

AT A GLANCE: *Centers, Corridors and Wedges Growth Framework*

The *Centers, Corridors and Wedges Growth Framework* updates the original *Centers and Corridors* concept by establishing a vision for future growth and development for Charlotte. It does this by: 1) identifying three geographic types used to categorize land in Charlotte's "sphere of influence" - Activity Centers, Growth Corridors and Wedges; and 2) outlining the desired characteristics of each of these geographic areas.

Goal: 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.

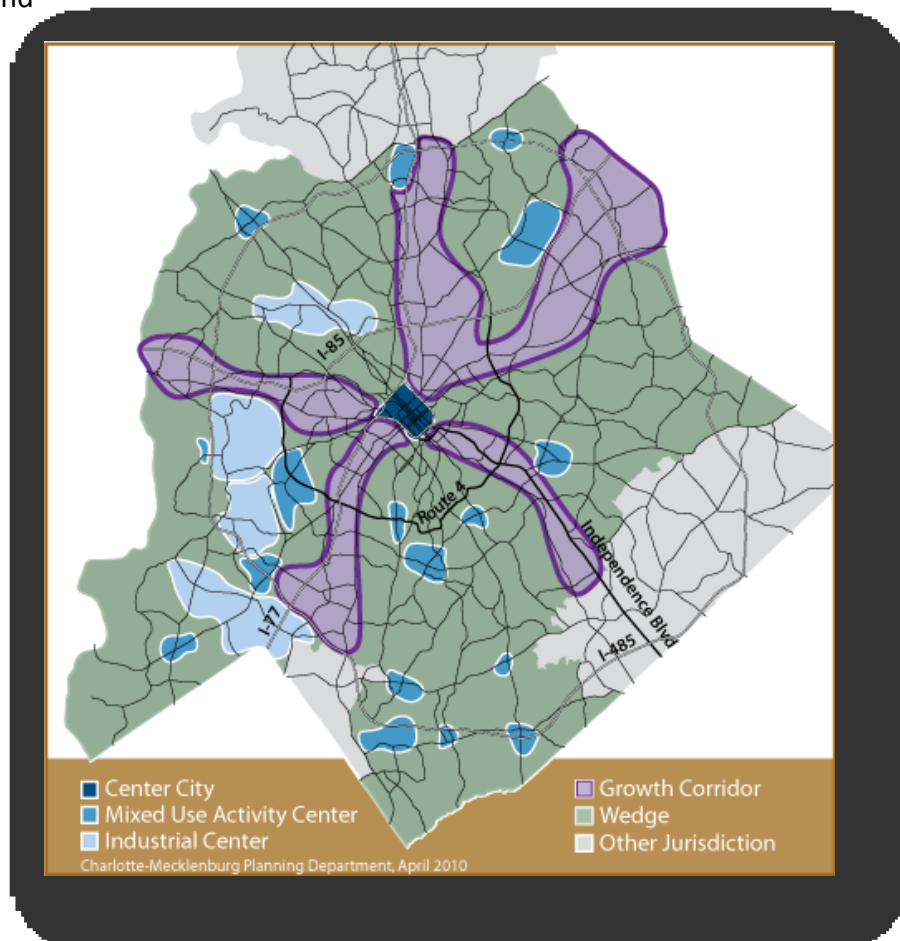
While the *Centers, Corridors and Wedges Growth Framework* provides an overall vision for future growth and development, specific direction for decision making will continue to be provided by policy documents such as area plans and the *Urban Street Design Guidelines*; and, by regulations such as the zoning and subdivision ordinances.

In particular, the amount, intensity and type of new development will be determined by the applicable area plan. For residential development, the *General Development*

Policies should be used to determine appropriate density if the area plan does not specify the density.

As area plans are developed, a number of factors will be used to determine the amount of development that is appropriate for areas within each Activity Center, Growth Corridor or Wedge. These factors include available vacant or underutilized land and the existing and potential transportation network and capacity. Another key factor that will help to determine the appropriateness of future development, particularly in and adjacent to existing neighborhoods, will be the ability to reduce adverse impacts on the existing neighborhood character. This will be an especially important factor in not only the Wedge Areas, but also the Established Neighborhood Areas, a subarea of Growth Corridors.

