

CHARLOTTE AREA TOWN MAKERS'

3-DAY DISCOVERY –

SMART GROWTH BUS TOUR

JANUARY 31 – FEBRUARY 2, 2011

PARTICIPANT ITINERARY

Day One

Monday, January 31, 2011

Fellow Discoverers of Great streets, complete streets, road diets, trails, parks, plazas, rail lines, neighborhoods, affordable housing, infill projects, safe routes to school, TND, TOD, towns and cities. Welcome to the best treasure trove and laboratory for reinventing the built environment in this region. This tour has it all. We encourage you to get to know everyone on this tour from the very beginning. Trade business cards with everyone you meet. There are a lot of secrets to be shared. And plenty of people with immense pride that will not hold anything back. There are tales of victory, of course. But there are an equal number of tales of woe. You will learn much from both stories that you will be told.

We encourage your active involvement -- we offer you new friends and associates that are likely to add to your life. What a tour this will be! It will change your outlook on what is possible, it will energize you, it will empower and transform you. Be ready to be changed and recharged.

If you already know this field well, expect validation. If you are highly practiced in this field, be prepared to be surprised again and again. There are many things that are not found in literature. This is the sixth tour that we have offered at this scale ... so we are experienced ... but it is our first large tour East of the Mississippi. What a powerhouse you are going to find. Settle in, sharpen your senses and be ready for a great experience. All aboard!!!!

Walk Scores for places we will visit.

We have posted walkscores for each of the communities we are visiting. Walk Scores are based on a complex algorithm that assesses proximity of places to one another. Going from 1 to 100, a score above 60 is good, 80 very walkable, and 90 is outstanding. Homes, land, many things are worth more the higher the score. Note that these are scores for the greater area. So, although Charlotte may have a high walkscore of 88, there are areas that we will see that are much higher, and other areas that are much lower. Charlotte has a strong town center that should rate in the high 90's everywhere we walk.

Walk scores are not perfect (far from it) but the algorithm points us in the direction of how to make changes that improve the health and lifestyles of an individual. Using this general search, those towns with the best original "bone structure" and least amount of sprawl have the highest rankings.

To test out the walkscore of your town or city, or your personal home address, go to:
www.walkscore.com.

So, do this now, if you have the application, enter your score here:

When you introduce yourself to your group, simply say, " Hi, I am_____, and I live in a neighborhood with a score of _____, but I am helping to change that by being on this tour.

Top rated walkscores:

Charlotte	88
Belmont	77
Kannapolis	42
Davidson	91
Cornelius	60
Asheville	92



**Local
Government
Commission**



**Walkable and Livable
Communities Institute, Inc.**

The Local Government Commission (LGC) is a nonprofit, nonpartisan, membership organization that provides inspiration, technical assistance, and networking to local elected officials and other dedicated community leaders who are working to create healthy, walkable, and resource-efficient communities.

www.lgc.org

The Walkable and Livable Communities Institute is a nonprofit center focused on helping cities throughout the world become more walkable, bicycle friendly, sustainable, socially engaging, and welcoming places by improving their built form.

www.walklive.org

Tour Introduction

The next 3 days offer a smorgasbord of town making discovery. Take what you like. Leave nothing on your plate. Tour arrangers, Dan Burden, Paul Zykovsky and Kelly Morphy have spent more than 40 days working in the towns and places we will visit. Compressing learning and discovery to just 3 days is a stretch. You will have reason to come back on your own in years to come. We also invite you to follow up with contacts in each community for things that interest you the most. Each day offers plenty of time to self-discover.

Tour Guides: (Below, clockwise from upper left)

Dan Burden, WALC; Paul Zykovsky, LGC;

Dan Gallagher, CDOT; and Kelly Morphy (Morphy Consulting).



Format for discovery:

- About 20% of the time we will assemble as a full size group (30 people) to gain insight, knowledge and focus from a community leader. We will add to this with time on the bus giving an introduction to each site before arrival. A number of interesting features, principles and practices will be pointed out along the way. From time to time we will ask everyone on the bus to provide insights and observations from their walks, or Smart Growth knowledge.
- About 50% of the time you will be with one of three team leaders of your choice in a group of 15-20 strolling, discovering. Mix it up. Feel free to move from group to group at various stops, to step out of the group to photograph or chat.
- About 30% of the time you are on your own roaming, photographing, poking around, sensing, interviewing, and networking. Walk with a friend ...not alone.... so that you can remind one another when it is time to be back on the bus.

Rules of group etiquette:

Be on the bus on time. Always. In order to stay on schedule and honor each person's discovery time it is essential that we are each fully boarded at scheduled departure times. If we say that boarding the bus will be at 2:14 ... the bus will roll out at 2:16. No exceptions. Carry a watch, set three alarms in the morning, sleep standing up ... whatever it takes.

