

# UDO & Strategic Mobility Plan Update

City Council

December 13, 2021

## Presentation Overview

### ◀ UDO Update

- Engagement
- Early Feedback

### ◀ Strategic Mobility Plan Update

- Comprehensive Transportation Review Guidelines
- Relationship to the UDO/Place Types

### ◀ Economic Impact Analysis

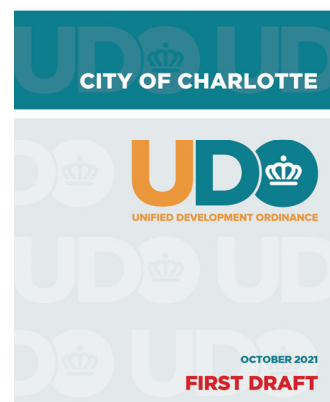
# UDO Update

Charlotte City Council

3

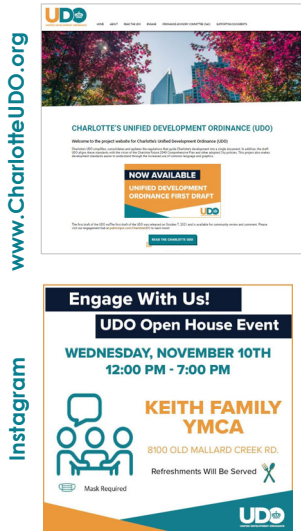
## UDO First Draft

- **First draft** of the UDO was released Thursday, October 7, 2021
- **Community engagement meetings** on the first draft UDO from **September through early January 2022** (both in-person and virtual)
- **Comments** on first draft will be accepted through **January 14, 2022**



4

## How Have We Been We Reaching the Community?



### 1. CharlotteUDO.org website

- Primary source of information
- Links to draft UDO content and comment survey

### 2. Social Media

- Facebook, Instagram, Nextdoor, Twitter

### 3. Email Notifications

- City Council
- Planning Commission
- Ordinance Advisory Committee
- Neighborhood leaders
- Development community contact lists
- Other professional organizations and associations
- UDO project subscribers
- Comprehensive Plan strategic advisors

## Community Engagement



### Pop-up events (661+ interactions)

- Develops awareness of the UDO and upcoming open house meetings
- ✓ September 25 – Prosperity Village Green event 1 (20 interactions)
  - ✓ October 5 – J.W. Clay LYNX station (23 interactions)
  - ✓ October 6 – 3<sup>rd</sup> Street/Convention Center LYNX station (10 interactions)
  - ✓ October 7 – Sharon Road West LYNX station (20 interactions)
  - ✓ October 14 – Harris YMCA (35 interactions)
  - ✓ October 19 – Dowd YMCA (43 interactions)
  - ✓ October 20 – Simmons YMCA (35 interactions)
  - ✓ October 21 – Stratford Richardson YMCA (25 interactions)
  - ✓ October 24 – Biketoberfest (375+ interactions)
  - ✓ October 26 – Keith Family YMCA (60 interactions)
  - ✓ October 30 – Prosperity Village Green event 2 (15 interactions)

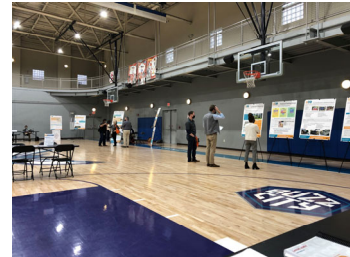


# Community Engagement



## Open house meetings (89 interactions)

- Opportunity for one-to-one conversations with subject matter experts on specific aspects of the UDO
- 4 to 8 hours in length to accommodate a variety of schedules
- ✓ October 28 – [West Charlotte Recreation Center](#) (12 interactions)
- ✓ November 6 – [Marion Diehl Recreation Center](#) (16 interactions)
- ✓ November 10 – [Keith Family YMCA](#) (32 interactions)
- ✓ November 18 – [Simmons YMCA](#) (19 interactions)
- ✓ December 1 – [Stratford Richardson YMCA](#) (10 interactions)



# Community Engagement

IN PROGRESS

- **Online virtual conversations** are taking place now through January 11, 2022.
- Each virtual conversation will **focus on a specific topic.**
- Conversations are scheduled for **one hour in length**, with one from **noon-1:00 pm** and another on the same day and same topic from **6:00-7:00 pm.**
- **Registration is required** to participate.
- Registration is available using the **QR code** on the flyer or online at [CharlotteUDO.org](https://CharlotteUDO.org)
- **122** individuals have attended the first three conversations.

