

Centers, Corridors and Wedges Update



**Public Meeting
April 20, 2010**

Presentation Outline

- 1. Welcome and Introductions**
- 2. The “Original” Centers & Corridors Concept**
- 3. Why Does Charlotte Need an Updated Growth Framework?**
- 4. Update Process**
- 5. Overview of “Updated” Centers, Corridors and Wedges**
- 6. Discussion**
- 7. Next Steps**

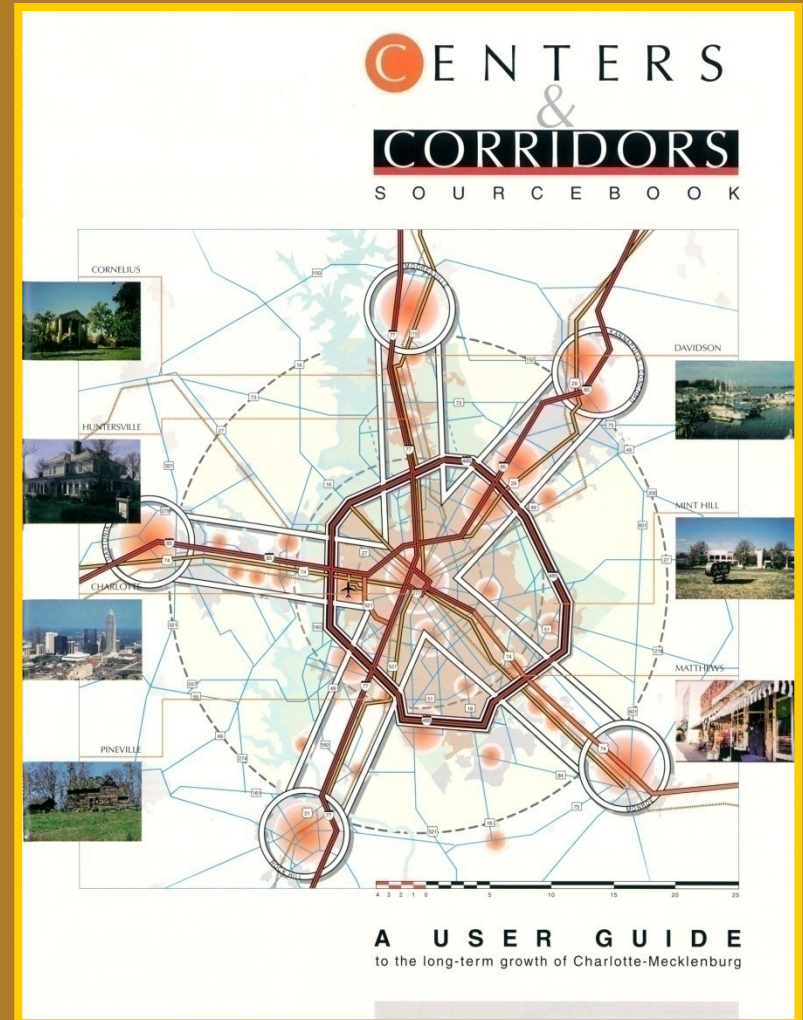
Thank You!

- Elaine Bailes
- Karla Knotts
- Mark Baldwin
- Gus Kretschmer
- Dawn Ballenger
- Matt Landes
- Elizabeth Barnhardt
- Dan Latta
- Louise Barden
- Ken Szymanski
- Philip Hobbs
- Peter Tart
- Aaron Houck
- Greg Wood
- Jeremy S. Icard
- Terrence Llewellyn
- James R. Baysinger
- John Loberg
- Thelma Byers-Bailey
- Lisa Luze
- Sylvia Cannon
- Bill Martin
- Julie Chavez
- Bill McCoy
- Corey Clark
- Aaron McKeithan
- Jonathan Crowder
- Dave Molinaro
- Olivia Crowley
- Andy Munn
- Eric Young
- Scott Kaysen
- Natalie English
- Shaun Phillips
- Jim Evans
- James Polk
- Claire Fallon
- Amanda Raymond
- Debra Glennon
- Melanie Sizemore
- Paula Gornto
- Debora Sparks
- Henry Gunn
- Nicole Storey
- Al Harris

The “Original” Centers and Corridors Concept

The ***Centers and Corridors*** concept for addressing growth was developed in the mid 1990's.

