



CHARLOTTETM
CHARLOTTE DEPARTMENT
OF TRANSPORTATION

Complete Streets and Complete Networks in Charlotte

February 3, 2011
New Partners for Smart Growth

Danny Pleasant, AICP
CDOT Director

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“Charlotte will be the premier city in the nation for integrating land use and transportation choices.”
- Charlotte Focus Area Plan

- Creating “Great Network”
- Great Network and the Fire Department
- Creating “Great Streets”



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NASCAR and the Grid

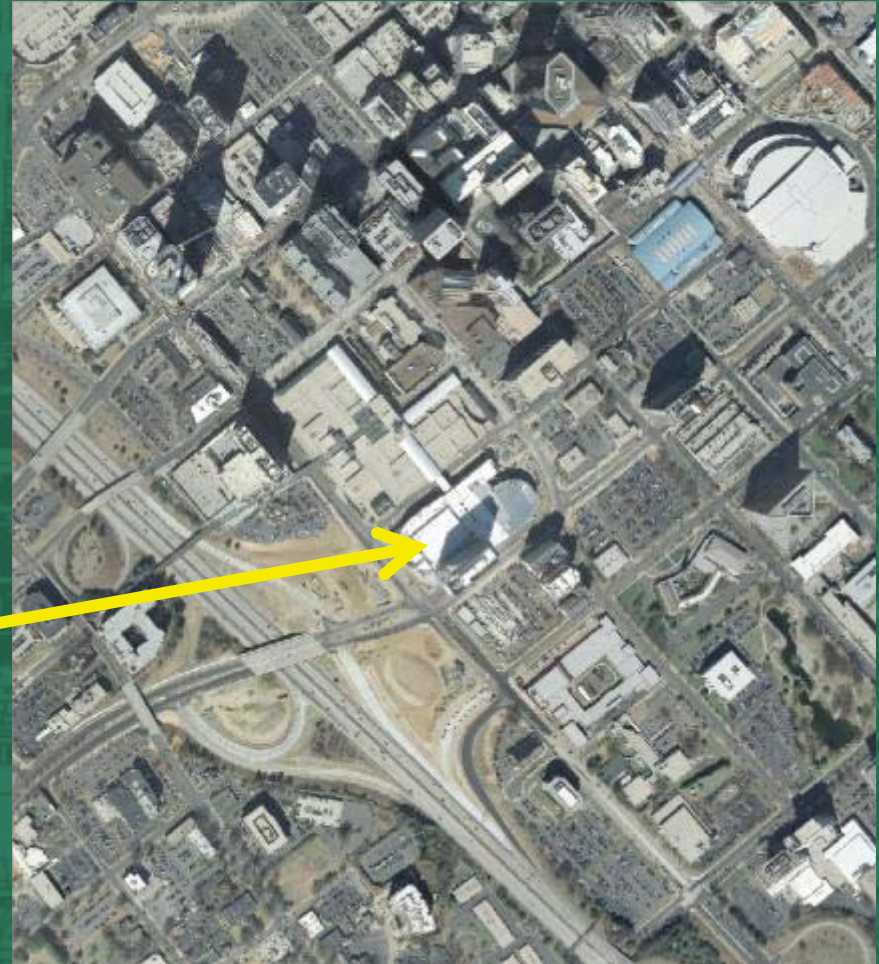


Photo courtesy of mcrackenlopez.com

"Nobody remembers who finished second but the guy who finished second."

