



Public Involvement Brochure • April 2010



HOPE VALLEY / OAK FOREST

Neighborhood Improvement Plan



Hope Valley / Oak Forest Neighborhood Improvement Plan



CHARLOTTE.
NEIGHBORHOOD & BUSINESS
SERVICES



Dear Residents:

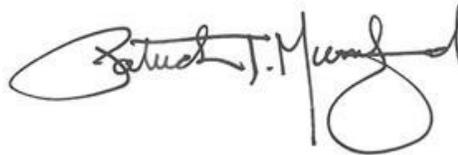
In November of 2008, voters approved a \$25 million Neighborhood Improvement Bond package. These bonds will be used for the City's Neighborhood Improvement Program (NIP). The NIP is designed to revitalize, stabilize and maintain infrastructure in existing neighborhoods.

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

I want to personally thank you for your participation in the public involvement process for the Hope Valley/Oak Forest neighborhood. 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 Hope Valley/Oak Forest a place you can always call home.

Sincerely,



Pat Mumford
Key Business Executive
Neighborhood & Business Services

Introduction

Neighborhood Improvement Program

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. Additionally, the NIP addresses health, safety and appearance of the neighborhood along with leveraging other public and private investments in the area.



The City of Charlotte identified \$4,000,000 of Neighborhood Improvement Program funding for infrastructure investments within the Hope Valley/Oak Forest neighborhood. The funds were allocated for neighborhood improvements such as new curb & gutter, sidewalks, storm drainage, street lighting, landscaping and asphalt paving. The public involvement process for the Hope Valley/Oak Forest Neighborhood Improvement Project began on March 26, 2009 when the City of Charlotte, its consultants and the Hope Valley/Oak Forest neighborhood residents participated in the first neighborhood public meeting. Through the neighborhood public meeting process, the Hope Valley/Oak Forest neighborhood residents identified and prioritized neighborhood infrastructure improvements that best serve the needs of the neighborhood. As a result of this planning process, a consensus was achieved that will help the residents and the City of Charlotte to improve the quality of life in Hope Valley/Oak Forest by effectively advancing the Neighborhood Improvement Plan presented herein following.

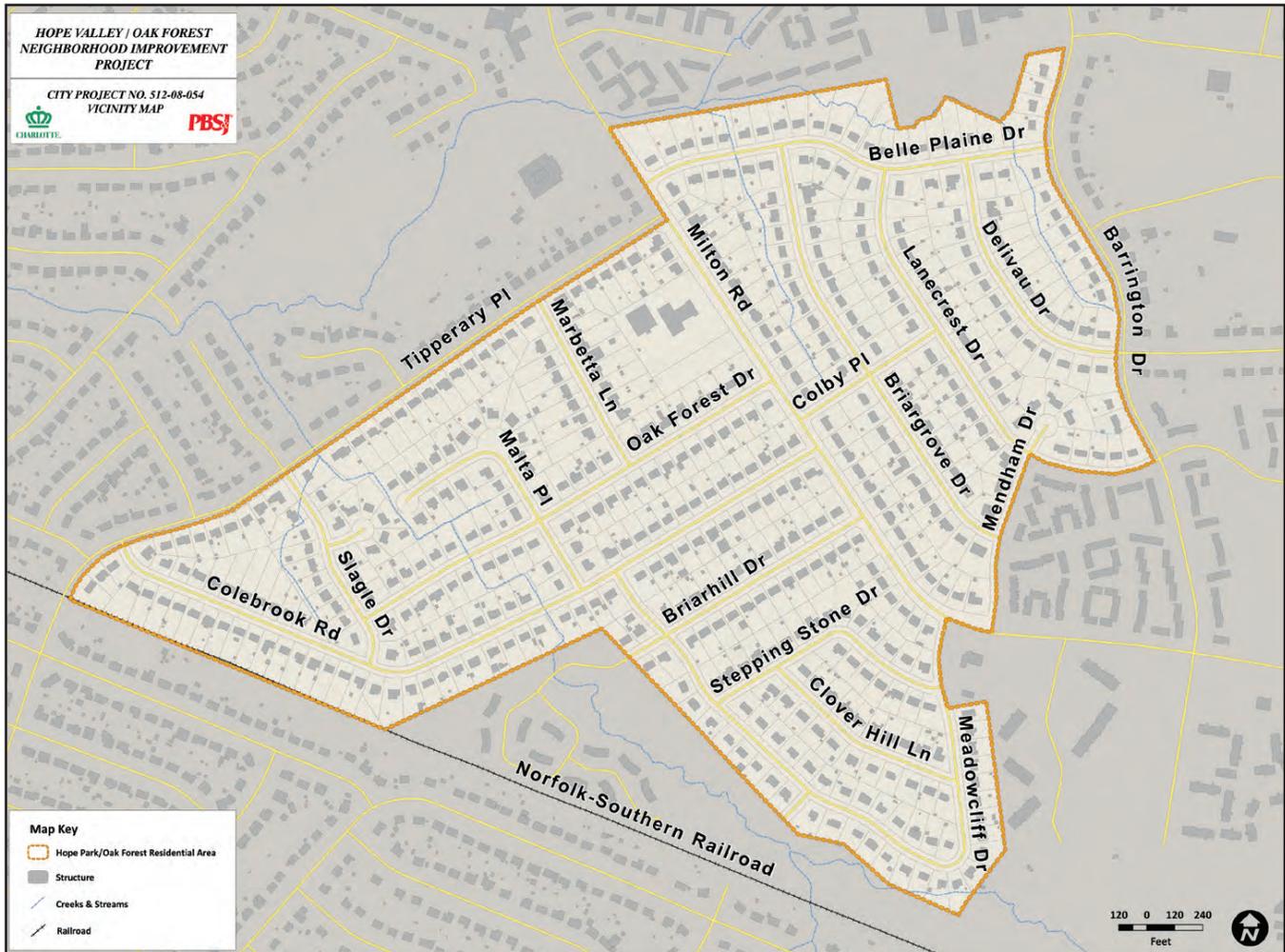
Implementation of the Neighborhood Improvement Program is a four stage process (planning, design, right-of-way, and construction) that lasts approximately four years in duration. Upon completion of the planning phase in the first year, project design will begin and last approximately one year. After completion of final project design plans, you will be contacted in the following year by a City of Charlotte right-of-way 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 Hope Valley/Oak Forest Neighborhood in east Charlotte, and it outlines the Hope Valley/Oak Forest Neighborhood Improvement Plan. The Neighborhood Improvement Plan establishes the conceptual framework for the Hope Valley/Oak Forest NIP Project that will proceed to the Project Design Phase.



