

September 28, 2021

**OPEN SPACE
STEERING
COMMITTEE
KICK-OFF
MEETING**

A G E N D A

- Purpose and Introductions
- Defining open space
- How do you use open space?
- Planning staff audit
- Research
- Examples
- Next Steps

PURPOSE

- Update the ordinance for better open space chapter within the LDC
- Directive from city council
- Goal: to have heavy community engagement and input

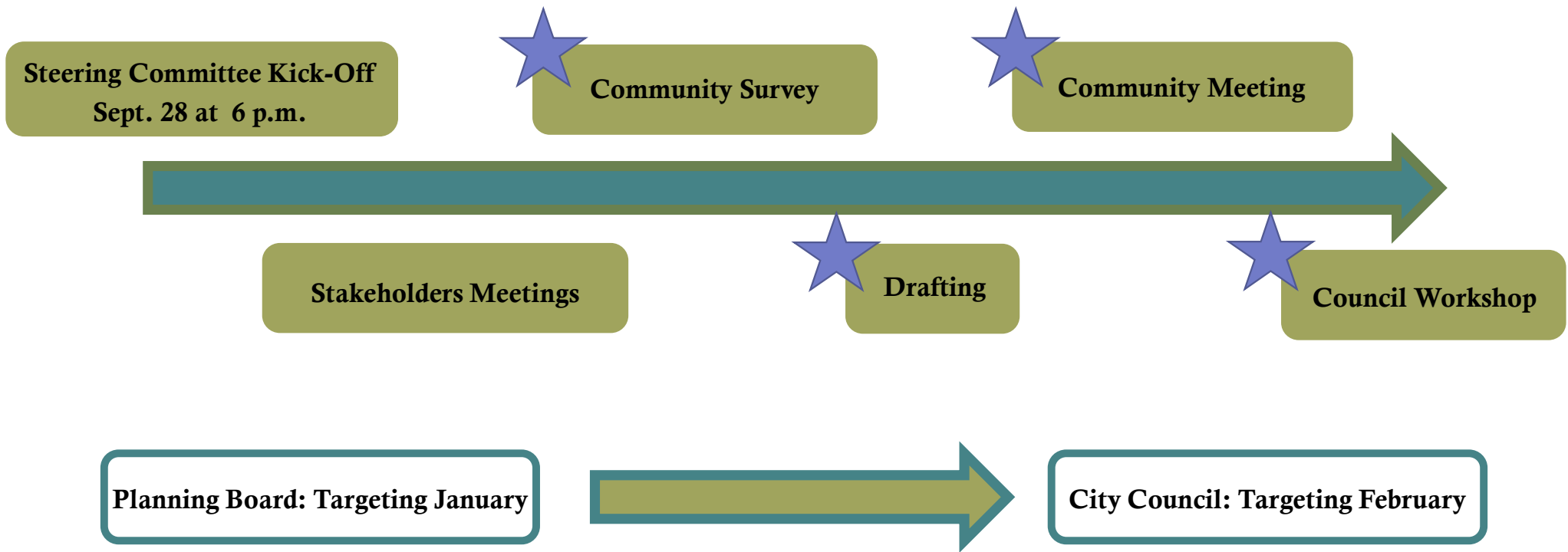


STEERING COMMITTEE INTRODUCTIONS

- 3 planning board members
- 2 parks and rec board members
- 2 environmental sustainability board members
- 1 main street advisory board member
- 2 city council members
- 1 developer

-
- Election of Chair
-

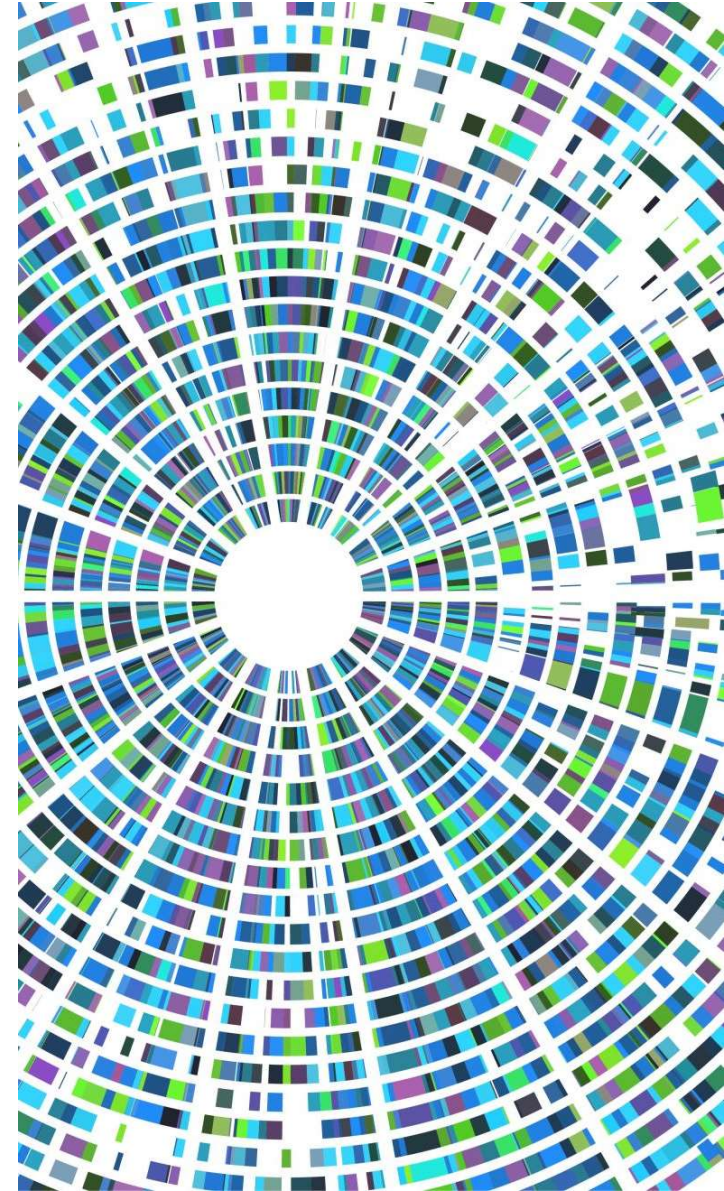
TIMELINE



 **Steering Committee engagement needed**

PUBLIC ENGAGEMENT PLAN

- Community Survey
 - In-Person Survey
 - Surveying park visitors
 - Community Meetings
 - Multiple in person locations throughout the city
 - Virtual meetings
 - City Events – BooFest, Moonlight on Main, etc.
 - Webinar Series
 - Q&A sessions with staff and steering committee members – recorded and posted online
-



