



CHARLOTTE.

Creating the Next Charlotte

Streets and Transit Oriented Development



Making TOD Happen:
2013 TOD Symposium

November 16, 2013

Danny Pleasant, AICP
Charlotte DOT





REAL ESTATE
BISNOW

THE NORTH AMERICAN LEADER IN COMMERCIAL REAL ESTATE NEWS AND EVENTS.



November 6, 2013

Investors Hot for TOD

Multifamily leasing is so **hot** in Charlotte developers can finish their properties, lease them above pro forma, and sell to an investor within a span of months, according to ARA's **Dean Smith**. At least that's what happened with the 208-unit **Fountains Southend**, which developer Profitt Dixon Partners sold to Florida-based Trade Street Residential for **\$34M**; Atlanta-based ARA repped the seller in the deal. The property was completed in August and is now **fully leased**. It also takes TOD a step further. Located on the New Bern Light Rail Station, the complex features a "**transit lobby**," a lounge that includes a coffee bar, TVs, and WiFi – and two live camera feeds that allow residents to see oncoming trains before their arrival, so they can exit the lounge directly onto the rail platform.

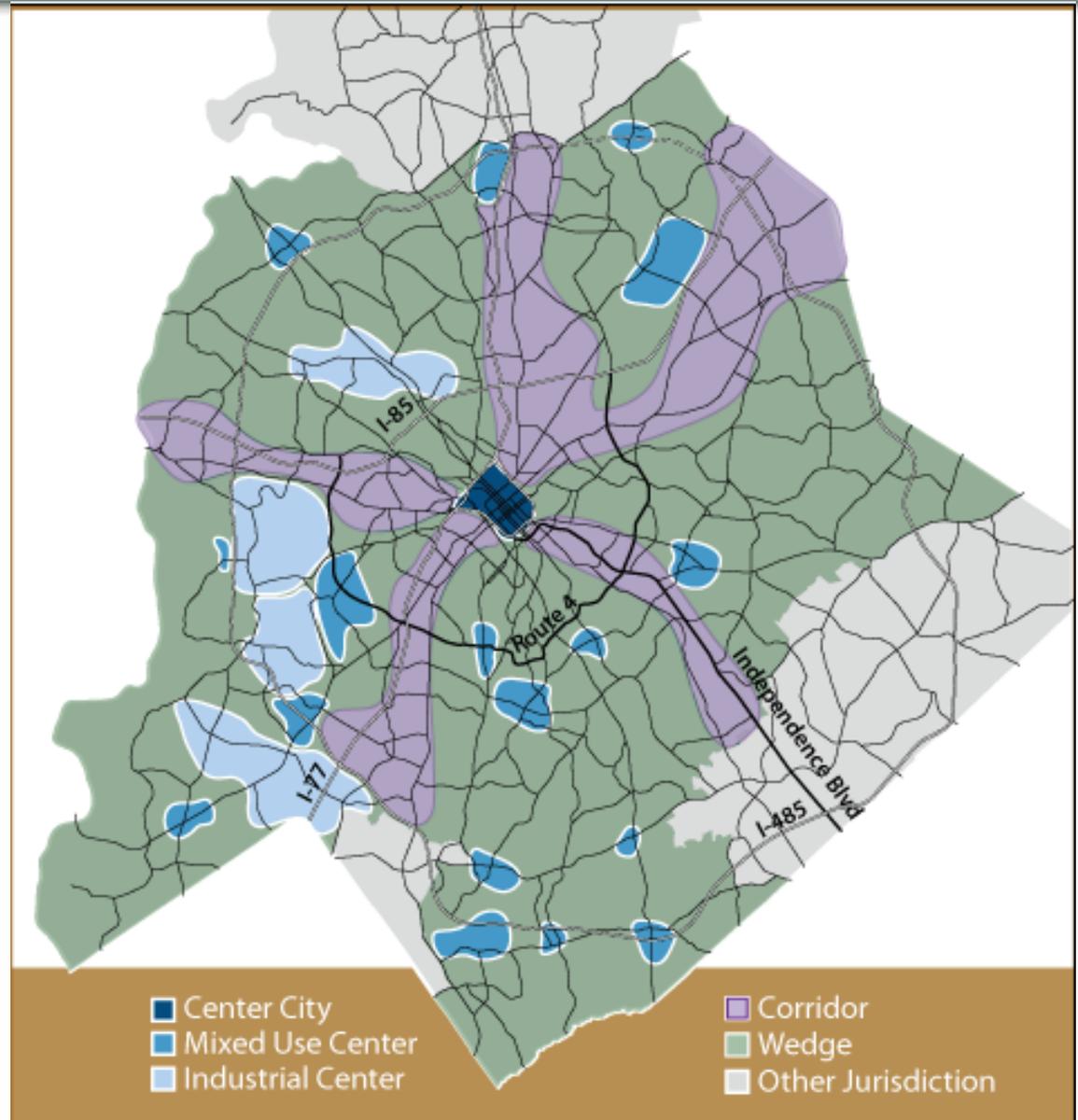
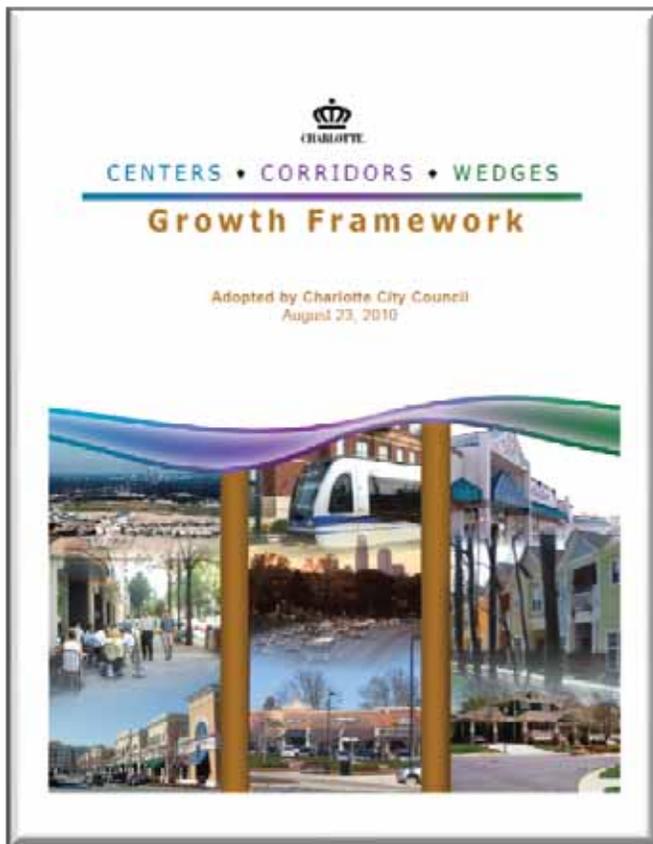