Register Here!

### VIRTUAL CONVERSATIONS

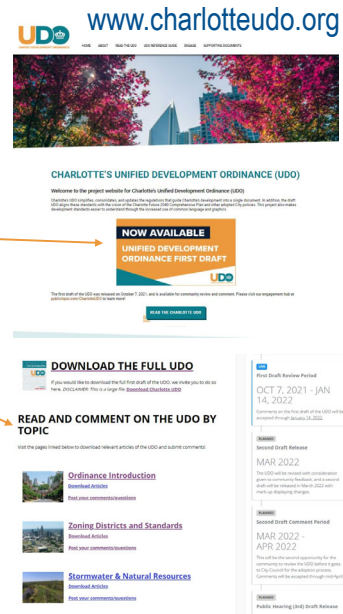
ALL VIRTUAL CONVERSATIONS OFFERED TWICE!  
12:00 P.M. - 1:00 P.M. (AFTERNOON)  
& 6:00 P.M. - 7:00 P.M. (EVENING)

12/2 THURSDAY ✓ GENERAL UDO OVERVIEW	12/21 TUESDAY ADMINISTRATION
12/7 TUESDAY ✓ ZONING DISTRICT OVERVIEW	1/4 TUESDAY FREQUENT USERS Q&A
12/9 THURSDAY ✓ TREES	1/5 WEDNESDAY STORMWATER
12/14 TUESDAY SUBDIVISION, NETWORK AND ACCESS, AND OTHER INFRASTRUCTURE	1/6 THURSDAY PARKING, LANDSCAPING & OPEN SPACE
12/16 THURSDAY NEIGHBORHOOD ZONING DISTRICTS	1/11 TUESDAY REQUIRED NEW STREETS/ IMPROVEMENTS & ASSOCIATED STANDARDS

REGISTER AT [CharlotteUDO.org](https://CharlotteUDO.org)

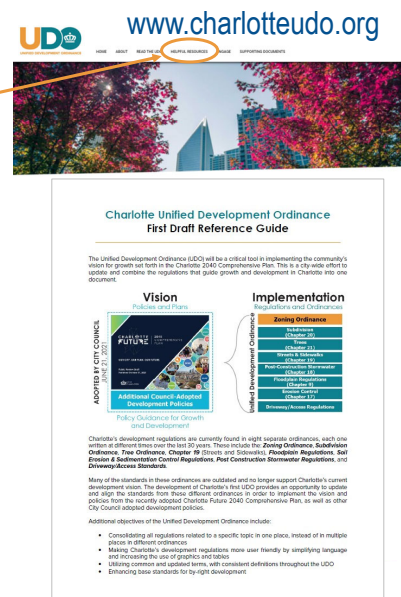
# UDO Website

- The first draft of the UDO is **available for review** at [www.charlotteudo.org](http://www.charlotteudo.org)
- **Comments on the draft UDO** should be made using this online platform.
- **Additional information** is also available on the UDO website, including schedules, upcoming meetings, supporting documents, FAQs, and more.



# Reference Guide

- A 26-page **Reference Guide** is available online.
- This easy-to-understand guide walks through the first draft of the UDO to understand **where to find information** on specific topics of interest or zoning districts.
- It also provides **a summary of some of the new regulatory concepts** for the City, including residential overlays, parking tiers, tree preservation, and transportation improvements.



# How Are We Receiving Feedback?

**CONTACT INFORMATION**  
Before you get started, we'd like to know more about you! Please provide your name and contact information below.

Submit your name and contact information.  
This is just in case there is a need to follow up or respond to your question. We cannot promise a response but without this information we cannot reach back out to you.

Name:   
Email:   
Phone:   
Address:   
City:   
State:   
Zip:   
☐ I would like to sign up for UDO project updates.

**Submit**

**Continue**

**UDO**  
UNIFIED DEVELOPMENT ORDINANCE

Helpful tips for commenting on the UDO:

1. Read the standards and make your comments as specific as possible.
2. Tell us, have we achieved the vision adopted in the Charlotte Future 2040 Comprehensive Plan?

