



Ponderosa Neighborhood Neighborhood Improvement Plan

Public Involvement Brochure ♦ July 2009



*“To preserve,
strengthen
and grow
Charlotte’s
neighborhoods
& businesses.”*

*Neighborhood &
Business Services
Mission*



CHARLOTTE.
**NEIGHBORHOOD & BUSINESS
SERVICES**

Dear Residents:

In many of the last election cycles, voters have approved Neighborhood Improvement Bonds that are used for the City’s Neighborhood Improvement Program (NIP). The NIP is designed to revitalize, stabilize and maintain infrastructure in existing neighborhoods.

Some of the key NIP components include the installation of new curb and gutter, sidewalks, storm drainage, street lighting, landscaping, asphalt paving, storm drainage and neighborhood participation.

I want to personally thank you for your participation in the public involvement process for the Ponderosa Community. As a result of your participation, this document will be used to prioritize the infrastructure needs in your neighborhood as we work to make it a more desirable place to live, work, and play. I encourage you to stay involved in the months and years ahead as we work to make the Ponderosa neighborhood a place you are always proud to call home.

Sincerely,

Patrick T. Mumford
Director
Neighborhood & Business Services

Since 1990, the City of Charlotte has been taking actions to revitalize, stabilize and maintain infrastructure in established neighborhoods. The Neighborhood Improvement Program (NIP) provides established neighborhoods with the minimum level of infrastructure consistent with the needs and character of the area. It addresses health, safety and appearance related infrastructure needs, and leverages other public and private investments in the area.

Implementation of the Neighborhood Improvement Program projects will take approximately four years. Upon completion of the planning phase in the first year, project design will last another year. After completion of final project design plans, you will be contacted in the following year by a City of Charlotte property acquisition agent should a portion of your property be affected by the project plans. Construction of neighborhood improvements will take approximately one year after right of way acquisitions are finalized. This document provides a record of the Project Planning Phase for the Ponderosa Neighborhood in West Charlotte, and it outlines the Ponderosa Neighborhood Improvement Plan. The Neighborhood Improvement Plan establishes the conceptual framework for the Ponderosa NIP Project that will proceed to the Project Design Phase.

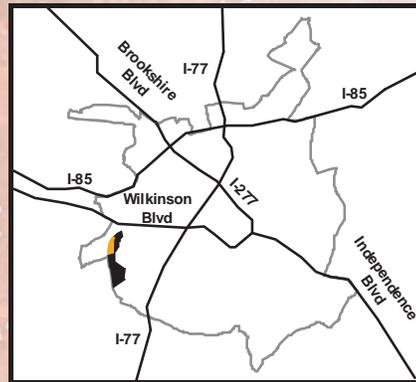
The City of Charlotte identified \$1.37 million of Neighborhood Improvement Program (NIP) funding available for construction of infrastructure improvements within the Ponderosa neighborhood. The Public Involvement Process for the Ponderosa Neighborhood Improvement Plan began on September 29, 2008, when the City of Charlotte, its consultants and the Ponderosa neighborhood residents participated in the first of a series of neighborhood planning workshops. Through

the neighborhood planning workshop process, the Ponderosa neighborhood residents identified and prioritized neighborhood infrastructure improvements to best serve the needs of the neighborhood, promoting its safety, walkability, and health. As a result of this process, a consensus was achieved that will help the residents and the City of Charlotte to advance the following Neighborhood Improvement Plan and improve the quality of life in the Ponderosa neighborhood.

The planning process is built around:

- *Monthly status meetings and reports*
- *Citizen involvement processes*
- *Existing conditions analysis via field surveys, city / county cooperation, and public discourse*
- *Conceptual plan drafting*

The Neighborhood



Ponderosa is a neighborhood located along West Boulevard between Uptown Charlotte and the Charlotte Douglas International Airport. Within the NIP study area, identified in the shaded area on Map 1, most of Ponderosa is zoned for 5 dwelling units per acre, with the southern (below Parkmont Dr.) and northern (along Seymour Dr.) portions zoned R-22 MF (multi-family). A business parcel, zoned B-1, is at the northeast corner of the Kenhill Drive and West Blvd. intersection.