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Growth Framework

Centers, Corridors and Wedges



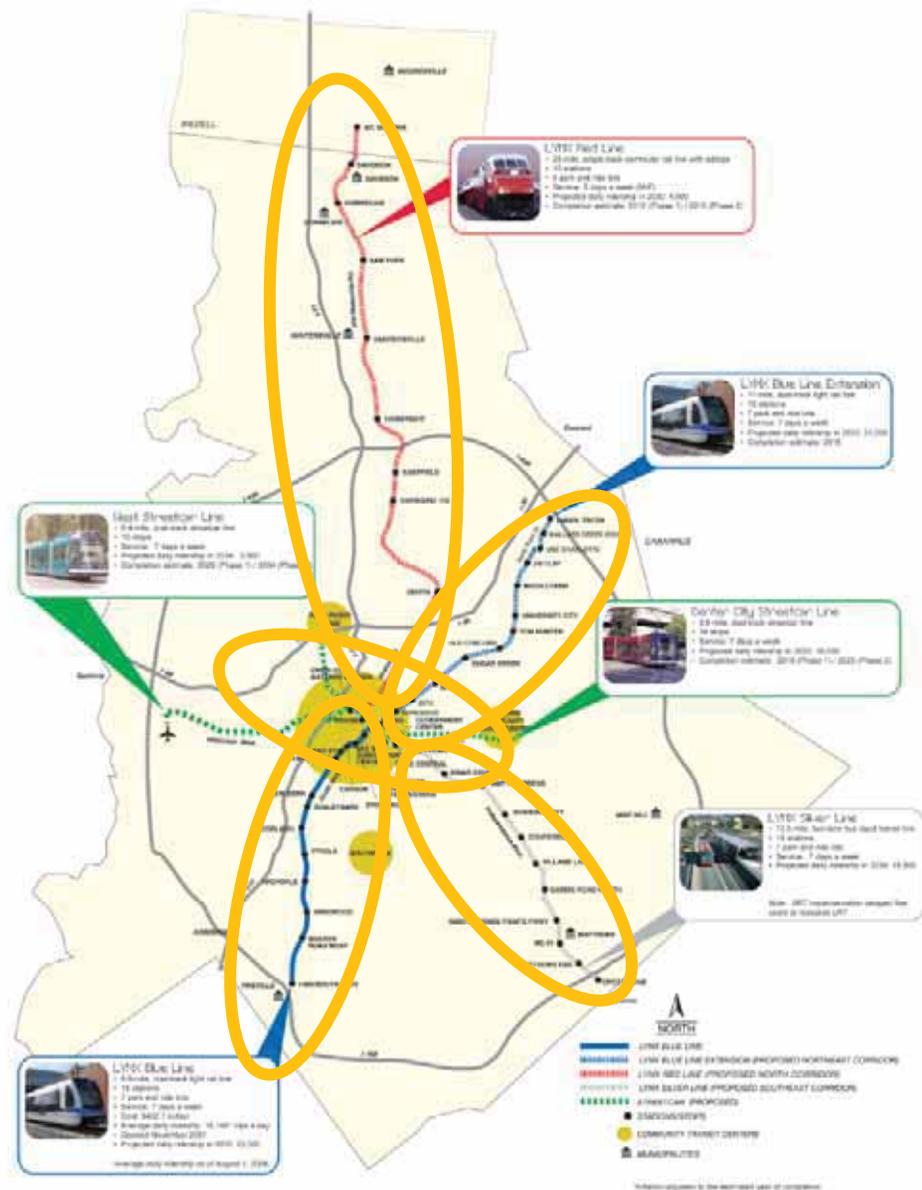


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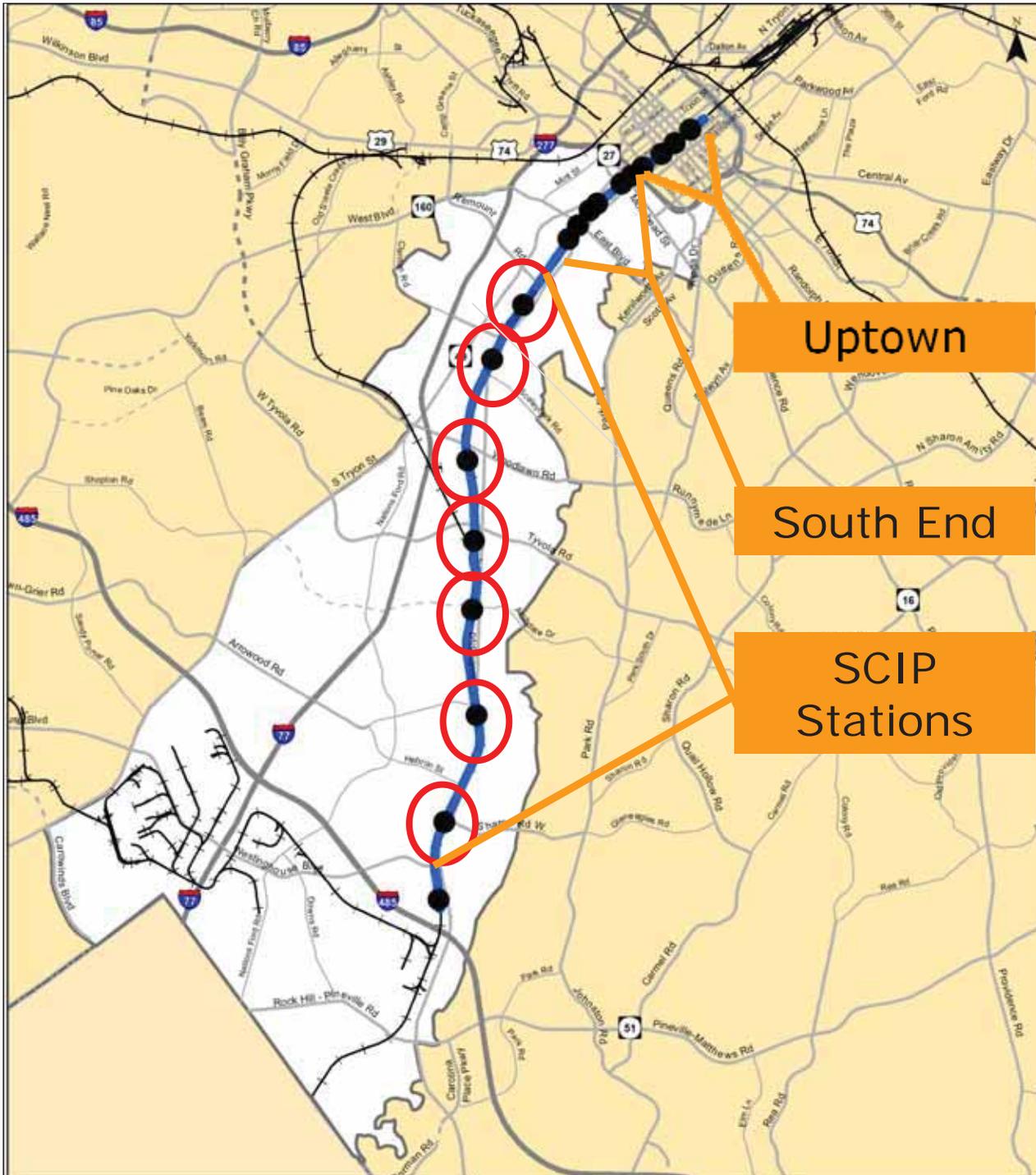
5 rapid transit corridors & streetcar

- 1st leg LRT implemented in 2007
- 2nd leg expected 2017
- Southeast Corridor alignment under study
- Streetcar phase 1 line under construction
- Streetcar phase 2 partially funded
- commuter rail not yet funded

2030 Transit System Plan



South Corridor Lynx Blue Line



- \$465 million in construction cost
- \$50 million South Corridor Infrastructure Program (SCIP) investment

- \$1.45B New Private Investment (2005-2013)



