

FIRST WARD MASTER PLAN

Draft - June 6, 1996

Concept Developed by UDA Architects
and

Plan Compiled by Charlotte-Mecklenburg Planning Commission

Plan Sponsored

by

Charlotte Housing Authority

Charlotte Uptown Development Commission

Charlotte-Mecklenburg Planning Commission

NationsBank Community Development Corporation

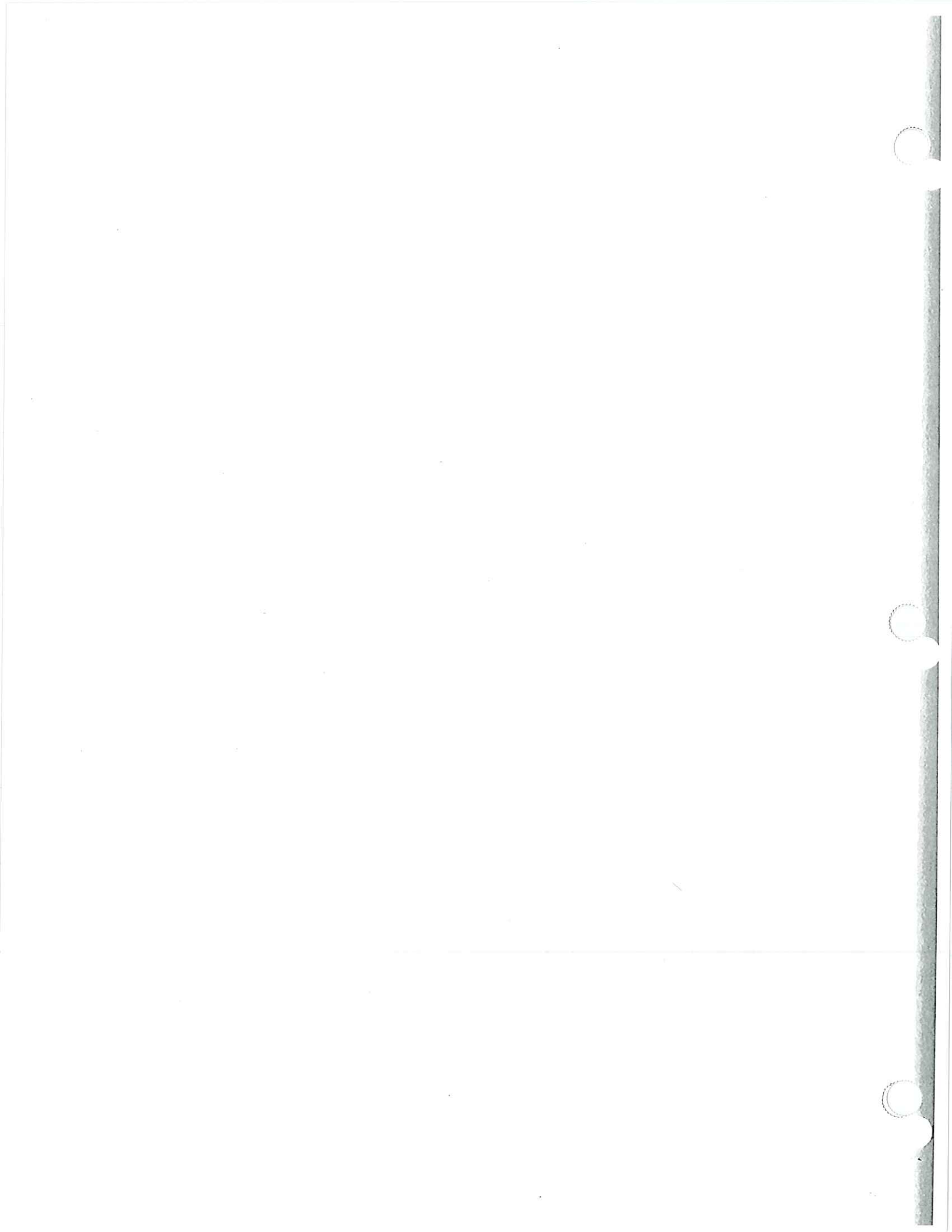
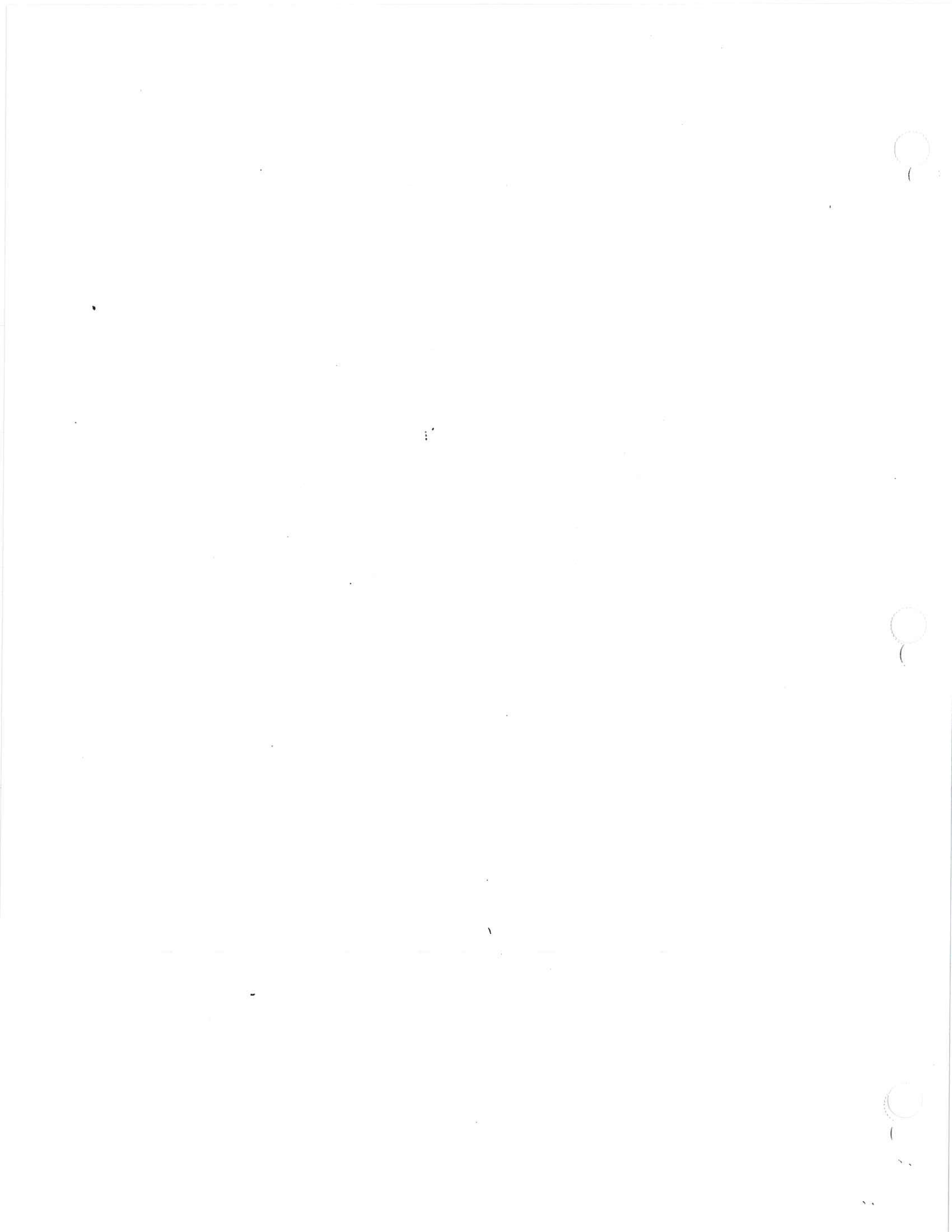


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INTRODUCTION

WHY DEVELOP A PLAN?

In 1994, the US Housing and Urban Development Department announced that a \$41 million revitalization grant would be provided to the Charlotte Housing Authority for the revitalization of Earle Village. The belief that Earle Village would be dramatically transformed, coupled with the recognition that the public sector owns a significant amount of vacant and underutilized land in First Ward, sparked new interest in the area. The First Ward Master Planning process was initiated with the belief that Charlotte has a once in a lifetime opportunity to create a new Uptown community.

In the fall of 1995, the City of Charlotte/Charlotte-Mecklenburg Planning Commission, NationsBank Community Development Corporation, Charlotte Uptown Development Corporation, and the Charlotte Housing Authority pooled resources to hire UDA, an urban design and planning consulting firm, to develop a conceptual plan for First Ward. *UDA was given the charge of creating a development concept for a new urban neighborhood which is primarily residential neighborhood and includes an economic mix of residents.* Early in the process, numerous meetings with First Ward interest groups were held. Included in this process was an intensive four-day planning session to which all First Ward property owners, City

Council members, Planning Commissioners, and numerous other parties were invited. Based on the results of this public process, UDA developed a development concept for First Ward. This plan has extracted the key land use, urban design, infrastructure, and strategic action items from the concept provided by UDA, and these elements are being recommended for public adoption. The development scenario created by UDA, which has and will continue to evolve, is contained in this document for illustrative purposes only.

THE ROLE OF THIS PLAN

The primary purpose of this plan is to *provide a development framework for First Ward.* This is similar to the approach that a private developer would take when structuring a new development. The development framework proposed for First Ward has been designed to accomplish the following:

- *Create a vision for First Ward for which there is public consensus.* This should be a vision that is widely supported in the Charlotte community and that turns First Ward into a positive aspect of both Uptown and the entire City of Charlotte.

- *Outline the appropriate land uses and development characteristics for different parts of First Ward. This information will serve as the basis for creating or updating regulatory measures, if needed.*
- *Create an orderly framework of public facilities, with a series of unique streets, streetscape amenities, and public spaces. This will provide order to an area that currently appears disorderly.*
- *Create value in an area that currently has little marketability. Implementation of this plan will help to enhance the value of First Ward properties by creating a positive image that will attract new investment. As a result, publicly owned First Ward properties will be returned to the tax rolls and will once again generate tax revenue for the City and County.*
- *Provide enough flexibility to allow a range of development scenarios. This plan should be able to accommodate the inevitable shifts in the real estate market that will occur as the plan is implemented. At the same time, the plan should provide enough certainty and predictability about the area's future that potential developers and residents will feel confident enough to invest in the area.*

both public and private, that will have to be undertaken to see the envisioned development of First Ward become a reality. Key among these actions will be the disposition of publicly owned land in accordance with the First Ward Master Plan.

In addition to providing a comprehensive development framework, the purpose of this plan is to *identify the actions,*

GOALS AND OBJECTIVES

The primary goals of the First Ward Master Plan are:

- 1) *To create a vibrant new, mixed-income residential neighborhood in Uptown Charlotte; and as a result*
- 2) *To increase the value of property in First Ward and the tax base of the City of Charlotte and Mecklenburg County.*

The new First Ward neighborhood should have the following characteristics:

- *the neighborhood should be economically diverse, and should have a mix of housing costs and types, including the revitalized Earle Village.* While much of the neighborhood will be residential, the sections closer to Trade Street and Tryon Street will have a mixture of uses, including housing.
- *the neighborhood should reflect its urban context and incorporate the qualities of Charlotte's best traditional neighborhoods.* Building entrances should be oriented toward the

street, with minimal building setbacks. Parking should be on-street or to the rear of the buildings. Streets should have sidewalks and street trees.

- *the neighborhood should have the amenities that will make it a "good place to live".* These include parks and open spaces, churches, schools, a community center, and neighborhood shopping.
- *the neighborhood should be safe, both in perception and in reality.*
- *the First Ward neighborhood should be viewed as a positive part of Uptown and the City of Charlotte.*

This plan sets the framework for meeting the listed goals by outlining the desired land use and urban design character for First Ward. The plan also identifies strategic capital investments, such as streetscape and open space improvements, and other actions designed to enhance the value and development potential of First Ward properties. The illustrative development scenario contained in the plan is one example of how this plan might be implemented.

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BACKGROUND

THE PLANNING AREA

First Ward is one of the four sectors of Uptown Charlotte and is one of Charlotte's original neighborhoods. For the purposes of this plan, First Ward has been defined as the area in the eastern quadrant of Uptown between I-277, East Trade Street, and North College Street. First Ward is located at the heart of the dynamic and growing Charlotte region.

Today, First Ward is probably most noted as the location of Earle Village, one of the Charlotte Housing Authority's developments. Earle Village was developed as a result of the urban renewal program in the 1960's. This program demolished homes and businesses and consequently displaced many of the African American residents. Some of these residents moved into Earle Village when it was completed. Yet much of the land surrounding Earle Village was cleared and has remained vacant to this day. The City of Charlotte alone owns forty-six acres of land in First Ward.

Until recently, there has been little interest in development of the vacant property in First Ward. It was believed that market rate development would not occur because of the negative image of the Earle Village development. However, the awarding of a \$41 million HUD grant to renovate and revitalize Earle Village has sparked new interest in the area.

Many feel that the reduction in the number of units in Earle Village, in conjunction with the Housing Authority's commitment to making Earle Village a model community, will increase the development viability of the vacant and underutilized properties in First Ward.

ISSUES AND OPPORTUNITIES

The future of First Ward depends on dealing with problems and capitalizing on opportunities. This plan focuses on addressing the problems and opportunities described below:

Uptown Location: The location of First Ward is probably its greatest asset. It is within walking distance of 55,000 Uptown jobs, the Transportation Center, and many of Charlotte's major cultural facilities including Spirit Square, the Blumenthal Performing Arts Center, Discovery Place, and the Main Branch of the Charlotte Mecklenburg Public Library.

Civic and Cultural Institutions within First Ward: First Ward is home to a number of important civic and cultural facilities including: First Ward Elementary School, the Afro-American Cultural Center, the Museum of the New South, and three churches, Little Rock AME Zion Church, the

United House of Prayer for All People, and First United Presbyterian Church.

Publicly Owned Land: There are almost 100 acres of publicly owned land within the First Ward study area, and over fifty acres are currently or, as the result of the Earle Village revitalization program, will shortly be available for new development. This land is a significant resource which is currently not generating tax revenue. (See Appendix A for an overview of publicly held properties.)

While the City of Charlotte and the Charlotte Housing Authority are the principal land holders, other public entities which own land in First Ward include Mecklenburg County and the Charlotte-Mecklenburg Board of Education. Essential to the long term success of this plan will be the coordination of development and disposition of public land in First Ward.

