



CHARLOTTE.

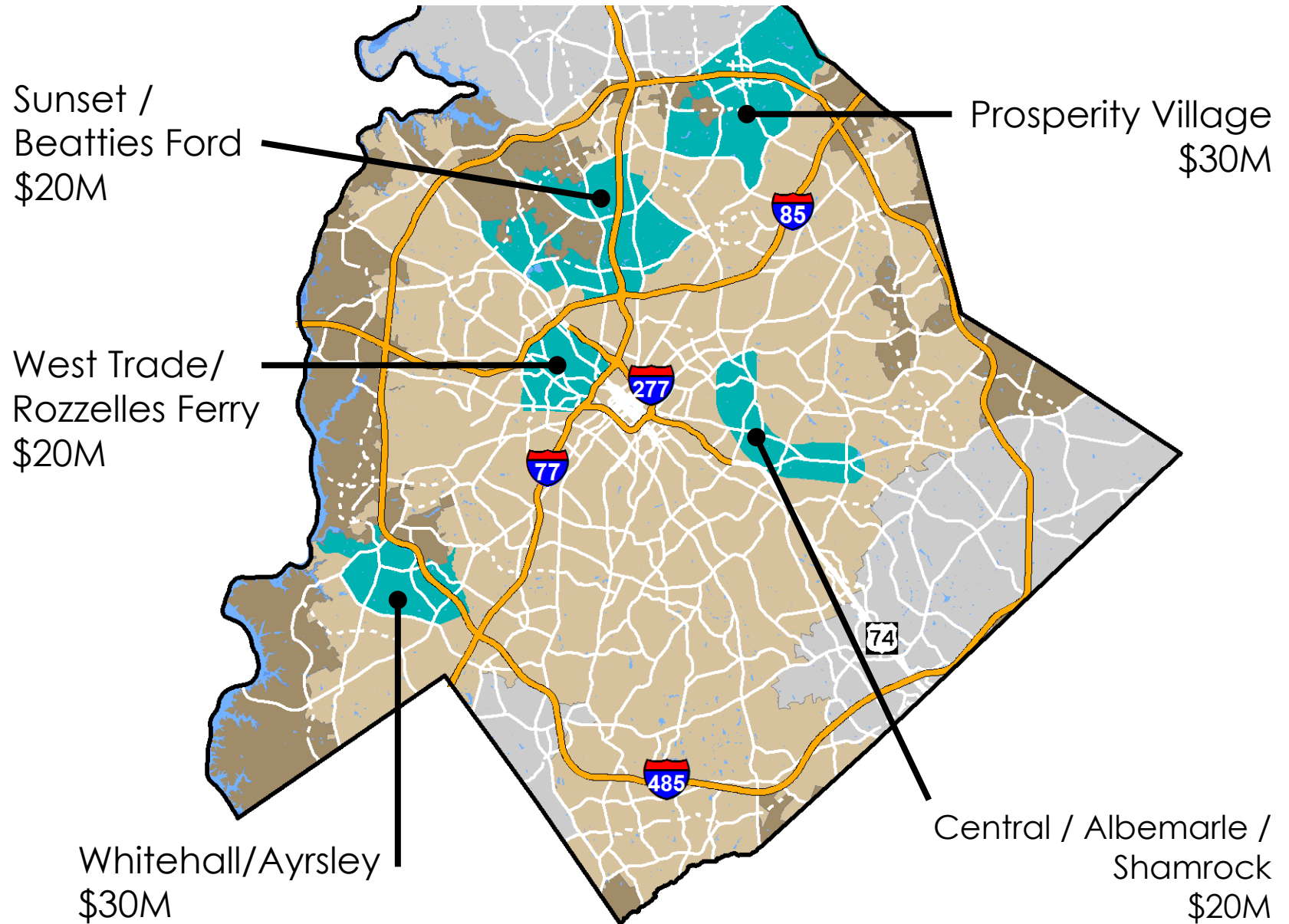


# Comprehensive Neighborhood Improvement Program (CNIP)

## West Trade / Rozzelles Ferry Area

CNIP Projects for Planning, Design & Construction • September 29, 2015

# Citywide CNIP Geographies



# CNIP Goals:

The overall goal of this program is to invest in projects that maximize benefits (and intended impacts) to meet six stated city-wide needs:

**Create Jobs &  
Growth Tax  
Base**

**Leverage  
Public &  
Private  
Investments**

**Enhance  
Public  
Safety**

**Enhance  
Transportation  
Choices &  
Mobility**

**Ensure  
Housing  
Diversity**

**Provide  
Integrated  
Neighborhood  
Improvements**



# Bond Cycles:

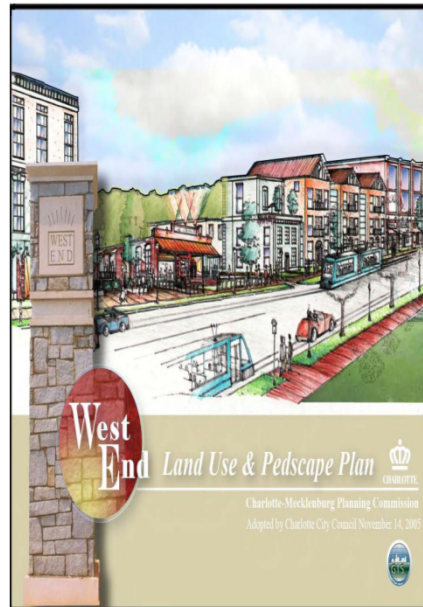
**Projects can begin in all five CNIP areas with current funding schedule.**



