

Planning Committee

Agenda Packet

December 15, 2015 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
December 15, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve November 17, 2015 Minutes. *Attachment 1*

3. M.R. #15-57: Proposal by Mecklenburg County to Exchange Property Located in the Belmont Neighborhood with Duke Energy

Background: Mecklenburg County proposes to exchange 0.9 acres of land located at the intersection of Belmont and Alexander streets (a portion of Tax Parcels 081-082-08 and 04) for 0.4 acres of land owned by Duke Energy Carolinas, LLC located at the corner of N. Myers Street and E. 13th Street (a portion of Tax Parcel 081-082-01) to facilitate the construction of a new substation. ***Attachment 2***

Staff Resources: Amanda Vari, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-57.

4. M.R. #15-58: Proposal by Mecklenburg County to Accept the Donation of Land Located on Seymour Drive Adjacent to Southwest Park

Background: Mecklenburg County proposes to accept the donation of land located on the south side of Seymour Drive adjacent to the Norfolk Southern Railroad Line (Tax Parcel 115-032-01) for land assemblage adjacent to Southwest Park. ***Attachment 3***

Staff Resources: Alberto Gonzalez, Planning
Jennifer Morrell, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-58.

5. FY16 Action Plan Follow-up

Action Requested: For Committee discussion.

6. Adjourn

Attendance

Commissioners Present: Planning Commission Chairperson Tony Lathrop, Commissioners John Fryday, Nasif Majeed, Bolyn McClung and Deborah Ryan

Commissioners Absent: Cozzie Watkins

Since Former Planning Committee Chairperson Randy Fink resigned and the Planning Committee Vice-chairman, Cozzie Watkins is out of town, the Planning Commission Chairperson, Tony Lathrop chaired this meeting.

Planning Staff Present: Pontip Aphayarath, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Cheryl Neely, Amanda Vari and Jonathan Wells

Other Staff Present: Amanda Byrum and Tim O'Brien, City Engineering & Property Management, Real Estate; Tim Porter, City Engineering & Property Management, Landscape Management; Claudia Faura and Denice Beteta, Neighborhood and Business Services, Housing Services and Jacqueline McNeil and Jennifer Morell, County Asset and Facility Management

Call to Order and Introductions

Planning Commission Chairperson Tony Lathrop called the meeting to order at 5:05 p.m., welcomed those present and asked everyone to introduce themselves.

Approve October 20, 2015 Minutes

A motion was made by Commissioner Fryday and seconded by Commissioner Majeed to approve the October 20, 2015 minutes. The vote was unanimous to approve the minutes.

The Chairperson gave a brief overview of the agenda and stated that the mandatory referrals can be approved as consent items. Committee members agreed to vote on all five mandatory referrals, collectively.

M.R. #15-51: Proposal by the City of Charlotte to Acquire Property Located on Hart Road off Rozzelles Ferry Road for Tree Canopy Preservation

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire a 20 acre parcel (Tax Parcel 031-216-02) located in Charlotte's Extraterritorial Jurisdiction for tree canopy preservation.

M.R. #15-52: Proposal by the City of Charlotte to Sale or Transfer Seven City-Owned Properties Located in Various Parts of the City

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer seven City-owned properties (see mandatory referral for tax parcel numbers) out of the City's inventory for rehabilitation by a non-profit organization or reoccupation by a buyer.

M.R. #15-53: Proposal by Mecklenburg County to Acquire Land for Access to Campbell Creek Greenway in East Charlotte

Mecklenburg County proposes to acquire approximately 0.26 acres located south of Idlewild Road and Harris Blvd at 6800 Streamside Drive (Tax Parcel 165-081-35) for land assemblage along Campbell Creek Greenway.

M.R. #15-55: Proposal by Mecklenburg County to Acquire Land Located on W. Sugar Creek Road to Accommodate the Expansion of Mallard Creek Greenway

Mecklenburg County proposes to acquire approximately 4 acres of land located at 5830 West Sugar Creek Road in northeast Charlotte along Mallard Creek (Tax Parcel 027-141-03). The property will be assembled with other greenway property in the area and eventually become an extension of Mallard Creek Greenway trail.

M.R. #15-56: Proposal by the City of Charlotte to Transfer Land to Mecklenburg County for Collins Neighborhood Park

The City of Charlotte proposes to transfer approximately 2 acres of a drainage detention basin and a natural wetland wildlife habitat to Mecklenburg County for inclusion in the Collins Neighborhood Park (Tax Parcels 149-115-02, 03, 04, 05, 06, 07, and 08).

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve by consent Planning staff's recommendations for M.R. #15-51, M.R. #15-52, M.R. #15-53, M.R. #15-55 and M.R. #15-56. The vote was unanimous to approve staff's recommendation for all five of these mandatory referrals.

