

**CHARLOTTE AVENUE/RICHLAND
PARK CORRIDOR DESIGN PLAN
CONSOLIDATED COMMENTS FROM
JANUARY 22ND VISIONING MEETING**



The number of pluses (+s) beside each comment indicate the number of tables making the comment. Comments from multiple tables are in **bold** type. There were 11 tables in all.

1. DETERMINE THE STRENGTHS, WEAKNESSES AND NEEDS OF THE AREA

Question: What are the things you like most about the study area?

- **Richland Park and the library + + + + + + + +**
- **Old Buildings, historic elements + + + + +**
- **Mixed uses, diversity, variety of commercial uses + + + + +**
- **Sidewalks + + + +**
- **Convenience to downtown, bus routes and interstate + + +**
- **Theater—is a draw to the area + + +**
- **“Main Street” feel on parts of Charlotte Avenue + +**
- **New crosswalks on Charlotte + +**
- Bobbie’s Dairy Dip +
- Number of Union Halls on Alabama Avenue—unique concentration of these +
- Post Office +
- Civic uses +
- Churches +
- Cohn Center +
- Gold dome +
- FABU +
- Access to new buildings with available parking +
- Parking in the park is a benefit to businesses +
- Bike path (liked by area residents) +
- Area around 46th and Charlotte identified as “good development” +
- Like the neighborhoods around Charlotte Avenue +
- Shops, restaurants +
- Bus service +
- Can get car serviced in area +
- Established, long term businesses +
- Unique character of area +
- Familiar +
- Existing zoning +
- Potential for redevelopment +

Question: What are the things you like least about the study area?

- **Area does not feel safe: crime in park and traffic along streets + + + + + + +**
- **Adult businesses, pawn shops, check cashing uses + + + + +**
- **Dilapidated buildings, unattractive; needs aesthetic upgrade in terms of architecture and streetscape + + + +**
- **Lack of parking for businesses + + +**
- **Pool in the park; it is underutilized; use is ill-defined; park is not clean + + +**

- **Street and traffic are not pedestrian-friendly + + +**
- **Traffic congestion on Charlotte Avenue + + +**
- **Street lighting inadequate + +**
- **Little parking along Charlotte Ave + +**
- **Area shuts down at night + +**
- **Vacant buildings + +**
- **Vehicle/pedestrian conflicts due to lack of access control. This was mainly a problem wherever curbs did not exist and access to commercial property was unlimited + +**
- **Giant parking lot near creek, service parking on Salvation Army site + +**
- **Homeless in park, area + +**
- **Lack of neighborhood-oriented uses such as retail stores, restaurants, pharmacies + +**
- Interstate noise +
- Interstate and Charlotte Pike +
- Access—I-40 and creek are barriers +
- Not enough sidewalks +
- Not enough bicycle routes; alternative to Charlotte Avenue needed +
- Bike path (businesses dislike) +
- Visible parking; would rather see buildings than parking +
- Off-street parking in front of buildings facing Charlotte Pike +
- On-street parking +
- I-40 is barrier to convenient pedestrian and bicycle travel from north +
- Using bus service is questionable +
- Not enough alternate routes [when Charlotte Avenue is congested] +
- Speeding and too slow (older) drivers +
- Alabama Avenue being one-way +
- Alabama Ave acts as a highway ramp more so than a street +
- Few connections to White Bridge Road +
- Storm water run-off/flooding around 46th, 48th and 49th Aves N +
- Used car lots +
- Study area too big, needs to start at 46th Ave N +
- Some do not like historic quality of area +
- Businesses don't have critical mass, visibility, or coherence in form, appearance, etc to be inviting and appealing +
- Few buildings that don't "fit" +
- Creek is trashed, not accessible +
- "Choppy" development along Charlotte +
- Alley between Charlotte Avenue and Alabama Avenue often blocked by vehicles +
- Delay in getting church at 46th & Charlotte torn down (2/3 at table wanted it torn down; 1/3 wanted it preserved) +
- Safety when parking along Charlotte Avenue +
- Franchise businesses +
- Liquor stores +
- Signage, billboards +
- Lack of street maintenance +
- Low response to concerns +
- Trading Co. is gone +
- No residential +
- Taking away property owners rights, CS zoning +
- Lack of architectural detail; not using existing buildings well +

Question: What types of businesses, services, public facilities or residential opportunities would you like to see in this area?