The Rail Corridor: The existing rail corridor that is located between Brevard Street and College Street has been identified as a significant asset for First Ward. The corridor is no longer being used by the railroad and might have potential for other use. Additionally, there are a number of unique older industrial buildings that lend themselves to adaptive reuse. In fact, an Uptown farmers market is being considered for a structure on Seventh Street near the rail line.

Transportation System: The street system serving First Ward is both a positive and a negative component of the area. On the positive side, the grid pattern lends itself to the re-establishment of a traditional neighborhood. Further, there is direct roadway access to the entire Charlotte region via I-277, and much of First Ward is within a few blocks of Charlotte's new transportation center.

On the other hand, certain aspects of the current traffic patterns and character of streets detract from the goal of creating an urban neighborhood. There are a number of thoroughfares which carry large traffic volumes through the center of First Ward, especially during peak hours. Additionally, the traditional grid pattern has been compromised by the termination of a number streets. Many streets lack pedestrian amenities such as street trees, on-street parking, continuous sidewalks, and pedestrian scale lighting.

Earle Village Revitalization: The successful transformation of First Ward into a mixed-income neighborhood will be largely dependent upon the successful revitalization of Earle Village. Historically, one of the most challenging aspects of First Ward has been the concentration of low income residents and the resulting social problems. Currently, Earle Village is being transformed from a "project" of over 400 typical public housing apartment units, to a family self-

sufficiency community of approximately 200 new and renovated townhouses and apartment units.

Participation in the Housing Authority's family-self sufficiency program will be required of all Earle Village residents, with the exception of the elderly and disabled. A child care center and community center are being built to provide supportive services for those participating in this program. The "new" Earle Village has been designed to redefine the role of public housing in Charlotte and is a significant departure from the typical public housing community.

Negative Image: First Ward's poor image can largely be attributed to the area's disorderly appearance. There are overhead utility lines, trash lining the streets, broken sidewalks, and people loitering on street corners. The large amount of vacant land and poorly maintained buildings imply that no one wants to be there. Finally, crime impacts First Ward's image. The fear of crime discourages people from venturing into the area.

Resurgence of Interest in Intown Housing: Within the last few years, Charlotte has experienced a renewed interest in intown housing. Since the early 1990's, a number of new urban housing projects in Uptown have been announced. Most notable are the Ivey's, Transamerica Square, and 201 North Tryon Street developments located in the North Tryon Street corridor, which is adjacent to First Ward.

Additionally, a number of other projects have been initiated in the Center City area just outside of Uptown. The current demand for intown housing provides a unique opportunity for creation of a new neighborhood in Uptown Charlotte.

Charlotte's "Spirit of Cooperation": Finally, and yet perhaps most importantly, the spirit of cooperation found in Charlotte will be an important strength when it is time to implement this plan. As evidenced by the partnership formed to develop the First Ward Master Plan, it will take the effort of both the public and private sectors to see that this plan is carried forward.

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FIRST WARD DEVELOPMENT VISION

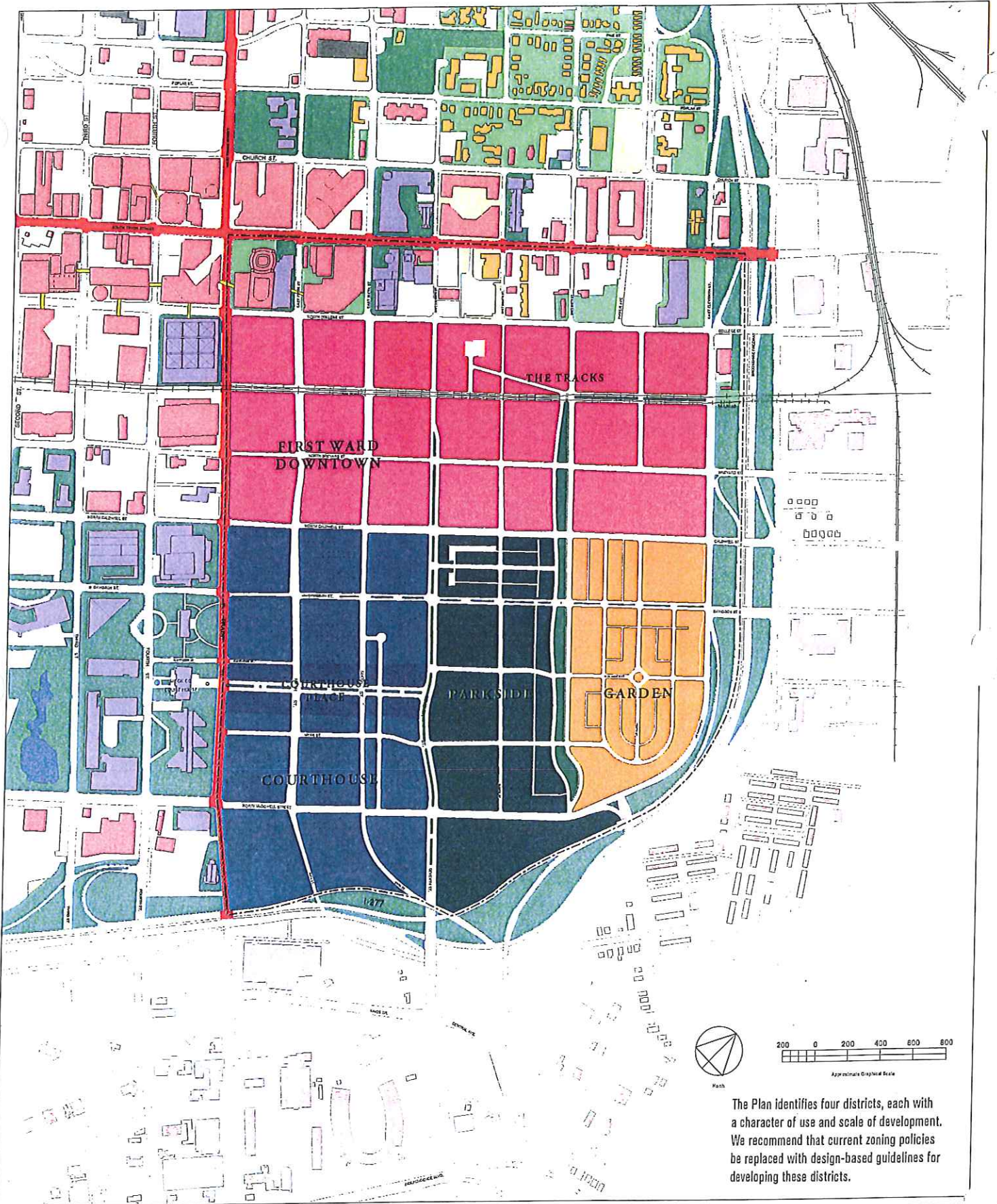
First Ward has been divided into four distinct districts: the Garden District, the Parkside District, the Courthouse District, and Downtown First Ward. For each of these districts, this plan identifies appropriate land uses, as well as recommended development guidelines. Additionally, the plan outlines a package of public open spaces and streetscape improvements designed to provide structure and to give each district a distinct identity. These amenities will create key "addresses" throughout First Ward. Additional infrastructure improvements which will increase the development potential of properties in First Ward have also been highlighted.

The plan for each district is found on the following pages. An illustrative development scenario is provided in Appendix C. The illustrative scenario highlights First Ward's potential if this plan is successfully implemented.

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The Plan identifies four districts, each with a character of use and scale of development. We recommend that current zoning policies be replaced with design-based guidelines for developing these districts.

FIRST WARD DISTRICT PLAN

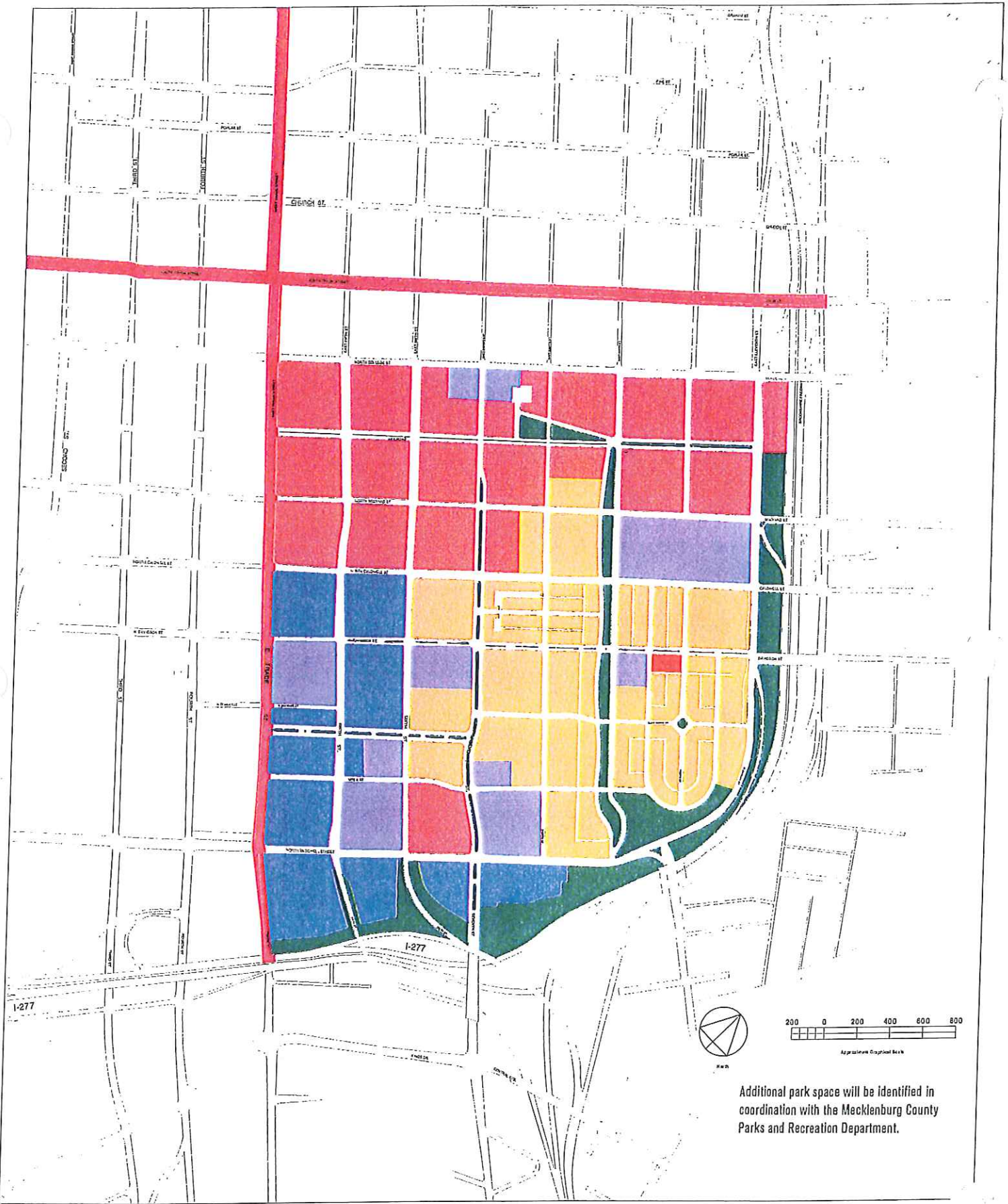
City of Charlotte

As of 1/1/2018, the City of Charlotte Planning Department has approved the following zoning map amendments for the First Ward District Plan.

Jan. 1, 2018

UDA Architects

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www.udarchitects.com



Additional park space will be identified in coordination with the Mecklenburg County Parks and Recreation Department.

GENERALIZED LAND USE

City of Charlotte

- Residential
- Business
- Mixed Use
- Civic / Governmental
- Office
- Open Space

UDA Architects

1110 Pine Avenue
 Forsyth County, NC
 704.228.1228
 (7.11.13.113)

Architects
 Urban Design and Planning
 1110 Pine Avenue

Prepared using data from the City of Charlotte Planning Department. The City of Charlotte Planning Department is not responsible for the accuracy of the information shown on this map. The City of Charlotte Planning Department is not responsible for the accuracy of the information shown on this map.

GARDEN DISTRICT

Existing Conditions

The Garden District is located in the southeastern corner of First Ward. This district is bounded by I-277, Caldwell Street, and Ninth Street.

Most of the property in this district is owned by either the City of Charlotte or the Charlotte Housing Authority. All land owned by the City is vacant, with the exception of Clinton Square. This plan recommends demolition of Clinton Square and sale of the property. (For further discussion on Clinton Square, see the Implementation Strategies section.) The existing units on the properties owned by the Charlotte Housing Authority will be demolished in conjunction with the Earle Village revitalization plan, and the properties will become available for new development.

Privately owned properties in the district include the City View apartments. The United House of Prayer also owns a church, the Grace Emmanuel apartment complex, and a small commercial center.

The Garden District's location makes it the most sheltered from through traffic, yet the most visible from the heavily

traveled I-277 loop. Because of this district's visibility, the type of development that occurs will be key in setting the image of the new First Ward.

Concept

The Garden District will front on a *new linear green space* designed using Latta Park in Dilworth as a model. This open space will be bounded by Ninth Street and "Parkside Drive, a new street proposed for the area, and will extend from McDowell Street to Brevard Street. Development in the Garden District will primarily consist of *small scale lanes lined with a mixture of single family houses, townhouses, and small apartment buildings*. This area will be the lowest density and least intensely developed of the four First Ward districts. There should be an *emphasis on home ownership*. The homes that will be visible from I-277 will establish an image of a safe and stable neighborhood.

The concept for this district includes a significant amount of new green space. In addition to the linear green space planned along Ninth Street, *additional passive open space* is recommended for the southeastern portion of this district between Ninth and Eleventh Streets.

Key enhancements to the street network are also planned for the Garden District. *Davidson Street, with a new landscaped central median*, will serve as one of the "signature streets" for all of First Ward. Improving the overall appearance of this street will help to alter the image of First Ward.

Structural changes to the street system are also recommended.