Annual Tax Revenue: \$18.6M

- **City Tax Revenue:**
\$6.8M
- **County Tax Revenue:**
\$11.8M



Lynx Light Rail line

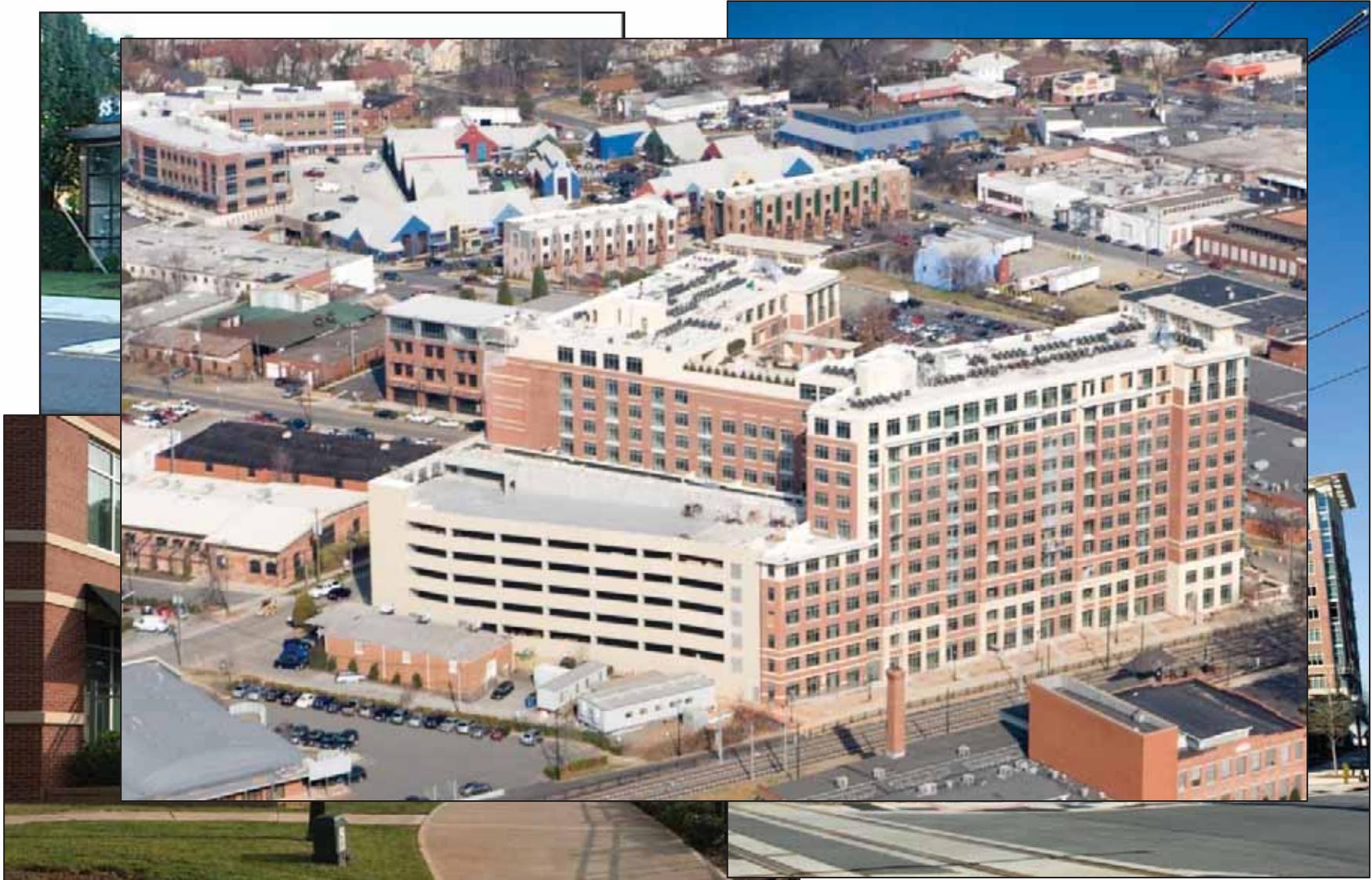


South Blvd



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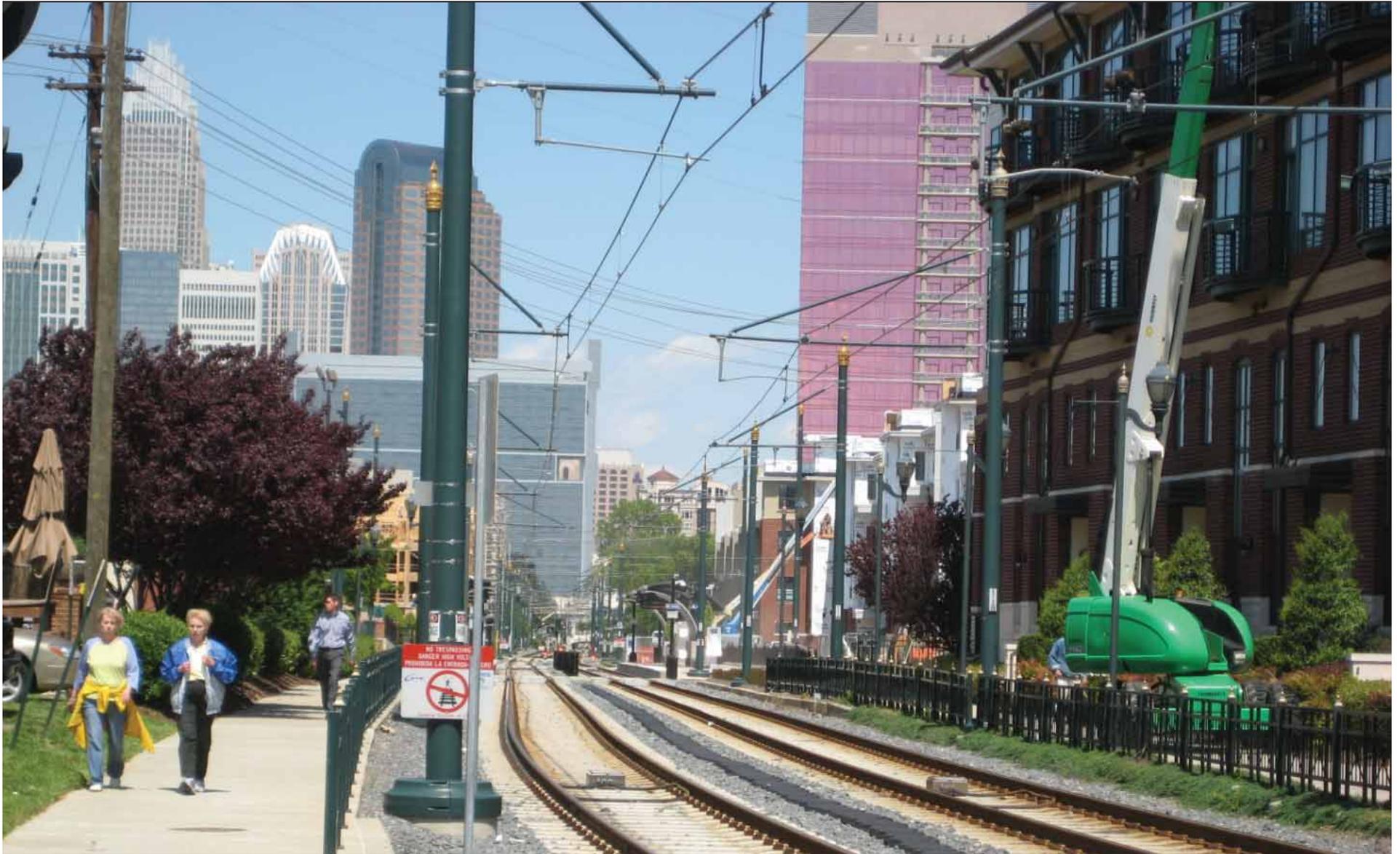
Transit Oriented Development