Thank your local hosts. These are wonderful people ... busy people ... and we will want them to come back to help us next year.

Respect private property. Although you are free to roam and photograph understand that we are in people's neighborhoods. They may be curious ... let them know why you are exploring.

Orientation:

Start walking from Westin Hotel in downtown Charlotte, (601 S. College Street)

9:15am: Our first events are by foot and light rail. We will assemble at 9:15am at the conference hotel, (room to be announced). Participants will need a light day pack, with a light jacket, space for water bottles, camera, note pad. Wear comfortable walking shoes (on entire trip). Coffee and other beverages will be served, and water bottles will be distributed.

9:30 am: Orientation begins, following a brief orientation and welcome from our tour leaders, Dan Burden, Dan Gallagher and Paul Zykofsky, we will be met and oriented on key city making projects by staff in transportation, and community design (others?). This overview will take 30 minutes, and will include handouts and a brief map or power point presentation lasting no more than 15 minutes. Another 15 minutes is allotted for questions and answers.

In general, the large size of our group (30-50) requires us to break into two smaller units. Each unit will see and discover the main features of a place that is visited. In some towns folks will be encouraged to discover on their own and in some locations we will have two distinct tour leaders and two or more local guides. These local guides will work with each of the groups, switching off halfway through the time so that each group of 25 gets to discover the same key features. Staying on time is CRITICAL, since we cannot allow a town downstream to be cheated of its opportunity to showcase its features.

10:00 am to 11:15 am *Downtown Charlotte*

A walk along Tryon and Trade, as well as other streets, providing a close look at two already great emerging town center streets and Charlotte's fresh, appealing new urban form.

11:15 am to 1:15 pm *South Corridor Blue Line Rail, stopping at several stations*

Our walking tours converge at the CTC/Arena station platform, boarding Charlotte's South Corridor Blue Line. We will take a ride on the LYNX Light Rail to see first-hand how transit has served as a redevelopment tool in Charlotte's South Boulevard corridor. Along the way, we will discuss transportation, planning and economic development opportunities and challenges. Highlights include a stop in South End, a former manufacturing district experiencing a rebirth as a mixed-use area and a stop at the I-485 Station, where an innovative parking structure design resulted from a partnership with the local school district.

Lunch will be on your own and in small groups in the South End Neighborhood (transit stop), the East/West Boulevard stop, with plenty of restaurants in close proximity. Paul Zykofsky will provide lunch money to participants.

After lunch until 2:15pm- *Walk into the 4th Ward.* This journey provides an historic view of the city. The Fourth Ward or northwest quadrant of Charlotte's Uptown area was resurrected in the mid-1800s as one of the more prosperous areas of town providing homes to local merchants,

physicians and ministers. The First Methodist Church, First Presbyterian Church, and St. Peters Episcopal Church are also a part of Fourth Ward. By the 1900s Charlotte residents had moved out to areas like Dilworth and Myers Park. By 1970, Fourth Ward had fallen into a state of neglect with many homes were vandalized or burned. But the late 20th century Fourth Ward saw a restoration and is now a thriving part of Uptown.

2:15 - 3:00 Bus drives group to the reclaimed 1st Ward. Brian Horton and the Infrastructure Project Manager (Tom Russell) will join us for this portion of the Tour This allows us to see one of the nation's best Hope VI housing projects, well into development.

3:00-5:15 pm Myers Park and Dilworth -- Overview (Bus drives group to East Boulevard, but covers several corridors and park areas along the way) ---time in transit 20 minutes.

- *Myers Park (sit back and ride the bus through some of Charlotte's best neighborhoods (Tom Hanchett to possibly join us).*
- *Selwyn Road Diet - Queens Road West*
- *Mixture of the old and the New....and the Overbuilt!*
- *East Boulevard Road Diet (Stop and get out at Phase II by Dilworth Methodist Church) (*)*
- *Lowe's/Southborough Development (*)*
- *Latta Park/Dilworth Road*
- *Metropolitan*

Note: We will get off the bus in locations marked with an asterisk ().*

Dilworth -- East Blvd, lined with shops and restaurants sits in the heart of Dilworth, which began as Charlotte's first streetcar suburb and was established by Edward Dilworth Latta in the 1890s on 250 acres just southwest of the original city limits and included the Joseph Forsyth Johnson designed Latta Park. Like neighboring Myers Park, the streets of Dilworth feature stately, mature oak trees, sidewalks, and houses with front porches. Unlike neighboring Myers Park, most of the homes are more conservative bungalows. Dilworth is also home to the Charlotte area's largest hospital, Carolinas Medical Center. In Dilworth we will study the remake of East Boulevard, a higher volume set of road diets being performed in three sections. The first two phases are fully complete. They sport many innovations that can be replicated in other towns.