New and relocated streets are proposed. Parkside Drive, the new street adjacent to the linear park, the realignment of Ninth Street near McDowell Street, and the new streets between Ninth/Tenth Streets and Tenth/Eleventh Streets will reconfigure the area so that the vacant land can be more easily developed. The new section of Alexander Street and Tenth Street will re-establish the disconnected grid pattern in the area. *Alleyways* are essential for access to the back of properties, especially to garages. The reactivation of *on-street parking* will add to the vitality of the area as an urban neighborhood.

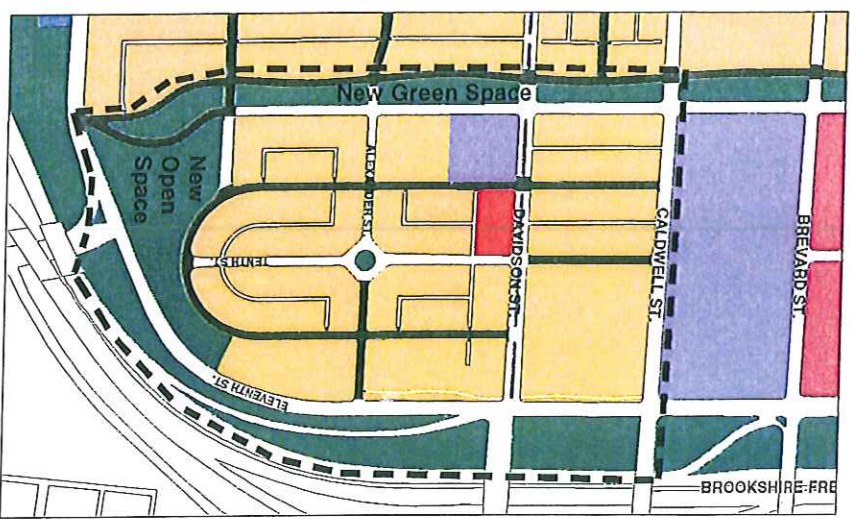
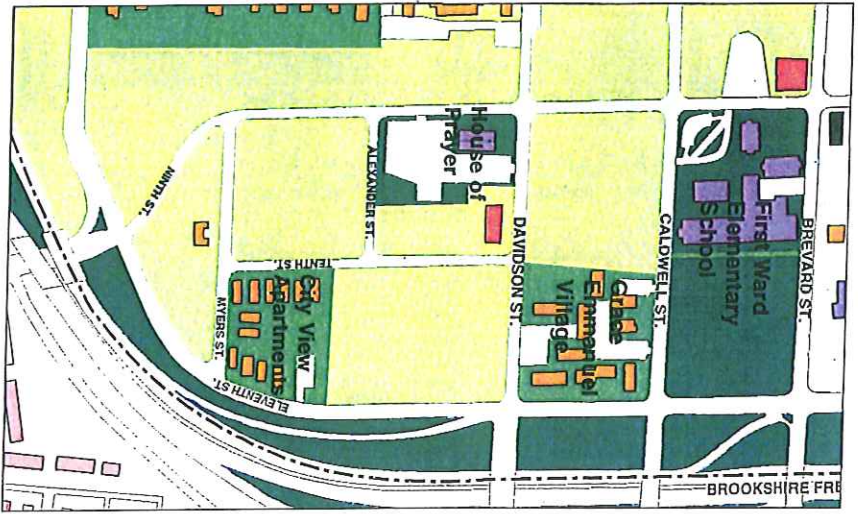
Development Guidelines

Development in the Garden District should be consistent with the following guidelines:

- Mixture of single family detached, single family attached, and multi-family residential units

- Densities of eight to fourteen units per acre
- Building heights of two or three stories
- Scale of buildings consistent with single family houses
- Consistent front setbacks and side yards
- House entrances facing the street with an emphasis on front porches
- On-site parking located to the rear of buildings and accessed by alleyways
- Pedestrian friendly streetscapes, with sidewalks, street trees, and pedestrian scale lighting

THE GARDEN DISTRICT












Existing Conditions

Potential Development Scenario

Generalized Land Use

LEGEND

- | | | | | | | | |
|-----------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|---------------------|
|  | Residential |  | Office |  | Institutional |  | Vacant Land |
|  | Mixed Use |  | Business |  | Open Space |  | District Boundaries |
| | | | | | |  | New Street |



PARKSIDE DRIVE

City of Charlotte

Prepared by the Urban Design and Planning Department, provided by the Planning and Urban Design Department, City of Charlotte, North Carolina. The City of Charlotte is not responsible for the accuracy of the information provided in this document.

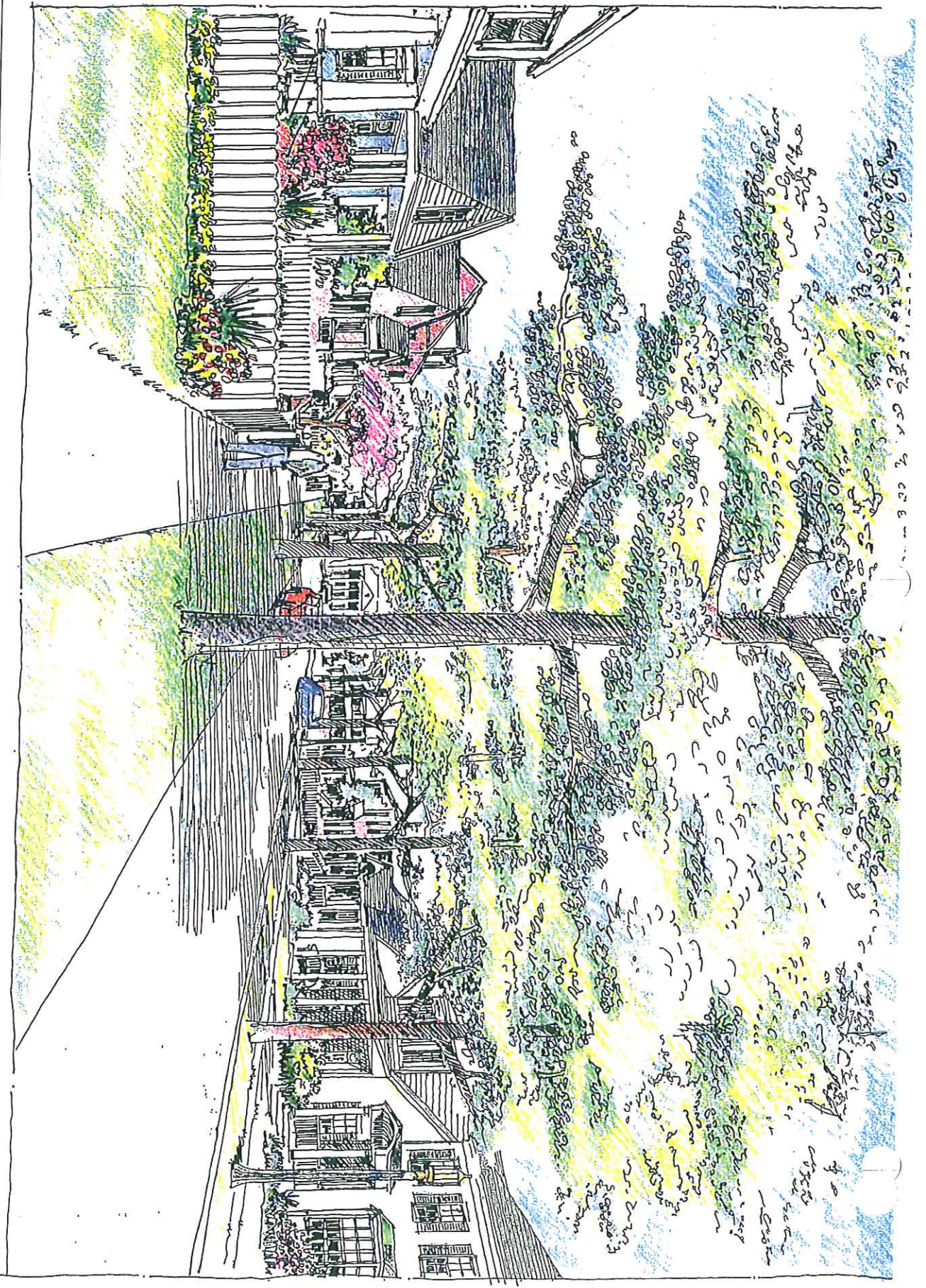
Seen from the Garden District, the new Park reflects the character of traditional Charlotte Parks and neighborhoods and establishes the image for both the Garden and Parkside Districts.



UDA
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(704) 375-1122

Urban Design
Architects



GARDEN DISTRICT LANE

City of Charlotte

University of Alabama provided by Charlotte-Mecklenburg Planning Commission

The Garden District will have small scale lanes lined with single family houses, townhouses, and small apartment houses.



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 27601
 (919) 753-1172

City of Charlotte
 Department of Planning
 311 N. Salisbury Street
 Charlotte, NC 28202
 (704) 258-3111

PARKSIDE DISTRICT

Existing Conditions

This district is bounded by I-277, Seventh Street, Caldwell Street and Ninth Street. Most of the land in this district is owned by either the City of Charlotte or the Charlotte Housing Authority. With the exception of the Afro-American Cultural Center located on Seventh Street, all of the land that the City owns is vacant.

Some of the Charlotte Housing Authority property will be cleared in conjunction with the Earle Village program, however the Earle Village units southeast of North Davidson Street will be retained and extensively renovated. New family self-sufficiency units for Earle Village will be built on property at Seventh Street and North Davidson Street.

In addition to the publicly owned land in this district, there are some properties that are privately owned. Little Rock AME Zion Church is located at Seventh Street and McDowell Street. The northeast side of Eighth Street, between McDowell Street and Alexander Street, is lined with small houses that were moved to this location during urban renewal.

Concept

Development in the Parkside District will be mainly residential, with a *wide range of housing types and densities*. Overlooking the linear park along Ninth Street will be single family homes. The area closer to Seventh Street will have townhouses and multi-family housing. Overall, the Parkside District will be *developed more intensely than the Garden District*.

A gracious *landscaped boulevard along Seventh Street* will make this street the focal point of the district and of much of First Ward. This street is designed to be lined with cultural and civic uses, such as the Afro-American Cultural Center and Little Rock AME Zion Church, and multi-story residential buildings. *Ground floor retail* is recommended for the residential uses along this street. In addition to the ground floor retail, the potential for non-residential uses exists for the property at Seventh and McDowell, across from Little Rock AME Zion Church. This site is appropriate for either multi-family at 15 to 25 units per acre, retail development, or office development similar to the existing office development directly across Seventh Street. Design

which is consistent with this site's urban location will be important for this property.

Streetscape and open space amenities are also important components of the Parkside District. In addition to the boulevard on Seventh Street, the *central median along North Davidson Street* which began in the Garden District will continue through Parkside. *Passive green space* will be retained along the edge of I-277, and should be considered for incorporation into the Little Sugar Creek greenway system.

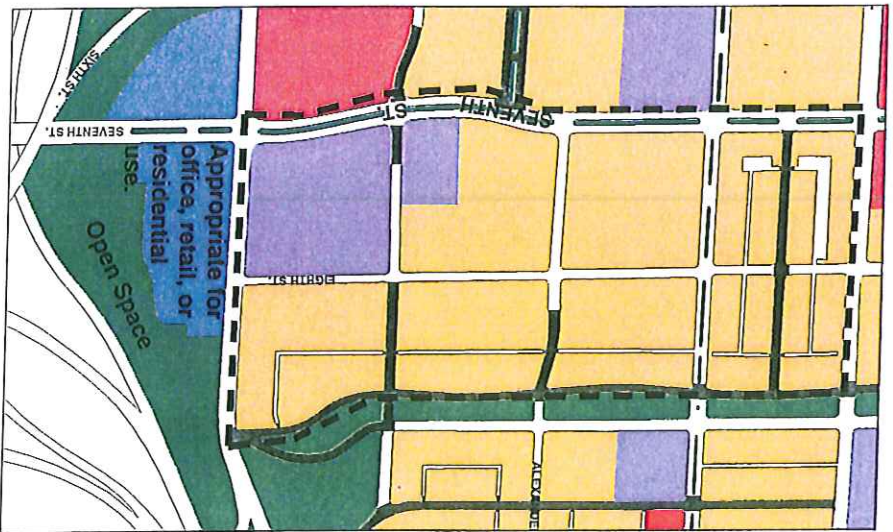
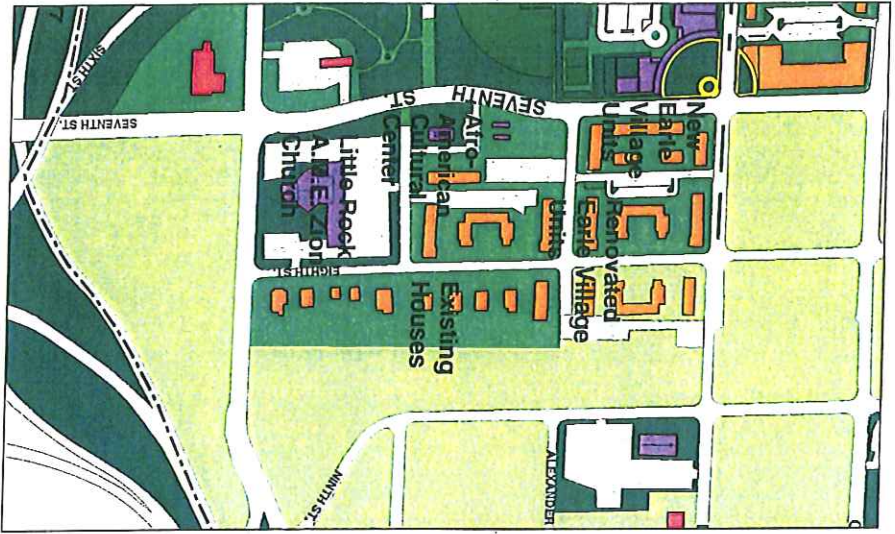
Enhancements to the transportation system are similar to those recommended for the Garden District. *Reconnection of streets and on-street parking* are consistent with the urban character of this area. The *addition of a new street* between Davidson and Caldwell Streets will make the property more developable. *Alleyways* will provide access to the rear of single family homes and townhouses:

Development Guidelines

Development in the Parkside District should be consistent with the following guidelines:

- Mixture of single family detached, townhouse, and multi-family buildings
- Ground floor retail encouraged for buildings fronting on Seventh Street
- Densities transitioning from eight units per acre along Ninth Street to twenty-four units per acre along Seventh Street
- Height and scale increasing from lowest level at Garden District boundary to highest level along Seventh Street; maximum height of three stories at boundary of Garden District increasing to a maximum height of six stories along Seventh Street
- Consistent front setbacks and side yards
- Buildings and primary entrances facing the street
- On-site parking located to the rear of buildings
- Consistent streetscape, with sidewalks, street trees, and pedestrian scale lighting

PARKSIDE DISTRICT



Existing Conditions

Potential Development Scenario

Generalized Land Use

LEGEND

- Residential
- Office
- Mixed Use
- Institutional
- Open Space
- Vacant Land
- District Boundaries
- New Street



PARKSIDE AT DAVIDSON STREET

City of Charlotte

Prepared under Urban Digital Data modeling provided by Urban Modeling Planning Commission.
Photo and artwork © 2013 provided by City of Charlotte Department of Planning.

