<u>AGENDA</u>

| Meeting Type: | S |
|---------------|---|
| Date: | 01-08-1990 |
| SUBJECT | Joint City County Center City Urban Design Plan |

City of Charlotte, City Clerk's Office

CENTER CITY URBAN DESIGN PRAN 1/8/90 COUNCIL / COUNTY COMMISSION JOINT MEETING Su Hyuck Blackman Duffun Stan Campbell adries -War Clodfelter ann Hanned Lawr) Lockwood -Pat Mc Crory Walter 1/2:50 Jon Mangum actry Hoge Marten Roy Matthews Cynde Hatterson Ella Scarborough Richard Vinsoot I Lynn Wheeler Dupuy asked Vinos to say Thanks 12 33 - MEETING BOU Davis & Passed away our holidays Dallo Die

Cranton - contid. 4 FACTORS -TRAFFIC PROBLEMS Jos/ Housing Mismatch CENTER CITY Cruw Lack of Recognition By Locus OGROW AS BAROYMENT adopt weem - wh magan Page 56- Plan uncorpser Time 1,3 4th A Lahun has to be compatible with 520 Thul - well with the an allower

affect

Denvethy Mead short what County thenke Sarborough 1 month Have neighborhood asses. Haeler Conton 1 Refer to P.18 Martin - See P. 17 - Days -18 15 ONLY APOINT OF VIEW 1 Cranton Martin Refer to settich section Do laws need to be Cronton 1/10 Crony Changed to implement Danto CCA, QUDC Mc Crony COST OF PARKING Canto Major transportation Armenal Ad Civic Ch. Mc Crory - detta ascale

Augh Macou Mc Coll V Me Call Autry - Morion Lec Plan DEPENDENT ACTION PLAN 2ND KEBER Duffuy Land ADJOURNED-105 PM.

The City Council of the City of Charlotte, North Carolina and the Mecklenburg County Commissioners convened for a joint session on Monday, January 8, 1990, at 12:33 p.m. in the Conference Center of the Charlotte-Mecklenburg Government Center with Commission Chairman Carla DuPuy presiding along with Mayor Sue Myrick. Present were Councilmembers Clodfelter, Hammond, McCrory, Mangum, Martin, Matthews, Patterson, Scarborough, Vinroot, and Wheeler; and Commissioners, Andrews, Autry, Blackmon, DuPuy, Keber, Lockwood and Walton.

ABSENT: Councilmember Stan Campbell.

* * * * * *

CENTER CITY URBAN DESIGN PLAN.

Commission Chairman DuPuy stated Martin Cramton, Director of the Planning Commission would present the City Urban Design Plan.

Martin Cramton, Planning Commission Director, stated the Planning Commission members on the task force were Frank Emory, who is Chairman of the Planning Commission and served as Chair of the Task Force, Douglas Burns, Dr. Tim Mead and Stanley Vaughn. The two elected officials on the Task Force were Dan Clodfelter from the City Council, and Carla DuPuy from the County Commission. The other members consisted of Chuck Duncan, Dr. Pat Hollerman, Fred Kline, Ron Leeper, Davis Liles, Joseph Martin, Hugh McColl, Loy McKeithen, Freda Nicholson, Tommy Norman, Joddy Peer, Michael Schneiderman, Dr. Ruth Shaw, Joe Tronco and Beverly Webb. He stated he would not attempt to do a presentation of all the proposals, but wanted to define what they were asking the elected officials to do.

Mr. Cramton stated they recommend to the City Council and the County Commission to receive the Urban Design Plan for Center City Charlotte as an assessment of conditions and a definition of long-term opportunities as part one of City and County's action. As part two of their action, Mr. Cramton asked City Council and the County Commission to adopt the Action Plan which was on pages 45-68. He stated that it was a little different than what they may be asking City Council and the County Commission to do with a lot of plans. He stated they were trying to have this plan focused on action and have all the background information really not adopted as policy, but simply received as information to support the three year action plan. Mr. Cramton stated they tried to highlight major actions that they felt needed to be taken over the next two or three years.

