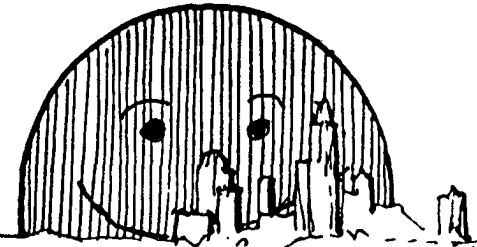
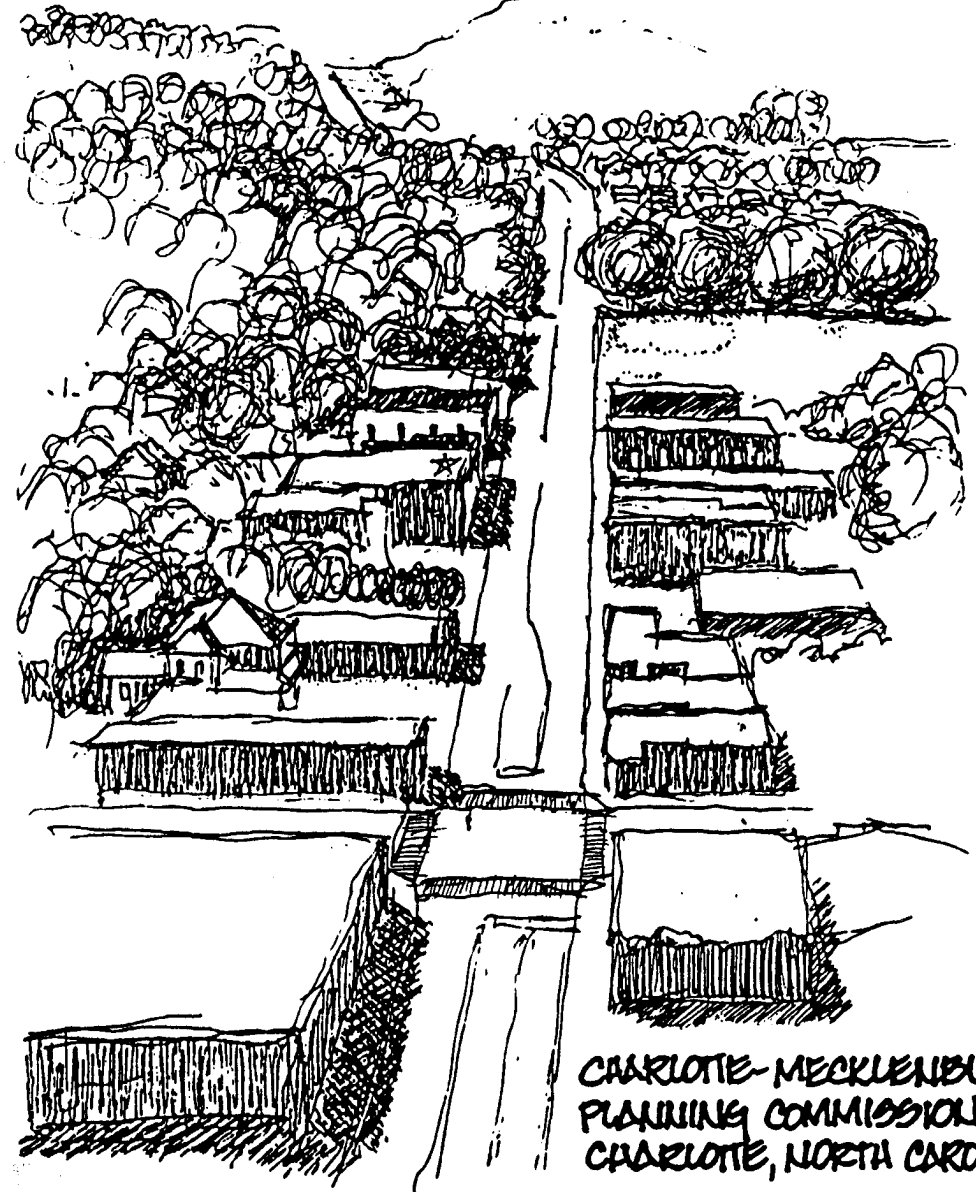


NORTH CHARLOTTE



◆ ALL HISTORIC COMMUNITY
adopted by Charlotte City Council
February, 1995



CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
CHARLOTTE, NORTH CAROLINA

INTRODUCTION & PURPOSE

North Charlotte is located north of Uptown and consists of the area bound by Matheson Avenue, The Plaza, Sugar Creek Road and the Southern Railroad Right of Way. In addition to its close proximity to Uptown, North Charlotte is unique because it was developed as a self-sufficient mill village with a thriving business district. The closing of three neighborhood textile mills impacted the decline of the neighborhood. Currently North Charlotte is a transient neighborhood that lacks the sense of community and feeling of safety that once existed. However, the enthusiasm of neighborhood activist can bring back a strong sense of community and be instrumental in the revitalization of the neighborhood. The North Charlotte Special Project Plan serves as a guide to assist the neighborhood in achieving this goal. The plan developed from a collaborative effort of the Charlotte-Mecklenburg Planning Commission, the neighborhood association, residents, business owners and other community stakeholders.

In the Fall of 1993, the Planning Commission held an initial community meeting in North Charlotte. Several issues of concern were raised and a Stakeholders committee was formed to refine and summarize the issues. A series of Stakeholder meetings were held that primarily focused on addressing the issues. After further refinement, the issues were categorized into six major subject areas: (1) Neighborhood Safety, (2) Housing, (3) Commercial Revitalization, (4) Community Appearance, (5) Community Relations and (6) Traffic & Circulation. The Stakeholders, along with the Planning Commission staff, devised specific action steps for each issue. This document is an attempt to address the issues that the residents of North Charlotte identified as the most critical issues which currently face their community.

The Planning staff acknowledges the commitment and input from the North Charlotte Stakeholders.

NORTH CHARLOTTE STAKEHOLDERS

Betsy Bilger
Ronnie Britt
Joyce Burchett
Mark Calvey
Cynthia Clivenger
Tina Crawford
Debra Hawthorn
Miriam Herin
Michael Houston
Craig Isaac
Tom Jenkins
Pastor LueVang
Helen McKissick
Jim Mezzanote
Pastor Don Newman
Pastor Sam Om
Paul Sires
Margaret Spencer
James Stroud
Marsheila Whitaker

PLANNING COMMISSION STAFF

Warren Burgess
Gay Grayson
Cheryl Neely
Jack Stuart

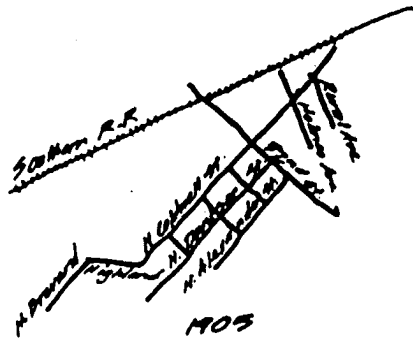
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HISTORY

↓ THE FIRST HALF OF THE CENTURY (1900-1950)

The North Charlotte neighborhood began development in 1903 on rolling farmland about two miles north of the Charlotte city limits. It was conceived by a group of wealthy textile leaders who envisioned a self-contained industrial district. Highland Park Mill No. 3 was the first mill to be constructed. A mill village for mill workers and their families was built across North Davidson Street from the mill, occupying the area between North Davidson and North McDowell Streets. Designed by noted mill architect Stuart Cramer, the mill housing was of a simple, yet functional design. The typical house consisted of five rooms which included two bedrooms.

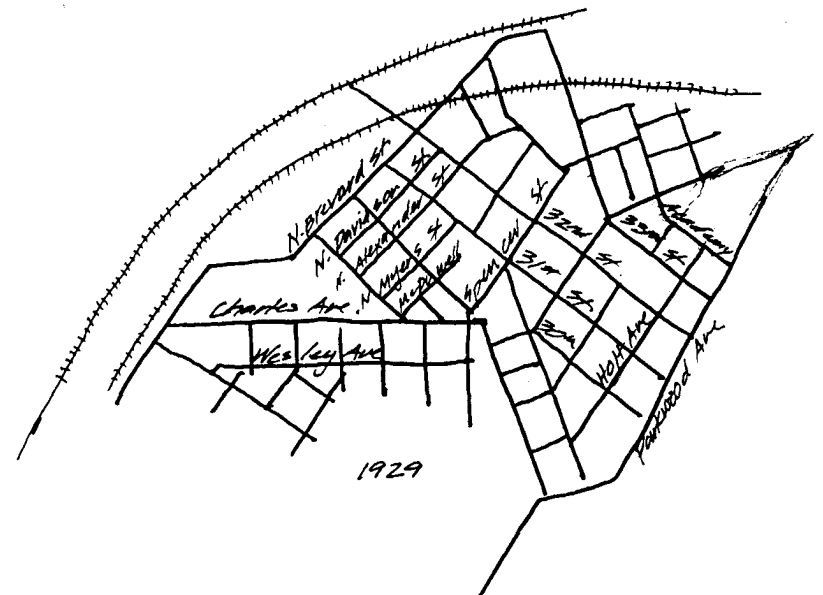


Soon after Highland Park No. 3 began construction, the Mecklenburg Mill, north of 36th Street began construction. The associated mill housing was constructed immediately across North Davidson Street on Mercury Street, 37th Street and Herrin Avenue. These houses were of the D.A. Tompkins design which were originally designed for the Atherton Mill Village in Dilworth.

The business district was located on North Davidson Street linking the two mill villages and becoming the "main street" of North Charlotte. This district provided the basic necessities for the mill workers and their families; a drug store, several grocery stores, a dry goods store, a Doctor's office and a bank, The Bank of North Charlotte. The Hand Pharmacy was a popular gathering spot for residents, the ice cream and soda fountain being a particular favorite.

The business district of North Charlotte was connected to uptown Charlotte by a trolley line down North Davidson Street. This was for residents who wanted to do business uptown, for few residents owned an automobile.

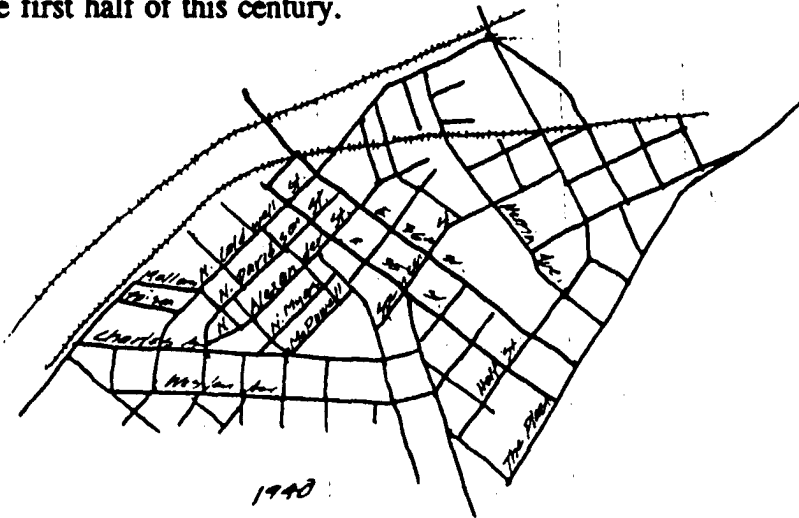
The development of Johnston Mill in 1913 expanded the neighborhood and businesses.



In 1906 the North Charlotte Realty Company started developing the remaining large tract of land in North Charlotte east of the Highland Park and Mecklenburg Mill villages, towards The Plaza. This was laid out as suburban houselots and provided larger houses for middle income families.

North Charlotte has a rich and diverse housing typology. The types range from the simple mill cottage to the big 2-story houses. It was this diversity that would continue to characterize North Charlotte as a potentially exciting neighborhood.

There were always the poor and the wealthy and those in the middle, but the most important aspect of North Charlotte was its sense of community. It was a good neighborhood, a good environment to raise a family and do business, and there was an overall feeling of safety. Things weren't perfect by any means. The neighborhood consisted primarily of mill workers, whose day to day existence was a struggle and was tied directly to the prosperity of the mills. From time to time people were out of work and they depended on their extended family and neighbors to help them out. The community spirit made this possible. It was in this fashion that the neighborhood functioned for most of the first half of this century.



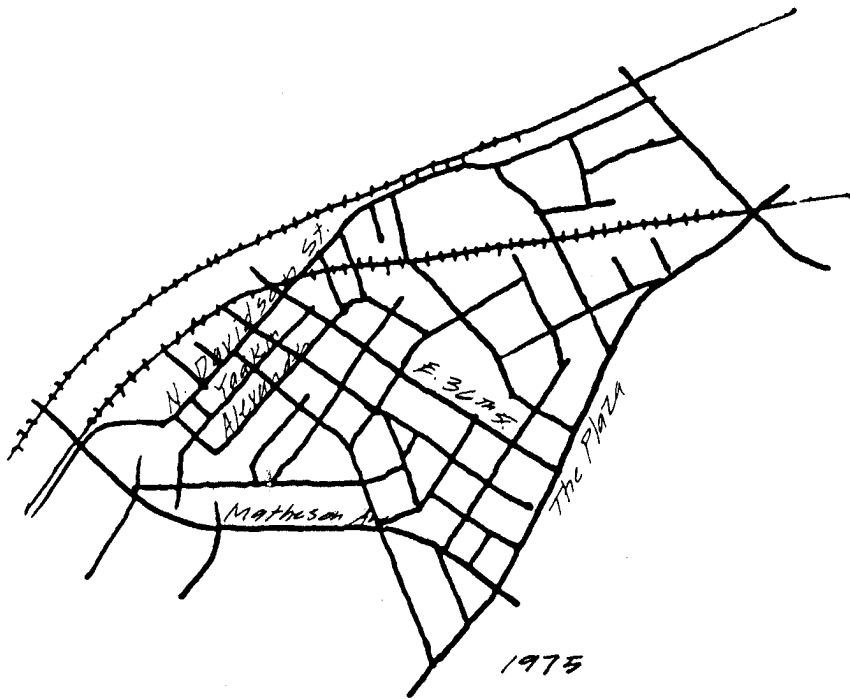
◆ THE SECOND HALF OF THE CENTURY (1950-PRESENT)

The decline of the neighborhood started before the closing of the mills in the sixties and seventies. After the depression the mills were never quite as strong, and in 1953 when the mills were sold the relationship between the ownership of the mill and the mill worker housing was severed. The concept of a mill village was gone and the houses were being sold on the open market. The neighborhood became more transient and the sense of community that had held North Charlotte together in the first half of the century was replaced by apathy toward the community among newer residents, and fear and distrust among existing residents.

The construction of the four lane freeway-type facility, Matheson Avenue, in 1969 did irreparable damage to the southern edge of the neighborhood. It demolished homes, it disconnected neighborhood streets, and it created a physical divider in the neighborhood. This once quiet neighborhood street, formerly known as Wesley Avenue, now carried high volumes of traffic.