We want to align every UDO standard with the Charlotte Future 2040 Comprehensive Plan. We want comments that recommend changes to the UDO that do not align with the City Council. Adapted policy may not be recommended to City Council in the final ordinance. Get familiar with the Comprehensive Plan by visiting [CharlotteFuture2040.com](http://CharlotteFuture2040.com)



**CharMeck 311**

CharMeck 311 serves as the customer contact center providing information and services for customers in the City of Charlotte and Mecklenburg County. CharMeck 311 is open Monday through Friday, 9 a.m. - 7 p.m. Residents can also submit requests online at [311.charlotte.gov](http://311.charlotte.gov) online 24 hours a day.



- **Online portal** through the CharlotteUDO.org website (94 comments entered through December 10)
- Open house **meetings** and virtual **conversations**
- **Requested meetings** (including with the development sector)
- **Direct communication** from the community (letters, emails, etc.)
- City **311**

CITY of CHARLOTTE

WHAT CAN UDO?

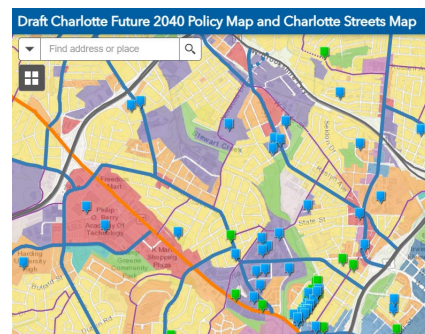
11

# What Are We Hearing So Far?

## Feedback/questions unrelated to the UDO

### Examples:

- Questions or comments about **City services**
- **Comprehensive Plan** questions and comments
- **Policy Map** and **Place Types** questions and comments



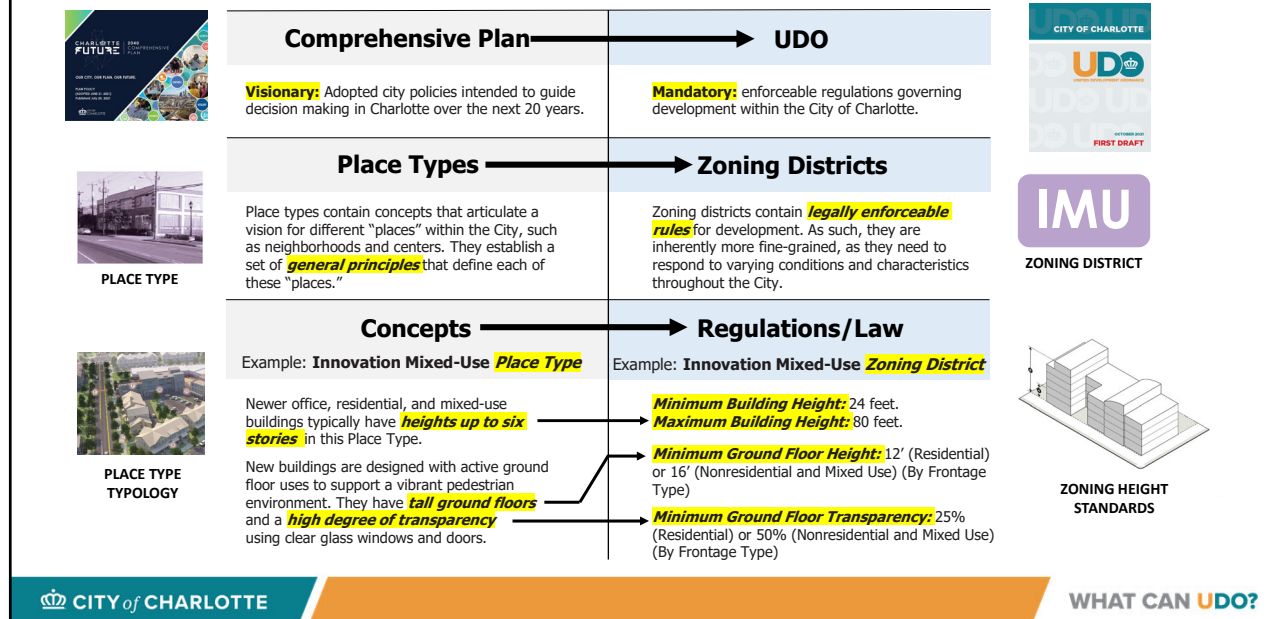
CITY of CHARLOTTE

WHAT CAN UDO?