The differences in the way in which a wide range of housing types were financed are made invisible by a consistent architectural residential character.



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Architecture
Urban Design and Planning

COURTHOUSE DISTRICT

Existing Conditions

The Courthouse District is bounded by Seventh Street, I-277, East Trade Street, and North Caldwell Street. This district is located across Trade Street from the Government Center.

Much of the Courthouse District property between Fifth and Seventh Streets is owned by either the Charlotte Housing Authority or the City of Charlotte. While there is some vacant land between North Davidson Street, Sixth Street, Seventh Street, and Myers Street, most of the public properties in this area are in use. These uses include the new Law Enforcement Center, a Charlotte Fire Station, the existing First Ward Park, the site of the future Earle Village day care and community center, the future Earle Village elderly building, and a small number of existing Earle Village units which are scheduled to be renovated.

Concept

The Courthouse District will be an *urban mixed use area*. Along the Seventh Street boulevard, there will be primarily residential development in multi-story buildings. Ground

floor retail is appropriate for these buildings. The existing retail in the small *shopping center at Seventh and McDowell Streets* is recommended to remain. If desired by the owner, redevelopment of the site with a larger retail center would be appropriate. If this site is redeveloped, the building should be pulled closer to the street so that it is accessible to pedestrians. Parking should be provided to the rear.

The section of the Courthouse District between Sixth Street and Trade Street is recommended for mixed use development. This area is expected to be developed mainly with office, with ground floor retail and some residential also included. The focus of the area will be a *public open space which connects First Ward with the Government Center*. "Courthouse Place", a new roadway running from Seventh Street to Trade Street and terminating at the obelisk at the old Courthouse, has been recommended. Another alternative is the reopening and upgrading of Alexander Street.

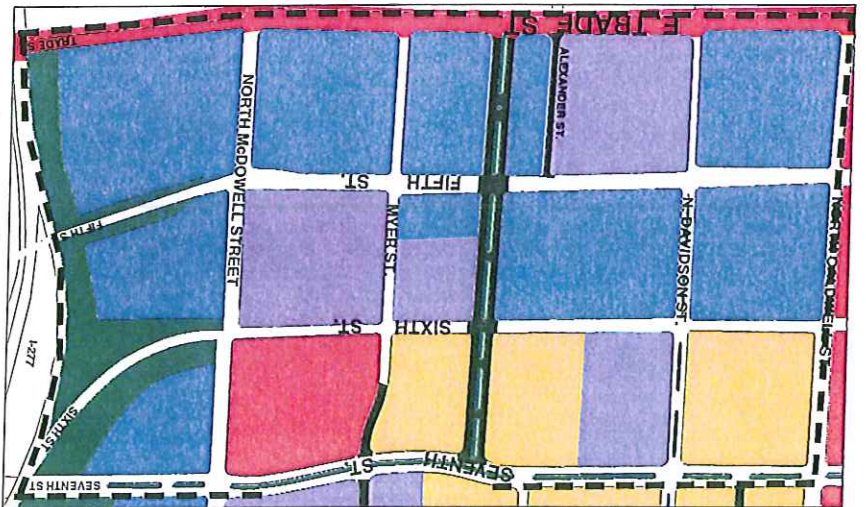
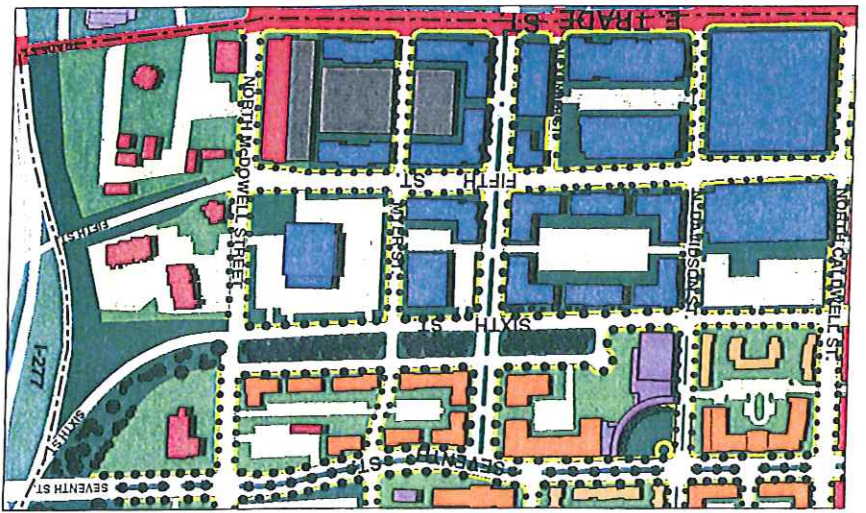
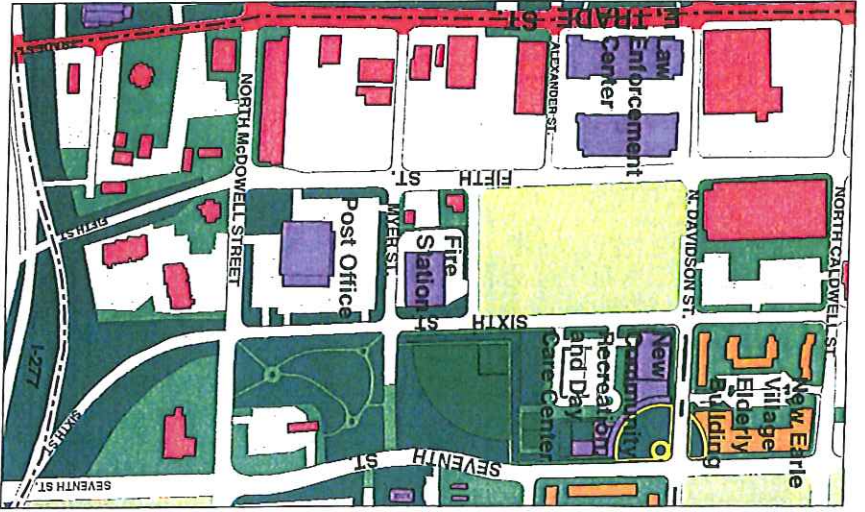
Transportation system changes in the Courthouse District include the *addition of medians on Seventh Street and North Davidson Street* and the connection between First Ward and the Government Center. Wherever feasible, *on-street parking* is recommended.

Development Guidelines










Development in the Courthouse District should be consistent with the following guidelines:

- Mix of uses; residential with ground floor retail between Sixth and Seventh Streets, and predominantly office with residential and ground floor retail encouraged in area between Trade and Sixth Streets
- Heights of three to six stories
- Compatible scale and character of office and residential structures
- All structures of an urban form, with facades parallel to the street and minimal side yards and setbacks
- Buildings oriented to the street with entrances directly connected to the street
- On-site parking located on the interior portion of the site
- Consistent streetscape, with sidewalks, street trees, and pedestrian scale lighting

COURTHOUSE DISTRICT



LEGEND

-  Residential
-  Mixed Use
-  Office
-  Business
-  Institutional
-  Open Space
-  Vacant Land
-  District Boundaries
-  New Street

DOWNTOWN FIRST WARD

Existing Conditions

Downtown First Ward is the district which is closest to the core of Uptown Charlotte. It is bounded by College Street, I-277, Caldwell Street, and Trade Street. A relatively small amount of property in this district is publicly owned. The two major public parcels are the sites of First Ward Elementary School and the Mecklenburg County Hal Marshall Center.

Of the privately held land, there are a few key uses. The Charlotte International Trade Center, Museum of the New South, and First United Presbyterian Church are all located on College Street. Many of the other properties in this district are significantly underutilized. In some cases, older industrial structures remain and some are being effectively reused. However, many of the original structures have been torn down, and much of the land in this district is being used for surface parking.

Concept

It is envisioned that Downtown First Ward will become the

type of *dynamic, 24-hour urban district* which currently does not exist in Charlotte. The *transformation of the inactive rail line into a new street and trolley lines* will re-energize this currently underused area. This new street will create an "address" for an *active mixed-use area* which includes office, retail, housing, and multi-use developments in both *converted industrial buildings*, as well as *new infill structures* designed to complement the theme of the historic existing buildings. The area between Caldwell and Brevard Streets will form a transition between the other districts and the development along the rail corridor.

Development Guidelines

Development in the Downtown First Ward District should be consistent with the following guidelines:

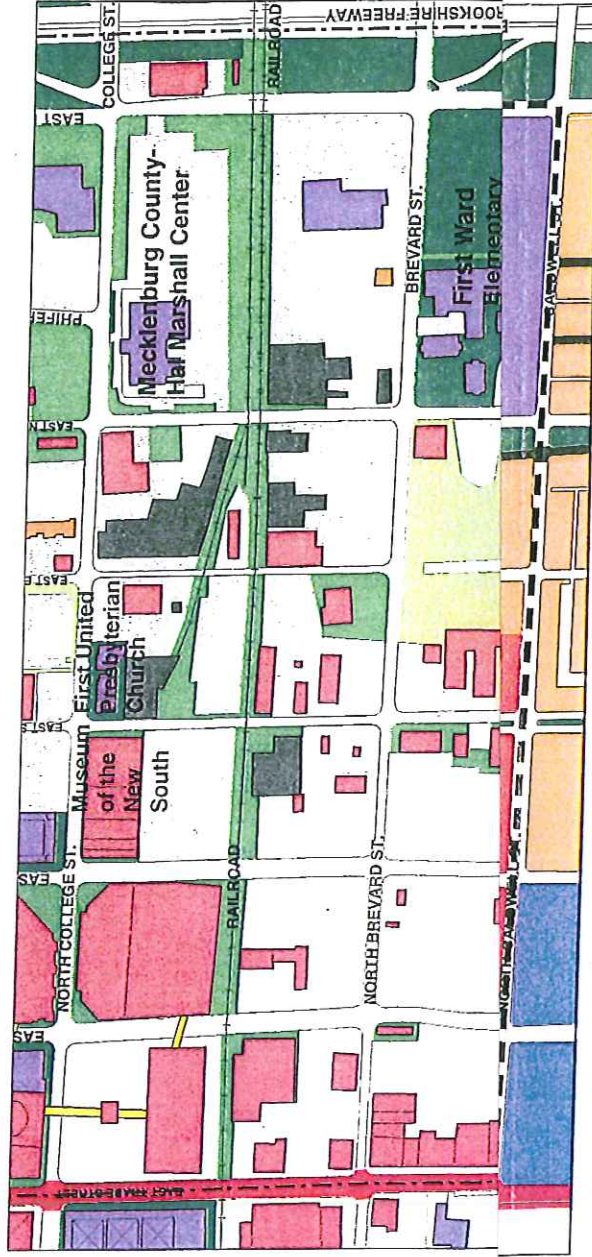
- Adaptive reuse of older industrial buildings along "The Tracks" when possible
- New development along "The Tracks" consistent with the character of the older industrial buildings; heights up to six stories; buildings with ground floor retail oriented toward the rail line

- Development between Sixth, Ninth, Caldwell, and Brevard Streets serving as a transitional area; height ranging from three to six stories, with the greatest heights along Brevard Street

such as public plazas and outdoor dining and entertainment areas, especially along "The Tracks"








- Development between Sixth and Trade Streets consistent with existing UMUD zoning
- Buildings with minimal setbacks and entrances directly on the street
- Primarily structured parking, especially between Brevard Street and College Street; parking should be located in the center of the block or should include ground floor retail
- Additional on-street parking to support ground floor retail uses and to provide visitor access
- Improved streetscape with sidewalks, street trees, and pedestrian scale lighting; special amenities for pedestrians,