He said the four factors in the 1990's that will work to slow edge city growth in modern metropolitan areas are:

- 1. Traffic problems that are caused paradoxically by a lack of density rather than too much density.
- 2. A job/housing mismatch caused by high land prices that make it difficult for the work force to live close to the centers of economic activity.
- 3. Center-city problems of congestion crime, and crack which are following the employment growth to the suburbs.
- 4. The public sector's lack of both a strategic vision and a willingness to finance the infrastructure needs of the new working environment.

Mr. Cramton said the decade of the 1980's saw a tremendous amount of growth and Charlotte was now rapidly entering a period of regional suburbanization, and the map indicates the general pattern of the suburbanization, and as you move from the center of the city out to the regional edge, the predominate pattern is very, very low density residential development.

Mr. Cramton discussed the increased congestion of the traffic. Mr. Cramton stated if they hope to have transportation options in the next century, uptown is absolutely crucial to continue to growth as an employment center. He stated right now part of the growth of the suburban reign around Mecklenburg County is a function of people simply not being able to afford to live in the County. As the issue of housing and transportation is looked at, there is a collation between that. The solution to the transportation problem is not just building more roads, just building transit, it is creating the opportunity for people to choose to live close to where they work.

Mr. Cramton stated what he was suggesting was, as they look at growth and change over the next ten or fifteen years, to adopt a strategy for strength and vitality of the central city areas. It has a very practical foundation in economics, in solving the transportation problem, in producing housing opportunities in Mecklenburg County. He stated he thought as we progress through the decade of the 1990's, people will want to begin to look more and more for the opportunity to have a ten or fifteen minute work trip. That means the people would be looking for housing opportunities close to uptown, or as this plan calls for, within uptown.

In terms of the cultural entertainment amenities, there is a unique opportunity with the construction of the Performing Arts Center, the existing base we have in Discovery Place, Spirit Square, the addition of the Convention Center, the real possibility of an NFL stadium, to really create a strong people activity focus in the core city, that really sets the tone for the attractiveness and the identity of the central area. Mr. Cramton stated the strength of this region long-term is intimately tied to the image that can be maintained about the core city. Mr. Cramton stated they have layed out a three year action program. Built on the proposition, you cannot save everybody from every thing and you cannot do everything at once, but in fact changing needs to be looked at in evolutionary way. They have tried to highlight what they thought were a whole series of actions, some process, some very specific, but to continually work towards the long-term vision.

He stated what they wanted to ask the Council was not to adopt the maps, but what they were asking Council to do was to adopt the vision, adopt the aspiration, recognize the opportunity and then get on with in the next three years doing some things that would move towards that picture of the future, and then every year test themselves. At the end of the next year, ask themselves if things were done to move towards that vision, was any ground lost, did they go off on a different direction and continually update the action program annually over the decade of the 1990's.

Mr. Cramton addressed two particular issues. He stated over the past several months there had been a couple of concerns. First concern, while all the visioning was fine, it looked to them as if Council has eliminated First Ward, Third Ward, and Fourth Ward in terms of that residential strategy. He stated the plan is absolutely crucial to continue and protect the base of residential that the city has. In fact the plan further says on page 56 that the plan incorporates into another document a recognition of the currently adopted First, Third, and Fourth Ward plans. This is not a replacement for those plans, but this incorporates those documents into it. In terms of dynamics, there is concern on the part of Third Ward that we locate at the NFL stadium in such a way that it will have an adverse impact on Third Ward. The stadium the other side of the railroad tracks, part of the uptown area.

He stated ther was some concern that the playing fields might adversely affect, or traffic might adversely affect or the greenway might be lost. This plan sets up a process and said as we pursue the NFL stadium, the location of the stadium in terms of design has to be compatible with Third Ward. The greenway will still go through. If the playing fields go across the tracks on the scrape yard, that will be located and designed in such a way that it will also have a public open space associated with it, and it will have sufficient buffers so

that it is not a adverse impact. He did not think the plan was doing anything that would jeopardize the current stability of the Third, Fourth and First Ward areas.