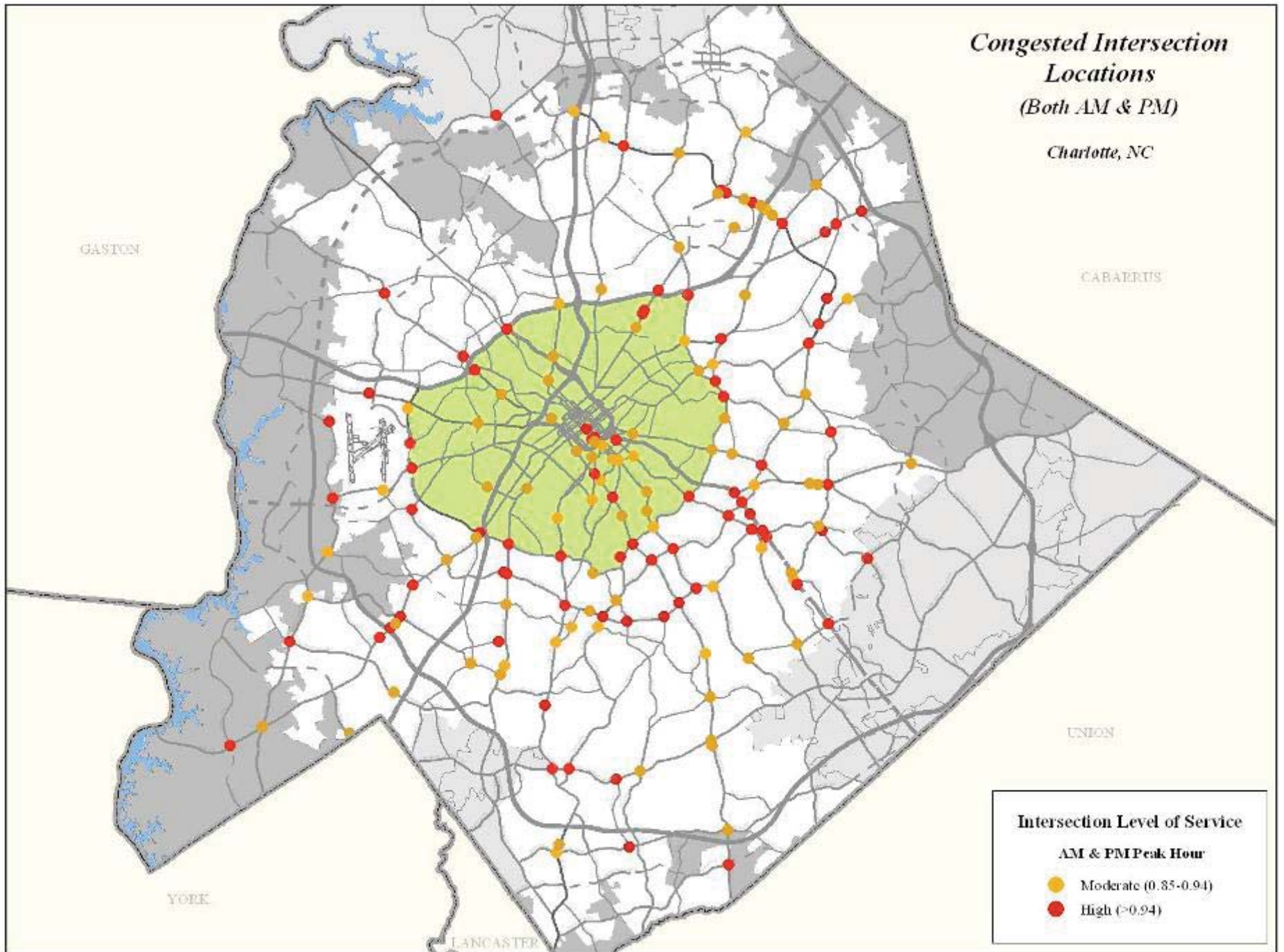
- Bobby Unser

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Congested Intersection Locations

(Both AM & PM)