**TEXT
AMENDMENT
MAIN GOALS**

Usable open space

Alternative options in the
downtown area

Commercial open space

WHAT IS OPEN SPACE

Usage of centrally located unencumbered land

Not to permit the use of leftover or unusable land

Designed to supplement the human habitat through its use and enjoyment

EXISTING REQUIREMENTS FOR DEDICATION

- Residential developments with more than 8 total units
 - Exemption: Residential development within the Downtown District
- Calculation method: Matrix

OPEN SPACE DEDICATION MATRIX						
		Gross Dwelling Units per Acre				Proximity to Parks
		0-2	2-6	6-10	+10	
Estimated Number of Bedrooms	X	500	520	550	580	Base
		375	390	413	435	Within 1/2 Mile
		250	260	275	290	Adjacent

All figures are in square feet

EXISTING REQUIREMENTS FOR DEDICATION

- Payment-in-Lieu calculation

$$\frac{\text{(Assessed Value of On-Site Property)}}{\text{X ((Yearly Adjusted Inflation Rate) (\# of Years Since Last Revaluation)+1)}} = \text{Payment in Lieu of Open Space Dedication Fee}$$

- Must be planned and improved, accessible and usable by persons living nearby
 - Waterfront development shall provide 50% of the required open space as waterfront parks along its shoreline
-

EXISTING TYPES OF OPEN SPACE

- Open Space Types

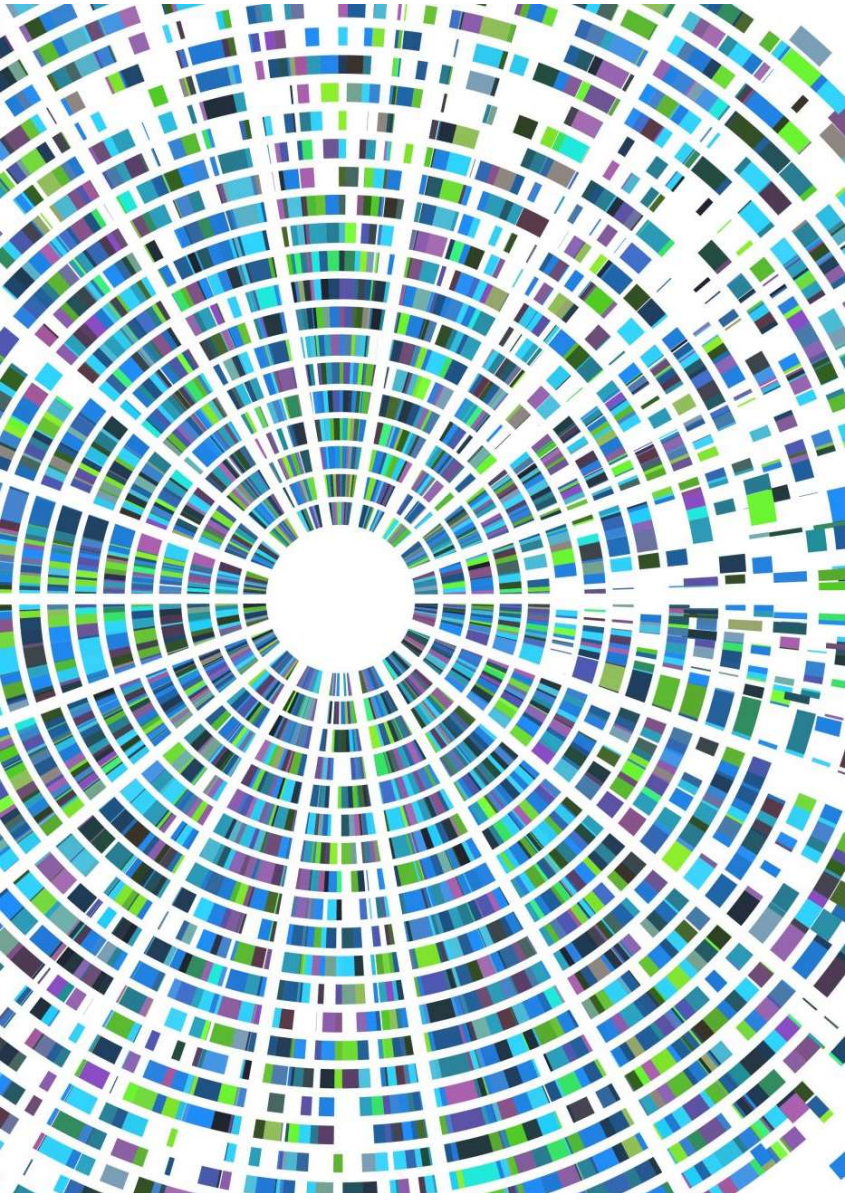
- Playgrounds
- Close
- Attached squares
- Plazas
- Forecourts
- Detached squares
- Greens
- Parks
- Parkways/Greenways

- Public Open Space

- Attached squares (Civic only)
 - Plazas (Civic only)
 - Detached squares (Downtown District or NC-C only)
 - Greens
 - Parks
 - Parkways/Greenways
-

EXISTING TYPES OF OPEN SPACE





ADVANTAGES AND DISADVANTAGES OF OPEN SPACE

- Advantages
 - Environmental aspects
 - Viewshed protection
 - Sense of community
 - Disadvantages
 - Difficult to maintain
 - Burden to HOAs
-



PRE DISCUSSION
POLL EVERYWHERE

POLL EVERYWHERE LOG IN INFORMATION:

POLLEV.COM/BELMONTNC777

OR

TEXT BELMONTNC777 TO 22333

- PollEv link: https://PollEv.com/multiple_choice_polls/9o6M4JeJw0ZavYvo9E14f/respond
-

POLL EVERYWHERE

🌐 When poll is active, respond at PollEv.com/belmontnc777

📱 Text **BELMONTNC777** to **22333** once to join

Do you have open space in your neighborhood?

