

River District City Council Follow-up Discussion

Purpose:

Respond to questions raised
at zoning hearing

October 31, 2016

Agenda:

1. Petition Overview

2. Community Infrastructure

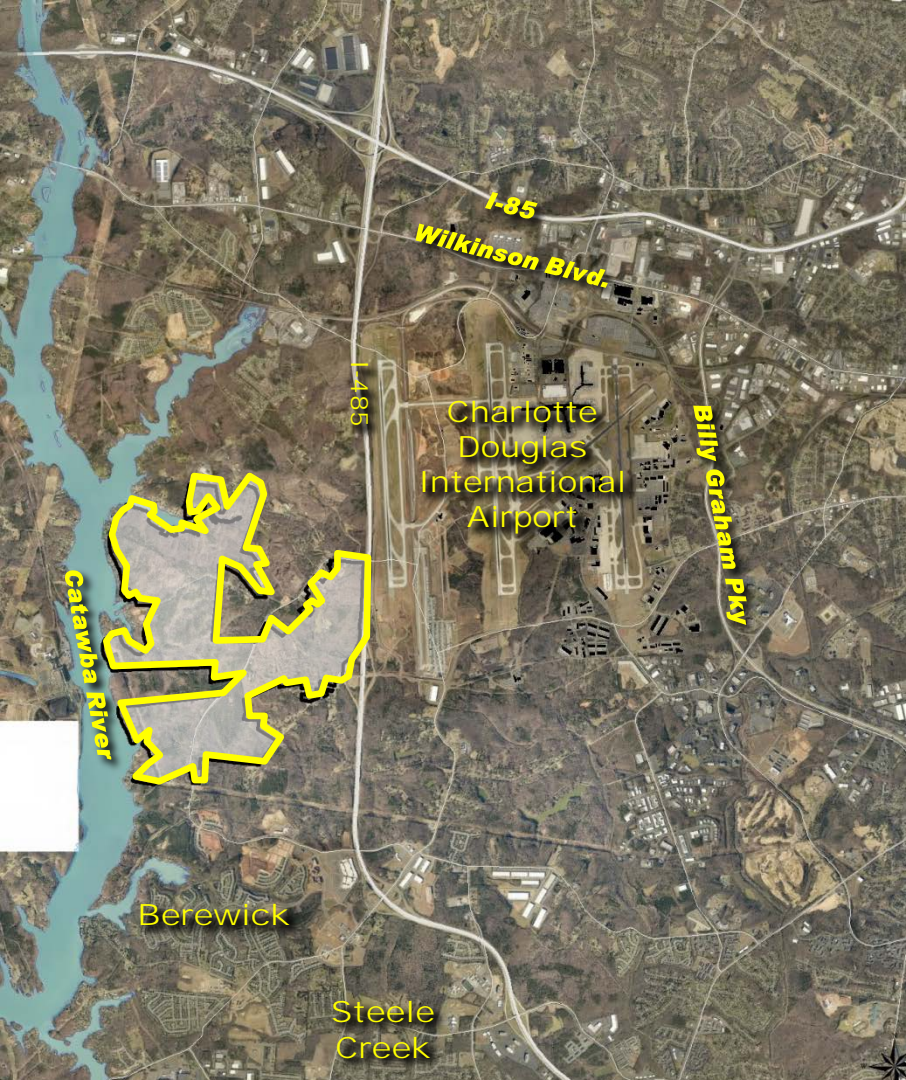
- Environment
- Parks
- Schools
- Workforce Housing
- Fire
- Police
- Water & Sewer
- Transit
- Transportation & Roads

3. Conceptual Funding Strategy (road infrastructure)

4. Next Steps

- Rezoning Decision
- Funding & Memorandum of Agreement

5. Questions & Discussion



Regional Context

- Airport Expansion & Growth - Airport Area Strategic Development Plan
- Dixie Berryhill Strategic Plan
- Regional Access & Transportation