The beginning of the 70's found a neighborhood characterized by deteriorating houses and vacant storefronts. The Housing and Community Development Act (HCDA) of 1974 was the first positive step in the revitalization of North Charlotte. The HCDA made available low interest loans and grants for the rehabilitation of deteriorating houses. The small parks that were built in North Charlotte were funded by the HCDA, as were other public improvements.

HISTORY



However, there was still a predominance of low-income residents, and a large number of houses that needed improvement. The business districts on North Davidson Street and The Plaza had declined until only a few viable businesses remained, and they were struggling. The overall appearance of these commercial areas was one of negligence and disrepair which added to the negative impression of the neighborhood.

The decade of the 80's found North Charlotte in an overall condition of deterioration, although there were a number of long term homeowners who still took pride in their neighborhood and hoped for the day that it would be revived. The 1980 Census confirmed the fact that this was a neighborhood in need of help, and was in danger of declining even further.

The decade of the 90's saw some promising signs of rebirth. The North Davidson Street business district took on a new life as many of the buildings were renovated for artist's studios and galleries. The uniqueness of this emerging artists district in a former mill village business district began to attract city-wide attention. Friday night gallery crawls offered an alternative to the more upscale galleries of Uptown Charlotte.

This is a district unlike any other in Charlotte. A row of galleries and shops that opened directly onto the street gave pedestrians a different kind of experience from the parking lot/interior gallery scenario of Uptown.

This was a real place, unaffected by the wrecking balls that had demolished many of Charlotte's older neighborhoods. Along with the revitalization of this artist's district many new families and individuals started moving into the neighborhood and fixing up the old houses. Since in construction in 1950, the Johnston YMCA has been a positive factor in North Charlotte, and continues to provide a wide variety of programs for all ages of the population.

In the early 90's a proposal was made to renovate the old Johnston Mill to provide low-income housing. The participation of the City and local banks to make available a low-interest loan enabled the developer to implement the proposal and today there are 100 units available. It was clear that some positive things were happening in the Historic North Charlotte neighborhood largely because of several private initiatives.

The positive steps taken by the private sector, as well as the excitement and interest generated by the Gallery Crawl has given the North Charlotte Neighborhood Association the impetus to move forward. The association is ready to improve their community drawing upon its unique history and the potential it contains for the future.

PROFILE OF THE NEIGHBORHOOD

POPULATION

The total population of North Charlotte is 2,400. There has been a 33% decrease in the population since 1960. In 1960 the population of North Charlotte was 3,575. There has also been a fairly drastic change in the racial composition of the neighborhood in the past 30 years. The white population has decreased by 60% and the black population has experienced a 322% increase. In addition, North Charlotte has attracted a small Asian population.

Total Population 2,400

RACIAL COMPOSITION

White	1,355
Black	925
Native American	31
Asian	72
Other	17

AGE COMPOSITION

Under 5 Years	196
5 to 17 Years	379
18 to 24 Years	267
25 to 44 Years	723
45 to 64 Years	475
65 Years & Over	360

HOUSING UNITS

There are a total of 1,048 housing units in North Charlotte, of which 935 are occupied. Of the 935 occupied housing units 448 are owner occupied and 487 are renter occupied.

HOUSEHOLDS

The number of total households in North Charlotte is 935. There are 281 One-Person Head of Household families, 173 Married with children families and 103 Female Head of household with children families.

EDUCATION

There are 1,628 adults age 25 and over. 710 are high school graduates and 49 are college graduates.

OCCUPATIONS

Adults in Labor Force	1,193
White-Collar Jobs	305
Blue-Collar Jobs	817
Unemployed	71

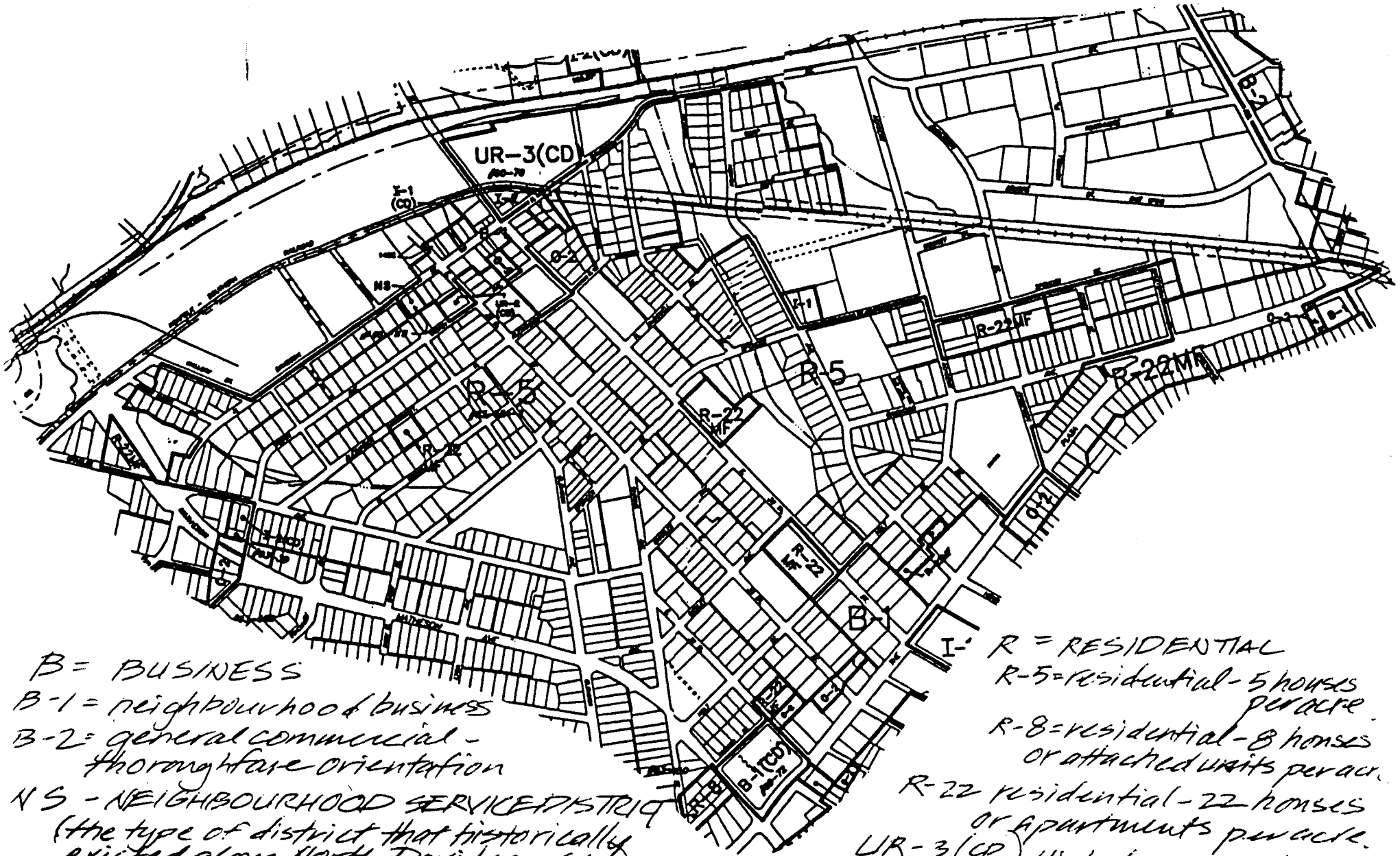
INCOME

The Median Household Income for North Charlotte is \$19,376. There are 75 families living below the poverty level, 86 head of households on public assistance and 34 female head of household families living below the poverty level.

Household Income	
\$0 - \$14,999 (1989)	338
\$15,000 - \$24,999	239
\$25,000 - \$34,999	194
\$35,000 or more	201

*All figures include an area beyond Sugar Creek Road that is not included in the study area.

EXISTING ZONING



B = BUSINESS
 B-1 = neighbourhood business
 B-2 = general commercial -
 thoroughfare orientation
 NS - NEIGHBOURHOOD SERVICE DISTRICT
 (the type of district that historically
 existed along North Davidson St)
 I = INDUSTRIAL

R = RESIDENTIAL
 R-5 = residential - 5 houses
 per acre.
 R-8 = residential - 8 houses
 or attached units per acre.
 R-22 residential - 22 houses
 or apartments per acre.
 UR-3(CD) High density urban
 residential.

LAND USE

single family residential



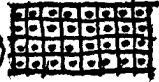
multi-family residential



neighbourhood commercial



proposed mixed use
(residential, retail, studios)



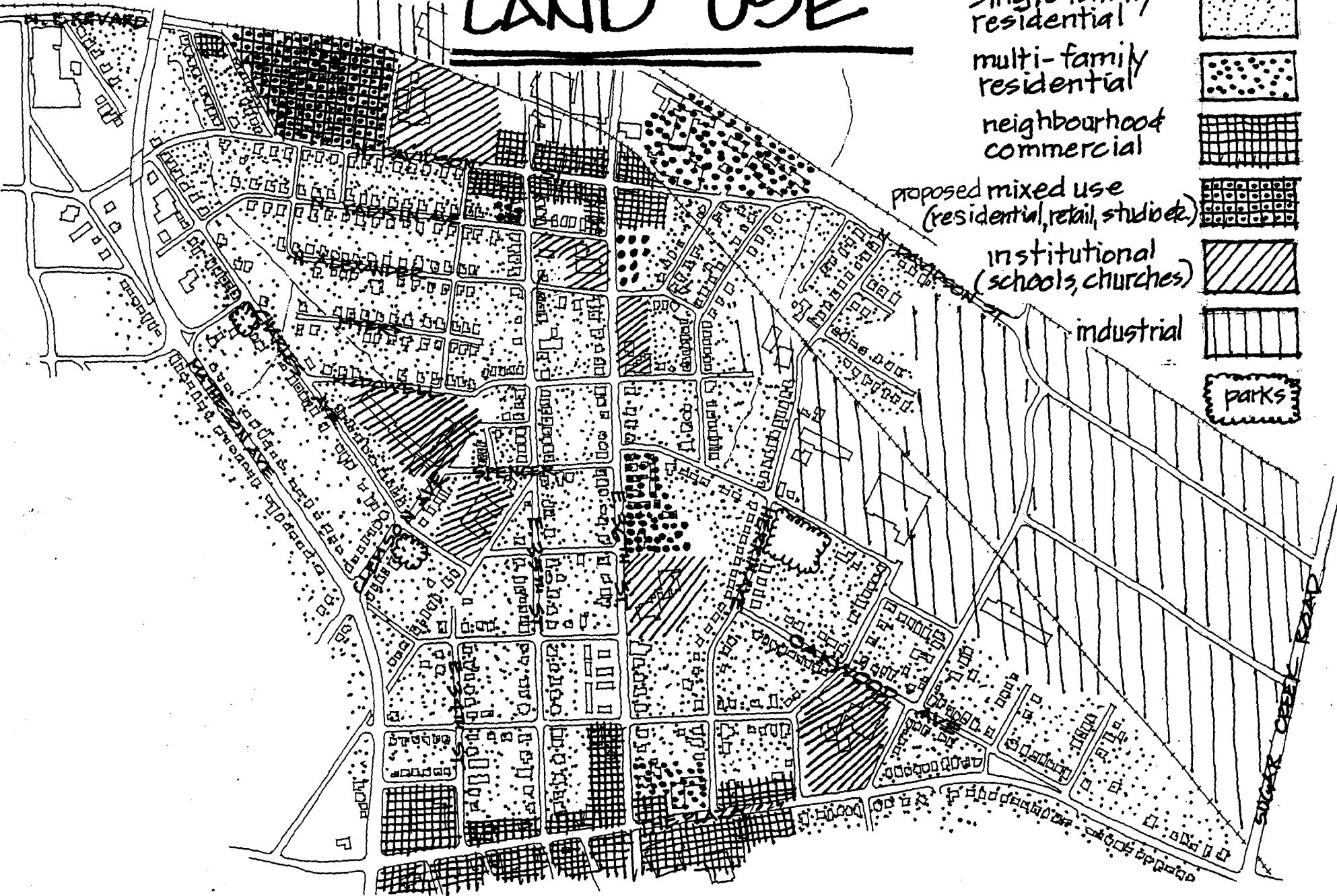
institutional
(schools, churches)



industrial



parks



RECOMMENDATIONS

◆ NEIGHBORHOOD SAFETY

The principal action for the prevention of criminal activities in the neighborhood will be a well organized neighborhood association that works closely with the Charlotte Police Department to report crimes and continue to apply pressure to criminal elements in the neighborhood.

◆ HOUSING

A stable neighborhood with a high percentage of home ownership is one of the greatest deterrents to crime in any neighborhood. The focus of the actions in the plan will be to increase the amount of home ownership using both public and private resources, as well as providing assistance to current homeowners to help maintain and improve their homes. The provision of sound, well maintained rental units will be emphasized as well to provide housing opportunities in North Charlotte for a diverse population.

◆ COMMERCIAL REVITALIZATION

These actions are geared towards improving the economic viability and the physical condition of the North Davidson Street and The Plaza business districts. Renovation and reuse of existing buildings, strengthening efforts already underway along North Davidson/36th Street, and the development of new, neighborhood oriented retail uses along The Plaza, will be the focus. Physical improvements are targeted towards improving the visual quality and increasing the comfort level for the pedestrian.

◆ COMMUNITY APPEARANCE

These actions will focus on the visual quality of the neighborhood as it relates to the condition of individual homes and businesses, as well as publicly maintained parks and streets. The emphasis will be on eliminating unsightly elements such as accumulated trash and junk, and the improvement of poorly maintained homes and businesses. The development of a signage program and landscaped neighborhood entry points is also recommended.

