

# Belmont Area Revitalization Plan



*Volume I: Concept Plan*

Charlotte-Mecklenburg Planning Commission  
*Adopted by Charlotte City Council (May 12, 2003)*



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Adopted by Charlotte City Council  
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### ***Volume I: Concept Plan***

*(pages 1-102 of this document)*

contains the revitalization plan for Belmont adopted by City Council

### ***Volume II: Strategic Action Plan***

*(the last eight pages of this document)*

is an informational guide, containing suggested implementation steps,  
and is not submitted for adoption.

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*Note: Volume II follows page 102.  
See Volume II for contents of that section.*



# *Executive Summary*

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## **Belmont Area Revitalization Plan Volume I: Concept Plan**

**B**elmont was Charlotte's "first sizable working class neighborhood," a thriving community of trades people and mill workers at the turn of the century. By mid-century, however, the mills and plants were closing, people were moving to newer subdivisions farther out, and decline set in. In the 1960s Belmont was one of the city's first neighborhoods to be earmarked for federal urban renewal funds.

Today, Belmont is poised for revitalization. It is strategically situated between the newly-transformed First Ward the popular Plaza-Midwood neighborhood, and emerging North Davidson (NoDa). Its central location makes it accessible to jobs and services. Redevelopment is being discussed for Piedmont Courts -- one of Charlotte's oldest public housing complexes -- possibly with the help of federal Hope VI grant funds. The Belmont Community Development Corporation has been organized and residents are energized to work for improvement of their neighborhood.

There are still formidable challenges, of course. Belmont has suffered from a perception of high crime and disinvestment. About one-fourth of the neighborhood's homes need major repair. More than half of all homes are renter-occupied, which can decrease neighborhood stability. An estimated 70 percent of Belmont's households have annual incomes under \$35,000, making housing affordability a critical issue.

### **The Plan**

The Belmont Area Revitalization Plan is based on the premise that the neighborhood's single-family character should be preserved and that current Belmont residents should have increased opportunities for homeownership -- while also welcoming new investment that would help create a diverse, mixed-income community.

It seeks to develop a sensible long-range land use plan that can guide future community development. It envisions rehabilitated and new single-family infill homes, neighborhood retail services and mixed-use development. The full plan consists of two volumes:

- *Volume I* (this document) identifies key projects for economic and housing development and for public improvements.
- *Volume II* proposes specific actions and implementation strategies to carry out the plan.

Belmont residents played an active role in the planning process that included a kick-off meeting, five public workshops, and individual interviews. A 27-member stakeholder group represented neighborhood residents, business owners, institutions, government interests and service providers. In the workshops, residents helped craft a community vision and set goals to guide the plan's development.

## 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.*

## Goals

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>■ <b>LAND USE</b><br/>Preserve Belmont's single-family character and develop a mixed-use plan to enhance the quality of life.</li><li>■ <b>ECONOMIC DEVELOPMENT</b><br/>Provide employment opportunities and increase the number of community-oriented services.</li><li>■ <b>HOUSING</b><br/>Increase and facilitate homeownership, while stabilizing existing housing stock.</li><li>■ <b>HISTORIC AND NATURAL RESOURCES</b><br/>Develop a program of historic</li></ul> | <ul style="list-style-type: none"><li>documentation, and create passive and recreational open space.</li><li>■ <b>TRAFFIC AND TRANSPORTATION</b><br/>Create a more pedestrian-friendly community and allow an easier flow of vehicular traffic.</li><li>■ <b>COMMUNITY FACILITIES</b><br/>Provide facilities and social services that respond to the needs of the community residents.</li><li>■ <b>URBAN DESIGN</b><br/>Improve the physical and visual appearance of the Belmont area.</li></ul> |
|--|--|

## Projects

The Belmont Area Revitalization Plan identifies 16 housing and economic development projects that represent *distinct opportunities for public and private initiatives to revitalize the community on a site-by-site basis*. The plan further proposes 12 public improvement projects that support these initiatives. Among the proposals, described in the plan, are these:

- As many as 150 single-family homes could be built on infill lots around Belmont.
- The old Hawthorne Mill site could be re-used for residential units and office studios.
- A multi-family project might be built on part of Barnhardt Manufacturing property.
- Piedmont Courts could be redeveloped as a mixed-income community, which in turn would be a catalyst for revitalization of Belmont as a whole.
- "Belmont Commons" could be created in the heart of the neighborhood, largely by improvements to the grounds of Hawthorne Middle School.

## ECONOMIC DEVELOPMENT PROJECTS

Belmont is dominated by small, locally-owned convenience stores. The community wants to maintain and upgrade the convenience-type retail services now located in Belmont and also create additional, accessible retail nodes.

The consultant's market research estimates 55,000 square feet of new retail could be absorbed within the neighborhood by 2010. The research also concludes:

- Central Avenue is the best location for additional retail; it is a good fit for neighborhood-oriented retail but needs the residential support base additional housing would provide.
- Plaza/Parkwood could be an alternative site for expanded retail.
- Retail in the area is likely to be local-serving, such as drug stores, dry cleaners, barber and beauty shops, and restaurants.

The plan proposes six projects, many of which are ideal for mixed-use development. They are along Central, Parkwood, Hawthorne and Seigle Avenues -- locations that have relatively high traffic, visibility and, therefore, market viability. These new developments also represent possible job opportunities for Belmont residents.

- 1. Plaza/Parkwood Retail Node** -- 30,000 square feet of new retail space would have a mix of local-serving retailers and personal services firms, possibly anchored by an institutional or government office or service.
- 2. Pegram/Parkwood Retail Node** -- 22,000 sq. ft. of neighborhood scale mixed-use might be developed, about half of which would be residential (10 townhomes and 8 single family infill units) built on vacant land and under-utilized commercial property.
- 3. Seigle/Belmont Retail Node** -- The existing retail area could be improved by removing outdated, un-used convenience stores, rehabilitating the existing buildings, and developing small scale mixed-use (8,000 sq. ft.) for office and retail.
- 4. City Yards** -- Facade improvements, and some consolidation of the some of the uses, would help buffer this heavily used 37-acre site in the heart of Belmont's residential area. In addition, the surface lot on Seigle Avenue could be incorporated in the redevelopment of the adjacent Piedmont Courts complex.
- 5. Central Avenue** -- About 20 townhomes could be developed on vacant lots near Central and Clement Avenues. Nearby rental apartments and for-sale condominiums are also encouraged, some of which could be above retail shops. This supports the Plaza-Central Revitalization Study which envisioned the Central Avenue corridor as a mixed-use urban district with diverse retail and a pleasurable environment.
- 6. The Mill** -- This is a unique opportunity for "adaptive re-use" of the 11-acre Hawthorne Mill site. The owner proposes converting the existing mill into loft housing and office studios around a central courtyard. The project would have 149,000 square feet of mixed-use space, including about 100 residential units.

*See pages 49-57 for a detailed description of these projects.  
Project locations are shown on page 46.*



## HOUSING PROJECTS

The plan's market research indicates this current annual housing demand in Belmont:

- for-sale housing demand of 15 affordable units (\$70,000-\$100,000) and 15 market rate units (\$100,000-\$150,000), as well as 22 rehabilitated single-family units; and
- rental demand of 27 units (\$500-\$700 monthly), and 34 units in the \$700-\$900 range.

The community stressed the importance of preserving Belmont's single-family character. Accordingly, the revitalization plan proposes ten projects that would result in:

- about 150 new infill single-family dwellings on vacant properties throughout Belmont;
- the rehabilitation of about 350 homes in need of repair; and
- several new multi-family developments offering a variety of housing styles, such as townhomes, lofts and garden apartments.

Two projects would have a significant influence on the development of new housing for the Belmont area:

- 7. Piedmont Courts/Hunter Auto** -- The redevelopment of aging Piedmont Courts would mean better housing conditions for its residents and have a significant impact on the future of the larger Belmont community. It would help stabilize the neighborhood and create an environment attractive to new investment. Without redevelopment, housing construction and rehabilitation would lag and probably occur on a spot basis. The plan recommends improving the site by adding the City Yards surface lot to build multi-family housing on the greenway. Some 560 residential units would be part of the redevelopment, compared with the current 242 units.
- 8. Hawthorne Multi-Family** -- An under-utilized seven acre site on the Barnhardt Manufacturing property could be used for 30 attached townhomes, fronted by green space and a pocket park. Its location near Midwood makes it a strong candidate for success that would help stimulate further revitalization in that part of Belmont.

Eight housing projects focus on sub-areas of Belmont, mapping out a site-by-site identification of lots suitable for single-family infill and/or homes in need of rehabilitation:

Single-Family Infill / SF-MF Rehabilitation Projects	SF Infill	SF Rehab	MF Rehab
<b>9. Parkwood</b> , east of Cordelia Park	27	59	34
<b>10. Seigle North</b> , south of Parkwood, east of Seigle Avenue	12	21	24
<b>11. Seigle South</b> , in the residential core of Belmont	29	19	12
<b>12. Pegram North</b> , north of Hawthorne Middle School	25	22	10
<b>13. Pegram South</b> , the residential area south of the school	3	23	2
<b>14. Hawthorne</b> , the residential area along The Plaza	21	15	11
<b>15. Davidson</b> , near the Little Sugar Creek Greenway	27	56	22
<b>16. Central</b> , southern boundary of the Belmont study area	6	13	2
<b>Total Infill and Rehabilitated Units</b>	<b>150</b>	<b>228</b>	<b>117</b>

*See pages 59-74 for a detailed description of these projects.  
Project locations are shown on page 46.*

## PUBLIC IMPROVEMENTS

*Civic Improvement Projects* are intended to help create a “sense of place” for Belmont residents and improve the community’s livability. Three such projects are recommended:

- 17. Belmont Commons** -- Upgrading Hawthorne Middle School’s track and football field, constructing a youth baseball field on school grounds, and building a pedestrian link with St. Paul’s Baptist Church, creates new possibilities for community use.
- 18. Little Sugar Creek Greenway** -- The 12.5 mile greenway system that extends to Pineville begins in Belmont. Improvements already planned for the greenway could be augmented by two small multi-purpose playfields.
- 19. Community Gateways** -- Community identity can be strengthened with signage, landscaping, decorating fencing and similar improvements at five key intersections.

*Streetscape Improvement Projects* would build or repair sidewalks, add curb and gutter, and allow a tree planting strip where conditions permit in the six projects below. This will improve the visual appearance of the neighborhood, drainage, and pedestrian circulation. The plan identifies needs on each street. (Numbers correspond to the map on page 77).

- 20. 16th Street**
- 21. North Davidson Street**
- 22. Hawthorne Avenue**
- 23. Seigle Avenue**
- 27. Pegram Sreet**
- 28. Belmont Avenue**

*Transportation and Infrastructure Improvement Projects* are proposed to improve the pedestrian and vehicular networks in Belmont. Elements include construction repairs, road extensions, traffic calming and infrastructure drainage improvements.

- 24. Clement Avenue Improvements** -- The plan would extend the street (which now terminates in a cul-de-sac) to Hawthorne Lane in order to serve the proposed Hawthorne multi-family development.
- 25. Parkwood Pedestrian Improvements** -- Parkwood is one of two major thoroughfares in the study area. The City has made streetscape improvements including a landscaped median, but there are no painted crosswalks or pedestrian signals to caution motorists. The plan calls for installing accessible median breaks for better pedestrian refuge, along with pedestrian crosswalks and signalization at key intersections.
- 26. Central Avenue** -- Streetscape and urban design improvements were installed between Pecan and The Plaza in the mid-1990s, and a “pedscape plan” is now underway for the corridor. This plan urges the streetscape improvements be extended to the segment of Central Avenue in the Belmont study area (Thomas Avenue to Independence).

*See pages 75-90 for a detailed description of these projects.  
Project locations are shown on page 77.*

## Phasing Plan

In order to maximize the impact of revitalization efforts, the actions taken by community organizations, governmental agencies, non-profit organizations and private sector developers must be *coordinated* to support each other and be *targeted* to specific areas.