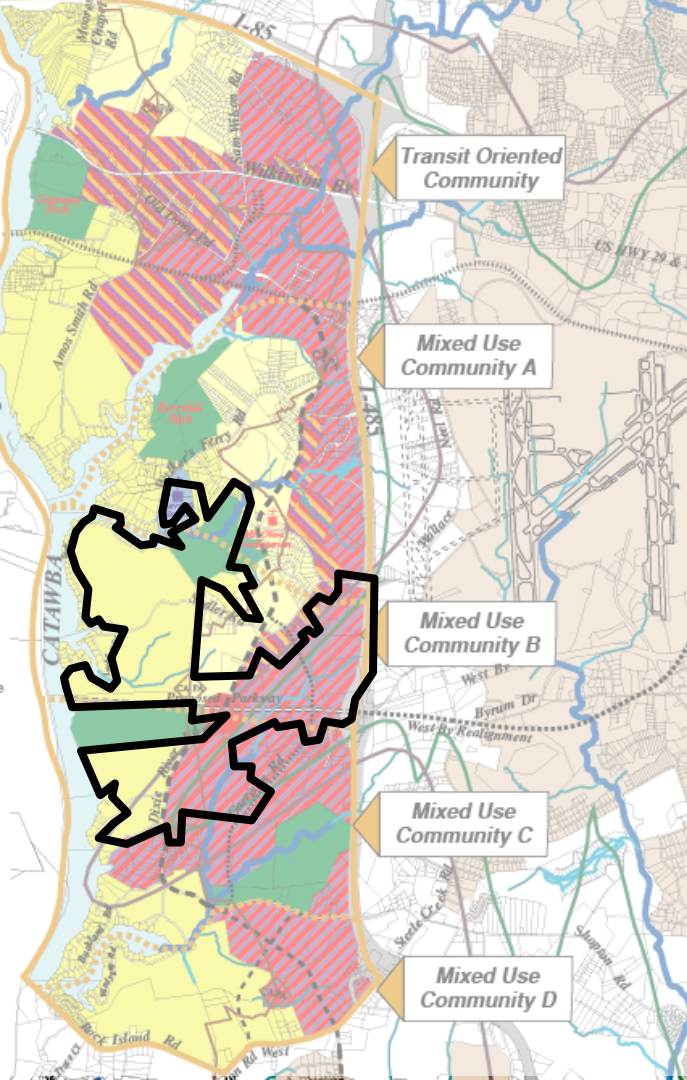
Dixie-Berryhill Strategic Plan (2003)

Vision:

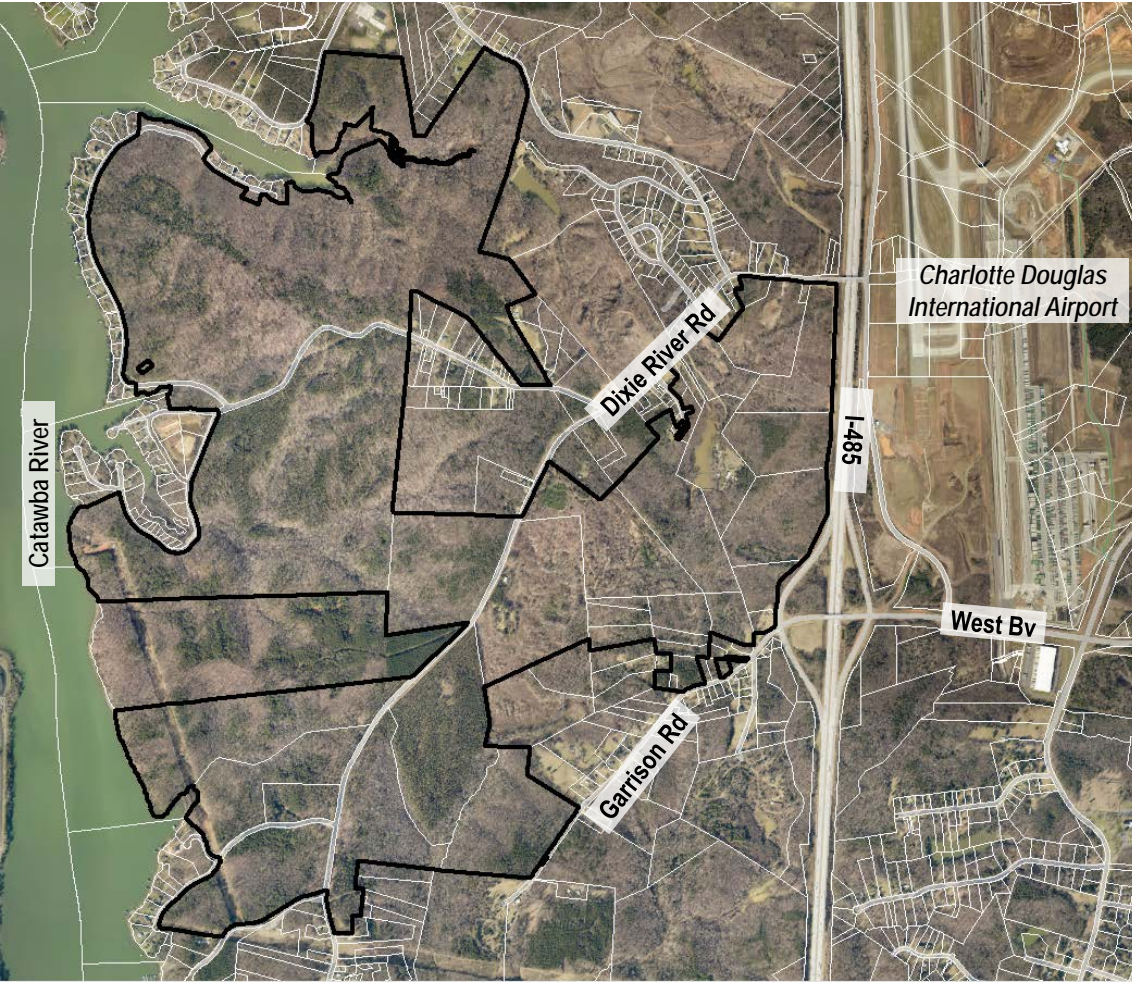
The Dixie-Berryhill area will be a **highly livable, sustainable community**. The land use pattern will be responsive to the opportunities generated by **increased accessibility and visibility**.