◆ TRAFFIC & CIRCULATION

Discussion are underway with the Department of Transportation to focus on the following:

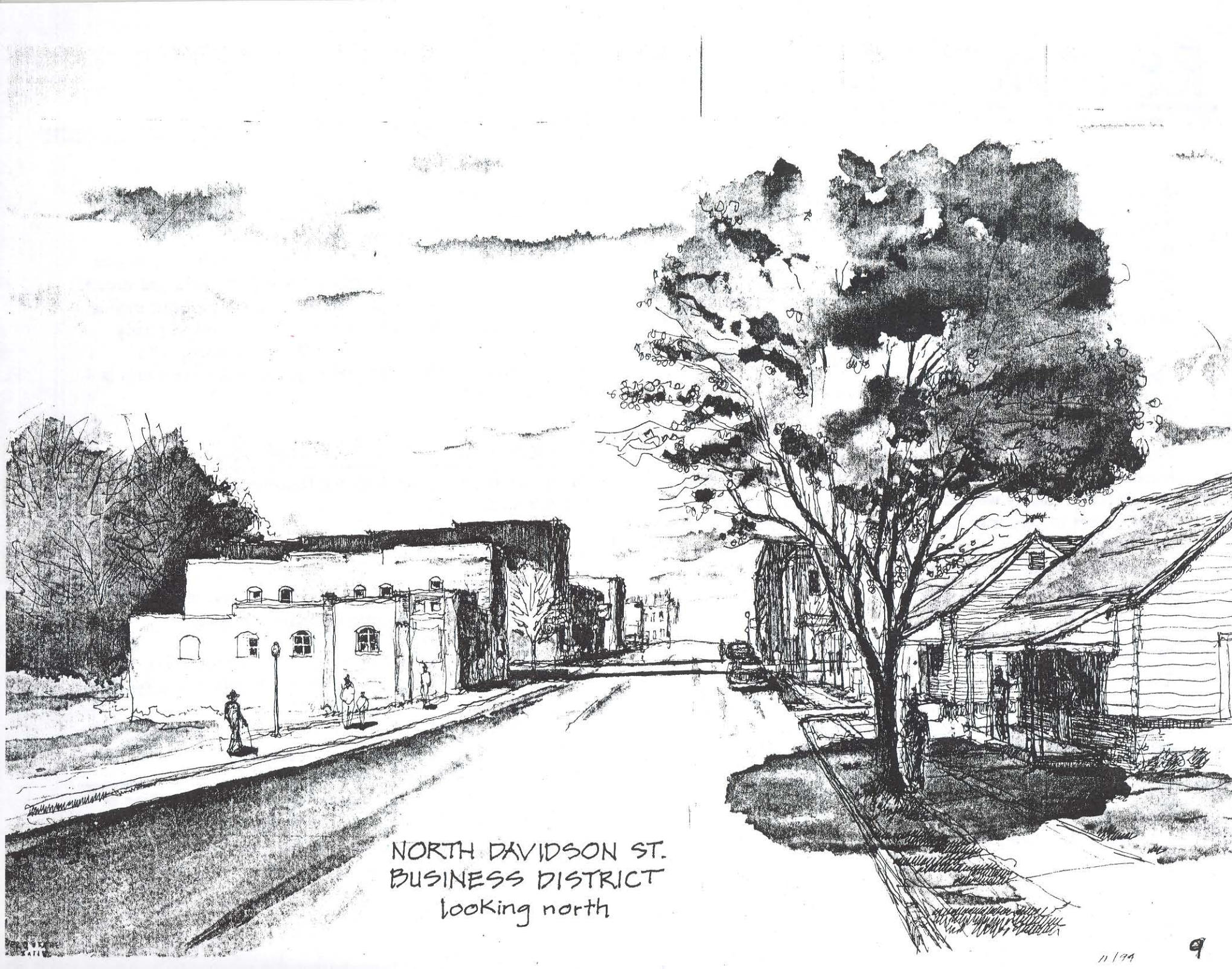
reduction of truck traffic on North Davidson Street

minimizing the impact of Matheson Avenue and its traffic with the provision of safe pedestrian crossings

reducing the cut-through traffic on East 35th Street, and an overall emphasis on making the neighborhood a safer place to walk.

◆ COMMUNITY RELATIONS

Establishing better relationships and a better understanding of the diverse cultures in North Charlotte through a diversified, involved Neighborhood Association is a principal recommendation of the plan.



NORTH DAVIDSON ST.
BUSINESS DISTRICT
looking north



NEIGHBORHOOD SAFETY

◆ ISSUES:

- Begin community policing; provide police with bicycles to increase patrol range.
- Develop neighborhood watch programs for each neighborhood sub-area.
- Enhance street lighting candlepower where streetlights are available; install high intensity sodium street lighting where absent.
- Focus attention on drug dealers and their habitats with the intention of removing them from the neighborhood.

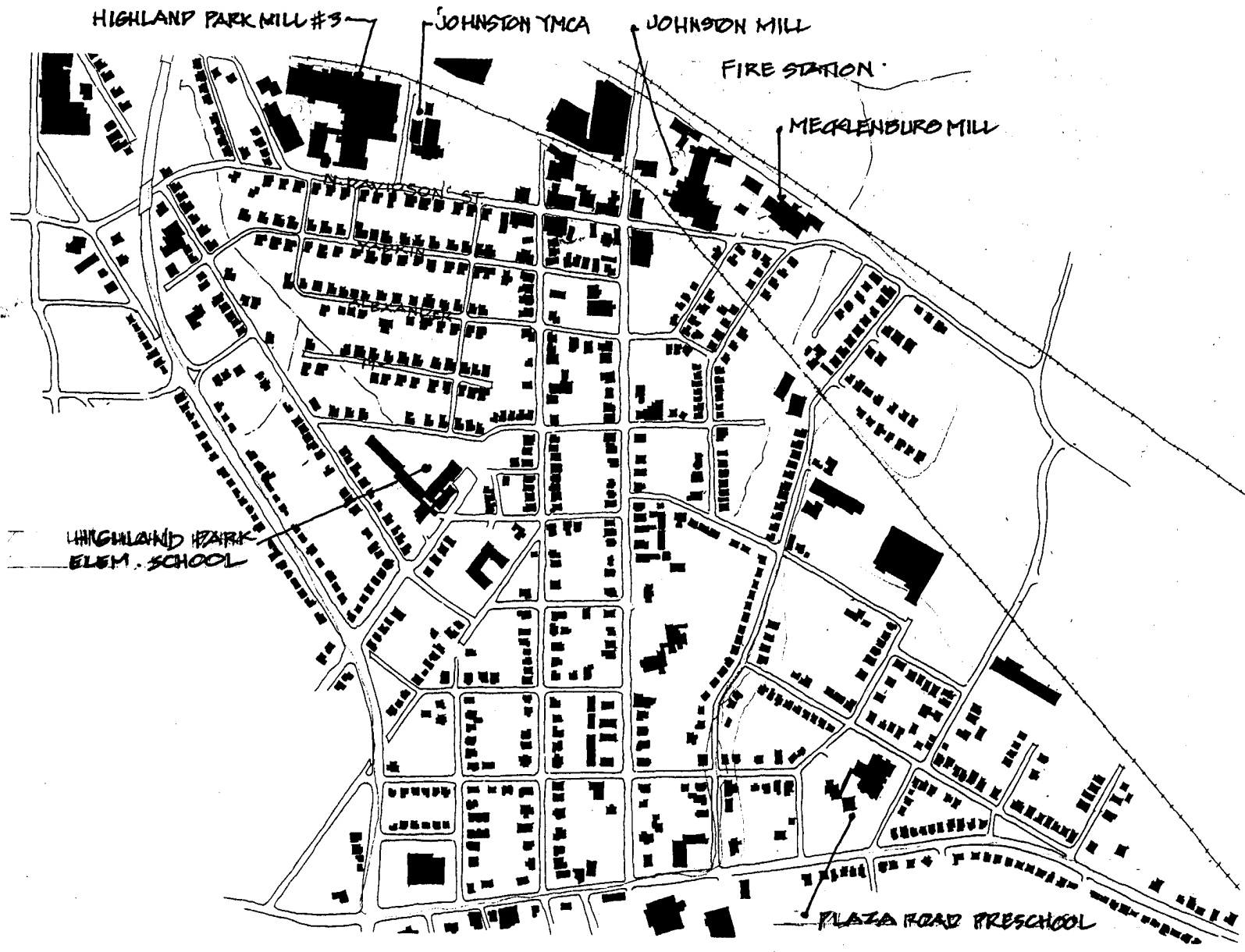
◆ OBJECTIVE:

Overcome the prevailing fear and make the neighborhood a safe place to live, work, play and shop.

This can only happen when the residents of North Charlotte work together to make it happen. An increased sense of community where the diverse populations get to know each other and their culture will be imperative. The expansion of the neighborhood organization to include this diversity and a network of sub-districts within North Charlotte will be important.

◆ ACTIONS:

1. Expand the North Charlotte Neighborhood Association to include representatives from all populations, and in all areas of the neighborhood. The Board of Directors should also represent a broad spectrum of the neighborhood. Out of this a neighborhood watch should be formed and a strong relationship developed between residents and the community police officers. Assignment: Neighborhood Association, Planning Commission & Charlotte Mecklenburg Police Department
2. Implement the recommendations of the Community Safety Plan as they relate to North Charlotte. Assignment: Neighborhood Association & Charlotte Mecklenburg Police Department





HOUSING

◆ ISSUES:

- Provide incentives to owners and landlords to renovate existing houses and buildings.
- Maintain housing affordability for lower income families, elderly, and young stable families.
- Maintain diversity.

◆ OBJECTIVES:

Increase the amount of owner occupancy in North Charlotte with a diversity of income levels.

Improve the quality of all housing, owner and renter and strive to maintain the diversity that currently exists.

◆ ACTIONS:

Develop a housing strategy that consists of the following as a minimum:

1. Establish a neighborhood co-op to pool talents and resources within North Charlotte to provide home repairs and other improvements. Consider hiring a carpenter/contractor to coordinate co-op. Assignment: Neighborhood Association & Community Development Corporation
2. The North Charlotte Community Development Corporation (NCCDC), should work with the Housing Partnership, The City of Charlotte, and local banks to acquire rental housing, renovate it, and sell to qualified applicants. Target initial efforts in the Highland Park and Mecklenburg Mill Villages. Assignment: Community Development Corporation, Neighborhood Association & Neighborhood Development Department
3. Begin the process for determining qualified home-owners immediately with pre-home owner counseling available for families or individuals. Assignment: Community Development Corporation & Neighborhood Development Department
4. Provide more information to existing North Charlotte residents with regards to public or private home ownership opportunities. Assignment: Neighborhood Development Department & Planning Commission
5. Develop a reuse program for Highland Park Mill No. 3. Form a partnership between the NCCDC, the City, Historic Landmarks Commission, potential investors and other interested agencies to bring about its renovation. Assignment: Community Development Corporation
6. Link the mills with their original mill villages across North Davidson Street where owner-occupied housing strategies will be applied. Assignment: Planning Commission & Charlotte Department of Transportation
7. Working with local realtors, develop a strategy for marketing existing houses in North Charlotte. Assignment: Neighborhood Association & Community Development Corporation
8. Work with Habitat for Humanity to redesign a house that would be compatible with Historic North Charlotte, and build them on vacant lots in the neighborhood. Assignment: Neighborhood Association & Community Development Corporation.

9. Work with County Parks & Recreation to upgrade North Charlotte parks with amenities such as swimming pools, tennis courts, etc. to attract middle income families as homebuyers. Assignment: Community Development Corporation, Neighborhood Association & Mecklenburg County Parks & Recreation.

10. The North Charlotte Community Development Corporation should work with the City of Charlotte, and local banks to design a homebuyers program with loan incentives for police ~~officers~~^{officers} to purchase rehabilitated housing. Assignment: Community Development Corporation & Neighborhood Development Department.

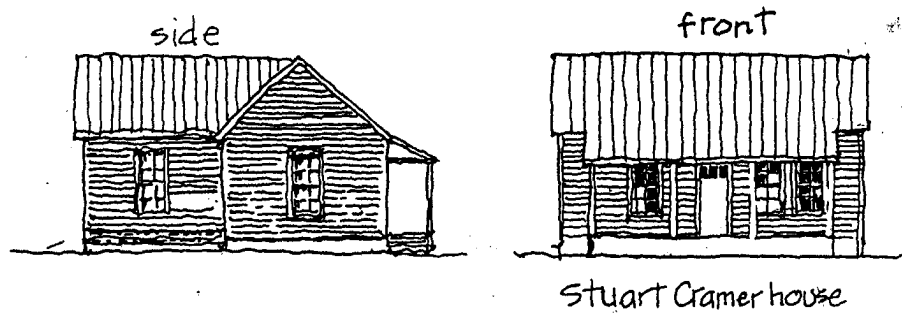
11. Offer membership to the Johnston YMCA as an incentive to prospective homebuyers. Assignment: Community Development Corporation.

HOUSING - HIGHLAND PARK MILL VILLAGE



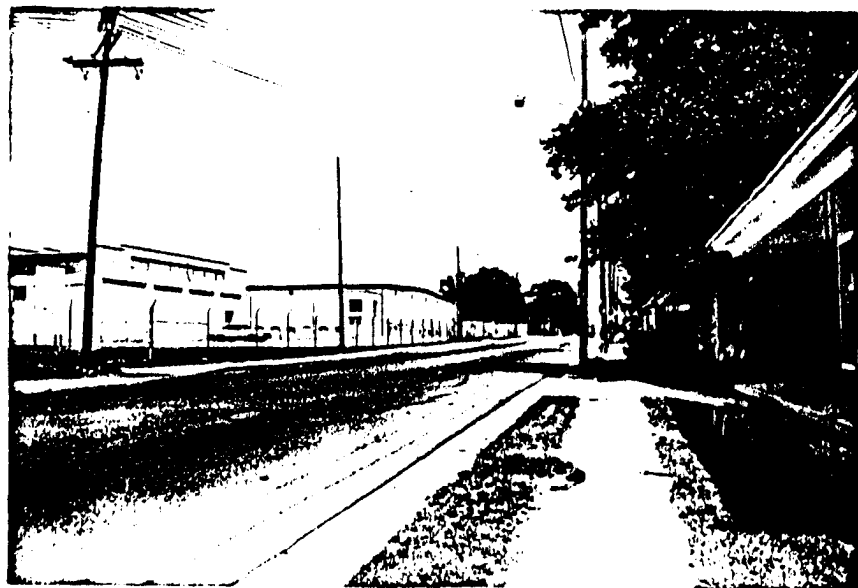
◆ ALL HISTORIC VILLAGE TO BE TREASURED AND PRESERVED; HIGHLAND PARK MILL #3 WAS THE FIRST MILL TO BE CONSTRUCTED. A MILL VILLAGE FOR MILL WORKERS AND THEIR FAMILIES WAS BUILT ACROSS NORTH DAVIDSON STREET FROM THE MILL, OCCUPYING THE AREA BETWEEN NORTH DAVIDSON AND NORTH McDOWELL STREETS. DESIGNED BY NOTED MILL ARCHITECT, STUART CRAMER, THE MILL HOUSING WAS OF A SIMPLE, YET FUNCTIONAL DESIGN. THE TYPICAL HOUSE CONSISTED OF FIVE ROOMS WHICH INCLUDED TWO BEDROOMS. A FEW OF THE ORIGINAL RESIDENTS REMAIN, MANY LIVING WITH SECOND AND THIRD GENERATION, A FEW EVEN FOURTH.