Livable Communities Discussion

Chairperson Lathrop stated that the Committee will have a livable communities discussion led by Commissioner Ryan. The Chairperson mentioned that his interest in this topic has been heightened recently by his trip to Copenhagen that was sponsored by the Urban Land Institute (ULI) as well as his general interest in planning and the zoning ordinance rewrite. Chairperson Lathrop suggested that everyone think about where the Commission might go with this discussion and the livable communities principles. He stated that the Commission could listen, discuss the information and not do anything else. Another option is for the Commission to make a recommendation to City Council, one of Council's committees or both.

Commissioner Fryday talked about how vital these concepts are for cities that want to become more walkable. He shared his concerns about the design of some developments in SouthEnd. The Chairperson suggested that the Commission make it known that they favor more active storefronts.

Commissioner McClung stated that he hears a lot about becoming more walkable but he thinks there are lots of walkable communities in this area. He added that walkable, livable communities should not be extremely expensive and suggested that consideration be given to different scales of walkable communities.

Commissioner Ryan shared how cities have always been in the business of public health. Some of her examples included the Haiti earthquake and how many people died of cholera because of the lack of clean drinking water, something that cities normally provide. She further talked about the bubonic plague crisis and the effect of tuberculosis on the landscape.

Commissioner Ryan shared statistics on the number of deaths from tuberculosis between 1700 and 1900. At that time, it was thought that the only cure was fresh air. As a result, city parks were built as a necessity for public health to help prevent tuberculosis. The fresh air treatment didn't actually cure tuberculosis but it helped the immune system fight the disease. Chairperson Lathrop shared that his grandfather moved to the North Carolina Mountains for the fresh air because he was sick and he got better.

Commissioner Ryan emphasized the importance of public health and planning. The leading cost of death today is heart disease because it is harder to walk and easier to drive. She pointed out that the City of Charlotte has a Department of Transportation but no department of pedestrians or bicyclists.

Commissioner Ryan stated that pedestrian activity makes streets nice. Streets are not difficult, if you have the political will. It's hard to argue against sidewalks, if they are linked to physical health. The way development has taken place in this area, sprawl, is bad for our health. Commissioner Ryan mentioned a book about Davidson that she and Marguerite Williams wrote. The title is *Small Town Fit: Healthy People, Places and Policies in Davidson, NC*. (Click this link for information about the book: [Small-town-fit-healthy-people-places-and-policies](#).) Davidson is known for its public health policies. The town realized the importance of addressing mental health as well as physical health.

Commissioner Ryan shared some of the steps in the book that address public health or a healthy community. Those steps include educating the public, engaging local residents, establishing a vision, having a mix of land uses, requiring complete streets and connecting places, getting people moving, assuring affordability and conserving energy. She shared her views on walkable lifestyles and improved commutes. Commissioner Ryan talked about walk score and bike score. She noted that Davidson does not allow drive-thru windows. As a result, they get a different type of development.

Commissioner Ryan emphasized that the Center of Disease Control (CDC) cannot cure everyone with drugs. Active lifestyles are needed. She shared information from the ULI's *Building Healthy Places Toolkit*. She mentioned that the Planning Commission's work plan moving forward should build on the *Mecklenburg Livable Communities Plan*. She also said that it is a good thing to live where you love and find a neighborhood to fit your lifestyle.

The Committee discussed some of Commissioner Ryan's ideas. It was suggested that items that match livable communities could be placed on the agenda. The Committee asked for staff's support. Commissioner Fryday asked about some of the slides in Commissioner Ryan's presentation that referenced *Mecklenburg Livable Communities Plan*. Garet Johnson (Planning) explained that this was a joint initiative between Mecklenburg County, the City of Charlotte, surrounding towns and others to work with the community to develop a unified vision and strategies that centered on how we live, work, and play today and into the future. The County is taking the lead on this initiative. This collaborative effort provides an opportunity to review existing plans and identify commonalities that encourage and support a vibrant and healthy quality of life for our community. It was completed about 18 months ago.

Commissioner McClung mentioned the need to address the City losing industry to South Carolina. Commissioner Majeed asked about the percentage of Charlotte streets that have sidewalks. Ms. Johnson replied that Charlotte Department of Transportation can provide this information.

Commissioner Lathrop asked the Committee what they would like to do with the information shared by Commissioner Ryan. Commissioner Fryday said Council needs to embrace these principles. Commissioner Ryan said there are a number of steps needed before Council action. Conversations need to take place about what walkable means. Commissioner McClung asked if these topics have come up at the Zoning Ordinance Ad Hoc Committee meetings. Chairperson Lathrop answered yes. He also said that they have discussed if the Planning Committee should discuss these topics.

After further discussion, Ms. Johnson agreed to draft a list of existing policies that address principles of healthy/livable communities and identify where there may be gaps. Committee members thanked Commissioner Ryan for her presentation.