Yes, and I use it

Yes, but I do not use it

No, and I don't care

No, but I wish I did

POLL EVERYWHERE



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If you answered yes, what type of open space does your neighborhood have? Select up to 3.

- Park
- Dog park
- Greenways/walkways
- Community garden
- Open grassy area
- Playground
- Plaza
- Public art
- Other

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If you answered no, what type of open space do you wish your neighborhood had? Select up to 3.

- Park
- Dog park
- Greenways/walkways
- Community garden
- Open grassy area
- Playground
- Plaza
- Public art

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Do you utilize public open space within Belmont as a whole?

Yes, and I love it

No, and I don't
care

No, but I wish I
did

POLL EVERYWHERE

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What type of open space do you utilize in Belmont? Select up to 3.

- Park
- Dog park
- Greenways/Walkways
- Community Garden
- Playground
- Plaza/Courtyard
- Other

POLL EVERYWHERE

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**What type of open space do you wish Belmont had more of
and/or had at all?**

- Parks
 - Dog parks
 - Greenways/walkways
 - Community gardens
 - Open grassy areas
 - Playgrounds
 - Plazas
 - Public art
 - Other
-

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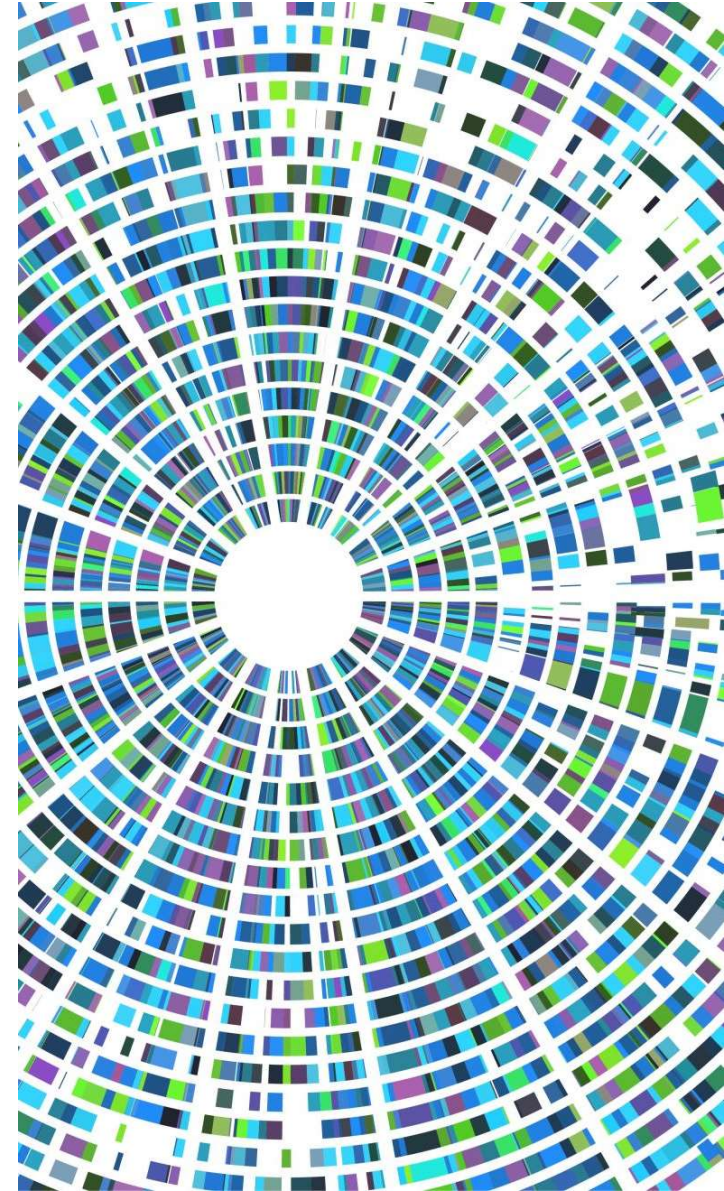
What is the number 1 thing you would change about Belmont's current open space ordinance?