◆ MALLORY STREET

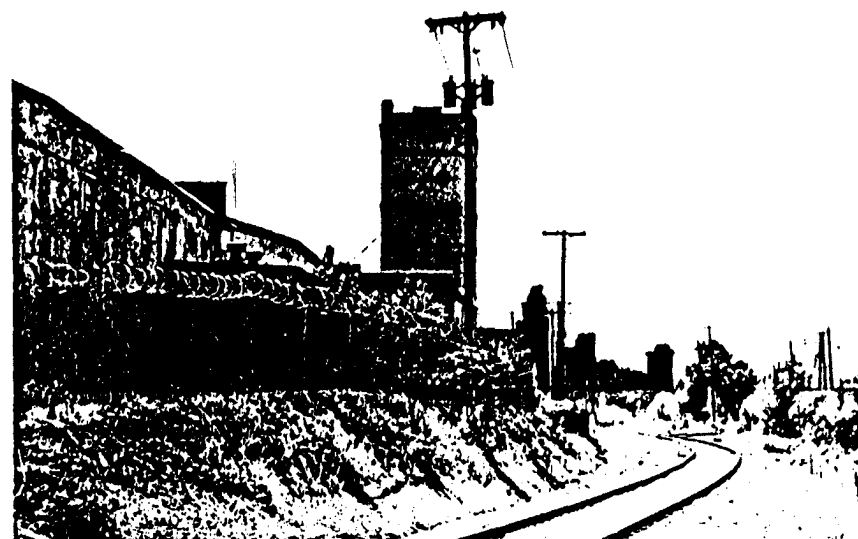


HOUSES ARE ORIENTED TO THE STREET WITH FRONT PORCHES AND STEEP ROOFS. THE HOUSES ARE SET BACK FROM THE STREET TO ALLOW FOR A SMALL FRONTYARD. IT IS A PERFECT ARRANGEMENT FOR A SOCIALLY INTERACTIVE NEIGHBORHOOD.

◆ TYPICAL MILL HOUSE ELEVATION
DESIGNED BY NOTED MILL ARCHITECT, STUART CRAMER



HIGHLAND PARK MILL #3 & MILL VILLAGE - NORTH DAVIDSON ST.

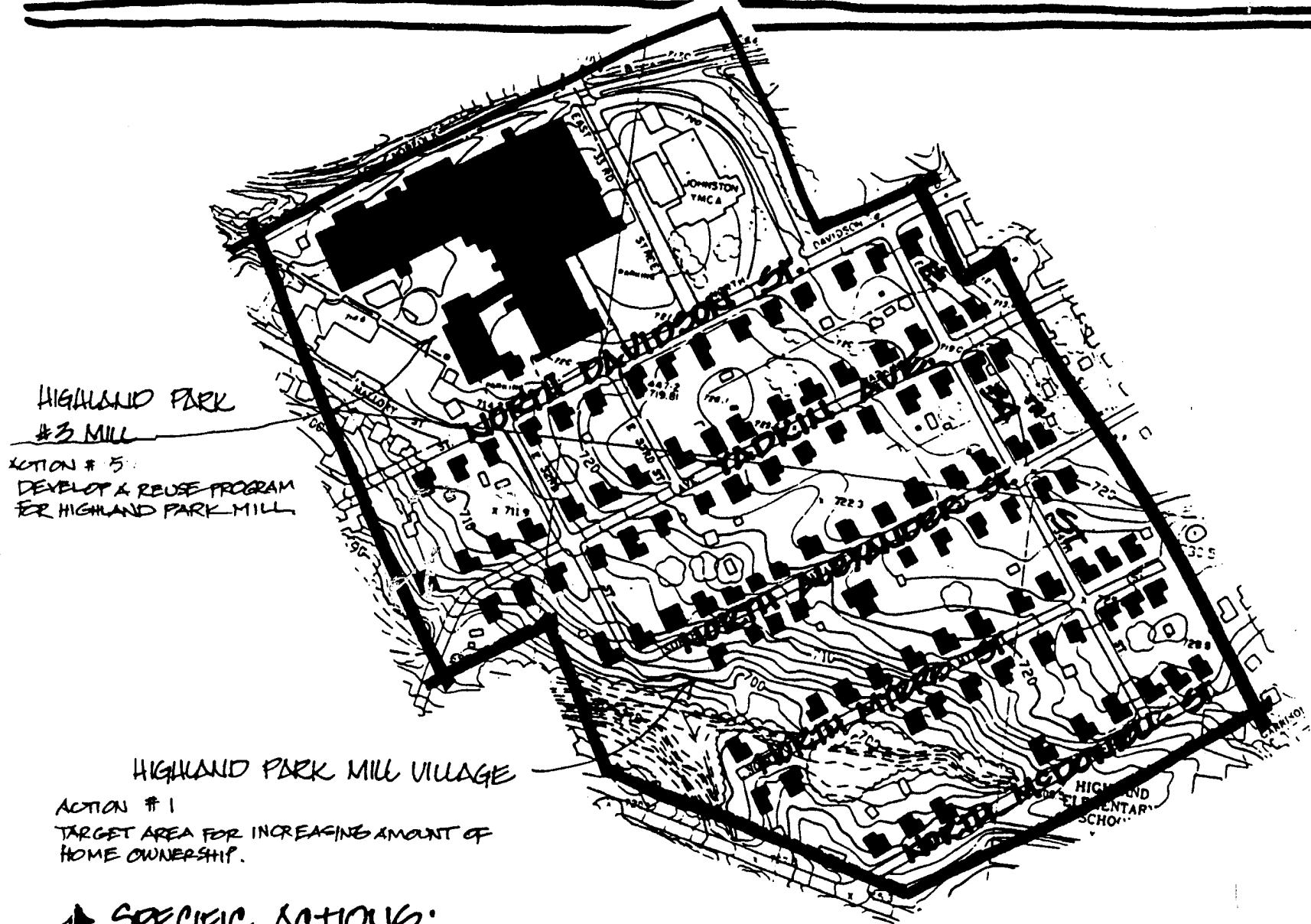


HIGHLAND PARK MILL #3 & RR TO UPTOWN

◆ HIGHLAND PARK MILL #3

THE MILL WAS DESIGNED BY CHARLOTTEAN STUART CRAMER, WHO WAS NATIONALLY RECOGNIZED AS A TEXTILE MACHINERY INNOVATOR. CONSIDERED BY MANY TO BE HIS FINEST WORK, IT WAS DESIGNED WITH MORE THAN 200 WINDOWS ALONG THE BRICK WALLS AND CLERESTORIES AT THE CENTER OF THE LOW PITCHED ROOF. BRICK ARCHES ABOVE WINDOWS AND ELABORATE PARAPETS GIVE THE FACTORY A VICTORIAN FLAVOR.

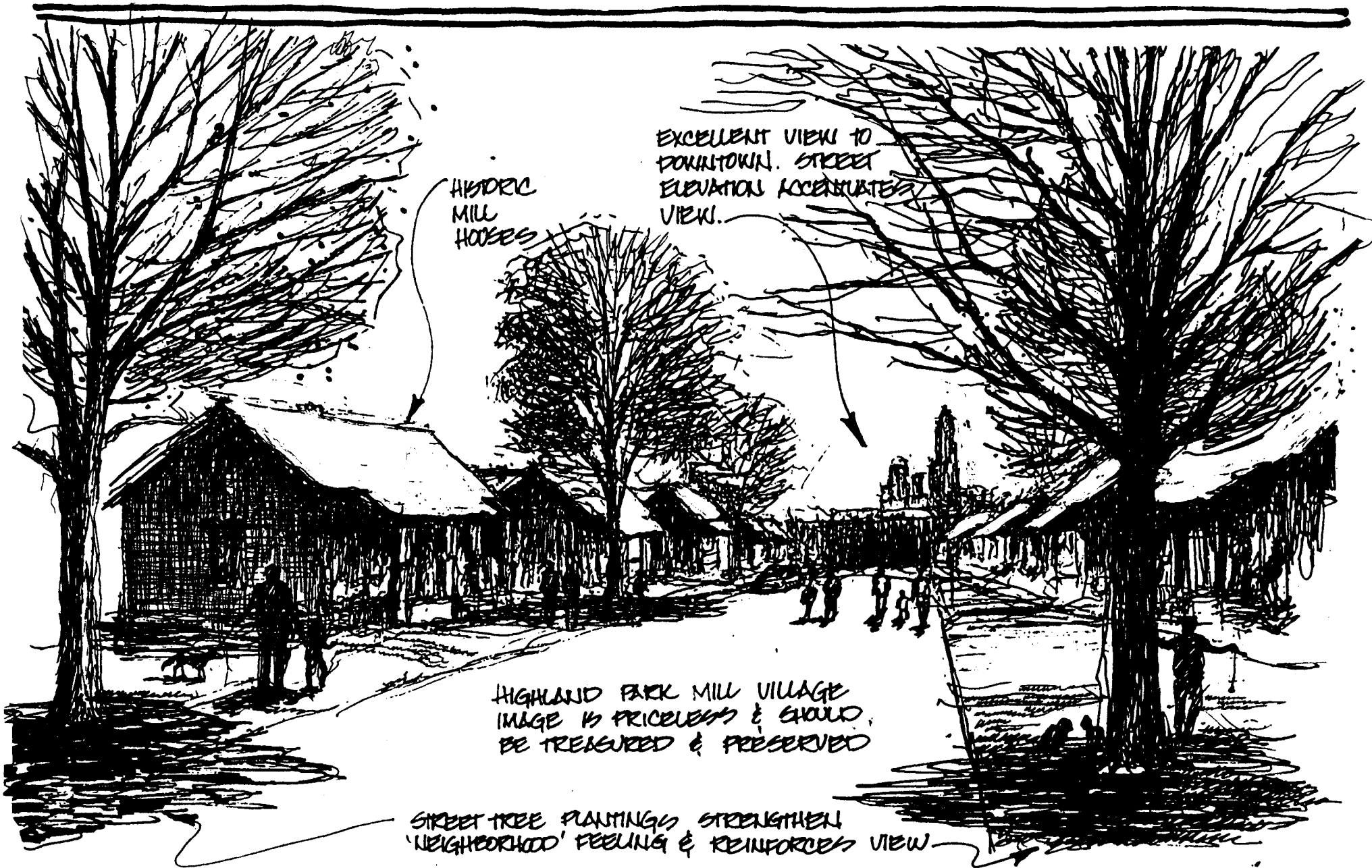
HOUSING - HIGHLAND PARK MILL VILLAGE



◆ SPECIFIC ACTIONS:

5. Develop a reuse program for Highland Park Mill No. 3.
Form a partnership between the NCCDC, the City, Historic Landmarks Commission, potential investors and other interested agencies to bring about its renovation.
Assignment: Community Development Corporation
6. Link the mills with their original mill villages across North Davidson Street where owner-occupied housing strategies will be applied. Assignment: Planning Commission & Charlotte Department of Transportation

VISUAL CHARACTERISTICS



HISTORIC
MILL
HOUSES

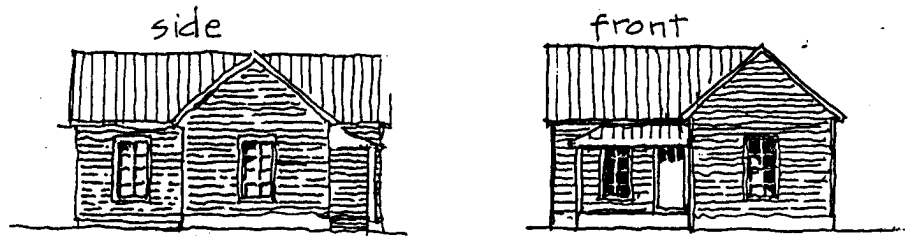
EXCELLENT VIEW TO
DOWNTOWN. STREET
ELEVATION ACCENTUATES
VIEW.

HIGHLAND PARK MILL VILLAGE
IMAGE IS PRICELESS & SHOULD
BE TREASURED & PRESERVED

STREET TREE PLANTINGS STRENGTHEN
'NEIGHBORHOOD' FEELING & REINFORCES VIEW.

YACKIN AVENUE

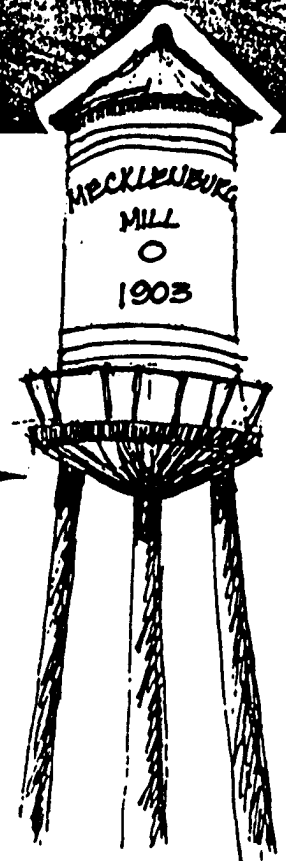
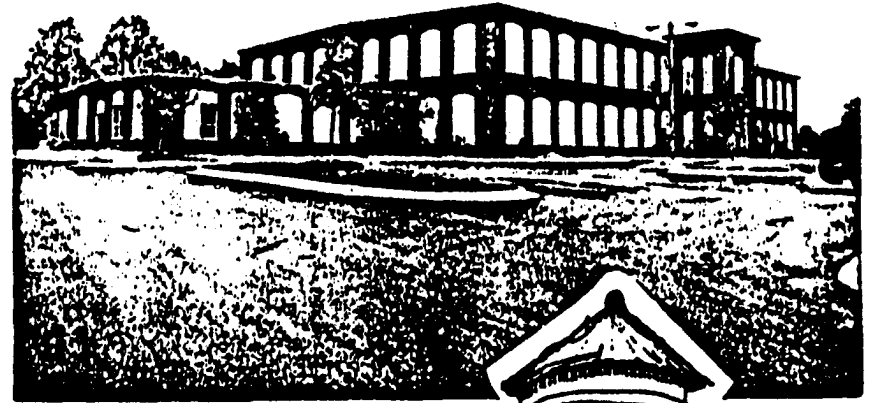
HOUSING - MECKLENBURG MILL VILLAGE



D.A. Tompkins house

◆ TYPICAL MILL HOUSE ELEVATION
DESIGNED BY D.A. TOMPKINS

MECKLENBURG MILL, NORTH OF 36TH STREET,
BEGAN CONSTRUCTION SHORTLY AFTER CONSTRUCTION
COMMENCED ON HIGHLAND PARK #3. THE
ASSOCIATED MILL HOUSING WAS CONSTRUCTED
IMMEDIATELY ACROSS NORTH DAVIDSON STREET
ON MERCURY STREET, 37TH STREET, AND HERRIN
AVENUE. THESE HOUSES WERE OF THE D.A.
TOMPKINS DESIGN WHICH WERE ORIGINALLY
DESIGNED FOR THE ATHERTON MILL VILLAGE IN
DILWORTH.



STRENGTHEN SENSE OF
NEIGHBORHOOD. ANNOUNCE
LOCATION OF MECKLENBURG
MILL ON OLD WATER TANK.

ABANDONED WATER TANK
IS STRONG LANDMARK - SEEN
FROM A DISTANCE - LINKING
MECKLENBURG MILL WITH
ITS MILL VILLAGE.

MECKLENBURG MILL - LARGE SCALE,
FLAT ROOFED, BRICK, LARGE ARCHED
WINDOWS LOCATED ON EASY NORTH
DAVIDSON STREET & BOUNDED
BY RR TRACKS.
A SOLID, MASSIVE
INDUSTRIAL STRUCTURE.