Adjourn: 6:15 pm

Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: Jim Garges, Mecklenburg County Park and Recreation

MANDATORY REFERRAL REPORT NO. 15-57

Proposed Exchange of Property Between Mecklenburg County & Duke Energy in the Belmont Neighborhood

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to exchange a portion of Tax Parcel 081-082-08 and a portion of Tax Parcel 081-082-04 (\pm 0.94 acres) for a portion of Duke Energy Carolinas, LLC Tax Parcel 081-082-01 (\pm 0.395 acres) in the Belmont neighborhood of Charlotte. All parcels are vacant and are surrounded by other vacant parcels, a railroad and industrial uses. The County owned parcels are zoned R-22MF (multi-family residential), I-2 (industrial) and B-2 (business) according to the Charlotte Zoning Ordinance. The Duke Energy Carolinas, LLC property is zoned B-2. As a condition of the land exchange, the portions of N. Myers Street and E. 13th Street adjacent to the parcels in question will be abandoned with all areas of E. 13th Street that would have become County property being conveyed to CSX Railroad (with abandonment of the 13th Street right of way, portions of it that fall within the 200 foot CSX right of way will be abandoned to CSX. The remaining portions being abandoned to the County are proposed to be conveyed to CSX upon closing of the exchange.

Public hearings for the abandonments of those portions of N. Myers Street and E. 13th Street are proposed to be heard by City Council at their December 14, 2015 meeting with decisions on the abandonments to come at the January 11, 2016 meeting.

PROJECT JUSTIFICATION:

Back in early 2010, Duke Energy Carolinas, LLC identified a need for an additional retail substation in or around uptown Charlotte and I-277. This project was initiated by Duke's Power Delivery Group that made a determination that based on future anticipated electrical load growth in the uptown and surrounding areas of central Charlotte, a new substation should be planned for the area. After identifying existing power supply sources (transmission lines) available to be tapped into to energize a new station, property on N. Alexander Street in the Belmont neighborhood was selected as Duke's preferred location. Duke went on to purchase 1.5 acres (Tax Parcel 081-082-01) and began a dialogue with the County to facilitate a land swap which would result in the County obtaining some of the Duke purchased property at the corner of N. Alexander Street and Belmont Ave in exchange for Duke obtaining some of the County's property at the corner of N. Myers Street and the unopened right-of-way of E. 13th Street.

It was also determined at that time that to make the project work, Duke would need to have a portion of both N. Myers Street and E. 13th Street abandoned to satisfy buffering requirements set forth by City of Charlotte Zoning Ordinance and maintain the area required to site the substation. To that end, Duke has had an ongoing agreement with both the County and the Charlotte Department of Transportation to move forward in that direction. Duke has agreed to swap the portion of Tax Parcel 081-082-01 with the most street frontage on Belmont Avenue to the County.

The current plan is to build a substation on the property in 2016 to increase reliability for current and future Duke customers. This facility will take a large amount of strain off of the existing electrical grid system that serves the uptown area. Customers in the area will enjoy a much more reliable source of energy within a community that continues to transition, expand and grow.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The exchange of this property with Duke Energy Carolinas, LLC does not conflict with *Mecklenburg County Park and Recreation Master Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The properties that are currently owned by Mecklenburg County (and to be acquired by Duke Energy, partial PID 08108204 and partial PID 08108208) are recommended for park/open space/greenway along Little Sugar Creek as the future land use within the *Blue Line Extension (BLE) Transit Station Area Plans* (2013), Parkwood Transit Station Area. The property currently owned by Duke Energy (and to be acquired by Mecklenburg County, partial PID 08108201) is recommended for transit supportive uses as the future land use within the *BLE Transit Station Area Plans* (2013), Parkwood Transit Station Area. The Little Sugar Creek Greenway currently exists in this area and is located on the opposite side of Myers St. from the subject properties. The exchange would enable Mecklenburg County to acquire property currently zoned B-2 along Belmont Ave. and consider future rezoning to transit supportive uses or to utilize for park or open space for the community. These potential uses would be more consistent with the vision in the adopted plan than development within the B-2 zoning district.

PROJECT IMPACT:

Although the County is giving up a negligible amount of floodplain, the exchange will maintain Park and Recreation's ability to provide future greenway amenities, such as access trails and parking. The exchange will also facilitate the construction of a new substation for this growing area of Charlotte.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no known impacts on other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

This project is for the exchange of property only. It is anticipated that the property exchange will occur by early 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

Joint Use Task Force discussed this item at their December 2, 2015 meeting and there were no comments. However, County Health Department pointed out that if the portion of E. 13th Street being abandoned is conveyed to CSX Railroad (as proposed), it would eliminate an opportunity to create a segment of an overland connector between Little Sugar Creek greenway nearby and Irwin Creek greenway further to the north. Planning staff has discussed Belmont Avenue as an alternative overland connector for this segment.

