# Table of Contents

Table of Contents .......................................................................................................................................... 1  
1. Purpose ................................................................................................................................................. 2  
2. Process .................................................................................................................................................. 2  
   2.1. Review of the BARP....................................................................................................................... 2  
   2.2. Community Meetings to Present BARP ........................................................................................ 2  
   2.3. Community Vote on Vision ........................................................................................................... 3  
   2.4. LUC Workshop to Develop Community Update ........................................................................... 3  
   2.5. Community Presentation and Vote .............................................................................................. 3  
   2.6. Intended Use................................................................................................................................. 3  
3. Updated Plan......................................................................................................................................... 4  
   3.1. Corridors of Interest...................................................................................................................... 4  
      3.1.1. Parkwood Avenue (McDowell to Hawthorne) – Neighborhood Connector to BLE (CATS Lynx Blue Line Extension) ................................................................. 5  
      3.1.2. Seigle Avenue (10th to Belmont) – Dense/Mixed-Use Corridor ........................................... 5  
      3.1.3. Belmont Avenue (Seigle to Louise*) – Neighborhood Main Street .................................... 5  
      3.1.4. Belmont Avenue (Seigle to Brevard) – Neighborhood Connector to BLE ...................... 5  
      3.1.5. Otts Street (Seigle to Louise*) – Neighborhood Trade Street ........................................... 6  
      3.1.6. Louise Avenue (10th to Belmont) – Neighborhood Gateway ............................................ 6  
   3.2. Neighborhood Connections .......................................................................................................... 7  
   3.3. Economic Development Nodes ..................................................................................................... 8  
   3.4. Preservation Identification ............................................................................................................. 9  
      3.4.1. Heritage Structures ............................................................................................................... 9  
      3.4.2. Commercial Land Use ........................................................................................................... 9  
   3.5. Major Neighborhood Investments Since 2003 ........................................................................... 10  
      3.5.1. Housing ............................................................................................................................... 10  
      3.5.2. Transportation .................................................................................................................... 10  
      3.5.3. Neighborhood/Economic Development ............................................................................. 10  
4. Consensus ........................................................................................................................................... 11  
   4.1. BARP Goals .................................................................................................................................. 11  
   4.2. BARP Vision ................................................................................................................................. 11  
   4.3. 2016 Community Update ............................................................................................................ 11  
5. Supporting Documentation ................................................................................................................ 12  
   5.1. Community Update...................................................................................................................... 12  
   5.2. BARP Project Recommendations ............................................................................................... 13  
   5.3. Diagrams ..................................................................................................................................... 14
1. Purpose
The Belmont Area Revitalization Plan (BARP), adopted by the Charlotte City Council in May, 2003, is the City’s official Small Area Plan for the Belmont Community. The BARP was developed by a diverse working group including the Charlotte-Mecklenburg Planning Commission, Charlotte-Mecklenburg staff, and local stakeholders (residents, business owners, and community leaders). The BARP provided a detailed inventory of the (then) existing physical, demographic, and market conditions of the Belmont Community as well developed a revitalization plan including recommending specific economic development, housing, and public improvement projects.

Over a decade later, many of the recommendations and projects outlined in the document have been implemented or no longer appropriate given changes in the economic climate within the Belmont Community and the City of Charlotte as a whole. The Belmont Community Association (BCA) led by its Land Use Committee (LUC) determined a need to review the BARP for relevancy and provide recommended updates based on the current conditions of the neighborhood and community. The outcome and recommendations from that process were documented and are represented in this document.

2. Process
The LUC followed a transparent and methodical process to update the BARP that involved an initial review, BCA engagement and consensus, the development of the draft Community Update, and a final presentation to the BCA and vote for use as a guiding document for future land use decisions for the community. BCA members overwhelming supported the Community Update efforts by the LUC throughout the process.

2.1. Review of the BARP
In 2015, the BARP was presented to the BCA at monthly community meetings. Over the course of four consecutive sessions, the LUC presented the Goals and Vision represented in the plan. At each session, the community was invited to review the goals from the plan and vote on the relevance to the community today. At the culmination of the sessions, the community unanimously voted on the Vision as it still applies.

2.2. Community Meetings to Present BARP
The community had the opportunity during these meetings to discuss how the BARP was still relevant and engage in an exercise to identify whether they “agreed” or “disagreed” with the BARP goals.
2.3. Community Vote on Vision
Following the review of the BARP Goals, the community was asked to vote on the BARP Vision and its relevance to the current status of the neighborhood. The community unanimously voted that BARP Vision still applies.