As illustrated in The ***Centers and Corridors Sourcebook*** (1998), it provides a very general growth concept for Charlotte.



Concept Behind Centers and Corridors

- ◆ Promotes Charlotte as a livable, urban community with choices in housing, employment, recreation and transportation.
- ◆ Directs most intense development to Centers and Corridors which have most extensive transportation network.
- ◆ Protects predominantly residential areas between corridors.



What the Original Concept Included

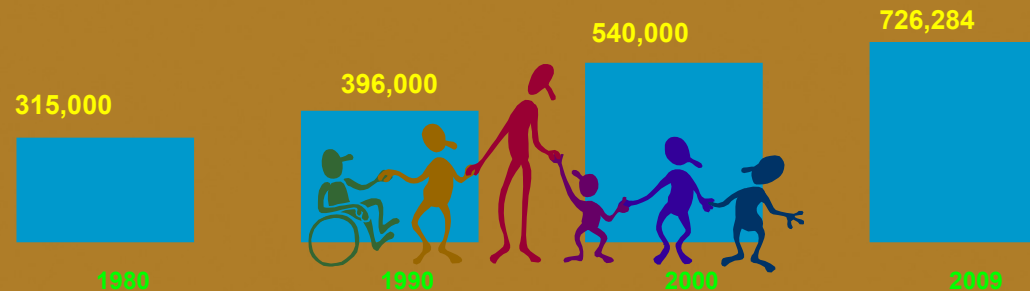
- ◆ Definitions of Centers, Corridors and Quadrants
- ◆ Discussion of pro/cons of various growth patterns
- ◆ Explanation of benefits of focusing future growth in Centers and Corridors
- ◆ Recognition of different types of Centers and the influence of location in determining future development potential
- ◆ Basic understanding of the tie between land use and transportation, especially rapid transit



Why Does Charlotte Need an Updated Growth Framework?

Changing Conditions

- **Charlotte's population grew more than 130% between 1980 and 2009**



- **By 2035, Charlotte is expected to add 280,000 more people and 320,000 more jobs**



This is comparable to adding the population of St. Louis, Cincinnati or Pittsburgh

Changing Conditions

- Redevelopment becoming more common
- Demographic changes leading to different housing needs and preferences
- Environmental considerations included in development
- Affordable housing is increasingly challenging
- Need for new infrastructure continues to grow as upgrading and repair of existing infrastructure becomes more important



How Does the Update Respond?



- Provides a vision for future growth and development, along with a goal statement and set of guiding principles
- Expands overall concept to include guidance for Wedges (formerly Quadrants)
- More fully addresses land use and transportation and also includes new guidance for infrastructure/public facilities, urban design and the natural environment
- Creates a glossary of key planning terms
- Creates subareas of Growth Corridors and redefines types of Activity Centers
- Explains how to use the concept

Update Process

Process and Schedule

**Interdepart
Staff Team
Review
Dec. 2008-
February
2010**

**Public Kick-Off
Meetings
October 2008**

**Citizen Advisory Group
Meetings
Dec. 2008-March 2009**

**Revised Document Text
April 2009 – Dec. 2009**

**Citizen Advisory Group
Meeting January 2010 to
Review Document Text
Changes**

**TAP Committee Update
March 25, 2010**

**Revised Draft Document
April 2010**

**Final Public Workshop
April 2010**

**Planning Commission Review
and Recommendation
April - June 2010**

Public Comment - May 3, 2010

**TAP Committee Review and
Recommendation
May - June 2010**

Public Comment- May 24, 2010

**City Council Adoption
June 2010**

Overview of Updated “Centers, Corridors and Wedges”

The 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.