PLANNING STAFF RECOMMENDATION:

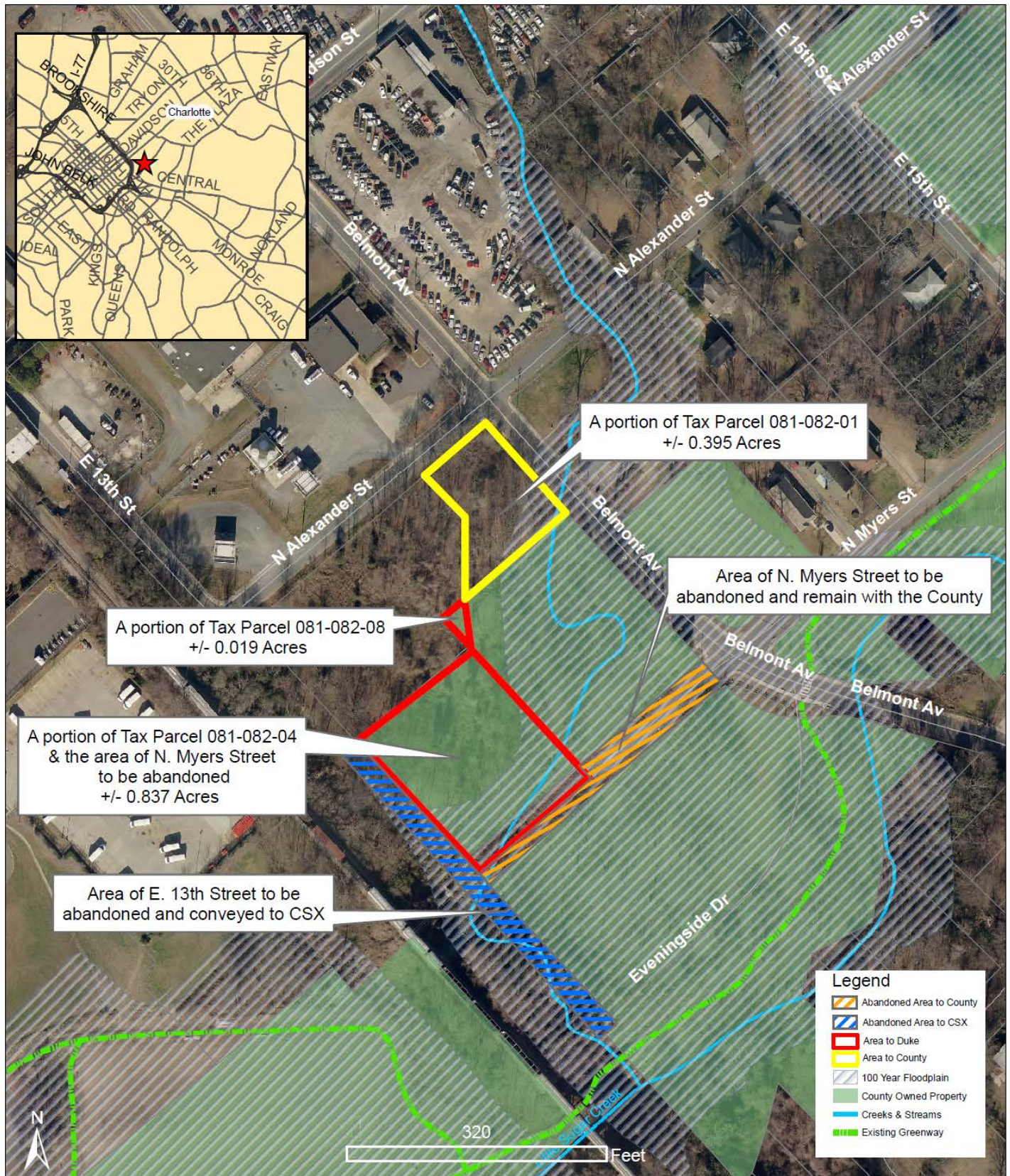
The exchange of land between Duke Energy and Mecklenburg County is inconsistent with the adopted *Blue Line Extension (BLE) Transit Station Area Plans* (2013); however, the proposed use of the property to be owned by Duke Energy (partial PID 08108204 and partial PID 08108208) for a utility facility is compatible with the open space and rail corridor, to which it is adjacent. Also, area plans do not typically identify locations for utility facilities and uses. The property to be acquired by Mecklenburg County (partial PID 08108201) should be utilized for open space or be rezoned to a transit supportive district prior to being marketed for sale. Both strategies would be compatible with the vision within the *BLE Transit Station Area Plans* (2013). Staff recommends approval of the land exchange. As Myers St. right of way is proposed to be abandoned, staff recommends that the properties to be owned by Duke Energy (partial PID 08108204 and partial PID 08108208) be recombined with the remainder of PID 08108201 retained by Duke Energy to avoid creating a lot without frontage on a public right of way.

CMPC PLANNING COMMITTEE RECOMMENDATION:



County-Duke Land Exchange

AFM 12/02/2015



Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park & Recreation

MANDATORY REFERRAL REPORT NO. 15-58

Proposed Acquisition of Land on Seymour Drive Adjacent to Southwest Park in Southwest Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to accept the donation of Tax Parcel 115-032-01 in southwest Charlotte for land assemblage adjacent to Southwest Park, which is currently undeveloped except for the Southview Recreation Center. The park currently contains approximately 85 acres.