# Data Sources:



Over 200  
City Data Points



Adopted Policy,  
Area Plans ,  
Transportation  
and Transit Plans

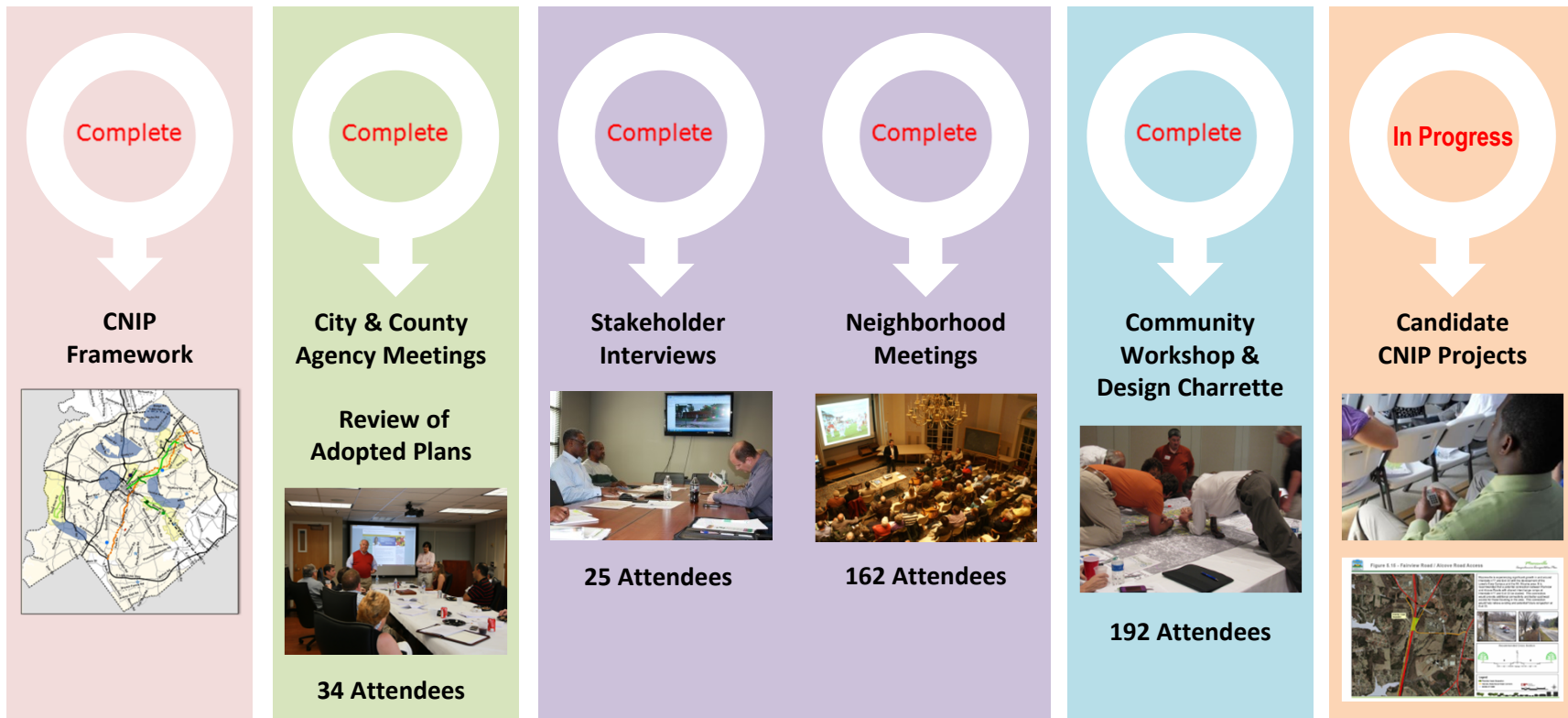
## Market Demand Summary

Market Demand by Land Use 2011-2030		
Category	Quantity	Acres
Retail	444,329 s.f.	41.7
Office	97,547 s.f.	9.0
Rental Residential	1,188 units	46.0
For Sale Attached Residential	612 units	40.8
For Sale Detached Residential	2,322 units	513.5
<b>Total</b>	<b>541,876 s.f.;</b> <b>4,122 units</b>	<b>651.0</b>

Market Studies

# General Partnering Strategy: West Trade / Rozzelles Ferry Area

CNIP Strategy Team / CNIP Coordination Team



Data Inventory & Analysis

# Common Themes:



## Placemaking

Create places for people to shop, recreate, work and enjoy



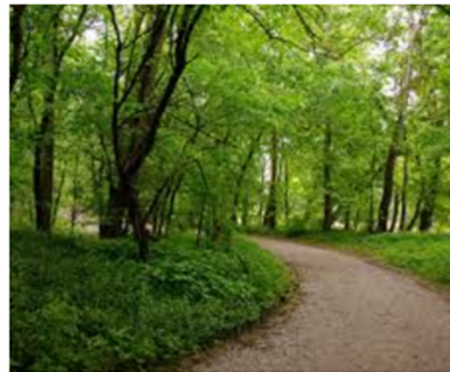
## Better Connectivity

Better functionality for people to get around



## Bike Facilities

Enhanced mobility for cyclists



## Greenways, Trails, Parks

More options for access to places via greenways

Private Partnerships

Public Partnerships

# West Trade / Rozzelles Ferry CNIP

## Staff Team

- Lamar Davis, E&PM
- Alberto Gonzales, Planning
- Debbie Smith, CDOT
- Veronica Wallace, E&PM
- Randy Harris, N&BS

## Lead Consultant Team Members

- Matt Noonkester, Stantec
- Kathleen Rose, Rose & Associates
- Chrystal Joy, Lee Institute





# What We Heard:

Learning Workshop  
March 26, 2015



Three Day Charrette  
April 14-16, 2015

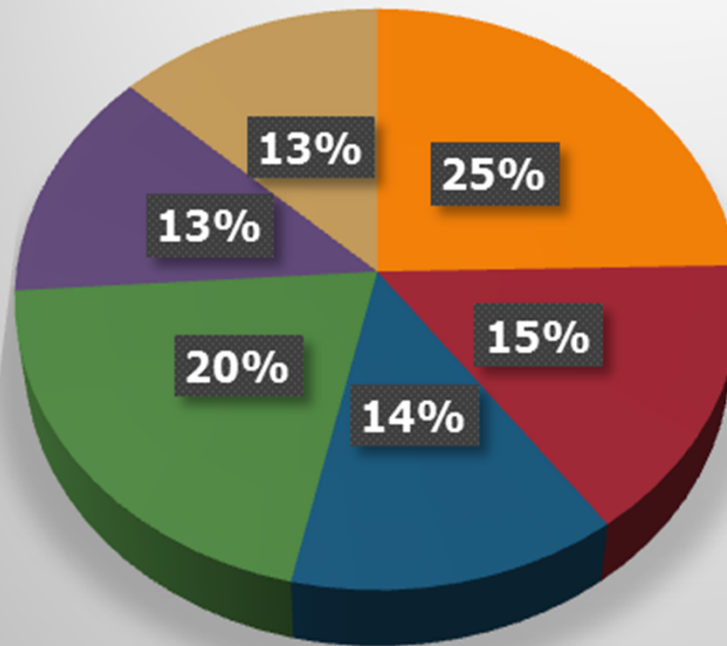


Community Update  
August 6, 2015



\* Over 413 participants engaged  
across 62 sessions

## CNIP Priorities



- Integrate Neighborhood Improvements
- Enhance Transportation and Mobility
- Ensure Housing Diversity
- Leverage Public & Private Investment
- Enhance Public Safety
- Create Jobs

