

1616 Camden

Zoning: TOD-M

10,800 sq. ft. retail on ground floor

59,000 sq. ft. office on upper 4 floors

1.82 Floor Area Ratio (FAR)



Camden Gallery

Zoning: TOD-M

8,650 sq. ft. retail on ground floor

323 residential units on upper 4 floors

91 Dwelling Units per Acre (DUA)





West Boulevard

Camden Road

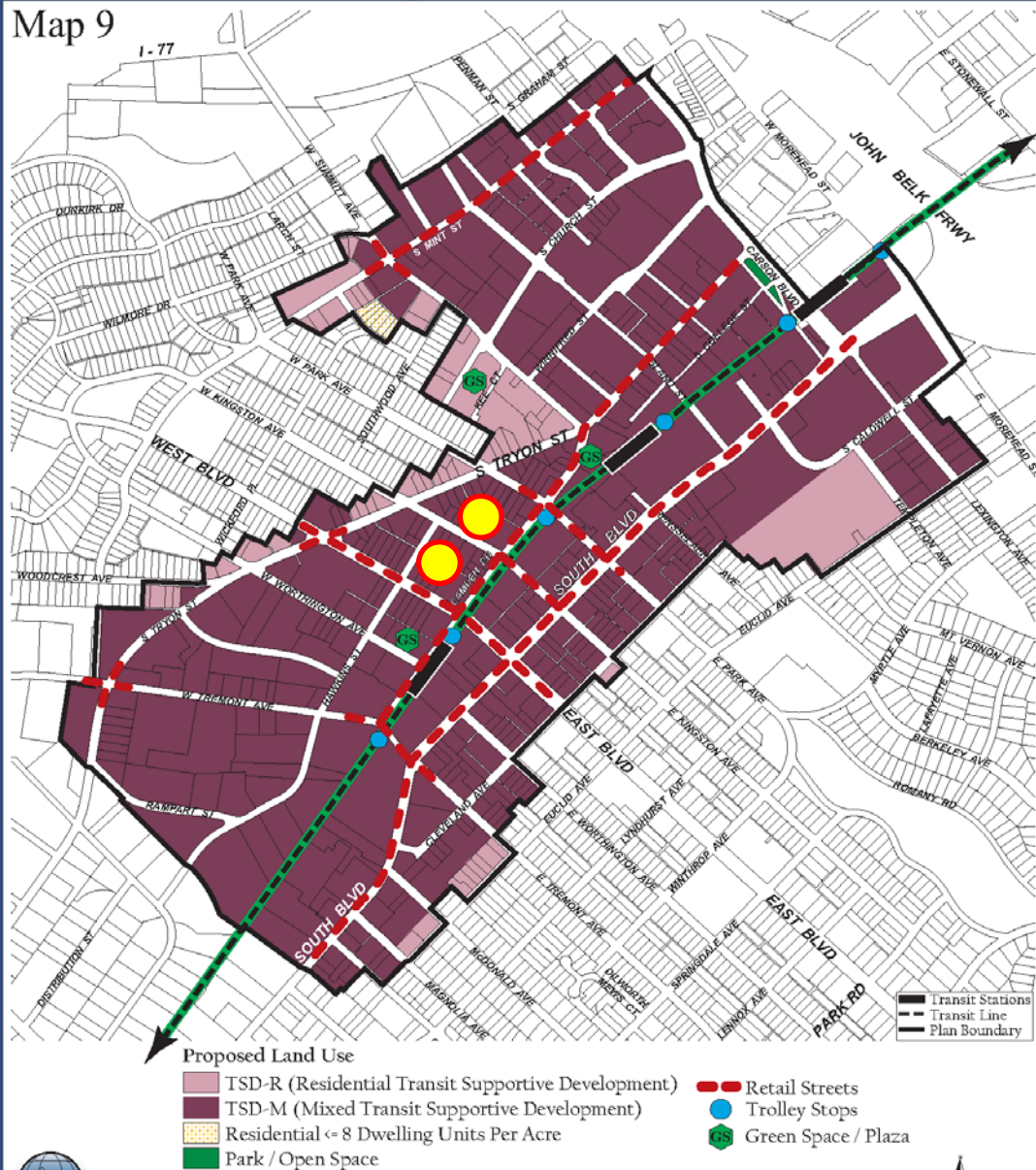
East-West
LYNX Station



South End Transit Station Area Plan

Proposed Land Use

Map 9



Several South End streets are designated as Retail Streets (red dashed lines):