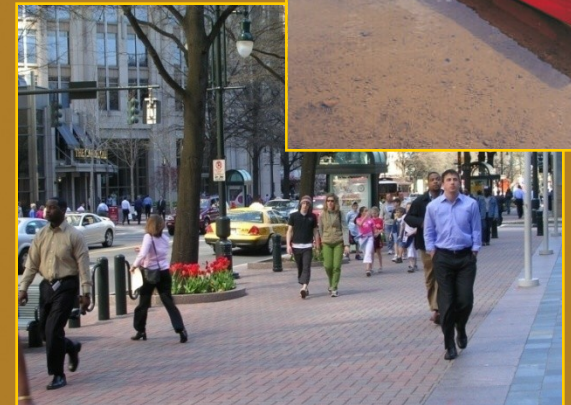


The Vision

Centers, Corridors and Wedges

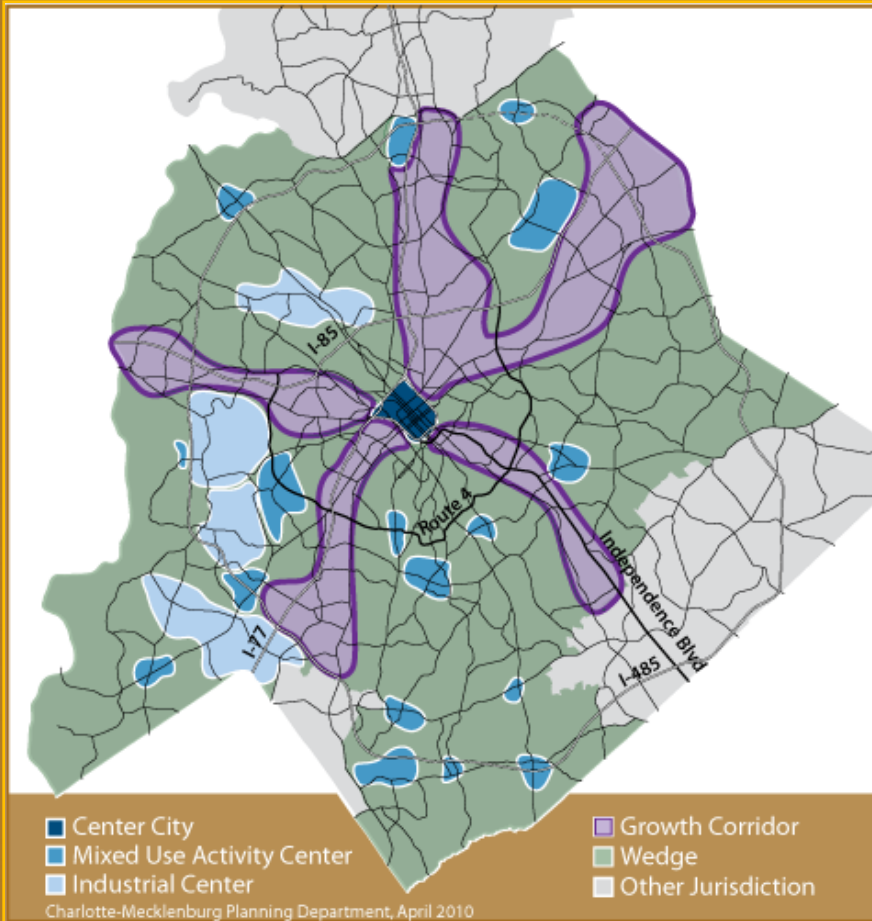
Establishes a vision for future growth and development by:

- **Identifying three geographic types used to categorize land in Charlotte – Activity Center, Growth Corridor and Wedge**
- **Outlining desired characteristics of future development in each of these areas**



Growth Framework

The Framework



Activity Centers: Focal points of economic activity typically planned for concentrations of compact development. Appropriate locations for significant new growth with enhancements to the supporting infrastructure.



Growth Corridors: Five elongated areas that stretch from Center City to the edge of Charlotte. Characterized by the diversity of places they encompass and by the accessibility and connectivity they provide for these places. Many areas within Growth Corridors, particularly the transit station areas, are appropriate locations for significant new growth.



Wedges: Large areas between corridors where residential neighborhoods have developed and continue to grow. Provide a wide range of housing choices, as well as supporting facilities and services.



What Are Activity Centers?

