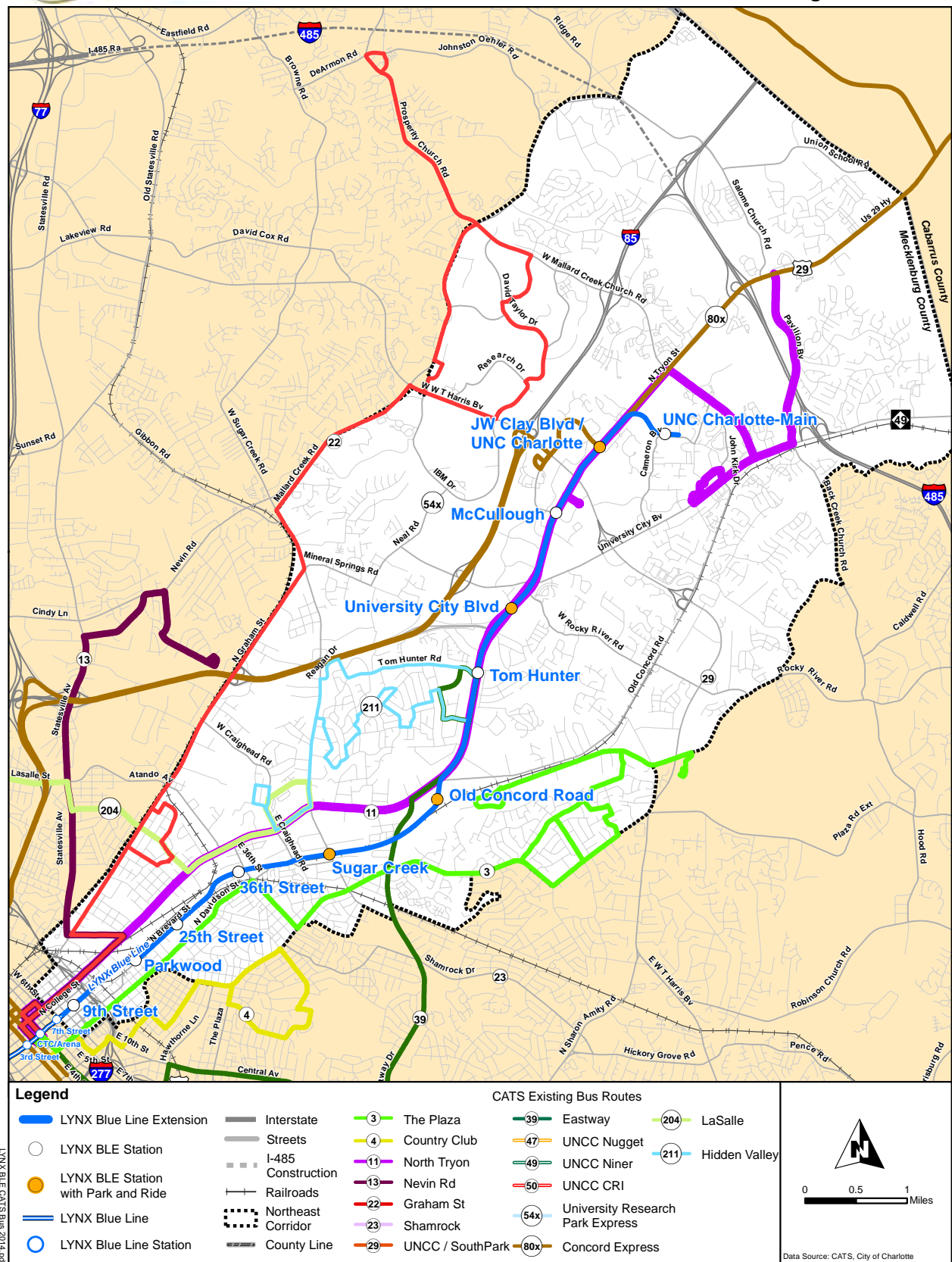




## Map 25: Planned and Programed Projects

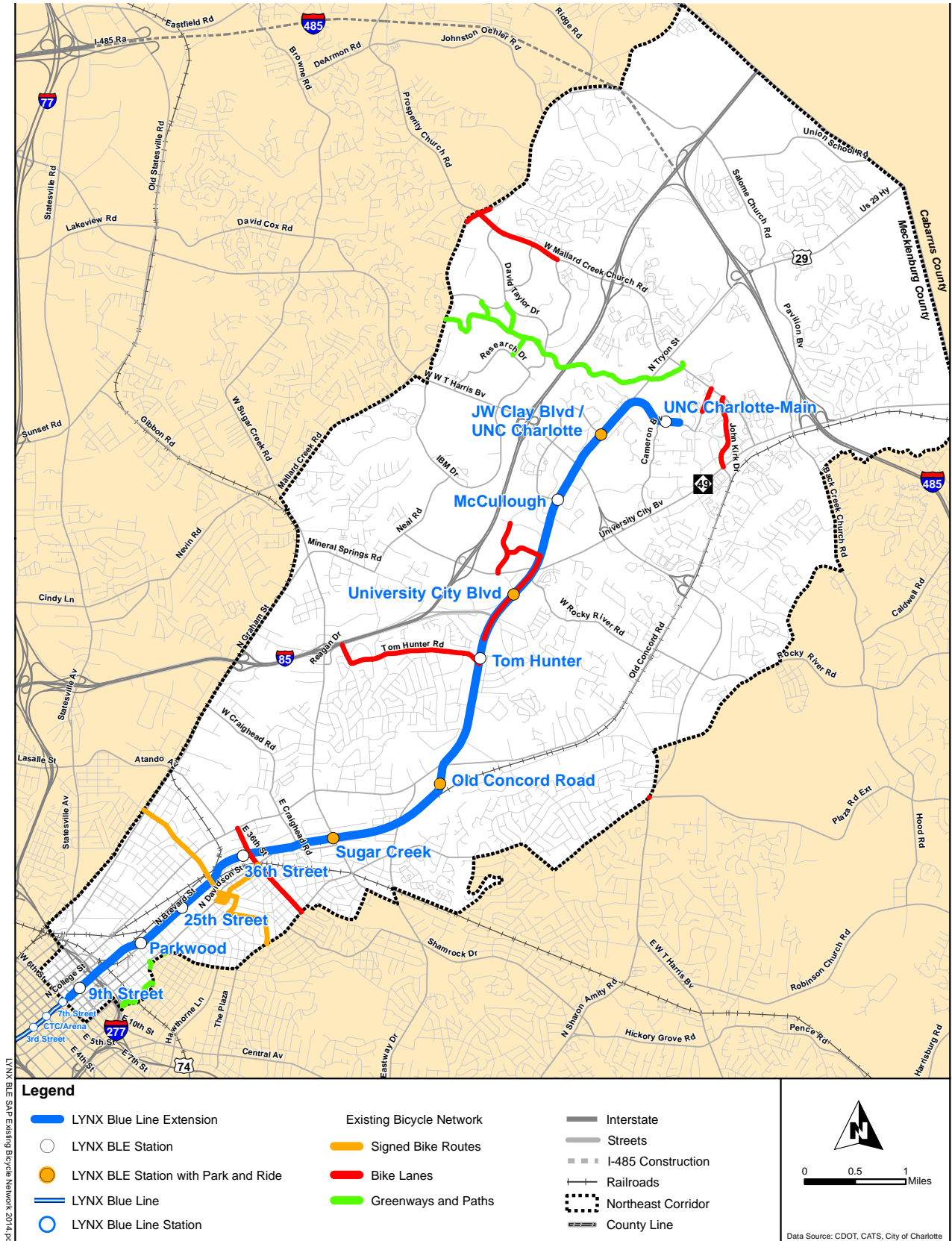


## Map 26: Existing Bus Network





## Map 27: Bikeways







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