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Gallery Apartment Homes

LIFE IN COLOR



OPENING WINTER 2014

CamdenGalleryApts.com

COMING SOON

Publix

WHERE SHOPPING IS A PLEASURE

DEVELOPED BY



STILES

Commercial Real Estate

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Oct 28, 2013

Sycamore Brewing signs lease in South End

Will Boye

Senior Staff Writer- *Charlotte Business Journal*

Sycamore Brewing

Sycamore Brewing has signed a lease for an industrial building in Charlotte's South End, where it plans to open a microbrewery and taproom in the spring.

The building, formerly used as an auto garage, is on a 1.62-acre parcel just south of where Hawkins intersects with West Tremont Avenue.

...planned renovations will include 210 feet of pedestrian trail at the back of the property. The Brighams say they will have an ample patio, space for outdoor events and a large amount of parking at their company's new home.



Justin and Sarah Brigham, the husband-and-wife team behind Sycamore Brewing, toast their new building, which backs up to the light-rail line in South End









What Kind of Streets Are We Working With?







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South Corridor Infrastructure Program (SCIP) Goals

Improve Accessibility

- Provide pedestrian, bicycle and vehicular connections to light rail stations



Promote Economic Development

- Provide infrastructure to support and encourage transit supportive development





South Corridor Infrastructure Program (SCIP) Goals

Get People to the Stations



Build Neighborhoods Around the Stations





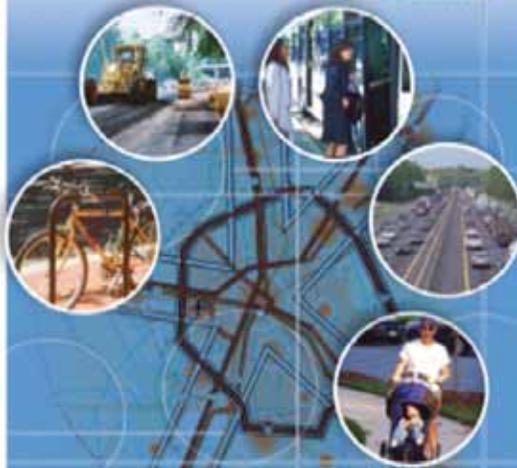
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Getting Better Streets

URBAN STREET DESIGN GUIDELINES

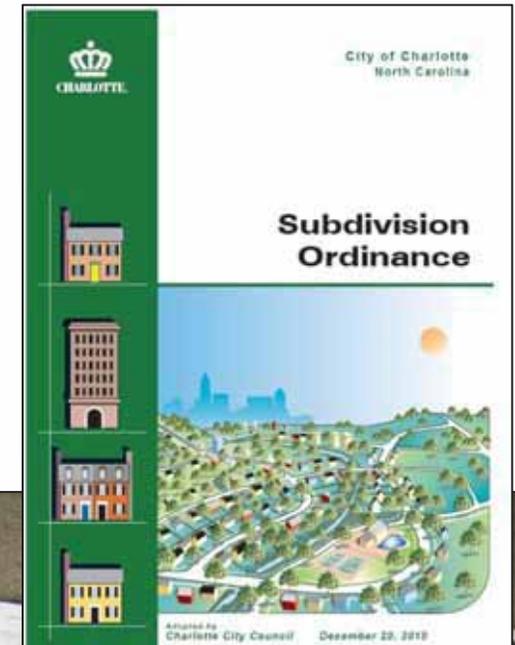


The City of Charlotte TRANSPORTATION Action Plan Policy Document



Prepared by IDOT, DHP and CMTI
IDOT for Public Review - Spring, 2006
Adopted by Charlotte City Council - June, 04, 2008