PLANNING STAFF INTERNAL AUDIT

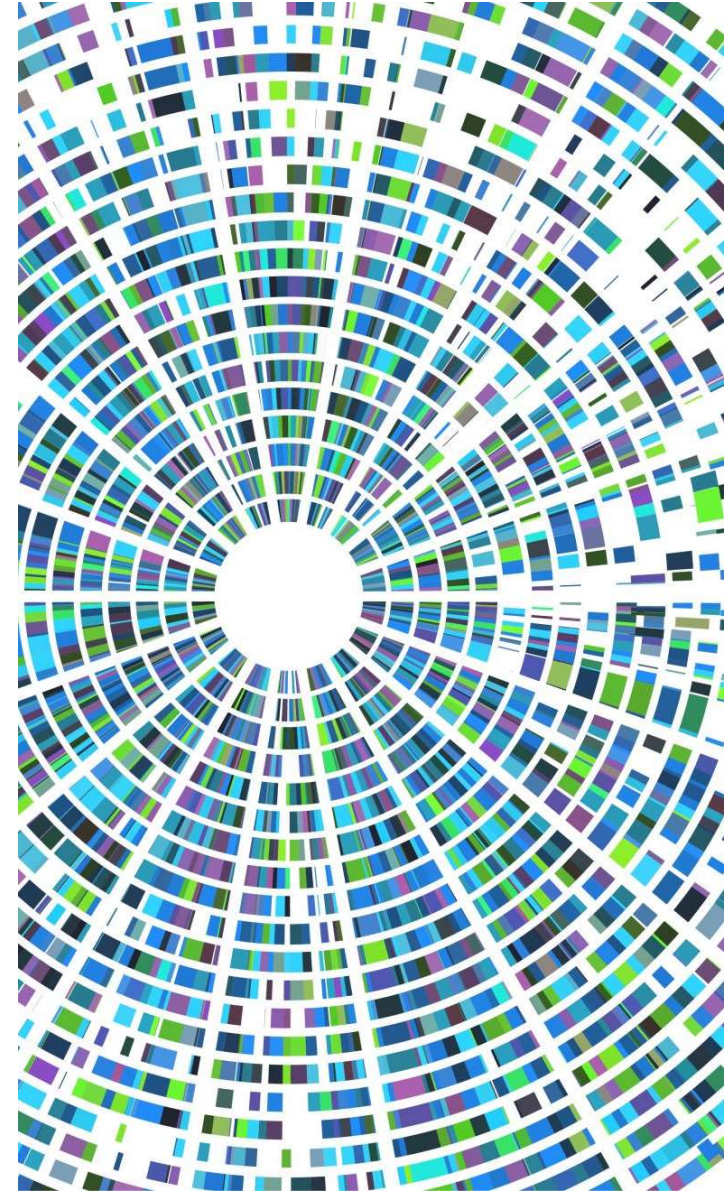
STAFF AUDIT– PROS OF CURRENT CHAPTER

- Waterfront development requirement (7.3.6)
 - Matrix calculation which considers # of bedrooms, DUA, and proximity to parks (7.1)
 - Different options for open space (7.4)
 - Payment in Lieu calculation (7.2)
-



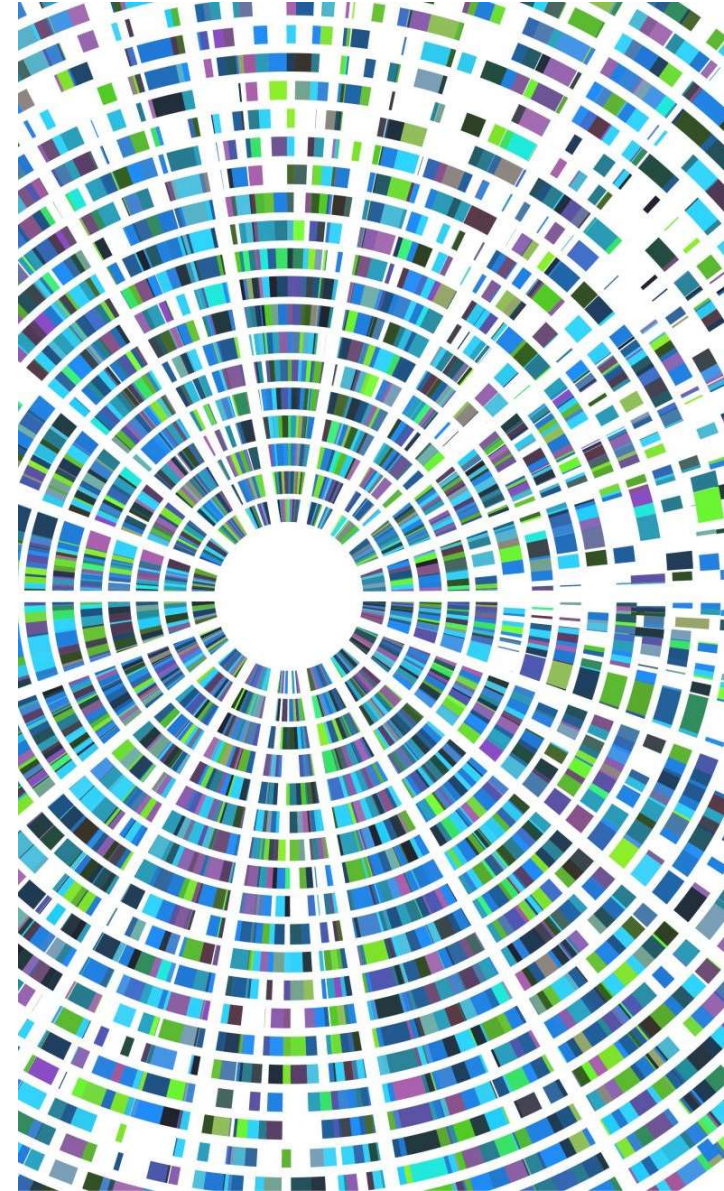
STAFF AUDIT – AREAS NEEDING IMPROVEMENT

- Update matrix regarding proximity to parks – allowing a reduction in space for locations that are not adjacent to parks but closer than ½ mile
 - Better diagrams for types
 - Change threshold count to “8 or more units” to align with MDP requirements
-