Guiding Principles:

- Mixed use communities
- Expanded & higher intensity employment opportunities
- Quality and environmentally sensitive development



River District: Petition Overview



Acres: 1,380

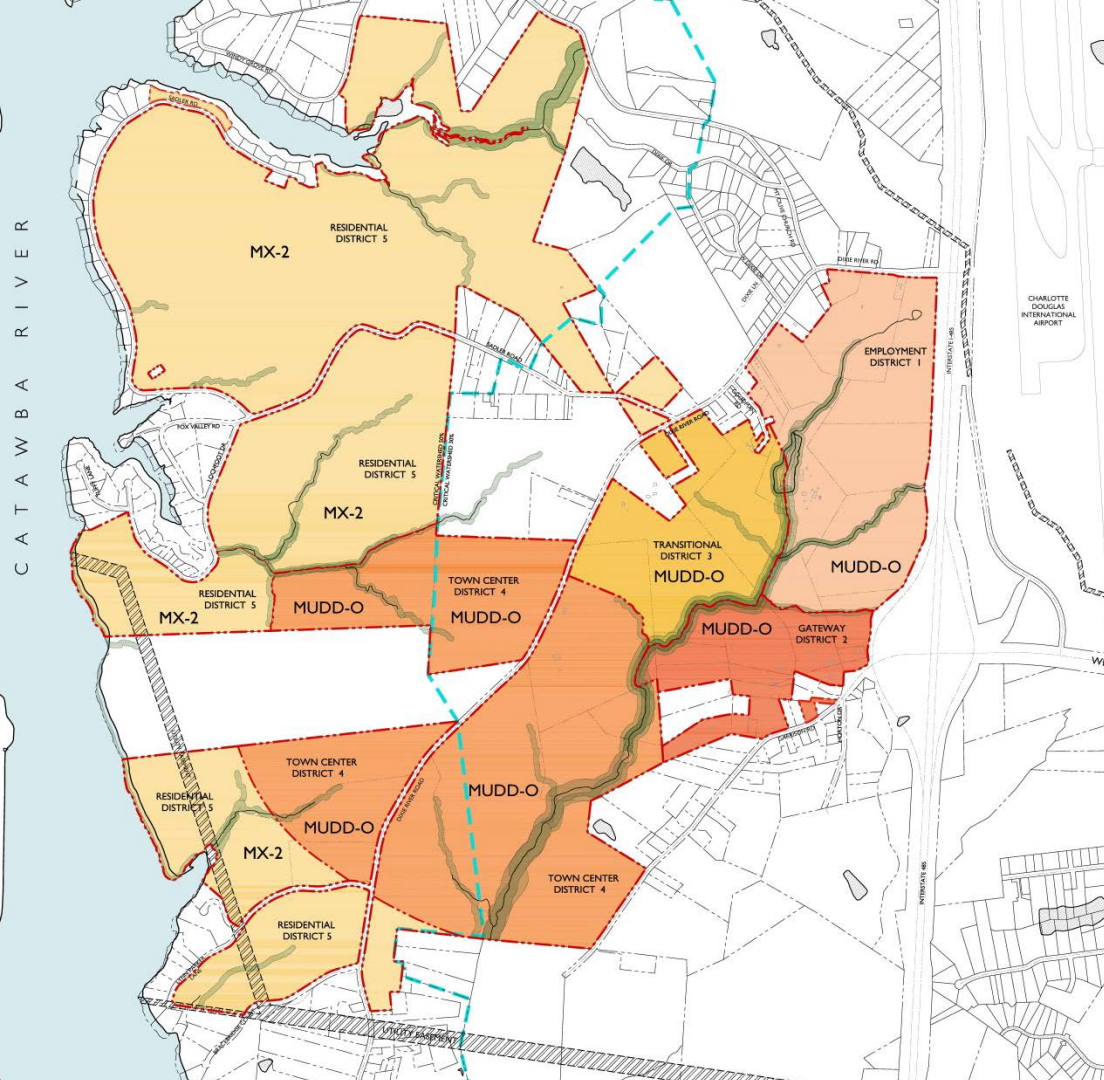
Proposed Entitlement

Office	8.0 million sf
Retail	500,000 sf
Hotel	1,000 rooms

Residential	4,650 units
Multi-Family	2,350 units
MF or Single Family Attached	600 units
Single Family Detached	1,700 units