Adopted by Charlotte City Council
October 22, 2007



City of Charlotte
North Carolina

Subdivision Ordinance

Adopted by
Charlotte City Council December 22, 2010



Developed Long-Range Infrastructure Vision

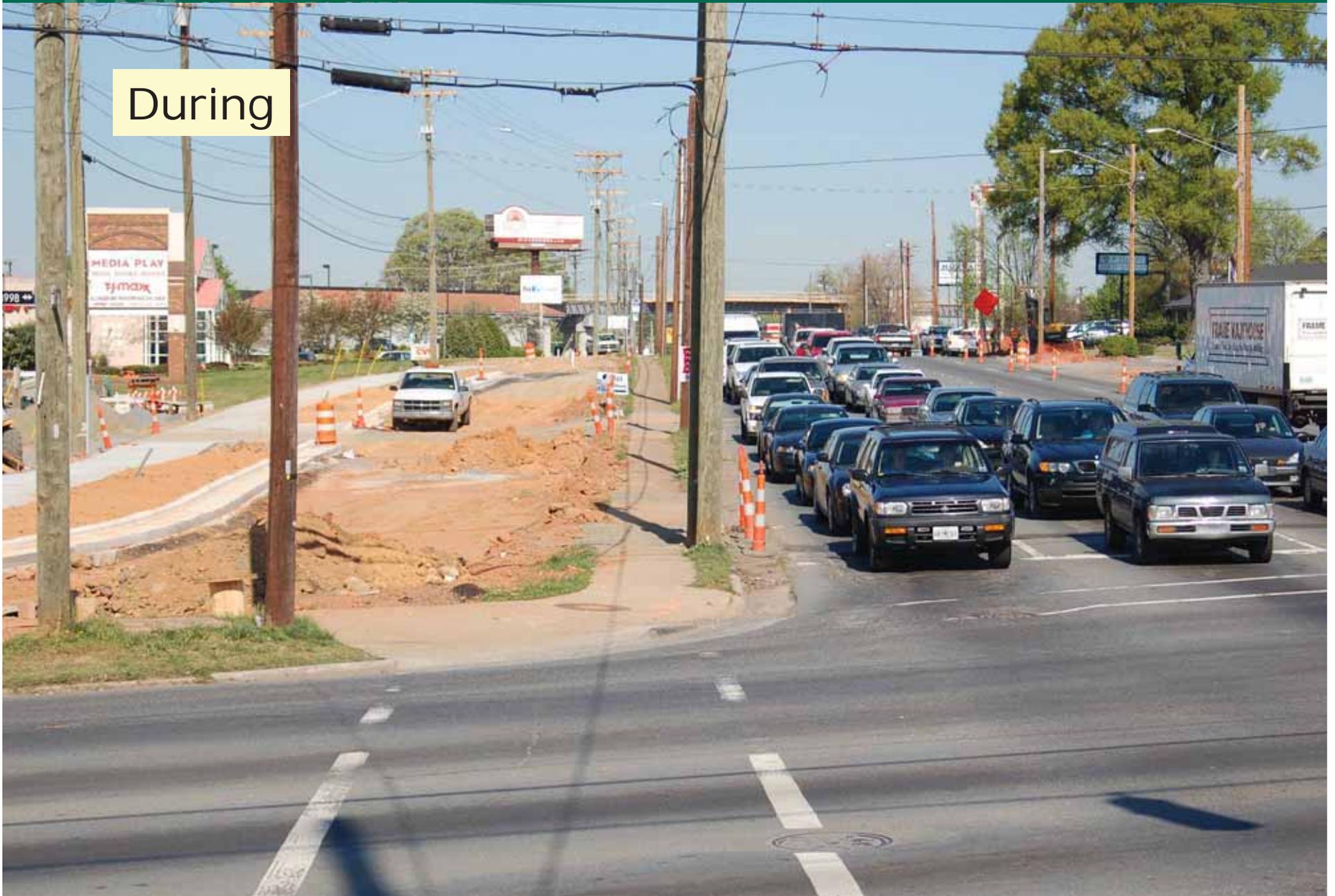
- ✓ Street Network
- ✓ Pedestrian Network
- ✓ Bicycle Network
- ✓ Urban Design Concepts