# Stakeholder Meetings:



## Large Land Owners Interviewed

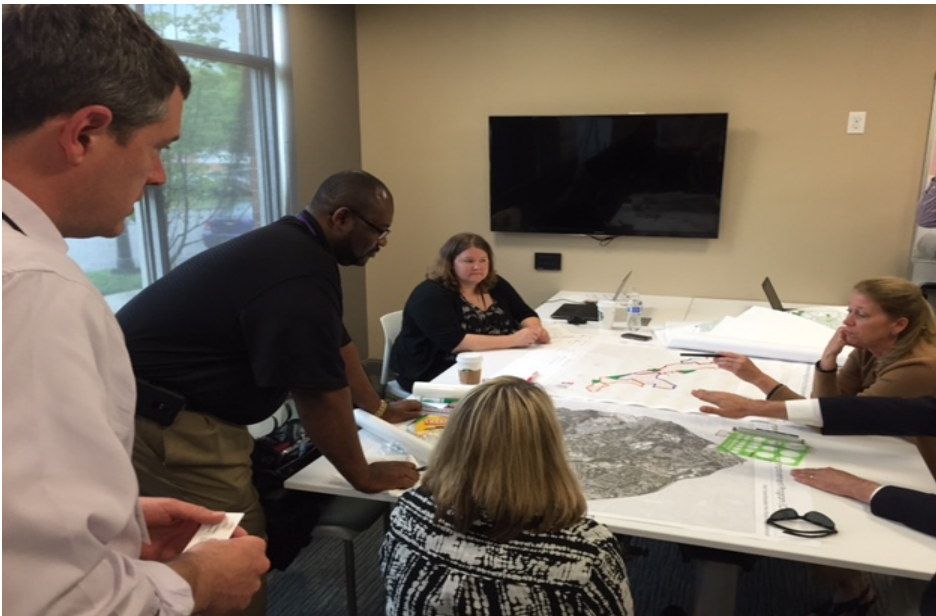
<b>Johnson C. Smith University</b>	<b>MPV Properties</b>
<b>Goodwill Industries</b>	<b>Five Points Realty</b>
<b>Argos Real Estate Advisors</b>	<b>Legacy CRE</b>
<b>Griffin Brothers Development</b>	<b>Beatties Ford Road Task Force</b>
<b>The Drakeford Company</b>	<b>Central Piedmont Community College</b>
<b>Neighboring Concepts</b>	<b>Mecklenburg County</b>

## Neighborhoods Engaged

<b>Historic West End Neighborhood Association</b>	<b>Wesley Heights</b>
<b>Historic West End Partners</b>	<b>Biddleville-Smallwood</b>
<b>Historic Camp Greene</b>	<b>Eleanore Heights</b>
<b>Greater Enderly Park</b>	<b>Seversville</b>
<b>Lakewood</b>	



# Three-Day Charrette:



# What We Learned:

**Reinvigorate Beatties Ford Road Retail**

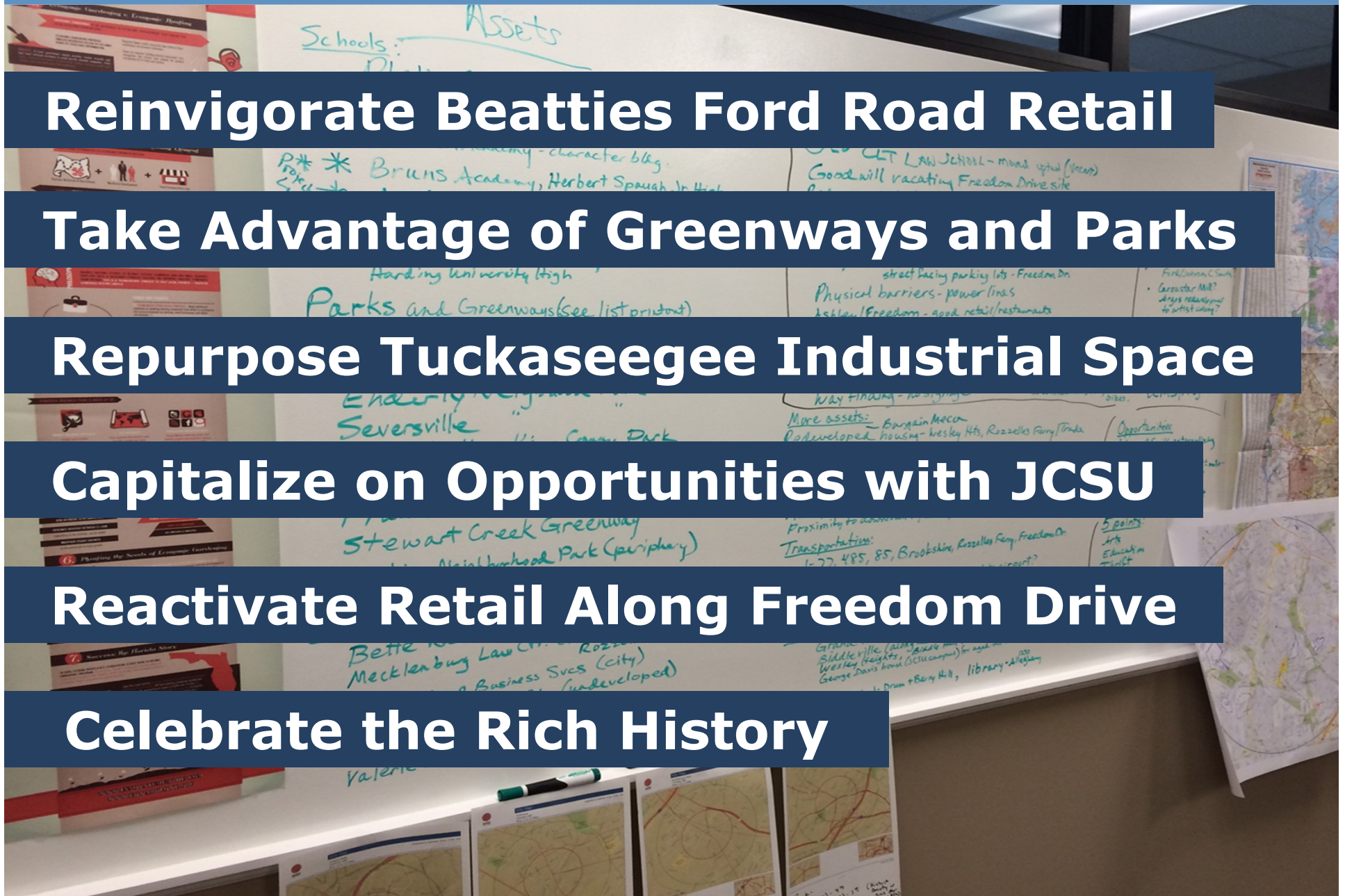
**Take Advantage of Greenways and Parks**

**Repurpose Tuckaseegee Industrial Space**

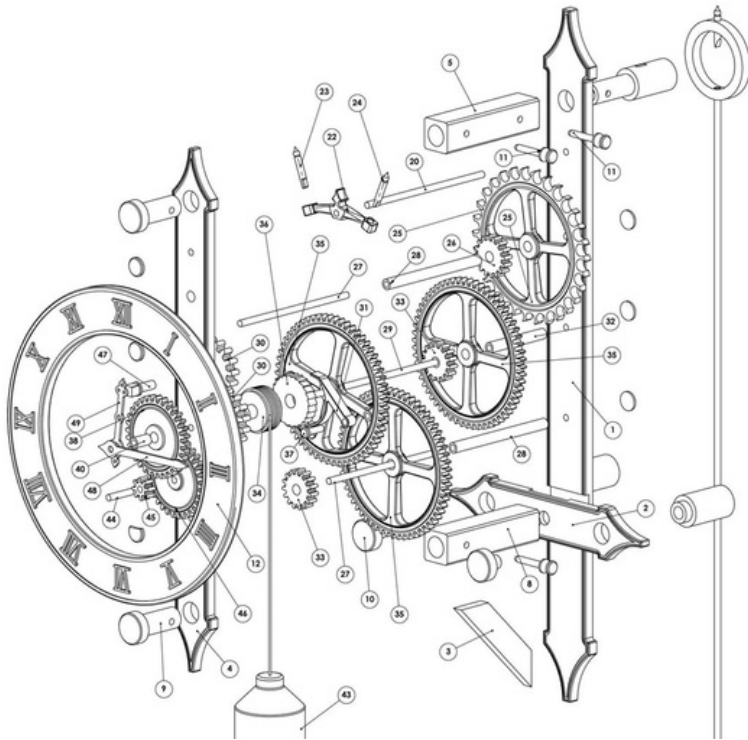
**Capitalize on Opportunities with JCSU**