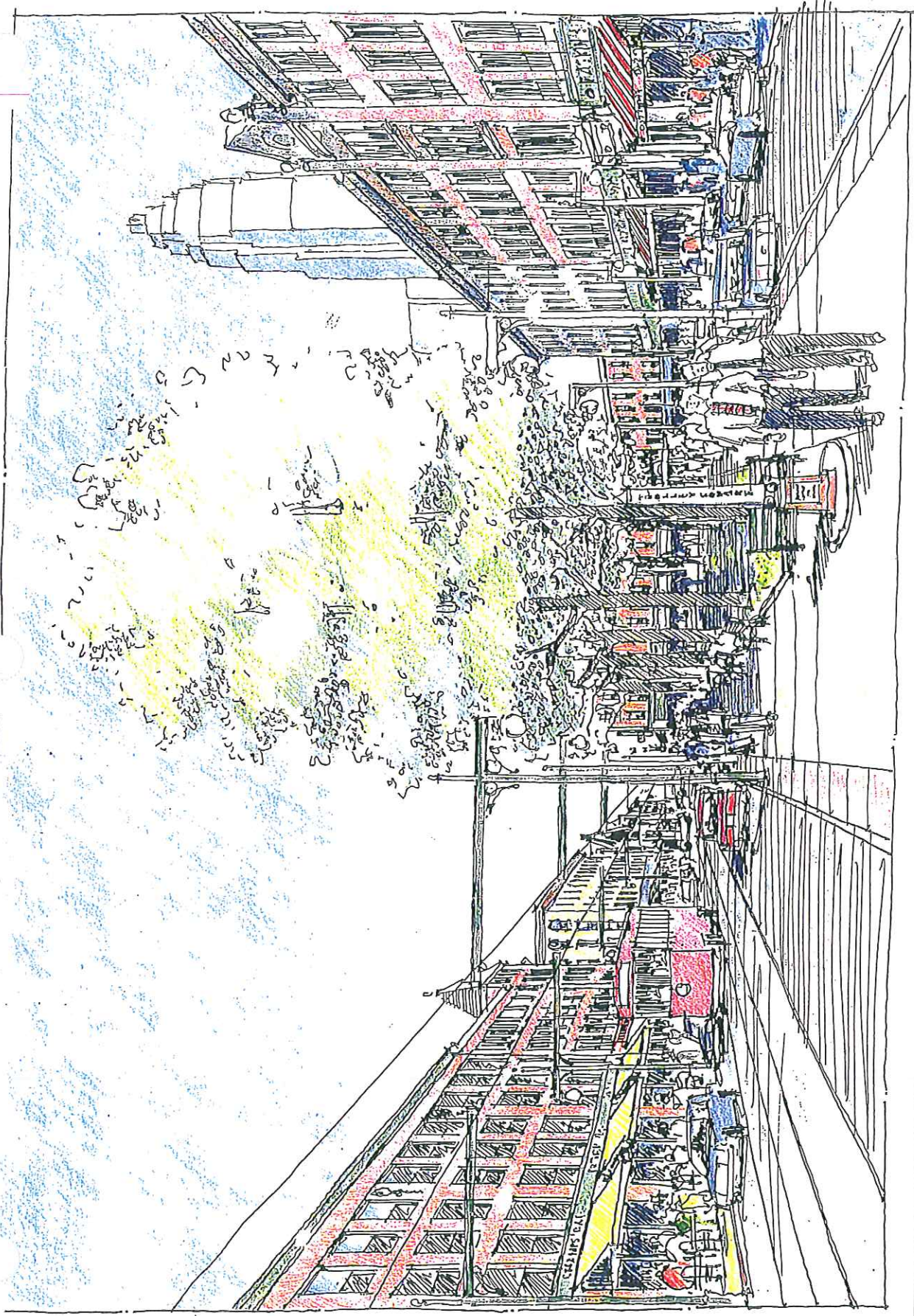
DOWNTOWN FIRST WARD DISTRICT



Generalized Land Use

LEGEND

	Residential		Office		Institutional		Vacant Land
	Mixed Use		Business		Open Space		District Boundaries
							New Street



THE TRACKS

City of Charlotte

Project: City of Charlotte Planning Study by Charlemagne Urban Planning Commission
 Illustration: City of Charlotte Planning Study by Charlemagne Urban Planning Commission
 Date: Jan 2008

A new pedestrian scale street is the address for a mix of entertainment, retail, residential, and business in a mix of old and new buildings. The development of a trolley linking this area with the new Convention Center and the South End would be the success of Downtown First Ward.


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 Interior Design

IMPLEMENTATION STRATEGIES

This plan will be of little value if it is not strategically and successfully implemented. The key strategies and actions needed to implement the plan are listed below.

INVESTMENT STRATEGY

The primary objective of the investment strategy is to increase the value of property in First Ward. This is the approach that was taken with Fourth Ward in the late 1970's and early 1980's when infrastructure improvements were made to leverage new development in that neighborhood. The subsequent revitalization and new construction resulted in a \$120 million property value increase, from \$6 million in 1970 to \$126 million in 1995.

Currently, there is little market for First Ward properties, as evidenced by the large amount of vacant and underutilized land owned by both public and private sector entities. The capital investments listed below are designed to create value, as well as enhance First Ward's potential to be transformed into an urban neighborhood. First Ward will not be successful unless there is a renewed demand for property in the area and public land can be sold and put into the hands of private developers. The City of Charlotte's share of

infrastructure improvement costs should be financed with the proceeds from the sale of First Ward property and increased tax revenues which result from new development in First Ward.

Seventh Street Boulevard Improvement: The transformation of Seventh Street into a boulevard with a wide landscaped median is proposed for the section between McDowell Street and Caldwell Street. This is perhaps the most important public investment proposed for First Ward. Because Seventh Street carries a large number of daily commuters through First Ward, it's appearance is extremely important in determining what image the new First Ward will project.

The Charlotte Housing Authority has already changed some of its construction plans for Earle Village to accommodate the median design. In addition, the Seventh Street project has been submitted through the FY 1997 Capital Improvements Program.

North Davidson Street Boulevard: A new landscaped median is planned for North Davidson Street. This will result in a streetscape similar to that planned for Seventh Street.

Ninth Street Linear Green Space: A new linear park is planned adjacent to Ninth Street, between McDowell Street and Brevard Street. The creation of this open space will require the construction of a new street parallel to Ninth Street, as well as reconfiguration of the street connection between Ninth Street and Eleventh Street/McDowell Street.

Reconfigured Park Land: A reconfigured park system is recommended for First Ward. The new park land should provide a one-for-one replacement for the park space included in the existing First Ward Park.

Trolley Way: A new street is planned for the inactive rail corridor which runs between College and Caldwell Streets. This street will also incorporate trolley lines so that this area can be connected to the Convention Center and South End.

Enhanced Street System in the Garden District and Parkside District: Additional streets are called for in both the Garden District and the Parkside District. These new streets will break down the large city blocks and make them feasible for single family attached and detached development.

Connection between First Ward and the Government Center: An improved connection between First Ward and the Government Center has been recommended in this plan. A couple of alternative approaches have been identified.

LAND DISPOSITION STRATEGY

Disposition of Publicly Held Land: All publicly held land in First Ward which is not needed for a public use, as decided by the respective owners of each property, should be made available to the private sector for development in accordance with this plan. Ideally, this effort will be coordinated between all public entities which hold property in First Ward. These include the City of Charlotte, the Charlotte Housing Authority, Mecklenburg County, and the Board of Education.

A policy recommendation concerning disposition of City owned land in First Ward will be presented to the Council at the time of adoption of this plan or shortly thereafter. This recommendation will address the decision-making criteria and process for disposition of City property, as well as the use of proceeds from disposition. Similarly, a policy recommendation concerning the exchange, lease, or sale of Housing Authority owned land will be presented to the Housing Authority Board of Commissioners for their approval.

Land Trades: In some instances, the land disposition objectives and approach of public agencies may be different. Consequently, there may be situations for which the trading of land between these entities is advisable in order to meet the

objectives of public agencies, to create larger parcels of land to sell, or to accomplish the intent of this plan.

Demolition and Disposition of Clinton Square: Clinton Square is a 25-unit property that is owned by the City. It has been used to house low-income residents who were displaced due to government action. At present, Clinton Square is in disrepair and has been vacated. This plan strongly recommends that the existing structures on the site be demolished instead of renovated as originally planned. Further, the site should be sold for new housing units at a much higher density than the existing seven units per acre.

Retention of the existing structures would be contrary to the spirit of this plan. The layout and character of the Clinton Square development is inconsistent with the urban form of development outlined. In addition, new private development on this site would create additional tax revenues for the City.

TRANSPORTATION STRATEGY

Overall, the existing transportation system in First Ward is consistent with the vision outlined in this plan. However, there are a few enhancement recommended for this system. Proposed street cross-sections are included in Appendix B.

Reconnection of Streets: As highlighted earlier in this document, a number of streets in the grid network should be reconnected. While each reconnection needs to be considered on a case-by-case basis, it is anticipated that almost all of these reconnections will be made.

Street Network Enhancement in the Garden District: Additional streets which divide the oversized First Ward blocks should be added in the Garden District and a portion of the Parkside District. These streets will reduce the blocks to a size which is consistent with the proposed single family detached and attached development.

On-Street Parking: For most streets, the reintroduction of on-street parking is envisioned. Most First Ward streets should allow on-street parking at all times. On-street parking on thoroughfares which carry heavy peak hour traffic might have to be restricted to non-peak hours and weekends but is still encouraged.

PARKS AND OPEN SPACE STRATEGY

A number of park and open space strategies have been identified in the Investment Strategy section and previous chapters of this plan. The following items are necessary to fully implement the Parks and Open Space recommendations.

Park Space Reconfiguration: This plan recommends that the existing First Ward Park be replaced with a reconfigured park system that will be better integrated into the new neighborhood. To implement this recommendation, additional planning will be needed to determine the exact location of park land. This planning effort should include representatives from the Mecklenburg County Park and Recreation Commission, the City of Charlotte, and the Charlotte Housing Authority.

Little Sugar Creek Greenway: During planning for new park space, attention should be given to the development of a Little Sugar Creek Greenway connection through First Ward.

First Ward Elementary School Facilities: There are playing fields at First Ward Elementary School that are not accessible when school is not in session. A joint-use plan between Mecklenburg County Parks and Recreation and the Board of Education should be developed for this space.

Landscaping along I-277: The additional landscaping that this plan suggests along I-277 will require coordination between the City of Charlotte and the North Carolina Department of Transportation. The State maintains this highway.

REGULATORY STRATEGY

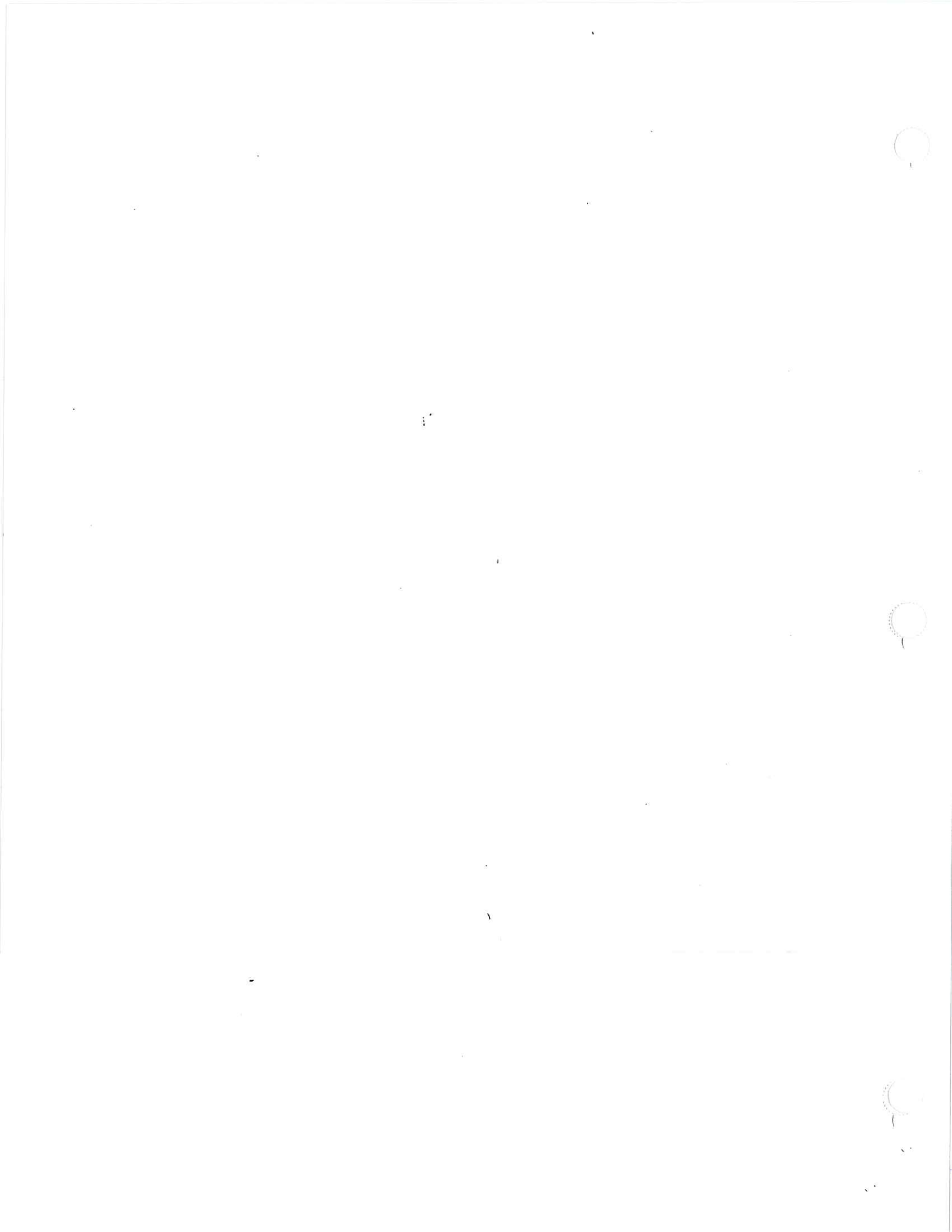
Zoning Revisions: First Ward zoning should be carefully reviewed to determine its consistency with this plan. Alternatives to the existing zoning should be considered for those areas which have zoning which does not support this plan's implementation.

Uptown Streetscape Guidelines: This plan needs to be carefully compared to the existing Uptown Streetscape Guidelines to determine if additions or revisions to the Streetscape Guidelines or this plan are necessary. Consideration should also be given to exempting this area from some of the Urban Forestry requirements where street trees could substitute for the placement of trees on private property.

ADDITIONAL STRATEGIES

Utility Line Burial: If First Ward is to develop into an urban neighborhood, utility lines will need to be buried for both aesthetic and functional reasons. An underground utility plan addressing where utilities should be placed and who should be responsible for burying them needs to be developed.

Support of Existing Businesses: A strategy should be developed to provide supportive services to any First Ward businesses which might be displaced during implementation of this plan. Efforts should be made to insure that there are opportunities for these businesses to remain within the new First Ward community.



NEXT STEPS

PLAN ENDORSEMENT/ADOPTION

Prior to implementation of this plan, endorsement or adoption of this document is needed by a number of public entities. These are the Charlotte Housing Authority, Mecklenburg County Park and Recreation Commission, Charlotte Uptown Development Commission, Charlotte-Mecklenburg Planning Commission, and the Charlotte City Council. The adoption process provides an early opportunity to identify shortcomings of this plan and to reach community consensus on the vision for First Ward.

Development Corporation, NationsBank Community Development Corporation, and key property owners.

IMPLEMENTATION TEAM

After this plan is adopted, coordinated implementation of the plan will be essential. For this purpose, it is recommended that an implementation team be created. This team should include representatives of the Charlotte City Manager's Office, the Charlotte Department of Transportation, Charlotte Engineering, Charlotte Neighborhood Development, the Charlotte-Mecklenburg Planning Commission, Mecklenburg County Park and Recreation, Charlotte Housing Authority, Charlotte Uptown



APPENDIX A
PUBLIC PROPERTY OVERVIEW

The following pages show: 1) the location of publicly owned properties in First Ward, 2) acreage and existing land use for public properties, 3) proposed land use for public properties, and 4) projected residential densities and number of housing units that could be built on these properties.