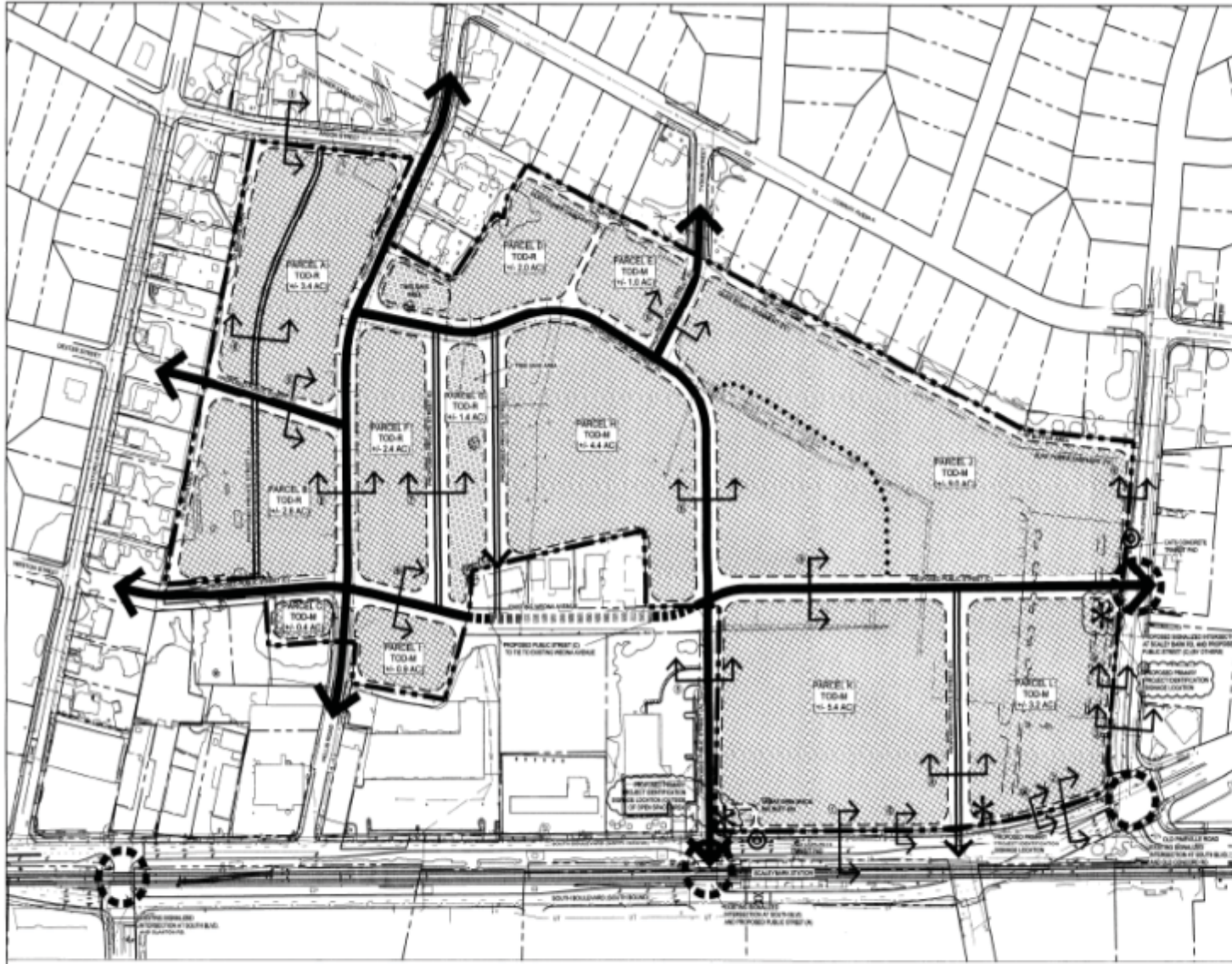
Charlotte, NC



Intersection Level of Service

AM & PM Peak Hour

- Moderate (0.85-0.94)
- High (>0.94)



SITE DEVELOPMENT SUMMARY:
TOTAL PARCELS: 12
 14800-01, 14800-11, 14800-12, 14800-13, 14800-14, 14800-15, 14800-16, 14800-17, 14800-18, 14800-19, 14800-20, 14800-21, 14800-22, 14800-23, 14800-24, 14800-25, 14800-26, 14800-27, 14800-28, 14800-29, 14800-30, 14800-31, 14800-32, 14800-33, 14800-34, 14800-35, 14800-36, 14800-37, 14800-38, 14800-39, 14800-40, 14800-41, 14800-42, 14800-43, 14800-44, 14800-45, 14800-46, 14800-47, 14800-48, 14800-49, 14800-50, 14800-51, 14800-52, 14800-53, 14800-54, 14800-55, 14800-56, 14800-57, 14800-58, 14800-59, 14800-60, 14800-61, 14800-62, 14800-63, 14800-64, 14800-65, 14800-66, 14800-67, 14800-68, 14800-69, 14800-70, 14800-71, 14800-72, 14800-73, 14800-74, 14800-75, 14800-76, 14800-77, 14800-78, 14800-79, 14800-80, 14800-81, 14800-82, 14800-83, 14800-84, 14800-85, 14800-86, 14800-87, 14800-88, 14800-89, 14800-90, 14800-91, 14800-92, 14800-93, 14800-94, 14800-95, 14800-96, 14800-97, 14800-98, 14800-99, 14800-100

DEVELOPMENT LOCATED WITHIN THE FOLLOWING DISTRICTS:
SCALEMARK STATION AREA PLAN (SAP)
TOTAL SITE SF (ACRES): 111,500 (2.5 AC ACRES)
EXISTING ZONING & USES: GENERAL BUSINESS DISTRICT 'B-2'
PROPOSED ZONING & PERMITTED USES: MULTI-FAMILY RESIDENTIAL DISTRICT 'M-FMP'

PROPOSED ZONING & PERMITTED USES:
 TRANSIT ORIENTED DEVELOPMENT (OPTIONAL) 'TOD-M' AND 'TOD-R'
 OFFICE
 RETAIL
 COMMERCIAL
 MULTI-FAMILY RESIDENTIAL
 SINGLE-FAMILY DETACHED RESIDENTIAL

SPARCLES:

A	TOD-M	110,000 SF	2.5 AC
B	TOD-M	120,000 SF	2.8 AC
C	TOD-M	17,000 SF	0.4 AC
D	TOD-M	80,000 SF	1.8 AC
E	TOD-M	80,000 SF	1.8 AC
F	TOD-M	150,000 SF	3.4 AC
G	TOD-M	80,000 SF	1.8 AC
H	TOD-M	180,000 SF	4.1 AC
I	TOD-M	180,000 SF	4.1 AC
J	TOD-M	200,000 SF	4.5 AC
K	TOD-M	200,000 SF	4.5 AC
L	TOD-M	200,000 SF	4.5 AC
TOTAL	TOD-M	1,100,000 SF	25.0 AC

TERMINOLOGICAL REQUIREMENTS:
 MINIMUM SETBACK REQUIREMENTS:
 ALONG SOUTH & N. SIDE: 24 FEET FROM BACK OF CURB
 ALONG ALL OTHER STREETS: 18 FEET FROM BACK OF CURB
 MINIMUM SIDE YARD REQUIREMENTS: 3 FEET
 MINIMUM REAR YARD REQUIREMENTS: 8 FEET
 BUILDING HEIGHT REQUIREMENTS:
 BASE HEIGHT: 40 FEET
 MAXIMUM HEIGHT: 120 FEET
 HEIGHT INCREASE: ONE ADDITIONAL FOOT OF HEIGHT FOR EVERY 10 FEET OF ADDITIONAL DISTANCE THE PORTION OF THE BUILDING IS FROM THE EDGES OF NEARBY SINGLE-FAMILY ZONING DISTRICTS.