**Reactivate Retail Along Freedom Drive**

**Celebrate the Rich History**

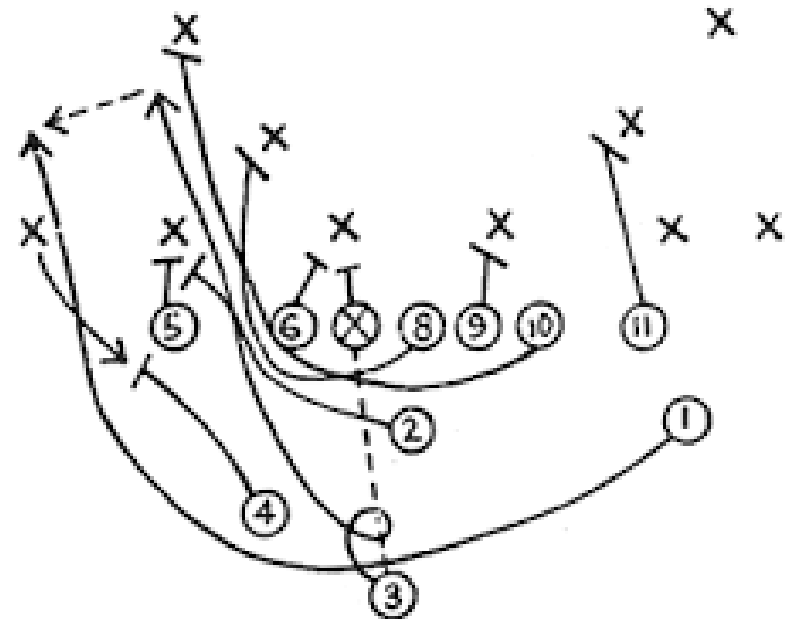


# CNIP Summary Document — “The Playbook”



Blueprint Approach

A specific plan or design that serves as a guide for making something else.



DIAG. 37

Playbook Approach

A book of different plays that are used by a team in response to changing conditions.

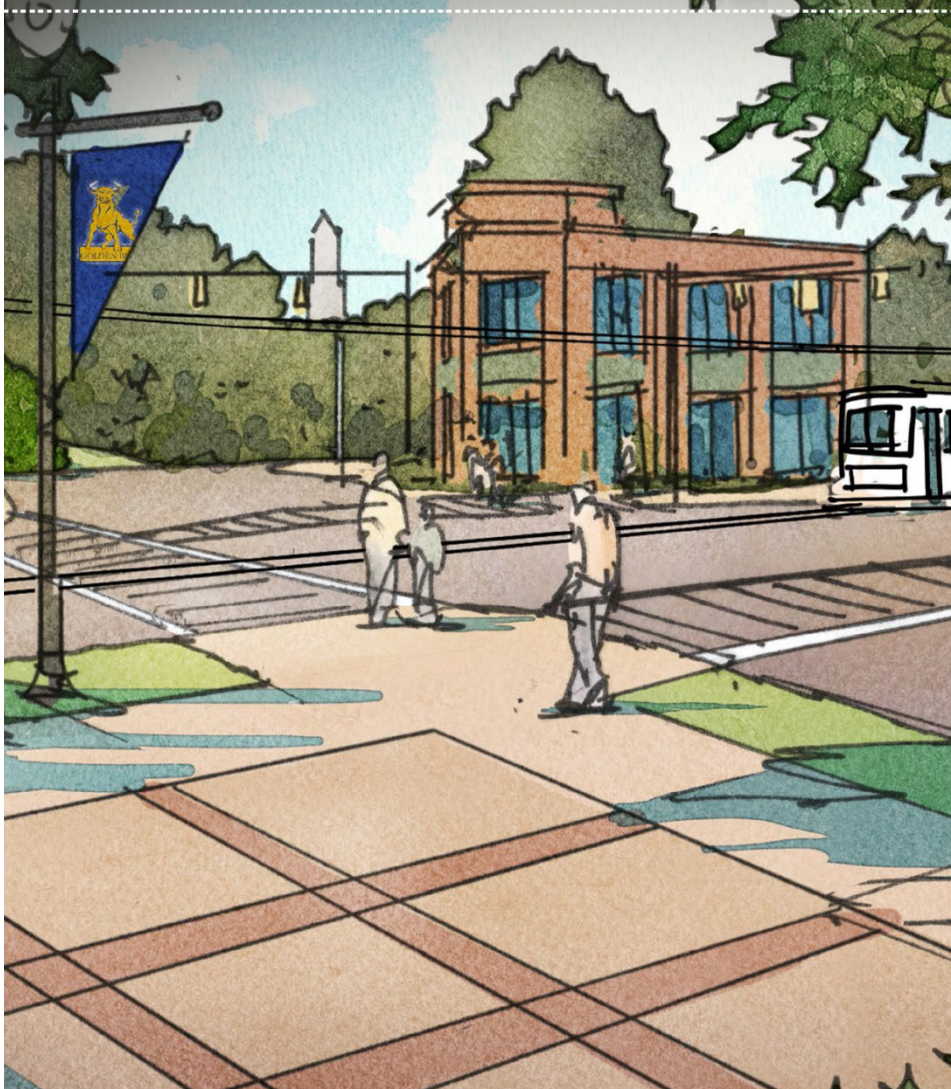
WEST TRADE / ROZZELLES FERRY

# CNIP

inside this document

A SPOTLIGHT ON WEST TRADE/ROZZELLES FERRY  
 STRATEGIES FOR WEST TRADE/ROZZELLES FERRY  
 THE PROJECT LOOKBOOK 46

ALSO:  
 THE CNIP ESSENTIALS / PUBLIC OUTREACH SUMMARY  
 MARKET STUDY / OTHER PROJECTS TO SUPPORT



## WE CAN CELEBRATE HERITAGE AND CULTURE

Connecting the arts, cultural and entertainment assets and opportunities will create a destination and place for inviting visitors. These might include a Black History & Heritage Trail from West Trade to Rozzelles Ferry and Tuckasegee, and

## WE CAN ACHIEVE GREAT THINGS TOGETHER

The most productive way to encourage private investment is to reduce risk. There is a good deal of existing infrastructure within the study area. However, consideration should be given to providing a comprehensive package of existing tools and/or

## project lookbook

### West Fourth Street Extension Road Diet / Complete Street

The City of Charlotte is implementing a long-term vision for the West Fourth Street / Tuckasegee Road Corridor to safely and efficiently move bicycles, pedestrians, and transit riders between Uptown and Interstate 85 (eventually extending west to Interstate 485 via Tuckasegee Road). Improvements in the corridor implement both road diet and complete street concepts, reducing the number of travel lanes from four to two (including center landscaped medians, left turn lanes, bicycle lanes, outside planting strips, and wider sidewalks to encourage non-motorized

travel. When complete, the corridor will provide a direct connection for residents in Wesley Heights, Bryant Park and Enderly Park to access destinations in Uptown via alternate modes of travel. West Fourth Street Extension, between Interstate 77, South Summit Avenue and Tuckasegee Road / Wesley Heights Way, is the last section of the nearly three-mile corridor to be converted into a two-lane, traffic-calmed facility with bicycle lanes. Design plans were nearly

complete several years ago, and construction was planned as part of the West Fourth Street / Johnson and Wales Way Pedestrian and Traffic Safety Improvement Project. Unfortunately, construction was delayed because of CNIP funding shortfalls. The project continues to have full support from the Wesley Heights Neighborhood Association.