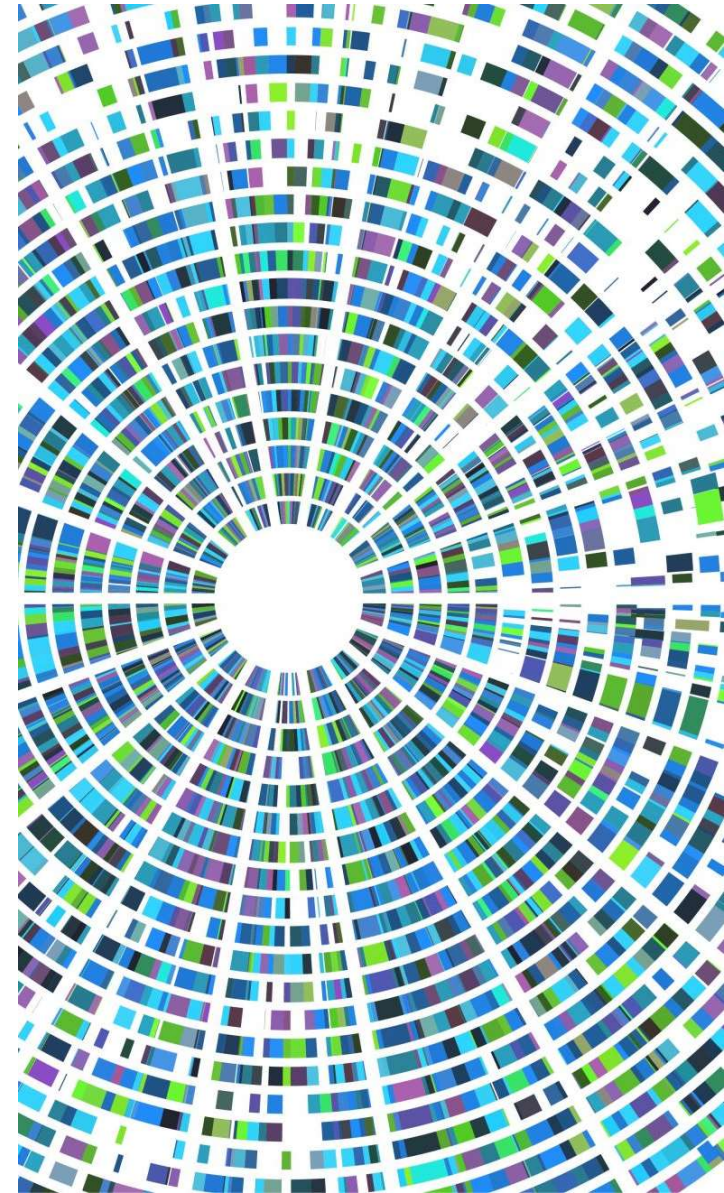
STAFF AUDIT –ADDITIONAL ITEMS NEEDED

- Requirements for non-residential uses
- Incentives for greenway dedication to the city or protecting a viewshed area
- Distinction of built environment and type of open space
 - Ex: urban, suburban, commercial
- Timing of construction/installation of open space



STAFF AUDIT –ADDITIONAL ITEMS NEEDED

- Urban open space forms
 - Ex: patios, rooftop gathering spaces, courtyards, etc.
 - Community garden as an open space type option
 - Add to public open space types
 - Ex: public art (murals, walls, sculptures), conservation overlook areas, etc.
 - Base open space credit on maximum slope or buildable area
-





ORDINANCE RESEARCH

RESEARCH

- Reviewed state law
- Pushed out question open space requirement/ordinances on NCPlan and NCAZO listservs
- Looked at incentives for downtown areas and building greenways/parks for city dedication
- 10 municipalities
 - Gastonia, Davidson, Matthews, Huntersville, Hendersonville, Asheville, Harrisburg, Knightdale, Durham, & Holly Springs

INTERESTING FINDS FROM OTHER ORDINANCES

- Location of open spaces
 - Shall be within $\frac{1}{4}$ mile from any lot upon which a dwelling is intended to be built (measured along the rights-of-way)
 - Option: Exempt subdivision with less than 50 units
 - Shall have at least 50 feet of frontage on at least 1 public street within the subdivision
 - Urban type: at least 95% of the residential units in subdivision are within a 1,300-foot walking distance of usable open space
 - Suburban type: at least 95% of the residential units in subdivisions are within a 2,600-foot walking distance of usable open space
 - If a development is greater than 100 acres, multiple common areas shall be provided

INTERESTING FINDS FROM OTHER ORDINANCES

- Active vs. Passive open spaces
 - Active: any park and recreational facility that is not dependent upon a specific environmental or natural resource, which is developed with recreation and support facilities that can be provided for the user
 - 0.025 acres of active open space per dwelling unit shall be provided
 - Passive: Areas in land and located due to the presence of a particular natural or environmental setting and which may include conservation lands

INTERESTING FINDS FROM OTHER ORDINANCES

- Open Space Tiers
 - Includes urban, suburban, compact, and rural

Types of Recreational Open Space	Maximum Percent by Tier		
	Suburban	Urban	Compact
Property developed for active recreational purposes with fixed improvements (ballfields (e.g., goals, backstops, bleachers, etc.), tennis or basketball courts, golf courses, swim clubs, etc.); all-weather trails; playgrounds	100%	100%	100%
Benches, picnic tables, shelters, gazebos, multi-use fields	30%	30%	30%
Publicly accessible plazas and courtyards	-	100%	100%

*Recreational open space is not required in the rural tier

INTERESTING FINDS FROM OTHER ORDINANCES

- Neighborhood Amenities
 - To count toward open space requirement fulfillment, a resort style pool or equivalent of 2500 square feet would be needed. Also, a clubhouse with a minimum of 1500 square feet could count toward required area.
- Slopes
 - Land that is in the 100-year floodplain, any required SWIM buffers, or slopes greater than 15% shall be dedicated at a greater percentage

SOME FINDS FROM OTHER ORDINANCES

- Stormwater Control measures (SCMs)
 - A max of 50% of the land area occupied by a SCM may be used to satisfy any developed recreational open space requirement with a minimum of 2 of the following amenities:
 - A trail for walking or jogging along the *SCM* a minimum of fifty (50) percent of the linear feet of perimeter length of the *SCM*
 - One (1) bench for every fifty (50) linear feet of perimeter length of the *SCM*
 - A decorative water feature, such as aeration or fountain fixture
 - A fishing dock/pier
 - A minimum of 2 educational signs explaining the functions/benefits of the *SCM*

INTERESTING FINDS FROM OTHER ORDINANCES

- Urban Open Spaces
 - Size: 5 square feet of urban open spaces per 100 square feet of gross floor area
 - Accessible to and visible from the street
 - Trees: 1 tree shall be planted for each 500 square feet
 - Amenity options:
 - Ornamental fountains
 - Stairways
 - Seating
 - Waterfalls
 - Sculptures
 - Trellises
 - Planted bed
-