12



# Policy vs. Regulations



13

## What Are We Hearing So Far?

### Comments needing clarification and misreading/misinterpreting the draft UDO

#### Examples:

- Misreading or misunderstanding **UDO (TOD) height requirements**
- Misreading or misunderstanding requirements for **adaptive re-use of buildings**



14

# What Are We Hearing So Far?











## Recommendations for adjustments and revisions to draft UDO

### Examples:

- Coordination of open space requirements with tree save requirements (overlap)
- Maximum heights for duplexes and triplexes



## Key UDO Dates

OCT 2021	JAN 2022	MAR 2022	APR 2022	MAY 2022	JUNE 2022	JULY 2022
 Oct 7 First Draft Release	 Jan 14 First Draft Comment Period Ends	 Early March Second Draft Release	 Mid-April Second Draft Comment Period Ends	 Mid-May Third Draft Release for Public Hearing	 Public Hearing with City Council and Planning Committee*	 Fourth Draft Release
 Late Oct Economic Impact Analysis**					 Planning Committee Recommendation	 City Council Decision

\*Planning Committee members are also members of the Planning Commission  
\*\*Economic Impact Analysis will be performed with the UDO first draft and revisited as needed



# City Council

Transportation Initiatives – Comprehensive Transportation Review (CTR) Guidelines

December 13, 2021

17

## Today's Purpose

Follow up from Council's Annual Strategy Session with an update on:

## Comprehensive Transportation Review (CTR) Guidelines

- Why is it important?
- Engagement & Schedule
- What's New?



Draft of CTR  
Available for  
review

<https://charlottenc.gov/Transportation/PlansProjects/Pages/Streets-Manual.aspx>

18

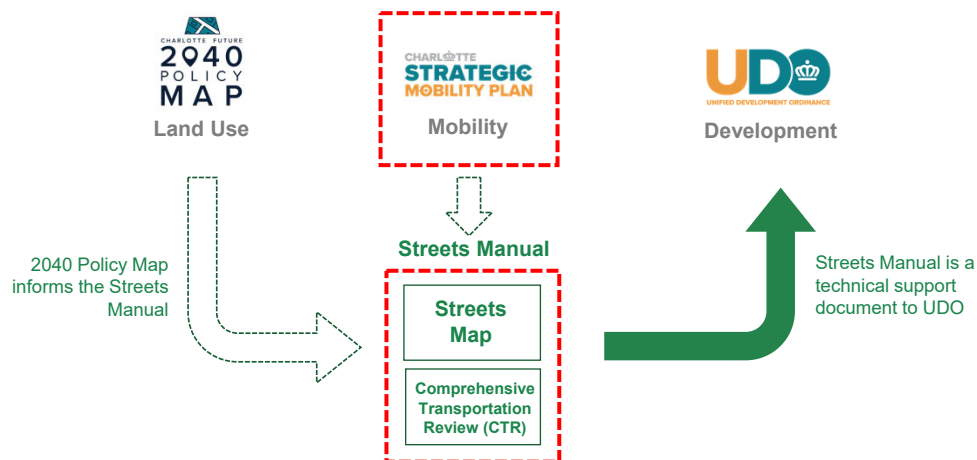
## Comprehensive Transportation Review (CTR) Guidelines