PROPOSED DWELLING UNITS PER ACRE:
 MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE

PROPOSED P.U.P. AREA RATIO:
 MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE

PROPOSED URBAN OPEN SPACE:
 MINIMUM URBAN OPEN SPACE FOR PUBLIC AND PRIVATE AREAS SHALL COMPLY WITH SECTION 5.02B (1) OF THE ZONING ORDINANCE AS APPROVED AND AMENDED MARCH 19, 2008

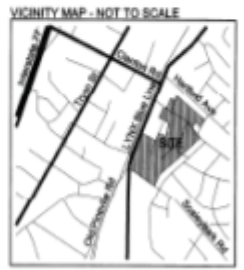
PARKING REQUIREMENTS:
 MINIMUM PARKING PER THE ORDINANCE

GENERAL NOTES:
 PROPERTY BOUNDARY SURVEY PROVIDED BY: [NAME]
 P.O. BOX 1000, CHARLOTTE, NC 28201, 98-80-200

TREE SURVEY PROVIDED BY:
 TRELL AND ASSOCIATES, INC.
 101 WEST STONE AVENUE, GREENVILLE, SC 29609, 98-80-200

NEARBY PARCEL INFORMATION & TREE COVER PROVIDED BY:
 JOHN MCLENNAN COUNTY DATA

* THE INFORMATION WAS RECEIVED IN NOVEMBER 2008



- LEGEND:**
- PROPERTY BOUNDARY: [Dashed line symbol]
 - PROPOSED PUBLIC STREET: [Thick solid line symbol]
 - PROPOSED PEDESTRIAN CIRCULATION: [Dotted line symbol]
 - PROPOSED FEEDBACK CIRCULATION: [Thin solid line symbol]
 - PARCEL ENVELOPE: [Hatched pattern symbol]
 - OPEN SPACE ENVELOPE: [Dotted pattern symbol]

FOR PUBLIC HEARING
PETITION NO. 2009-036



Cole, Jenest & Stone
 Survey and Site Planning
 Planning and Design

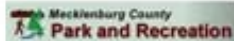
Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design