- Concentrations of businesses and/or mixed use development
- Multi-modal transportation system designed to support higher intensity uses
- 70% of new multi-family and 75% of new office in Centers and Corridors
- Three Center Types:
 - Center City
 - Mixed Use
 - Industrial



Expectations for Activity Centers:

- more urban development form
- infill and redevelopment
- mix of uses in Mixed Use Activity Centers
- distribution and industrial uses in Industrial Centers
- interconnected network of streets
- pedestrian and bicycle facilities
- enhanced infrastructure



Activity Center Types

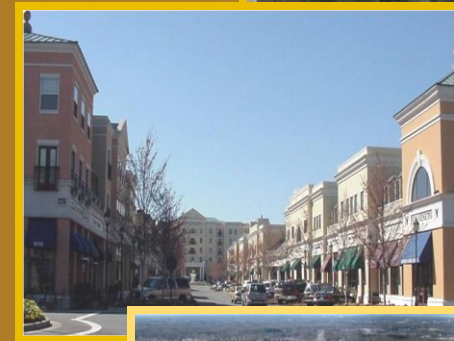
■ Center City

- Greatest concentration of people and jobs
- Region's office and cultural hub
- Tallest buildings



■ Mixed Use

- Centers of activity for nearby neighborhoods
- Mix of office, retail, housing, civic
- Comfortable and safe for pedestrians

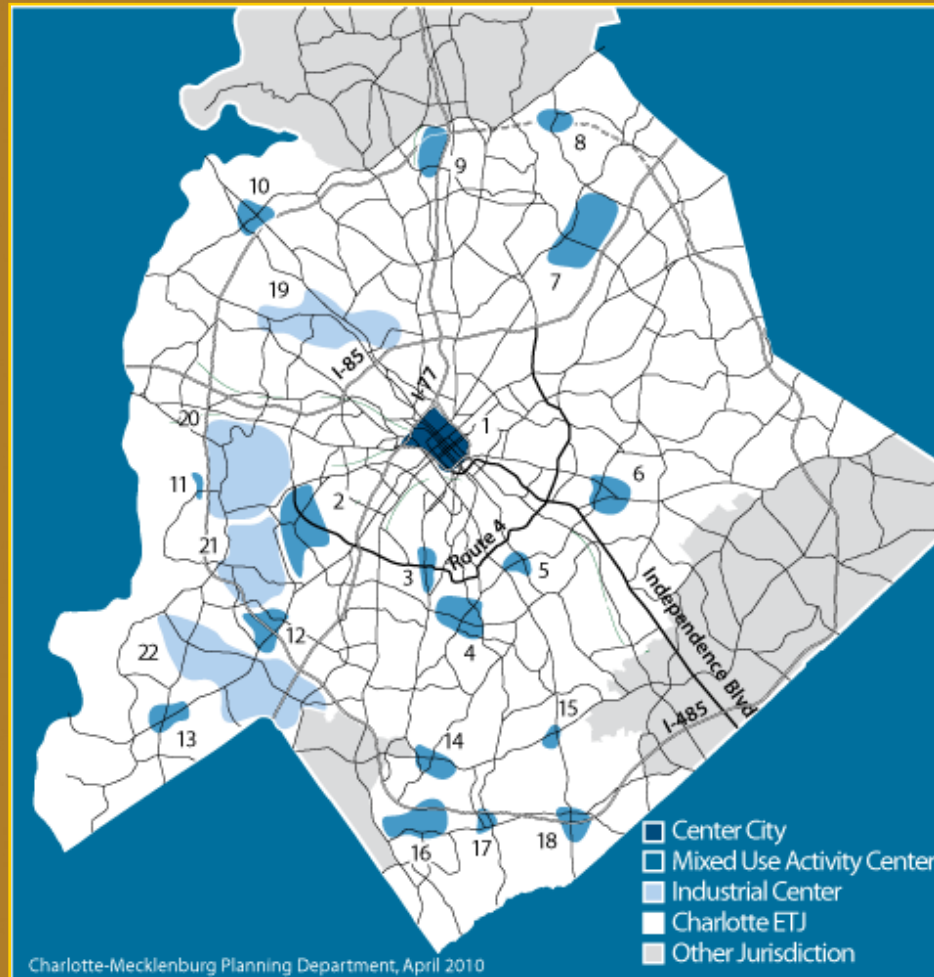


■ Industrial

- Primarily warehouse, distribution, industrial
- Lower scale buildings



Where Are Activity Centers Today?



What Are Growth Corridors?