### Why is it Important?

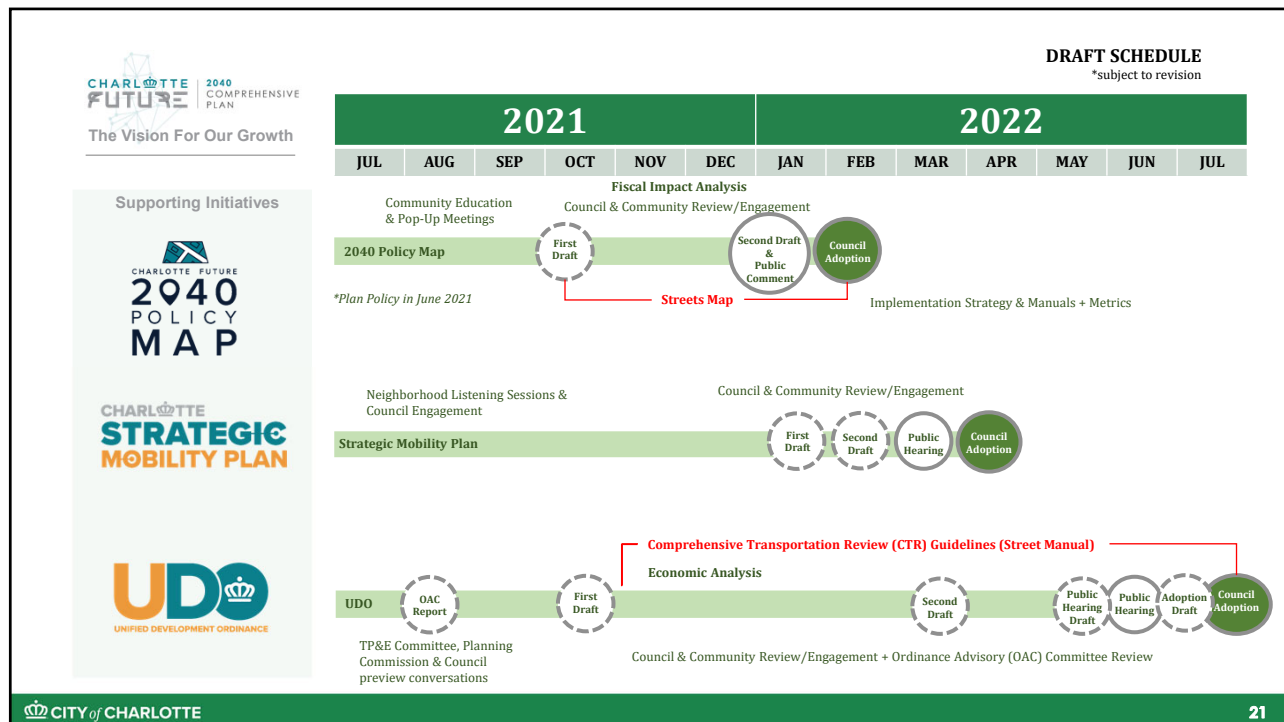
- The CTR guidelines will **replace** the City's current **Traffic Impact Study (TIS) guidelines**.
- We are proposing to **reduce trip thresholds** and **incorporate new multimodal assessments** for development
- UDO will ultimately "rezone" Charlotte - these guidelines are necessary to **ensure we mitigate** the **by-right** development envisioned in the UDO

19


## The Vision For Our Growth



20



21



## Goal 5: Safe and Equitable Mobility

### Objectives

### Safe

Eliminate transportation-related fatalities and serious injuries to make our streets **safe for everyone**.

### Connected

Increase the share of **trips made without a car** and broaden **multimodal connectivity** to expand the capacity of our transportation infrastructure.

### Prosperous

Prioritize transportation investments that promote economic vibrancy by **managing congestion**, connecting our workforce with opportunities, and advancing community priorities.

### Equitable

Increase investment and access in our historically underinvested communities and modes of transportation to **support equitable and affordable mobility options**.

### Sustainable

Increase access to **sustainable and zero carbon transportation modes** and mobility options to support our Strategic Energy Action Plan.

### Innovative

Integrate and **implement emerging transportation services**, technologies, and programs that align with community goals.

CITY of CHARLOTTE
22

22

<h2 data-bbox="597 346 727 394">Today</h2> <p data-bbox="472 409 730 432">Traffic Impact Study Process</p> <p data-bbox="357 483 730 508">Focused on vehicle trip impacts</p> <p data-bbox="427 527 730 554">One threshold (2,500 trips)</p> <p data-bbox="394 573 730 630">Applied primarily in the conditional rezoning process</p>	<h2 data-bbox="865 352 1196 401">2040 Plan Policy</h2> <p data-bbox="875 422 972 445">Policy 5.12</p> <p data-bbox="865 491 1325 619">Include in the development regulations an <b>integrated Traffic Impact Study (TIS)/Transportation Demand Management (TDM) program</b></p> <p data-bbox="865 655 1281 747">to <b>evaluate and address the multi-modal transportation impacts</b> of the development.</p>
---	---