Myers Park is one of Charlotte's most affluent neighborhoods. Though its boundaries originally coincided with the boundaries of the 1,220-acre (4.9 km²) John Spring Myers farm, by 2008 the neighborhood comprised 2,200 acres (8.9 km²) and a population of 9,809. The Myers Park neighborhood is that area bounded by Queens Road on the north; Providence Road on the east; Sharon Road on the south; and Colony Road, East Woodlawn Road, and South Kings Drive on the west.[1] Myers Park is bordered on the north by the lesser known Cherry Community, with which it shares a rather interesting and controversial past. To the west lies Dilworth; to the east, Elizabeth, and to the south, South Park.

4:15 --5:00 pm Lowe's Mixed Use Condominium Neighborhood-- Overview This neighborhood and Lowe's worked together, with a tug of war from Lowe's and the Neighborhood ... this is a breakthrough power struggle project for the national power center Corporation, Lowe's and this

neighborhood. The neighborhood (and Lowe's won) by creating this model way to line a big box with beautiful rows of homes and other uses.

5:15-7:15 pm *The Metropolitan.* Have dinner with group in a new midtown village, known as The Metropolitan town center, an exciting mixed-use redevelopment of a previously abandoned retail site. We will learn more about how the project was developed and see how a key waterway was environmentally restored as part of this new development. This village development has a number of investments worthy of note, including a number of tall, elegant condo buildings, Target, Best Buy, Staples and Marshall's, along with many entertainment spots. But not all is perfect. Today surrounding roads and intersections create a moat effect -- and they are a headache to be resolved. A number of other teaching points are offered.

A park, trail, capped river and stream (former parking lot) which was day lighted, are now worthy of a walk and a showcase of near downtown development. This is also a signature trail project.

Dinner will be in a specially reserved upstairs room with a view -- a beautiful, heated patio deck overlooking downtown Charlotte. The Vivace. (704.370.7755).

After Dinner: We can either keep the bus at the ready, or decide to burn a few calories by walking back to the hotel. Weather and other factors will allow us to decide.

This ends Day One

Day Two

Tuesday, February 1, 2011

Group meets in the lobby at 7:45, and boards the bus. Be on the bus - bags loaded by you - by 8:00am. Bus departs Promptly!!! Drive to Belmont, NC.

Hotel continental breakfast on your own, or, bagels, water and other reserve food and snacks will be available on the bus for late risers. Light refreshments will be provided.

Driving time 25 minutes (19 miles).

8:25 am: Arrive in Belmont, NC (pop. 8,705) -- **Depart 10:00.**

Spend 20 minutes with mayor and Elson Baldwin, the Planning Director, then tour the area (by foot and bus). Former planning director, Craig Lewis, may also join us.

Depart 10:00.

Next Stop - Kannapolis, NC (pop. 37,000)
31.70 mi - about 40 minutes

Arrive at 10:45 -- Depart at 11:45 Steve Stansbery of Kimley Horn will meet with us. Steve was a key player in the master plan for the NC Research Campus and will meet our group in Kannapolis to walk through that project.

A small but attractive new campus and downtown, all in walking distance. After a short briefing by Steve Stansbery, break into small groups and explore on your own.

Next Stop -- Cornelius and Davidson areas, NC (pop. 25,000)
15.98 mi - about 24 minutes

Arrive at 12:15 (Lunch is on your own, as we make a stop in a new village (in Davidson). The village area is known as "Circles at 30" mixed-use district near Interstate 77. Only 15 years in the making, the Circles at 30 is a vibrant commercial district complete with two roundabouts that are very successful at moving traffic off the freeway and quickly into a walkable, high-quality architectural townscape. Stroll a bit and discover much. We will distribute lunch money, so that you have time to network in small groups.

Board bus at 1:15 for short (8 minute) trip to adjacent town of Cornelius.

1:30 pm Meet Karen Floyd, Planning Director and assistant town manager, Andrew grant for a briefing at Cornelius City Hall.

4:00 Davidson (Not to confuse you, but this will be our second visit to Davidson) Lauren Blackburn, Planning Director will meet us and provide a 10-20 minute overview.

We will walk from the city hall to downtown, and perhaps into the campus, then through and along some well designed infill projects. Highlights include: South Main street is full of interesting projects, St Albans Neighborhood is East of downtown, with a mix of housing types, integrated parks, and iconic St Albans Episcopal Church. Lake Davidson Park and Davidson Bay and Interstate area (Bungalows)

Davidson has one of the best town/gown connections that I have found anywhere in the nation, and perhaps it is the best. Commuter rail is planned to arrive in Davidson sometime this decade. This will be part of the North Line, starting from the sports stadium in Charlotte.

Dinner at 6:30: FUEL, *The Davidson Fuel Pizzeria*, 402 S. Main street (704.655.3835). This is a less modern, but fun and funky eatery, a converted gasoline station a family style menu, with adult beverages (cash bar). Select from pizzas, other Italian favorites, salads. Nice quiet ambiance, and we may reserve the entire restaurant for ourselves, based on the size of our group.