The Neighborhood

Location and History



The Hope Valley/Oak Forest Neighborhood is located in Charlotte's Eastside. During the 1970s and 1980s, the Eastside experienced tremendous growth in residential and commercial development. But in recent years, development in both areas has slowed.

Today, Hope Valley/Oak Forest is classified as a transitioning community. The median household income is \$36, 283. Currently, 31% of the children are scoring at or above grade level, and the school dropout rate for the neighborhood is 6.7%. Currently, the violent crime rate, juvenile arrest rate, and the property crime rate for the neighborhood (1.7, 2.0, and 1.1, respectively) are higher than the average city crime rate (1.0).

The neighborhood's northern boundary along The Plaza and the southern boundary along Sharon Amity Road and W.T. Harris Boulevard are comprised primarily of

properties zoned for commercial use. General characteristics of these developments include both older and newer strip-type shopping centers with parking in front and service entry in the rear of the property.

Land use within the study area is comprised primarily of single-family homes constructed in the 1960's and 1970's. The homes are consistent in their scale and architectural details. A majority of the properties are renter occupied, with only 28% homeowners. There are pockets of multi-family development along Milton Road, Mendham Drive, and Meadowcliff Drive. Several apartment complexes are gated, and all are characterized by large expanses of surface parking with limited external pedestrian connectivity.

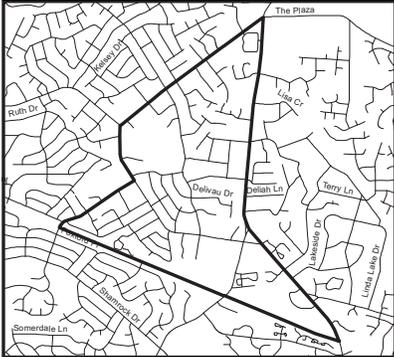
There are two schools located within the study area: Devonshire Elementary School and Cochrane Middle School. There is also a park, Devonshire Neighborhood Park, located on the west side of Barrington Drive.

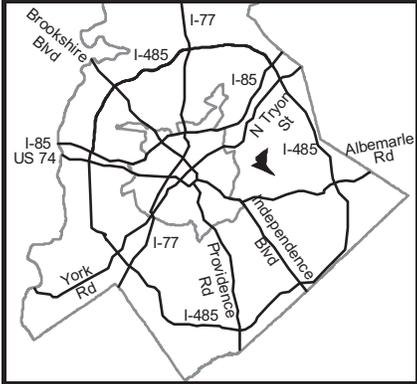
Neighborhood Quality of Life Study

The Neighborhood Quality of Life Study divides the City into 173 Neighborhood Statistical Areas (NSAs) 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 three NSA neighborhood-ranking categories – stable, transitioning and challenged. This research demonstrates