The Belmont Area Revitalization Plan includes a 20-year phasing plan to prioritize projects that could quickly address perceived and actual blighting conditions in the first phase, thereby setting the stage for attracting new investment. The phased approach to implementation also spreads out public sector costs and allows for private market conditions to catch up with ongoing neighborhood improvements. (The number in parentheses refers to the project number in the preceding pages.)

<b>Phase I 1-5 Year Projects</b>	<b>Phase II 6-10 Year Projects</b>	<b>Phase III 11-20 Year Projects</b>
<b>Economic Development</b>		
Pegram/Parkwood Retail (2)	Plaza/Parkwood Retail (2)	
City Yards (4)	Central Avenue (5)	
The Mill (6)	Seigle/Belmont Retail (3)	
<b>Housing</b>		
Piedmont Courts (7)	Hawthorne Multi-Family (8)	Parkwood Infill/Rehab (9)
Seigle North Infill Rehab (10)	Pegram North Infill/Rehab (12)	Central Infill/Rehab (16)
Seigle South Infill/Rehab (11)	Hawthorne Infill/Rehab (14)	Pegram South Infill/Rehab (13)
Davidson Infill/Rehab (15)		
<b>Public Improvements</b>		
Belmont Commons (17)	Hawthorne Lane (22)	
Little Sugar Creek Grnwy (18)	Clement Avenue (24)	
Parkwood Intersections (25)	Gateways (Seigle, Tenth) (19)	
Gateways (on Parkwood) 19	Pegram Street (27)	
N. Davidson Street (21)	Central Avenue (26)	
Seigle Avenue (23)		

I.

# Introduction

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*The section includes basic information about Belmont, including its history and previous planning efforts. It also has background about this current planning process and the study area.*

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# Introduction

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## The Belmont Community

*The Past:* Belmont was envisioned by its original developers as a smaller version of Dilworth, which was taking shape at the same time in the late 1890s on the other side of today's downtown Charlotte.

In fact, writes historian Tom Hanchett in *Sorting Out the New South City*, they sought to create "an attractive resort" called Belmont Springs, featuring a winding drive and a landscaped park along Sugar Creek. By the early 1900s, however, lagging sales altered the plans. The park was re-platted as home lots and, writes Hanchett, Belmont became Charlotte's "first sizable working class neighborhood."

In the early 1900s, the Belmont neighborhood and adjoining subdivisions like Villa Heights became home to the textile mill workers, machinists, carpenters and others who worked in the industrial corridor along North Davidson Street. They lived in small, one-story wooden single-family houses, built in a mix of Victorian and bungalow styles, and here and there among the houses were small groceries and other stores serving neighborhood needs.

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*Belmont thrived in the first half of the century until the jobs left. Now, the outlook is good for revitalization.*

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The Belmont community thrived in the early half of the century, but by the late 1950s the mills were closing and plants were relocating. Belmont, which had been at the edge of Charlotte's nineteenth century boundary at the time of its development, now found itself in the urban inner city as newer subdivisions attracted residents to more prosperous suburban areas. In the 1960s, the neighborhood entered a period of turnover and disinvestment.

*The Present:* Today, the tide seems to be turning. Next door to Belmont, First Ward has taken on a new life. On the other side, Plaza-Midwood continues to prosper. A recently adopted plan for the Plaza-Central business district will boost the southern edge of Belmont. Within Belmont, plans are being discussed for redevelopment of the large Piedmont Courts public housing complex, promising better housing for its residents and a catalyst for new development in the neighborhood.

In 2000, the United Way initiated a neighborhood clean-up by residents and "Hands on Charlotte" volunteers under the banner, "We Believe in Belmont." Meanwhile, the City Council district representative was meeting with business leaders to gauge support for Belmont's revitalization. The response: a plan of action is needed first. In 2001, the City Council made such a plan one of its priorities for the year ahead.

## Previous Planning Efforts

In the mid-1960s, Belmont became the first neighborhood in the city to receive federal urban renewal funds. Later, in the 1970s, the City of Charlotte designated community development block grant funds for the neighborhood, and has since invested more to improve housing, water and sewer lines, and other infrastructure. Mecklenburg County has stepped in with various community and social services. Habitat for Humanity has contributed substantially by supplying over 190 homes in an area that once had the largest concentration of dilapidated housing in the city. Institutional groups in the neighborhood, such as Seigle Avenue Presbyterian, St. Paul's Baptist, and the Salvation Army have contributed significantly to Belmont.

Over the years several studies have been conducted for the community, resulting in zoning changes to reduce density, increase homeownership and stabilize the neighborhood. This *Belmont Area Revitalization Plan* builds on these earlier findings and actions that are summarized here.

- **Belmont Special Project Plan (1987)** At the time of this study, the population and housing stock were declining sharply. From 1970 to 1985 the population had dropped nearly one-third, from 4,412 to 3,000. Forty percent of the housing units were deteriorated and many were unoccupied. City Council adopted a plan to use code enforcement to address abandoned houses, install curb and gutter to solve drainage problems, make some intersection improvements, expand recreational facilities and programs, and organize a neighborhood Crime Watch.
- **The City Manager's Task Force on the Belmont Neighborhood (1988)** was set up to explore why conditions had deteriorated so drastically in Belmont, and to find a way to spot troubled neighborhoods in the early stages. The task force called for increasing police visibility, developing a housing counseling program, providing employment and job training information, and other measures.
- **The Central District Plan (1993)** was adopted by City Council as part of a comprehensive strategy for improving Charlotte's central city neighborhoods -- the City-Within-A-City, including Belmont.
- **Belmont Neighborhood Action Plan (1995)** was prepared to address priority needs in the Belmont community. A neighborhood group helped identify issues, set goals, and lay out a five-year list of projects to be accomplished. A "Neighborhood Study Task Force" has continued to help implement the action plan.
- **Retail Market Analysis of the Belmont Neighborhood (1997)** was conducted by UNC-Charlotte's Urban Institute to determine the market feasibility of new retail development in the area, and to suggest potential locations for new services.
- **Plaza-Central Revitalization Study (1998)** establishes a vision to transform the Central Avenue commercial corridor into a mixed-use urban district. The Plaza-Central business district is on this Belmont study area's southern boundary.

## This Planning Process

Charlotte's City Council made this planning effort a priority for 2001-2002. The Charlotte-Mecklenburg Planning Commission guided development of the plan in collaboration with a consulting team headed by Urban Collage, Inc., of Atlanta. This planning team also included Property Disposition, Inc.; GNA Design Associates, Inc.; and Robert Charles Lesser & Company. Two other groups played key ongoing roles:

- A **Stakeholder Work Group** involved 27 individuals from Belmont area residential neighborhoods, institutions, government interests, service providers and business owners (see the list of individuals at the front of this document).
- A **Staff Resource Team** included City departmental representatives from Planning, Neighborhood Development, Transportation, Police, Solid Waste Services, Utilities and Engineering, as well as County staff from Parks & Recreation and Social Services, and Charlotte-Mecklenburg Schools.



*The "Existing Conditions Inventory" was the first step in the Community Analysis.*

The planning team sought to get an accurate picture of existing conditions and prevailing attitudes before developing an action plan. They gathered information through an analysis of community data and through the input and involvement of community residents in stakeholder meetings, interviews, and public workshops.

- ▶ **Community Analysis:** The team compiled an "Existing Conditions Inventory" based on a survey of individual parcels and structures by Planning and Neighborhood Development Staff (*pages 19-26*). They also reviewed the past planning efforts in and around the Belmont area and researched demographic and market data (*pages 27-36*).
- ▶ **Community Meeting:** A public meeting was convened at the Belmont Community Center to "kick-off" the plan. Community residents, businesses and stakeholders were invited to this public forum to meet the planning team and receive information on the planning process and opportunities for public involvement.
- ▶ **Stakeholder Meetings:** The 27-member work group met five times during the planning process. They identified key issues, discussed goals and objectives, gave feedback on plan proposals, prioritized projects, and helped arrange the community workshops. The stakeholders, in fact, proved instrumental in the planning process, first reviewing all proposals before they were included in the plan. They also acted as a watchdog to assure communications and outreach to the community was done effectively. (A list of members is at the front of the document.)



- ▶ **Stakeholder Interviews:** The planning team conducted a series of interactive stakeholder interviews with key constituents, including Belmont area residents, institutions, developers, service providers and government entities.
- ▶ **Community Workshops:** Public workshops were held on March 12 and May 2, 2002, to review proposals and set a unified vision that would serve as the overall guiding principle for the revitalization plan. With guidance from the staff team, the residents crafted this vision for the Belmont community:



*Community input helped shape the plan.*

### **BELMONT 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.*

### **The Study Area**

The Belmont Study Area (see view on facing page) is on the northeastern edge of Charlotte's center city, and includes part or all of the neighborhoods of Belmont, Plaza-Midwood, Optimist Park, Piedmont Courts, and Villa Heights. For purposes of this plan's research and the development of project proposals, the study area boundaries are:

- Catawba Avenue on the north,
- The Plaza to Belvedere Avenue to Thomas Avenue on the east,
- Central Avenue and Tenth Street on the south,
- Brookshire Freeway on the southwest, and
- North Davidson street on the west.

Several public facilities are located in the study area, including:

- Cordelia Park
- Alexander Park
- Little Sugar Creek Greenway
- Hawthorne Middle School
- Piedmont Open Middle School
- Belmont Community Center
- McGill Rose Garden
- Little Peoples Park
- Progress Park

*Belmont Study Area*



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## II.

# Community Analysis

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*The section includes an overview of the challenges and strong points for revitalization in Belmont, an inventory of existing physical conditions, and the findings from the market study of Belmont's development opportunities.*

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# Strengths and Challenges

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## Challenges to Revitalization

Belmont has been hampered over the years by a perception of high crime and disinvestment. The quality and condition of housing in the neighborhood today varies significantly. Newer homes lack some of the architectural virtues found in Belmont's older homes. Many homes are renter-occupied, which can decrease neighborhood stability. As a result, planning for revitalization must address several issues:

- ▶ How can better housing options be provided for existing residents, when 70% may not be able to afford new market-rate housing, and 56% cannot afford rehabilitated housing?
- ▶ How can new investment be encouraged, while avoiding wholesale gentrification of the neighborhood?
- ▶ How can opportunities be created that will attract new residents with a diversity of incomes?
- ▶ How can limited retail services in the area be improved in concert with residential development?
- ▶ How can homeownership be increased in the neighborhood?
- ▶ How can the perception of a high-crime area be reduced?
- ▶ How can the trust of the residents be regained?

## Strengths to Build On

The challenges are significant, but Belmont can also draw on several strengths. Its older neighborhood core has a sense of urban character that can be capitalized on to create a recognizable place or location in the in-town housing market. Indeed, the area has several locational advantages:

- ▶ Significant revitalization and infill development is already occurring in the area. Belmont lies between downtown's transformed First Ward and established Plaza-Midwood, which is one of the more desirable central city neighborhoods. Nearby, venerable North Charlotte is enjoying a resurgence as "NoDa."
- ▶ The potential redevelopment of the Piedmont Courts public housing complex (242 aging units) creates an extraordinary opportunity to improve and expand housing options within the neighborhood (560 units, possibly mixed-income)
- ▶ Belmont's location gives it strong access to large job centers, including downtown Charlotte and the Midtown area, as well as industrial areas along North Tryon and North Davidson Street.

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*Belmont can capitalize on the growing in-town housing market*

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*Belmont neighborhood*

Belmont, in fact, is well-positioned to take advantage of several trends that have favored new central city housing options in recent years. Some are demographic, like the growth in single-person and two-person households with no children. Others relate to attitudes: aging baby boomers becoming empty nesters and seeking a more convenient lifestyle; young “Gen-X’ers” seeking lifestyle alternatives and preferring urban locations over the suburban situations they were raised in; increasing desire for a sense of place and community sometimes difficult to find in suburbia; and a desire for more leisure time and the need for shorter commutes.