**VISION**

“Belmont will be a family-oriented community, diverse in age, culture and income, that promotes public safety, economic and community development, affordable housing and community pride -- a place to live, work and play.”

—BARP

2.4. LUC Workshop to Develop Community Update
Following the review of the BARP, the LUC prepared the Community Update to respond to the changes and projects implemented since the adoption of the plan in 2003. The Community Update identifies opportunities for targeted reinvestment and redevelopment, while honoring the heritage and character of the neighborhood.

2.5. Community Presentation and Vote
The updated plan was presented to the community in early 2016 and was unanimously voted to adopt it as a guiding document for future land use decisions.

2.6. Intended Use
The intended use of the Community Update is to be a guiding document for the City of Charlotte’s staff and elected officials for future land use decisions.
3. Updated Plan
Looking at the Belmont Community as a whole, the LUC affirmed that the neighborhood should retain a predominately single family character, but recognized that targeted density and mixed uses are critical for cultivating cultural and economic diversity. Systematically, the neighborhood was assessed and the LUC focused planning recommendations for Corridors of Interest, Economic Development Nodes, and Preservation Identification.

3.1. Corridors of Interest
Existing streets/avenues located within the Belmont neighborhood that historically or currently have commercial land uses. Land uses would include mixed-use, commercial, and multi-family residential. A continuous streetscape with elements such as street trees, ample sidewalks, on street parking, pedestrian scale street lighting and public furnishings (benches, waste receptacles, etc.) would be encouraged.
3.1.1. Parkwood Avenue (McDowell to Hawthorne) – *Neighborhood Connector to BLE (CATS Lynx Blue Line Extension)*
- **Existing:**
  - Single family houses
  - Vacant lots
- **Opportunity**
  - Support the repurpose of single family homes for commercial/retail, small-scale/boutique businesses (similar to NoDa mill houses on N. Davidson)
  - In-fill vacant lots with mixed-use, active ground floor retail

3.1.2. Seigle Avenue (10th to Belmont) – *Dense/Mixed-Use Corridor*
- **Existing**
  - Vacant lots
  - Commercial/industrial/institutional
  - Multi-family residential
- **Opportunity**
  - In-fill vacant lots with mixed-use, active ground floor retail
  - Repurpose existing commercial/industrial/institutional structures for neighborhood services/retail uses
  - Gateway marker/monument signage (10th/Seigle)

3.1.3. Belmont Avenue (Seigle to Louise*) – *Neighborhood Main Street*
- **Existing**
  - Vacant lots
  - Vacant commercial/retail structures
  - Single family
  - Multi-family
  - Commercial/industrial/institutional
  - Heritage buildings: Farrar Store, Fatback Queen, Walker’s Grocery
- **Opportunity**
  - In-fill vacant lots with mixed-use, active ground floor retail
  - Repurpose existing commercial/industrial/institutional structures/parcels for neighborhood services/retail uses
  - Repurpose heritage buildings for neighborhood services/retail uses
  - Support the repurpose of single family homes for commercial/retail, small-scale/boutique businesses (similar to NoDa mill houses on N. Davidson)

3.1.4. Belmont Avenue (Seigle to Brevard) – *Neighborhood Connector to BLE*
- **Existing**
  - Vacant lots
  - Little Sugar Creek Greenway
  - Single family
  - Commercial/industrial
- **Opportunity**
  - In-fill vacant lots with mixed-use, active ground floor retail
  - Repurpose existing commercial/industrial structures/parcels for neighborhood services/retail uses
• Support the repurpose of single family homes for commercial/retail, small-scale/boutique businesses (similar to NoDa mill houses on N. Davidson)

3.1.5. Otts Street (Seigle to Louise*) – Neighborhood Trade Street
  • Existing
    • Commercial/industrial/institutional
    • Stormwater channel/creek
    • Heritage buildings (City Equipment Maintenance Light Vehicle Shop, Kellogg Plant)
    • Vacant lots
  • Opportunity
    • In-fill vacant lots with mixed-use, active ground floor retail
    • Repurpose existing commercial/industrial/institutional structures/parcels for neighborhood services/retail/trade uses
    • Repurpose heritage buildings for neighborhood services/retail/trade uses
    • Create greenway along creek/Otts to link to Seigle Point and Alexander Street Park