that the Hope Valley/Oak Forest Neighborhood falls in the category of “transitioning”. Transitioning NSAs are characterized as average on most dimensions, but also display a weakness in one or more of the dimensions. Based on the four variables (social, crime, physical and economic) evaluated in the Quality of Life Study, there is no change in the NSA trend for Hope Valley/Oak Forest relative to other Charlotte NSAs.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Trend 2002-2008</th> </tr> <tr> <td>Increasing Variables</td> <td style="text-align: right;">3</td> </tr> <tr> <td>No Change Variables</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Decreasing Variables</td> <td style="text-align: right;">7</td> </tr> </table>	Trend 2002-2008		Increasing Variables	3	No Change Variables	4	Decreasing Variables	7	<h2 style="margin: 0;">143 Oak Forest*</h2> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; text-align: center;">Quality of Life Index</td> <td style="width: 50%; text-align: center;">Transitioning</td> </tr> </table>	Quality of Life Index	Transitioning																																																																																												
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A-102
07/28/2008

*Quality of Life
Historical Data*

*NSA 143
Oak Forest*

* Includes Hope Valley

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

Public Participation

Involvement Process

During the neighborhood public meetings held on March 26, and October 1, 2009, residents of the Hope Valley/Oak Forest neighborhood were asked to identify neighborhood infrastructure needs. The public meeting process provided multiple opportunities for citizen involvement and input on infrastructure improvements that would benefit the neighborhood.

IDENTIFYING INFRASTRUCTURE NEEDS

During the first public meeting, the project team provided information to the residents regarding some of the observed characteristics of the neighborhood and a listing of the perceived infrastructure challenges the neighborhood faces. After the presentation, the residents broke into two groups to focus on identifying infrastructure projects that would help to create a better Hope Valley/Oak Forest neighborhood. After the breakout session, each group spokesperson identified their group's infrastructure list.

INFRASTRUCTURE NEEDS

SIDEWALKS

Workshop participants expressed the need for sidewalks to enable residents to walk safely within the neighborhood. Specific streets identified for sidewalks include:

1. Lanecrest Drive
2. Briargrove Drive
3. Mendham Drive
4. Colebrook Road
5. Meadowcliff Drive
6. Slagle Drive
7. Colby Place
8. Briarhill Drive
9. Stepping Stone Drive
10. Oak Forest Drive

STORMWATER

Residents identified having problems with erosion along a Brier Creek tributary.

TRAFFIC CALMING

Residents expressed a concern about higher speed traffic on several of the neighborhood streets. Residents identified Oak Forest Drive and Colebrook Road as possible traffic calming candidates.

REPAVING

Residents noted that the pavement integrity throughout the neighborhood is not good.

GENERAL CONCERNS

- Police presence needed in the neighborhood for public safety.
- There are a lot of overhead utility lines throughout the neighborhood. Can they be buried?
- More street lighting needed throughout the neighborhood, specifically on Colebrook Road and Belle Plaine Drive.
- Pedestrian crosswalk at the intersection of Milton Road and Tipperary Place needs to be upgraded.
- Signs are needed to identify the school crossing at Cochran Middle School.
- Water pressure is low along Colebrook Road.
- Many residents in the neighborhood are parking their cars in the yards instead of on the driveways.

First Community Workshop

Date held: March 26, 2009

Second Community Workshop

Date held: October 1, 2009

All workshops were held from

6:30 p.m. - 8:30 p.m.

at Weeping Willow A.M.E. Zion Church

THE PLANNING PROCESS

Based on the comments received at the first public meeting, the project team reviewed the residents' infrastructure lists and determined which improvements could be addressed by the NIP program. The project team prepared cost estimates for the projects identified in the first public meeting. At the second public meeting, the project team presented the neighborhood improvement plan for the neighborhood that best represented the residents' needs as well as could be implemented while staying within the identified project budget. Pages 6 – 9 of this brochure illustrate some of the proposed improvements that have been recommended.

The Plan

Project Descriptions

BRIARGROVE DRIVE

- Place 8' planting strip and 5' sidewalk on the west side behind existing curb.
- Steep driveways on the east side would be difficult to tie back to existing.
- Heavy vegetation on the east side.



LANECREST DRIVE

- Place 8' planting strip and 5' sidewalk on the east side behind existing curb.
- Commercial property located on the west side (intersection at Barrington Drive).



Project Descriptions

DELIVAU DRIVE

- Place 8' planting strip and 5' sidewalk on the east side behind existing curb.



Delivau Drive - Existing

Delivau Drive - Proposed

OAK FOREST DRIVE

- Place 8' planting strip and 5' sidewalk on the north side behind existing curb.



Oak Forest Drive - Existing



Oak Forest - Proposed

SLAGLE DRIVE

- Place 8' planting strip and 5' sidewalk on the west side behind existing curb.
- Retaining walls would be required on east side.



Slagle Drive - Existing



Slagle Drive - Proposed



Stepping Stone Drive - Existing



Stepping Stone - Proposed

STEPPING STONE DRIVE

- Place 8' planting strip and 5' sidewalk on the south/west side behind existing curb.