#### Implementation horizon

**Short-Term (1-4 years)**— design plans for the corridor are nearly complete from a previous project. Right-of-way acquisition and construction could begin quickly with CNIP funding.

#### Project budget

**\$2,500,000** Project costs will be refined during full design and real estate acquisition, and construction cost estimates phase of the process.

#### Key project stakeholders

- Charlotte Department of Transportation
- Engineering & Property Management Department
- The Charlotte-Mecklenburg Planning Department
- Wesley Heights Neighborhood Association
- Private Land Owners

#### Project history

The City of Charlotte has worked many years to convert the entire three-mile corridor, extending from Uptown to Interstate 85, to a two-lane, traffic-calmed facility, including the Tuckasegee Street Streetscape Project, West Fourth Street / Johnson and Wales Way Pedestrian and Traffic Safety Improvement Project, and the COOT Road Resurfacing Program. Design plans for the section between Interstate 77 / South Summit Avenue and Tuckasegee Road / Wesley Heights Way were nearly complete several years ago, but construction was delayed because of CNIP funding shortfalls.

#### STRATEGIES

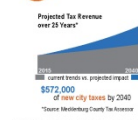
- STRATEGIC PROJECT SELECTION
- MAXIMIZE LOCAL INVESTMENT
- LEVERAGE STATE AND FEDERAL FUNDS

## CNIP



The illustration above is intended as an example of the type of project identified during the CNIP planning process. The illustration is illustrative and is not intended to be used as a representation of any specific project.

#### Leveraged dollar investment potential



The amount of tax revenue and the timing of the projected revenue is based on the assumption that the project is completed by 2020. The amount of tax revenue is based on the assumption that the project is completed by 2020. The amount of tax revenue is based on the assumption that the project is completed by 2020.

#### Key development markets

Single-family detached homes, townhomes, and apartments are present along West Fourth Street Extension. Access to nearby off-home sites is provided from side streets. It is unlikely these properties would redevelop with new uses or increase significantly in size because of the project, especially since the corridor runs through a historic district. Renovation of nearby, existing homes motivated by public investment in the corridor could increase property values and resulting in some additional ad valorem tax revenues.

#### Next steps

Review and refine design plans for the corridor. Finalize cost estimates, begin real estate acquisition, and select a construction company to complete the project.

RECOMMENDED CNIP PROJECTS FOR FUNDING

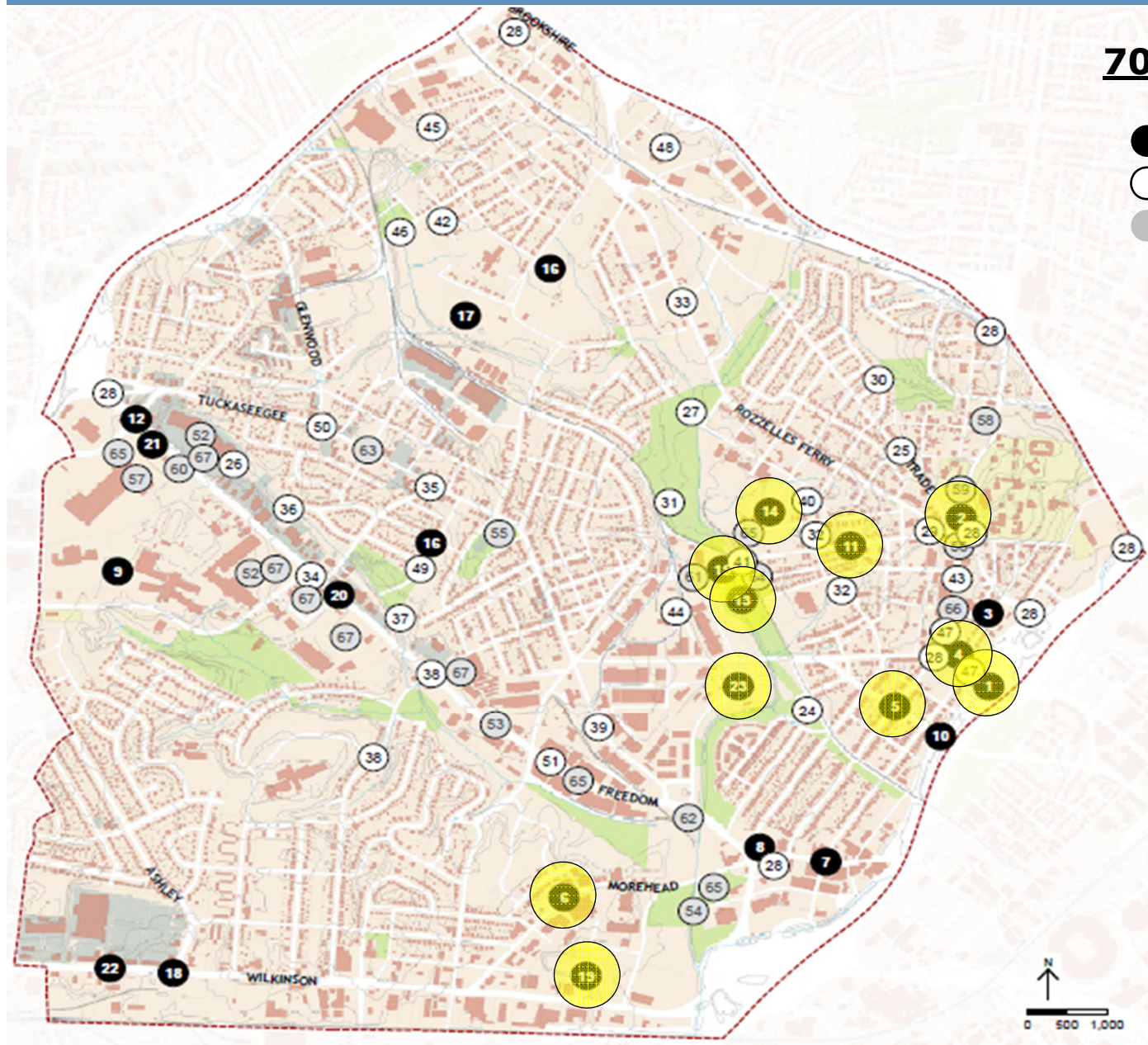
# Project Identification:

## Highlighted Projects Based on CNIP Goals & Neighborhood Criteria

23

- **West Trade Gateway / I-77 Underpass Enhancement**
- Revitalization of Tarlton Hills / Biddleville
- **Realignment of Frazier Avenue**
- West Morehead Street Median Improvements
- West Morehead Street at Freedom Drive Intersection
- Greenway Connection, Valerie C. Woodard Center to Camp Greene Park
- West Fourth Street / I-77 Underpass Enhancement
- **State Street Pedestrian Improvements**
- **West Morehead Street Multimodal Improvements**
- Freedom Drive / Ashley Road Intersection Improvements
- **Stewart Creek Greenway, Bryant Park to Camp Greene to MLK Park**
- **Turner Avenue Streetscape, Rozzelles Ferry Road to State Street**
- **State Street / Stewart Creek Trail Crossing Improvements**
- **Five Points Public Realm**
- Powerline Trail
- Carolina Thread Trail Extension, I-77 to I-85
- Ashley Road / Wilkinson Boulevard Intersection Improvements
- **Unlock New Employment Center (Julian Price Extension, Morton Street Extension & Arty Avenue Extension)**
- **West Fourth Street Extension Road Diet / Complete Street**
- Freedom Drive Complete Street Improvements
- Valerie Woodard Center Buss Transfer Station
- Wilkinson Boulevard Pedestrian Crossing Improvements (at Wal-Mart)
- **Wesley Village Road Extension**