Retirement (CCRC)	200 units
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River District: Petition Overview



Phase 1

Office	1.0 million sf
Retail	75,000 sf
Hotel	150 rooms
Residential	900 units

Phase 2

Office	3.0 million sf
Retail	125,000 sf
Hotel	250 rooms
Residential	1,250 units

Phase 3

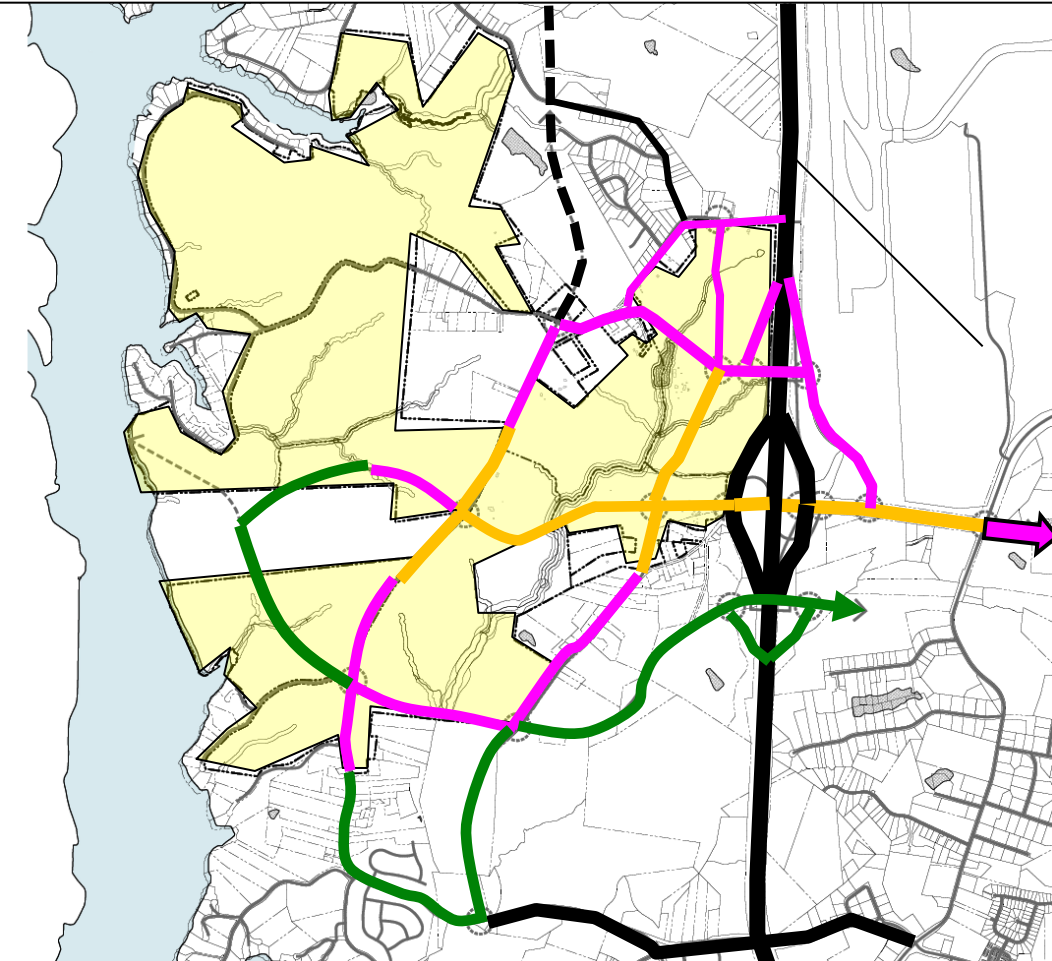
Office	4.0 million sf
Retail	300,000 sf
Hotel	600 rooms
Residential	2,500 units
Retirement (CCRC)	200 units