The map to the right illustrates how land within Charlotte's jurisdiction is currently categorized as being within an Activity Center, Growth Corridor or Wedge. On the following pages is a summary of the key characteristics of each of these geographic areas. The summary is intended to be used as a quick reference, with the more detailed information needed for decision making provided within the *Centers, Corridors and Wedges Growth Framework* document.



ACTIVITY CENTERS

Activity Centers are focal points of economic activity typically with concentrations of development. Today, there are 22 designated Activity Centers – Center City, 17 Mixed Use Activity Centers and four Industrial Centers. Additionally, as new area plans are adopted, new Activity Centers may be identified and the boundaries of these 22 existing Activity Centers may be adjusted.

The expectation for existing Activity Centers in the future is for:

- further infill development and intensification in Center City;
- infill development, as well as redevelopment of underutilized sites in existing Mixed Use Activity Centers;
- greater emphasis on a mix of commercial and civic uses and inclusion of moderate and, in some cases, high density housing in Mixed Use Activity Centers;
- concentration of industrial, warehouse and distribution in Industrial Centers;
- multi-modal transportation system and an interconnected network of streets, especially in Center City and Mixed Use Activity Centers;
- more urban and pedestrian-oriented form of development;
- pedestrian and bicycle facilities throughout the Activity Center and connecting to adjacent neighborhoods;
- greater emphasis on sustainable buildings and site designs; and
- Activity Centers (in addition to Growth Corridors) to be priority areas for enhancements to the supporting infrastructure, particularly the transportation network.

Regardless of type – Center City, Mixed Use Activity Center or Industrial Center - most Activity Centers will be appropriate locations for new development and redevelopment in accordance with the guidance provided in area plans and the *General Development Policies*.

GROWTH CORRIDORS

The City's five Growth Corridors stretch from Center City to the edge of Charlotte. They are characterized by the diversity of places they encompass – from historic neighborhoods, to vibrant mixed-use areas, to significant employment and shopping districts – and by the accessibility and connectivity they provide for these places.

Four distinct subareas have been identified within Growth Corridors: Transit Station Areas; Established Neighborhood Areas; Interchange Areas; and General Corridor Areas.

As new area plans are adopted, new Growth Corridors may be established, the boundaries of the five existing Growth Corridors may be adjusted and the boundaries of subareas within the Growth Corridors specified.

The primary expectation for the Established Neighborhood Areas within Growth Corridors in the future is for preservation and enhancement of established single family neighborhoods. The expectation for the other three subareas of Growth Corridors is for:



- greater emphasis on office, residential and mixed use development, especially around Transit Stations;
- increased intensity and a more pedestrian form of development, with greatest intensity development in the Transit Station Areas;
- continuation of industrial and warehouse/distribution uses, particularly in locations with high levels of motor vehicle accessibility;
- additional development of vacant land and redevelopment of underutilized properties;
- multi-modal transportation system with a dense network of interconnected streets;
- greater emphasis on sustainable buildings and site designs; and
- Growth Corridors (in addition to Activity Centers) to be priority areas for enhancements to the supporting infrastructure, particularly the transportation network.

Many areas within the Growth Corridors, particularly the transit station areas, will be appropriate locations for significant new development and redevelopment in accordance with the guidance provided in area plans and the *General Development Policies*.

WEDGES

Wedges are the large areas between Growth Corridors, where residential neighborhoods have developed and continue to grow. The Wedges consist mainly of low density housing, as well as a limited amount of moderate density housing and supporting facilities and services.

The expectation for Wedges in the future is for:

- existing neighborhoods to be preserved and enhanced;
- opportunities for “life-long living” with housing for residents at every stage of life;
- new low density housing, as well as limited moderate to high density housing that is well-designed and strategically located in places with the infrastructure capacity to support higher densities;
- neighborhood-scale commercial and civic uses located to serve the immediate area;
- a multi-modal transportation system providing residents better access to and from work, shopping, schools and recreation;
- more street connections within Wedges and between Wedges and Centers and Corridors;
- greater emphasis on safe, convenient and comfortable pedestrian and bicycle facilities; and
- greater emphasis on protection of land and water resources than will typically occur in the more intensely developed areas of Activity Centers and Growth Corridors.



There are many parts of Wedges that will be appropriate locations for new development and redevelopment, consistent with guidance provided in adopted area plans and the *General Development Policies*.