CITY PARK



POPE & LAND
 CONSULTANTS



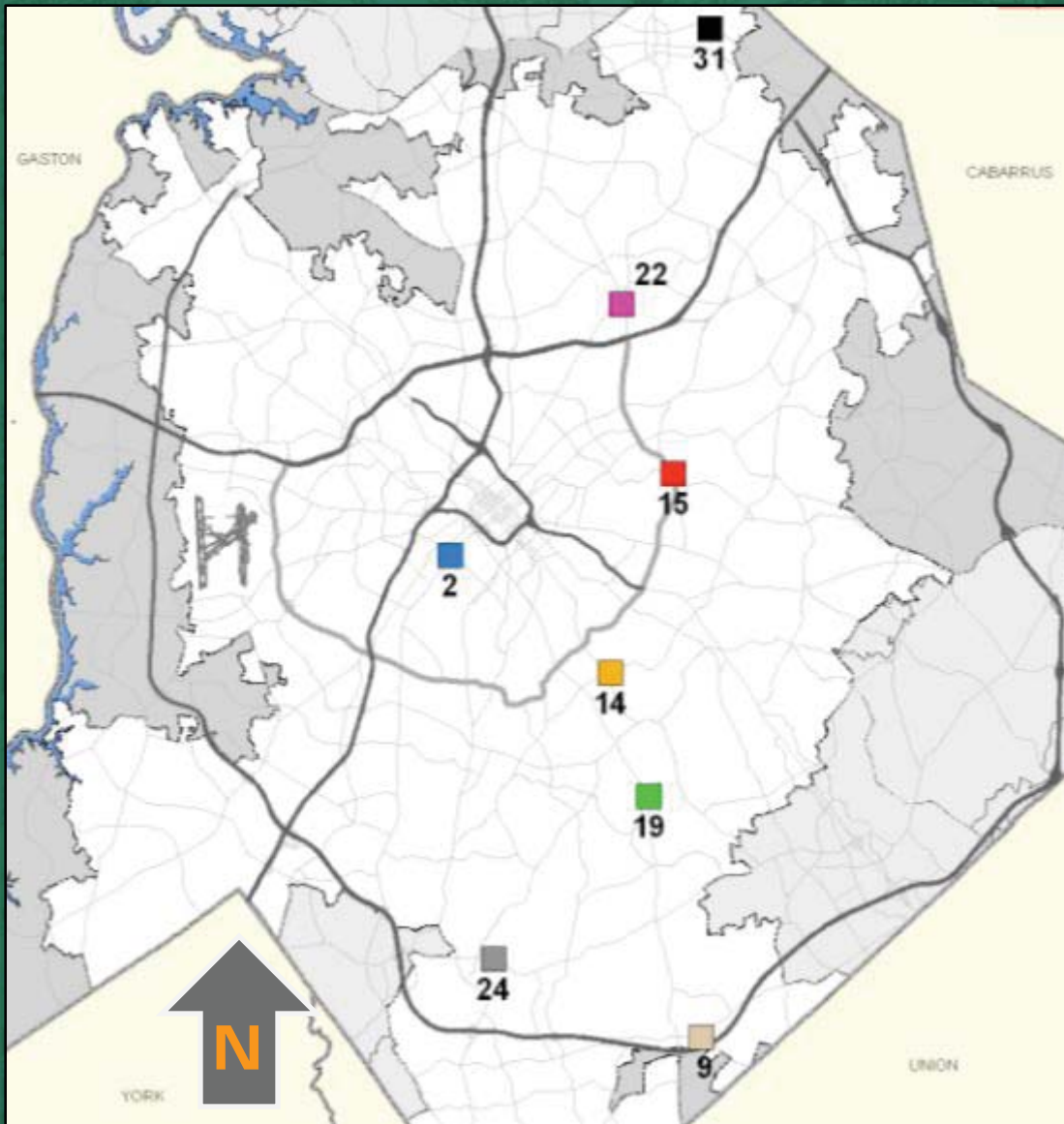
MASTER PLAN

Project No. 3382 Issued 07.18.08



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Charlotte's Fire Station/ Connectivity Study

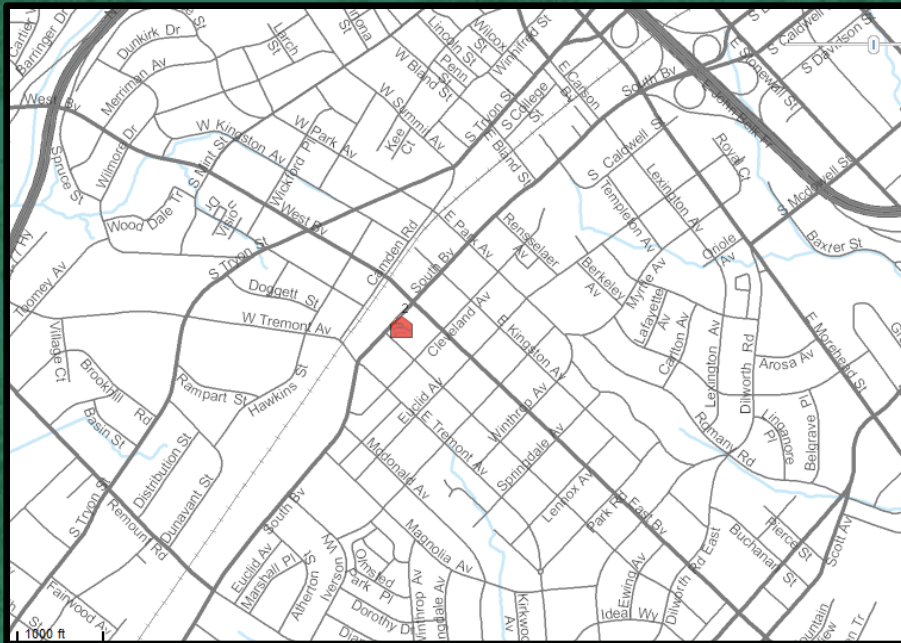


- 8 fire stations
- Areas all generally built-out
 - Land generally developed
 - Street network generally complete
- Distance from Center City generally correlates negatively with connectivity



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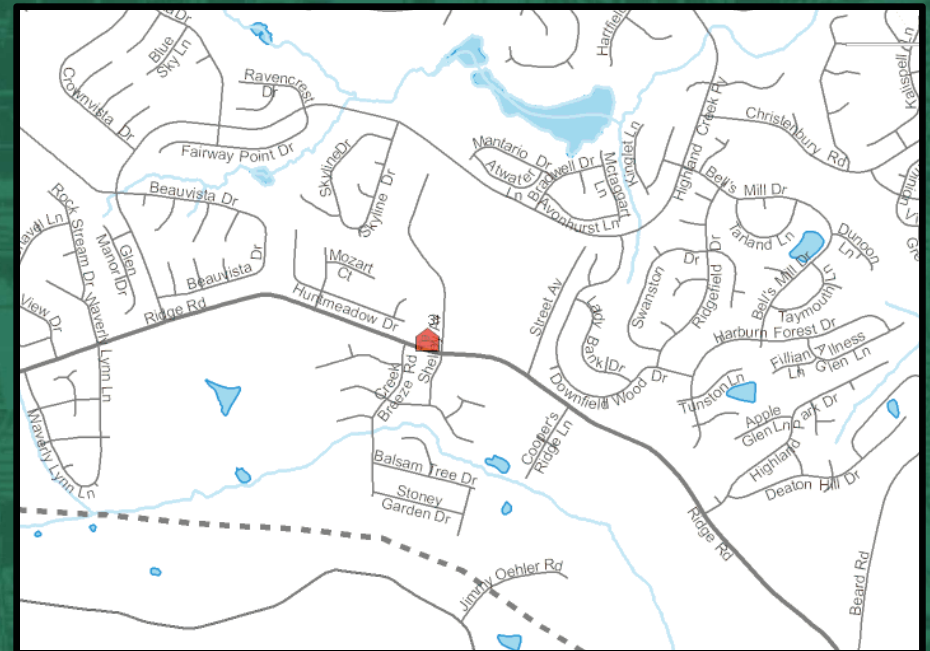
Fire Station Comparison