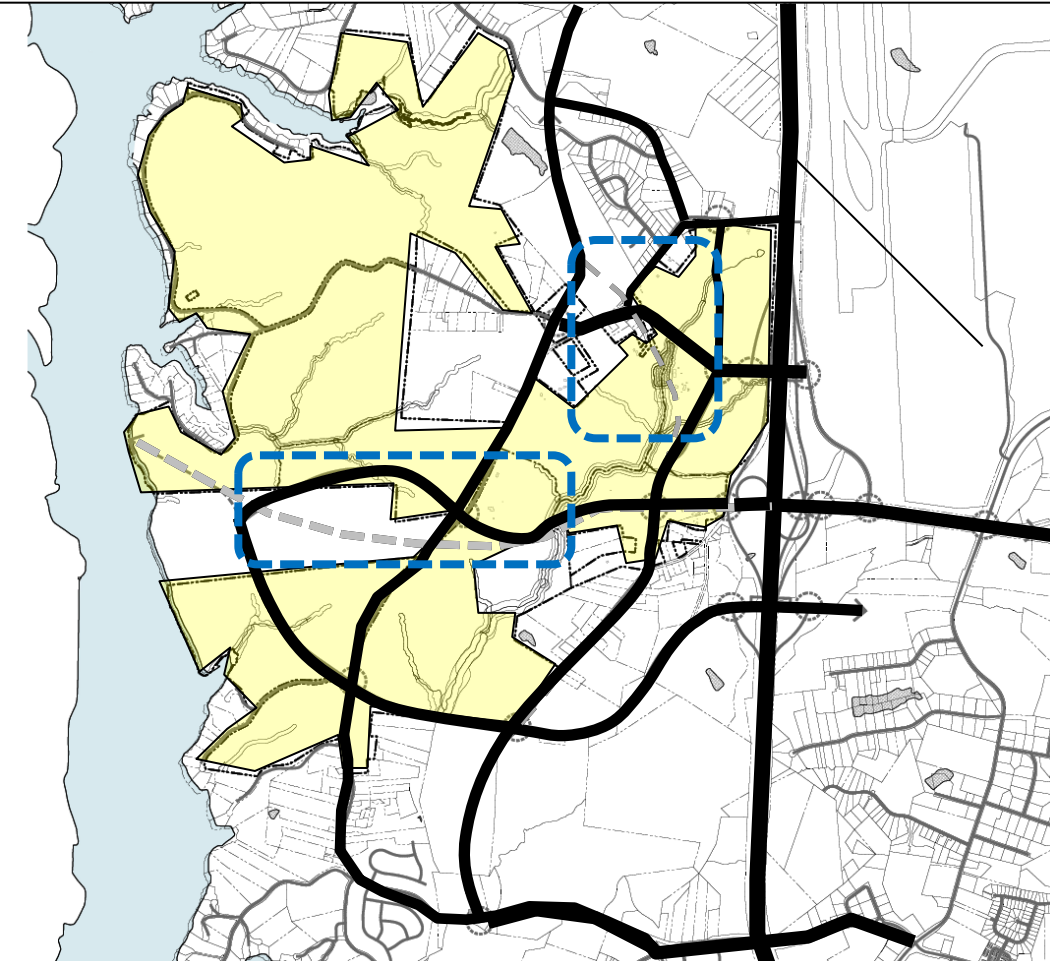
Total

Office	8.0 million sf
Retail	500,000 sf
Hotel	1,000 rooms
Residential	4,650 units
Retirement (CCRC)	200 units