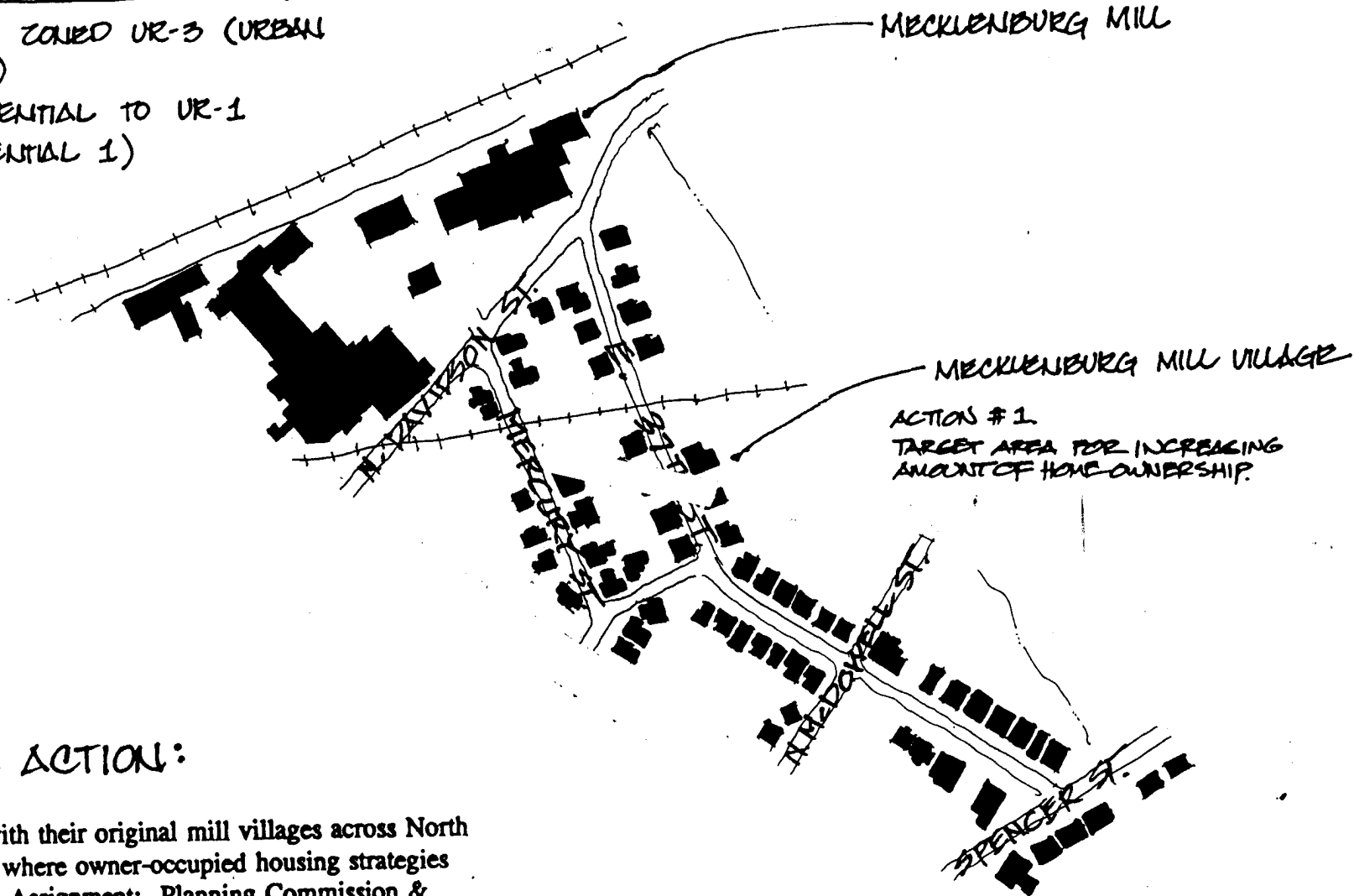
MILL VILLAGE - HOUSES ARE
WOODEN, STEEP ROOFED, SMALL
DOUBLE-ENDED WINDOWS WITH
HUMAN-SCALE PORCHES. STREET
WITH TREES HAS STRONG RESIDENTIAL
FEELING.

E. 37TH ST.

HOUSING - MECKLENBURG MILL VILLAGE

◆ MECKLENBURG MILL VILLAGE

- MILL CURRENTLY ZONED UR-3 (URBAN RESIDENTIAL 3)
- REZONE^{OF} RESIDENTIAL TO UR-1 (URBAN RESIDENTIAL 1)



◆ SPECIFIC ACTION:

6. Link the mills with their original mill villages across North Davidson Street where owner-occupied housing strategies will be applied. Assignment: Planning Commission & Charlotte Department of Transportation



NORTH DAVIDSON ST., JOHNSTON & MECKLENBURG MILLS



COMMERCIAL REVITALIZATION

◆ ISSUES:

- Provide incentives for businesses to locate in the community.
- Develop a community labor pool.
- Enforce building codes.
- Renovate dilapidated buildings or tear them down.

◆ OBJECTIVE:

Promote new businesses in North Charlotte that are neighborhood oriented and make a positive contribution to the neighborhood.

◆ ACTIONS - ECONOMIC DEVELOPMENT

1. Promote neighborhood oriented businesses along The Plaza, between Matheson and Herrin Avenue. Assignment: Community Development Corporation, Neighborhood Development Department & Planning Commission
2. Develop a matching grants program to improve building facades and exteriors. Assignment: Neighborhood Development Department
3. Target specific businesses to relocate into North Charlotte and work with them to relocate. Assignment: Community Development Corp. & Neighborhood Development Dept.
4. The NCCDC and the City should work with potential businesses on the development of a business plan to enable them to obtain low-interest financing if necessary. Assignment: Community Development Corporation & Neighborhood Development Department
5. The NCCDC should work with the Neighborhood Development Department (NDD), local banks, and other lenders to structure a loan that meets the needs of the business and the objectives of the Community Reinvestment Act (CRA). Assignment: Community Development Corporation, Neighborhood Development Department, Banks, Self-help Credit Union & Small Business Association
6. Use video tape and North Charlotte Plan as marketing tools to encourage local banks and other investors to invest in North Charlotte. Assignment: Planning Commission, Community Development Corporation & Neighborhood Development Department
7. Develop a process to encourage owners of poorly maintained properties to provide improvements. Use enforcement only as a last resort. Assignment: Community Development Corporation
8. Involve the neighborhood in the gallery crawls and better target the market in an effort to make the gallery crawl more financially successful. Assignment: NCCDC & Neighborhood Association.
9. Canvas existing entrepreneurs to see what attracted them to the neighborhood and what the City can do to keep them there. Assignment: NCCDC & Neighborhood Development Dept.
10. Develop a process to encourage owners of poorly maintained properties to provide improvements. Use enforcement only as a last resort. Assignment: NCCDC.

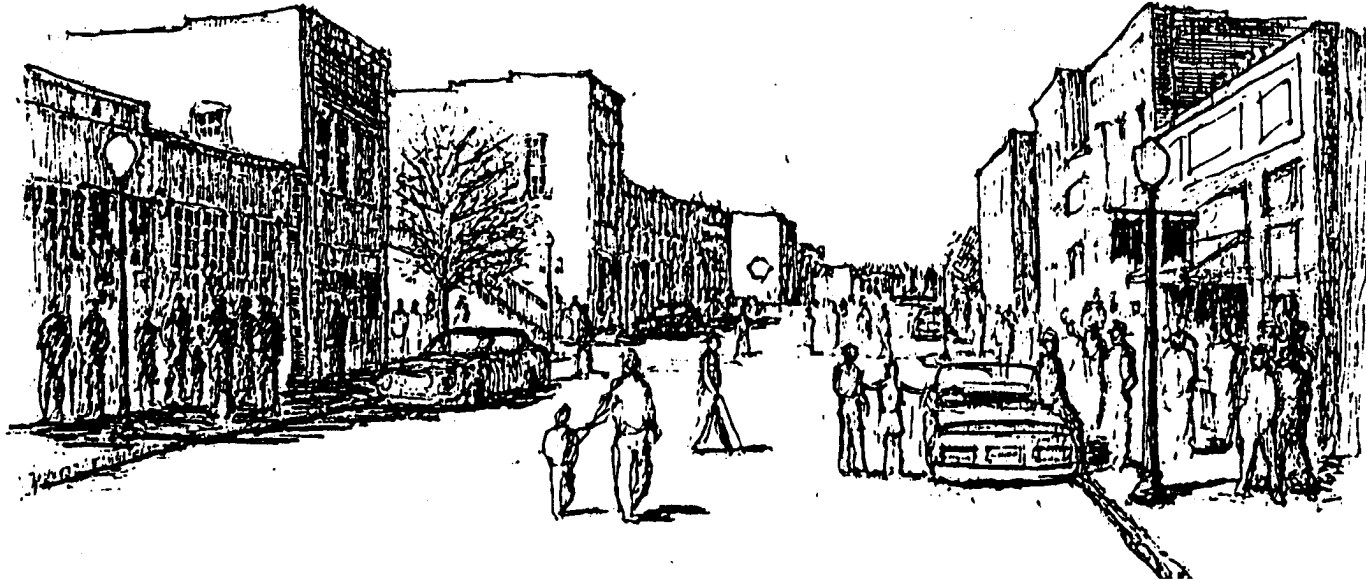
11. Emphasize the North Davidson business district between 34th and 37th as the "main street" between Highland Park and Mecklenburg Mill villages through the provision of streetscape improvements. Assignment: Planning Commission, Neighborhood Development Department & Community Development Corporation.
12. Provide architectural assistance to develop plans for facade improvements. Assignment: Planning Commission.
13. Develop a lighting plan consisting of street lighting and pedestrian scale lighting in the North Davidson Street/36th Street and The Plaza business districts. Assignment: Planning Commission, Charlotte Department of Transportation & Duke Power.
14. Develop a public parking plan for North Davidson/36th Street consisting of clearly marked on-street parking spaces, as well as publicly accessible off-street parking. Develop an overflow parking plan for the gallery crawl and other special events. Assignment: Charlotte Department of Transportation, Planning Commission & Community Development Corporation.
15. Rebuild existing sidewalks and reset granite curbs along North Davidson Street from E. 35th Street to E. 36th Street. Assignment: Planning Commission & Department of Transportation.
16. Implement a Neighborhood Service zoning district (NS) in the North Davidson Street/36th Street business district. Assignment: Planning Commission.
17. Apply the Urban Corridor Overlay District to an area along The Plaza. Assignment: Planning Commission.

NORTH DAVIDSON STREET



◆ NORTH DAVIDSON STREET
LOOKING AWAY FROM DOWNTOWN

◆ VISION FOR NORTH DAVIDSON ST.
SAME VIEW OF A REJUVENATED
BUSINESS DISTRICT WITH PEDESTRIAN
SCALE LIGHTING, NECK-DOWNS TO
CONTAIN ON-STREET PARKING, &
LANDSCAPING



NORTH DAVIDSON ST.

street level looking towards
Uptown Charlotte

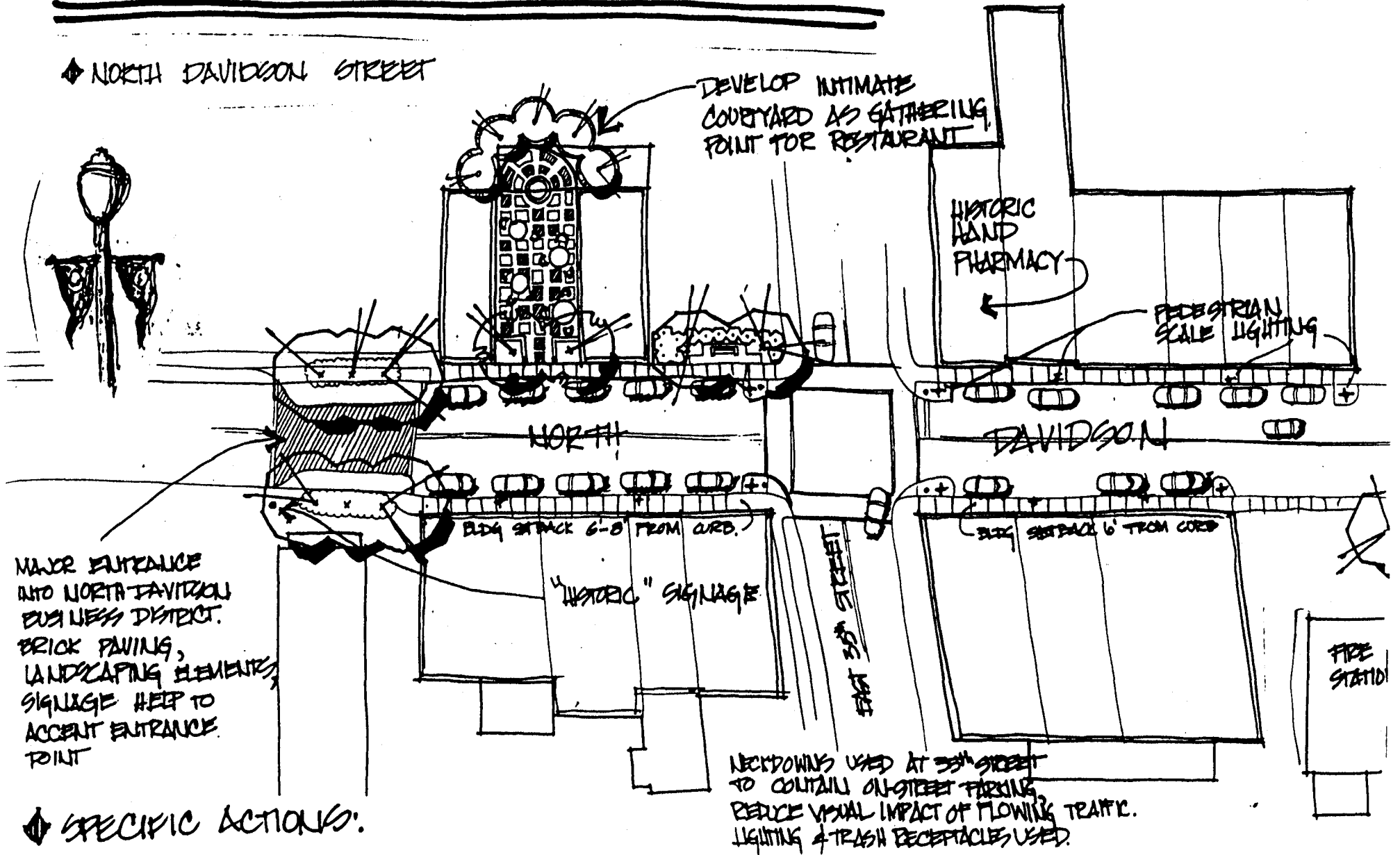


aerial view looking north
towards Johnston and
Mecklenburg Mills.



