TO: Charlotte City Council
FROM: Mayor Jennifer Roberts
SUBJECT: Special Meeting

Pursuant to Sec. 3.02 of the Charlotte Charter, I have called a special meeting of the Charlotte City Council for Monday October 31 at 12:00 noon in room 267 of the Charlotte Mecklenburg Government Center, 600 E. Fourth St, Charlotte, NC. The purpose of this meeting is to consider Rezoning Petition #2016-056.

cc: Ron Kimble, Interim City Manager
    Bob Hagemann, City Attorney
    Stephanie Kelly, City Clerk
    Corporate Communications
River District
City Council
Follow-up Discussion

Purpose:
Respond to questions raised at zoning hearing

October 31, 2016

Agenda:
1. Petition Overview
2. Community Infrastructure
   - Environment
   - Parks
   - Schools
   - Workforce Housing
   - Fire
   - Police
   - Water & Sewer
   - Transit
   - Transportation & Roads
3. Conceptual Funding Strategy (road infrastructure)
4. Next Steps
   - Rezoning Decision
   - Funding & Memorandum of Agreement
5. Questions & Discussion
Regional Context

- Airport Expansion & Growth - Airport Area Strategic Development Plan
- Dixie Berryhill Strategic Plan
- Regional Access & Transportation
Airport Strategic Plan
(1996)

- Planning for I-485 (complete)
- Future Intermodal Center (complete)
- 3rd Parallel Runway (complete)
- Western Development (Dixie Berryhill Area)
Dixie-Berryhill Strategic Plan (2003)

Vision:
The Dixie-Berryhill area will be a **highly livable, sustainable community**. The land use pattern will be responsive to the opportunities generated by **increased accessibility and visibility**.

Guiding Principles:

- Mixed use communities
- Expanded & higher intensity employment opportunities
- Quality and environmentally sensitive development
Charlotte Douglas International Airport

Catawba River

Proposed Entitlement

Office 8.0 million sf
Retail 500,000 sf
Hotel 1,000 rooms

Residential 4,650 units
- Multi-Family 2,350 units
- MF or Single Family Attached 600 units
- Single Family Detached 1,700 units

Retirement (CCRC) 200 units

Acres: 1,380

River District: Petition Overview
### River District: Petition Overview

<table>
<thead>
<tr>
<th>Phase</th>
<th>Office</th>
<th>Retail</th>
<th>Hotel</th>
<th>Residential</th>
<th>Retirement (CCRC)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1</strong></td>
<td>1.0 million sf</td>
<td>75,000 sf</td>
<td>150 rooms</td>
<td>900 units</td>
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</tr>
<tr>
<td><strong>Phase 2</strong></td>
<td>3.0 million sf</td>
<td>125,000 sf</td>
<td>250 rooms</td>
<td>1,250 units</td>
<td></td>
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<tr>
<td><strong>Phase 3</strong></td>
<td>4.0 million sf</td>
<td>300,000 sf</td>
<td>600 rooms</td>
<td>2,500 units</td>
<td>200 units</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>8.0 million sf</td>
<td>500,000 sf</td>
<td>1,000 rooms</td>
<td>4,650 units</td>
<td>200 units</td>
</tr>
</tbody>
</table>
## Phased Improvements

<table>
<thead>
<tr>
<th>Phase</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Total</th>
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<tbody>
<tr>
<td>Office (sf)</td>
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<tr>
<td>Retail (sf)</td>
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<tr>
<td>Hotel (rooms)</td>
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<tr>
<td>Res. (units)</td>
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</table>
Thoroughfare Network Changes

- West Boulevard Realignment
- Dixie River Road Unchanged
- Garrison Road Realignment
- New Thoroughfare Segments Added
Community Infrastructure

• Provide more detail on what will be needed for police and fire services to serve the residential and non-residential components of the site, and the City’s ability to finance these services.

• How do we align planning, decision-making and implementation by the developer to make this project a success? What decisions need to be made during what timeframe; what is the process for decision making; and what commitments will be made by the developer?

• What kind of best management practices will be used? How does the developer work with the River keeper to minimize the environmental impacts.

• Provide a map showing how the thoroughfares planned in this project compare to the alignments approved in the Dixie-Berryhill Strategic Plan.

• Provide simple language that shows what triggers will occur to allow the developer to move into future phases.

• Provide a business plan for providing light rail to the airport, this project and to Gaston County.

Funding Strategy

• Provide additional information on the public and private investment commitments and when they will occur.

• How will the developer integrate their infrastructure plan with the City’s funding plans for infrastructure improvements?