Fire Station 2



Fire Station 31

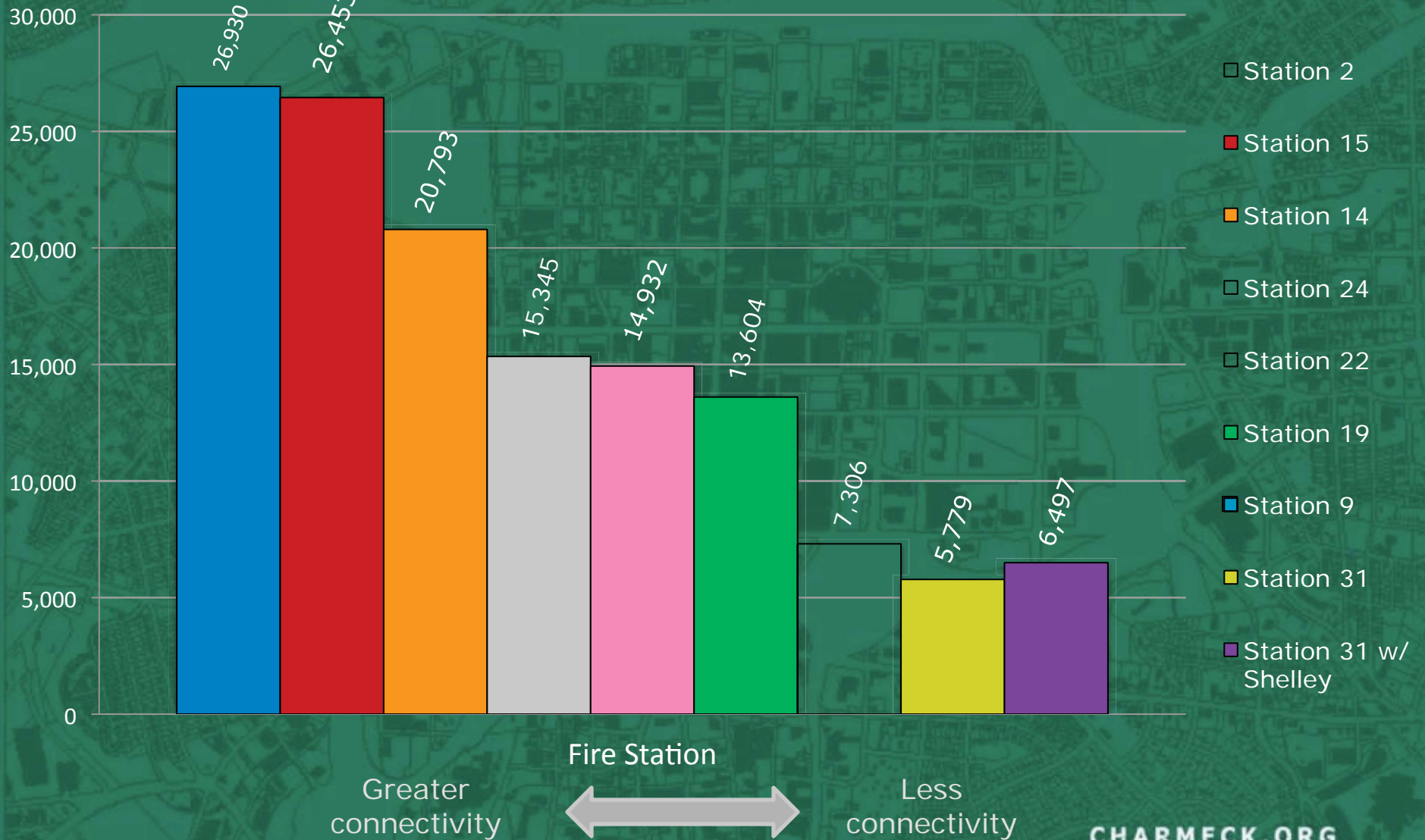


Service Area as a Function of Connectivity Ratio





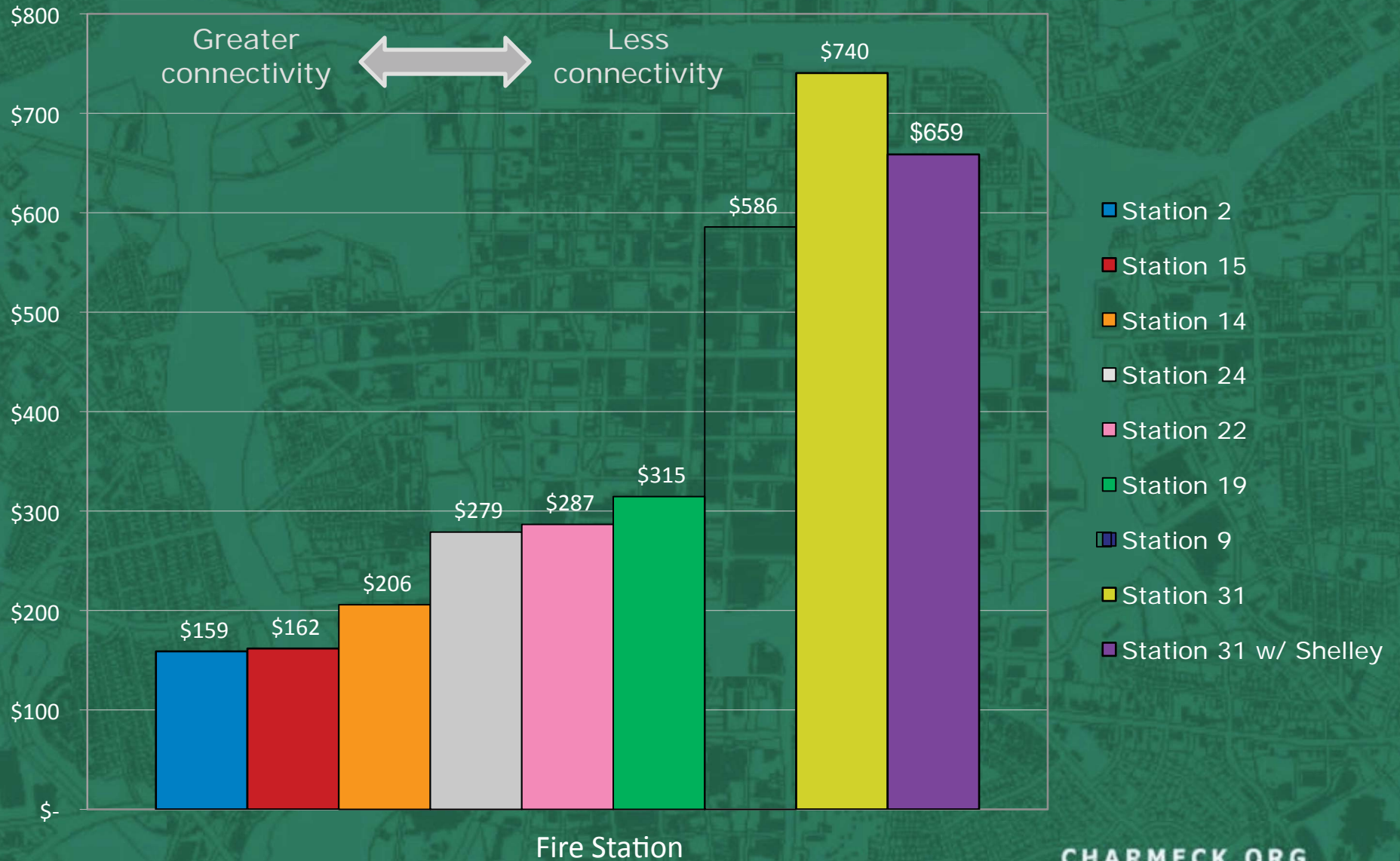
Households per Fire Station





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Annualized Per-Household Life Cycle Costs (based on 2-apparatus station)





Importance of Great Streets

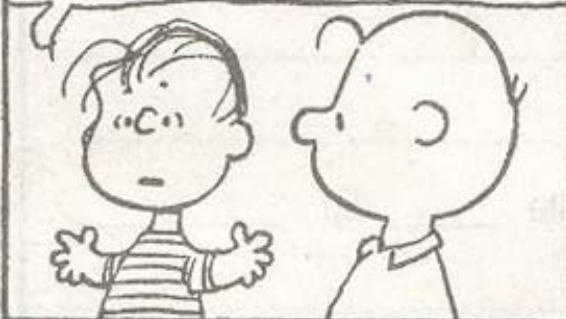
PEANUTS



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ALL I SAW WERE SHOPPING CENTERS AND MOTELS... EVERY TOWN LOOKS LIKE EVERY OTHER TOWN..



www.snoopy.com

IT DOESN'T MATTER WHERE YOU GO... YOU'VE NEVER LEFT!