The property is located one mile east of the Charlotte-Douglas Airport, south of Seymour Drive and west of the Southern Railway Line. The property is approximately .57 acres and is zoned R-8 Single Family Residential according to the City of Charlotte Zoning Ordinance. The subject parcel is vacant and is located in an area of single family homes as well as institutional uses.

PROJECT JUSTIFICATION:

Southwest Park is a community sized park that will have two championship sized baseball fields, a restroom facility, open air shelter, infrastructure improvements, and various pedestrian connections to the surrounding neighborhood. Acquisition of this parcel will allow the park to have additional buffer and road frontage at Seymour Drive as well as allow the possibility for Park & Recreation to build greenway or walking trails to connect to the park property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this parcel is consistent with the County's *Park & Recreation Master Plan* where large community parks were ranked in the top third of the *Facility/Amenity Needs Assessment*. Community parks are ideally 20-100 acres in size and draw from a more local geographic area in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for this parcel is single family up to 8 DUA as per the *Central District Plan* (adopted 1993). Greenways and parks are considered compatible uses adjacent to residential, and would be considered consistent with the adopted land use plan.

PROJECT IMPACT:

Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for Southwest Park and allow Park & Recreation to serve more County residents by filling in gaps in its *Facility/Amenity Needs Assessment*.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This park project is not connected to any other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Construction of the park is expected to begin in early 2016 and be complete by spring 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

This matter was discussed at the December 2 Joint Use Task Force meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

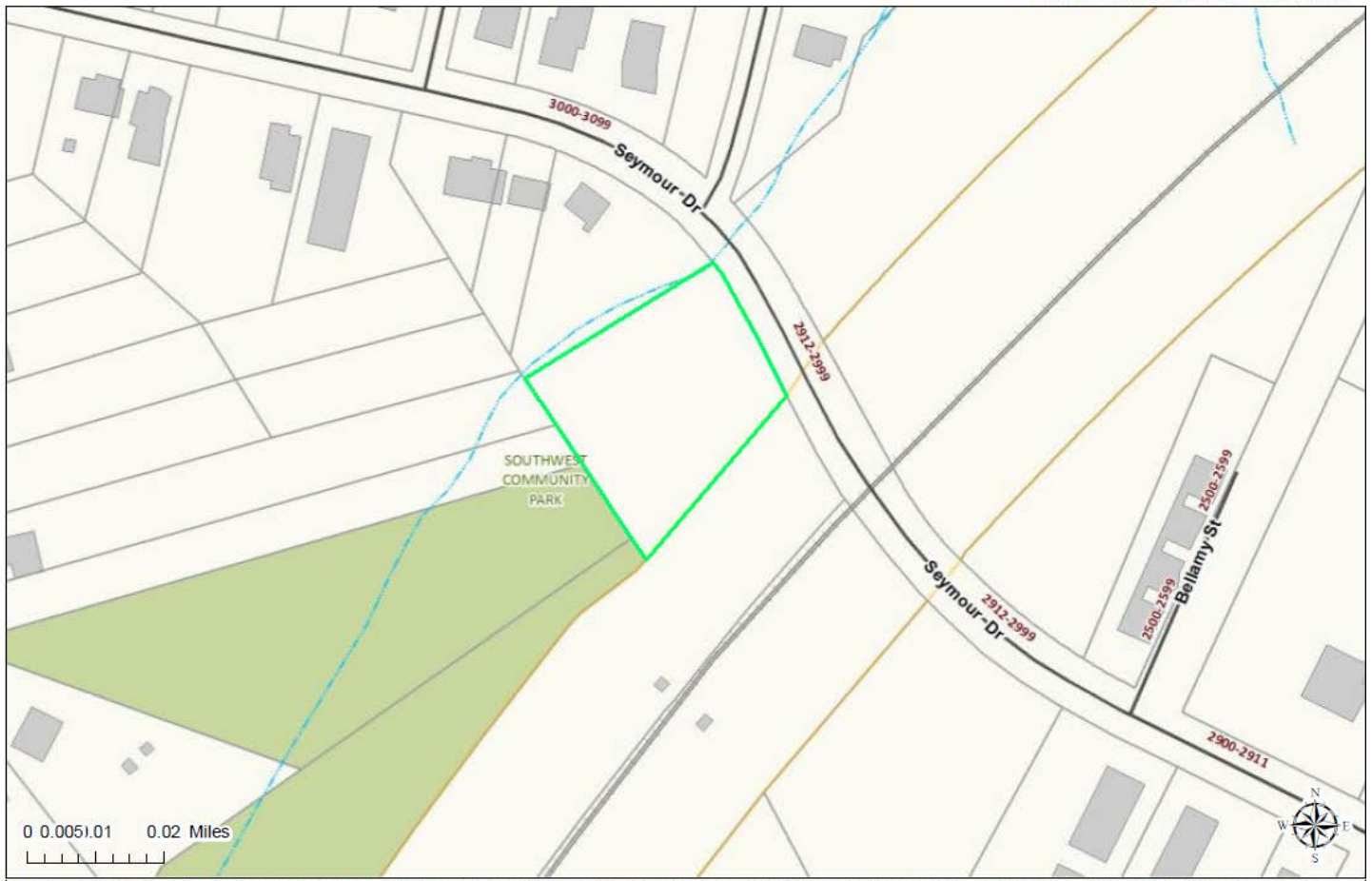
Planning staff recommends approval of accepting this land donation.