- Camden Road
- South Boulevard
- South Tryon Street (partial)
- East & West Boulevards



TOD Ordinance

Urban Design Standards – Section 9.1209(1):

The first floor of any new building on a street identified as a retail street or site identified for ground floor retail by a Council adopted plan must have at least **50% of the linear street frontage** developed to accommodate non-residential uses but may be occupied with residential uses.



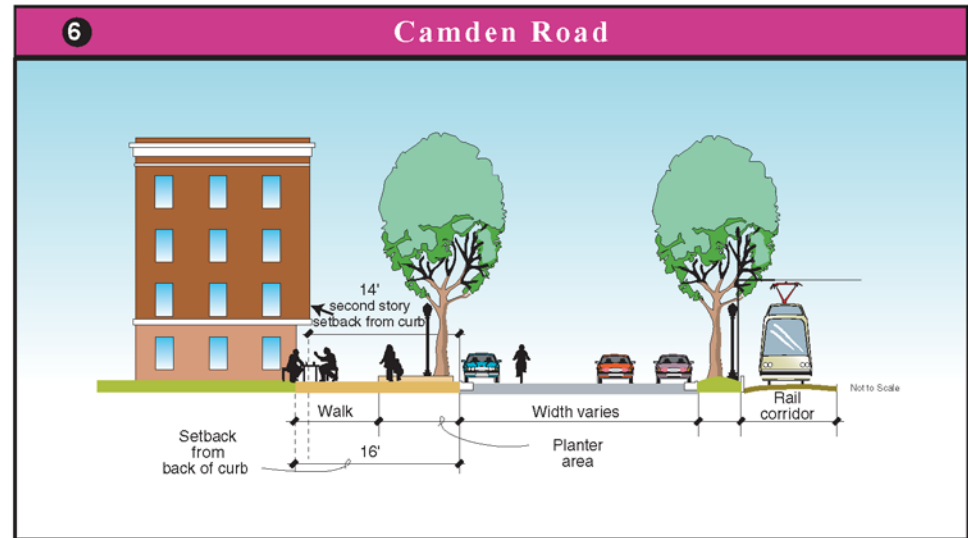
South End Transit Station Area Plan (2005)

Street Cross-Sections (adopted Streetscape Plan)

6 Camden Road

Camden Road is envisioned to become the "main street" for the South End district. Streetscape requirements for this street are designed to reflect the feel of the existing development along Camden Road, with many buildings built near the back of sidewalk. Future land uses along this street are expected to be residential and/or office, with ground floor retail along building frontages. Sidewalk widths are designed to be wide enough to accommodate high pedestrian volumes and encourage sidewalk commercial activity. Trees are required to be planted in curbed planters rather than in planting strips to accommodate the pedestrian volumes, on-street parking access, and sidewalk commercial activity that will occur on this street. Building setbacks will be allowed to be closer to the street above the first floor.

Land uses: mixed; ground floor retail encouraged



16' setback with trees in curbed planters

TOD Ordinance

Streetscape Standards – Section 9.1209(8):

- (a) A continuous perimeter-planting strip or amenity zone (excluding driveways) shall be required whenever property abuts a curb. The width of the planting strip or amenity zone shall be determined by the approved station area plan.
- (e) Sidewalks shall be located and constructed as specified in the approved station area plan...The sidewalk width and locations shall be determined by the approved station area plan.