Before



During

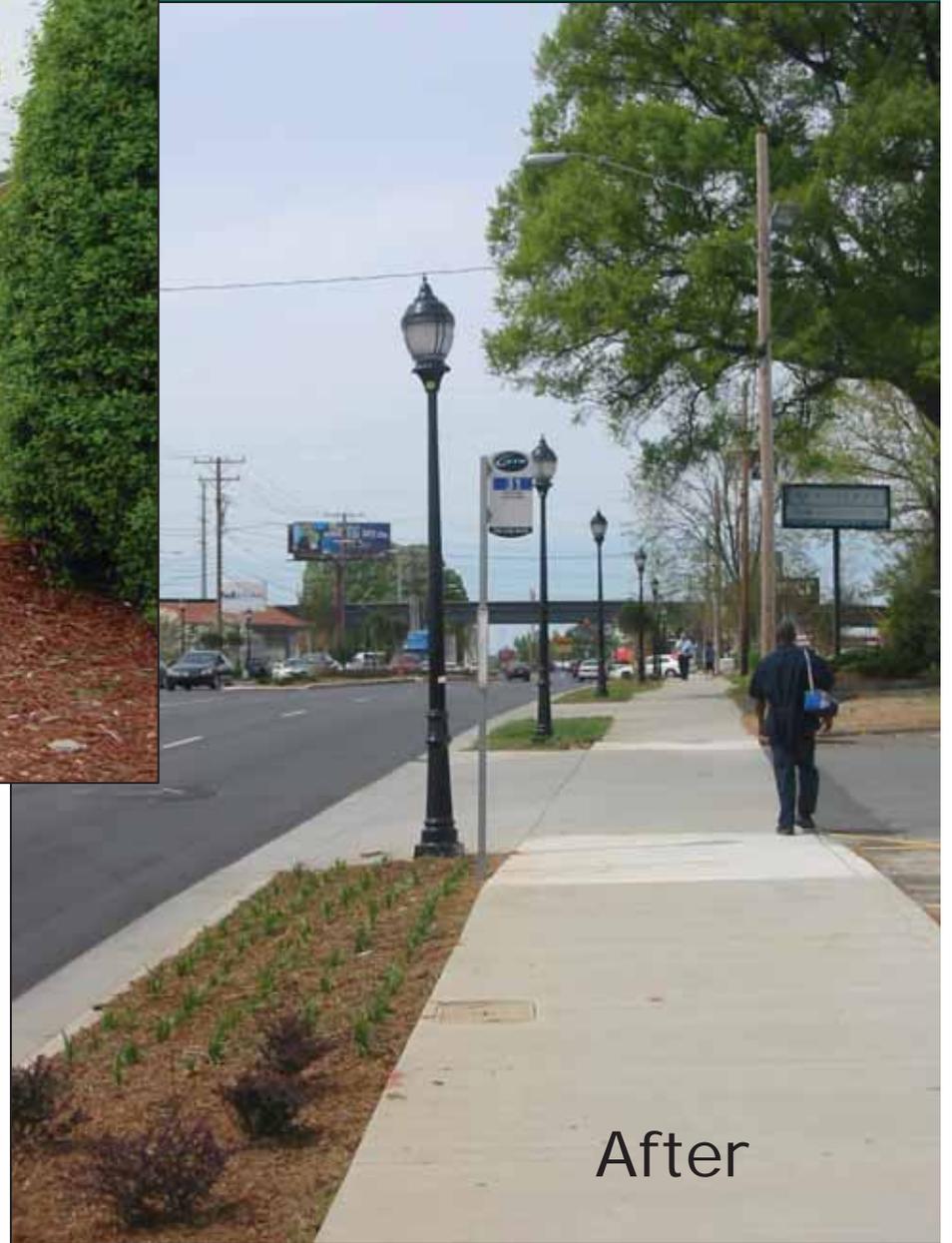


After





Before

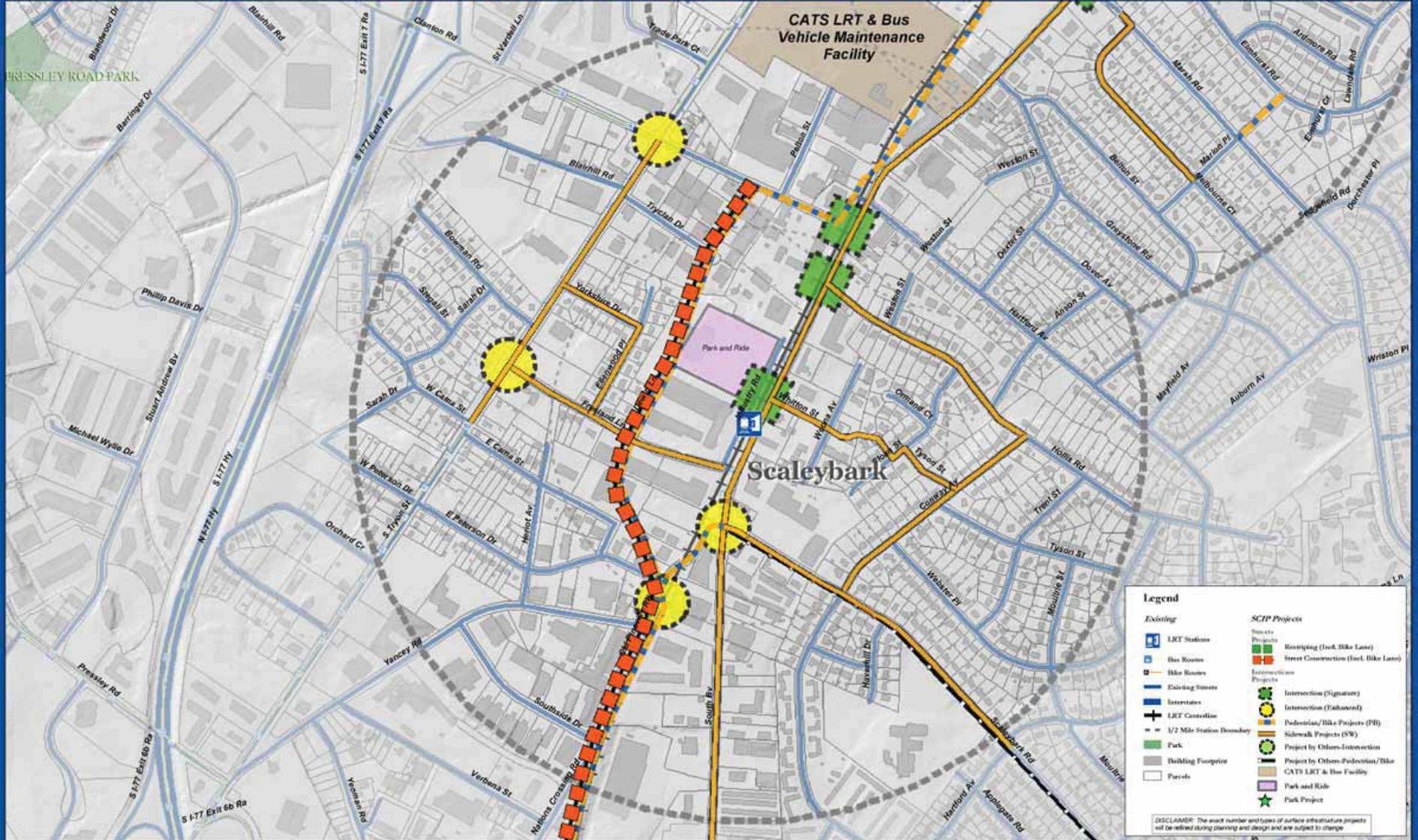


After



SCIP Priorities Scaleybank Station Area

Priority Surface Projects - Scaleybank





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Work in Progress





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What's Next?



NECI

PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS CHARLOTTE CODE

High intensity office uses, office support services, civic, entertainment, and institutional uses shall have a minimum FAR of .75 within ¼ mile walking distance from a transit station, or a minimum FAR of .5 between ¼ mile to ½ mile walking distance from a transit station. The approved station area plan classifies parcels according to whether they are within the ¼ mile walking distance or between the ¼ mile to ½ mile walking distance.