Phased Improvements

Phase	1	2	3	Total
Office (sf)				
Retail (sf)				
Hotel (rooms)				
Res. (units)				





Thoroughfare Network Changes

- West Boulevard Realignment
- Dixie River Road Unchanged
- Garrison Road Realignment
- New Thoroughfare Segments Added

Council Questions

Community Infrastructure

- Provide more detail on what will be needed for police and fire services to serve the residential and non-residential components of the site, and the City's ability to finance these services.
- How do we align planning, decision-making and implementation by the developer to make this project a success? What decisions need to be made during what timeframe; what is the process for decision making; and what commitments will be made by the developer?
- What kind of best management practices will be used? How does the developer work with the River keeper to minimize the environmental impacts.
- Provide a map showing how the thoroughfares planned in this project compare to the alignments approved in the *Dixie-Berryhill Strategic Plan*.
- Provide simple language that shows what triggers will occur to allow the developer to move into future phases.
- Provide a business plan for providing light rail to the airport, this project and to Gaston County.

Funding Strategy

- Provide additional information on the public and private investment commitments and when they will occur.
- How will the developer integrate their infrastructure plan with the City's funding plans for infrastructure improvements?
- What capital improvement projects identified by the community will not be competed as we move forward with this project?

Environment

Department & Agency Review:

Urban Forestry

Charlotte-Mecklenburg Stormwater
Services

Mecklenburg County Land Use &
Environmental Services Agency (LUESA)

Infrastructure/Policy Issues

- Council Tree Canopy Goal: 50% by 2050
- River District is within Watershed Overlay Districts for Lower Lake Wylie (Critical and Protected)
- Lake Wylie and associated streams and coves are areas in need of special protection and management during and after construction

Proposed Commitment

Rezoning Petition:

Water Quality Protection:

- Baseline & post development water/biological surveys
- Real time monitoring of all 4 coves
- Water quality staff/construction coordinator
- Larger basin sizing
- Enhanced basin treatment
- Expanded stream buffers

Tree Save:

- MUDD area (15% or 102 acres) located in one protected area
- Residential area (10%)

Outstanding Issues:

- **Increase Tree Save in residential areas to 15%**

Park and Recreation

Department & Agency Review:

Mecklenburg County Park and Recreation
Department

Infrastructure/Policy Issues

- 40 acres of active recreational park space (accommodates future Regional Recreational Center)
- Network of Greenways & Overland Trails
- Public access to the Catawba River & greenway/trail connection to Beaver Dam Greenway

Proposed Commitment

Rezoning Petition:

- 20 acres of active recreational park space
- Dedication of Beaver Dam Greenway corridor& incorporation of overland trails along Dixie River Road and West Boulevard Extension
- Provision of public access to the Catawba River and greenway/trail connection from river to Beaver Dam Greenway

Outstanding Issues:

- **Additional 20 acres of active recreational park space**
- **Define park and greenway dedication/reservation details**

Public Schools

Department & Agency Review:

Charlotte-Mecklenburg Schools (CMS)

Infrastructure/Policy Issues

- Needs in this area relate to elementary and middle school capacity
- New high school in south/southwest Charlotte is planned and funded by CMS

Proposed Commitment

Rezoning Petition

- Reserve 2 school sites (15-25 acres each)
- Located within residential area
- Reserved for a period of 10 years from the mutual agreement of site locations

Memorandum of Understanding

- Purchase price based on 80% of fair market value

Workforce Housing

Department & Agency Review:

Neighborhood & Business Services

Infrastructure/Policy Issues

- City Council Strategic Policy
Objective: Create 5,000 workforce and affordable housing units in 3 years

Proposed Commitment

Rezoning Petition:

- Phase 1: 85 units (10%) of first 850 residential units developed
- Additional Phases: 8% (potential of 304 units)
- Subject to approval of tax credit housing grants and/or other public workforce housing funding sources
- Workforce = households earning 80% or less of area median income (AMI)
- Time period: held for not less than 30 years