**These trends have come together to create new opportunities for “in-town” housing in areas like Belmont.** For example, here are some that exist for Belmont:

- Mixed-use development could be built near Central Avenue and Tenth Streets, and include mixed-income housing.
- More housing near the Central Avenue commercial district could help anchor more shops and services there, creating a mutually beneficial synergy of retail and residential.
- The redevelopment of Piedmont Courts as a mixed-income community would be a catalyst for the revitalization of the larger Belmont neighborhood, particularly when buttressed by supporting policies and implementation strategies.
- Programs and policies can be shaped to allow for and encourage new investment, assuring a range of housing options for existing and new residents of the neighborhood, while guarding against widespread gentrification.

This “Community Analysis” section of the plan (*pages 15-36*) looks at existing physical conditions in the neighborhood, summarizes key demographic factors, and analyzes the potential market for housing and retail development in the Belmont study area. This analysis is the basis for the actual “Revitalization Plan” itself (*pages 37-92*), which lays out specific projects for economic development, housing development, and public improvements in Belmont.



## Physical Conditions

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*The maps on pages 22-26 summarize the inventory of existing physical conditions. Here are some major points:*

### Land Use

Although Belmont is generally considered a residential neighborhood, the actual land use pattern of the area is varied.

- The study area encompasses 522 acres (excluding right-of-way), with 1,662 parcels.
- Single-family homes occupy about one-third of the land area (34% or 178 acres), and vary from textile mill homes constructed at the turn of the century to nearly 200 newer homes built by Habitat for Humanity.
- The principal multi-family complex is the Charlotte Housing Authority's Piedmont Courts, although there are also smaller developments and several duplexes, as well as newly constructed townhouses on Pecan Avenue.
- Industrial and warehouse uses are concentrated in the southern and western parts of the study area. Two major uses are the Charlotte Area Transit System parking facility on Davidson Street, and the City of Charlotte Central Yard facility on Ott Street.
- Commercial and retail services are located mostly along Central Avenue, in addition to convenience-type retail scattered throughout the study area.
- Churches and schools -- including Hawthorne Middle School and Piedmont Open School -- have a significant presence in Belmont. Open space along Little Sugar Creek, and public parks like Cordelia and Alexander, are not easily accessible and tend to be under-used by residents.
- There is a sizeable number of vacant parcels throughout the neighborhood. Some of the 249 vacant parcels were sites of dilapidated homes, now demolished, while others are overgrown lots that were never developed. These properties, believed to encourage unlawful activity, can have a negative effect on the neighborhood.

LAND USE	Parcels	Acreage	Percent of Land Area
Commercial	73	33.1	6%
Industrial	42	54.1	10%
Institutional	42	42.9	8%
Multi-Family	182	64.5	12%
Office	13	8.1	2%
Open Space	20	27.5	5%
Parking	27	12.4	2%
Single Family	998	178.0	34%
Utility	2	.4	0%
Vacant	249	72.4	14%
Warehouse	12	28.9	6%
<b>Total</b>	<b>1,662</b>	<b>522.3</b>	<b>100%</b>



### Building Conditions

As part of the inventory of existing physical conditions, the City’s Neighborhood Development staff assessed the exterior condition of all visible structures in the study area. Buildings were ranked by observation of exterior components such as walls, doors and windows, roof and foundation, and general upkeep, without taking into account any interior renovations or unseen problems. The structures were ranked in four categories:

- 1% are considered to be in *very good* or sound condition, requiring only minor repair such as painting or landscaping.
- 73% appear to be in *good* condition, but have a need for general repair such as minor roof repairs or facade improvements.
- 23% are classified as *repairable*, requiring major repairs such as a new roof, siding or windows.
- 3% are *severely deteriorated* and present a public safety hazard.

The City of Charlotte’s code enforcement actions in Belmont have minimized the extent of deteriorated homes, and the neighborhood’s overall structural condition is described as “stable” by the consulting team.

BUILDING CONDITIONS	Number of Structures				Total
	Severely Deteriorated	Repairable	Good	Very Good	
Commercial	7	9	46	1	<b>63</b>
Industrial	1	3	24	1	<b>29</b>
Institutional	0	2	26	5	<b>33</b>
Multi-Family	7	63	104	3	<b>177</b>
Office	0	0	11	0	<b>11</b>
Single Family	22	215	729	6	<b>972</b>
Warehouse	1	0	5	0	<b>6</b>
<b>Total</b>	<b>38</b>	<b>292</b>	<b>945</b>	<b>16</b>	<b>1,291</b>
<b>Percent of Total</b>	<b>3%</b>	<b>23%</b>	<b>73%</b>	<b>1%</b>	<b>100%</b>

### Building Occupancy

Nearly all neighborhood structures -- 98% of the 1,291 total structures in Belmont -- are occupied, according to the assessment. Of the 21 unoccupied structures, 13 are single-family houses.

**Zoning**

Most of the study area is zoned single-family (R-5), a district that requires minimum lot widths of 50 feet, minimum lot sizes of 6,00 square feet, and minimum setbacks of 20 feet. This may inhibit the infill development of historically compatible housing or small-lot development.

Within the single-family zoned area, there are isolated or spot-zoned multi-family parcels, as well as several neighborhood commercial districts (B-1).

In addition, a heavy industrial district (I-2) directly abuts the single-family area in the southern quadrant. Several uses allowed in this district may no longer be compatible or desirable in an “in-town” area in general, and this particular district creates specific conflicts with homes directly adjacent to it.

ZONING	% Existing
B-1	3%
B-2	7%
R-5	68%
R-8	3%
R-17MF	1%
R-22MF	12%
I-1	1%
I-2	5%
O-2	0%
O-6	0%
<b>Total</b>	<b>100%</b>

**Infrastructure**

The public infrastructure was evaluated through a field survey that focused on the condition of streets and sidewalks, as well as existing curb, gutter and drainage.

With the high level of pedestrian traffic observed in Belmont, one of the most pressing needs is repairing existing sidewalks and building new ones along the residential streets and thoroughfares that now lack sidewalks, and in areas where pedestrians have created dirt paths where there are no sidewalks. The map on page 26 locates those streets with sidewalks that are recommended for major or minor repair, or new construction.

Over the years the City of Charlotte has done extensive repairs on streets in Belmont, and as a result the streets are generally in good condition throughout the study area, with few potholes or cracking and settlement. However, curbs are deteriorating. Furthermore, over time resurfacing has left many lanes with curbs below standard height, and adjacent overgrown vegetation in some areas has led to problems of standing water and inadequate runoff.












Like most older, inner-city neighborhoods, Belmont is served by a public water and sewer system dating back to its early development. CMUD has relined or replaced water mains along several Belmont streets in recent years, and has plans for continuing system maintenance and upgrades. As the mains are replaced, there may be opportunities to coordinate streetscape improvements.

Similarly, as new development occurs, there may be opportunities to relocate the existing overhead utilities to the rear of properties (or underground) to improve the neighborhood’s appearance .

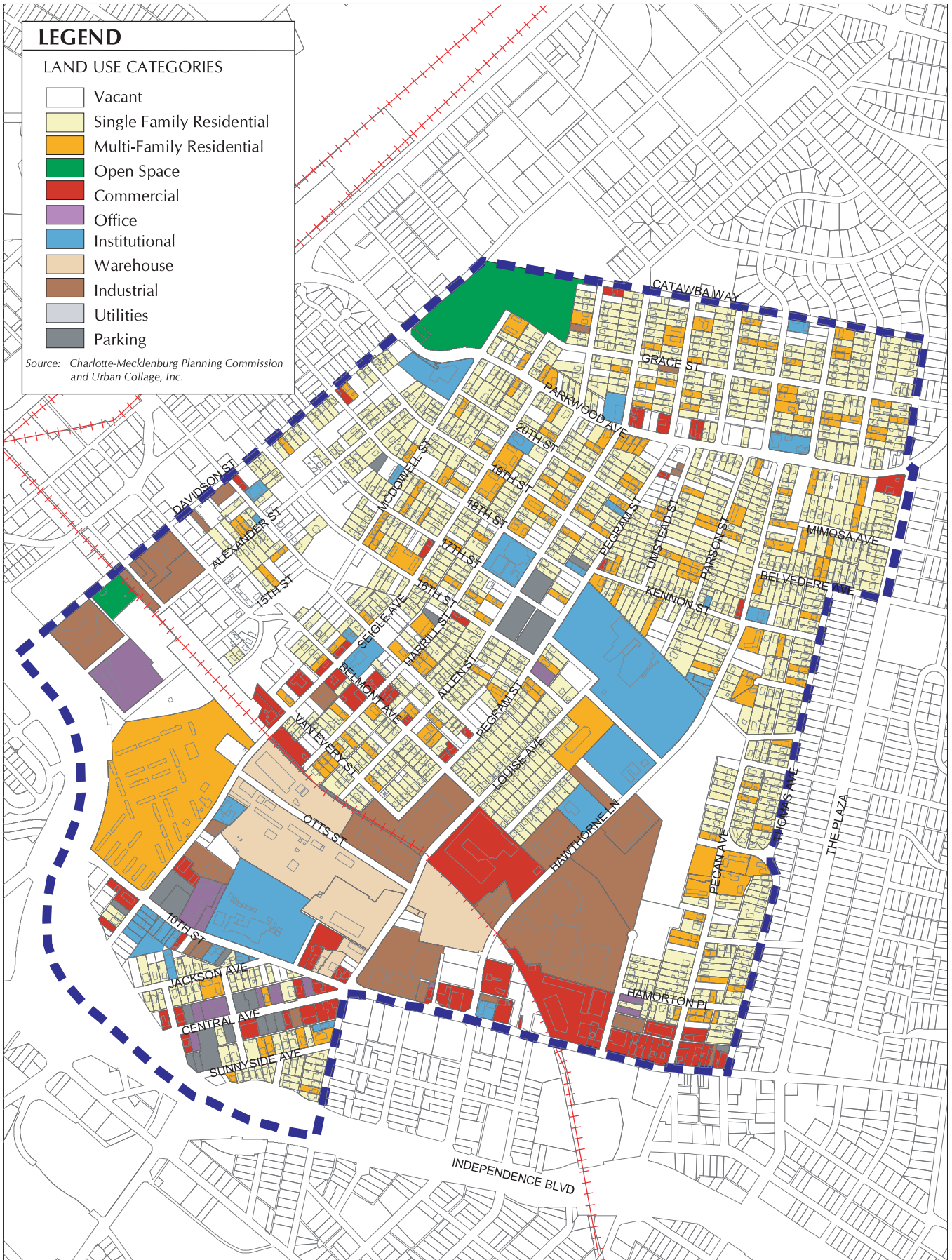
# BELMONT AREA REVITALIZATION PLAN

## LEGEND

### LAND USE CATEGORIES

-  Vacant
-  Single Family Residential
-  Multi-Family Residential
-  Open Space
-  Commercial
-  Office
-  Institutional
-  Warehouse
-  Industrial
-  Utilities
-  Parking

Source: Charlotte-Mecklenburg Planning Commission and Urban Collage, Inc.



