



**Advisory Committee Meeting Notes  
Neighborhood/Sustainability Subcommittee  
March 28, 2018**

**Attendees:**

**Committee Members:**

Astrid Chirinos	Kereshmeh Odulate	Brent Gilroy	Eric Zaverl
Terry Lansdell	Tony Lathrop	Adrienne Martinez	Tom Okel
David Wiggins	Emily Wu	Richard Saltrick	Dick Winters
Vivian Stuart	Charles Thomas	Liz Ward	Jennifer Wasp
Jeff Wells			

**Planning Staff:**

Monica Holmes	Alan Goodwin	Katrina Young	Laura Harmon
Ed McKinney	Sandra Montgomery	Kathy Cornett	Stanley Watkins (consultant)

**Others:**

Julie Eiselt, Mayor Pro Tem	Walter Fields	
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**Welcome and Introductions**

- Advisory Committee Chair Tony Lathrop opened the meeting.
- Mr. Lathrop introduced Stanley Watkins as the Group Facilitator.
- Mr. Watkins gave an overview of the Draft Scope/Charter. Mr. Watkins reviewed the working strategy of the two subcommittees, and the Committee rules. He encouraged members to read the Charter and provide feedback about the draft Charter at the next meeting.

**March 24 Summit Highlights**

Kathy Cornett provided a summary update of the 3-day Summit held on March 22, 23 and 24, with guest speaker Mitchell Silver, New York City Parks and Recreation Commissioner and former Raleigh planning director.

There were three (3) different events:

1. Mr. Silver presented an overview of the Raleigh process to update their regulations at the UNC Charlotte Main Campus; there were approximately 150 in attendance.
2. A Coffee Talk at the Powerhouse Studio in South End on Friday featured Mitch Silver, Brian Leary of Crescent Communities and Taiwo Jaiyeoba ; approximately 70 people attended.
3. The What Can UDO Summit was held on Saturday at the UNC Charlotte Uptown campus and there were approximately 200 attendees.

Ms. Cornett noted that some of the committee members were present and the Summit was well received by the community. The team is reviewing the comments and will have information on the website in a couple of weeks.

### **TOD-A Zoning District**

UDO Assistant Project Manager Alan Goodwin presented an overview of the Regional Activity Center Place Type and showed how the TOD-A Zoning District relates to this place type. Mr. Goodwin explained that the vision in the Place Types document will be implemented through the new zoning districts.

- Q.** Do Place Types have to be approved by City Council?
- A.** Yes, City Council will vote on them. Members can comment on the draft Place Types on the UDO website.
- Q.** Are existing buildings grandfathered?
- A.** Yes, existing buildings can remain.
- Q.** Is there a vision statement to comment on?
- A.** This committee is focusing on zoning districts and ordinance language. There may be opportunities later to comment on the vision.
- Q.** Will Place Types capture the vision?
- A.** Yes.
- Q.** Is there a public engagement process?
- A.** Staff has gathered comments from three events and from the Summit exit survey. Once that is processed, staff wants to be thoughtful and intentional about the next steps of public engagement. The project is designed to engage the community so that everyone has ownership.

### **Monica Holmes Discussed the first draft of TOD-A and the feedback received to date.**

Ms. Holmes stated that the current Zoning Ordinance contains three TOD (transit oriented development) zoning districts, plus a TS (transit supportive) overlay district. The differences between them are the uses permitted and the intensity allowed. The proposed TOD revisions expands the number of TOD districts to four, each with differing intensities. Staff is working with the most intense district first, TOD-A.

Ms. Holmes thanked everyone who has provided comments in meetings and online, and encouraged members to enter their comments on the website. To date, there have been 360 comments gathered from the UDO website. She asked for additional comments and questions from members:

- C.** The ¼ mile applicability needs to maximize the investment of transit.
- C.** ¼ mile seems appropriate, with a bonus system for height.
- Q.** If the radius of applicability is expanded, would it still not be permitted adjacent to single family?
- A.** TOD-A would still not be permitted next to single family zoning.
- Q.** Does TOD take into account a fixed guideway rail only?
- A.** No. Future lines could be Bus Rapid Transit also.
- Q.** Is the height appropriate to accommodate affordable housing?
- A.** Yes, some structures will be higher, based on the ability to add affordable housing as a bonus to achieve additional height.
- C.** There should be transitions in height. Suggest the bullseye method as a way to achieve density and height without limiting the number of stories.
- Q.** What are the policy goals to balance with respect to height?

- A. Staff is trying to maximize the proximity to transit. Denser buildings promote walkability and use of transit vs. vehicle congestion. It can also incent affordable housing, energy efficiency and open space. The policy goals are in the *Centers, Corridors and Wedges Growth Framework* document.
- Q. If incentives are used for affordable housing, what works in other communities? We have incentives now that are not used. Will the carrot be large enough to compel a developer to build intensity?
- A. Staff will research other cities to see if they have had success with incentive systems to gain affordable housing.
- Q. Would like to see a station area where people live in apartments and can walk to services including open spaces. Is there anything in the text about this?
- A. Yes, there are open space requirements for residential projects and incentives for providing open space in other districts.
- Q. Is there any incentive to have mixed use housing with retail?
- A. Yes. Certain residential developments are required to accommodate ground floor retail.
- Q. Is there any limit on the number of parking spaces?
- A. Yes, there are maximums, not minimums.
- Q. Is the density bonus for affordable housing a percentage or number?
- A. Staff is working with the Affordable Housing community to determine what method to use, including consideration of a bedroom mix.
- C. An affordable housing bonus could be given for income averaging, so that a lower average could provide more bonus points.
- Q. Will there be a mechanism to get neighborhood input/engagement?
- A. Yes, staff will be meeting with residents.
- C. ¼ mile radius for TOD-A is short-changing us. A 10-15 minute walk is no problem for the people moving to Charlotte.
- Q. Is there a map showing where TOD-A, B, C, D will be mapped?
- A. Not yet. The goal is to get place-types adopted, and then work on adopting a map with the new districts.
- Q. Have there been any changes to the text since the website comments have been submitted?
- A. No, not yet. Staff has not released the survey for the second part of the TOD-A text. After the comments have been reviewed, staff will consider each comment and update the text accordingly.

**Homework: Process and Product – How can we make it better?**

Committee Members were asked to provide 3 suggestions on the process and product by using the link provided in the agenda.

Chairman Tony Lathrop adjourned the meeting.

**Handouts**

Staff handed out additional written materials to be inserted into the notebook which are:

1. The rest of text for TOD-A
2. Committee List
3. Place Type Information
4. Background Documents