Map 1 - Ponderosa NIP Study Area

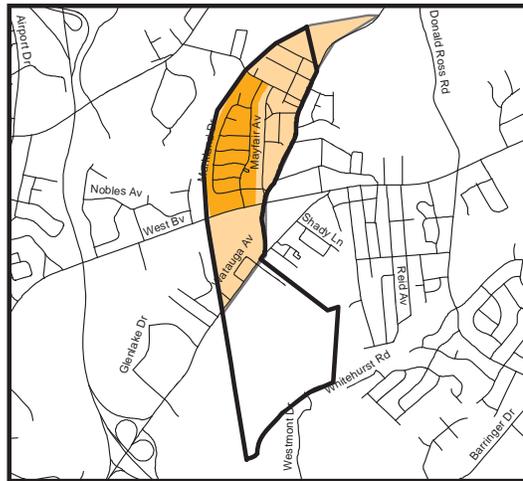


Nestled below a mature canopy of trees, homes in Ponderosa were predominantly constructed between 1963-64. The Ponderosa Apartments along West Boulevard, constructed in 1965, eventually lent their name to the earlier subdivision to the north. Just east of the Ponderosa neighborhood is the Pre-WWII neighborhood of Wingate, which was built shortly after the founding of nearby Reid Park in the 30's to serve Charlotte's burgeoning middle class. Wingate suffered from disinvestment but has seen recent redevelopment activity, receiving a new neighborhood park and much new recent home building. Part of the Ponderosa neighborhood, on the east side of Kenhill Dr., lies within the City's Neighborhood Action Plan area for the Wingate Neighborhood.

Today, a new sidewalk project for Markland and Wedgefield Drives within the study area is already in design and will be coordinated with the proposed NIP improvements.

Neighborhood Quality of Life Study

The Neighborhood Quality of Life Study divides the City into 173 Neighborhood Statistical Areas (NSA's) in order to examine 20 neighborhood variables collected from local databases maintained by the City of Charlotte, Mecklenburg County and Charlotte-Mecklenburg Schools. The study converts the individual statistical values into NSA neighborhood-ranking categories – stable, transitioning and challenged. This research demonstrates that Ponderosa/Wingate is “challenged”.



Ponderosa/Wingate NSA
 Census Tract 39.02, Group 1
 Ponderosa NIP Study Area

In 1999, an effort to revitalize the Wingate Neighborhood (and a portion of the Ponderosa NIP study area) was spearheaded by the Charlotte Mecklenburg Housing Partnership in collaboration with the City of Charlotte.

The plan (below) successfully developed new single-family housing units, created a centrally located



neighborhood park, and encouraged the creation of a new pedestrian link to the Ponderosa Neighborhood that has yet to be realized.



The Mecklenburg County Park and Recreation plan for Wingate Neighborhood Park was completed in 2004.