CMPC PLANNING COMMITTEE RECOMMENDATION:

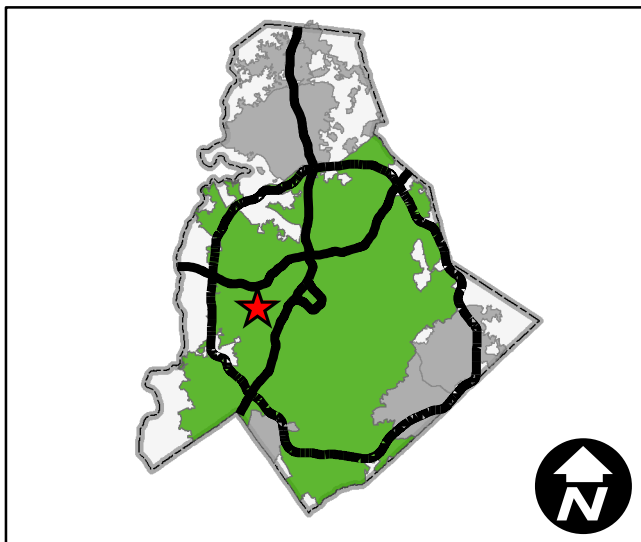
Polaris 3G Map – Mecklenburg County, North Carolina

Southwest Park Expansion 115-032-01

Date Printed: 11/6/2015 11:27:58 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, census, platimatic maps, and other public records and data.



Mandatory Referral 15-58

Initiated by: Park & Recreation

Submitted by: Asset and Facility Management

- Mandatory Referral
- City Property
- County Property



Charlotte Sidewalks

The information below summarizes the percentage of streets with sidewalks, provides Sidewalk Mileage Estimates for 2010 and 2015 and gives the Pedestrian Program Sidewalk Construction Mileage Totals by Fiscal Year since 2002.

Percentage of streets with sidewalks

- 66% of thoroughfares
- 44% of non-thoroughfares
- 50% of streets citywide

Charlotte Sidewalk Mileage Estimates 2010

Street Type	"Target" *	Existing Sidewalk	Sidewalk Gaps	Percent Complete
Thoroughfares	1,063 miles (both sides)	584 miles	479 miles	55%
Non-Thoroughfares	2,651 miles (one side)	1,016 miles	1,635 miles	38%
Total	3,714 miles	1,600 miles	2,114	43%

***NOTE** – The "Target" mileage for sidewalks includes both sides of all thoroughfares and one side of all non-thoroughfares In accordance with the Sidewalk Retrofit Policy Statement adopted by City Council.

Charlotte Sidewalk Mileage Estimates 2015

Street Type	"Target" *	Existing Sidewalk	Sidewalk Gaps	Percent Complete
Thoroughfares	1,080 miles (both sides)	713 miles	367 miles	66%
Non-Thoroughfares	2,703 miles (one side)	1,180 miles	1,523 miles	44%
Total	3,783 miles	1,893 miles	1,890 miles	50%

***NOTE** – The "Target" mileage for sidewalks includes both sides of all thoroughfares and one side of all non-thoroughfares In accordance with the Sidewalk Retrofit Policy Statement adopted by City Council.

Pedestrian Program: Sidewalk Construction Mileage Totals by Fiscal Year

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Grand Total
9.0	16.0	4.8	9.9	4.4	7.8	7.0	4.3	6.8	5.3	3.6	7.3	7.5	1.9	95.5

Charlotte-Mecklenburg Planning Committee
Planning for Healthy/Livable Communities – Research on Guiding Principles
December 7, 2015

As a follow up to the conversation at the November 17, 2015 Planning Committee meeting, staff completed a quick review of a few of the existing principles/guidelines related to planning for healthy, livable communities. The Commission's intent in reviewing and discussing this information is to help clarify the direction and guidance it provides as we begin the update of the Zoning Ordinance and the development of the Community Character Policy Manual.

Staff looked at the principles in the *Centers, Corridors, Wedges Growth Framework*, as well as principles from the *Mecklenburg Livable Communities Plan*. In addition, we reviewed principles from the book "Small Town Fit", and principles from the Urban Land Institute, American Institute of Architects, Health Resources in Action, and the Department of Housing and Urban Development. Highlights of the information from each of these sources, including links to additional information is included on the following pages.