Land Uses

- **Drugstore [24 hour?]** + + + + +
- **Greater range of neighborhood-scale restaurants in area** + + + + + +
- **Mixed use (residential over commercial)** + + + + +
- **Need “practical” businesses, ie hardware store, dry-cleaner** + + + + +
- **Craftsman trades – small business owners** + + +
- **Grocery, small urban grocery like Harris Teeter on 21st ; supermarket (Publix)** + + +
- **Coffee shop** + + +
- **More boutique shops** + +
- **Dress shop; clothing store** + +
- **Locally owned businesses—restaurants, stores, retail** + +
- Law firms +
- Auto-oriented uses along Alabama Avenue, not Charlotte Pike +
- Pool [billiard] room +
- More banks +
- Businesses open evenings +
- Townhomes/more intense residential +
- Antique Shops +
- Movie theater +
- Produce stands +
- Bi-Rite +
- Drug store at 46th and Charlotte +
- Alcohol sales +
- Hotel as alternative to West End +
- Ball fields at underutilized west end of Richland Park +
- Police precinct station +
- More intensive commercial uses along Alabama Ave +
- Something beautiful by the creek +
- Area bounded by Park Avenue, 46th Avenue N, I-40 and 50th Avenue N. was highlighted with the comment “Mixed Use” written in the area +
- Residential overlooking park b/n 46th and 51st +
- Buildings that hide the interstate +
- No changes +
- Community environmental education center +
- Community garden +
- Green building—roof gardens, pervious +
- Outdoor dining near the park +
- No residential in study area—it will devalue area; more commercial +

Safety/Amenities/Services/Facilities

- **Convert Alabama Ave to a two-way street** + + + +
- **Street lamps and benches; a streetscape design** + +
- **Walking bridge across Charlotte [presumably into park]** + +
- **Trolley, circulator through adjacent neighborhoods** + +
- **BRT, Lite rail; access to downtown** + +
- **Safe bike route; bike lane** + +
- **Benches in park, more landscaping and sitting** + +

- **Continue four-lane road [presumably Charlotte Pike] + +**
- Emergency call boxes +
- Increased police patrols +
- Tree planters +
- More trees +
- Clean park +
- Richland Creek greenway +
- Sidewalks +
- Brick sidewalks +
- Wide sidewalks +
- Utilities underground +
- Possible pedestrian connection over I-40 to Nations neighborhood +
- Push-button cross-walk signals +
- Shared parking along Charlotte Avenue +
- Secure parking on Alabama +
- Limited on-street parking during rush-hour like Hillsboro Village +
- Remove parking near playground in Richland park +
- Better alley maintenance and lighting +
- Improved traffic flow +
- Reroute Charlotte Avenue traffic adjacent to the interstate +
- Lower traffic speed (30 mph) along Charlotte +
- Better crosswalks along Charlotte at the park and at existing signals +

2. DETERMINE LOCATION AND CHARACTER OF NEW DEVELOPMENT

Question: What is the best real-world example that reflects the type of place you want the corridor to be?

- **Hillsboro Village + + + + + +**
- **12th Avenue South (street furniture in particular mentioned by one table) + + + + + +**
- **The Gulch (mixed use) + + +**
- **Downtown Franklin (TN) main street feel + +**
- **Germantown + +**
- **Nashville West (stone materials & application; eco-friendly design + +**
- **Five Points + +**
- **New Hills Center (in Green Hills) + +**
- Broad Street (in Chattanooga) +
- St. Charles Avenue in New Orleans +
- Area around St. Thomas Hospital and nearby Walgreens +
- Nolensville Pike (La Hacienda area) +
- Overton Square (Memphis) +
- NYC (tree-lined streets) +
- McCabe Corner in Sylvan Park +
- Lincoln Square in Chicago +
- Jonesboro, TN (business district has utilities underground) +
- Charleston, SC +
- Pillworth in Charlotte, NC +
- 5 Points Atlanta +
- Morristown, NJ +
- Virginia Highlands +

Question: What is the most important area where new development should be encouraged?