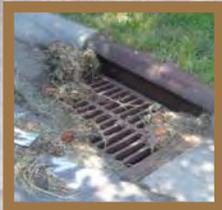
Quality of Life Index		2002	2004	2006	2008	Difference	2008
Rating		Challenged	Challenged	Challenged	Challenged	Between	City-Wide
		2002-2008					
Profile Variables	Population	1,220	1,225	1,320	1,265	45	686,291
	Youth Population	389	390	414	393	4	174,650
	Number of Housing Units	488	495	509	503	15	295,624
	Area (Acres)	395	369	369	369	(26)	183,674
	Median Household Income	\$27,613	\$27,495	\$26,848	\$27,108	(\$ 505)	\$47,670
	Average House Value	\$65,035	\$43,242	\$74,017	\$48,982	(\$16,053)	\$207,627
Analysis Variables	Social Dimension						
	% of Persons over Age 64	8.2%	8.3%	10.3%	10.6%	2.4%	8.7%
	Average Kindergarten Score	2.5	2.7	2.7	2.7	0.1	2.8
	Dropout Rate	14.9%	13.7%	7.8%	18.5%	3.7%	5.1%
	% of Children Passing Competency Exams	70.2%	61.5%	61.1%	29.2%	(41.0%)	55.2%
	% of Births to Adolescents	17.9%	18.2%	18.2%	21.4%	3.6%	6.6%
	Crime Dimension						
	Violent Crime Rate	2.3	2.1	2.3	2.6	0.3	1.0
	Juvenile Crime Rate	1.5	0.9	1.0	2.2	0.7	1.0
	Property Crime Rate	1.1	1.7	1.2	1.6	0.5	1.0
	Physical Dimension						
	% Substandard Housing	5.3%	8.8%	3.9%	4.2%	(1.1%)	0.7%
	% Homeowners	37.5%	37.4%	38.5%	37.2%	(0.3%)	55.4%
	Projected Infrastructure Improvement Costs	\$5,177,994	\$4,800,000	\$4,974,102	\$7,691,397	\$2,513,403	
	% of Persons with Access to Public Transportation	98.0%	98.0%	98.2%	98.2%	0.3%	55.6%
	% Persons with Access to Basic Retail	0.0%	0.0%	0.0%	0.0%	0.0%	19.0%
	Pedestrian Friendliness Index	Low	Low	Low	Low	No Change	Low
	Economic Dimension						
	% of Persons Receiving Food Stamps	18.7%	23.6%	24.0%	33.5%	14.8%	8.9%
	% Change in Income	60.7%	2.3%	1.3%	0.9%	(59.7%)	1.2%
% Change in Housing Value		2.4%	13.1%	(0.3%)		4.7%	

Quality of Life Historical Data

NSA 9 Ponderosa/Wingate

Source: <http://www.charmeck.org/qol/cwac.htm>

The Needs



First Community Workshop
Date held: September 29, 2008



Second Community Workshop
Date held: February 17, 2009

Third Community Workshop
Date held: April 28, 2009



All workshops were held at the West Boulevard Branch Public Library (2157 West Boulevard) from 6:30 p.m. - 8:30 p.m.

At the beginning of the first planning workshop, the project team provided a listing of infrastructure challenges facing the neighborhood based on their initial surveys of the NIP study area. The attending Ponderosa residents then broke into two groups to also identify infrastructure needs that would help improve the Ponderosa neighborhood. After the breakout session, each group identified their list of the neighborhood needs. The project team recorded all the comments (which are categorized and summarized on the following page). After the meeting, the project team synthesized all the identified needs to develop several project concepts that comprehensively addressed the infrastructure needs to the fullest extent possible.

Above Left: Examples of identified needs (poor drainage, lack of sidewalks, and unsafe walks).

Above Right: Ponderosa residents explain infrastructure needs to the project team and make recommendations for neighborhood improvements.

Infrastructure Needs Identified by Workshop Participants

Storm Drainage Improvements and Maintenance

- Debris in the rear-yard ditch between Wedgefield Dr. and Fordwood Dr. and needs to be cleared out. Check drainage conditions.
- Drainage problems are also reported behind 2822 Wedgefield Dr.
- Drainage issues on a property at the low point on Kenhill Drive (between Wedgefield and Fordwood Dr.) previous resident had to move out.
- Storm drainage behind Markland Dr. to the creek may need clearing out / improvement.

Traffic Calming and Pedestrian Safety

- Traffic calming needed on Markland Dr., due to traffic avoiding Kenhill Dr.
- Slow down traffic on Markland and Parkmont.
- Potential for a ped/bike connection to Wingate Park with lights.
- Walking connection needed from Kenhill Dr. to Wingate Park. Consider crosswalk and a three-way stop at the Wingate-Mayfair intersection.
- See if pedestrian safety in crossing West Boulevard (for the bus) can be improved.

Landscaping

- Make sure installed trees/landscaping don't overgrow; Crepe myrtle variety used last time proved too hard to keep under control.

Sidewalks

- Put sidewalks on remaining streets without sidewalks (except the cul-de-sacs).
- Need sidewalks on Fordwood, Denview and Parkmont.