COMMERCIAL REVITALIZATION - NORTH DAVIDSON STREET

◆ NORTH DAVIDSON STREET



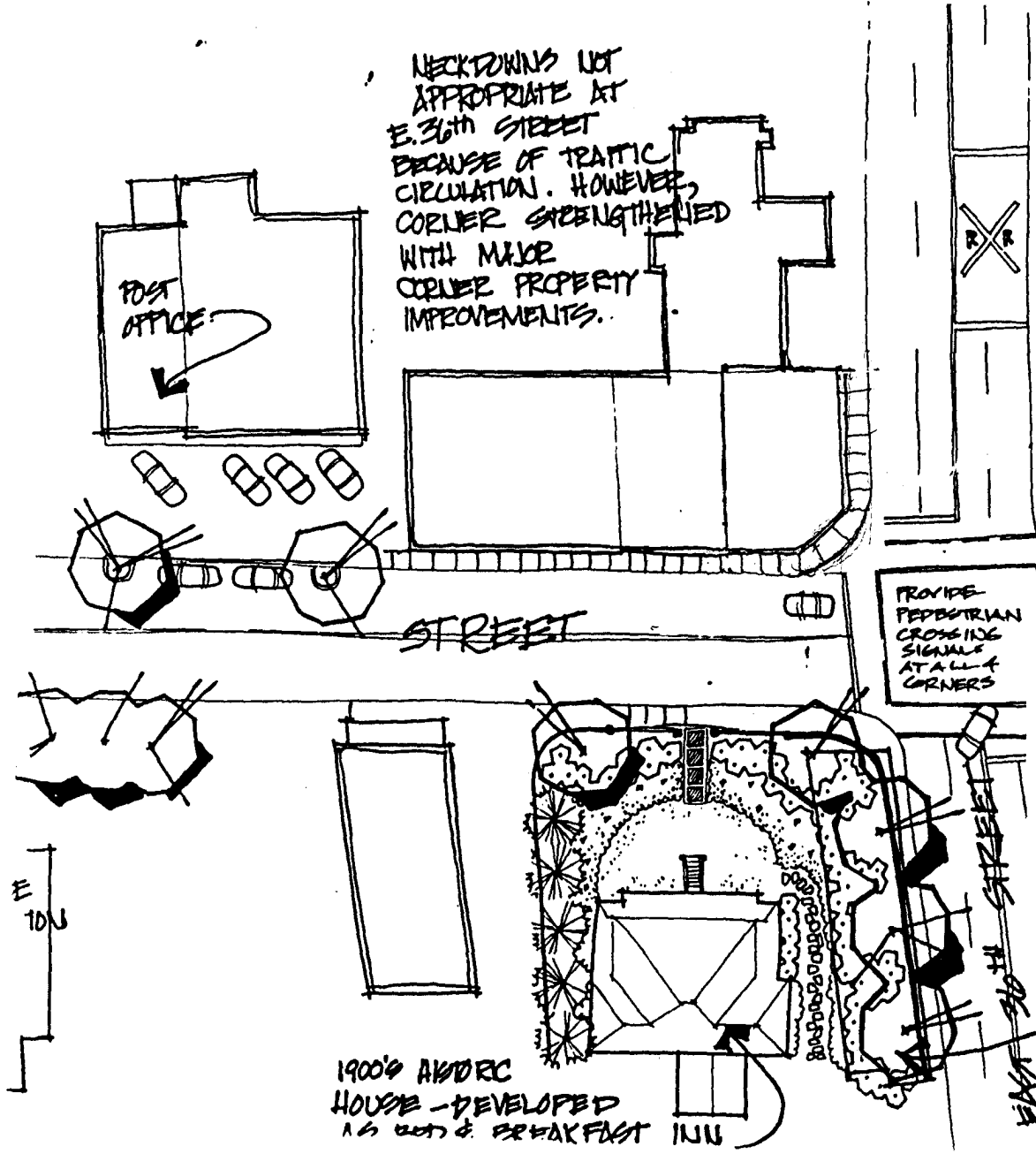
MAJOR ENTRANCE INTO NORTH DAVIDSON BUSINESS DISTRICT. BRICK PAVING, LANDSCAPING ELEMENTS, SIGNAGE HELP TO ACCENT ENTRANCE POINT

◆ SPECIFIC ACTIONS:

1. Emphasize the North Davidson business district between 34th and 37th streets with streetscape improvements as the "main street" between Highland Park and Mecklenburg Mill villages. Assignment: Planning Commission, Neighborhood Development Department & Community Development Corporation

NECKDOWNS USED AT 35th STREET TO CONTAIN ON-STREET PARKING. REDUCE VISUAL IMPACT OF FLOWING TRAFFIC. LIGHTING & TRASH RECEPTACLES USED.

17. Provide architectural assistance to develop plans for facade improvements. Assignment: Planning Commission



NECKDOWNS NOT APPROPRIATE AT E. 36th STREET BECAUSE OF TRAFFIC CIRCULATION. HOWEVER, CORNER STRENGTHENED WITH MAJOR CORNER PROPERTY IMPROVEMENTS.

POST OFFICE

STREET

PROVIDE PEDESTRIAN CROSSING SIGNALS AT ALL 4 CORNERS

1900's ANDRC HOUSE - DEVELOPED AS BOUTIQUE & BREAKFAST INN

14 Develop a public parking plan for North Davidson/36th Street consisting of clearly marked on-street parking spaces, as well as publicly accessible off-street parking. Develop an overflow parking plan for the gallery crawl and other special events. Assignment: Charlotte Department of Transportation, Planning Commission & Community Development Corporation

REMOVE EXIST. BLDG. IN POOR CONDITION - DEVELOP PROPERTY FOR BED & BREAKFAST INN

13 Develop a lighting plan consisting of street lighting and pedestrian scale lighting in the North Davidson Street/36th Street and The Plaza business districts. Assignment: Planning Commission, Charlotte Department of Transportation & Duke Power

15 Rebuild existing sidewalks and reset granite curbs along North Davidson Street from E. 35th Street to E. 36th Street. Assignment: Planning Commission & Department of Transportation

16 Implement a Neighborhood Service zoning district (NS) along North Davidson Street. Assignment: Planning Commission

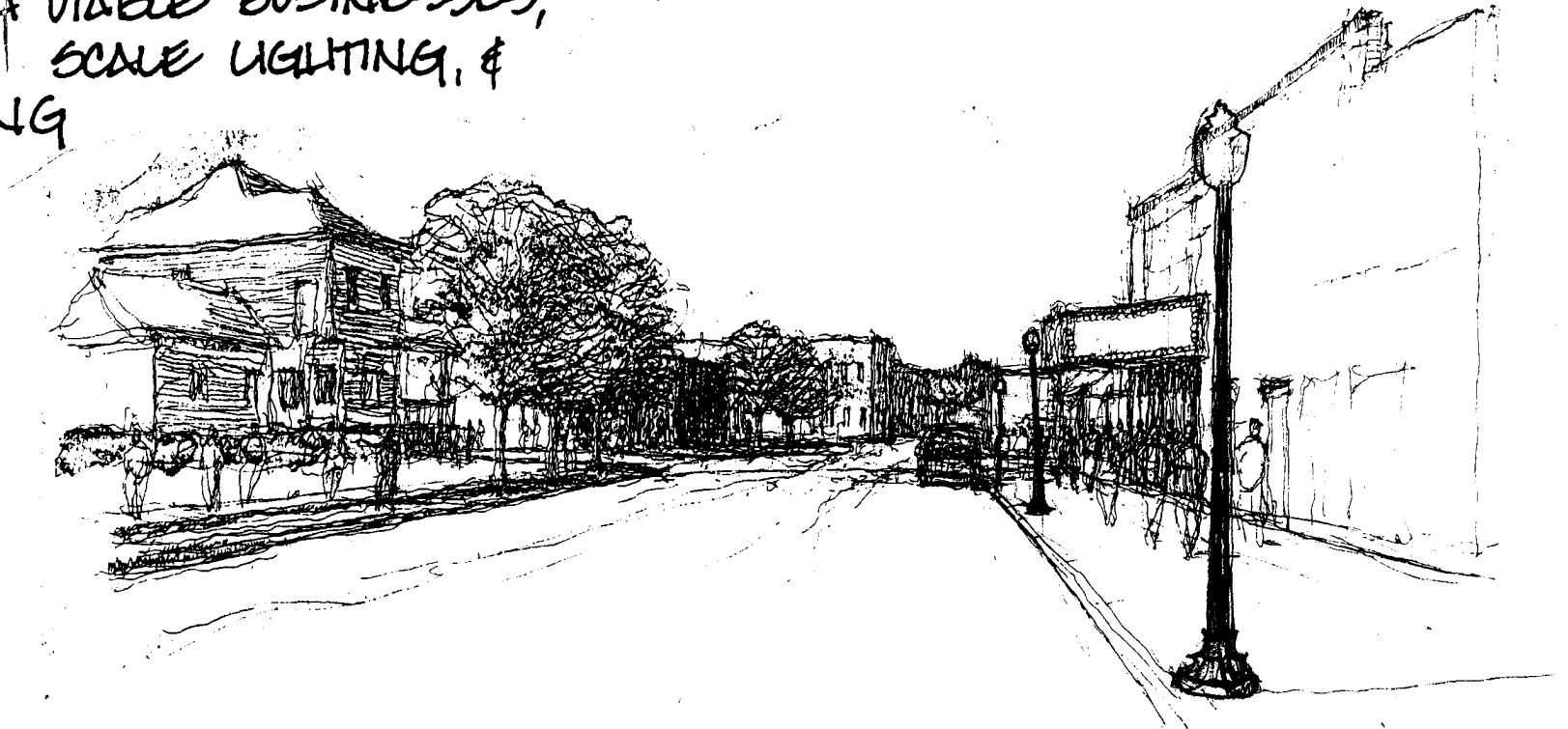
COMMERCIAL REVITALIZATION - E. 36TH ST.

◆ EAST 36TH STREET
LOOKING WESTWARD



◆ A VISION FOR EAST 36TH ST.

SAME VIEW OF A REJUVENATED STREET WITH VIABLE BUSINESSES, PEDESTRIAN SCALE LIGHTING, & LANDSCAPING

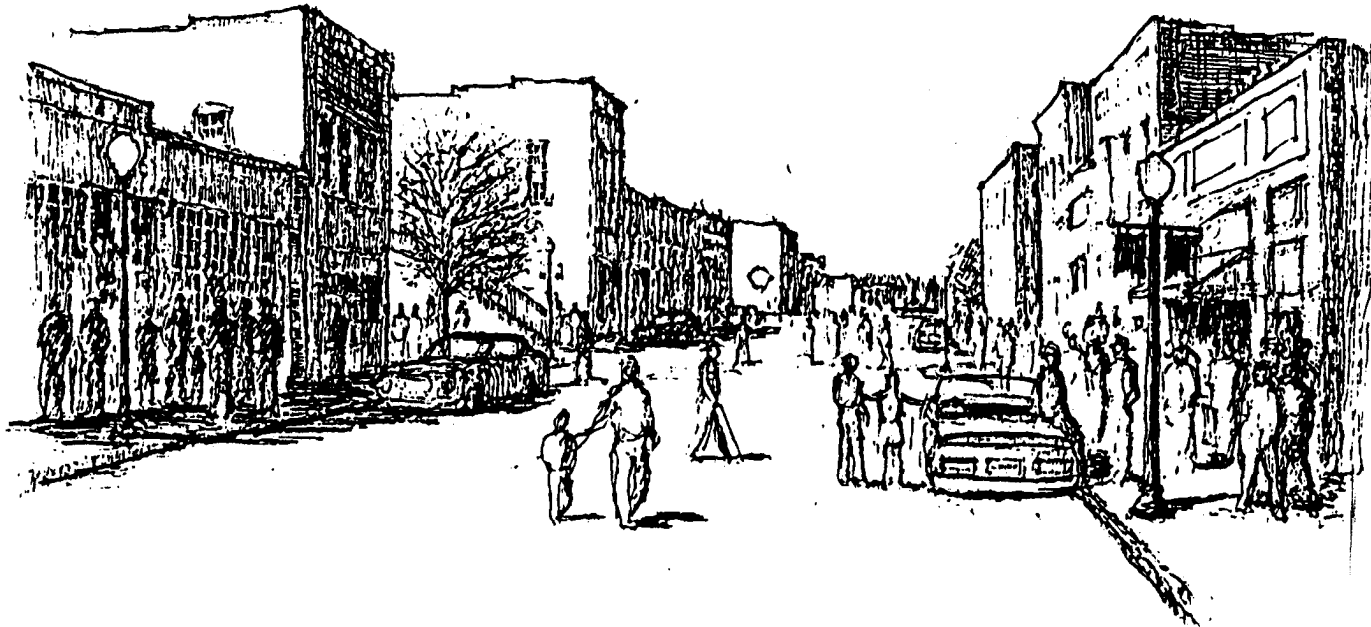


NORTH DAVIDSON STREET



◆ NORTH DAVIDSON STREET
LOOKING AWAY FROM DOWNTOWN

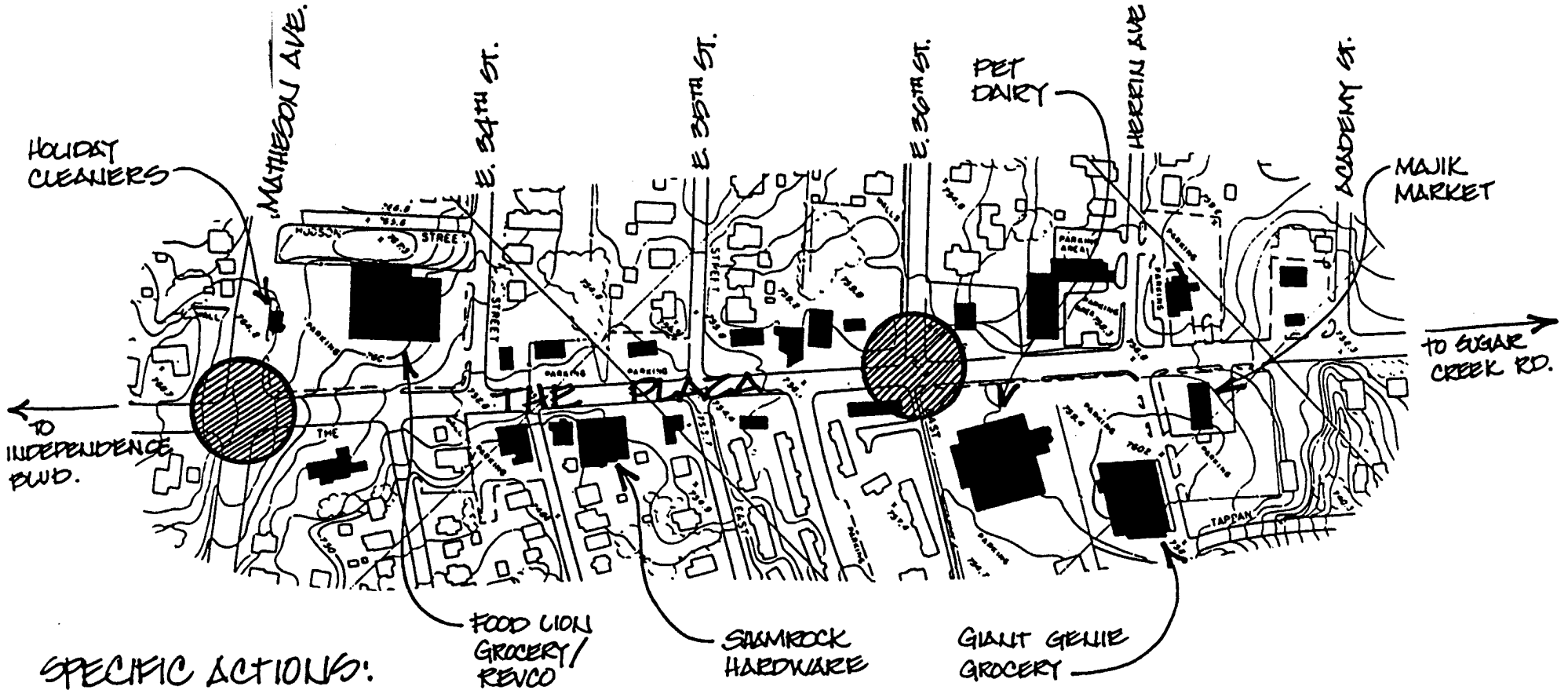
◆ VISION FOR NORTH DAVIDSON ST.
SAME VIEW OF A REJUVENATED
BUSINESS DISTRICT WITH PEDESTRIAN
SCALE LIGHTING, NECK-DOWNS TO
CONTAIN ON-STREET PARKING, &
LANDSCAPING