3.1.6. Louise Avenue (10th to Belmont) – Neighborhood Gateway
  • Existing
    • Single family
    • Industrial/commercial
    • Future multi-family (Hawthorne Mill)
    • Heritage buildings (Kellogg, Hawthorne Mill)
    • Vacant lots
  • Opportunity
    • Potential CATS Lynx Gold Line extension
    • Mixed-use with active ground floor commercial infill on vacant lots and Kellogg parking lots
    • Gateway marker/monument signage (10th/Louise)
3.2. Neighborhood Connections
Opportunities to strengthen connection of vehicular, pedestrian or both forms of circulation from the neighborhood would be encouraged. Opportunities identified for potential connections/street extensions are:

- Otts Street to Hawthorne Lane
- Belmont Avenue to Hawthorne Lane to Clement Avenue (Plaza Midwood)
- 16th Street to Hawthorne Lane
- Little Sugar Creek Greenway extension along Otts Street, from Alexander Street Park to Hawthorne Lane
3.3. Economic Development Nodes
Areas or intersections within the Belmont neighborhood identified as nodes for economic development. Land uses would include mixed-use, commercial, and multi-family residential. Public space such as plazas, parklets and improvements to streetscape would be encouraged.

1. Seigle Avenue & Belmont Avenue
2. Pegram Street & Parkwood Avenue
3. 10th Street & Seigle Avenue
4. Belmont Avenue & Pegram Street/Louise Avenue
5. Louise Avenue & 10th Street
3.4. Preservation Identification
Structures or parcels identified for preservation based on their heritage value to the neighborhood, existing or former commercial use, and/or potential to be repurposed for neighborhood business services.

3.4.1. Heritage Structures

3.4.2. Commercial Land Use
3.5. Major Neighborhood Investments Since 2003

Since the BARP’s adoption in 2003, numerous major investments – primarily affecting housing and transportation – have occurred and several more are currently pending. Many of the publically funded initiatives were either recommended in the BARP or support its goals. While other investments, such as the Blue Line Extension, were not included in the BARP but will provide substantial benefits to the community.

3.5.1. Housing

- Piedmont Court (CHA) – Razed in 2006, later replaced by Seigle Point Apartments
- McAden Park Apartments (CHA) – 60 units, multifamily, affordable apartment project constructed in 2007 on Seigle Avenue
- Seigle Point Apartments (CHA) – 204 units, multifamily, affordable apartment project constructed in 2008 on Seigle Avenue to replace Piedmont Courts
- Vistas @ 707 (CHA) – 190 units, multifamily, affordable apartment project constructed in 2015 at corner of Seigle Avenue and 10th Street
- Allen Street Residences (St Paul Baptist Church) – 100+ units, affordable and/or senior house project to be constructed (planned) on St Paul Baptist Church property

3.5.2. Transportation

- Parkwood Pedestrian Improvements (City) – Improved ADA accessibility and lighting along Parkwood Avenue, constructed in 2008
- Seigle Avenue Streetscape (City) - Provided streetscape improvements along Seigle Avenue, constructed in 2008
- CATS LYNX Blue Line Extension (CATS) – Light rail extension will service Belmont Community at Parkwood Station (Parkwood Avenue and Brevard Street), currently under construction, opens in 2017
- Cross Charlotte Trial (City/County) – Greenway project will extend Little Sugar Creek north of Parkwood Avenue, Cordelia Park phase is under construction.
- Parkwood Avenue Streetscape (City) – Will provide streetscape improvements and multi-use paths along Parkwood Avenue from 13th St to Davidson Street (Planning and Design)
- Parkwood Avenue/The Plaza Road Corridor Study – Will study/identify potential safety improvements along Parkwood Avenue and The Plaza Road (Investigation)
- CATS LYNX Gold Line – Street car project, Phase II will approach Belmont Community with station at Hawthorne Lane and Sunnyside Avenue (2019), Future Phases will service Belmont Community with station at Hawthorne Lane and the Barnhardt Property.

3.5.3. Neighborhood/Economic Development

- Belmont Community Gateways (City) – Created two neighborhood gateways and monuments at the intersection of Parkwood and Davidson and intersection of Parkwood and Hawthorne, constructed in 2011
- Louise 933 (Bradley Construction) – Repurposed the industrial Kellogg Factory into a mixed-use commercial development, opened in 2015.
4. Consensus
Through a series of presentations and votes in late 2015, the BCA overwhelmingly affirmed their support for the Goals and Vision of the BARP (presented below).