INTERESTING FINDS FROM OTHER ORDINANCES

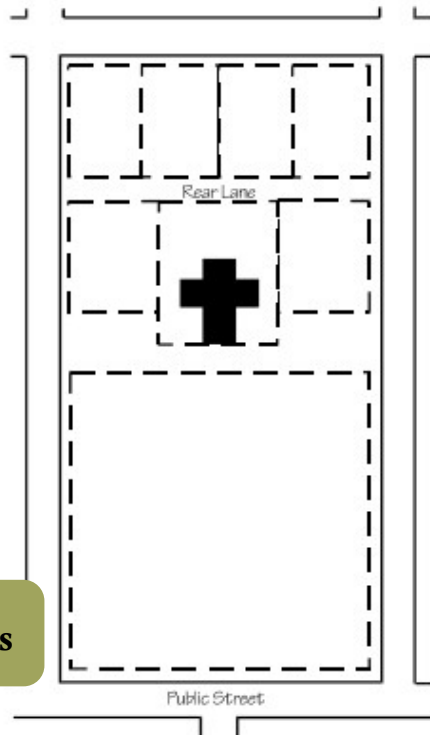
- Dog park
 - Must be enclosed and have the following:
 - Seating with benches
 - Designated waste disposal facility
 - Signage providing applicable rules
 - A plumbed drinking water station
 - A shade area (either a structure or mature trees)

INTERESTING FINDS FROM OTHER ORDINANCES

- Dedication Options
 - Dedicated open space for a public use shall be counted as 1.5 times the actual acreage as an incentive to provide improved public open space
 - As compensation for any open space dedication associated with implementing a greenway master plan, the developer is eligible for a density bonus (

INTERESTING FINDS FROM OTHER ORDINANCES

- Diagram options - PLAZA



Belmont's

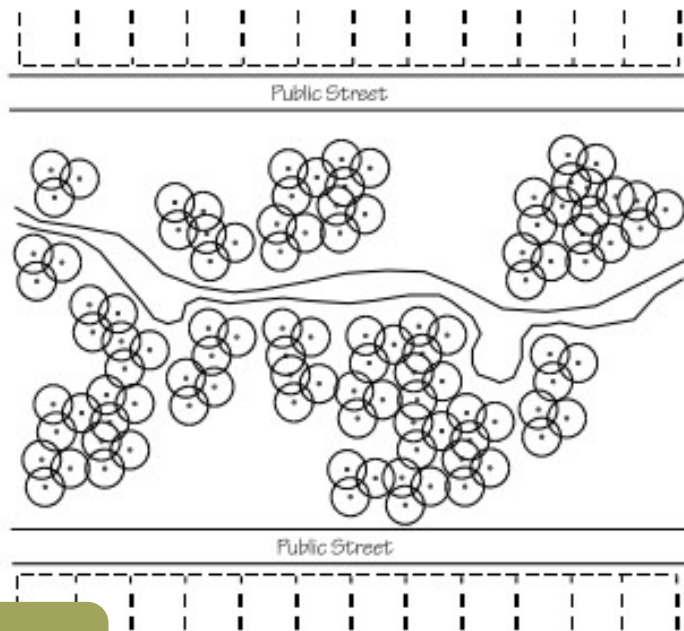


Davidson's

Plaza: Davidson Public Library Book Garden

INTERESTING FINDS FROM OTHER ORDINANCES

- Diagram options – GREENWAYS/PARKWAYS



Belmont's



Greenway: Randall R. Kincaid Greenway



Greenway in the Woodlands neighborhood

Davidson's

Davidson, NC



EXAMPLES

EXAMPLES OF
COMMERCIAL
OPEN SPACES:

COMMUNITY
GARDEN



EXAMPLES OF
COMMERCIAL
OPEN SPACES:
PUBLIC ART



Belmont, NC



Scottsdale, AZ



Spartanburg, SC

EXAMPLES OF
COMMERCIAL
OPEN SPACES:

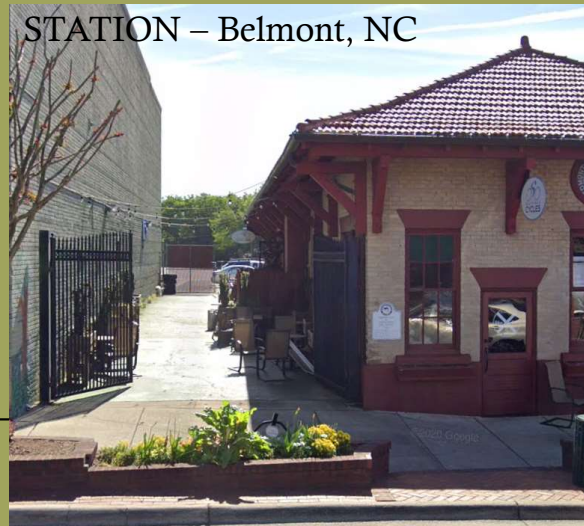
PLAZAS



EXAMPLES OF
COMMERCIAL
OPEN SPACES:
COURTYARDS



Stonecrest at Piper's Glen – Charlotte, NC



STATION – Belmont, NC



Asheville, NC

EXAMPLES OF
COMMERCIAL
OPEN SPACES:

ROOFTOPS



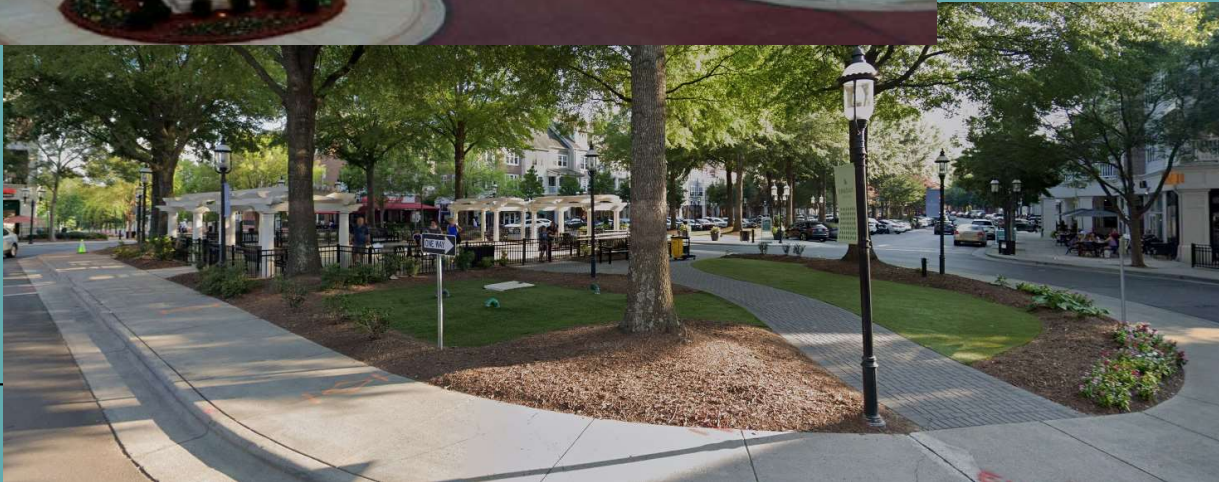
Chapel Hill, NC





COMMERCIAL
CENTERS WITH
OPEN SPACES:

BIRKDALE
VILLAGE
(HUNTERSVILLE, NC)





COMMERCIAL
CENTERS WITH
OPEN SPACES:

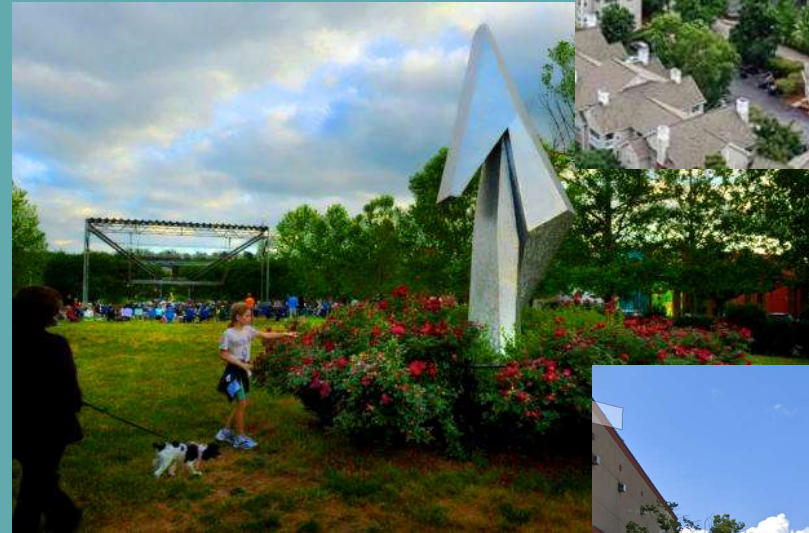
WAVERLY
(CHARLOTTE, NC)





COMMERCIAL
CENTERS WITH
OPEN SPACES:

SOUTHERN
VILLAGE
(CHAPEL HILL, NC)





COMMERCIAL
CENTERS WITH
OPEN SPACES:

PROMENADE ON
PROVIDENCE
(CHARLOTTE, NC)



COMMERCIAL
CENTERS WITH
OPEN SPACES:

BLAKENEY
(CHARLOTTE, NC)



EXAMPLES OF
RESIDENTIAL
OPEN SPACES:
CLOSES



EXAMPLES OF
RESIDENTIAL
OPEN SPACES:

GREENS



Eagle Park - Belmont, NC



Hawthorne - Belmont, NC



Randolph Park - Gastonia, NC

EXAMPLES OF
RESIDENTIAL
OPEN SPACES:
GREENWAYS



South Shore walking trails – Belmont, NC



Seven Oaks Preserve Trail
– Belmont, NC



PUBLIC OPEN SPACE EXAMPLES

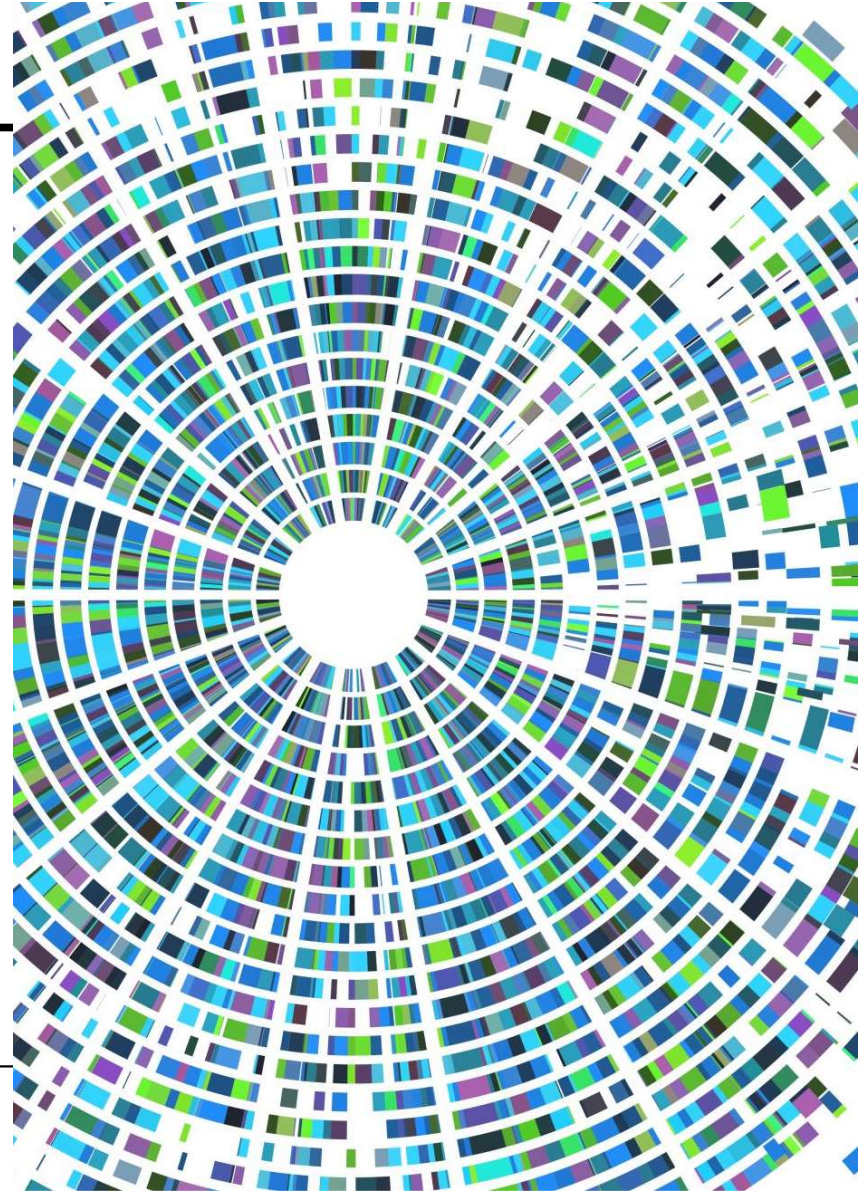
- Parks
- Greenways/Walkways
- Greens
- Detached squares
- Plazas