- **Big over-parked strip mall by the creek + + + +**
- **High-rise residential or mixed use along Alabama Avenue, [the idea is that the high-rise buildings would shield Sylvan Park neighborhood from the noise generated by I-40, but done careful to not adversely impact Nations neighborhood] + + +**
- **Along Alabama Avenue—higher density residential + +**
- Suburban area west of 53rd Ave N +
- North side of Charlotte b/n 46th and 51st; and south side of Charlotte b/n 50th and 51st +
- Between 47th and 52nd optional for property owners +
- Car dealership at 42nd & Charlotte; some dealerships are okay +
- Reuse of vacant buildings +
- Charlotte Avenue Church of Christ site at 46th and Charlotte +
- Clean up existing businesses +
- More development around park +
- Cohn School (adjacent to study area) needs better use [presumably one that benefits study area] +
- Don't encourage any (minority opinion at one table) +

Question: What qualities are important to you for future development within the corridor?

Overall Qualities

- **More planned character and design, distinct character, “brand” area with distinct infrastructure + + + + +**
- **More pedestrian-friendly; safe, street lights, video surveillance cameras + + + + +**
- **Sustainable design (user friendly, safe at any time) + + + +**
- **Retain historical character, boutique shops, no big-box stores, + + +**
- **New development pulled up to the street, frame street + + +**
- **Residential / office above retail or mixed use + + +**
- **Off-street parking behind buildings along Charlotte Ave + + +**
- **New development pulled up to the street in older section east of Morrow Road + +**
- **Mid-rise buildings (4-7 stories) along Charlotte Avenue + +**
- **On-street parking along older section of Charlotte Ave or all along Charlotte + +**
- **No on-street parking along Charlotte, it would hinder traffic flow + +**
- **Walkable retail area, pedestrian places + +**
- **All-inclusive, welcoming to everyone + +**
- Maximum height across from park: min. 2 stories, 3 existing, 4 with step back +
- No high-rise; 3-4 stories appropriate along Charlotte Avenue +
- Form of development is more important than whether businesses are local or chain +
- Mixed-use buildings (not residential-only) along Charlotte Pike; residential-only buildings appropriate elsewhere +
- Commercial does not encroach into adjoining residential areas +
- Energy LEED +
- Innovative design +
- Economic diversity +
- Good access to area—both car and pedestrian +
- Historic look for design of new development +
- Enhances neighborhood +
- Enhance the view of the park +
- Attractive rear entrances to businesses +
- Old property owners should get to develop property +
- On-street parking is higher priority than bike lane when right-of-way is constrained +

- No pole signs or billboards +
- No billboards along older section of Charlotte Ave +
- Benches along older section of Charlotte Ave +
- Underground parking to alleviate lack of street access +
- Planting strip along older section of Charlotte Ave +
- Vegetative barrier along I-40 +
- Pedestrian-scale street lamps along older section of Charlotte Ave +
- General upgrade of area; stop physical decay +
- High encroachment [over public right-of-way] for awnings, balconies, etc +

Land Use

- **Maintain park, dog park and soccer field at Richland Park** + +
- **Businesses that serve the community** + +
- Affordable housing +
- Green space by trailhead [presumably of Richland Creek greenway] +
- Richland Creek greenway completion, extension to connect to Nations neighborhood +
- Richland park and green space +
- Presence of several book stores is making the area a “Book District” +

3. HOW DO YOUR COMMENTS CHANGE OR AFFECT YOUR INITIAL VISION?

- **Same vision, vision—reinforced** + +
- Ideas have not changed—no to corridor plan +
- Always room for improvement +
- Parking for existing businesses is important +
- Safety is issue now +
- I hope my comments help effect change +
- The area has great “bones” to work with +
- “Compulsory decisions will have to be supported by tax dollars” +
- “I want to do what is best for all of us” +
- The park should be preserved +
- New ideas +
- Should be thriving, attractive and inviting +
- Alabama Avenue two-way

OTHER COMMENTS

- Corridor design plan process is premature +
- Historic overlay over church [presumably church building at 46th Ave N and Charlotte]; some at table favored it, others did not +
- Revisit historic regulations and how they are done +
- Owners of the church at 46th and Charlotte Ave should be able to do what they want, regardless of historic significance of the building; building is in disrepair +
- Like Cohn Adult Learning school; opportunity for GED for students over 18; English language classes for adult learners +
- One business owner felt that people who don’t own property in the community should not be involved in the planning process, including the planning department. +
- Rename park Sylvan +
- Remove 46th and Charlotte from the study +