

Public Records Request #2163

The following materials have been gathered in response to public records request #2163. These materials include:

- Correspondence

This information was provided as a response to a public records request on 3/19/19 and is current to that date. There is a possibility of more current information and/or documents related to the stated subject matter.

Further Information

For further information about this request or the Citywide Records Program, please contact:

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March 14th, 2019

Dear Mayor Lyles and Members of City Council,

On behalf of the hundreds of commercial developers, multifamily developers and home builders REBIC represents in the City of Charlotte, I'd like to provide you with our feedback on the proposed Transit-Oriented Development (TOD) zoning ordinance.

REBIC and our members have been closely engaged in the process of drafting the new TOD ordinance over the past 18 months through the City's Ordinance Advisory Committee. We would like to commend your planning staff, particularly Monica Holmes, for their willingness to incorporate many of our suggestions into the ordinance. And while we are pleased with many aspects of the TOD, we remain concerned that its limitations on building height could negatively impact economic development in Charlotte's transit corridors.

The ordinance currently caps base height at a maximum of 130' (about 13 stories) in the TOD-UC district, its most dense, and offers developers additional height in exchange for bonus points that advance other City objectives, like affordable housing, transportation improvements or energy efficiency. While we support each of these policy goals, we believe City Council should do everything possible to encourage density in its transit corridors, and not restrict itself from considering economic development opportunities that would otherwise be limited by the building height caps in each TOD district.

Therefore, **we would ask you to amend the ordinance on page 81 to allow Building Height to be modified through the use of the TOD-EX District** (strike the words, 'Maximum Height Regulations,' in item 2 under 15.12.2 B). This approach would give developers the opportunity to seek a conditional approval through Council for projects that do not meet the building height limitations for a particular TOD district, while ensuring the community has a voice in the process. This modification would ensure that unique development projects have a pathway to approval outside the by-right process outlined in the ordinance. Without this option, we fear certain projects may build outside the transit corridors, where infrastructure is less able to accommodate the density, or not move forward at all.

Thank you for taking time to consider this request. We look forward to continuing to work with you and your planning staff on the balance of the Unified Development Ordinance in the coming months.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Padilla", written in a cursive style.

Joe Padilla
Executive Director



March 15, 2019

City of Charlotte
Charlotte Mecklenburg Government Center
600 E 4th Street
Charlotte, NC 28202

Dear Mayor Lyles, Members of City Council and Members of Planning Commission:

As a long-time Charlotte developer committed to transit-oriented development, Crescent Communities has closely followed the TOD ordinance text amendment process as it has unfolded, and several of our colleagues have participated in both the Ordinance Advisory Committee and Planning Commission. The process administered by the Planning Staff and these groups has been admirable and thorough. We commend the efforts made to this point and thank everyone for their commitment to support smart growth of Charlotte.

We have reviewed the current draft and believe the work to date is an important first step. Upon evaluation of the proposed TOD Ordinance text amendment draft, we consider it to be thorough, while complex. We are hopeful the new UDO (Unified Development Ordinance) will streamline various ordinances and requirements, add clarity to the entitlement process, and ensure that the process does not become more cumbersome. We hope Planning Staff will take this into consideration for the future UDO.

We believe the City should do everything possible to encourage density in our transit corridors to leverage the greatest public return on our significant transit investment. Affordable housing, small and minority business inclusion, innovation, transportation options, and energy efficiency are all important issues that Crescent Communities leads in proudly. With that said, while we fully support the policy goals that the bonus structure aims to support, we feel that introducing more avenues, such as direct access to Council to achieve height, and therefore transit supportive density, is a way to incent and encourage great development adjacent to and complementary of our transit corridors.

We hope you will consider these items as you evaluate the approval of the TOD Text Amendment as presented to you Monday, March 18th.

Thank you for your time and service,

A handwritten signature in black ink that reads "Todd Mansfield". The signature is fluid and cursive, with a prominent dot over the 'i' in Mansfield.

Todd W. Mansfield
Chief Executive Officer
Crescent Communities