

HOW TO USE CAP ASSESSMENTS

The Mobility, Open Space, and Placemaking Assessments identify future improvements or investments needed for areas recommended to evolve into mixed-use Place Types including Neighborhood Centers, Community Activity Centers, Regional Activity Centers, and Innovation Mixed-Use.

These assessments provide consistent data for residents, developers, staff, and officials to reference in future decision-making. They help users understand an area's needs and prioritize improvements that ensure future growth aligns with the community's aspirations.

Who Should Use the Assessments & Why:

RESIDENTS: should use the tables to see which improvements are most pressing for their community's future. With this knowledge, they can advocate for prioritizing those improvements – ensuring each new investment moves the community closer to its future aspiration.

DEVELOPERS: should use the tables to understand which improvements matter most to the community. While no project can address every need, each new project should respond to an identified priority and improve existing conditions—not just enhance elements that already meet city aspirations.

ELECTED & APPOINTED OFFICIALS: should use the tables to evaluate how project proposals align with community needs and priorities. Directing resources toward these identified improvements advances Goal 10 of the Comprehensive Plan: Fiscally Responsible—aligning capital spending with growth and maximizing benefits for residents.

STAFF: should use the tables to identify which improvements matter most to the community when reviewing, designing or prioritizing infrastructure projects. This ensures city efforts remain aligned with Charlotte's vision for the future.

Assessment Components:

TABLE 4: **OPEN SPACE ASPIRATIONS**

MIXED-USE PLACE TYPE	OPEN SPACE ASPIRATIONAL ELEMENTS			
	Access	Diversity		Tree Canopy
		Parks & Greenways	Public Plazas & Courtyards	In Mixed-Use Places, trees are primarily provided by street trees, along pedestrian paths, and onsite.
Neighborhood Center (NC)	**Public open space should be accessible within a 10-minute walk** (roughly half a mile) from any point within a mixed-use place. Public open space may include parks, greenways, recreation facilities, plazas and courtyards, or preservation areas.	**Mixed-Use places should include a moderate diversity of passive and active open spaces.** Passive and active open spaces may include small parks, natural open spaces, greenways, recreation facilities, plazas, patios, and courtyards that may include landscaping. **These places should also have a highly amenitized public realm**, which is defined as the public space between buildings and the street. A high quality amenitized public realm may include wide sidewalks, seating, plantings, shade, and lighting. Community & Regional Activity Centers should also include open spaces that are developed with trails, amenities, facilities, art, or other investments that add to the space's natural benefits.		Tree canopy coverage is 25% - 35%
Community Activity Center (CAC)				Tree canopy coverage is 20% - 30%
Regional Activity Center (RAC)				Tree canopy coverage is 15% - 25%
Innovation Mixed-Use (IMU)				Tree canopy coverage is 35% - 40%

MAP 6: **OPEN SPACE ASSESSMENT**

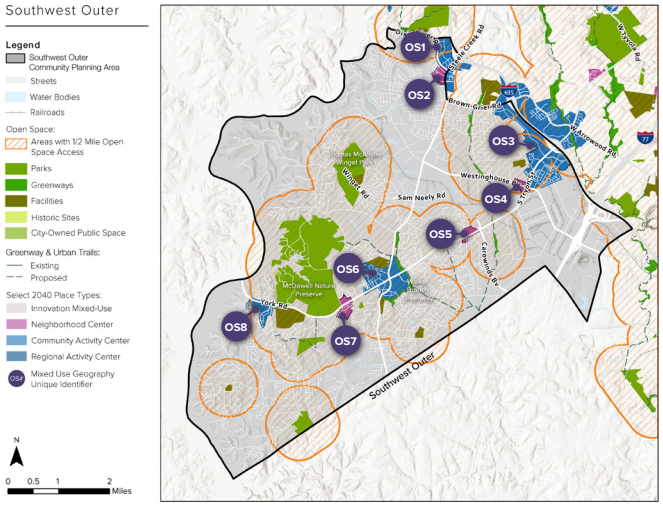


TABLE 5: **OPEN SPACE ASSESSMENT**

MIXED-USE GEOGRAPHY	OPEN SPACE CURRENT/PLANNED ELEMENTS			
	Access	Diversity		Tree Canopy
		Parks & Greenways	Public Plazas & Courtyards*	
OS1) CAC - Charlotte Premium Outlets				
OS2) NC - Berewick Town Center				
OS3) CAC - I-485/Whitehall Park Dr/S Tryon St				

How to Read and Use the Assessments:

The Mobility, Open Space, and Placemaking Assessments focus on areas recommended to evolve into mixed-use Place Types—Neighborhood Centers, Community Activity Centers, Regional Activity Centers, and Innovation Mixed-Use. These areas are expected to experience the most significant change and accommodate much of Charlotte's future growth. Ensuring they realize their Place Type aspirations will benefit both those who live or work in the area and those drawn to it as a destination.

Each assessment includes three components: an aspirational table, a map, and an assessment table. The following process applies to the Mobility, Open Space, and Placemaking assessments.

When reviewing an area recommended to evolve into a mixed-use Place Type, follow these steps:

1. **Review aspirations** – In the assessment you are consulting (Mobility, Open Space, or Placemaking), start by reviewing the Place Type aspirations provided in the aspirational table.

2. **Locate the area** – Use the map included in that assessment to find the area in question, and note its location identifier.

3. **Find the assessment entry** – Use the location identifier to locate the corresponding row in the assessment table.

4. **Read the assessments** – Review how current conditions compare to each aspirational characteristic.

5. **Apply the findings** – Where conditions are "Somewhat Aligned" or "Not Aligned," use this data to guide decisions about which improvements are most needed. Not every investment can address every need, but the assessments provide a consistent reference for discussions among residents, developers, staff, and officials about which improvements should be prioritized.