Cramton discussed the possible opportunity in later years for the redevelopment of the Earle Village area. He stated were are not calling for a bulldozing of Earle Village and just simply putting new high cost housing in, but what they were saying was whenever Council makes a decision to do something with Earle Village other than have public housing, stop and think, make a conscious decision that they probably need to look to higher intensive residential use as point number one, and as point number two, the plan says if Council were to eliminate Earle Village, they should also replace the public housing units within the employment core, but do it much like the scattered Mr. Cramton stated the plan did not advocate the demolitions of Earle Village, but if Council ever came to the point of considering it, he stated there were two important factors. Relocate the public housing within the core area, but in a way that it has more of the characteristics of 50 units here and 50 units there, and integrate it into the larger residential character of the area.

Mr. Cramton opened the floor for any questions.

Timothy Mead of the Zoning Committee, wanted Mr. Cramton to bring out why the task force felt it was important to know what the County thought about the plan.

Mr. Cramton stated the reason they cared what the County thought was because the map in the corner was the inventory of all the publicly owned land, and very pragmatically the County was a substantial landholder for the central city area. The County builds and operates a number of public facilities, and they thought the County should tie itself to the design aspirations and principles of this plan as a pro-active actor in the plan implementation process.

Councilmember Scarborough stated she was very glad to hear Mr. Cramton explain in detail in reference to the housing as it relates to Earle Village. She felt it was important and significant in the plan and particularly in the feedback the elected officials should get from the people who live in that area.

Councilmember Wheeler stated she had two questions. She asked what kind of public input has been provided for this plan? Secondly, she understood that Myers Park and Dilworth were part of the outlying area of the plan, and wanted to know if those neighborhood associations had had any input?

Mr. Cramton stated they had not structured a process whereby they have aggressively sought out neighborhood involvement. He stated the plan was built on the foundation that where they have adopted plans, that those adopted plans by reference are included in the plan. He stated the central district plan was going down the pike right behind the central area plan, and that has had extensive citizen involvement, and they really relied on that process to make the two congruent or fit together. Mr. Cramton said one of the stresses that his staff faced was there was just so many meetings they could go to, so many people they could involve, so they were trying to be as efficient as they could when faced with the issue of how to involve people.

Councilmember Martin stated the last sentence on page 18 with regard to housing in First Ward was inconsistent with what Mr. Cramton said about how he in context of keeping people even if in different areas in the downtown core assigning people out to scattered sites.

Mr. Cramton stated to Mr. Martin to look at page 17 and said that it was simply a report done by Alfred Stewart, James Clay and Associates. He stated that the report was just background information, not policy, it was something they said.

Councilmember Martin asked Mr. Cramton if any of it was policy at that point?

Mr. Cramton responded no, and stated they were not saying that page 18 be adopted as policy, it was simply a point of view that someone had.

Councilmember Martin stated on page 19, the third paragraph talked about the need for new department stores, and he sensed that the drift of department stores was just the reverse. He stated he wondered if they were in the position to comment on how much they knew or did not know about the Belk's move, the possible Ivey's move, the Sears and Roebuck move. He asked what land would be left for new department stores if they were to come?

Mr. Cramton stated the retail part of the plan was built on work done by the Central Charlotte Association and what the association has basically recommended in the work they had done was that at least in the future, they do not see a role for a department store in uptown Charlotte, but rather a particular retail niche needs to be discovered and more of the highly specialized retail function needs to be developed for uptown Charlotte. Perhaps sometime after the next ten years they may get back to the point where a full scale department store function maybe could be made operational.

Councilmember McCrory asked if there were any specifics regarding any laws, rules, or regulations that the City, County or State could pass to help in implementing the plan? Do any laws need to be changed, strengthed or enforced which may help to meet some of the goals that would relate to security, relate to the retail market, restaurants, street vendors, things of this nature? He stated he did not know if that was too specific to ask for or not.

Mr. Cramton stated some that relative to the issue of security for example, the CUDC has addressed the issue and he thought there was or will be a task force set up specifically to look at the issue of security. He stated they did not go to that level of detail except in one area. In their whole series of recommendations dealing with zoning regulations. There are some changes and modifications that they felt need to be made. He stated those could be found in the action step part of it. A number of the recommendations in terms of additional work by Central Charlotte Association with respect to retail, housing with respect to the Uptown Development Corporation, over the next year or so they may identify some specific State, County or local regulations which would require some modification, enforcement or whatever.