## Existing Land Use



1000 0 1000 Feet



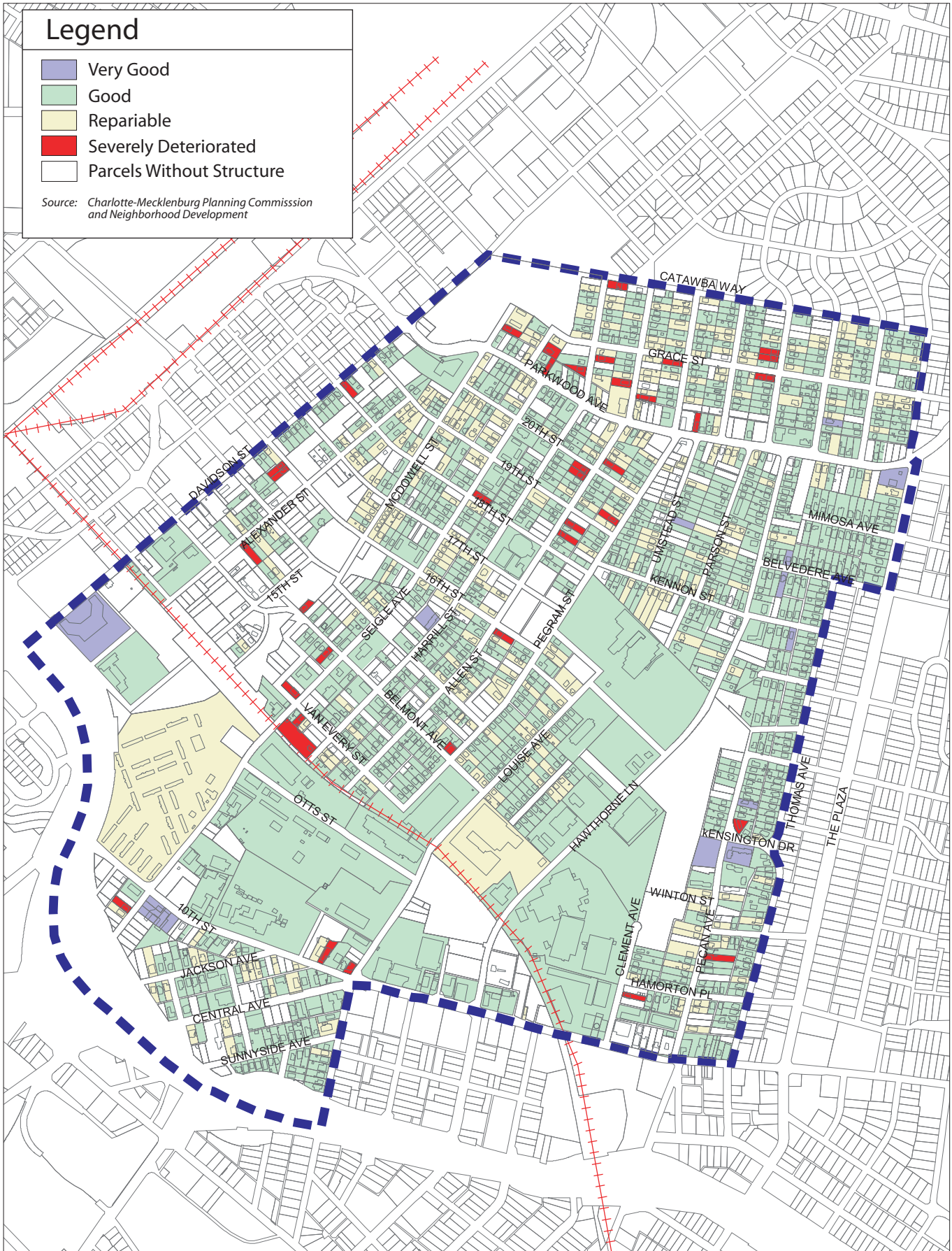
Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disp sit i n, Inc.  
 GNA Design

R bert Charles Lesser & C .

Prepared F r: Charl tte Mecklenburg Planning C mmissi n  
 Date Printed: March 5, 200







# Existing Building Conditions

1000 0 1000 Feet



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 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





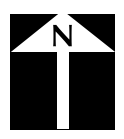
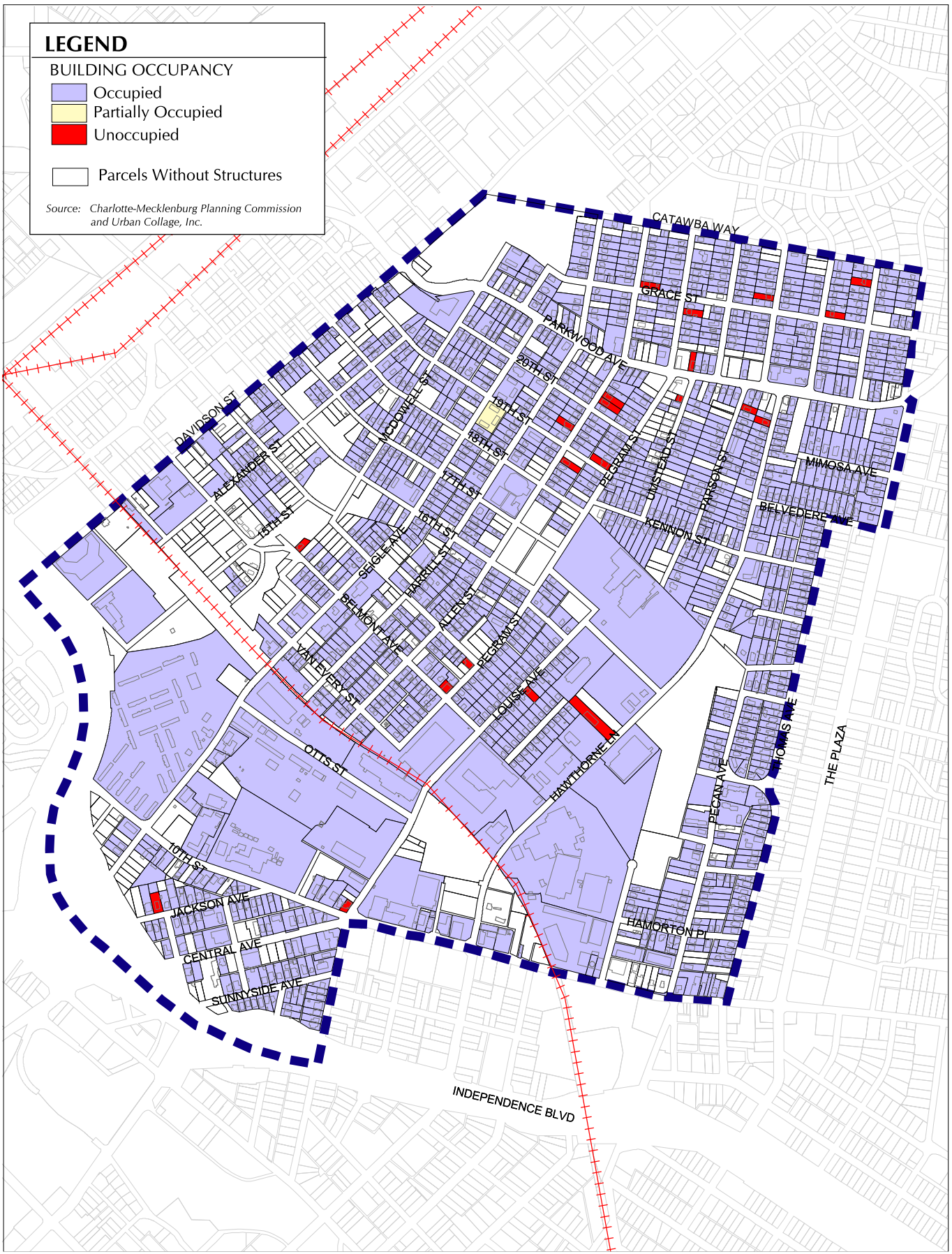
# BELMONT AREA REVITALIZATION PLAN

**LEGEND**

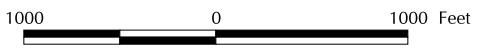
**BUILDING OCCUPANCY**

- Occupied
- Partially Occupied
- Unoccupied
- Parcels Without Structures

Source: Charlotte-Mecklenburg Planning Commission and Urban Collage, Inc.



## Existing Building Occupancy



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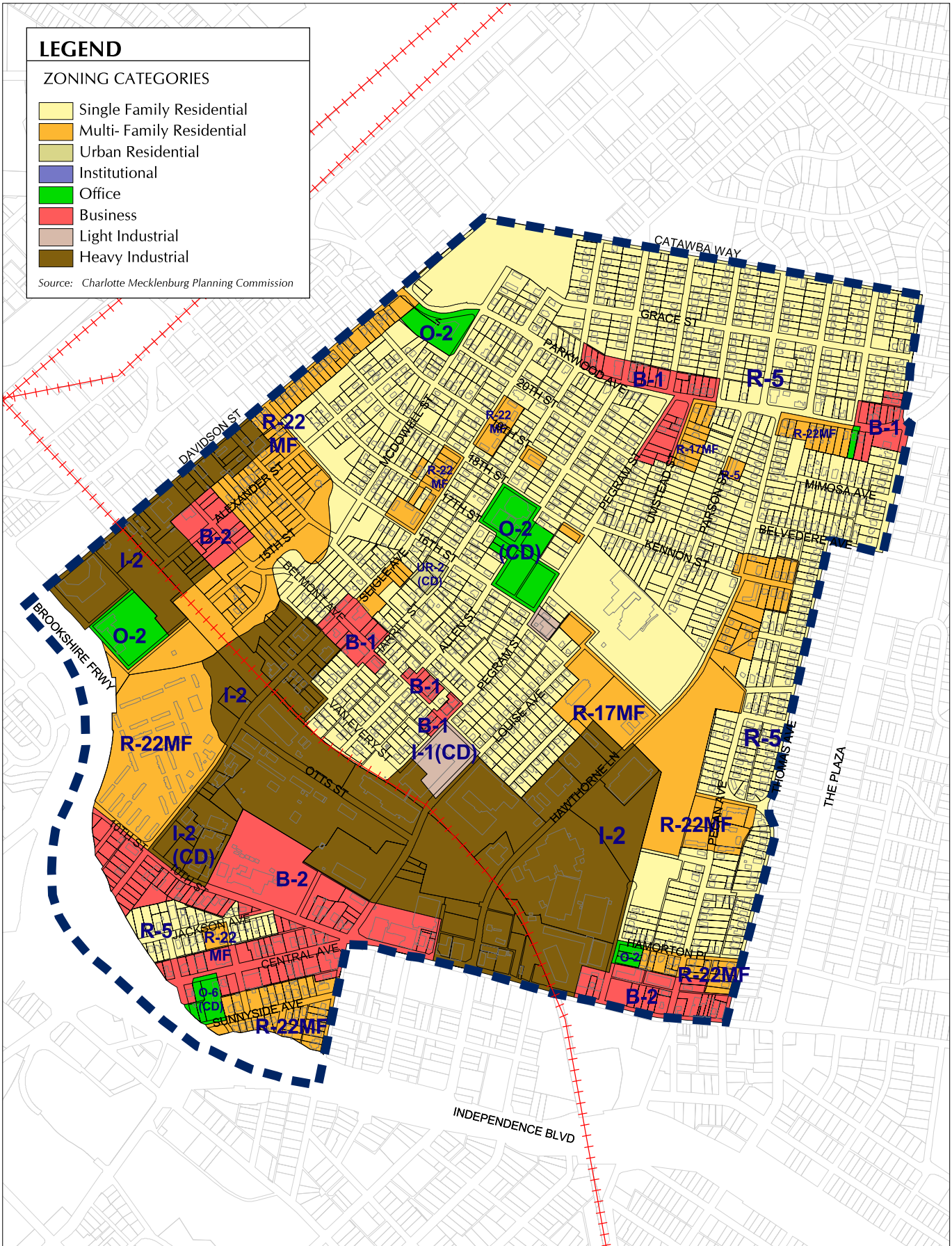
# BELMONT AREA REVITALIZATION PLAN

## LEGEND

### ZONING CATEGORIES

- Single Family Residential
- Multi-Family Residential
- Urban Residential
- Institutional
- Office
- Business
- Light Industrial
- Heavy Industrial

Source: Charlotte Mecklenburg Planning Commission



## Existing Zoning

1000 0 1000 Feet



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# BELMONT AREA REVITALIZATION PLAN

