

## South End Vision Plan Proposed Amendments (to Draft dated May 7, 2018)

This documents the Charlotte Mecklenburg Planning Commission's Planning Committee recommendation on the Draft South End Vision Plan dated (5/07/18) with proposed draft amendments (in red).

2.0 WHERE WE WANT TO GO	
2. Goals – Expand Our Mix (p.26-27)	
Commission Comment	<b>Draft Update:</b>
<b>Shifting Demographics</b> – Incorporate language regarding shifting demographics, specifically amenities and daily needs for families and children in South End such as daycares and schools.	(Add this language after last paragraph on p. 27)  Support the needs of South End's shifting demographics. South End should support a wide range of demographics including families, children and seniors by providing housing opportunities for aging in place and amenities to serve daily needs such as daycares and schools.
3. Goals – Pursue Affordability (p.28-29)	
Commission Comment	<b>Draft Update:</b>
<b>Affordable Housing</b> – Include the Commission's affordable housing policy on p. 28.  <b>Public Parking</b> - Remove any interpretation that public financing is part of recommendation for parking strategy. (p. 28, fourth paragraph).	The attached language will replace the existing text on p.28-29 (see attached language at the end of this document).

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7. Goals – Manage Our Common Resources (p.38-39)	
Commission Comment	Draft Update:
<b>Public Parking Decks</b> – Remove any interpretation that public financing is part of recommendation for parking strategy. (p. 38, first column).	<p>(Edit the following sentence on p.38)</p> <p>The creation of a parking management district with a dedicated revenue stream can <del>not only manage</del> <u>the utilization of</u> public and private spaces, including real-time availability, <del>but also construct new public parking in centralized areas</del> to minimize the need for on-site private parking.</p>
4.0 IMPLEMENTATION – KEY INITIATIVES	
8. Increase greater densities at the station areas (p.71)	
Commission Comment	Draft Update:
<b>Additional Station Area Planning</b> – Need for further transit focused planning studies. Include recommendation to do a vision study further south along the blue line to areas that are experiencing rapid change like Scaleybark and Woodlawn.	<p>(Add the following under “How” on p.71)</p> <p>Conduct additional transit focused planning studies along the Blue Line LRT system in areas south of South End that are experiencing rapid change to establish a vision for growth and intensification. Example station areas could include Scaleybark and Woodlawn. (Who: City of Charlotte – Planning, CATS)</p>

## South End Vision Plan – Affordable Housing

**Based on the input from the TAP Committee the following language is proposed to replace the draft text on pages 28-29 addressing the Plan's recommendations for affordable housing.**

To provide for a diversity of opportunity it is imperative to ensure that residential and commercial affordability are a part of every growth and development conversation. The Charlotte-Mecklenburg Planning Commission has developed and adopted the following *Statement and Vision on Affordable Housing* for the City of Charlotte which sets the foundation for the South End Plan.

*Diverse price-point housing and affordable housing are priorities for the Charlotte-Mecklenburg Community. Both the Charlotte City Council in their October 2016 Letter to the Community, and the Charlotte-Mecklenburg Opportunity Task Force in their Leading on Opportunity Report, joined hundreds of community leaders and shelter seekers in supporting this priority. The Charlotte-Mecklenburg Planning Commission is likewise committed to promoting affordability within our land use authority.*

*Every neighborhood in the Charlotte-Mecklenburg Community should be open and accessible to every member of our community. In addition, every member of our community should be able to live, work, and grow in every zip code in the Queen City. We support continued work from the Charlotte City Council, the Charlotte-Mecklenburg Planning Commission, and the Planning Department to reduce barriers, provide incentives, and protect existing and future affordable housing. (Charlotte-Mecklenburg Planning Commission)*

The following policy areas identify initial ways to turn this vision of affordability into action in South End.

**Incentivize affordable housing as a part of new residential development in South End.** Providing affordable housing options in our station areas is a critical element in achieving our transit and mobility vision. ~~Investigate~~ **Include** incentives for affordable housing in the update of the Transit Oriented Development (TOD) zoning ordinance in order to encourage affordable housing in new development.

**Reduce barriers to affordable housing development.** Sometimes the development process can create barriers that inhibit affordable housing development. Better aligning the zoning and permitting process for affordable housing projects can encourage more affordable housing development. Specific strategies could include fast tracking the rezoning process, reducing rezoning and development review fees, and providing development flexibility such as lower parking minimums.

**Focus on affordable lifestyles, not just affordable housing.** Transportation is a significant component of household expense. While the transit mobility options in South End allow residents to live car-free, the expense of parking is still built into the cost of multifamily rent. Encourage multifamily developers to provide a separate parking space surcharge unbundled from rent allowing residents to choose whether to pay for parking.