Street Repair/Resurface

- There is pavement damage/sinking due to recent water line work in front of 2839 Wedgefield Dr.
- Resurface the cul-de-sacs.
- Markland Dr. and some other streets may need resurfacing due to truck damage – cracks, possible base failure.

General Concerns (addressed by means outside of the NIP; please refer to p. 13)

- CATS bus routes had been recently changed. The buses do not go where the residents desire to go. They now have route transfers, which proves to be an obstacle during everyday errands, i.e. groceries.
- Some bus stops may need relocation and better lighting.
- See if a location for existing neighborhood identity monument (that is in storage) is feasible.
- Water supply is insufficient at one residence.
- Possible sanitary sewer blockage.

The Planning Process

Right: Ponderosa residents prioritized the infrastructure projects to address the needs of the neighborhood.



Based on the comments received at the first public meeting, the NIP team identified five categories of improvement projects (shown on Map 2, following page). Collectively, the probable cost estimates for the five categories of improvements (drainage, park access, new sidewalks, quality of life, and pavement repair) totals \$1.145 million, which is within the \$1.37 million budgeted for construction.

Through the public involvement process, the NIP design team initially identified infrastructure needs for five project categories that would qualify for the Neighborhood Infrastructure Program (see Map 2 for geographic locations). Below are the most current probable cost estimates (in 2011 dollars) for each of the five improvement categories:

- Drainage Improvements: *Pipe, Culvert and Drop Inlet Replacements*
\$530,000
 - Park Access: *Ped-bike Path Right-of-way Acquisition and Construction*
\$70,000
 - New Sidewalks: *Sidewalk on one side of Fordwood, Denview and Parkmont*
\$390,000
 - Quality of Life: *Street Trees along Interior Section of Markland*
\$55,000
 - Pavement Repair: *Repair Danlow & Wedgefield and a Section of Markland*
\$100,000
- Total Cost Estimate:
\$1,145,000

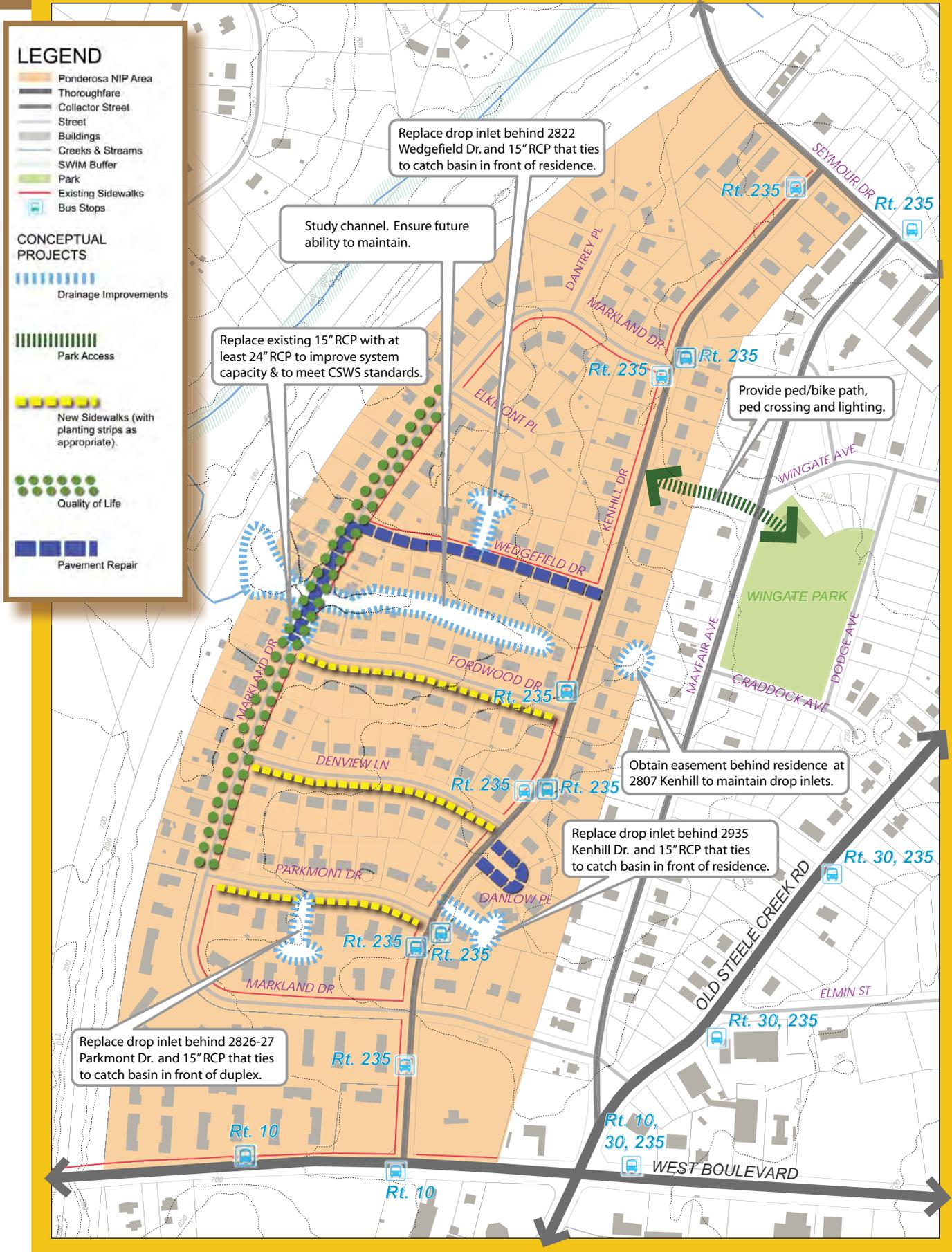
Based on the most current estimates (which account for contingency and inflation), the proposed improvements listed at left will be included in the NIP to the best extent possible, pending the results of the drainage channel analysis for the area between Wedgefield and Fordwood Drives (see page 12 for further details). Feedback from the Ponderosa residents was gathered at the 2nd public meeting to prioritize the projects (the vote results table is shown here below left). The project team will ensure that the highest prioritized projects will be fully incorporated in the project design phase. All the projects will be coordinated with the design and construction of the existing sidewalk project for Markland and Wedgefield Drives.

