

Sunset/Beatties Ford CNIP | comprehensive community investment strategy report

EXECUTIVE SUMMARY

PURPOSE

The Comprehensive Community Investment Strategy (CCIS) report is an inventory and analysis of market conditions and needed improvements to infrastructure to stabilize and revitalize the Sunset/Beatties Ford Comprehensive Neighborhood Improvement Program (CNIP) area. It details existing conditions, projected market demand, the public engagement process, and describes the high priority projects to be implemented.

BACKGROUND

In 2014, voters approved a \$120 million bond referendum allowing the City of Charlotte to make strategic investments in a large, multi-neighborhood geographies to comprehensively address a broad array of community needs, consistent with the goals of the City's Community Investment Plan (CIP).

The Comprehensive Neighborhood Improvement Program (CNIP) is an expansion of the traditional Neighborhood Improvement Program (NIP), which was intended to address significant infrastructure deficiencies within established neighborhoods through street, sidewalk, storm water, and water/sewer improvements. The \$120 million bond referendum was allocated for all five CNIP areas combined, with approximately \$20 million of it allotted for the Sunset/Beatties Ford CNIP area.

SUNSET/BEATTIES FORD AREA

The Sunset/Beatties Ford CNIP area was chosen due to the opportunities for redevelopment and the potential to leverage

existing assets within the community. Growth in the area has been substantial—the population more than doubled from 2000-2010, and housing grew by 41%. This growth was substantially higher than the city as a whole. As a result, there has been significant demand for improvements to public infrastructure to create better connections to parks, recreation, retail, transit, and jobs.

Land use in the area is largely defined by single family residential neighborhoods, several large commercial/industrial employment centers, recreation areas, and open space. The existing retail is concentrated along Sunset Road near the I-77 interchange, with other small-scale retail scattered throughout the area. Commercial/industrial businesses are primarily warehousing and distribution operations. These businesses are attracted to the area because of the convenient access provided by I-77 and I-85 and are anchored by the second largest industrial business park in Mecklenburg County. Throughout the recent recession they remained stable due, in part, to their location. Seven recreational facilities include two regional parks and two planned greenways.

PUBLIC ENGAGEMENT

The stakeholders and residents of the area have indicated that transportation improvements are a high priority, as well as enhancing their community's history and identity. Contrary to perception, this CNIP area is stable, but does need some basic infrastructure improvements and connections to existing investments in the area so that the community can access their amenities, have a sense of place and improved safety and security, and continue to prosper and enrich the pride of the community.

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PROJECTS

The inventory, analysis, and public engagement process resulted in seven high priority projects for the Sunset/Beatties Ford area:

1) Beatties Ford Road Pedestrian Crossings

This project will evaluate the corridor between I-85 and Capps Hill Mine Road and make improvements to provide more opportunities for pedestrians to safely cross the street.

2) Gateway Aesthetic Improvements

This project selected six key intersections and gateways to preserve and exhibit local history in the form of art, monuments, or landscape improvements and improve the sense of community and safety in the area.

3) Hornets Nest Park Access Improvements

This project proposes to build sidewalk on Beatties Ford Road, Sunset Road, and improve the intersection of Beatties Ford Road & Trinity Road to provide pedestrian and bicycle access from nearby neighborhoods to Hornets Nest Park.

4) Oakdale-Nevin Trail

This project proposes to build pedestrian and bicycle facilities on the Griers Grove Road/Cindy Lane/Nevin Road corridor between Firestone Park and Ribbonwalk Nature Preserve. It will connect seven parks (five existing and two planned), improving access to recreational facilities on both sides of I-77.

5) Oakdale Farm-to-Market (FTM) Phase 2

This project proposes to make improvements to Oakdale neighborhoods by adding sidewalks and bicycle lanes to Oakdale Road, as well as building sidewalks in other strategic locations in order to improve the walkability of the area. In doing so, the project will provide pedestrian access to Peachtree Hills and give CATS the ability to provide bus service to the area.

6) Oakdale/Miranda/Sunset Intersection Improvements

The City will work with NCDOT to make improvements to the intersection in order to address existing crash patterns.

7) Lakeview Road & Reames Road Intersection Improvements

The City will make improvements to this intersection in conjunction with the I-77 “direct connect” interchange and the Lakeview Road Farm-to-Market project.