South End Transit Station Area Plan (2005)

Street Cross-Sections (adopted Streetscape Plan)

5 East/West and South Boulevards

The standards for these streets provide wide planting strips for large maturing trees or curbed planters where ground-floor retail is included in new development. Sidewalks are required to be wider in these sections to accommodate the increased pedestrian volumes that are expected moving to and from the future light rail transit station areas and the commercial uses along these streets.

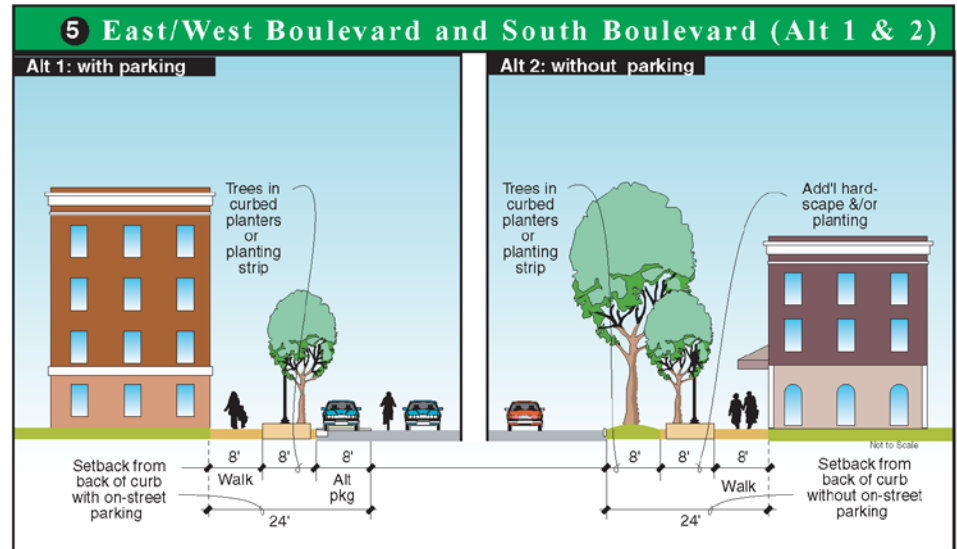
Land uses: transit-oriented; office and/or residential with limited ground-floor retail allowed

Expected pedestrian volumes: moderate to high

Minimum setback: 24 feet from back of curb with no on-street parking; 16 feet with on-street parking

Minimum sidewalk width: 8 feet

Tree planting condition: 8 foot planting strip; or trees in curbed planters if ground floor retail is included in new development. On both streets, existing mature trees should remain, where possible.



24' setback with trees in curbed planters

TOD Ordinance

Streetscape Standards – Section 9.1209(8):

- (a) A continuous perimeter-planting strip or amenity zone (excluding driveways) shall be required whenever property abuts a curb. The width of the planting strip or amenity zone shall be determined by the approved station area plan.
- (e) Sidewalks shall be located and constructed as specified in the approved station area plan...The sidewalk width and locations shall be determined by the approved station area plan.



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APARTMENTS

LEASING

1750

CAMDEN
Leasing Office





704-890-5889

VARLEO
KARDESIAN

P
METERED
SPACES ONLY
2 HR LIMIT
PAY PARKING
9AM-5PM MON-FRI

RETAIL LEASING
66
HEALTH PARTNERS
APPLY LEASING
HOSPITAL



TOD Ordinance

Urban Design Standards – Section 9.1208(12):

(a) All new development on lots of greater than 20,000 square feet must provide urban open space. Such open space shall be either private open space and/or public open space.

(c) Public urban open space is defined as an area that is:

1. Accessible and open to the public.
2. Improved with seating, plantings, and/or other amenities.
3. Visible and accessible from the street or public pedestrian areas.
4. Located on the ground floor or no more than five feet above or five feet below ground level.
5. Out of doors, or in the open air (may be under a roof or canopy).





