



CHARLOTTE
FUTURE

2040
COMPREHENSIVE
PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Senior Scholars At Queens
May 21, 2021



Vision. Plan. Action.

2040
Comprehensive
Plan



Where do we
Grow?

Unified Development
Ordinance

Tree Canopy
Action Plan

Strategic Energy
Action Plan



How do we
Grow?

Transformational
Mobility Plan



How do we
connect it?

THE PLAN...A SHORT STORY!







“

“A ROADMAP”

A draft document that lays out a roadmap to guide Charlotte's next two decades of growth was released this weekend. Included in the 320-page document are policy recommendations informed by the plan's guiding principles: making Charlotte more equitable, authentic, integrated and resilient.

-Ashley Fahey



“A GLIMPSE AT THE FUTURE”

Although the plan is big, it can be summed up in simple terms: the Charlotte of the future will be denser, with less segregation and greater equity, more transit options, bike infrastructure and sidewalks, and more commercial uses integrated into neighborhoods so people don't have to drive as far to get to everything.

- Ely Portillo



“THE BIG PICTURE”



Known as the 2040 Comprehensive Plan, the document establishes big picture goals — such as neighborhood diversity, transit-oriented development, economic opportunity — and a vision for how the city should look.

- Danielle Chemtob and Joe Marusak



“INTENTION & STRATEGY”



Charlotte has been one of the fastest-growing cities in the country, establishing the area as a vibrant and desirable place to live. However, city officials said the rapid development has also contributed to many challenges. To sustain growth, city leaders say it requires intention and strategy.

- Janey Tate



“A VISION FOR THE FUTURE”



This plan not only looks at where housing and commercial development might go, it also calls for ensuring all racial and income groups get the advantages of growth. Future planning decisions would be measured by access to essential services, housing, jobs and by environmental justice.

- David Boraks

40+ WAYS TO CONNECT WITH CHARLOTTEANS

TRADITIONAL + IN-PERSON METHODS

-  WORKSHOPS + COMMUNITY MEETINGS
-  FOCUS GROUPS
-  POP-UP MEETINGS
-  CHURCH GROUPS
-  SURVEYS
-  OPEN HOUSES
-  BUS RIDER ALERTS
-  FOCUS GROUPS
-  AMBASSADORS & STRATEGIC ADVISORS
-  KEY INFORMANT INTERVIEWS
-  GROWING BETTER PLACES BOARD GAME
-  FLYERS
-  COUNCIL WORKSHOPS
-  GUEST SPEAKERS
-  POSTCARDS
-  TRANSLATED MATERIALS

MEDIA

-  MEDIA COVERAGE
-  RADIO INTERVIEWS
-  PODCASTS

SOCIAL MEDIA



DIGITAL/VIRTUAL METHODS

-  EMAILS
-  CHARLOTTE FUTURE CITY-BUILDING GAME
-  WEBSITE
-  VIRTUAL LISTENING SESSIONS
-  WEBINARS
-  DRIVE-IN WORKSHOP
-  VIRTUAL OPEN HOUSE
-  AMBASSADORS & STRATEGIC ADVISOR ACTIVITIES
-  DIGITAL ADS
-  AMBASSADOR TOOLKIT
-  LIVESTREAMED MEETINGS
-  COLORING SHEETS
-  FOCUS GROUPS
-  GUEST SPEAKERS
-  WORKSHOPS + COMMUNITY MEETINGS

CLT Future 2040: Engagement Summary

TOTAL
INTERACTIONS

500,000+



VOICES

6,500+



KEY
STAKEHOLDERS

477



METHODS OF
ENGAGEMENT

40+

GUIDING PRINCIPLES & VISION ELEMENTS



OUR CITY. OUR PLAN. OUR FUTURE.

10 PLAN GOALS

- 01 10-MINUTE NEIGHBORHOODS
- 02 NEIGHBORHOOD DIVERSITY & INCLUSION
- 03 HOUSING ACCESS FOR ALL
- 04 TRANSIT- & TRAIL-ORIENTED DEVELOPMENT
- 05 SAFE & EQUITABLE MOBILITY
- 06 HEALTHY, SAFE, & ACTIVE COMMUNITIES
- 07 INTEGRATED NATURAL & BUILT ENVIRONMENTS
- 08 DIVERSE & RESILIENT ECONOMIC OPPORTUNITY
- 09 RETAIN OUR IDENTITY & CHARM
- 10 FISCALLY RESPONSIBLE

01 10-MINUTE NEIGHBORHOODS

All Charlotte households will have access to essential amenities, goods, and services within a 10-minute walk, bike, or transit trip by 2040.