<h2 data-bbox="570 1220 1021 1268">How do we get there?</h2>	
<p data-bbox="311 1310 722 1365">Need new development to answer 3 questions:</p>	<p data-bbox="812 1339 951 1365">What's New</p>
<p data-bbox="272 1402 773 1461"><b>1 How are we Moving People?</b> Multimodal Infrastructure Assessment</p>	<p data-bbox="812 1415 1333 1461">Simple assessment to <b>identify pedestrian needs</b> (ADA curb ramps, sidewalk gaps, pedestrian crossings)</p>
<p data-bbox="272 1520 773 1579"><b>2 How are we Reducing Trips?</b> Transportation Demand Management (TDM)</p>	<p data-bbox="812 1520 1312 1587">In high intensity &amp; transit supportive places, <b>identify TDM strategies</b> (transit passes, on-site bike/shower facilities, transit stop enhancements)</p>
<p data-bbox="272 1633 773 1696"><b>3 How are we Managing Traffic?</b> Traffic Impact Studies (TIS)</p>	<p data-bbox="812 1640 1289 1686"><b>Revised, intensity-based TIS trip thresholds</b> to identify vehicular needs in our fast-growing places</p>

## How are we: Moving People & Reducing Trips?

### Multimodal & TDM Assessments:

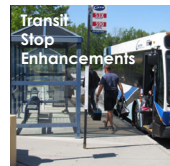


Defines "Tiers" of investment based on context, land use and scale

Determine investment from a defined menu of pedestrian projects and TDM Strategies

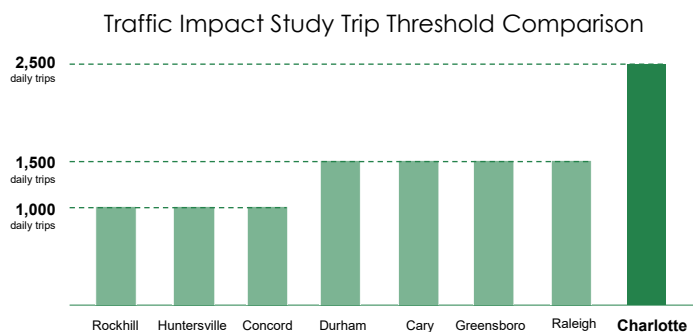
### Defined Menu: Multimodal & TDM Investment

Sidewalk Gaps  
Accessible Signals



Transit Pass Program  
Bicycle Parking  
Reduced Parking

## How are we: Managing Traffic?



### What's New?

Revised intensity-based thresholds for Traffic Impact Studies

## How are we: Managing Traffic?

### Intensity-Based Context

### Threshold

### Desired Outcome

#### Low Intensity Development (based on UDO zoning districts)

**Characteristics:**  
Suburban  
Greenfield  
Auto-dependent

**1,500**  
(daily trips)  
OR  
**150**  
(peak hour trips)

Single Family: **150 units**  
Townhomes: **204 units**  
Apartments: **276 units**  
Commercial: **13,000 sf**  
Office: **43,000-43,000 sf**  
Industrial: **380,000-425,000 sf**

Identify a **range of vehicular projects** based on need and feasibility

#### Medium to High Intensity Development (based on UDO zoning districts)

**Characteristics:**  
Urban  
Mixed use  
Multimodal/transit-supportive

**2,000**  
(daily trips)  
OR  
**200**  
(peak hour trips)  
After 30% trip  
reduction for TDM

Single Family: **204 units**  
Townhomes: **272 units**  
Apartments: **368 units**  
Commercial: **20,000 sf**  
Office: **58,000-193,000 sf**  
Industrial: **513,000-583,000 sf**

Identify **targeted vehicular projects** with a priority on multimodal investment

## CTR Development Example: 500 East Morehead

Need new development to answer 3 questions:

### Example CTR Outcome

#### 1 How are we Moving People? Multimodal Assessment

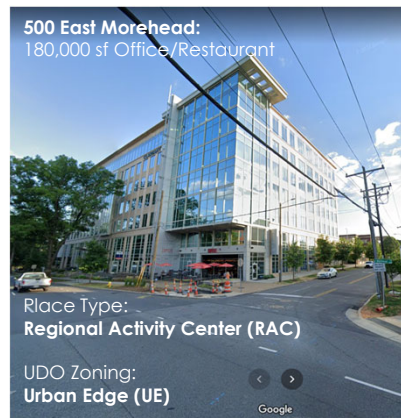
**YES** – Multimodal Assessment  
Fund or construct planned signal at Caldwell & Morehead (pedestrian crossing)