PUBLIC OWNERSHIP

City of Charlotte

Public Ownership of City-Owned Properties

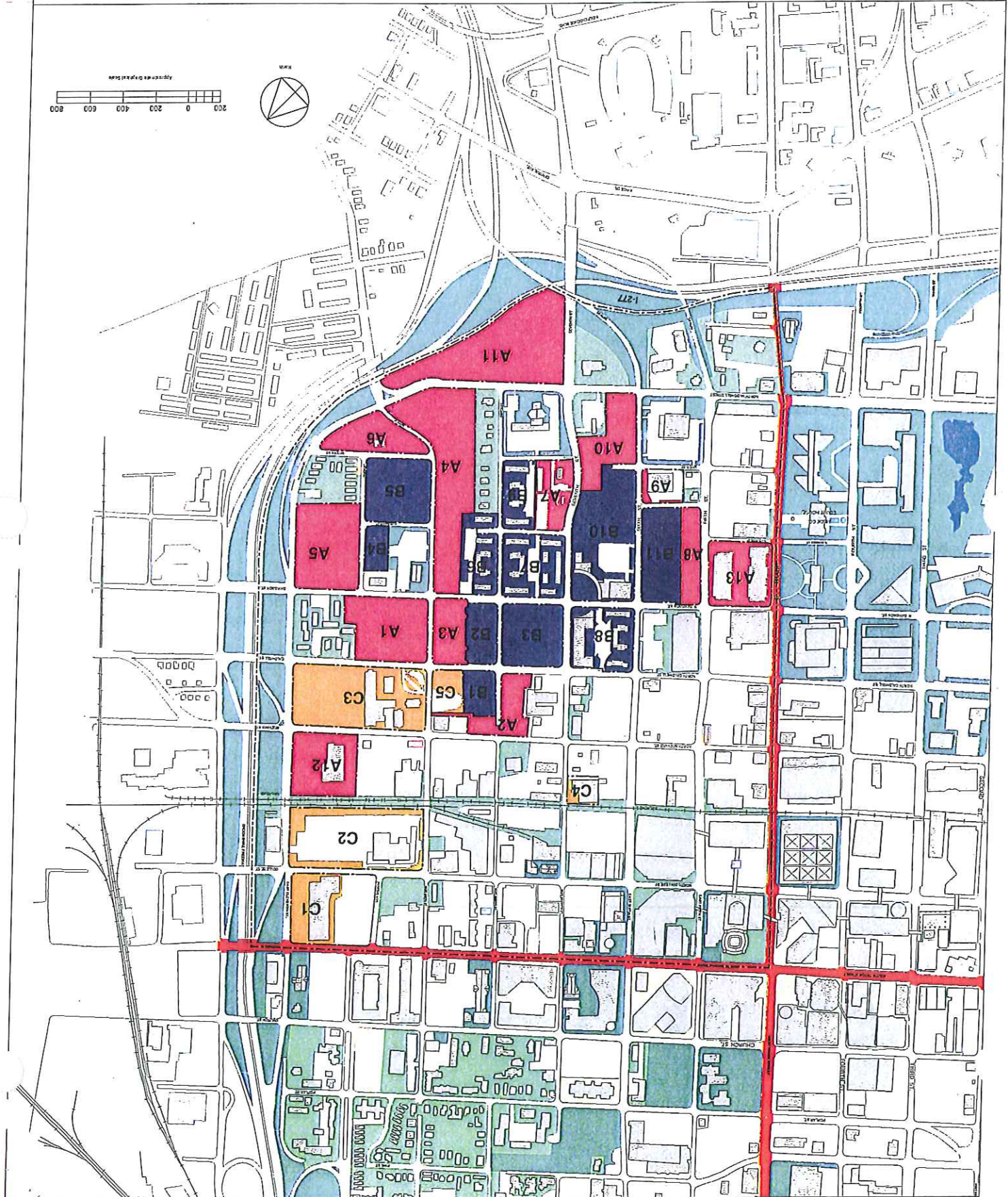
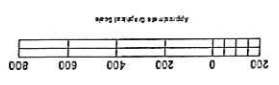
- City
- Housing Authority
- County

UDA Architects

1117 North Tryon Street, Suite 200
Charlotte, NC 28202
704.375.1111

Public Ownership of City-Owned Properties

March 2014



Charlotte Existing Land Use Estimates

Parcel	Land Use Acres	Residential		Non-Residential						Totals		
		Public	Private	Comm.	Office	Parks	Fire Station	Cultural	Parking		Educ.	Civic/Gov
City of Charlotte												
A1	4.3											4.3
A2	2.0											2.0
A3	2.0											2.0
A4	7.6											7.6
A5	4.7											4.7
A6	2.5											2.5
A7	2.2											2.2
A8	1.6						0.7					1.6
A9	1.3											1.3
A10	3.2					3.2						3.2
A11	8.1											8.1
A12	3.5											3.5
A12	3.6										3.6	3.6
Subtotals	46.4	0.0	0.0	0.0	0.0	3.2	0.7	1.3	0.0	0.0	0.0	37.6
Charlotte Housing Authority												
B1	1.2											1.2
B2	1.5											1.5
B3	3.3											3.3
B4	1.0											1.0
B5	3.6											3.6
B6	2.5											2.5
B7	3.4											3.4
B8	3.4											3.4
B9	1.8											1.8
B10	6.7					4.5			2.1			6.7
B11	3.4											3.4
Subtotals	31.7	11.1	0.0	0.0	0.0	4.5	0.0	0.0	2.1	0.0	0.0	14.0
Mecklenburg County												
C1	2.9											2.9
C2	6.7											6.7
C3	7.1								7.1			7.1
C4	0.6			0.6								0.6
C5	1.2									1.2		1.2
Subtotals	18.6	0.0	0.0	0.6	0.0	0.0	0.0	0.0	7.1	1.2	9.6	18.6
Totals												
Totals	96.7	11.1	0.0	0.6	0.0	7.7	0.7	1.3	9.3	1.2	13.2	96.7
% of total	100%	11%	0%	1%	0%	8%	1%	1%	10%	1%	14%	100%

Charlotte Proposed Land Use Estimates

Parcel	Land Use	Residential										Non-Residential							Streets & Alleys	Totals
		Acres	Public	Private	Comm.	Office	Parks	Fire Station	Cultural	Parking	Educ.	Vacant	Civc/Gov	Streets & Alleys	Totals					
City of Charlotte																				
A1		4.3															0.8	4.3		
A2		2.0															0.1	2.0		
A3		2.0															0.6	2.0		
A4		7.6															0.7	7.6		
A5		4.7															0.7	4.7		
A6		2.5															0.3	2.5		
A7		2.2															0.7	2.2		
A8		1.6															0.3	1.6		
A9		1.3															0.4	1.3		
A10		3.2															0.4	3.2		
A11		8.1															0.4	8.1		
A12		3.5															0.4	3.5		
A13		3.6															0.4	3.6		
Subtotals		46.4	0.0	17.9	3.5	9.6	6.2	1.3	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.6	46.4		
Charlotte Housing Authority																				
B1		1.2															0.0	1.2		
B2		1.5															0.0	1.5		
B3		3.3	2.8														0.5	3.3		
B4		1.0															0.1	1.0		
B5		3.6															0.4	3.6		
B6		2.5															0.4	2.5		
B7		3.4															0.1	3.4		
B8		3.4															0.1	3.4		
B9		1.8	1.8														0.1	1.8		
B10		6.7															1.0	6.7		
B11		3.4															1.0	3.4		
Subtotals		31.7	13.8	9.5	0.0	3.4	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	31.7		
Mecklenburg County																				
C1		2.9															2.9	2.9		
C2		6.7															6.7	6.7		
C3		7.1															7.1	7.1		
C4		0.6															0.6	0.6		
C5		1.2															0.2	1.2		
Subtotals		18.6	0.0	0.7	0.6	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.6	18.6		
Totals																				
		96.7	13.8	28.0	4.1	13.1	7.5	1.3	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.2	96.7		
% of total		100%	14%	29%	4%	13%	8%	1%	1%	0%	0%	0%	0%	0%	0%	0%	14%	100%		

Proposed Residential Density Estimates for Publicly-Owned Properties

Parcel	Land Use		Residential			District		
	Acres	Public	Private	Garden	Parkside	Courthouse	Downtown	
City of Charlotte								
A1	4.3		3.5	3.5			1.9	
A2	2.0		1.9	1.0				
A3	2.0		1.0	3.7				
A4	7.6		3.7	4.0				
A5	4.7		4.0	0.3				
A6	2.5		0.3	1.5				
A7	2.2		1.5					
A8	1.6							
A9	1.3							
A10	3.2		2.0		2.0			
A11	8.1							
A12	3.5							
A13	3.6							
Subtotals	46.4	0.0	17.9	8.8	5.2	2.0	1.9	
Units/Acre				11	18	40	40	
Units			348	96	93	81	77	
Charlotte Housing Authority								
B1	1.2		1.2				1.2	
B2	1.5		1.5		1.5			
B3	3.3		2.8		2.8			
B4	1.0		0.9	0.9				
B5	3.6		3.2	3.2				
B6	2.5	2.5						
B7	3.4	3.4						
B8	3.4	3.3						
B9	1.8	1.8						
B10	6.7		2.7			2.7		
B11	3.4							
Subtotals	31.7	11.0	12.3	4.1	4.2	2.7	1.2	
Units/Acre				11	18	40	40	
Units			277	46	76	108	47	

Proposed Residential Density Estimates for Publicly-Owned Properties

Parcel	Land Use		Residential		District					
	Acres	Public	Private	Garden	Parkside	Courthouse	Downtown			
Mecklenburg County										
C1	2.9		2.9							2.9
C2	6.7		6.7							6.7
C3	7.1									
C4	0.6									
C5	1.2		0.7						0.7	
Subtotals	18.6	0.0	10.2	0.0				0.7		9.6
Units/Acre				11				18		40
Units			395	0				12		383
Total Acres										
	96.7	11.0	40.4	12.9				10.1		12.7
Total Units										
	2039		1019	142				181		507

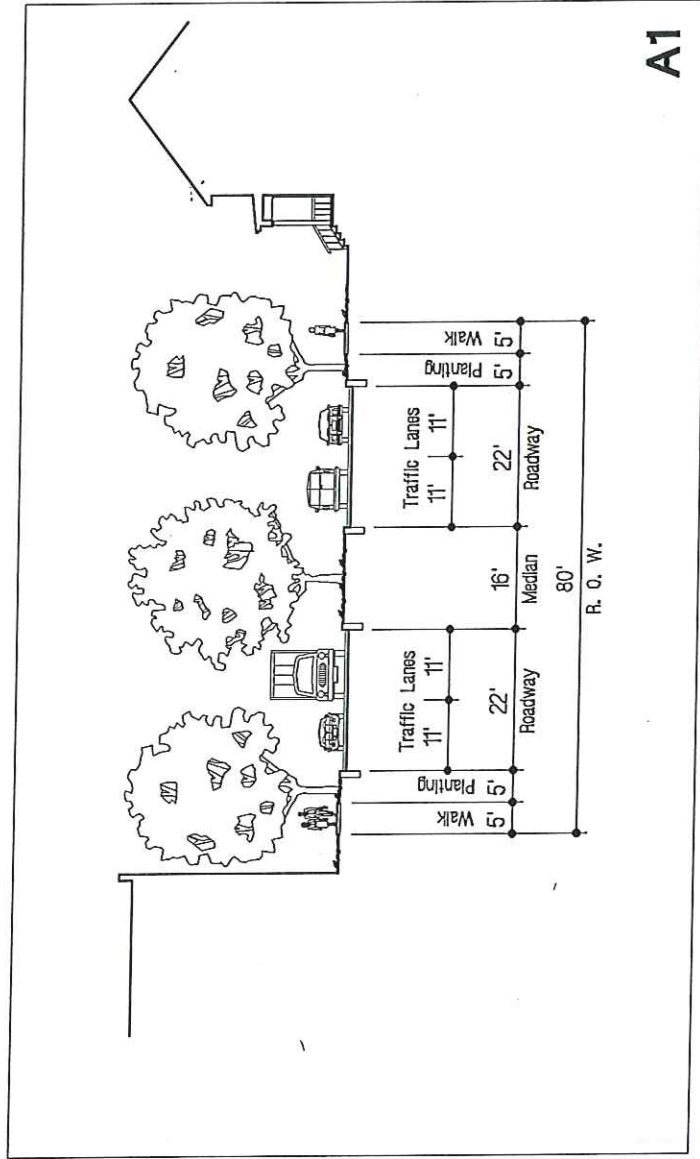
APPENDIX B
STREET NETWORK RECOMMENDATIONS

The following pages show street cross sections that have been proposed for First Ward. The dimensions shown on the drawings are preliminary. The final dimensions on the cross sections will be determined in consultation with the Charlotte Department of Transportation and the Charlotte Engineering Key Business.