BIG IDEAS

- Develop a robust network of food co-ops, community gardens and neighborhood-based food sharing
- Create a culture of developer-community collaboration through Community Benefit Agreements

02 NEIGHBORHOOD DIVERSITY & INCLUSION

Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units and other small footprint housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.

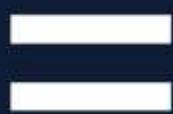


BIG IDEAS

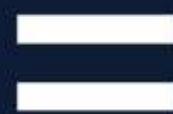
- Allow more housing types in traditional single-family zoning districts to encourage housing diversity everywhere in our community

ELEMENTS OF A 10-MINUTE NEIGHBORHOOD

 **1/4**
MILE



10 MINUTE
WALK



1,100
STEPS

	FRESH, HEALTHY FOOD
	HEALTHCARE SERVICES
	BANKS + CREDIT UNIONS
	ACCESS TO EMPLOYMENT

JOBS + SERVICES

	PUBLIC TRANSPORTATION
	SAFE BICYCLING ROUTES
	WALKABILITY
	GREENWAYS

TRANSPORTATION

	PARKS + PLAYGROUNDS
	PLAZAS + PUBLIC SPACE
	TRAILS
	COMMUNITY GARDENS

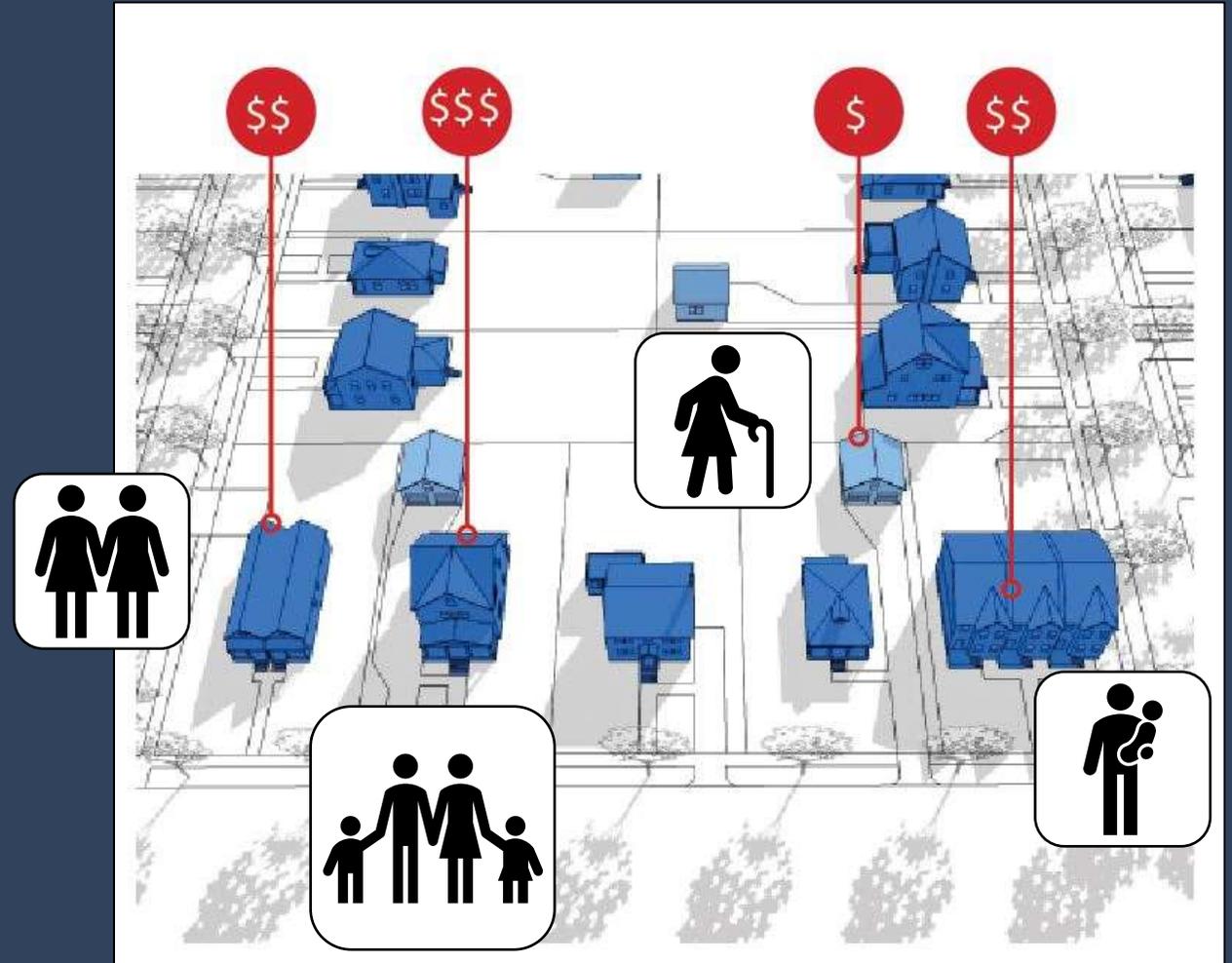
PARKS + OPEN SPACE

	SCHOOLS, ETC.
	LIBRARIES
	SENIOR CENTERS
	COMMUNITY CENTERS

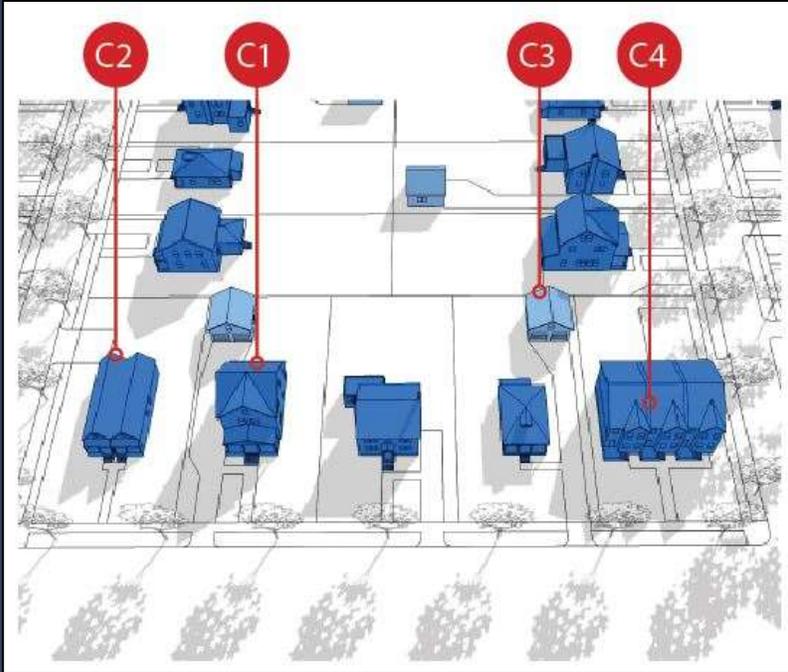
LIVING + LEARNING

WHY HOUSING IS DIVERSITY IMPORTANT?

- Offers a range of building types
- Increases affordable housing options
- Improves inequities
- Creates more inclusive neighborhoods
- Allows residents to stay/age in place



HOW WILL IT WORK?