• What capital improvement projects identified by the community will not be competed as we move forward with this project?
Environment

Department & Agency Review:
Urban Forestry
Charlotte-Mecklenburg Stormwater Services
Mecklenburg County Land Use & Environmental Services Agency (LUESA)

Infrastructure/Policy Issues
- Council Tree Canopy Goal: 50% by 2050
- River District is within Watershed Overlay Districts for Lower Lake Wylie (Critical and Protected)
- Lake Wylie and associated streams and coves are areas in need of special protection and management during and after construction

Proposed Commitment
Rezoning Petition:
Water Quality Protection:
- Baseline & post development water/biological surveys
- Real time monitoring of all 4 coves
- Water quality staff/construction coordinator
- Larger basin sizing
- Enhanced basin treatment
- Expanded stream buffers

Tree Save:
- MUDD area (15% or 102 acres) located in one protected area
- Residential area (10%)

Outstanding Issues:
- Increase Tree Save in residential areas to 15%
Proposed Commitment

Rezoning Petition:
• 20 acres of active recreational park space
• Dedication of Beaver Dam Greenway corridor & incorporation of overland trails along Dixie River Road and West Boulevard Extension
• Provision of public access to the Catawba River and greenway/trail connection to Beaver Dam Greenway

Outstanding Issues:
• Additional 20 acres of active recreational park space
• Define park and greenway dedication/reservation details

Infrastructure/Policy Issues

• 40 acres of active recreational park space (accommodates future Regional Recreational Center)
• Network of Greenways & Overland Trails
• Public access to the Catawba River & greenway/trail connection to Beaver Dam Greenway

Department & Agency Review:
Mecklenburg County Park and Recreation Department

River District: Community Infrastructure
Public Schools

Department & Agency Review:
Charlotte-Mecklenburg Schools (CMS)

Infrastructure/Policy Issues

- Needs in this area relate to elementary and middle school capacity
- New high school in south/southwest Charlotte is planned and funded by CMS

Proposed Commitment

Rezoning Petition

- Reserve 2 school sites (15-25 acres each)
- Located within residential area
- Reserved for a period of 10 years from the mutual agreement of site locations

Memorandum of Understanding

- Purchase price based on 80% of fair market value
Workforce Housing

Department & Agency Review:
Neighborhood & Business Services

Infrastructure/Policy Issues
• City Council Strategic Policy Objective: Create 5,000 workforce and affordable housing units in 3 years

Proposed Commitment
Rezoning Petition:
• Phase 1: 85 units (10%) of first 850 residential units developed
• Additional Phases: 8% (potential of 304 units)
• Subject to approval of tax credit housing grants and/or other public workforce housing funding sources
• Workforce = households earning 80% or less of area median income (AMI)
• Time period: held for not less than 30 years

Outstanding Issues:
• Define/clarify trigger for Phase 2 housing commitment
Fire

Department & Agency Review:
Charlotte-Mecklenburg Fire Department (CMFD)

Infrastructure/Policy Issues
• Provide emergency service within 6-minutes (approx. 2.5 miles) of every residence/business
• Will require a new Engine and Ladder Company

Proposed Commitment
Rezoning Petition
• Reserve a site (3.5 acres) for future Engine/Ladder Company
• Located based on CMFD guidelines to maximize response time
• Reserved for a period of 10 years from the mutual agreement of site location

Memorandum of Understanding
• Purchase price based on 80% of fair market value

River District: Community Infrastructure
Police

Department & Agency Review:
Charlotte-Mecklenburg Police Department (CMPD)

Infrastructure/Policy Issues
• Plan for future Division Offices in high growth areas of the city
• River District is located between the Freedom Division and Steele Creek Division

Proposed Commitment
Rezoning Petition
• Reserve a site (3.5 acres) for future Division Office
• Located based on CMPD guidelines (access, transit, community visibility)
• Reserved for a period of 10 years from the mutual agreement of site location

Memorandum of Understanding
• Purchase price based on 80% of fair market value
Water/Sewer

Infrastructure/Policy Issues
Proposed development (build-out) will require
- 2.4 million gallons/day water treatment
- 1.9 million gallons/day of wastewater treatment
- McAlpine Wastewater Treatment Plant has capacity to serve proposed development

Planned Charlotte Water investment (2017-2021) in the area includes
- Garrison and Dixie River Rd water main extensions (CIP 13W04)
- Beaver Dam Creek trunk sewer line (CIP 05508)
- Little Paw Creek force main and pump station (CIP 13501)

Proposed Commitment
Rezoning Petition
- Developer responsible for the extension of water & sewer lines from existing/future utility connections to serve development as it occurs

City of Charlotte
River District: Community Infrastructure

Department & Agency Review:
Charlotte Water
Transit

Department & Agency Review:
Charlotte Area Transit System (CATS)