- **Elongated areas that stretch from Center City to the edge of Charlotte**
- **Defined by high level of accessibility and connectivity provided by major transportation facilities**
- **Characterized by diversity of places they encompass and wide ranges of uses including established single family neighborhoods, moderate to high density residential, office, retail, industrial and warehouse/distribution uses**
- **Existing neighborhoods to be preserved/enhanced**
- **70% of new multi-family and 75% of new office in Centers and Corridors**

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Expectations for Growth Corridors:

- office, residential and mixed use, especially around Transit Stations
- industrial and warehouse/ distribution
- redevelopment and reuse
- increased intensity and more pedestrian form of development - greatest intensity in Transit Station Areas
- preservation and enhancement of established single family neighborhoods
- dense network of interconnected streets
- enhanced infrastructure



Growth Corridor Subareas



Established Neighborhood Areas

- Existing neighborhoods to be maintained and enhanced
- Protect from more intense development

Transit Station Areas

- Area within approximately ½ mile walk of rapid transit station
- Emphasis on pedestrians
- Mid to high rise residential, office, retail and civic

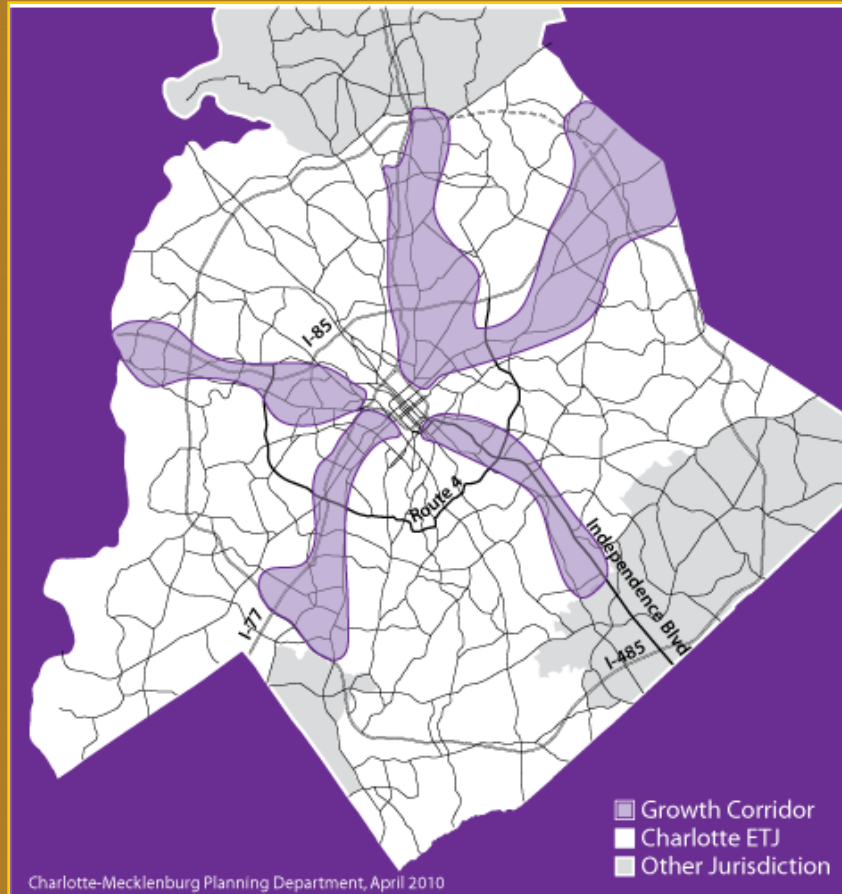
Interchange Areas

- Area within ½ to 1 mile of interchange
- Emphasis on driving (cars and trucks)
- Appropriate for uses needing easy vehicular access

General Corridor Areas

- Area not in Transit Station Area or Interchange Area
- Uses determined through specific area plans

Where Are Growth Corridors Today?



What Are Wedges?

- Large areas between Corridors, excluding Centers
- Include 2/3 of Charlotte's ultimate land area
- Mainly residential and include many single family neighborhoods
- Higher density housing accommodated in limited locations
- Also contain retail, office and civic uses to serve surrounding residents