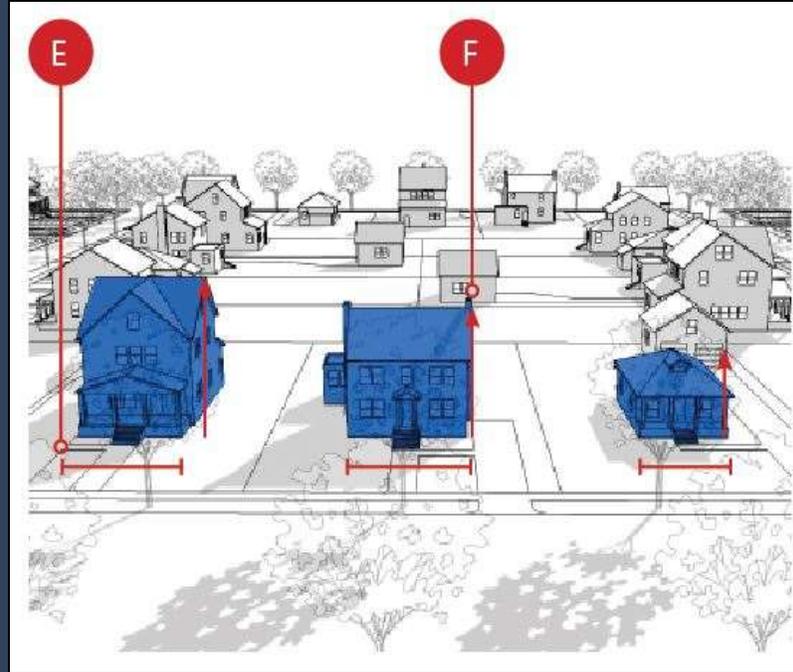
Mix of Building Types

C1: Single Family Detached Building

C2: Duplex

C3: Accessory Dwelling Unit

C4: Quadraplex



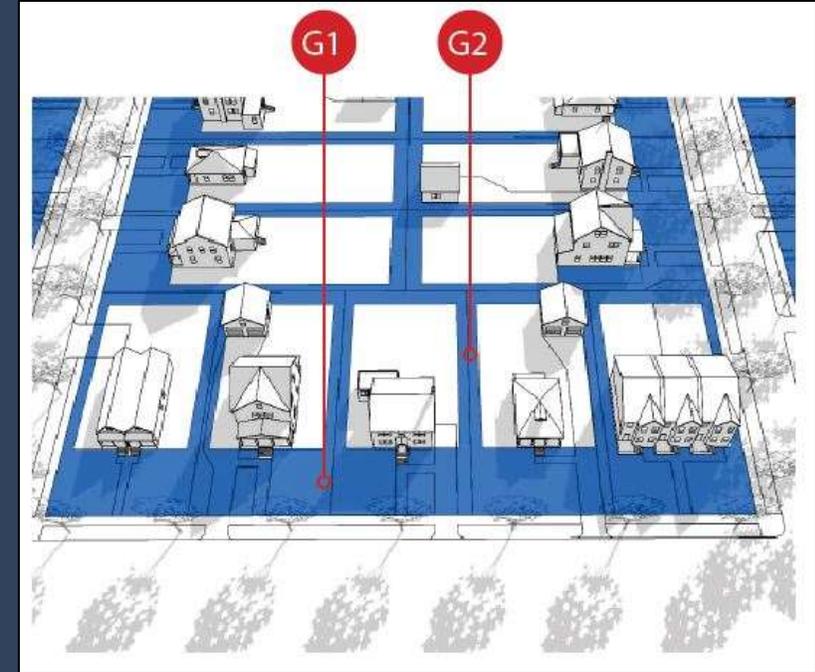
Similar Height & Width for All

Building Types

E: Building Widths

F: Building Heights

*Required single driveways for ADUs, duplexes triplexes or quadraplexes and no parking in the front yards.



Similar Yard Requirements for

All Building Types*

G1: Front Yard

G2: Side Yard

03

HOUSING ACCESS FOR ALL

Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.



BIG IDEAS

- Lead the charge to pass enabling legislation for inclusionary zoning and implement throughout the community
- Create a robust program of restorative justice targeting homeownership, creation and growth of small business, and equity building for the Black community, including strategic application of existing tools (e.g. low interest loans, small business assistance, etc.) and development of new tools (e.g. community land trusts, commercial lease assistance, etc.)

04

TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT (2T-OD)

Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated multi-use pathways or trails.



BIG IDEAS

- Prioritize equitable TOD (E-TOD) along high performance transit and trail corridors

05

SAFE AND EQUITABLE MOBILITY

Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit, bikeways, sidewalks, shared use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services, and the region.



BIG IDEAS

- Set an aggressive mode shift goal that determines how it 1) prioritizes investment in different modes of transportation, 2) allocates limited right-of-way space among different modes of transportation, 3) manages growth and travel demand, 4) sets new policies, and 5) supports equity and affordable transportation choices in all areas of the City

06

HEALTHY, SAFE, AND ACTIVE COMMUNITIES

All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, encouraging neighborhood investment in walking, cycling, and recreation facilities, and providing access to healthy food options and health care services.



BIG IDEAS

- Institute a program for local grassroots shared management or adoption of and programming of public open space, and encourage development of organizations throughout the City to create additional opportunities to engage in active living and help develop healthy neighborhoods

07

INTEGRATED NATURAL AND BUILT ENVIRONMENTS

Charlotte will protect and enhance its water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community.



BIG IDEAS

- Implement the Strategic Energy Action Plan by implementing Resilient Innovation District (RID) programs throughout the City that are responsive to different Place Types and contexts and promote net zero development and carbon neutrality

08 DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.



BIG IDEAS

- Develop Regional Activity Centers in the East and West Middle and Outer Areas with jobs, housing, schools and daycare services

09 RETAIN OUR IDENTITY AND CHARM

Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.



BIG IDEAS

- Protect Naturally Occurring Cultural Districts (NOCDs), especially in underserved neighborhoods, established neighborhood serving commercial areas, and ETODs
- Become a leader in neighborhood-influenced public art installations

10

FISCALLY RESPONSIBLE

Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth.



BIG IDEAS

- Direct at least half of public infrastructure spending over next 20 years to the most vulnerable communities

COUCIL COMMITTEE REFERRALS

- 1 Single-Family Zoning
- 2 Creating Great Neighborhoods
- 3 Community Benefits Agreements + Fiscal/Economic Impact Analysis
- 4 10-Minute Neighborhood Application Options
- 5 Processes to Resolve Conflicting Policies

NEXT STEPS





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Thank You!