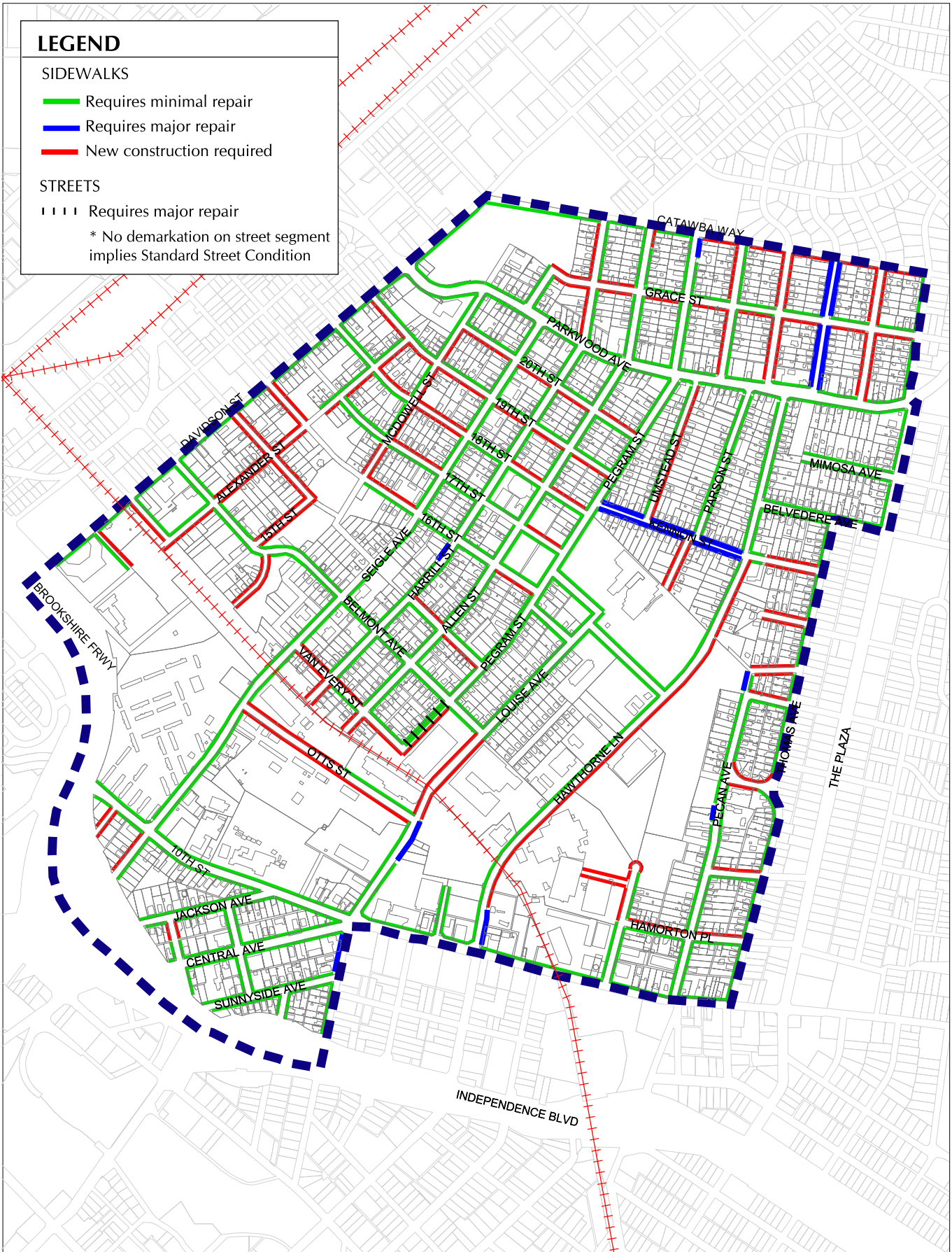
## LEGEND

### SIDEWALKS

- Requires minimal repair
- Requires major repair
- New construction required

### STREETS

- Requires major repair
- \* No demarcation on street segment implies Standard Street Condition



## Existing Sidewalk & Street Conditions

1000 0 1000 Feet

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 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.  
 Prepared For: Charlotte Mecklenburg Planning Commission  
 Date Printed: March 5, 2002



# Demographic Factors

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## Population

- **Belmont’s estimated population in 2001 was 5,250.** Over the last two decades, the total population has been relatively stable, rising slightly in the 1990s after a drop in the previous decade. Projections for the next five years call for the neighborhood population to remain almost unchanged, based on past trends and current conditions. New development in the wake of this plan would adjust that forecast.

Belmont Study Area Population	U.S. Census			Projected	
	1980	1990	2000	2001	2006
Total Population	5,491	4,854	5,178	5,250	5,266
Total Households	1,839	1,672	1,736	1,750	1,757
Household Size	2.96	2.85	2.98	3.00	3.00

*Note: projections based U.S. Census and Claritas, Inc. data*

- **The age profile of Belmont residents is much younger** than the rest of Mecklenburg County. Belmont has *more young people* (44% of the population is under 25 years old, compared to 35% in the county as a whole) and *fewer elderly* (just 6% percent over 65 years old, compared to 9% county-wide).

This is particularly noteworthy because the age profile for all inner-city neighborhoods is very close to the county-wide distribution, and Belmont diverges from both. Compared to both geographic areas (Charlotte’s inner city as a whole and all of Mecklenburg County) Belmont has:

- a higher concentration of youth under 25,
- about the same percentage of adults between 25-44 years old,
- slightly fewer adults between 45-64, and
- significantly fewer over 65 years old.

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*Nearly half of all Belmont residents are under 25 years old.*

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- **Single parent families are the most common type of household in Belmont.** The household composition in the study area includes:
  - 43 percent of all Belmont households are headed by a single parent,
  - 25 percent are persons living alone,
  - 11 percent of households are married couples without children,
  - 11 percent are “traditional families” comprised of married couples with children,
  - 10 percent are “non-family” households with two or more people.

Overall, Belmont’s households are relatively small in size. About 51 percent of the study area households consist of just one or two persons



## Employment

The consulting team estimates there are more than 200,000 jobs in Charlotte’s central city -- the area within Route 4 and including downtown. Furthermore, 27,000 jobs are in close proximity to the Belmont study area, located in northeast downtown, along Cenral Avenue and in the North Davidson Street area.

These jobs represent a broad spectrum of employment categories and create potential market audiences spanning the range of housing opportunities, from very affordable to upscale, from renters to homeowners.

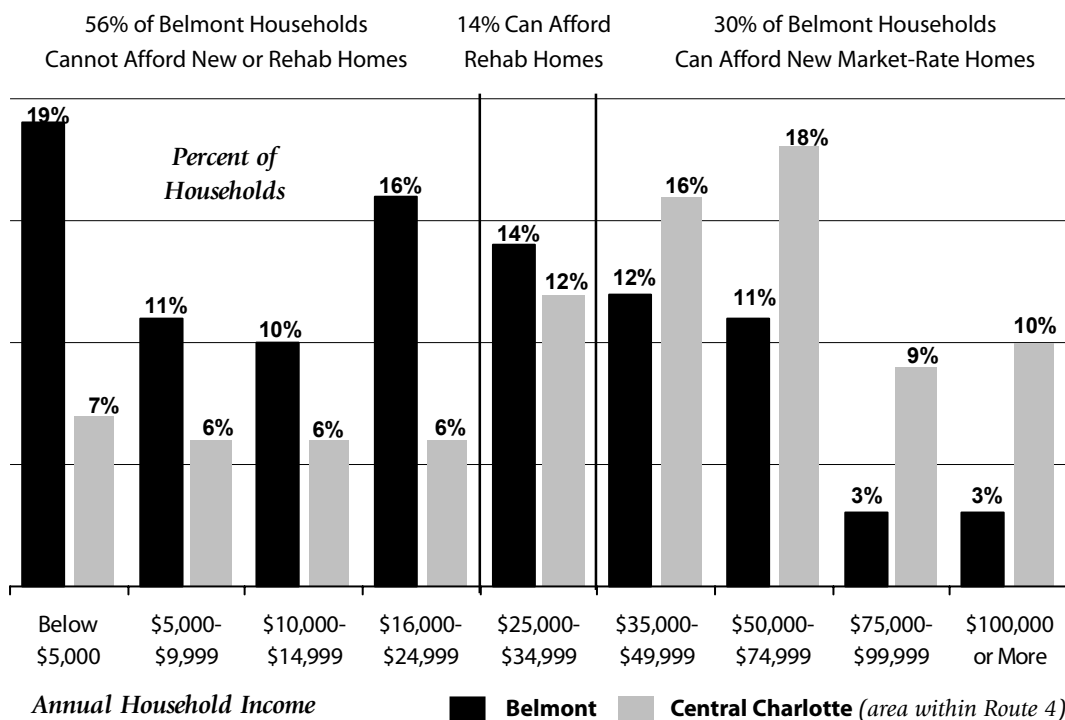
Attracting these employees to reside in and around Belmont by providing a range of housing options and, possibly, residential incentives, represents a large-scale opportunity for the neighborhood. The 27,000 employees working close to Belmont also create opportunities for daytime retail support along Central Avenue and perhaps North Davidson Street as well.

## Income and Housing

Nearly three-quarters of Belmont households (70%) have annual incomes below \$35,000. More than half (56%) are below \$25,000. These income levels are significant as they translate into housing affordability.

- Homes renovated by the Charlotte-Mecklenburg Housing Partnership (CMHP) sell in the mid-\$50,000 and \$60,000 range, requiring a household income of around \$25,000 or more.

### BELMONT HOUSEHOLD INCOMES and HOUSING AFFORDABILITY



- New homes built by CMHP and other lower-priced providers begin in the \$80,000 bracket and increase to the low \$100,000s, requiring minimum incomes of around \$35,000 or more, assuming no special support such as mortgage buy-downs.

To compute home affordability in Belmont, it is assumed that 30% of household income is spent on housing and that single-family housing similar to what could be offered in Belmont is selling elsewhere in central Charlotte for \$50,000 (base price for renovated) and \$80,000 (base price for new construction). The Belmont incomes then translate as shown in the chart below:

- 56% of the current neighborhood population is unable to afford market-rate prices for renovated homes or new infill construction homes.
- 14% can afford to purchase renovated homes, and 44% can afford to purchase renovated *or* new infill construction homes.

### Crime Statistics

Crime is a concern among neighborhood residents. While the number of incidents is relatively high, that number has declined the last two years, giving hope for continued improvement.

Belmont Study Area	Crime Statistics			
	1998	1999	2000	2001
Crimes Against Individuals	42%	36%	42%	41%
Theft/Burglary and Related Crimes	38%	45%	42%	40%
Victimless Crimes	20%	19%	16%	19%
<b>Total Number of Incidents</b>	<b>1,125</b>	<b>1,720</b>	<b>1,021</b>	<b>930</b>



# Housing Market

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## Key Issues

Although the quality varies, much of Belmont's housing stock is in relatively good shape. Three of every four single family homes are considered "good" and need only minor repair, according to the neighborhood survey (*page 20*).

However, 215 of the 972 single family homes – and 63 of the 177 multi-family units – require more extensive repair or renovation such as new roofs, siding and windows.



The Belmont area has fewer homeowners than many neighborhoods. Even excluding the Piedmont Courts housing, only 42% of Belmont households are owner-occupied, compared to 68% in Mecklenburg County as a whole. Encouraging more homeownership is a desire of the stakeholders and would improve prospects for revitalization, but affordability is a key concern: 70% of Belmont residents cannot afford to purchase new market-rate housing and 56% cannot afford rehabilitated housing.

The revitalization plan for Belmont must consider several key residential issues, including:

- how to provide better housing options for existing residents;
- how to increase homeownership in the neighborhood;
- how to create opportunities for new residents with a diversity of incomes;
- how to assure newer housing will blend with the existing character of the neighborhood;
- how to expand and link housing development to provide more support for existing retail; and, finally,
- how to do all this while avoiding gentrification.

**The plan's goal for housing** is to increase and facilitate homeownership, while stabilizing the existing housing stock. This section will analyze the housing market in Belmont, looking at both for-sale housing and rental housing. Proposed projects for housing development are then described on pages 61-76.

## **For-Sale Market**

*Single-family detached homes are the most affordable* of all new for-sale housing in central Charlotte. New home sales, in fact, are more affordable overall than re-sales: new single family home sales in central Charlotte averaged \$109,000, versus \$151,000 for re-sales of such housing.

New construction *townhouses and condominiums are generally more expensive* than new single-family homes in the central city, primarily because this market is largely dominated by for-profit builders. In most cases, these attached homes are located downtown or in Dilworth, Myers Park, South End or other upscale market locations.

### ■ **Single-Family Detached Homes**

In 2001, nearly one-half of the 192 new single-family detached homes sold in-town (roughly, the area within Route 4) were priced below \$100,000 – and in Belmont the average sale price for six new homes was \$49,100.