COMMERCIAL REVITALIZATION -

◆ THE PLAZA

- LANDSCAPED ENTRY POINTS
 - MATHESON AVENUE
 - EAST 36TH STREET



SPECIFIC ACTIONS:

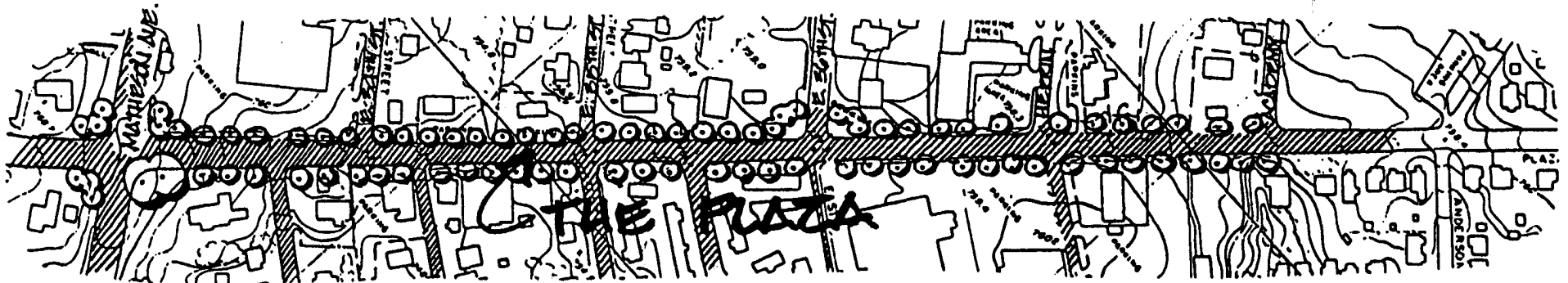
1. Promote neighborhood oriented businesses along The Plaza, between Matheson and Herrin Avenue. Assignment: Community Development Corporation, Neighborhood Development Department & Planning Commission
14. Apply the urban corridor overlay district to an area along The Plaza. Assignment: Planning Commission

THE PLAZA

◆ THE PLAZA

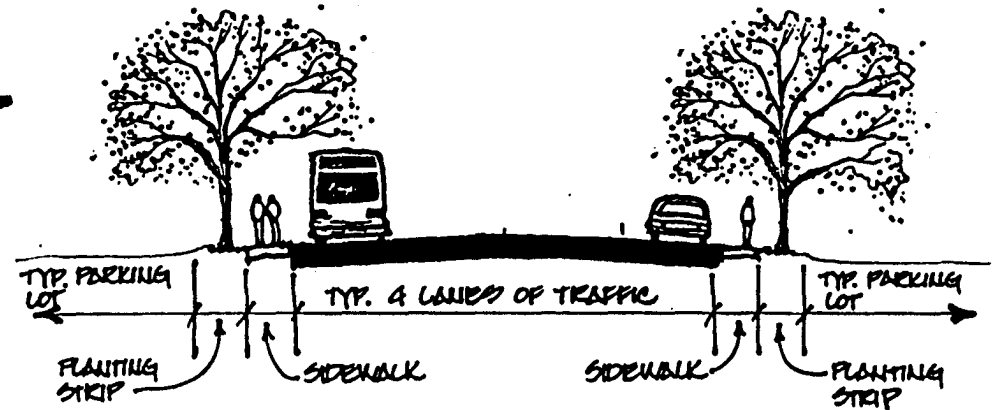
STREET TREES SUCH AS HACKBERRY, ZELKOVA, RIVER BIRCH, LONDON PLANE, GREEN ASH, BALD CYPRESS, AND LEYLAND CYPRESS ARE RECOMMENDED FOR THIS STREET IN "THE MAJOR THOROUGHFARE TREE PLANTING PLAN". HOWEVER, BECAUSE OF THE POWER LINES RUNNING DOWN THE NORTH SIDE OF THE PLAZA, ONLY A SMALL MATURING TREE IS

RECOMMENDED FOR THIS SIDE OF THE STREET. TO KEEP THE SAME TREE SPECIES ON BOTH SIDES OF THE STREET TO MAINTAIN SYMMETRY. WE SUGGEST PLANTING ZELKOVAS. THIS IS A CONCEPTUAL PLAN TO EXPRESS AN OVERALL CHARACTER OF THE STREET, AND NOT A PLANTING PLAN.



TYPICAL SECTION WITH ZELKOVA TREES SHOWN

IT IS DESIRABLE TO HAVE A PLANTING STRIP WHICH ACTS AS A BUFFER AREA BETWEEN STREET TRAFFIC & THE SIDEWALK. WE HAVE THE REVERSE SITUATION ON THE PLAZA. THE SECTION SHOWN REFLECTS EXISTING CONDITIONS WHICH ARE IMPROVED WITH THE ADDITION OF A PLANTING STRIP ON THE OUTSIDE OF THE EXISTING SIDEWALK.





COMMUNITY APPEARANCE

ISSUES:

- Maintain yards, vacant lots, houses and buildings.
- Report abandoned cars, dumped tires and appliances.
- Keep streets and sidewalks clean.

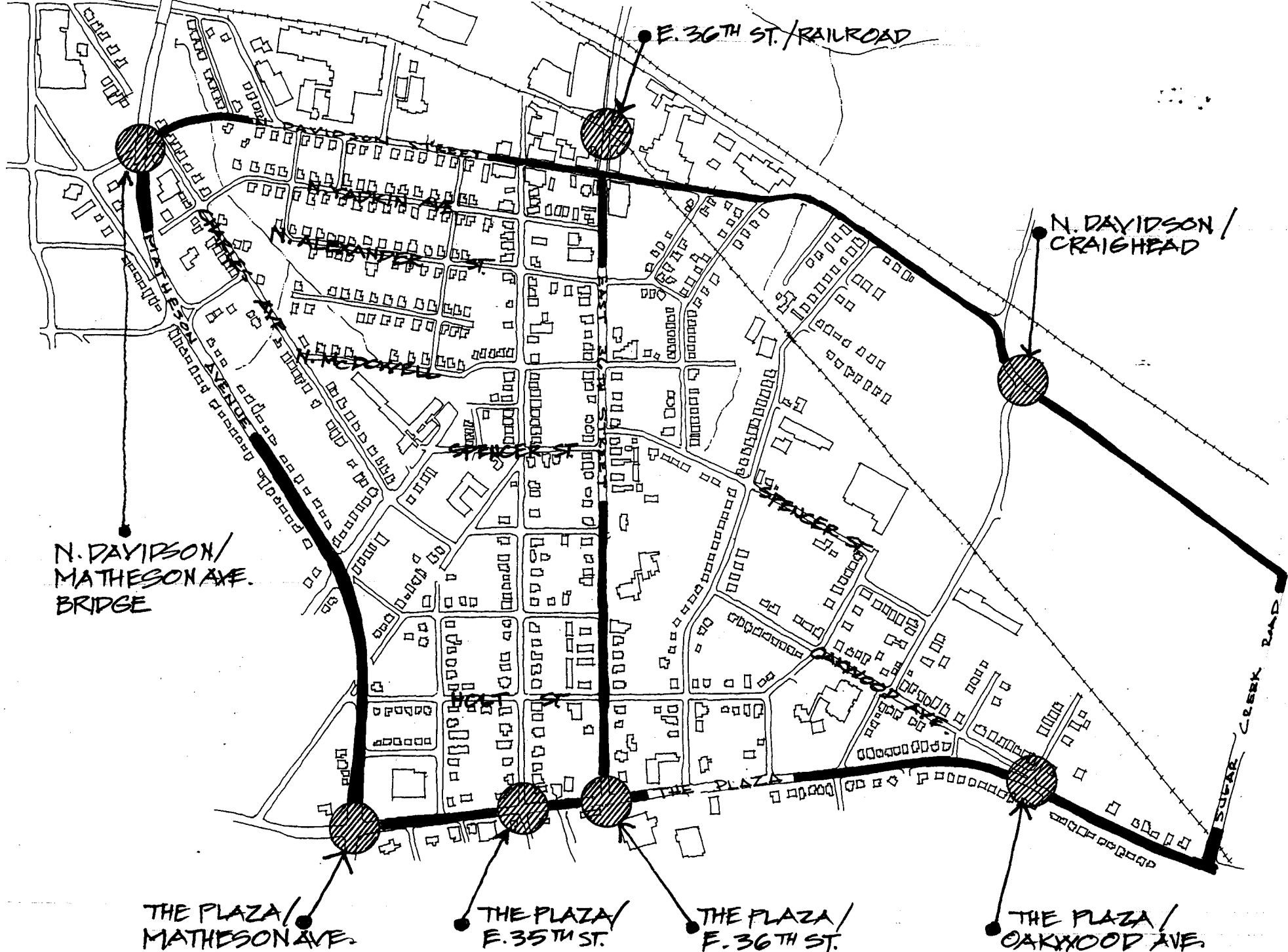
OBJECTIVE:

Improve the appearance and perception of North Charlotte and develop a sense of pride among residents.

ACTIONS:

1. Install garbage cans at all bus stops.
Assignment: Neighborhood Association & City of Charlotte Community Improvement Division
2. Develop a network for reporting trash and litter violations to keep the neighborhood clean.
Assignment: Neighborhood Association
3. Have community cleanups every 6 months including the children of North Charlotte. Assignment: Neighborhood Association
4. Develop a signage program to highlight Historic North Charlotte. Assignment: Planning Commission & Neighborhood Association
5. Emphasize neighborhood entry points with signage, lighting and landscaping at the following locations:
 - The Plaza and Matheson Avenue
 - 35th and The Plaza
 - 36th and The Plaza
 - Herrin Avenue at The Plaza
 - 36th at the railroad
 - Craighead/Anderson at North Davidson
 - North Davidson at Matheson Avenue (on the bridge)

Assignment: Neighborhood Association, Planning Commission & City Landscape Management Division



N. DAVIDSON /
MATHESON AVE.
BRIDGE

E. 36TH ST. / RAILROAD

N. DAVIDSON /
CRAIGHEAD

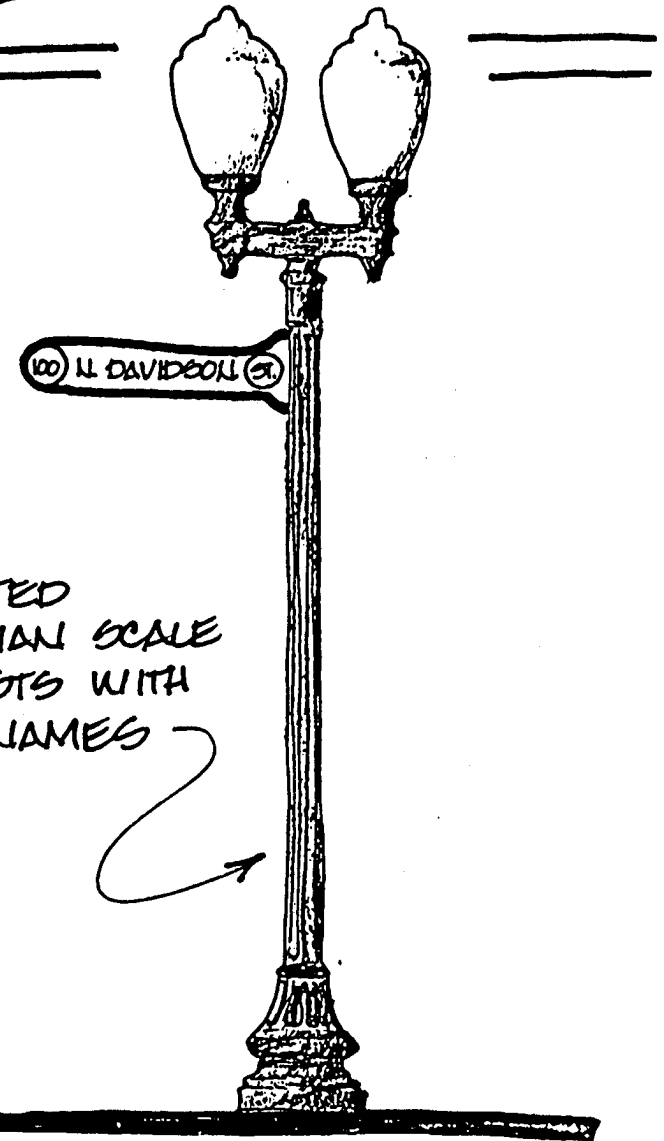
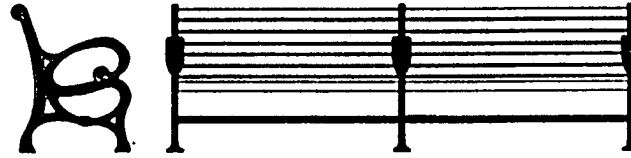
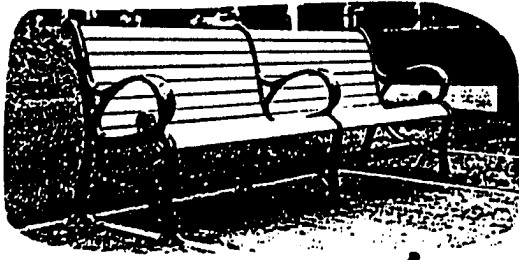
THE PLAZA /
MATHESON AVE.