Infrastructure/Policy Issues
• Adopted 2030 Transit Corridor System Plan includes the West Corridor that extends to the Airport (streetcar in Wilkinson Blvd.)
• CATS plans to update the West Corridor Plan (2017) to relook at how best to serve the west side and Airport (including new development such as River District)
• CATS is currently preparing a Comprehensive Operations Analysis that will consider how bus routes can be extended to serve future areas of growth such as River District

Proposed Commitment
Memorandum of Understanding
• Developer will work with CATS to plan for a future Community Transit Center
• Developer will provide for locations within dedicated ROW for bus stops

Outstanding Issues
• Commitment in rezoning petition to reserve a site for a future Community Transit Center (including locational criteria and reservation time period)
• Commitment in rezoning petition to provide bus stops and associated pedestrian connectivity
Transportation & Roads

Department & Agency Review:
Charlotte Department of Transportation (CDOT)

Infrastructure/Policy Issues
- Proposed development creates a new mixed use activity center
- CDOT is supportive if the network can be improved to accommodate the increased traffic.
- Existing Entitlement: 46,000 trips/day
- Proposed Entitlement: 120,000 trips/day

Proposed Commitment
Rezoning Petition:
- Entitlement divided into phases with specific roadway commitments
- More thoroughfares added
- Additional interchange capacity
- Implementation of alignment for future Catawba River Crossing

Outstanding Issues
- Finalizing phasing and associated transportation commitments

River District: Community Infrastructure
Questions & Discussion
Community Investment Strategy: (2016)

Goals:

- Facilitate economic development & land use recommendations (Dixie Berryhill Strategic Plan)
- Create the infrastructure to support future development & leverage existing investment (e.g. Intermodal Facility)
- Catalyze & partner with private development willing to voluntarily annex (allowing city investment while expanding the tax base).

FY2017-2021 Funding: ($44.7 Million)

2016 Bonds:

$16.2 million - West Blvd Extension (I-485 to Dixie River Rd.)
<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Community Investment Plan</th>
<th>Regional/Others</th>
<th>Tax Increment Grant (TIG)</th>
<th>Private/Developer</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Boulevard Extension</td>
<td>$16.2</td>
<td></td>
<td></td>
<td></td>
<td>Office 1.0 million sf</td>
</tr>
<tr>
<td>Garrison &amp; Dixie River Road</td>
<td>$33 million</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>Retail 75,000 sf</td>
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<tr>
<td>I-485 Interchange</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>Hotel 150 rooms</td>
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<tr>
<td>Local Road Network</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>Residential 900 units</td>
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</table>

**Phase 2**

<table>
<thead>
<tr>
<th>Phase 2*</th>
<th>Community Investment Plan</th>
<th>Regional/Others</th>
<th>Tax Increment Grant (TIG)</th>
<th>Private/Developer</th>
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<tbody>
<tr>
<td>I-485 Interchange Expansion</td>
<td>$23</td>
<td></td>
<td></td>
<td></td>
<td>Office 3.0 million sf</td>
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<tr>
<td>Garrison &amp; Dixie River Road</td>
<td>$16.8</td>
<td>✓</td>
<td>✓</td>
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<td>Retail 125,000 sf</td>
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<td>East/West Thoroughfares</td>
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<td></td>
<td>✓</td>
<td>Hotel 250 rooms</td>
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<td>Local Road Network</td>
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<td></td>
<td></td>
<td>✓</td>
<td>Residential 1,250 units</td>
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**Total**

<table>
<thead>
<tr>
<th></th>
<th>Community Investment Plan</th>
<th>Regional/Others</th>
<th>Tax Increment Grant (TIG)</th>
<th>Private/Developer</th>
<th>Development</th>
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<tbody>
<tr>
<td></td>
<td><strong>Total</strong> $131 million</td>
<td>$33 million</td>
<td>$23 million</td>
<td>$22 million</td>
<td>Office 4.0 million sf</td>
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<td></td>
<td>(2016)</td>
<td>25%</td>
<td>18%</td>
<td>17%</td>
<td>Retail 200,000 sf</td>
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<td></td>
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<td>Hotel 400 rooms</td>
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<td></td>
<td></td>
<td>Residential 2,150 units</td>
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</tbody>
</table>

*Does not include widening West Blvd. (between I-485 & Billy Graham)
Next Steps

Rezoning Petition

Public Hearing
• Conducted on October 17th

Zoning Committee Review
• Reviewed & deferred recommendation on October 26th

Special Council Meeting
• Follow-up from public hearing on October 31st

Zoning Committee Recommendation
• November 7th

City Council Decision
• November 21st

Funding & Memorandum of Agreement

• On-going City & County Funding/Reimbursement Discussions (2016/2017)

• ED&GC Committee review starting December/January

• Finalize Memorandum of Agreement
Questions & Discussion