However, the number of new home offerings in central Charlotte goes down when prices rise above the \$100,000 level, the point at which more true market-rate housing development occurs. About one-third of all households in the central city have incomes that enable them to afford homes in this price range. Homes at this price level could be attractive as new infill housing in and around vacant tracts in Belmont.

Homes in Belmont are significantly more affordable than those in NoDa (old North Charlotte) or neighboring Plaza-Midwood, both in absolute terms and in price per square foot. Assuming a price per square foot more in line with or above NoDa, “rehabbed” homes in Belmont could average between \$101,000 to \$120,000 in price, perhaps slightly higher. Such prices could be expected with neighborhood revitalization if not offset by policies protecting against gentrification and providing greater access to housing for families.

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*Non-profit providers, like Habitat for Humanity, have boosted affordable housing in Belmont*

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The large number of affordably priced single family home sales reflects the significant activity in the central city of non-profit and low-cost housing providers, including the Charlotte-Mecklenburg Housing Partnership, Habitat for Humanity and others.

Habitat for Humanity has built nearly 200 homes in the Belmont neighborhood, but this also creates a dilemma for the neighborhood.

While providing access to homeownership for lower-income families and increasing homeownership in the neighborhood, Habitat homes have had some moderating affects on the value potential of Belmont housing.

The Habitat homes are scattered throughout the community and are not consistent with other Belmont homes in terms of style and exterior detail. Built for utility, these homes have somewhat limited value potential and will, for better or worse, likely have a permanent moderating effect on potential price escalation in the neighborhood.

On the other hand, creating more value in these homes over time will be important to building equity for both Habitat homeowners and those of other homes in the neighborhood.

Charlotte-Mecklenburg Housing Partnership (CMHP) has been instrumental in redeveloping several older and deteriorating neighborhoods, such as Greenville, Seversville, and Genesis Park. In all these projects the CMHP either purchased the land and built new homes, or completely rehabilitated the existing homes (everything but the foundation). CMHP has been able to renovate and re-sell existing older homes from \$59,000 to \$85,000, increasing prices as each home is refurbished to increase equity of previous buyers.



New affordable housing has been difficult for CMHP and other private builders to build for less than \$80,000. Recent projects for this market, such as Cardinal Glen and Greenville Place, have ranged from \$82,000 to \$130,000 and are succeeding in attracting families, including single-parent households. The only new single-family homes available in today's market priced less than \$70,000 are homes being built by Habitat for Humanity.

### ■ For-Sale Attached Housing

The market is considerably more dynamic for new infill *for-sale attached housing*, with several developers targeting more affordably priced units. New condo products downtown have been able to hit a more moderate price point using one of two strategies: providing smaller units and/or developing on low land-cost sites such as the First Ward HOPE VI property or Bank of America Gateway Village properties that are developed at below-market rates (offset by Bank of America).

As these projects sell out, particularly in First Ward, development of an affordable housing product in downtown will be increasingly difficult, with more units starting at \$140 or above per square foot, similar to other un-subsidized downtown sites. Prices per square foot are generally lower outside downtown because of the larger townhome configurations found outside downtown, as well as lower land prices.

Two new developments in the Belmont area have sold well, attracting people who generally work downtown and are seeking a lifestyle product in a convenient location. Kensington Court, a 20-unit townhouse community on Pecan Street, and Hawthorne Court, a 17-unit townhouse project adjacent to Independence Boulevard, are selling around the \$130s to \$140s per square foot.

Other townhouse projects in-town, including one in NoDa and two in the Commonwealth area, are selling at more affordable prices, ranging from the \$90s to \$120s per

square foot. Both areas are located a little farther out than the Plaza/Midwood area, indicating a potential premium to be obtained on the south end of Belmont.

### **Initial Market Opportunities**

- ▶ Given Belmont's location and the availability of several large properties near Central Avenue, *opportunities appear fairly strong to develop new residential units as part of a mixed-use project.* Units should be positioned between downtown and the NoDa and Commonwealth areas in terms of price and price per square foot. Housing priced between \$120 and \$140 per square foot (for townhouses) could be very attractive in the corridor, with flats selling above \$150 per square foot. These prices could translate into housing units priced somewhere between \$120,000 and \$170,000 in absolute dollars.
- ▶ *Single-family opportunities* exist north of Central Avenue, possibly on the large vacant tract north of Barnhardt Manufacturing (*see page 64*). New cottage-style housing could be attached to Pecan or Chestnut Avenues and be positioned either as affordable units priced somewhat above CMHP efforts and Greenville Place, or priced higher, closer to resales occurring in Plaza-Midwood. It is possible these homes prices could approach \$200,000.

### **Rental Apartment Market**

The downtown Charlotte rental apartment market has become very expensive over the past two years, with average rents increasing by nearly 30% since 2000 to an average of \$1,019 per month. In fact, downtown's average rent is now atop the Charlotte apartment market, eclipsing even south Charlotte.

Meanwhile, less expensive apartment properties in inner-east Charlotte, such as those in the Commonwealth area, are largely older garden-style apartments offering little to attract younger, more "cutting-edge renters" seeking that urban environment.

### **Initial Market Opportunities**

- ▶ Few mid-priced rental apartment developers are operating in the in-town areas. Most new product in-town is priced toward the top of the market, and few builders appear to be developing "off-price" alternative. *These "off-price" alternatives appear to be the opportunity for the Belmont neighborhood and surrounding area.*

Opportunities for newer cutting-edge, mixed-use product in the Belmont area could be developed as a price-alternative to the more affluent markets of downtown and the inner-south. Providing a price alternative to downtown and inner-south apartment properties – and a lifestyle alternative to the older inner-east properties – represents an opportunity for larger tracts in Belmont close to Central Avenue and the Plaza-Midwood shopping district.

- To the extent these properties could be *developed as part of a mixed-use project*, with ground floor retail or office, prospects for attracting these market audiences are enhanced. Rents for new rental apartment product in the area could exceed \$1.00 per square foot.

A signature opportunity for revitalization in Belmont exists with the possible conversion of the older mill building on Hawthorne Avenue to rental lofts (*see page 59*), but the project's feasibility will depend on the zoning for the site, the rehabilitation cost for the building, and any potential environmental issues with the site.

## Overview

### For-Sale Housing Market

- In today's central city market, single family detached homes are more affordable than townhouses or condominiums, reflecting the extensive work of non-profit and low-cost housing providers in the area.
- Single family housing sales in Belmont averaged \$49,100 in 2001.
- Habitat for Humanity is the only provider building new homes for under \$70,000.
- Other recent affordable projects have ranged between \$80,000-\$130,000.
- Given Belmont's location and the availability of some large properties, opportunities exist for developing residential units as part of mixed-use projects.

### Market Research: For-Sale Housing Demand

- 15 affordable units of new construction single family (\$70,000 - \$100,000)
- 15 market rate units of new construction single family (\$100,000 - \$180,000)
- 22 single family rehabilitated homes

### Rental Market

- Belmont's location near downtown creates opportunities for newer cutting-edge and affordable mixed-use housing as an alternative to more expensive downtown housing.

### Market Research: Rental Demand

- 27 new construction multi-family units (\$500-\$700)
- 34 new construction multi-family units (\$700-\$900)





# Retail Market

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## Retail Services

Belmont has a limited range of retail establishments. Most are small, locally-owned convenience stores. These corner stores are viewed as magnets for loitering problems and criminal activity and do not adequately serve the needs of the neighborhood population. Residents have cited problems with quality, variety, price, cleanliness and safety, and very few residents visit these stores, according to a 1997 consumer research study by UNC-Charlotte's Urban Institute

Neighborhood residents use nearby retail centers at Central Avenue and The Plaza, farther north on The Plaza at Matheson, and farther east along Central at Eastway Drive. The primary shopping destination, according to the consumer study, is a supermarket at The Plaza and Matheson.

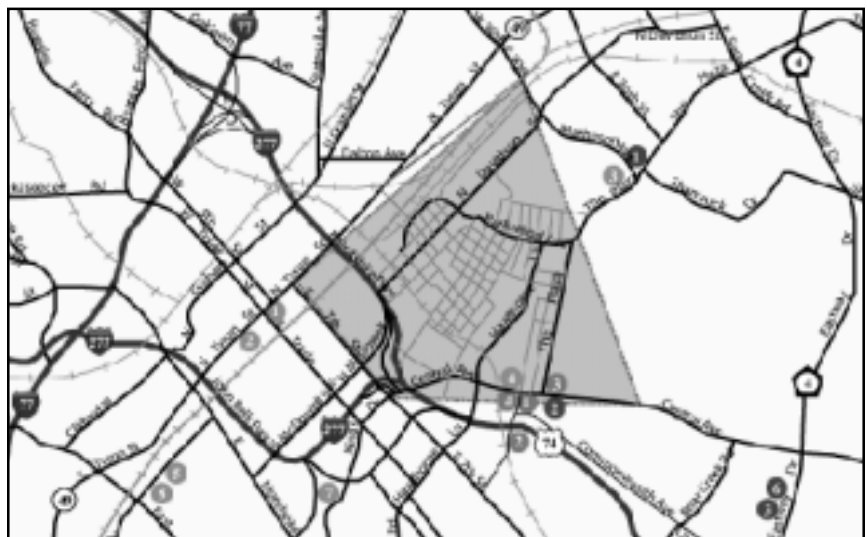
Two shopping centers along Central Avenue, both of which were built in the 1950s, also serve the Belmont community. Central Square, at the corner of Pecan Avenue, is anchored by a Family Dollar store and has 42,250 square feet. The smaller Midwood Corners, at The Plaza, has 24,311 square feet. A variety of older and converted single tenant and small shop spaces surround that intersection, and much of the space is fully leased. These businesses include few national tenants -- most are locally-owned, neighborhood-oriented retail shops.

## Retail Trade Area

Belmont's retail trade area is fragmented, cut off from potential markets on three sides by railroad tracks and freeways. These man-made barriers not only make it more difficult to reach stores in Belmont, but also create mental or perception barriers that orient even nearby residential areas to retail centers further away.

The consulting team evaluated the barriers and looked at larger competitive retail cores to define the potential retail trade area shown above. This is the area from which demand for retail space is expected to emanate. The area

*Potential Trade Area*



has 3,685 households and a total population of 9,848. The median household income is \$23,688, relatively modest compared to Charlotte’s city-wide median of \$46,975. However, the trade area figure does not reflect the influx of higher income residents in First Ward (part of the trade area) since the 2000 Census.

Per capita expenditures in this trade area are 80% of national levels for necessities such as groceries, non-prescription drugs and personal care services, and only about 50% of the national level for larger goods such as appliances and furniture.

**Initial Opportunities**

The prime area for additional retail development in and around the study area is along Central Avenue. This is likely to be neighborhood-oriented retail, and perhaps some small-scale dining and entertainment similar to the smaller ethnic restaurants that have opened further out on the Central Avenue corridor.

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*An estimated 55,000 square feet of new retail could be absorbed within the neighborhood by 2010*

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A second possibility for some type of new retail is the intersection of The Plaza and Parkwood, where traffic volumes on both streets are sufficient to attract retail investment. Critical to that location is a site large enough (at least five to eight acres) to hold an anchored retail center.

Mixed-use is an important factor in future retail development. All existing retail in Belmont is free-standing -- none is located within a mixed-use project. The smaller neighborhood core at Central Avenue and The Plaza could evolve into a mixed-use core if there is a significant addition of residential development at that location (*see proposed project on page 58*). This plan also envisions neighborhood-scale mixed use projects at Pegram and Parkwood (*page 54*) and at Seigle and Belmont (*page 55*).

Market research for this plan suggests, overall, that the Belmont community could accommodate an estimated 55,000 square feet of new retail by 2010. A more detailed retail demand analysis in the future could address such questions as the market depth potential for an additional grocery store in or around Belmont.

**Conclusions**

- Retail in the Belmont area is likely to be local-serving, such as drug stores, dry cleaners, barber and beauty shops, and restaurants.
- Central Avenue is the best opportunity for additional retail, but it needs the residential support base that additional housing would provide.
- The Plaza and Parkwood could be an alternative site for a neighborhood retail center.