More streets like this... (Queens Road West)



Fewer streets like this... (South Boulevard)

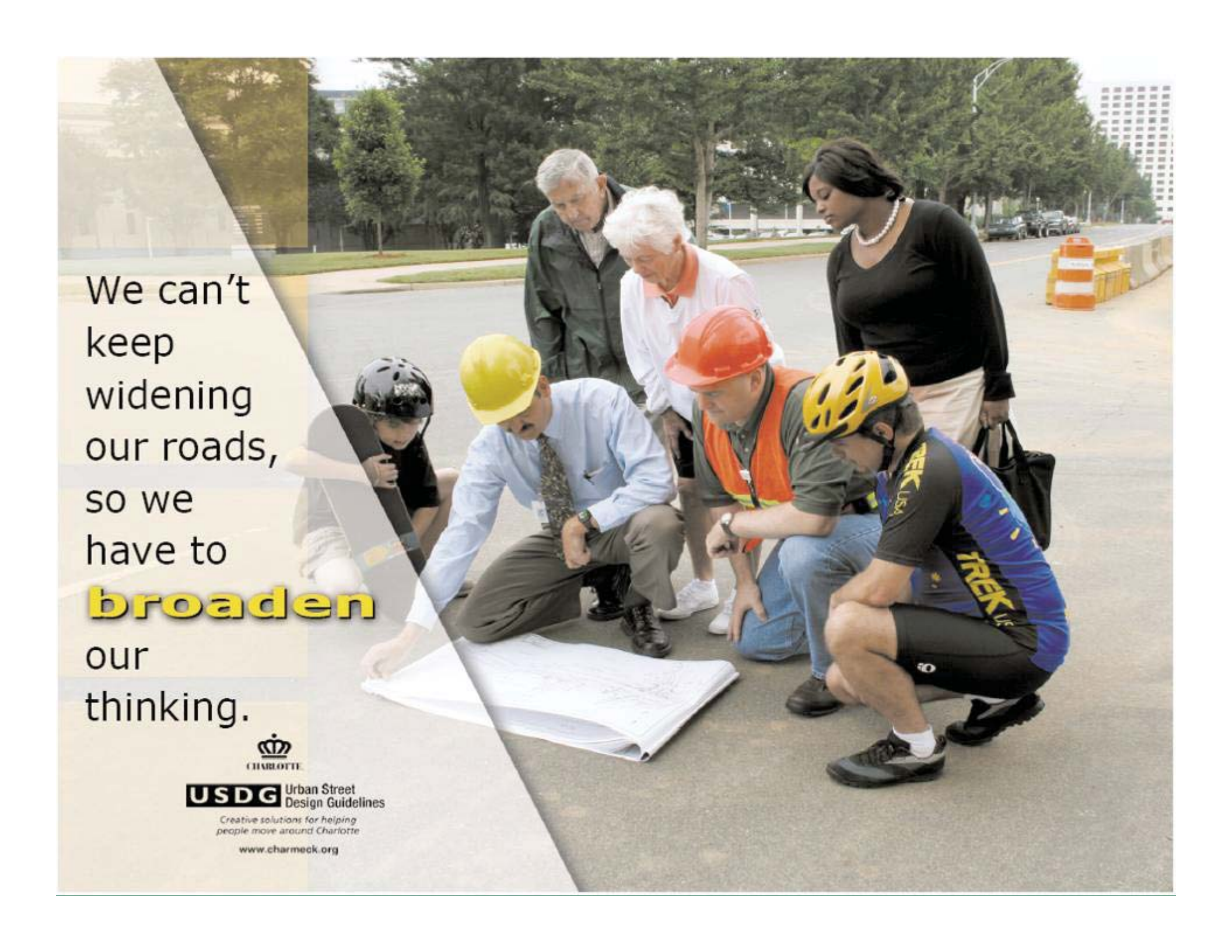


More streets like this...



Fewer streets like this...





We can't
keep
widening
our roads,
so we
have to
broaden
our
thinking.



USDG Urban Street
Design Guidelines

*Creative solutions for helping
people move around Charlotte*

www.charmeck.org

1. Context-based streets – reflect a variety of urban contexts
2. “Complete” streets – safety and functionality for all modes – expanded choices
3. “Complete” street network – variety of ways to create and maintain capacity



USDG: Implementation/ Experience-to-Date

Completed		Anticipated /Underway
9	Thoroughfares rebuilt/extended	17
19	Streetscapes and road-conversions	8
11	Intersections	8
37	Sidewalks	66
9	Area Plans	6



City projects built with bike lanes:

- Rozzelles Ferry Rd.
- Central Avenue
- Charlottetowne Ave.
- Cindy Ln.
- Dewitt Ln.
- East Blvd.
- Hickory Grove Rd.
- Old Pineville Road
- Prosperity Church Rd.
- Stonewall Ave.
- W. Morehead St.
- Archdale Dr.
- Arrowood Rd.
- Clanton Rd.
- Morris Field Dr.



Great Streets are Complete Streets!



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Trying new things...



As a City, we still have much work to do...







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New Partners for Smart Growth
February 3, 2010



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