

# WHAT CAN UDO



## Charlotte Place Types and Unified Development Ordinance

### “Living In Charlotte” Workshop

9:40 am - 10:40 am

#### AGENDA:

1. Facilitator welcomes the room, runs through housekeeping items and agenda. (9:40-9:45am; 5 minutes)

Please mention the following:

#### a. Housekeeping:

1. Bathrooms located near elevators.
2. Water and snacks in hallway.
3. Workshop won't stop for breaks so please help yourself as needed.
4. Guest will stay at same table for second workshop, “Thriving in Charlotte”

- #### b. What is the Place Types and UDO project (our objective):
- Update the tools in our toolbox to help Charlotte realize its vision of being “Livable City for All.”*

- #### c. Why are we here today?:
- Help stakeholders understand the scope of the project, collect feedback on Charlotte Place Types, encourage stakeholders to stay engaged throughout duration of project.*

1. Focus on Neighborhood & Activity Center Place Types because:

- a. Categories cover large percentage of community's geography;
- b. Categories are important to resident's quality of life;
- c. Lessons learned via Neighborhoods and Centers is transferable to other categories.

#### d. Objective of “Living in Charlotte” workshop/What will we do today:

1. Familiarize guest with the Neighborhood Place Types (video):
  - a. The intent of the Neighborhood category is to respect established neighborhoods while also accommodate and manage future growth.
  - b. Review major similarities and differences among the four Neighborhood Place Types.
2. Discuss the framework of Neighborhood Place Types and changes in Charlotte Neighborhoods in order to collect feedback which will be used to update draft policies (exercise).
  - a. Feedback received at Winter 2016 workshops helped:
    - Refine palette from 20 to 14 place types;
    - Identified affordable housing, the need for fewer conditional rezonings, and the need to improve design standards as important community issues

2. Facilitator starts and stops the Neighborhood Video (9:45-10:00am; 15 minutes)

- a. Point out different materials around the room for reference

1. PT Poster - Full Palette
2. Example to show relationship of PT (Map)
3. City's Vision and project goals

- b. Refer participants to Neighborhood handout for summary of similarities and differences in place types; The sheets available on line have a lot more detail about all the elements but don't have time to dive into that level of details today. Sheets are available online for your review and comment.

3. Facilitator reads questions of the Neighborhood Activity aloud and helps keep group on time (40 minutes)
  - a. Remind them feedback will be used to help revise and update Place Type policies which will then be used to inform the UDO and essentially influence the future of how our city looks and functions
  - b. Regarding questions, every table has a scribe (ask to raise hands) the scribes are volunteers from various departments and are supposed to document the conversation.
  - c. Facilitators will answer questions but we have limited time today so they'll address questions related to Neighborhood category and Place Types.
  - d. Other issues will be documented in Parking Lot. (Scribes write questions down on note cards and facilitators pick up as they circulate room.) We may not have answers yet for all questions.

## START QUESTIONS

### 1a. Introductions (10:00-10:05am; 5 minutes):

- a. Among your table share your name and tell us what place type you live in. The scribe will write down your comments.

- *List of Neighborhood Place Types shown on Neighborhood Scale Poster at front of room and you have summary handout about the four Neighborhood Place Types in front of you.*

### 1b. As a group, discuss what elements of the built environment you and other stakeholders like and dislike about each Neighborhood Place Types. This is not a question about likes and dislikes of your particular neighborhood; more about concept of each Neighborhood places - Neighborhood 1, 2, 3, and Neighborhood Node (10:05-10:15am; 10 minutes):

- a. See handout for examples of elements of built environment (examples: building types, open space, etc) and try to frame your comments and discussion in those terms as they contribute to the physical built environment.
- b. When we say "other stakeholders" we're talking about people that might have different preferences than you (for example, millennials, empty nesters, senior citizens, life-long Charlotte resident, new Charlotte resident). Or may refer to different periods of your own life and how your preferences and needs changed. They may or may not be represented at your table so if not, keep them in mind as well.

### 2. In order to help us determine how Charlotte should manage future growth, we'd like to discuss the kind(s) of change you've seen in your neighborhood or other neighborhoods as a result of current growth, and talk about what you like or dislike about these changes. There are a few types of change in particular that staff has noticed throughout the community that we would like you all to discuss (10:15-10:30am; 15 minutes):

- a. Duplexes, triplexes, and quadraplexes being built in single family subdivisions

This is a characteristic of some of our older neighborhoods, typically closer to uptown. We have seen recent interest in incorporating these building types in 1st and 2nd generation suburbs as a way to integrate different housing choices for different needs in a community.
- b. Townhomes along major roads or at other key locations (such as next to a Neighborhood Node).
- c. Apartments along major roads or at other key locations (such as next to a Neighborhood Node)
  - By Major Roads we mean streets with multiple lanes and higher speeds generally. Some may be major commuting routes into Uptown. Some roads have been expanded over time and gone from quaint 2 lane streets to 4 lane higher speed commuting routes into Uptown. Should development patterns change from single-family to a higher intensity housing choice? Think of the pros and cons of these changes.
  - *You'll find examples of these changes on your table.*
  - *A few points to consider when discussing these changes:*
    - *Remember our community is growing very rapidly and projected growth will ultimately impact all parts of our community;*
    - *Our vision states that we want to provide a range of housing and transportation choices for current and future residents;*
    - *A range of housing choices is one of the tools available to increase the supply of affordable housing.*

Feel free to discuss any other changes that you might have seen throughout the community as well that aren't listed here.

3. The intent of the Neighborhood Node Place Type is to provide convenient access to daily goods and services as well as provide a community gathering place for residents - this is important component of “Complete Neighborhood” framework you heard about in video. Based on the intent of this place, it is important that nodes are easily accessible by multiple modes of transportation and are well designed for people. For the last question, we’d like your table to discuss (10:30-10:40am; 10 minutes):
- Whether or not you think your Neighborhood area currently has a Neighborhood Node. If yes, please provide the name of the node (this might be the name of a shopping center) or provide a general location (for example, it’s at the corner of x and y).
  - If your Neighborhood has a node, what elements of the built environment (accessibility to surrounding neighborhoods such as greenway connections, the streets you take to get there, relationship of parking to buildings, open space for public gatherings) do you like and dislike about it?
  - If your Neighborhood doesn’t have a node, identify your neighborhood and what you like to see in a future node.

#### ROOM SETUP:

- 5 – 6 group tables per room; 8 guest per table
- One scribe per table (*Scribe’s Role: Document conversation and keep guest on topic*)
- One facilitator per room (*Facilitator’s Role: Manage group’s time and provide contextual information included in this guide*)

#### MATERIALS:

##### Posters:

1. Poster No. 1 (Charlotte’s Vision + Projected Growth = Needs for modern tools)
2. Poster No. 3 (Place Type Palette)
3. Example of Neighborhood Place Types mapped (to illustrate “Neighborhood” scale is larger than one subdivision)

##### Table Materials:

1. (2) Handouts - (1) Neighborhood Place Type Summary in packet, (1) Visual Dictionary of Place Type Design Elements
2. Neighborhood Matrices (3 sheets)
3. Blank note cards for questions