Project Descriptions

MEADOWCLIFF DRIVE (Colebrook to bend)

- Place 8' planting strip and 5' sidewalk on the east side behind existing curb.

MEADOWCLIFF DRIVE (bend to Milton)

- Place 8' planting strip and 5' sidewalk on the west side behind existing curb.
- Daycare located on the east side.



ESTIMATED PROJECT COSTS		
Street	Construction	Right-of-Way
Delivau Drive	\$90,900	\$31,500
Marbetta Lane	\$64,900	\$22,500
Briargrove Drive	\$154,200	\$53,500
Briarhill Drive	\$142,000	\$49,200
Colby Place	\$51,100	\$17,700
Lanecrest Drive	\$151,800	\$52,600
Meadowcliff Drive	\$221,600	\$76,800
Mendham Drive	\$53,600	\$18,600
Oak Forest Drive	\$153,400	\$53,200
Slagle Drive	\$72,200	\$25,000
Stepping Stone Drive	\$84,400	\$29,300
Colebrook Road	\$259,700	\$90,000
TOTAL	\$1,500,000	\$520,000

Acknowledgements

CITY COUNCIL MEMBERS

Anthony Foxx, Mayor
Michael Barnes David Howard
Patrick Cannon Patsy Kinsey
Nancy Carter James Mitchell, Jr.
Warren Cooksey Edwin Peacock
Andy Dulin Warren Turner

KEY BUSINESS EXECUTIVES

Curt Walton
City Manager

Pat Mumford
Neighborhood & Business Services

Debra Campbell
Charlotte-Mecklenburg Planning Commission

Danny Pleasant
Charlotte Department of Transportation

Jeb Blackwell
Engineering & Property Management

Doug Bean
Charlotte-Mecklenburg Utilities

Carolyn Flowers
Charlotte Area Transit System

RESIDENTS

Skeeter Askey	Frank Cox	Jackie McGill	Vera Rolle
Stephanie Atkins	Patricia Davis	James McGill	Doris Sanders
Richard Bell	LaVerne Ellerbee	Nina Moore	Joe Willingham
Willette Bowser	Joyce Garris	Patrick Moore	James Worthy
Rovina Brown	Grover Garris	Christine Pitt	Margaret Worthy
Donnie Byers	Danny Gay	Cynthia Pride	Marilyn Youngblood
Peggy Byers	Margaret Lindsay	Anne Roberts	
Carolyn Carter	Renita Mack	James Rolle	

NIP PROJECT TEAM

Tonia Wimberly, PE	Susan Habina, PE	John Rose
Charles Anzalone	Rick Hiner, PE	Gina Schaar, PE
Arthdale Brown	Carl Jarrett	Bryan Tarlton, PE
Greg Burnham, AICP	David Perry, PE	Brad Taylor, PE
Michael Dozzi, PE	Ramond Robinson	Chris Trotter
Roy Ezell	Dennis Rorie	Elaine Woods

Visit the Hope Valley / Oak Forest Neighborhood Website

- Log on to www.charmeck.org
- Click on Departments
- Click Engineering & Property Management
- Click on Projects
- Click on Neighborhood

This report represents completion of the planning phase of the Hope Valley/Oak Forest Neighborhood Improvement Project. The next steps for the project will involve Engineering and Property Management staff working with the project consultants to design the various neighborhood improvements. Construction of the project is dependent on voter approval of the 2010 Neighborhood Improvement Bond Package. Please check the city's website (www.charmeck.org) for periodic updates on the project.

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



Neighborhood Improvement	Source (other than NIP)
Improve Street Lighting	Charlotte Department of Transportation
Eliminate Vagrants	Charlotte-Mecklenburg Police Department
Pedestrian Signal Maintenance	Charlotte Department of Transportation
Replace Damaged Street Signs	Charlotte Department of Transportation
Eliminate Truck Traffic	Charlotte Department of Transportation
Construct Gateway Treatments	Neighborhood Development Matching Grant Program
Demolish Boarded Up/Unsafe Houses	Neighborhood & Business Services
Install Roadside Signage	Charlotte Department of Transportation
Enact Code Enforcement (overgrowth)	Neighborhood & Business Services
Reduce Power Lines	Duke Power
Increase and/or Eliminate Bus Stops	Charlotte Area Transit System
Open Ditches/Creek Overgrowth	Charlotte-Mecklenburg Stormwater Services

FOR FUTURE CONCERNS CONTACT:

Arthdale Brown
 Neighborhood Services Specialist
 Neighborhood & Business Services
 704.336.4594
arbrown@ci.charlotte.nc.us

Dennis Rorie
 Project Manager
 Engineering and Property Management, Engineering Services
 704.432.0407
drorie@ci.charlotte.nc.us