4.1. BARP Goals
- LAND USE – Preserve Belmont’s single-family character and develop a mixed use plan to enhance the quality of life
- ECONOMIC DEVELOPMENT — Provide employment opportunities and increase the number of community-oriented services
- HOUSING – Increase and facilitate home ownership, while stabilizing existing housing stock
- HISTORIC & NATURAL RESOURCES – Develop a program of historic documentation AND Create passive & recreational open space
- TRAFFIC & TRANSPORTATION – Create a more pedestrian-friendly community and allow an easier flow of vehicular traffic
- COMMUNITY FACILITIES – Provide facilities and social services that respond to the needs of the community residents
- URBAN DESIGN – Improve the physical and visual appearance of the Belmont area

4.2. BARP Vision
Belmont will be a family-oriented community, diverse in age, culture and income, that promotes public safety, economic and community development, affordable housing and community pride -- a place to live, work and play.

4.3. 2016 Community Update
Moving forward, the Belmont Community will utilize the 2016 Community Update as the guiding document to inform all future land use decisions. The Goals, Vision and ideas represented in the BARP will provide a foundation and the Community Update will supplement as a useful tool for preserving the heritage of the community while accommodating for future growth and development opportunity for the mutual benefit of the Belmont Community and the City of Charlotte.
5. Supporting Documentation

5.1. Community Update
5.2. BARP Project Recommendations

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5.3. Diagrams

1. LAND USE

GOAL
Preserve Belmont’s single-family character and develop a mixed use plan to enhance the quality of life.

ISSUES/OBJECTIVES
- Mixed use development encouraged
- New development maintain existing neighborhood character
- Develop vacant lots
- Balance retail with residential areas
- Identify redevelopment opportunities to enhance economic strength of neighborhood

2. ECONOMIC DEVELOPMENT

GOAL
Provide employment opportunities and increase the number of community oriented services.

ISSUES/OBJECTIVES
- Inadequate retail services for existing residents
- Employment for existing residents/job training
- Disconnection between faith-based institutions and the community
- Create employment opportunities for residents
- Increase retail services

3. HOUSING

GOAL
Increase and facilitate home ownership, while stabilizing existing housing stock

ISSUES/OBJECTIVES
- Increase home ownership
- Ensure quality of new housing, particularly multi-family
- Ensure affordability for new and existing residents
- Maintain character of neighborhood

4. HISTORIC & NATURAL RESOURCES

GOAL
Develop a program of historic documentation

GOAL
Create passive and recreational open space

ISSUES/OBJECTIVES
- More development of recreation in green space
- Consider historic designation of properties in neighborhood
- Lack of developed open space
- More development of recreation in green space

5. TRAFFIC & TRANSPORTATION

GOAL
Create a more pedestrian-friendly community

GOAL
Allow an easier flow of vehicular traffic

ISSUES/OBJECTIVES
- Inadequate pedestrian crossing to Cordelia Park across Parkwood
- More traffic signals at major crossings
- More connecting bus routes to serve the neighborhood
- Median on Parkwood is not pedestrian-friendly
6. COMMUNITY FACILITIES

GOAL
Provide facilities and social services that respond to the needs of community residents

ISSUES/OBJECTIVES
• Police precinct is needed
  AGREE  DISAGREE
• Restructure current use of Belmont Center for use by residents
  AGREE  DISAGREE
• Create programs for youth
  AGREE  DISAGREE
• Create programs for seniors
  AGREE  DISAGREE
• Address needs of homeless
  AGREE  DISAGREE
• Design self-sufficiency programs
  AGREE  DISAGREE

7. URBAN DESIGN

GOAL
Improve the physical and visual appearance of the Belmont area.

ISSUES/OBJECTIVES
• More lighting and more attractive fixtures
  AGREE  DISAGREE
• Eliminate the negative perception of the neighborhood
  AGREE  DISAGREE
• Vacant lots used for illegal dumping
  AGREE  DISAGREE
• Create design guidelines for compatible development
  AGREE  DISAGREE
• Improvements should accentuate the existing character/architecture of the area
  AGREE  DISAGREE
• Consider public safety in the physical design of future improvements
  AGREE  DISAGREE
• Use new/open space as link and catalyst for new development
  AGREE  DISAGREE