THE PLAZA /
E. 35TH ST.

THE PLAZA /
E. 36TH ST.

THE PLAZA /
OAKWOOD AVE.

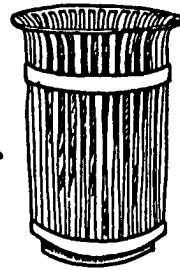
COMMUNITY APPEARANCE - IMPROVEMENTS



SUGGESTED BENCHES - CAST IRON
& CEDAR WITH INTERMEDIATE
ARMRESTS



SUGGESTED
SIGNAGE

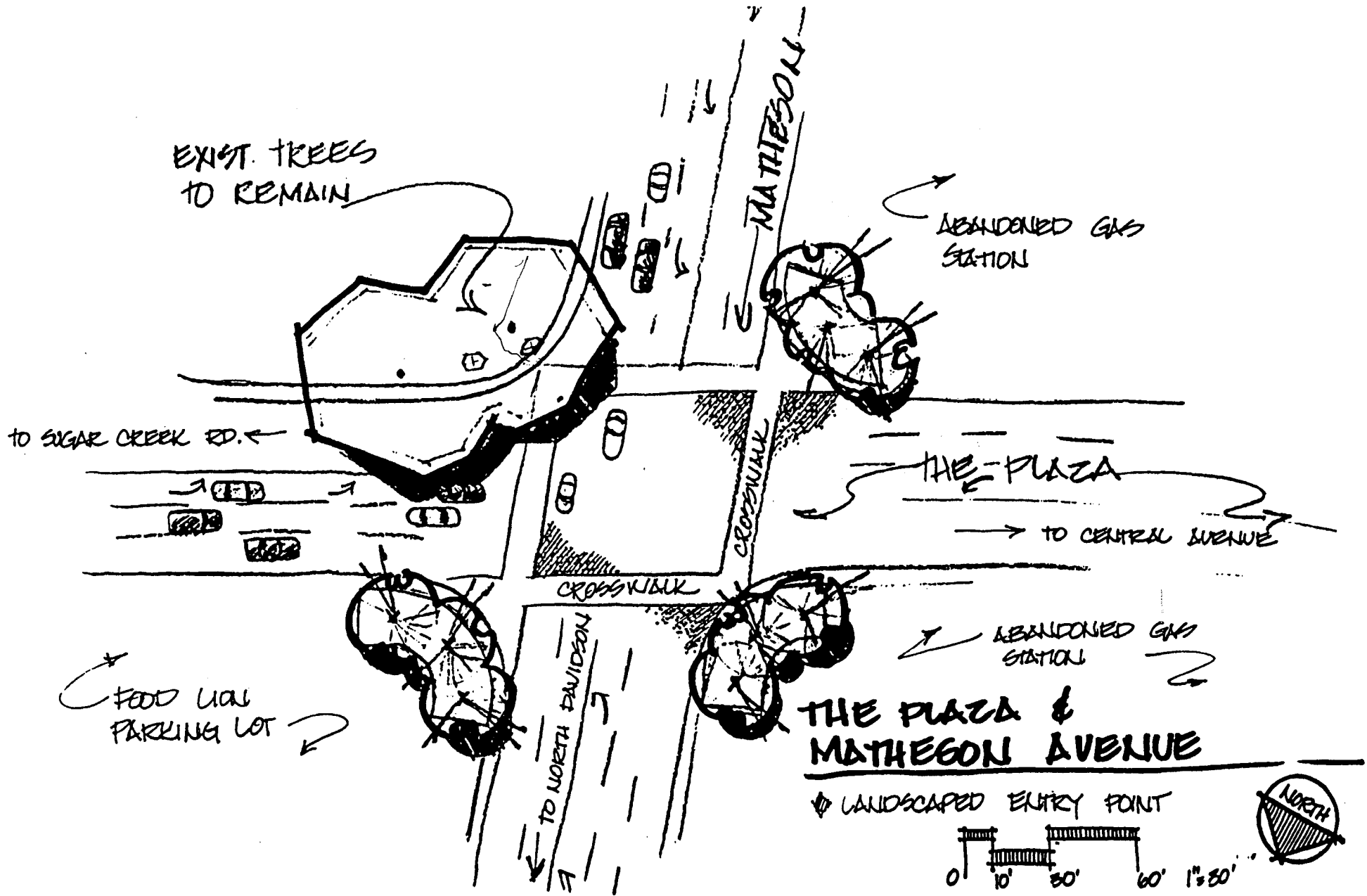


SUGGESTED TRASH
RECEPTACLE

SUGGESTED
PEDESTRIAN SCALE
LAMP POSTS WITH
STREET NAMES

THE ABOVE SITE FURNISHINGS ARE ONLY SUGGESTIONS AND ARE INCLUDED TO GIVE THE NORTH CHARLOTTE NEIGHBORHOOD ASSOCIATION SOME IDEAS OF WHAT ITEMS ARE AVAILABLE. THE FINAL SELECTION IS TO BE DETERMINED BY THE ASSOCIATION.

COMMUNITY APPEARANCE - LANDSCAPED ENTRY POINT

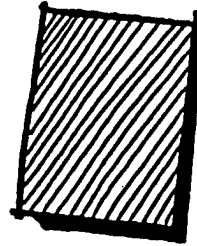


COMMUNITY APPEARANCE - LANDSCAPED ENTRY POINT

EXISTING DOMINOS PIZZA

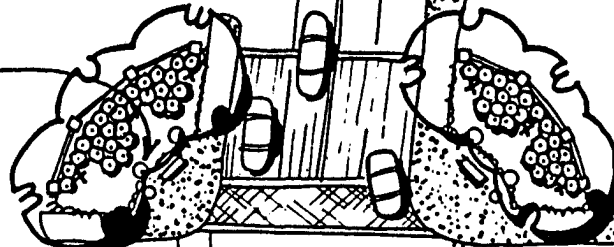


ABANDONED BUILDING.
POSSIBLE SITE FOR FUTURE
POST OFFICE?



E. 36TH STREET

DECORATIVE LAMPS



E. SIDEWALK

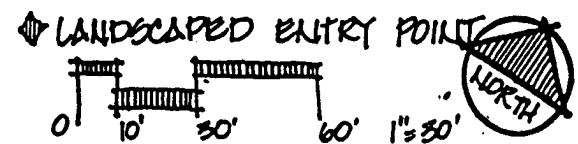
← TO MATHESSON AVENUE

THE PLAZA

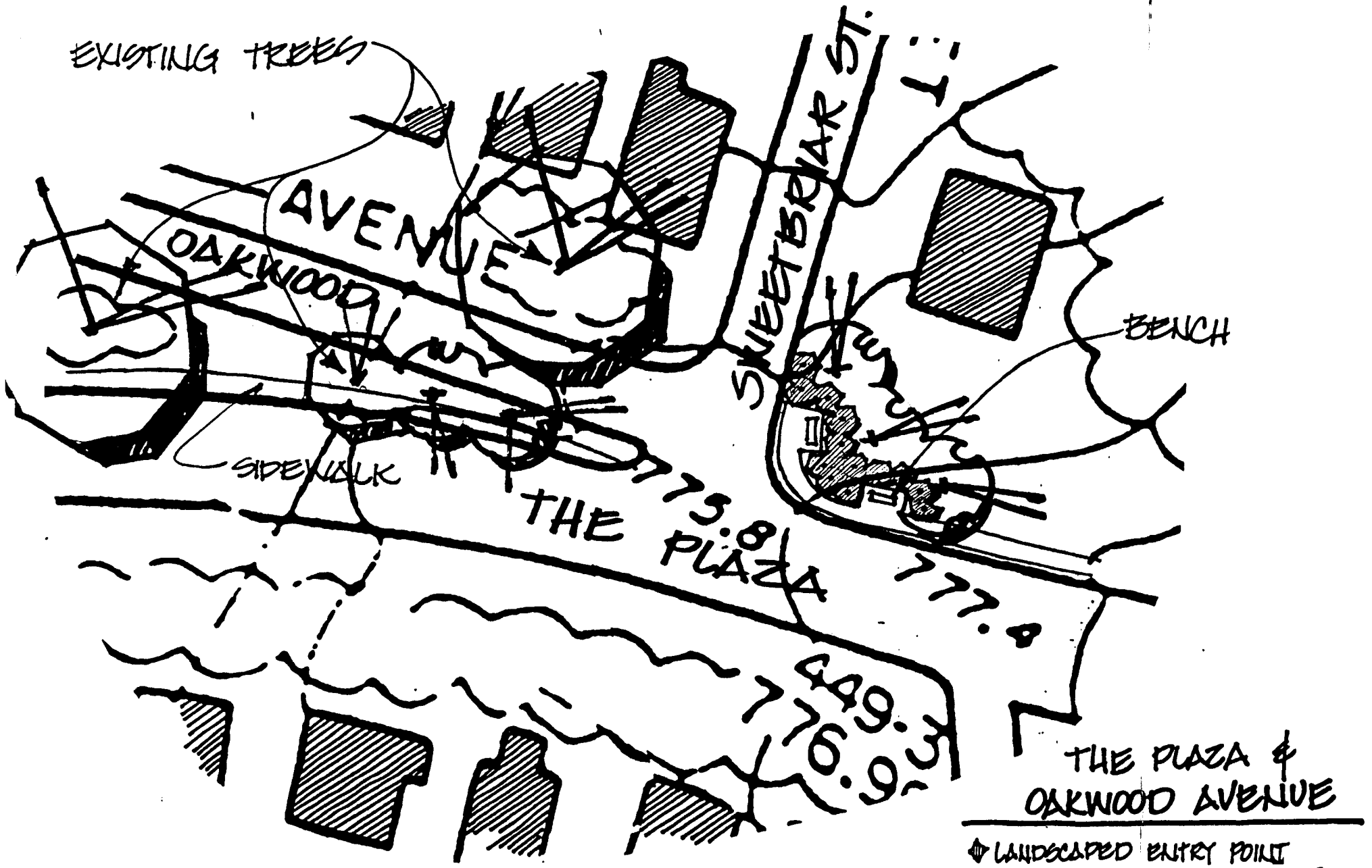
→ TO SUGAR CREEK ROAD

LANDSCAPED ENTRY POINT TO NEIGHBORHOOD WITH BENCHES, TRASH CAN, DECORATIVE LAMPS, STRONG PAVED ROADWAY DESIGN & LANDSCAPE ELEMENTS TO CREATE A RICH ENTRANCE.

THE PLAZA & E. 36TH STREET



COMMUNITY APPEARANCE - LANDSCAPED ENTRY POINT



◆ LANDSCAPED ENTRY POINT



TRAFFIC & CIRCULATION

◆ ISSUES:

- Allow on-street parking along the North Davidson Street corridor.
- Improve intersections at The Plaza and 36th Street as well as North Davidson Street and 36th Street.
- Make 35th Street unattractive as a cut-through street.
- Install a traffic signal at Matheson Avenue and Clemson to allow for safe pedestrian crossing; re-establish neighborhood orientation.
- Reduce truck traffic along the North Davidson Street business district.

◆ OBJECTIVES:

Minimize the impact of the Matheson Avenue thoroughfare and make it a more neighborhood sensitive street.

Reduce or eliminate truck traffic on North Davidson Street in the North Charlotte neighborhood.

Minimize the impact of cut-through traffic on East 35th Street.

Provide safe turns for trucks at East 36th Street and Spencer Avenue.

Make The Plaza a more neighborhood oriented street.

◆ ACTIONS: NORTH DAVIDSON ST.

1. Evaluate truck circulation in the North Davidson Street/North Brevard Street/North Tryon Street corridor. Assignment: Charlotte Department of Transportation (CDOT).
2. Meet with businesses that generate significant truck traffic and develop routes that minimize truck traffic on North Davidson Street. Assignment: CDOT, Planning Commission, and neighborhood representatives.
3. Work with area businesses and residents to develop a connection between North Davidson Street and Matheson Avenue that will allow trucks and other traffic to go westbound on Matheson Avenue to North Tryon Street, avoiding the North Davidson Street business district.
4. Reduce speed limit on North Davidson Street from 35 mph to 30 mph to minimize auto/pedestrian conflicts. As pedestrian traffic increases consider further reduction to 25 mph.

MATHESON AVE

5. Restripe roadway to allow four traffic lanes as well as bike lanes in both directions. Begin discussions with residents, police bicycle patrols, local bicycle clubs, and CDOT to implement the bike lanes and determine how they can become part of a larger bicycle circulation system throughout Charlotte. Assignment: CDOT.
6. Reduce speed limit from 40 mph to 35 mph and increase enforcement.
7. Reconstruct the intersection of Matheson Avenue and Clemson Avenue by eliminating the concrete islands and reducing the width of Clemson Avenue to provide a shorter, safer crossing for pedestrians. Evaluate the possibility of installing a pedestrian crossing signal at this intersection. Assignment: CDOT & Neighborhood Association.
8. At the Pinckney/Matheson Avenue intersection, eliminate the westbound right turn only lane by removing the pavement and moving the curb out. Provide a pedestrian crossing signal.

EAST 35TH ST.

9. Work with the Historic North Charlotte Neighborhood to continue to have two-way stops at each intersection along East 35th Street, but to reverse the direction, so that cars end up stopping at every other intersection. Assignment: CDOT & Neighborhood Association.

E. 36TH ST.

10. Charlotte Department of Transportation will provide signage with adequate clarity and visibility for truck traffic turning north onto Spencer Street.



COMMUNITY RELATIONS

◆ ISSUES:

- Encourage a multi-cultural racial growth balance in North Charlotte.
- Define North Charlotte as a separate and unique area north of Charlotte.
- Restrict nuisance businesses.

◆ OBJECTIVE:

Improve the sense of community in North Charlotte.

◆ ACTIONS:

1. Utilize the expanded Neighborhood Association to establish communication between the diverse elements of the neighborhood in an effort to develop a support network for the needs of North Charlotte residents.
Assignment: Neighborhood Association
2. Have a neighborhood festival to celebrate the various ethnic cultures in the neighborhood, and to help them all to feel a part of the neighborhood. Assignment: Neighborhood Association
3. Work with the International House to help non-english speaking people feel comfortable in the neighborhood.
Assignment: Neighborhood Association
4. Work with Cambodian and Hmong ministers to help make Asian populations feel a part of the neighborhood.
Assignment: Neighborhood Association & Churches
5. Encourage greater participation of neighborhood children in the decision making process. Assignment: Neighborhood Association
6. Provide greater involvement between Highland Elementary, Plaza Road Preschool and the neighborhood.
Assignment: Neighborhood Association
7. Encourage greater participation between residents of North Charlotte and the Johnston YMCA and its programs.
Assignment: Neighborhood Association