# Project Identification:



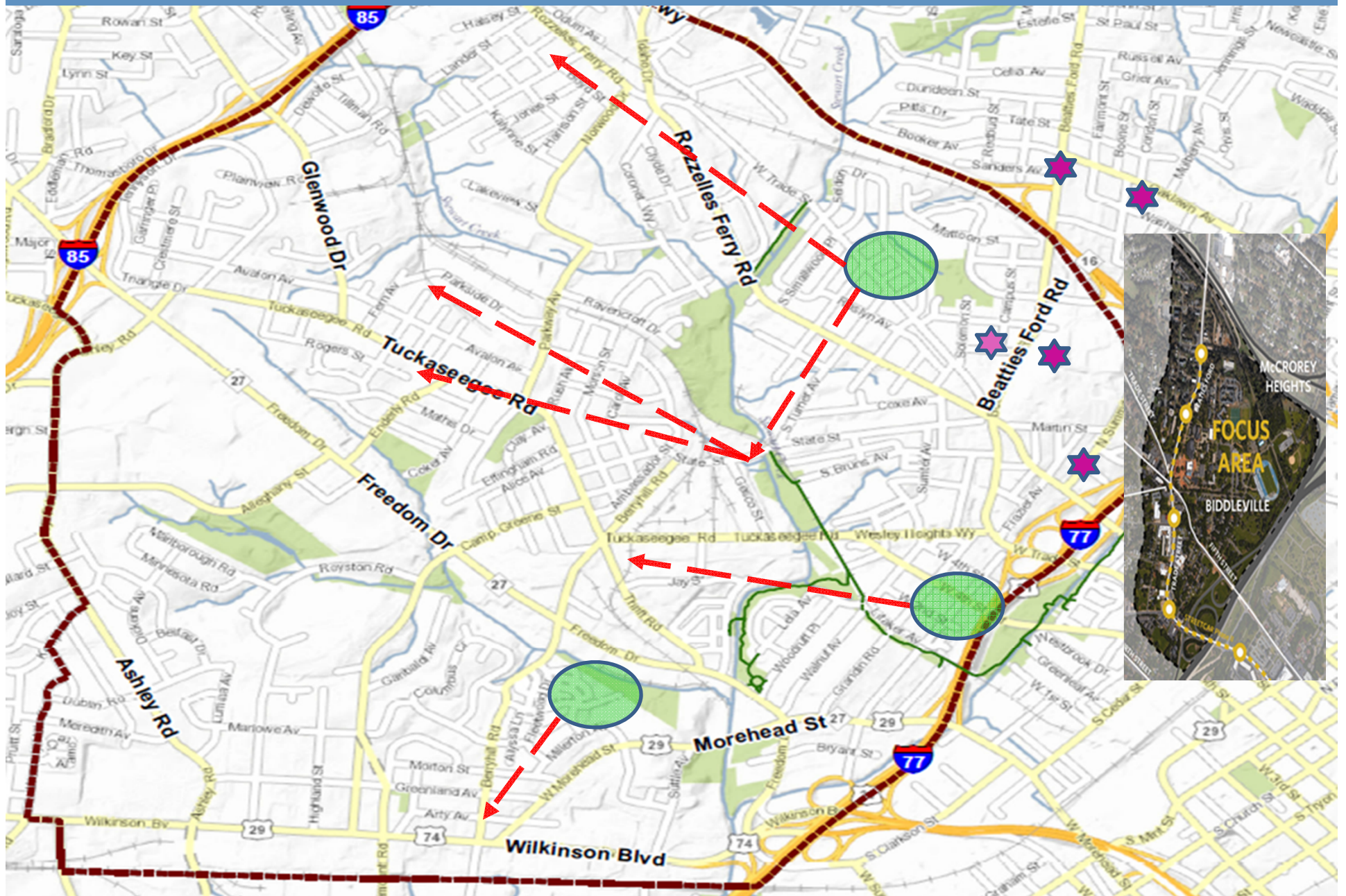
## **70 Projects Identified**

- Highlighted Projects - 23
- Other CNIP Projects - 28
- Non-CNIP Projects - 19

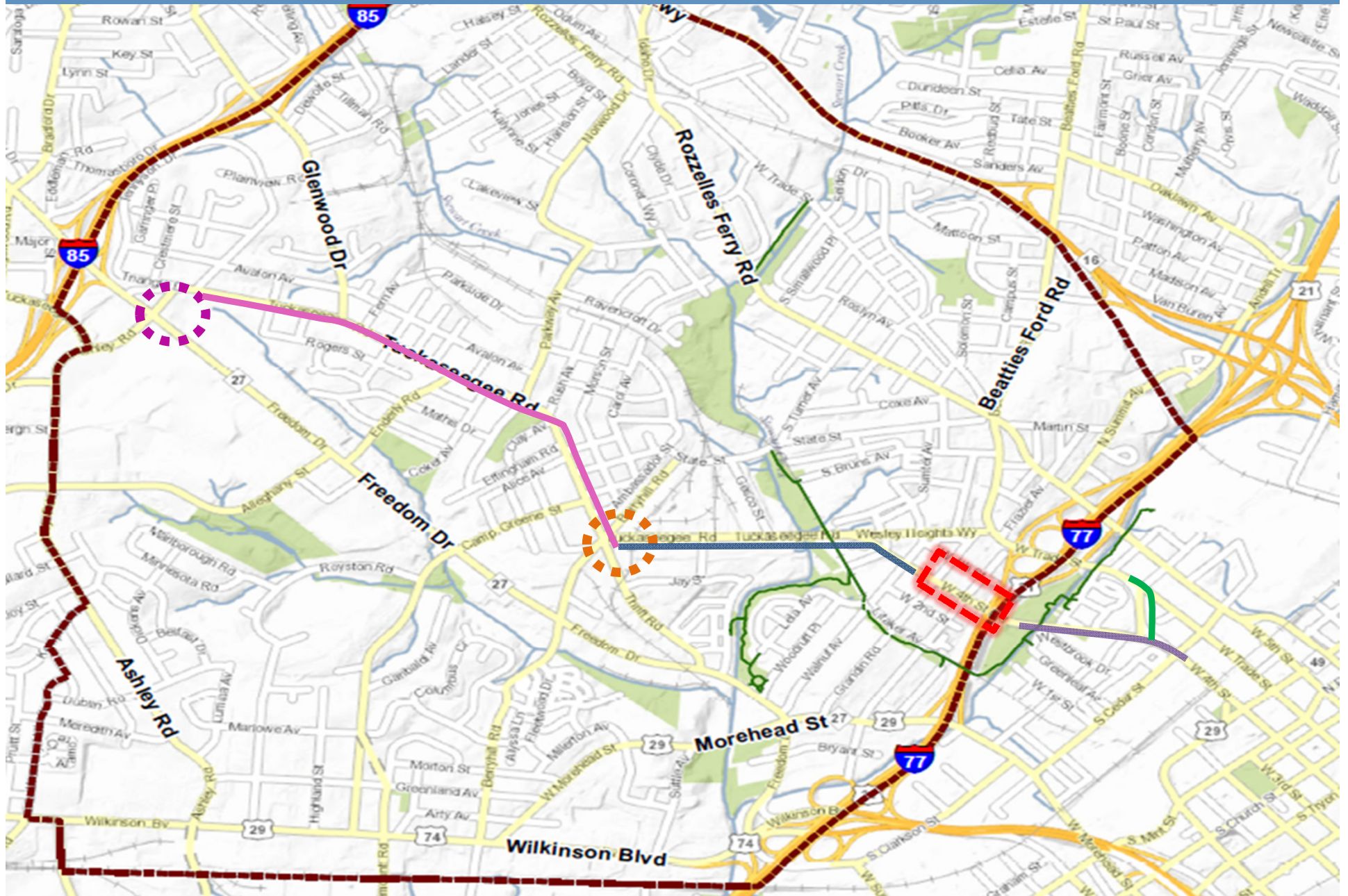
**\$77.1 M**



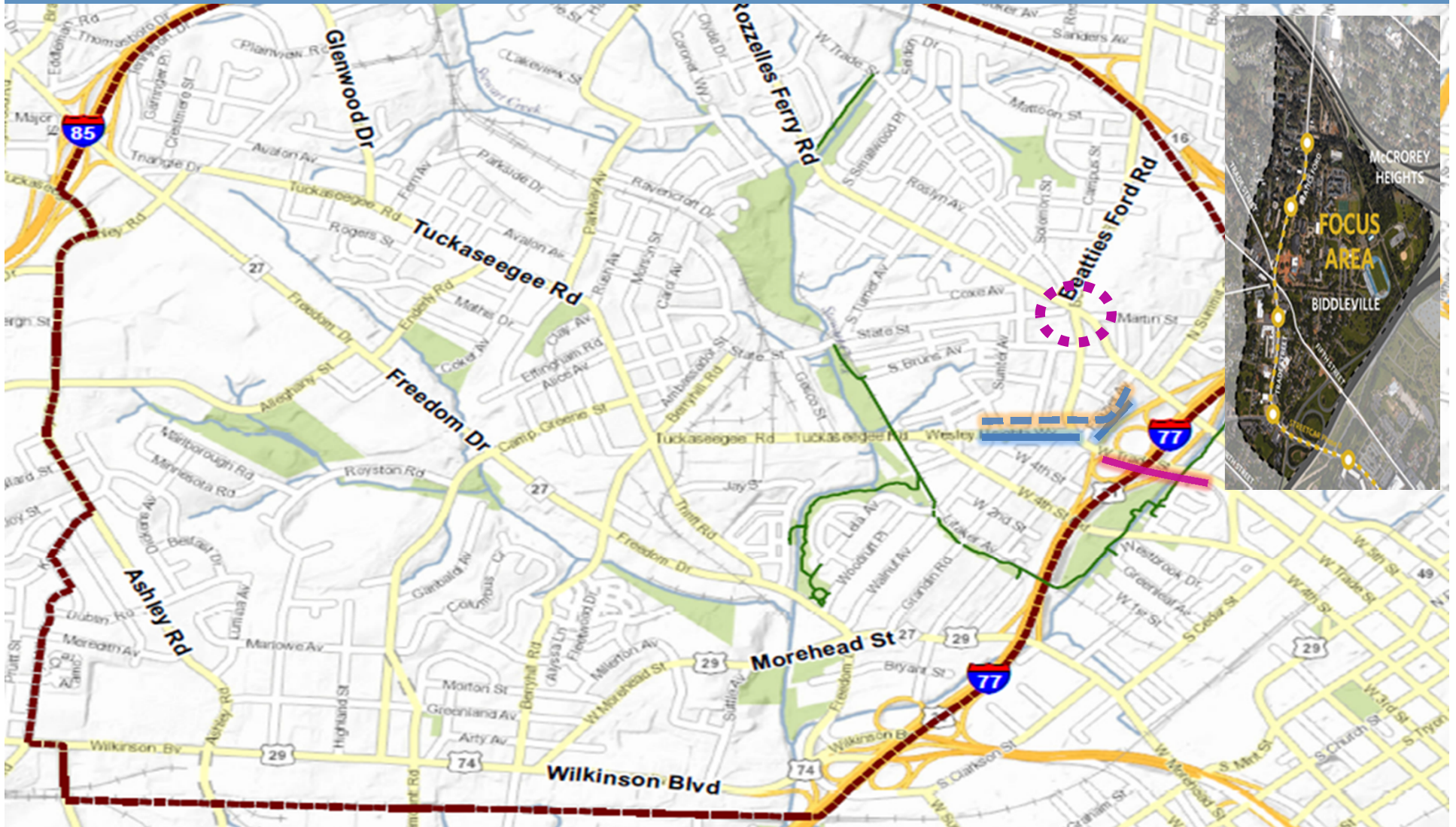
# General Strategy:



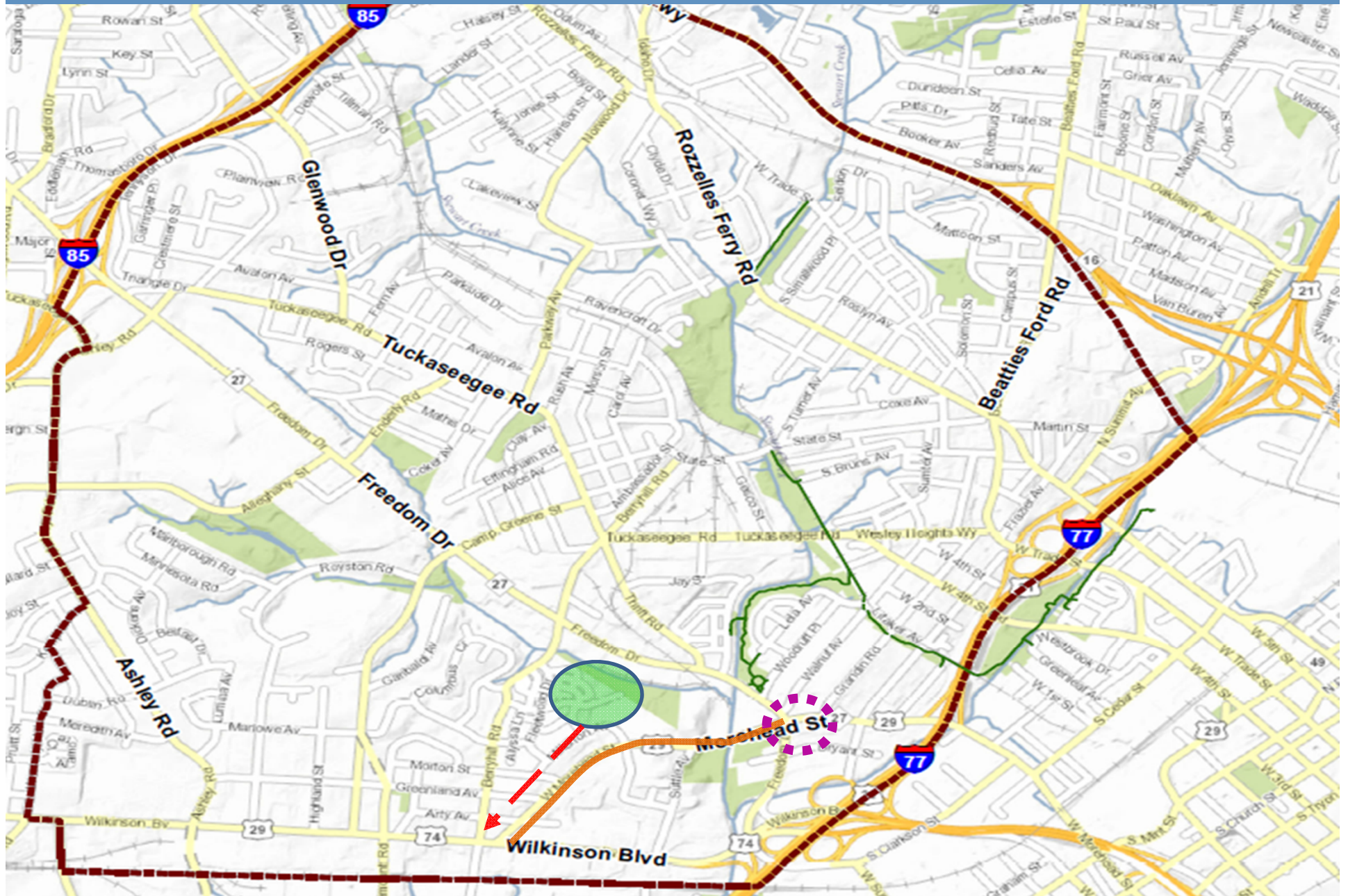
# West Fourth Street Extension Streetscape:



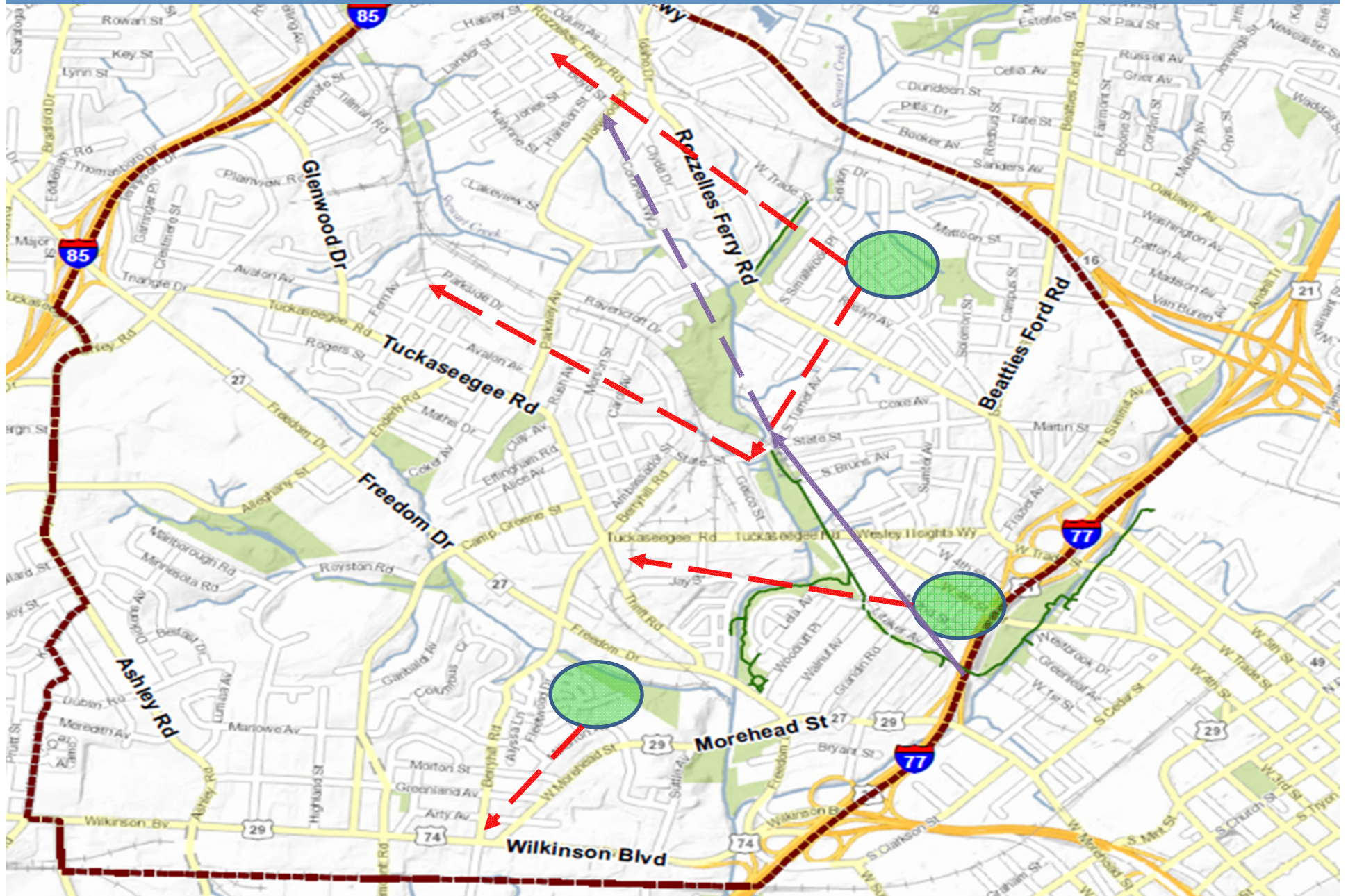
# I-77 / West Trade Underpass Enhancement Frazier Street Realignment Five Points Public Realm Improvements:



# West Morehead Street Multimodal Improvements:



# Connect Green Spaces & Mobility Networks:



# Next Steps:

- City Council Briefing on October 5, 2015 City
- Finalize CNIP Summary Document (Look Book) Consultant / City
- Project Feasibility Studies & Engineering Design Plans City
- Final Budgets & Schedules City
- Project Construction City
- Look for Other Partners & Implementation Opportunities City / Various Partners



# Station Discussions