Many of the principles from the different sources overlap considerably. Therefore, we have also provided a summary chart at the end of this document that begins to illustrate where existing, adopted planning policy from the *Centers, Corridors and Wedges Growth Framework* already addresses principles of healthy/livable communities, and where there may be gaps.

From the Centers, Corridors and Wedges Growth Framework

[Centers, Corridors and Wedges Growth Framework](#)

Vision

Charlotte will continue to be one of the most livable cities in the country, with a vibrant economy, a thriving natural environment, a diverse population and a cosmopolitan outlook. Charlotteans will enjoy a range of choices for housing, transportation, education, entertainment and employment. Safe and attractive neighborhoods will continue to be central to the City's identity and citizen involvement key to its viability.

Guiding Principles

As it continues to develop, Charlotte will strive for:

- 1. High quality, context sensitive community design:** New development should be designed to complement the desired character of the area, as articulated in an area plan. In established areas, this typically means that new development should reflect and build upon the existing character.
- 2. Protection of established neighborhoods:** Strong and attractive neighborhoods are key to Charlotte's success and long-term viability. The city places a high value on its established neighborhoods, and our quality of life is determined by their livability.
- 3. Residential opportunities to accommodate a diverse population in quality and livable neighborhoods:** Charlotte's population includes a diverse range of people with different housing needs and preferences. Differences in income, age, physical abilities, lifestyle preferences and other population characteristics should be recognized, and quality housing choices should be available within the Charlotte community to meet the needs of these various groups of people.
- 4. Diligent consideration of environmental benefits and impacts:** Environmental stewardship is fundamentally important to Charlotte's quality of life and essential to maintaining a vibrant economy. Consideration of environmental factors should continue to be an important part of the process when making decisions related to future growth and development.

5. **A healthy and flourishing tree canopy:** The City's tree canopy is an integral part of Charlotte's identity. It also contributes to the City's environmental quality, livability and economic viability. Because trees are a renewable resource, the City should seek not only to maintain as much of the existing canopy as is feasible, but also to replant when trees are removed, and plan ahead for replacement as trees are lost due to age or other factors.
6. **More walkable places with a variety of activities:** Much of Charlotte's future growth should be accommodated by creating, or building upon places that have a mixture of compatible land uses within close proximity and that are well connected to each other. This will not only help create more vibrant and interesting places but will also reduce dependence on the automobile.
7. **A diverse, growing and adaptable economy:** To ensure that Charlotte remains a prosperous and livable City, economic development activities should focus on expanding both the tax base and the employment base, capitalizing on existing strengths while broadening the economy to include emerging industries and other opportunities.
8. **Revitalization of economically challenged business and residential areas:** All areas and neighborhoods should share in Charlotte's economic prosperity. Therefore, the City should strive to bring redevelopment to challenged areas, particularly by investing in public- private partnerships and targeted projects. However, it is also important that redevelopment efforts are inclusive, and address the needs of existing residents and businesses that could be negatively impacted.
9. **Enhanced transportation networks for pedestrians, cyclists, motorists, and transit users.** As Charlotte continues to grow, it is increasingly important that there be more and enhanced ways for people to get around. To accomplish this, it will be necessary to create more, and better connected route options for people who are walking, cycling, driving, or riding transit. Connectivity between these modes of travel will also be critical. Creating a network of context-based "complete" streets will allow people to feel comfortable and safe, whichever mode they use.
10. **Efficient and coordinated investment in infrastructure that keeps pace with existing and future development:** Charlotte's infrastructure (e.g., streets, parks, schools, sewer, water, fire stations) has not always kept pace with rapid growth. Going forward, it will be necessary to efficiently fund and build the new and retrofitted infrastructure critical to adequately sustain a high quality of life throughout Charlotte. Additionally, maintenance and reinvestment in existing infrastructure should play a key role in meeting future needs.

From Mecklenburg Livable Communities Plan (January 2015)

<http://livablemeck.com/plan/mlcp.pdf>

1. Welcoming – We are a hospitable destination for those seeking opportunity.
2. Innovative – We are entrepreneurial and pioneer solutions to support a prosperous community.
3. Connected – We are physically and socially linked to one another.
4. Inclusive – We celebrate our differences and see them as strengths that bind us together.
5. Prepared – We provide opportunities for learning and applying new skills – in school, on the job, and throughout our lives.
6. Healthy – We protect the foundation of our community – our residents and the environment.
7. Resilient – We collaborate and innovate in the face of a changing environment, evolving economy, and diversifying culture.