### III.

## Revitalization Plan

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*The section lays out specific economic development and housing initiatives for the revitalization of Belmont, as well as supporting public improvements. It begins with underlying goals, guiding principles, and a phasing plan.*

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<b>Issues and Goals</b> .....	<b>41</b>
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# Issues and Goals

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## Overview

Before generating ideas for specific projects, planners and stakeholders had to be clear about defining issues, establishing a community vision, and setting goals and objectives to achieve that vision. Community input was a key component in this process.

## Issues

The “Community Analysis” laid the groundwork through field research of existing conditions, a market study, and a review of previous planning efforts for the area. The analysis identified a number of challenges to revitalization in the Belmont area (*pages 17-18*).

Further issues emerged during the Stakeholder Work Group meetings, interviews and the public workshops. The full list of issues is given in the chart on the following page. Here are some selected issues and needs that seemed to surface most often among the various groups:








- housing affordability and resources for homeownership
- assistance to the elderly and renters for home improvements
- need for new commercial development convenient to residents
- desire for mixed-use development and compatible new housing development
- need for better pedestrian crossings and other pedestrian-friendly improvements
- lack of recreational fields and developed open space
- lack of employment opportunities for residents
- more police presence to ward off criminal activity, including drugs and loitering
- negative perception of the neighborhood and a need for clean-up programs

## Community Vision

With these challenges and issues in mind, a vision for the community’s future was shaped as a guide for developing a revitalization plan. This vision for the Belmont community was established by residents, with guidance from the planning team, at a public workshop.

*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.*

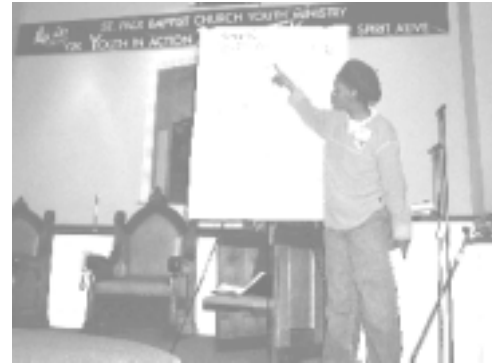
## Summary of Issues Currently Impacting the Belmont Area

<b>BELMONT REVITALIZATION PLAN</b>  <b>ISSUE IDENTIFICATION</b>	<b>LAND USE AND DEVELOPMENT</b> 	<b>ECONOMIC DEVELOPMENT</b> 	<b>HOUSING</b> 	<b>HISTORIC &amp; NATURAL RESOURCES</b> 	<b>TRAFFIC &amp; TRANSPORTATION</b> 	<b>COMMUNITY FACILITIES</b> 	<b>URBAN DESIGN</b> 
<b>STAKEHOLDER WORK GROUP ISSUES</b>	<ul style="list-style-type: none"> <li>▪ Issuance of variances due to down zoning in the Belmont and Allen area</li> <li>▪ Improve code enforcement</li> <li>▪ Too many inadequate convenience stores (i.e. liquor stores)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Employment opportunities for residents, activities for homeless</li> <li>▪ Equal treatment of small and large scale businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪ New quality multi-family housing/ town homes</li> <li>▪ Increase homeownership (affordability)</li> <li>▪ Limit gentrification</li> </ul>	<ul style="list-style-type: none"> <li>▪ More development of recreation in green space</li> <li>▪ Historic designation of property in Villa Heights and Belmont neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Inadequate pedestrian crossing to Cordelia Park across Parkwood</li> <li>▪ More traffic signals at major pedestrian crossings</li> <li>▪ Excessive speeding on Seigle, Harrill, Allen, Pegram</li> </ul>	<ul style="list-style-type: none"> <li>▪ Police precinct is needed</li> <li>▪ Restructure current use of Belmont Center for use by residents</li> <li>▪ Lack of programs for children in current facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ More lighting, better looking lighting</li> <li>▪ Restrictive Covenants</li> </ul>
<b>RESIDENT ISSUES</b>	<ul style="list-style-type: none"> <li>▪ Mixed-use development is encouraged</li> <li>▪ New development that maintains the existing character of the neighborhood</li> <li>▪ Retail and commercial conveniently located to residential</li> <li>▪ Develop vacant lots</li> </ul>	<ul style="list-style-type: none"> <li>▪ Inadequate retail services for existing residents</li> <li>▪ More employment opportunities needed for existing residents</li> </ul>	<ul style="list-style-type: none"> <li>▪ Absentee land lords not being held accountable</li> <li>▪ Programs to assist the elderly with home improvements</li> <li>▪ New housing that blends in with the existing character of the neighborhood</li> <li>▪ Lack of affordable housing</li> <li>▪ Establish programs to assist renters with home improvements</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of developed open space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Additional bus stops needed in area</li> <li>▪ Need more connecting bus routes that service the interior of the Belmont neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>▪ Drugs and loitering are the major criminal activities</li> <li>▪ Lack of safe recreational facilities for residents and youth</li> <li>▪ More self sufficiency programs</li> <li>▪ More police presence to ward off criminal activity</li> <li>▪ No facilities or the homeless available</li> <li>▪ Lack of educational programs and after school activities for youth</li> </ul>	<ul style="list-style-type: none"> <li>▪ Eliminate the negative perception of the neighborhood</li> <li>▪ Vacant lots used for illegal dumping</li> <li>▪ Neighborhood cleanup programs needed</li> </ul>
<b>BUSINESS OWNERS/ SERVICE PROVIDERS ISSUES</b>	<ul style="list-style-type: none"> <li>▪ New commercial development needed in area that is compatible with the existing character of the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>▪ Disconnection between faith based institutions and the community</li> <li>▪ Increase outreach in the community</li> <li>▪ Existing businesses need a facelift</li> <li>▪ Job training needed</li> </ul>	<ul style="list-style-type: none"> <li>▪ High transient population</li> <li>▪ Lack of participation in Landlord Association</li> <li>▪ Gentrification occurring</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of recreational fields for organized sports</li> </ul>	<ul style="list-style-type: none"> <li>▪ Median on Parkwood is not pedestrian friendly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of conveniently located social services</li> <li>▪ Lack of facilities for the homeless</li> <li>▪ Police substation needed</li> </ul>	<ul style="list-style-type: none"> <li>▪ Improvements should accentuate the existing character and architecture of the area</li> </ul>

## Goals

The goals and objectives for the Belmont Area Revitalization Plan follow from the preceding issues and community vision. Neighborhood residents were active in their formulation, helping craft them in stakeholder meetings and at a community workshop.

Goals are set in the seven categories below. The specific objectives for each goal are given in the chart on the following page. The plan's second volume, the "Strategic Action Plan," suggests implementation steps for each of the goals.



*Setting 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 and Natural Resources**

Develop a program of historic documentation, and create passive and recreational open space.

- **Traffic and 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.

*Objectives for each goal are shown  
in the chart on the next page* ►



## Belmont Area Goals and Objectives

<b>BELMONT REVITALIZATION PLAN</b>  <b>GOALS &amp; OBJECTIVES</b>	<b>LAND USE AND DEVELOPMENT</b> 	<b>ECONOMIC DEVELOPMENT</b> 	<b>HOUSING</b> 	<b>HISTORIC &amp; NATURAL RESOURCES</b> 	<b>TRAFFIC &amp; TRANSPORTATION</b> 	<b>COMMUNITY FACILITIES</b> 	<b>URBAN DESIGN</b> 
<b>GOALS</b>	<ul style="list-style-type: none"> <li>Preserve the single family character and develop a mixed use plan to enhance the quality of life</li> </ul>	<ul style="list-style-type: none"> <li>Provide employment opportunities and increase the number of viable community oriented services</li> </ul>	<ul style="list-style-type: none"> <li>Increase and facilitate home ownership while stabilizing existing housing stock</li> </ul>	<ul style="list-style-type: none"> <li>Develop a program of historic documentation and create passive and recreational open space</li> </ul>	<ul style="list-style-type: none"> <li>Create a more pedestrian friendly community and allow an easier flow of vehicular traffic</li> </ul>	<ul style="list-style-type: none"> <li>Provide facilities and social services that are responsive to the needs of the community residents</li> </ul>	<ul style="list-style-type: none"> <li>Improve the physical and visual appearance of the Belmont area</li> </ul>
<b>OBJECTIVES</b>	<ul style="list-style-type: none"> <li>Align regulations with planned development and mechanisms for uncomplicated administration</li> <li>Improve code enforcement</li> <li>Balance provision of service retail with protection of residential areas</li> <li>Identify redevelopment opportunities to enhance economic strength of ngbd.</li> <li>Address the future of Piedmont Courts, City Yard</li> </ul>	<ul style="list-style-type: none"> <li>Create employment opportunities for residents, activities for homeless and job training</li> <li>Insure equal treatment of small and large scale businesses</li> <li>Increase retail services</li> <li>Build capacity of community-based organizations</li> <li>Provide economic incentives for investment, including programs for existing businesses</li> </ul>	<ul style="list-style-type: none"> <li>Ensure quality of new housing, particularly multi-family</li> <li>Increase homeownership</li> <li>Insure affordability for existing and new residents</li> <li>Decrease absentee landlords</li> <li>Create financial assistance programs and training for new housing</li> </ul>	<ul style="list-style-type: none"> <li>More development of recreation in green space</li> <li>Consider historic designation of property in Villa Heights and Belmont neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>Create safe pedestrian connections to Cordelia Park across Parkwood</li> <li>Provide more traffic signals at major pedestrian crossings</li> <li>Explore traffic calming, particularly on Seigle, Harrill, Allen, Pegram</li> <li>Explore additional connections for buses and other transit modes, particularly for the interior of the Belmont neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>Look at possibility of police precinct</li> <li>Evaluate current use of Belmont Center by residents</li> <li>Create programs and places for youth in current and new facilities</li> <li>Design self-sufficiency programs</li> <li>Address needs of homeless</li> <li>Utilize Action Team for enforcement and cleanup</li> <li>Utilize faith-based institutions as anchors for revitalization</li> </ul>	<ul style="list-style-type: none"> <li>Install more lighting of attractive design</li> <li>Consider public safety in the physical design of future improvements</li> <li>Create appropriate design guidelines for compatible development</li> <li>Use new open space as linkage and catalyst for new development</li> </ul>

# Revitalization Plan Overview

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The Belmont Area Revitalization Plan grows out of the community vision and goals. The plan seeks to develop a sensible long-range land use plan that can guide future community development and preserve the single-family character of the neighborhood. In addition, the plan strives to provide residents with rehabilitated existing single-family housing stock, new single-family infill dwellings, neighborhood retail services, and mixed-use developments.

## Guiding Principles

To fully realize the vision for Belmont, several underlying principles should be followed during all phases of revitalization.

### ■ Principle 1: Preservation-Oriented Approach

The plan's overall emphasis is preserving and enhancing the unique character of the area, including its residents, businesses and buildings. This is fundamental to the plan and this concept needs to be maintained to avoid displacement caused by balancing new growth with "over-gentrification." This *preservation-oriented approach* may be accomplished in several ways:

- ▶ Wherever possible and practical, most existing buildings will be **preserved and rehabilitated**. This will be particularly important for older, single-family houses.
- ▶ The existing **single-family core** of the community should be preserved and rehabilitated as a whole, to protect the area's "feel" as a traditional, pedestrian-oriented single-family neighborhood.
- ▶ New construction and rehabilitation projects should be designed in a way that is **compatible** with the existing character of the area.
- ▶ New housing development should be targeted to a wide **variety of income** markets so as not to over-inflate property values and resulting property taxes.

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*It is essential to preserve the existing single-family core and to rehabilitate existing buildings wherever possible.*

---

### ■ Principle 2: Community-Based Implementation

Belmont's residents, businesses and community organizations must be empowered to actively participate in the redevelopment process, to ensure that the revitalization is in keeping with the community's goals. This can be achieved in several ways:

- ▶ A process for **community-based review of projects** should be established, involving local organizations and neighborhood groups.
- ▶ There should be a process for selectively **amending** the Belmont Area Revitalization Plan over time to reflect the changing desires of the community and/or market conditions affecting development.
- ▶ **Existing property owners** should be given opportunities to participate in redevelopment projects that conform to plan objectives. This can be accomplished through equity partnerships with new developers, or through assistance from various implementing agencies.

