


Transit Oriented Development



Charlotte will be a vibrant
LIVABLE CITY where all
residents of all income
levels have convenient
transportation access to
employment services and
housing choices.

Process

*Big
Concepts +
Changes*

*Timeline +
Next Steps*

Informational Meetings: August 14th, October 9th, December 5th, + February 5th



Where We've Been

- 2012: "Raise the Bar"
- 2014: TOD Zoning Assessment
- 2016: Camiros hired
- 2018:
 - South End Vision Plan adopted
- 4 drafts released + vetted

camiros



CITY OF CHARLOTTE
CHAPTER 15. TRANSIT ORIENTED DEVELOPMENT DISTRICT
PUBLIC DRAFT

PREPARED BY CAMIROS
DECEMBER 20, 2018

OUTREACH

30+ Meetings with Ordinance Advisory Committee

- Neighborhood + Sustainability
- Development + Design

Stakeholder Meetings

- 15+ Interest Group Meetings

City Council Committee Meetings

Economic Analysis Report

1,000+ Comments



Economic Analysis Report Update

- **2 Project Types Tested:**
 - High Rise Office Building in the TOD-Urban Center District
 - Surface Parked Multi-Family Building in the TOD-Transition District
- **2 "Sensitivities" Tested:**
 - Open Space Standards
 - Bonus Structure



BONUS STRUCTURE

OPTION 1: Make height clear, predictable, transparent, and SET.

OPTION 2: Give it away through negotiated Optional Process.

OPTION 3: Blend the two with TRANSPARENT public benefit.



Bonus Update: Adding Tools

- Sustainability is a development commodity.
 - LEED, On-Site Energy Generation, Additional Open Space
- Open Space Reduction in exchange for Affordable Housing
- Longer Buildings Allowed in exchange for Affordable Housing



Transit Oriented Development: Timeline



Transit Oriented Development: Timeline




The background of the slide is a photograph of a child's play area. In the foreground, there are several yellow plastic blocks on a white surface. To the right, there is a green plastic toy with a red figure on top. In the background, there are more toys and a person's legs. A large black circle with a yellow border is centered over the image, containing the text "Major Concepts + Experiences".

Major Concepts + Experiences

Transit Oriented Development: Timeline





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