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Master Planning

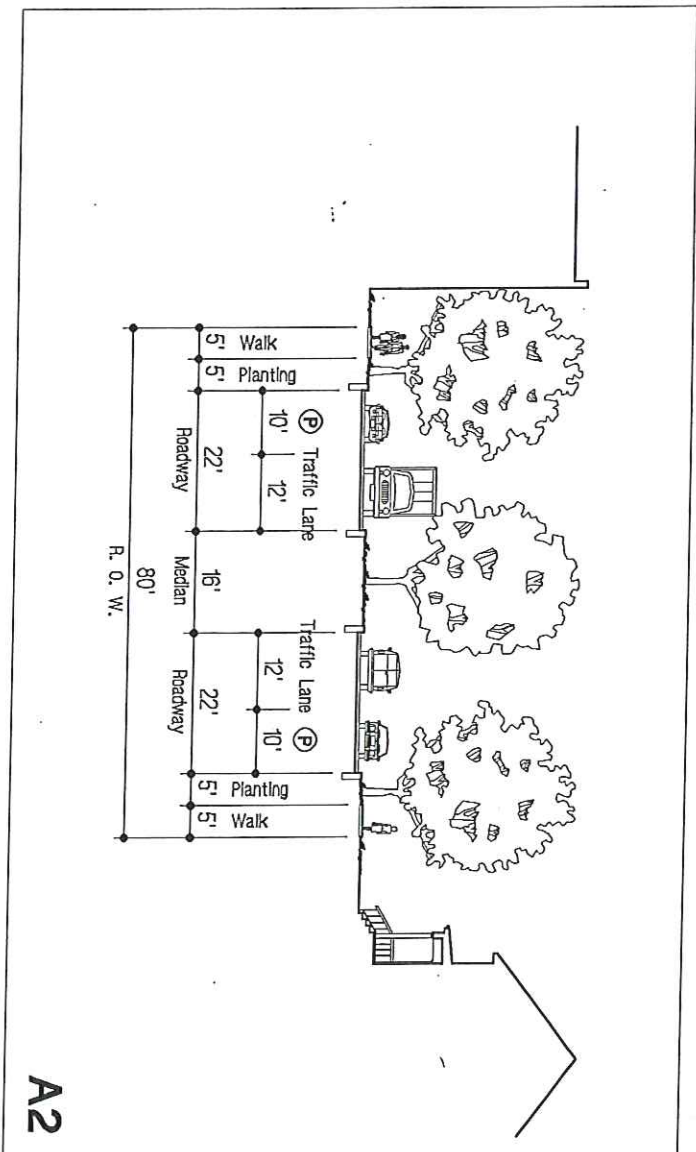
First Ward
City of Charlotte, North Carolina



SEVENTH STREET
Proposed Boulevard Scheme - Peak

UDA Standard Streetscapes
Sections

First Ward
City of Charlotte, North Carolina



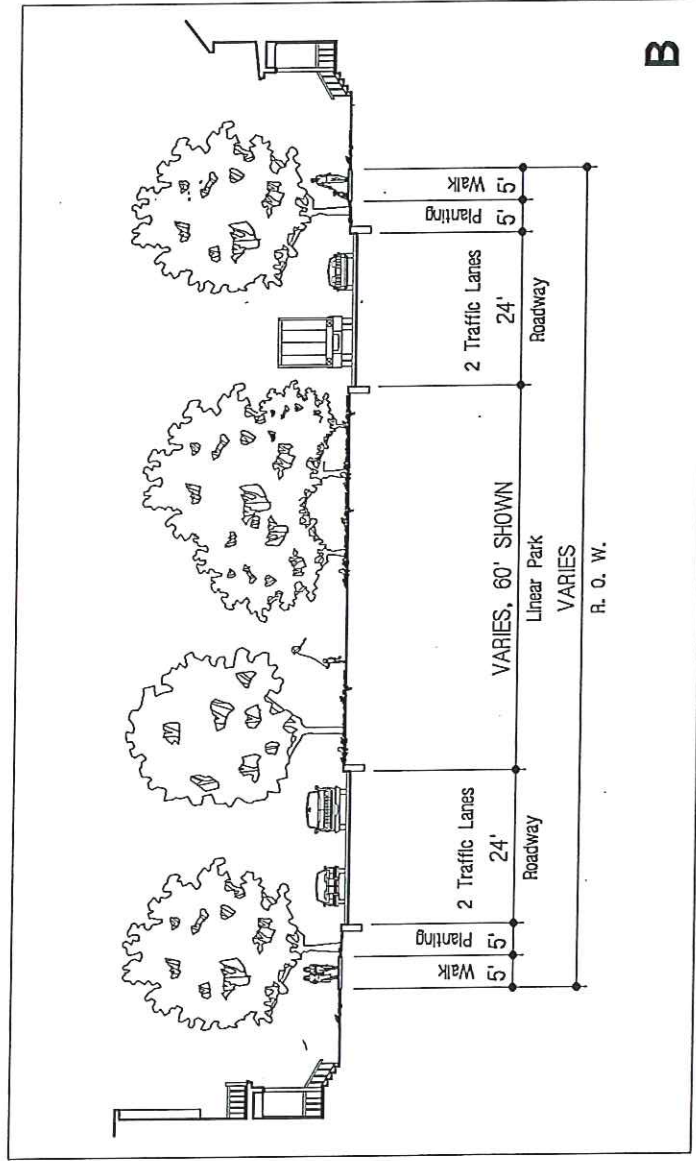
SEVENTH STREET
Proposed Boulevard Scheme - Off Peak