Retail uses are permitted. Only up to 20% of the total development gross square footage that is composed of retail uses may be credited toward meeting the minimum FAR standards.

Residential uses (as a single use or as a development component) are permitted and shall meet one of the following standards:

- (a) The density shall be based on the residential portion of the site. The residential component shall have a minimum density of twenty (20) dwelling units per acre within ¼ mile walking distance from a transit station. Between ¼ mile to ½ mile walking distance from a transit station a minimum density of fifteen (15) dwelling units per acre, shall be required, OR
- (b) The residential component shall meet the minimum FAR standards. The minimum floor area ratio shall not be less than .75 square feet of floor...

Blue Line Extension
Urban and Suburban stations

Transit Station Area Plan
Charlotte-Mecklenburg Planning Department

Adopted by Charlotte City Council
May 13, 2013

2013 NORTH CAROLINA MARVIN COLLINS
OUTSTANDING PLANNING AWARD
COMPREHENSIVE PLANNING
Large Community Category

UNC Charlotte
W Clay Boulevard
McCullough
University City Boulevard
Suburban Stations
Old Concord Rd - Tom Hunter
Urban Stations
Parkwood - 25th St - 36th St - Sugar Creek
Stonewall
Charlotte Transportation Center
3rd Street / Convention Center
Carson
Bland
East/West Boulevard
New Bern
Scaleybank
Woodlawn
Tyvola
Archdale
Arrowood
Sharon Road West
I-485/South Boulevard

Kicking off a whole new game at UNC Charlotte

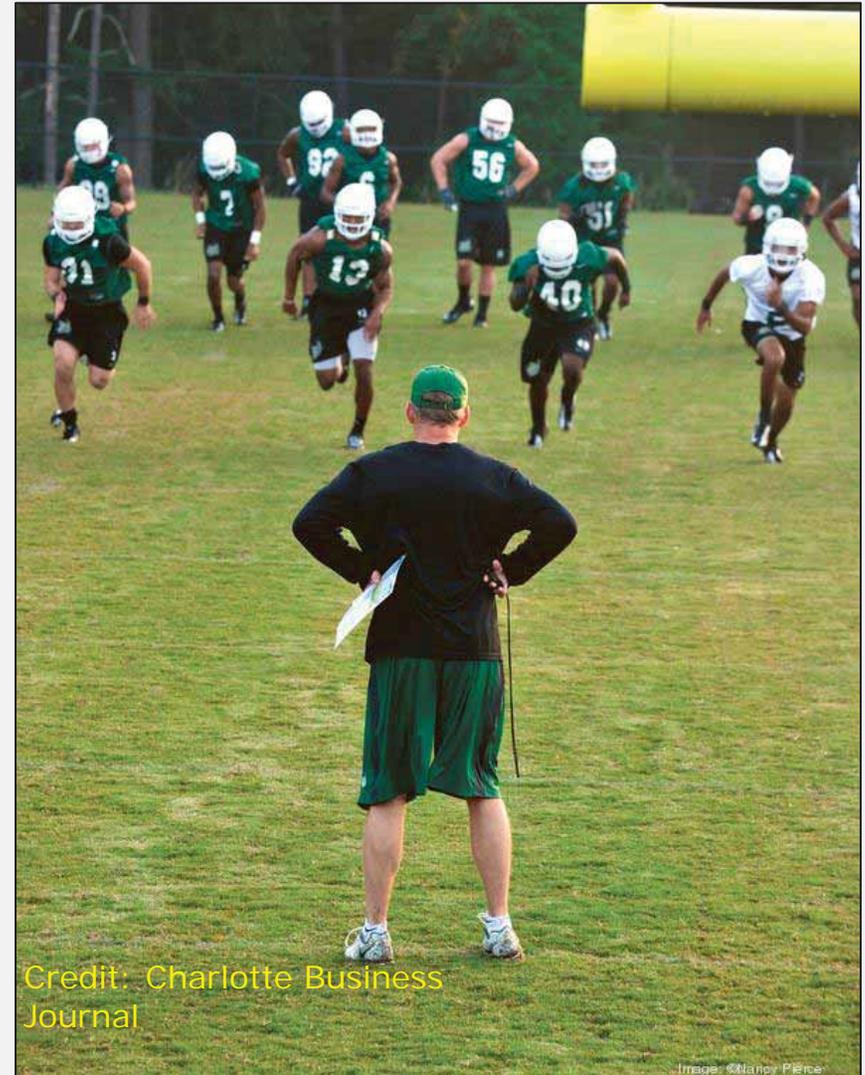
Charlotte 49ers football practice

[Erik Spanberg](#)

Senior Staff Writer- *Charlotte Business Journal*

...In June, the owner of the Carolina Panthers, Jerry Richardson, donated \$10 million to the football program and put his name on the stadium. Before that, retired bank executive Hugh McColl Jr. made an unspecified pledge to affix his name to the playing field (along with Richardson's) in a \$2.5 million agreement, and real estate executive Johnny Harris helped lead a season-ticket sales campaign. Dale Halton, a longtime supporter of the school, gave \$2.5 million and named the football training complex in honor of Rose, the athletic director.

...Those endorsements, as well as a recent groundbreaking for a \$1.2 billion light-rail line linking uptown and the UNCC campus, represent crucial steps in what University President Philip Dubois and others hope will strengthen ties between the university and the general population...



Credit: Charlotte Business Journal

Image: ©Nancy Pierce

Rail transit

- + proactive planning
- + urban design excellence
- + targeted infrastructure investment
- + market readiness

= COMMUNITY VALUE





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Thank You



dpleasant@charlottenc.gov

<http://charmec.org>



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