Outstanding Issues:

- **Define/clarify trigger for Phase 2 housing commitment**

Fire

Department & Agency Review:

Charlotte-Mecklenburg Fire Department
(CMFD)

Infrastructure/Policy Issues

- Provide emergency service within 6-minutes (approx. 2.5 miles) of every residence/business
- Will require a new Engine and Ladder Company

Proposed Commitment

Rezoning Petition

- Reserve a site (3.5 acres) for future Engine/Ladder Company
- Located based on CMFD guidelines to maximize response time
- Reserved for a period of 10 years from the mutual agreement of site location

Memorandum of Understanding

- Purchase price based on 80% of fair market value

Police

Department & Agency Review:

Charlotte-Mecklenburg Police Department
(CMPD)

Infrastructure/Policy Issues

- Plan for future Division Offices in high growth areas of the city
- River District is located between the Freedom Division and Steele Creek Division

Proposed Commitment

Rezoning Petition

- Reserve a site (3.5 acres) for future Division Office
- Located based on CMPD guidelines (access, transit, community visibility)
- Reserved for a period of 10 years from the mutual agreement of site location

Memorandum of Understanding

- Purchase price based on 80% of fair market value

Water/Sewer

Department & Agency Review:

Charlotte Water

Infrastructure/Policy Issues

Proposed development (build-out) will require

- 2.4 million gallons/day water treatment
- 1.9 million gallons/day of wastewater treatment
- McAlpine Wastewater Treatment Plant has capacity to serve proposed development

Planned Charlotte Water investment (2017-2021) in the area includes

- Garrison and Dixie River Rd water main extensions (CIP 13W04)
- Beaver Dam Creek trunk sewer line (CIP 05508)
- Little Paw Creek force main and pump station (CIP 13501)

Proposed Commitment

Rezoning Petition

- Developer responsible for the extension of water & sewer lines from existing/future utility connections to serve development as it occurs

Transit

Department & Agency Review:

Charlotte Area Transit System (CATS)

Infrastructure/Policy Issues

- Adopted 2030 Transit Corridor System Plan includes the West Corridor that extends to the Airport (streetcar in Wilkinson Blvd.)
- CATS plans to update the West Corridor Plan (2017) to relook at how best to serve the west side and Airport (including new development such as River District)
- CATS is currently preparing a Comprehensive Operations Analysis that will consider how bus routes can be extended to serve future areas of growth such as River District

Proposed Commitment

Memorandum of Understanding

- Developer will work with CATS to plan for a future Community Transit Center
- Developer will provide for locations within dedicated ROW for bus stops

Outstanding Issues

- **Commitment in rezoning petition to reserve a site for a future Community Transit Center (including locational criteria and reservation time period)**
- **Commitment in rezoning petition to provide bus stops and associated pedestrian connectivity**

Transportation & Roads

Department & Agency Review:

Charlotte Department of Transportation
(CDOT)

Infrastructure/Policy Issues

- Proposed development creates a new mixed use activity center
- CDOT is supportive if the network can be improved to accommodate the increased traffic.
- Existing Entitlement: 46,000 trips/day
- Proposed Entitlement: 120,000 trips/day

Proposed Commitment

Rezoning Petition:

- Entitlement divided into phases with specific roadway commitments
- More thoroughfares added
- Additional interchange capacity
- Implementation of alignment for future Catawba River Crossing

Outstanding Issues

- **Finalizing phasing and associated transportation commitments**

Questions & Discussion

Community Investment Strategy:(2016)