UDA

Master Planning

First Ward

City of Charlotte, North Carolina



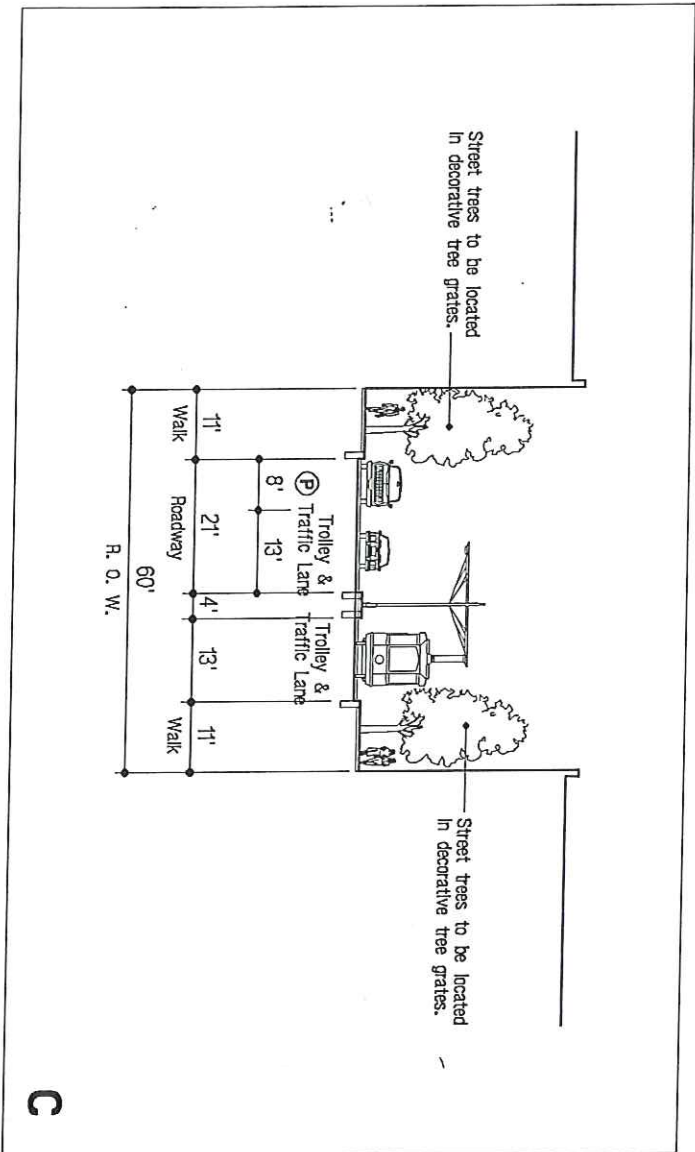
PARKSIDE DRIVE

Proposed Scheme

UDA Standard Streetscapes
Sections

First Ward

City of Charlotte, North Carolina



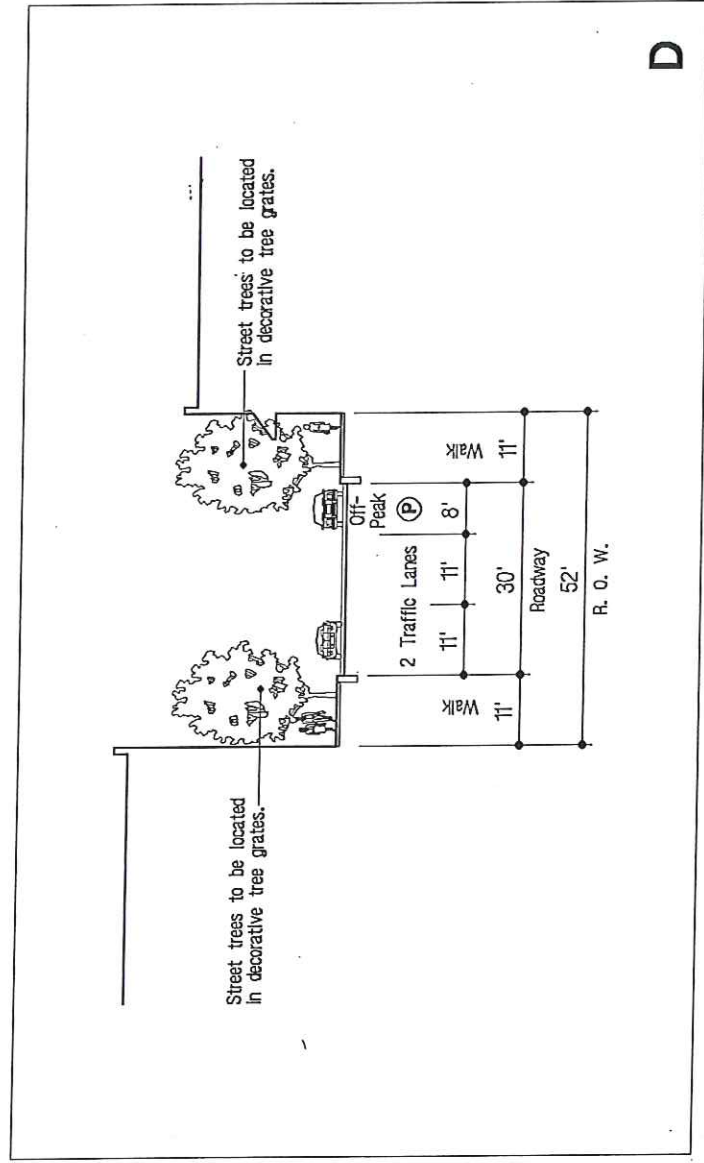
TROLLEY WAY
Typical Section

UDA

Master Planning

First Ward

City of Charlotte, North Carolina

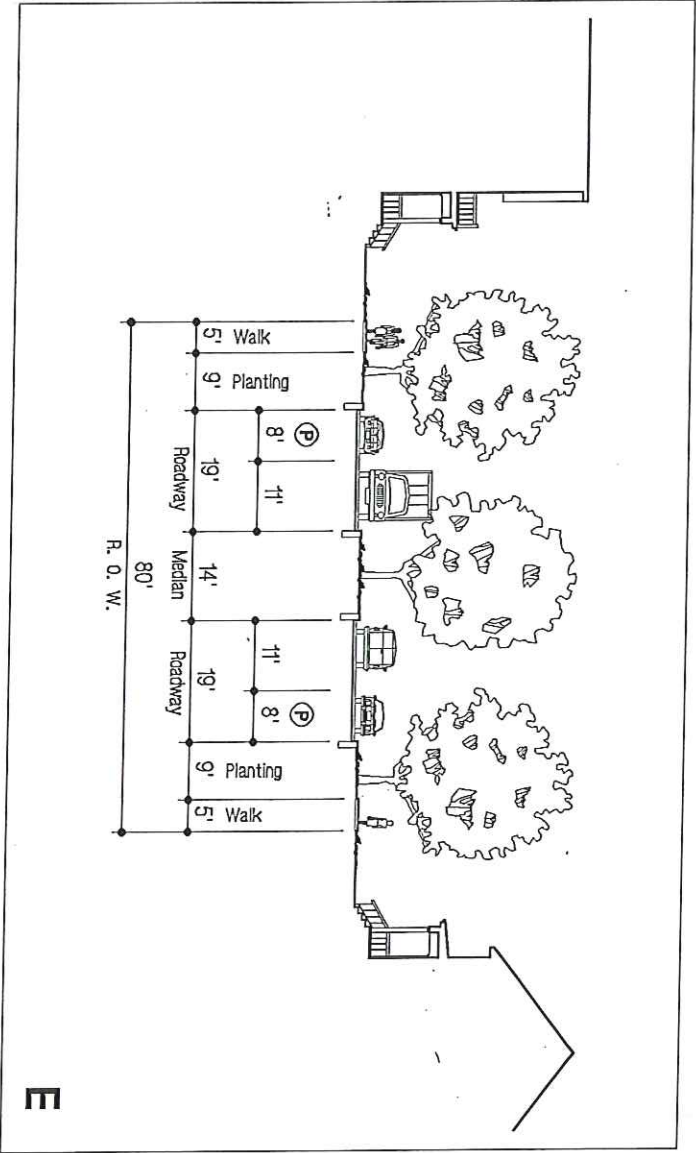


TYP. ONE WAY - Brevard or Caldwell

Proposed Scheme

UDA Standard Streetscapes
Sections

First Ward
City of Charlotte, North Carolina

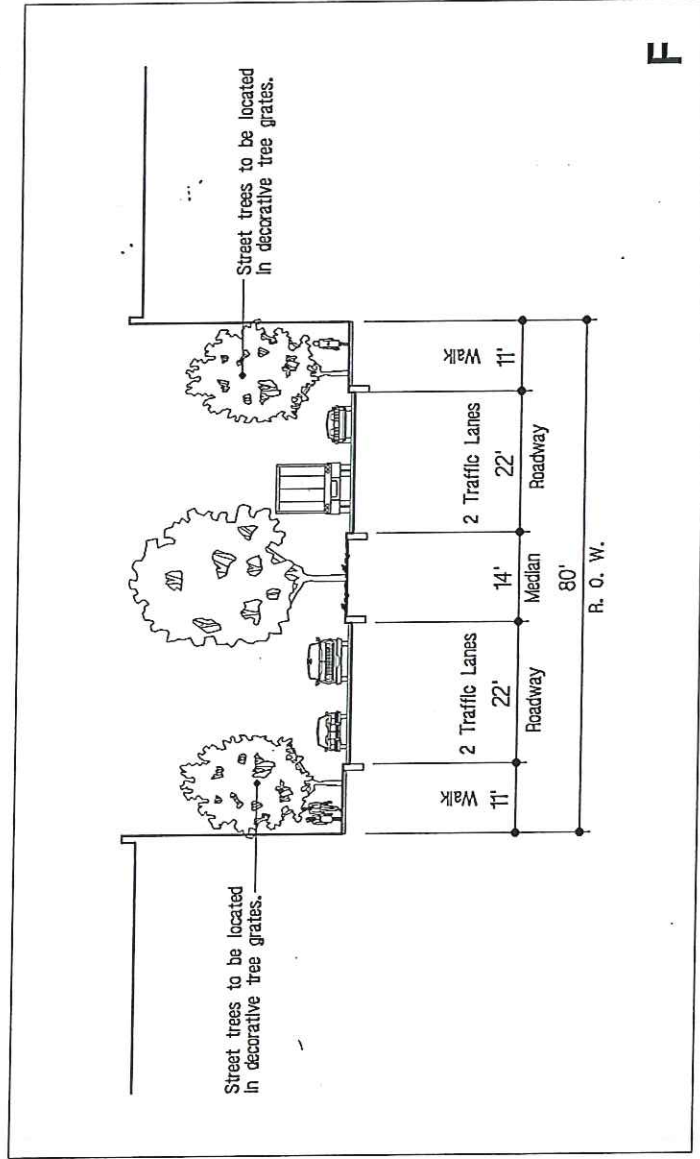


NORTH DAVIDSON STREET
Proposed Scheme

UDA

Master Planning

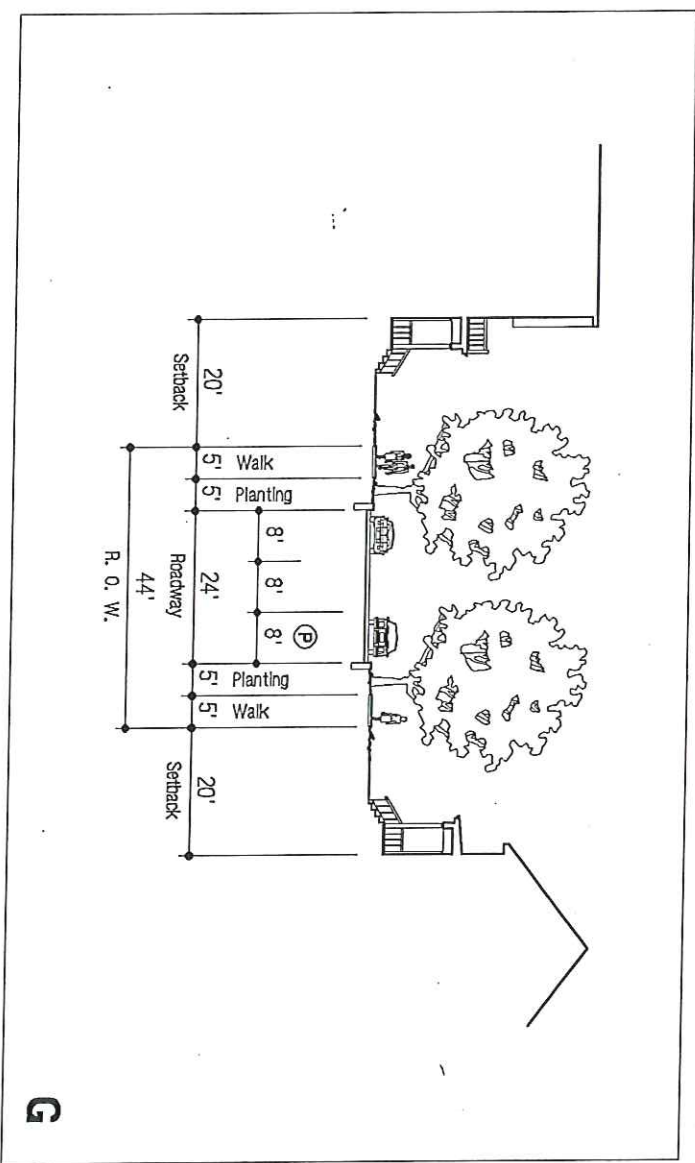
First Ward
City of Charlotte, North Carolina



COURTHOUSE PLACE
Proposed Scheme

UDA Standard Streetscapes
Sections

First Ward
City of Charlotte, North Carolina



GARDEN DISTRICT - New Two Way Street
Proposed Scheme

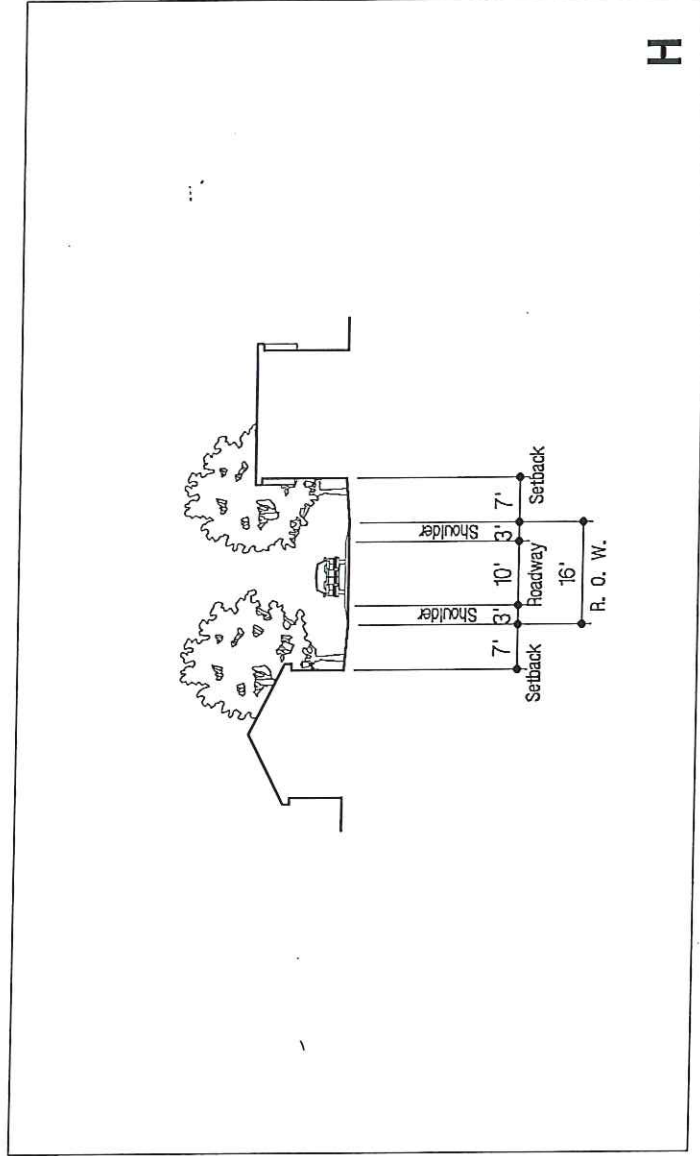
dbstreet-sec/lychar14

UDA Standard Streetscapes
Sections

UDA

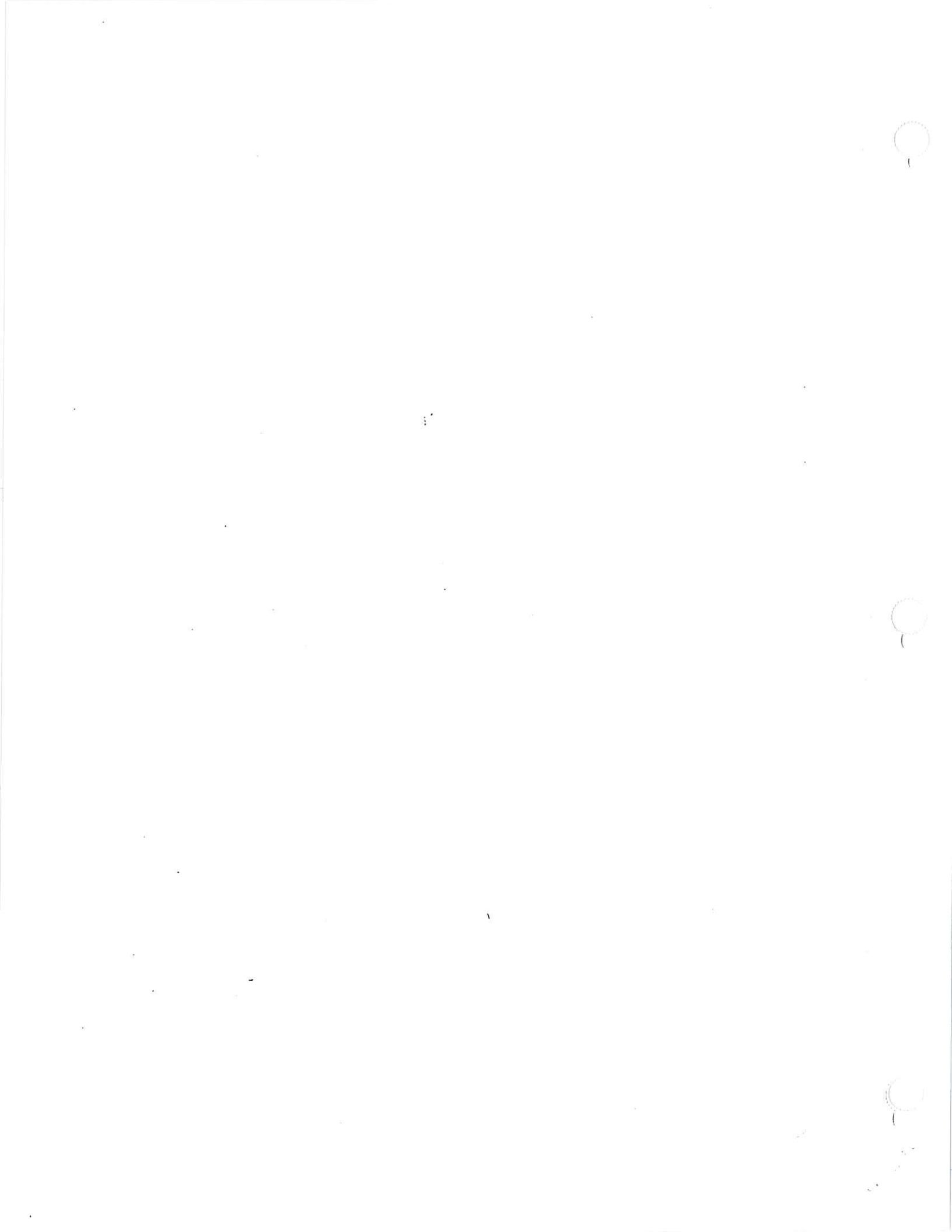
Master Planning

First Ward
City of Charlotte, North Carolina



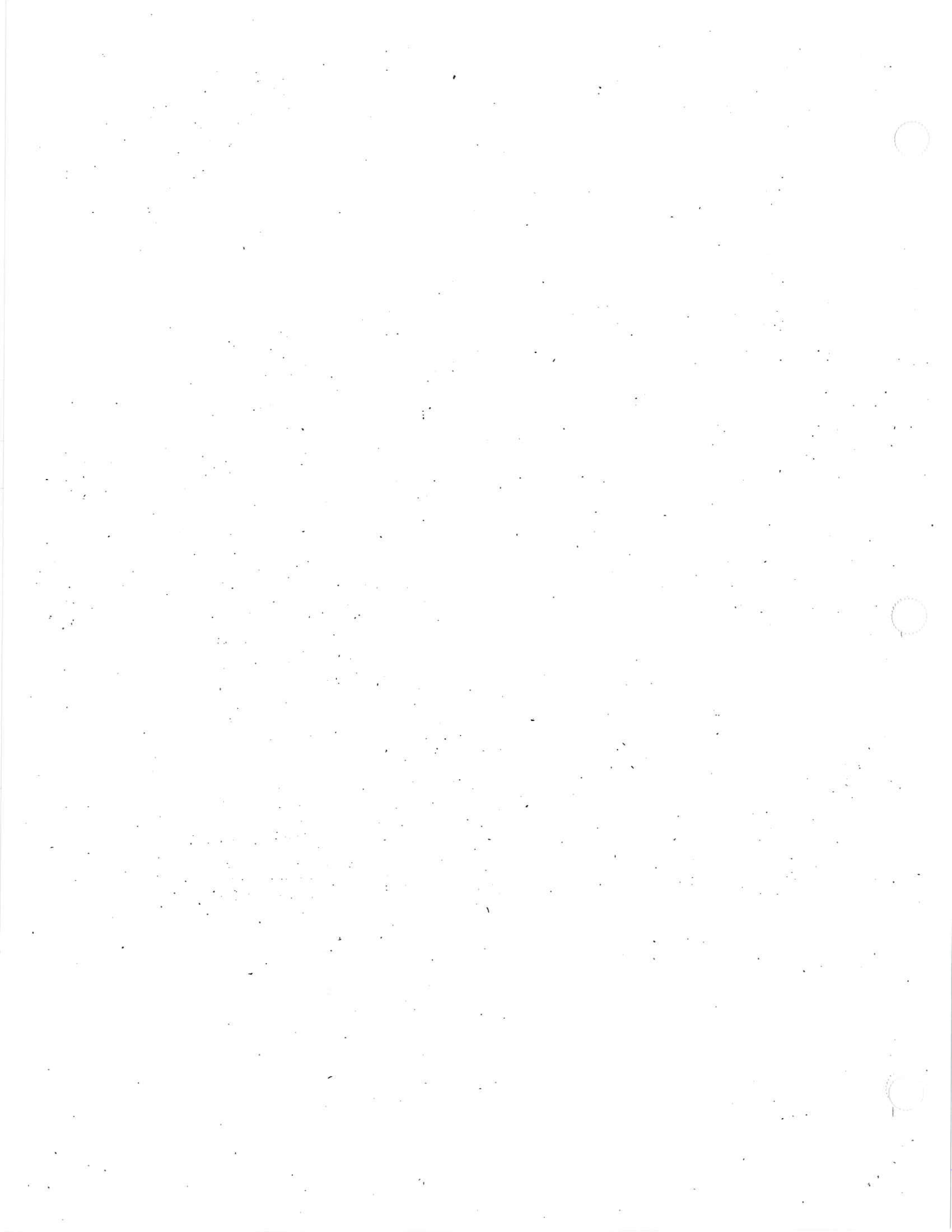
ALLEY WAY
Typical

UDA Standard Streetscapes
Sections



APPENDIX C
ILLUSTRATIVE DEVELOPMENT SCENARIO

The following drawings show one possible development scenario that could result from implementation of this plan.



FIRST WARD ILLUSTRATIVE MASTER PLAN

Residential	Orange	Civic / Governmental	Purple
Retail/Office	Red	Office	Blue
Mixed Use	Pink	Open Space	Green
Surface / Structured Parking	White		

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 Charlotte, NC 28202
 Phone: 704.375.1111
 Fax: 704.375.1112
 www.udaarchitects.com

The First Ward will have a series of districts and addresses within it. A sequence of public open spaces define and provide a focus for each of these districts.