Project Prioritization Vote Results

Description	Votes
• Drainage Improvements	18
• Wingate Park Access	3
• Sidewalks	18
• Quality of Life	18
• Pavement Repair	18

The finalized conceptual plan was presented at the third public meeting in order to receive feedback from the Ponderosa community. At that meeting, the conceptual plan was reviewed by the attending residents. The proposed improvements are detailed in the following pages.

Map 2 - Proposed Improvement Projects



The Plan



Sidewalk Improvements

- **Parkmont Drive, Denview Lane, and Fordwood Drive Sidewalk Improvements:** Improvements typically include a 5-foot sidewalk and 8-foot planting strip on one side of the roadway, with drainage improvements as needed.

Pavement Repairs

- **Danlow Place, Wedgefield Drive, and Markland Drive:** Danlow Place and Wedgewood Drive, and a portion of Markland Drive between Foxwood Drive and Wedgefield Drive will be milled and resurfaced.

The Neighborhood Improvement Plan detailed here will progress to the design phase. This plan synthesizes the infrastructure improvements recommended by the Ponderosa residents, and will be coordinated with all County and City departments involved.

Drainage Improvements

Pipe, Channel and Drop Inlet Improvements

- **2826 Parkmont Drive, 2935 Kenhill Drive, and 2322 Wedgefield Drive Drop Inlet Improvements:** Existing drop inlets that are located behind several residences along these streets are clogged and not functioning properly. Proposed improvements typically include replacing the drop inlet and pipe that connects into the storm drainage pipe system along the street as needed.
- **2807 Kenhill Drive:** Existing drop inlets are located behind this residence; this is also a location where storm drainage pipes from Mayfair Avenue connect into this storm drainage pipe system. Proposed improvements typically include obtaining storm drainage easements for Charlotte-Mecklenburg Storm Water Services (CMSWS) maintenance access in this area.
- **Wedgefield Drive, Fordwood Drive, and Markland Drive:** An existing channel is located in the rear-yards between Wedgefield Drive and Fordwood Drive. This channel flows into a pipe under Markland Drive. Further analysis will be required during design to determine if any deficiencies are present within the storm drainage infrastructure. Results of this analysis may require various storm drainage improvements in this area to meet CMSWS standards.
- **Markland Drive:** A storm drainage pipe system was recently installed on Markland Dr. between the Denview Ln. and Fordwood Dr. intersections. Based on data obtained during field investigations, it was found that this newly installed pipe connects to a smaller storm drainage pipe downstream. Proposed improvements include replacing this pipe with a larger pipe to improve efficiency and meet CMSWS standards.