PRIVATE OPEN SPACE EXAMPLES

- Playgrounds
- Close
- Forecourts
- Greens
- Parks
- Greenways
- Clubhouse



ARE WE MISSING ANYTHING?





POST DISCUSSION
POLL EVERYWHERE

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**Select your top three most important and appealing
commercial open space types.**

Community Garden

Public Art

Plazas

Courtyards

Rooftops

Other

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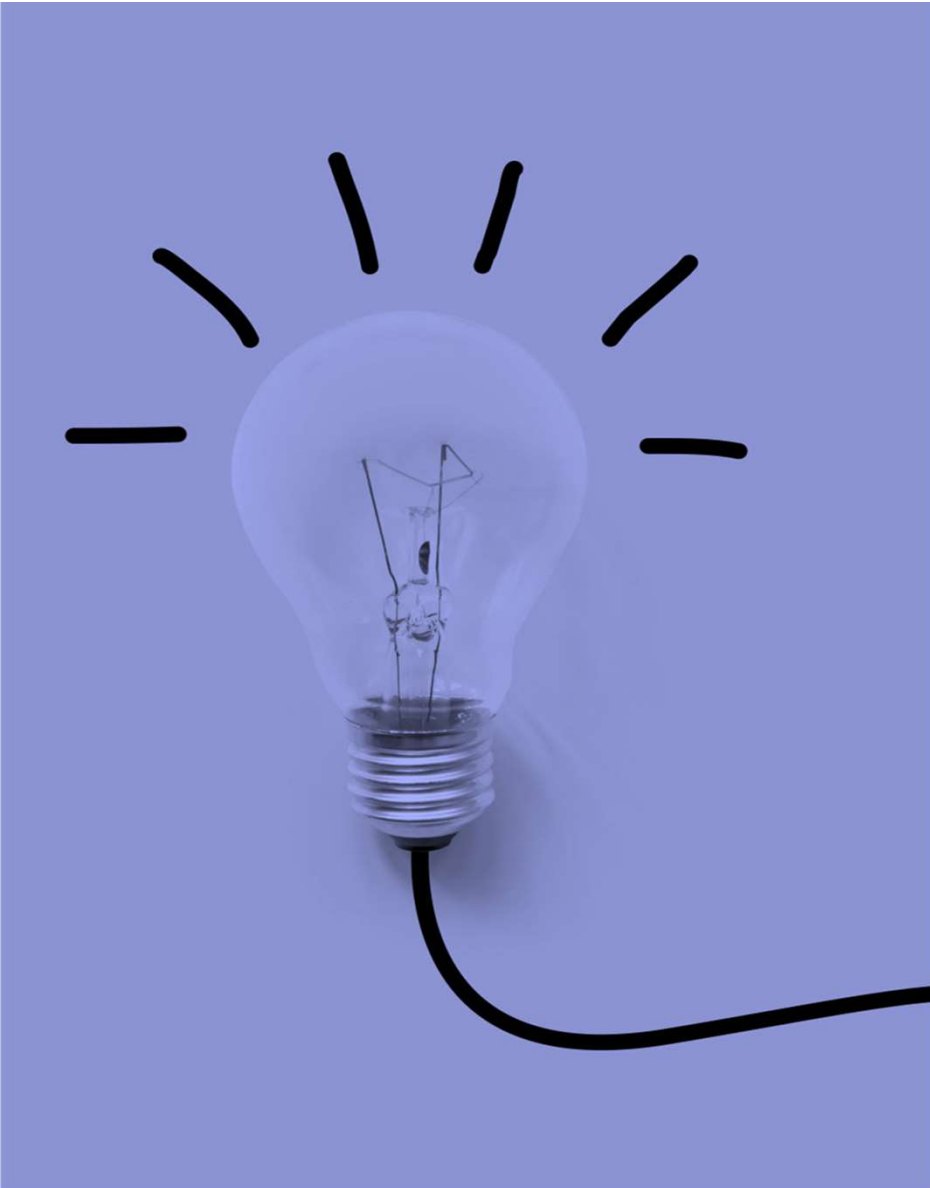
What are your top three most important updates that need to be made to Belmont's open space ordinance?

NEXT STEPS

Community Survey

Stakeholder Meetings

2nd Steering
Committee Meeting



**ANY FURTHER
THOUGHTS/COMMENTS?**