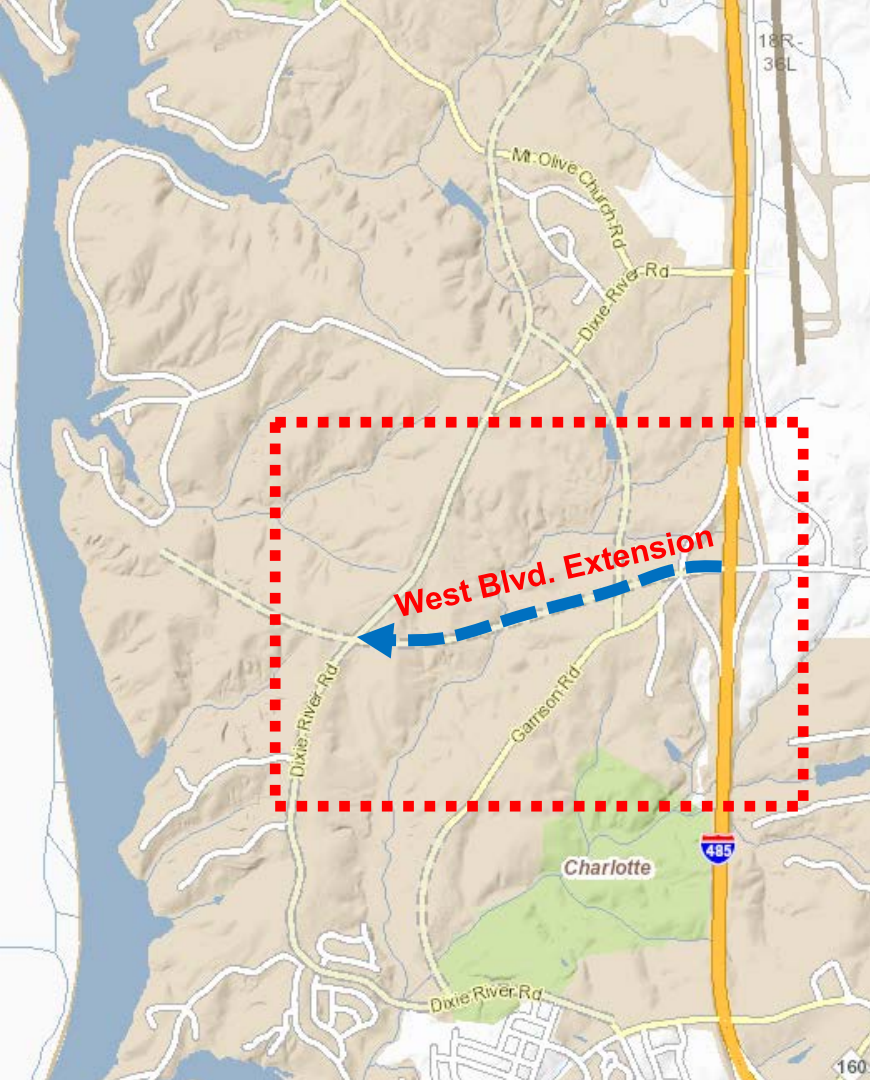
Goals:

- Facilitate economic development & land use recommendations (Dixie Berryhill Strategic Plan)
- Create the infrastructure to support future development & leverage existing investment (e.g. Intermodal Facility)
- Catalyze & partner with private development willing to voluntarily annex (allowing city investment while expanding the tax base).

FY2017-2021 Funding: (\$44.7 Million)

2016 Bonds:

\$16.2 million - West Blvd Extension (I-485 to Dixie River Rd.)



Conceptual Funding Source

	Community Investment Plan	Regional/ Others	Tax Increment Grant (TIG)	Private/ Developer		
Phase 1					Development	
West Boulevard Extension	\$16.2					
Garrison & Dixie River Road			✓	✓	Office	1.0 million sf
I-485 Interchange				✓	Retail	75,000 sf
Local Road Network				✓	Hotel	150 rooms
					Residential	900 units
Phase 2*						
I-485 Interchange Expansion		\$23				
Garrison & Dixie River Road	\$16.8		✓	✓	Office	3.0 million sf
East/West Thoroughfares			✓	✓	Retail	125,000 sf
Local Road Network				✓	Hotel	250 rooms
					Residential	1,250 units
Total	\$33 million	\$23 million	\$22 million	\$53 million	Office	4.0 million sf
	25%	18%	17%	40%	Retail	200,000 sf
					Hotel	400 rooms
					Residential	2,150 units

*Does not include widening West Blvd. (between I-485 & Billy Graham)

Total \$131 million (2016)

Next Steps

Rezoning Petition

Public Hearing

- Conducted on October 17th

Zoning Committee Review

- Reviewed & deferred recommendation on October 26th

Special Council Meeting

- Follow-up from public hearing on October 31st

Zoning Committee Recommendation

- November 7th

City Council Decision

- November 21st

Funding & Memorandum of Agreement

- On-going City & County Funding/Reimbursement Discussions (2016/2017)
- ED&GC Committee review starting December/January
- Finalize Memorandum of Agreement

Questions & Discussion