Councilmember McCrory stated the other comment he wanted to make was about parking. He commented there were two statements that may have needed to be addressed in the report. One was the cost of parking in addition to availability, and what impact that may have on industries staying in Charlotte or attracting a new industry because of people being able to afford parking if they do choose to drive their cars into uptown Charlotte. The other point was about on the street parking. He stated, to his understanding their was no on the street parking available on Tryon Street due to the bus system. He asked if there was any future plan for on the street parking on Tryon Street? He said that Mr. Cramton mentioned on the street parking in the report, but did not specify the areas.

Mr. Cramton stated actually before the plan was even adopted, the City Manager, and CDOT took the initiative, and there was a demonstration on the street parking program that is going on right now with the exception that on the street parking is not allowed on Tryon. He stated the correlation recommendation that needs to be looked at was the one dealing with transit over the long-term. In this action step they were suggesting they begin looking at the process or looking at the proposition of the construction of a major terminal facility in the area of the old Convention Center. He stated if they could do something like that, then the notion would be to take the bus transfer

routing system off of Tryon and look at the use of Tryon as really a local circulation, pedestrian oriented street.

Councilmember McCrory stated he hoped Latta Arcade was also mentioned in some of the comments when mentioning the other squares and other things downtown. He did not see any mention of the Latta Arcade area in the report. He stated he may have missed it, but that may be a viable area of listing sub-areas and the Latta Arcade is not mentioned.

Mr. Cramton stated he believes they simply included Latta Arcade as part of one of the unique assets of the South Tryon area that was emerging around the First Union complex. There was a cluster that could take on a unique identity on South Tryon just like North Tryon has the Performing Arts Center, Library, and Spirit Square and Discovery Place.

Councilmember McCrory stated it was very interesting being a new member. He commented he was reading the history of the 60's, 70's, and 80's and he appreciated what Mr. Cramton was doing.

Commissioner Chairman DuPuy stated she wanted to also thank the people who had served on the committee for all their time. They took a lot of time, was very thoughtful and each of them brought something real special to the report.

Mr. Cramton stated since they had a couple of minutes, and if it would be appropriate, he would like for the task force to comment if they wished.

Commissioner Autry stated he thought the direct concept was very much on target, in line with the original design of what Section 8 housing was all about. Section 8 housing was provided to enable people to live in good housing units in the normal community environment, and based on what your income was there was a sliding scale of subsidy. He stated it was hoped and intended that the vast majority of the living units in that particular project or that midrise building would be full paying occupants with no subsidy at all.

Mr. Cramton stated one of the challenges of the plan was if you believe conventional wisdom would carry them into the future, he suggested they would wake up in ten or fifteen years and find themselves mired in what they could now go and discover in other areas where they do not want to live. He stated conventional wisdom would not carry them into the future. It will be creativity, innovation, seeing and grabbing a hold of opportunities and moving this community affirmatively into the future.

A motion was made by the County Commissionser to receive the Design Plan as information and to adopt the Action Plan as outlined.

Commissioner Chairman DuPuy stated to City and County members she and Mayor Myrick had been working on the recognition for the Hugo volunteers, and they have scheduled starting January 14, January 20, January 21, February 3, February 4 and February 3rd and 4th again at separate places. She stated it was to the National Guard units that came, the specific units that really helped the City out, and they felt it was needed to physically go to them on their drill weekend to present their award certificates to them or a plaque to their Guard unit. She stated obviously she and the Mayor could not be everywhere at once, so they will try to cover some, but were calling on the members to please volunteer to look at their Saturdays for the next several weeks and get in touch with her or the Mayor. She said they would like to have a City representative, a County representative. and a police representative at the MP units.

Anthony Fox, Assistant City Attorney asked the Planning Committee group to go to the meeting chamber so they could discuss next Tuesday's cases with Council.

ADJOURNEET.

The meeting was adjourned at 1:05 p.m.

Pat Sharkey, City Clerk

Length of Meeting: 28 minutes

Minutes Completed: February 6, 1990

gr¢