#### 2 How are we Reducing Trips? Transportation Demand Management (TDM)

**YES** – TDM Assessment  
TDM plan implemented by property manager (e.g. transit passes, on-site bike/shower facilities)

#### 3 How are we Managing Traffic? Traffic Impact Studies (TIS)

**NO** – Traffic Impact Study  
Focus is on multimodal/TDM investment in higher intensity, urban locations





# Comprehensive Transportation Review: Summary

**Questions:** How are we?

**Proposed**  
(Comprehensive Transportation Review)

**Today**  
(Traffic Impact Study)



## Moving People?

Multimodal Infrastructure Assessment

- **New threshold** to trigger assessment
- Identify needs within ¼ mile
- Examples: ADA curb ramps, sidewalk gaps, transit stop amenities

No Formal Requirement



## Reducing Trips?

Transportation Demand Management (TDM)

- **New threshold** to trigger assessment (in high intensity UDO Zoning Districts)
- Determine project-specific TDM measures
- Examples: Transit passes, on-site facilities, parking limits

No Formal Requirement



## Managing Traffic?

Traffic Impact Studies

- **Revised Intensity-based thresholds** (some reduced) to be aligned with new UDO Zoning Districts

**One Threshold**  
(2,500 daily trips)

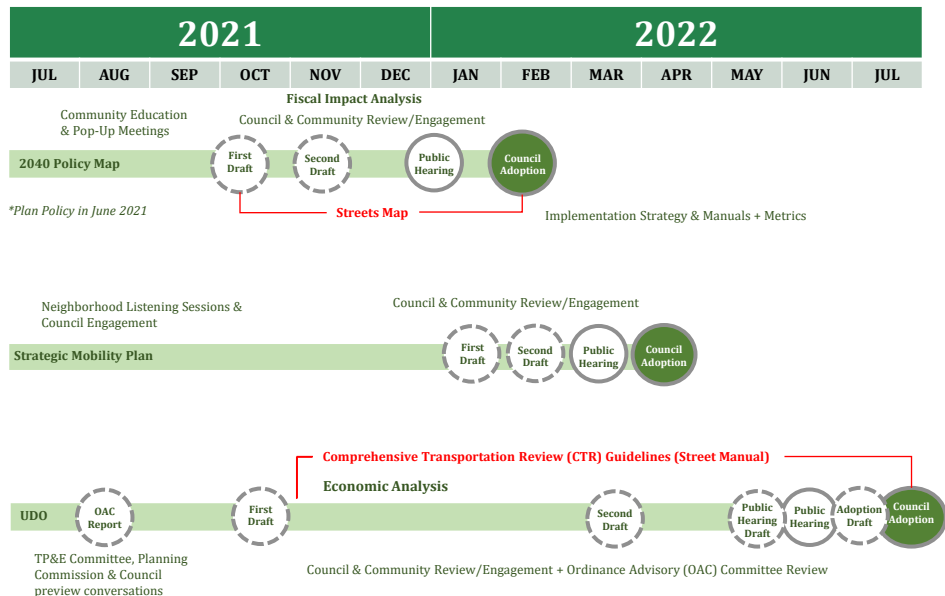
29



### Supporting Initiatives



### DRAFT SCHEDULE \*subject to revision



30

## Economic Impact Analysis

- **Purpose:** Understand the financial impacts (both cost savings and additional costs) of regulatory changes proposed by:
  - **UDO**
  - **Streets Map**
  - **Comprehensive Transportation Review Guidelines**
- If analysis shows substantial feasibility challenges for a development prototype, **model can help inform future changes**

## Economic Impact Analysis

Stakeholder Groups: **December 9 & 10**

Stakeholder Participants: **developers, design professionals, academia**

- **Neighborhood 1** (Low Density Residential/Infill Development)
- **Centers and Neighborhood 2** (Urban Medium - High Density, Mixed Use, Office, Residential)
- **Adaptive Reuse**
- **Manufacturing and Logistics & Innovative Mixed Use**
- **Affordable Housing**

## EIA Deliverables

- **Prototype/Actual Sites reviewed for:**
  - Pre-UDO Site & Financial Analysis
  - Post-UDO Site & Financial Analysis
  - Graphics and 3D Visualizations
- **Summary of major changes, recommendations, issues**
- **Qualitative analysis of costs & benefits**

## Discussion