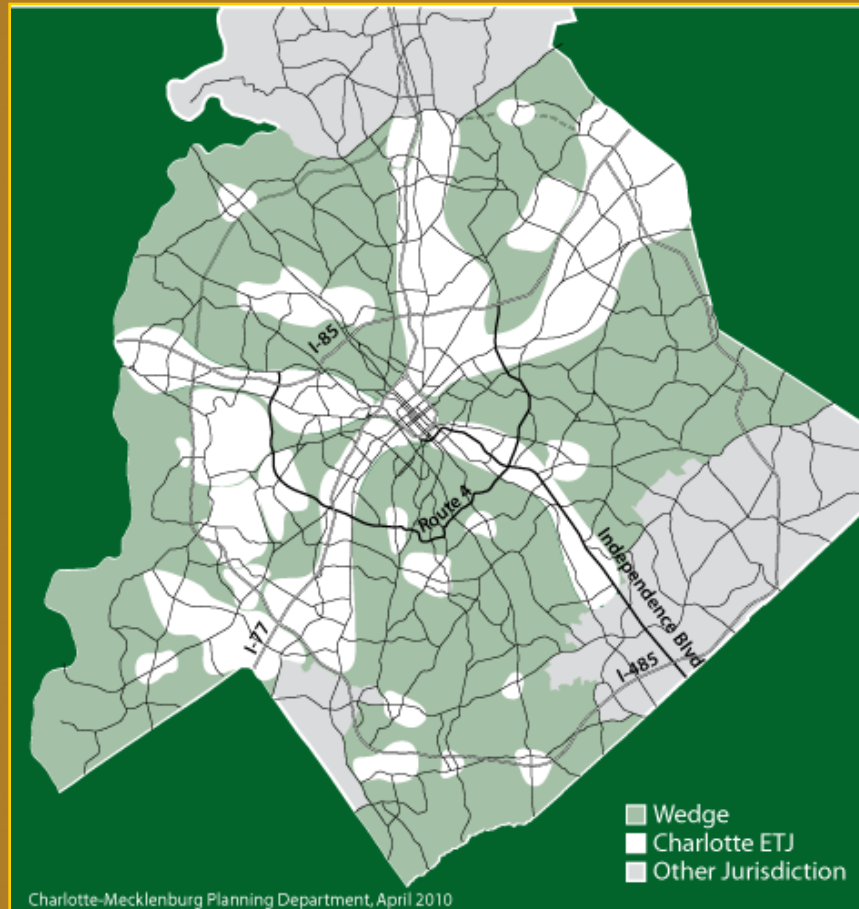


Expectations for Wedges:

- Preserving/enhancing existing neighborhoods
- housing for residents at every stage of life
- predominantly low density housing
- limited, strategically located moderate to high density housing
- neighborhood-scale commercial and civic uses
- transportation system providing residents better access to and from work, shopping, schools and recreation
- safe, convenient and comfortable pedestrian and bicycle facilities
- protection of land and water resources



Where Are Wedges?



How Will Centers, Corridors and Wedges Be Used?

- **As a foundation for development of more detailed policies, plans and regulations;**
- **To establish a consistent framework for capital planning; and**
- **As a basis for evaluation Charlotte's success in addressing growth and redevelopment issues.**

- Land Use (such as an Area Plan)
- Economic Development
- Transportation
- Transit
- Capital Facilities
- Environment

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The map displays the Lakewood area with various land use zones. The legend at the bottom provides the following information:

- Residential ≤ 4 D.U.
- Residential ≤ 5 D.U.
- Residential ≤ 12 D.U.
- Single-Family ≤ 4 D.U.
- M.F. Family
- Multi-Family ≤ 12 D.U.
- Hotel
- Industrial
- Institutional
- Office
- Business Park
- Office/Research/Business Park
- Office/Industrial/Park/Industrial
- Business Park/Industrial
- M.H. Family/Office/Industrial
- Greenway

REZONING
Z
NOTICE
Petition Number
704-336-2205
www.rezoning.org

- **Center, Corridors and Wedges provides guidance for detailed Area Plans**
- **Area Plans provide guidance for rezoning decisions**

Discussion

- **Do you have any questions about Centers, Corridors and Wedges?**
- **Does Centers, Corridors and Wedges make sense as an overall vision for how Charlotte should grow in the future?**

Next Steps

Next Steps

- **April 20** **Public Meeting**
- **May 3** **Public Comment with the Planning Commission**
- **May 10** Transportation and Planning Committee Overview
- **May 24** **Public Comment with City Council**
- **June 7** Planning Commission Recommendation
- **June 14** Transportation and Planning Committee Recommendation
- **June 28** **City Council Adoption**

Thank You