Day Three

Wednesday, February 2, 2011

Meet for bus loading at 7:45am. Departure is promptly set for 8:00. Please load your bags, then be in your seat for a no delay departure.

Breakfast on your own, or, bagels, water and other reserve food and snacks will be available on the bus for late risers. Light refreshments will be available on the bus.

Drive into the mountains, (a very scenic trip) 126.81 mi - about 2 hours 30 minutes

| **Asheville, pop 76,000**

Meet with Judy Daniel, City Planner. This is a long drive, but it is a true mother lode of inspiration, culture, arts, thoughtful planning, historic preservation, attractive buildings, parks and the best new and revitalized streets anywhere. More than anything, Asheville gives us hope.

10:30 am arrival Downtown – Introduction at the Art Deco City Hall, followed by a walking tour of downtown. We will go from City Hall through recently rebuilt Pack Square Park, down to charming Pritchard Park, then up to the beautifully restored 1929 Grove Arcade. Then you are on your own for lunch (map with suggestions provided). Just plan your timing to meet the bus at the south end of the Grove Arcade. But don't miss a stroll along Wall Street where you will find a very large flat iron sculpture. Exciting and fun strolling areas turn off the spine streets of Patton and College onto Broadway, Biltmore, Lexington, and Haywood. Each has a slightly different character and "vibe".

River District. Back on the bus (by 12:30pm), we head down into the emerging River Arts District. Stephanie Monson, the River District staff coordinator will join us to talk about the new momentum and development there while touring this still raw but evolving area that used to be the industrial

heart of Asheville. Warehouses are being converted into a wide range of new uses, and a new mixed use development is now providing multi-family housing to accompany the artist studios, brew pubs, antiques warehouses, and coffee shops. This is also the home of 12 Bones Barbeque, where President Obama enjoyed lunch on both his recent trips to Asheville. All enjoy the scenic riverway, where very determined members of River Link are continually working to gradually remove decayed industrial remnants and build trail access along the entire French Broad waterfront.

Bus to West Asheville. From the River District, we head across the lovely French Broad River up Haywood Road into West Asheville. This district was a separate town that merged with Asheville long ago, became an area of strong working class neighborhoods, declined with the closing of many local mills and factories. Over the past few years there has been a great revival of these strong older neighborhoods and commercial areas, with very different people moving in. Artistic types, priced out of the resurgent downtown have made West Asheville a funky haven for art, restaurants, nightclubs, brewpubs, alternative shopping. Young families are buying and updating these bungalow neighborhoods. Alan Glines, the lead planner for this area, will talk about that “organic” redevelopment and change that was led by small entrepreneurs.

Bus to Biltmore Town Square. We leave West Asheville and head south to the most recent addition to Asheville’s nest of niche neighborhoods. The Biltmore Town Square is the centerpiece of a totally new community (with residential and commercial components) built within the past four years by a company founded by heirs of the Biltmore Estate. Local planners will describe how it created a new focus for the south side of Asheville, and provides a walkable community for those who live in this area. You’ll also learn how it compares and contrasts to the historic Biltmore Village, also built all of a piece by this family 100 years ago.

Bus to Biltmore Village. (arrival about 3pm). Story of Biltmore Village and relationship to Biltmore Estate and Asheville. Time for a short walk, ready to leave by 4 or 4:30 depending. Town Square back to I-26, to I-40, Village at Hendersonville Road exit. The final destination will be Biltmore Village, the charming upscale historic shopping area (built in English village style) created as a community for the artisans who were brought to Asheville to build the Biltmore Estate. After several iterations (and a major flood or two) it is now a thriving and unique shopping and dining area (including the nation’s only McDonalds in a Tudor style building and with a player piano) that anchors the south side of downtown Asheville. Stacy Merten, the Director of the Historic Resources Commission, will provide that history, and answer questions about its future (including a planned extension of passenger rail back to Asheville).

Bus to Biltmore

Depart at 4:00 pm (If the group prefers, we can have dinner in Asheville or nearby Black Mountain, then depart at 5:30pm, arriving at the hotel at 8:00pm). Black Mountain Village Founder Sikes Regan would be delighted to welcome our group as a stop in our tour - there are nice cafes on the village green if it is timed during a meal break. Our other option: allows the loop up past the Grove Park Inn and through a lovely sliver of Montford, Asheville's Victorian era Historic District. Virtually derelict in the 1980s, now lots of restored Victorian and Arts and Crafts beauties (B&B land) on the north edge of downtown.

Return drive from Asheville: 128.91 mi - about 2 hours 30 minutes
Arrive in Charlotte at 6:30 pm (or 8:00 pm if group prefers to have dinner in Asheville)