From Small Town Fit: Healthy People, Places, and Policies – Deb Ryan and Marguerite Williams



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Fourteen Steps for Building a Healthy Community

1. Educate the Public
2. Engage Local Residents
3. Establish a Vision
4. Begin Small
5. Preserve some Earth
6. Mark the Land
7. Support Local Farmers
8. Mix it Up
9. Require Complete Streets and Connected Places
10. Get People Moving
11. Assure Affordability
12. Conserve
13. Build Community
14. Diversify the Economy

From Urban Land Institute (ULI) - Building Healthy Places Tool Kit

<http://uli.org/research/centers-initiatives/building-healthy-places-initiative/building-healthy-places-toolkit/>

1. Incorporate a mix of land uses.
2. Design well-connected street networks at the human scale.
3. Provide sidewalks and enticing, pedestrian-oriented streetscapes.
4. Provide infrastructure to support biking.
5. Design visible, enticing stairs to encourage everyday use.
6. Install stair prompts and signage.
7. Provide high-quality spaces for multi-generational play and recreation.
8. Build play spaces for children.
9. Support development of affordable housing.

From the American Institute of Architecture (AIA) – Ten Principles for Livable Communities

<http://www.aia.org/about/initiatives/AIAS075369>

1. **Design on a Human Scale:** Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.
2. **Provide Choices:** People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.
3. **Encourage Mixed-Use Development:** Integrating different land uses and varied building types creates vibrant, pedestrian-friendly and diverse communities.
4. **Preserve Urban Centers:** Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.
5. **Vary Transportation Options:** Giving people the option of walking, biking and using public transit, in addition to driving, reduces traffic congestion, protects the environment and encourages physical activity.
6. **Build Vibrant Public Spaces:** Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.
7. **Create a Neighborhood Identity:** A "sense of place" gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

8. **Protect Environmental Resources:** A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.
9. **Conserve Landscapes:** Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.
10. **Design Matters:** Design excellence is the foundation of successful and healthy communities.

From the Department of Housing and Urban Development (HUD) – Six Livability Principles

http://portal.hud.gov/hudportal/HUD?src=/program_offices/economic_resilience/Six_Livability_Principles

1. **Provide more transportation choices.** Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
2. **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
3. **Enhance economic competitiveness** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
4. **Support existing communities.** Target federal funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.
5. **Coordinate policies and leverage investment.** Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
6. **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

From the Urban Land Institute (ULI) - Ten Principles for Building Healthy Places

<http://uli.org/report/ten-principles-for-building-healthy-places/>

1. Put People First
2. Recognize the Economic Value
3. Empower Champions for Health
4. Energize Shared Spaces
5. Make Healthy Choices Easy
6. Ensure Equitable Access
7. Mix It Up
8. Embrace Unique Character
9. Promote Access to Healthy Food
10. Make It Active

From Health Resources in Action's "Defining Healthy Communities" report - provided by the National Network of Public Health Institutes (NNPHI) through a Cooperative Agreement with the Centers for Disease Control and Prevention.

http://www.hria.org/uploads/catalogerfiles/defining-healthy-communities/defining_healthy_communities_1113_final_report.pdf

Organizations engaging in healthy community work cite a variety of elements essential to creating healthy communities. In fact, 88 different factors were discussed by the organizations included in this research. It was rare that a particular element was mentioned by only one organization. Healthy community elements that were named by 12 or more organizations are displayed in the list below. They are presented in order, from those mentioned most frequently ("equity" was cited by 34 organizations) to those mentioned least frequently ("use data to guide and measure efforts" was named by 12 organizations).

1. Equity (lack of disparities)
2. A strong economy and employment opportunities (lack of poverty)
3. Education
4. Health care and preventive health services
5. A stable, sustainable ecosystem and environment
6. Inclusive, equitable and broad community participation
7. Employ environmental strategies
8. Engage multi-sector participation
9. The capacity to assess and address their own health concerns
10. Collaboration between partners
11. Housing / Shelter
12. Civic engagement
13. Healthy public policy
14. Access to healthy food
15. Safety
16. Opportunities for active living
17. Transportation
18. Empowered population
19. Healthy child development
20. Use data to guide and measure efforts

Themes from Research	Adopted City Policy from <i>Centers, Corridors and Wedges Growth Framework</i>
1. Incorporate a Mix of Land Uses	1. More walkable places with a variety of activities (mix of well-connected uses)
2. Provide Transportation Choices – bike, car, transit, walking	2. Enhanced transportation networks for pedestrians, cyclists, motorists, and transit users
3. Ensure Housing Choices & Affordability	3. Residential opportunities to accommodate a diverse population in quality and livable neighborhoods
4. Design Public Spaces for All Ages and Abilities and Make them Active	4. <i>Not specifically addressed in the adopted Growth Framework, but may be addressed elsewhere</i>
5. Recognize the Unique Identity of Existing Places	5. High-quality, context-sensitive community design (reflect and build on existing character)
6. Plan for all ages	6. <i>Not specifically addressed in the adopted Growth Framework, but may be addressed elsewhere</i>
7. Protect the Environment, Including the Tree Canopy	7. Diligent consideration of environmental benefits and impacts A healthy and flourishing tree canopy
8. Protect Existing Neighborhoods	8. Protection of established neighborhoods
9. Enhance Urban Centers	9. Revitalization of economically challenged business and residential areas
10. Promote Access to Healthy/Local Foods	10. <i>Not specifically addressed in the adopted Growth Framework, but may be addressed elsewhere</i>