Wingate Park Access East End - Existing



Wingate Park Access East End - Proposed Ped/Bike Link

Wingate Park Access

- **Pedestrian/Bike Link to Park Facilities:** An 8 foot concrete pedestrian and bike path, will meander through a narrow vacant parcel in the study area, this will serve as a pedestrian link to Wingate Park. Bollards (6") will be placed at the trail entrance to prohibit motorized vehicles from accessing the trail.



Wingate Park Access West End - Existing



Wingate Park Access West End - Proposed Link

Quality of Life Improvements

- **Markland Drive:** Street Tree Treatment will be implemented along both sides of Markland Drive between Parkmont Drive and Elkmont Place.



Markland Drive - Existing



Markland Drive - Proposed (with Street Trees)

The Participants

Residents:

Frances Alexander
Rosa Bivens
Roy Bivens, Jr.
Efredia Brown
George L. Brown
Rosa Carter
Dorothy Cherry
Neely Christian
Wyllee Christian
William Cole, Jr.
Lucitto Gunn
Odell Gunn
Elizabeth Houston
Edna Maddox
Elease Mack
Geraldine W. Mathis
Reese Maulsby
Senaide Maulsby
Mr. & Mrs. Ted Morrison
Early Pharr
Duie Pharr
Nakeisha Pimentel
Mr. & Mrs. Robinson
Brice Wentz

NIP Project Team:

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Management, Storm Water
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Roy Ezell
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Management, Engineering
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Charles Anzalone
Engineering & Property
Management, Real Estate

Chris Trotter
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Management, Landscape
Management

Mike Davis, PE
Charlotte Department of
Transportation

Mark Cole, PE
Charlotte Department of
Transportation

Ramond Robinson
Charlotte Area Transit
System

Alan Goodwin
Charlotte Mecklenburg
Planning Department

Gina Gilgo, PE
Mulkey Engineers and
Consultants

Scott Chinery, PE
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Consultants

Candice Crago, EI
Mulkey Engineers and
Consultants

David Bocker, PE
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Jeff Tokarczyk
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Consultants

Kimberly Boik, PE
Mulkey Engineers and
Consultants

Heather Hearkenrider, PE
Mulkey Engineers and
Consultants

James Williams, ASLA
Neighboring Concepts

Meika Fields
Neighboring Concepts

Eric Orozco, LEED-AP
Neighboring Concepts

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 City of Charlotte
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 email: crance@ci.charlotte.nc.us



For other concerns from the workshops not addressed in the Ponderosa Neighborhood Improvement Plan, please dial "311" to contact the following departments or programs:

Neighborhood Improvement	Sources (Other than NIP)
Improve Wingate Park Lighting	Mecklenburg County Park and Recreation Department
Incorporate Ponderosa Neighborhood Signage	Neighborhood and Business Services
Bus Shelter/Bus Stops	Charlotte Area Transit System
Install Roadside Signage (curves, speed zone)	Charlotte Department of Transportation
Install Pedestrian Crossings on West Boulevard	Charlotte Department of Transportation
Enact Code Enforcement (overgrowth)	Neighborhood and Business Services
Consider a 3-way Stop at the Wingate - Mayfair Intersection	Charlotte Department of Transportation
Water Supply Insufficient	Charlotte-Mecklenburg Utilities
Sanitary Sewer Blockage	Charlotte-Mecklenburg Utilities



Ponderosa NIP Community Workshops