■ **Principle 3: Coordinated, Targeted and Phased Approach**

To maximize the impact of revitalization efforts, actions taken by community organizations, governmental agencies, non-profit organizations and private sector developers must support one another and be targeted to specific areas. This will best be achieved by adhering to the following principles:

- ▶ All parties should **target their efforts** in strategic locations to achieve a “critical mass” of results. Key projects should be identified which will quickly attack perceived and actual blighting conditions, thereby setting the stage for attracting new private investment.
- ▶ All parties -- implementation agencies, community-based organizations and private developers -- should **work collaboratively**, rather than at cross purposes. Where possible, available resources should be combined in projects and creative partnerships should be encouraged to get the most in leveraging public resources.
- ▶ Redevelopment of the community as a whole should be **carefully phased**. Over the long term this will spread out and minimize the fiscal exposure of non-profit organizations and public sector subsidies.

While the non-profit and public sector will be required to jump-start early implementation efforts, later phases of redevelopment should be primarily supported by private-sector markets. In that way the full build-out of the community will reflect a reasonable sharing of risks and investment between the public and private sectors, and will result in a diverse array of housing products and associated income levels -- a critical factor in the sustainability of the neighborhood.

**Project Priorities**

In short, the phased approach to implementation spreads out public sector costs and allow for private market conditions to catch up with ongoing neighborhood improvements.

The Belmont Area Revitalization Plan includes 16 economic and housing development projects and 12 public improvement projects. To coordinate these projects for maximum impact, a 20-year phasing plan is outlined.

**20-Year Phasing Plan**

The number in parentheses refers to the project number in this volume.  
Refer to table of contents for the page numbers of each project.

<b>Phase I 1-5 Year Projects</b>	<b>Phase II 6-10 Year Projects</b>	<b>Phase III 11-20 Year Projects</b>
<p><b>Economic Development</b> Pegram/Parkwood Retail (2) City Yards (4) The Mill (6)</p> <p><b>Housing</b> Piedmont Courts (7) Seigle North Infill/Rehab (10) Seigle South Infill/Rehab (11) Davidson Infill/Rehab (15)</p> <p><b>Public Improvements</b> Belmont Commons (17) Little Sugar Creek Grnwy (18) Parkwood Intersections (25) Gateways (on Parkwood) 19 N. Davidson Street (21) Seigle Avenue (23)</p>	<p>Plaza/Parkwood Retail (2) Central Avenue (5) Seigle/Belmont Retail (3)</p> <p>Hawthorne Multi-Family (8) Pegram North Infill/Rehab (12) Hawthorne Infill/Rehab (14)</p> <p>Hawthorne Lane (22) Clement Avenue (24) Gateways (Seigle, Tenth) (19) Pegram Street (27) Central Avenue (26)</p>	<p>Parkwood Infill/Rehab (9) Central Infill/Rehab (16) Pegram South Infill/Rehab (13)</p>

**Plan Description**

The plan includes 16 economic and housing development projects. These projects represent distinct opportunities for public and private initiatives to revitalize the Belmont community on a site-by-site basis within the overall vision.

The Revitalization Plan Map on page 48 refers to the locations of each project. The Illustrative Plan Map on page 49 shows what the community might look like if all projects were implemented.

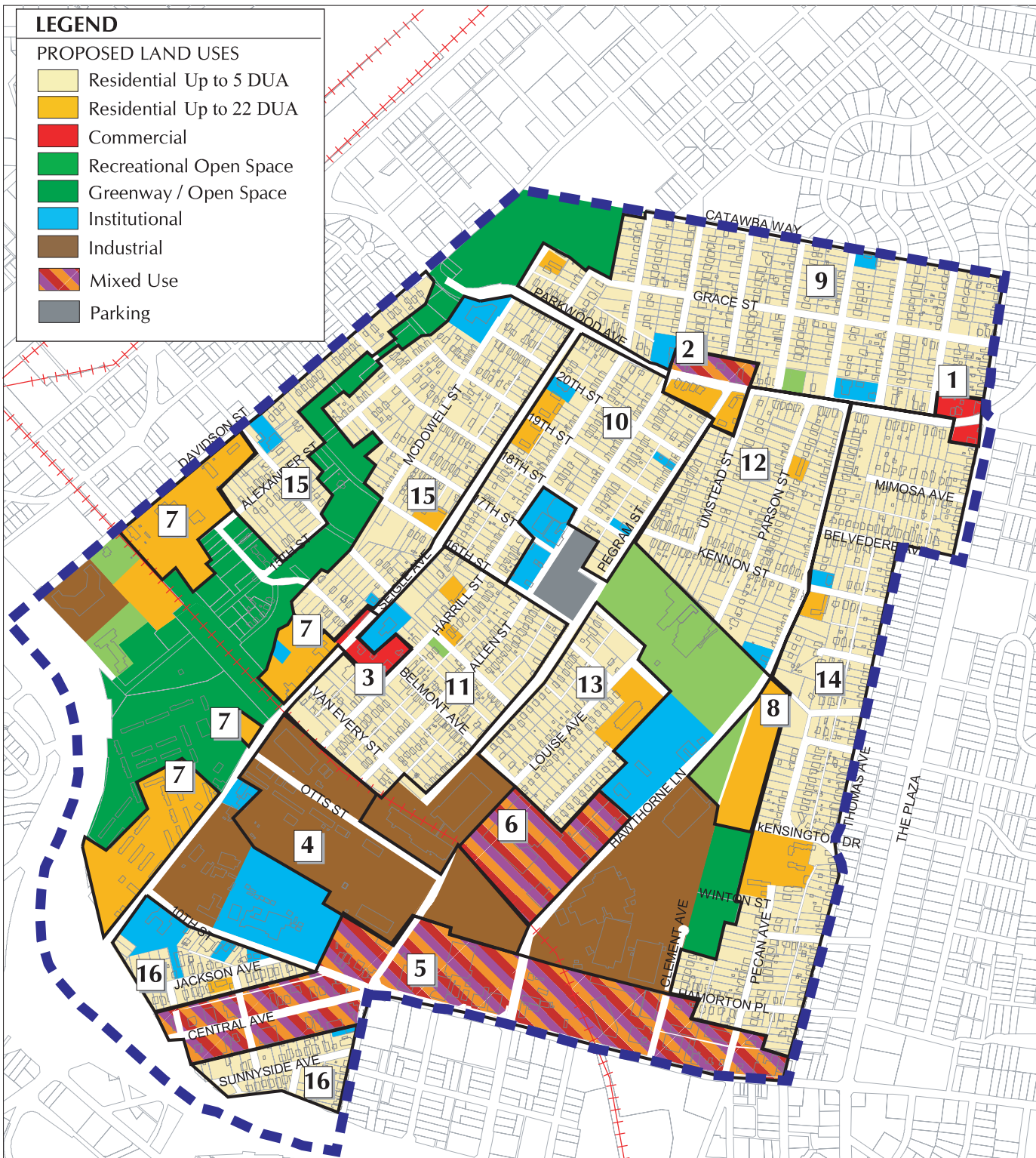
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The economic and housing development projects are described on pages 51-76. They are followed by 12 proposed public improvements (pages 77-92) that would support the revitalization efforts in Belmont.

**LEGEND**

PROPOSED LAND USES

- Residential Up to 5 DUA
- Residential Up to 22 DUA
- Commercial
- Recreational Open Space
- Greenway / Open Space
- Institutional
- Industrial
- Mixed Use
- Parking



**PROJECT AREAS**

**ECONOMIC DEVELOPMENT**

1. Plaza / Parkwood Retail Node
2. Pegram / Parkwood Retail Node
3. Seigle / Belmont Retail Node
4. City Yards / Special Study Area
5. Central Avenue
6. The Mill

**HOUSING**

7. Piedmont Courts / Hunter Auto
8. Hawthorne Multi-Family
9. Parkwood SF Infill / Rehab.
10. Seigle N SF Infill / Rehab.
11. Seigle S SF Infill / Rehab.
12. Pegram N SF Infill / Rehab.
13. Pegram S SF Infill / Rehab.
14. Hawthorne SF Infill / Rehab.
15. Davidson SF Infill / Rehab.
16. Central SF Infill / Rehab.



**Revitalization Plan**

1000 0 1000 Feet







# Illustrative Plan

Scale 1" = 215' Prepared August 2002

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- MIXED-USE
- INDUSTRIAL

Prepared by  
**URBAN COLLAGE, INC.**





# Economic Development Projects

---

## Background

Belmont is dominated by small, locally-owned convenience stores. Interestingly, consumer research by the Urban Institute in 1997 found that few residents actually use the corner stores because of undesirable activities they associate with them. They are more likely to visit retail centers at Central Avenue and The Plaza, farther north on The Plaza at Matheson, and east along Central to Eastway Drive.

The community wants to maintain but upgrade the existing convenience-type retail services in Belmont as well as create additional, accessible retail nodes. This plan's market research (*pages 37-38*) concluded:

- an estimated 55,000 square feet of new retail could be absorbed within the neighborhood by 2010;
- Central Avenue is the best opportunity for more retail, and Plaza/Parkwood could be an alternative site; and
- new retail in the area is likely to be local-serving, such as dry cleaners, restaurants and barber shops.

The projects recommended here are located on Central, Parkwood, Hawthorne and Seigle Avenues -- locations with relatively high traffic, visibility and, therefore, market viability. New retail could also be a source for neighborhood jobs.

In a similar vein, mixed-use development represents a possibility to combine jobs, retail and housing. The term "mixed-use" describes a building configuration that allows for multiple uses to co-exist within the same project. Belmont has no mixed-use development now, although some properties are zoned to accommodate it. This plan identifies existing and new projects that would be ideal for mixed-use.

## Summary of Projects

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This plan proposes six economic development revitalization projects. Each project is described in detail in the following pages (*53-59*), with a graphic illustration of the project, market perspective, and potential program (number of units, square footage, etc.). Below is a capsule summary of each project.

---

- 1. Plaza/Parkwood Retail Node** (*page 53*) -- 30,000 square feet of new retail space (which expands existing commercial uses at this intersection) would have a mix of local-serving retailers and personal services firms, possibly anchored by an institutional or government office or service.



- 2. Pegram/Parkwood Retail Node** (*page 54*) -- 22,000 sq. ft. of neighborhood-scale mixed-use might be developed, about half of which would be residential (ten townhomes and eight single-family infill units) built on vacant land and under-utilized commercial property.
- 3. Seigle/Belmont Retail Node** (*page 55*) -- Improve the existing retail center by removing outdated, un-used convenience stores, rehabilitate the existing buildings and develop small scale mixed-use (8,000 sq. ft.) for office and retail.
- 4. City Yards** (*pages 56-57*) -- Facade improvements, and removing and/or consolidating some uses, would help buffer this 37-acre site (heavily used by the City's industrial operational departments) in the heart of Belmont's residential area. In addition, the surface lot on Seigle Avenue could be incorporated in the redevelopment of the adjacent Piedmont Courts complex.
- 5. Central Avenue** (*page 58*) -- This is the best fit for new neighborhood retail that would best serve Belmont residents. To help support an expanded retail base, about 20 townhomes could be developed on vacant lots near Central and Clement Avenues. Additional residential projects, including for-sale condominiums and rental apartments are encouraged, some of which could be above retail shops. This supports the Plaza Central Revitalization Study, which envisioned the Central Avenue corridor as a mixed-use urban district with diverse retail and a pleasurable environment. This project will be further defined in the "pedscape plan" currently underway for the Central Avenue corridor.
- 6. The Mill** (*page 59*) -- This is a unique opportunity for "adaptive re-use" of the 11-acre Hawthorne Mill site. The owner proposes converting the existing mill into loft housing and office studios around a central courtyard. The project would have 149,000 sq. ft. of mixed-use space, with about 100 residential units and a number of office studios to be determined.

This plan calls for land use changes, especially where existing convenience stores are located. However, the plan also recommends that the existing business owners be encouraged and given opportunities to participate in the development of the new retail nodes and other economic development efforts to revitalize the Belmont area.

### **Individual Project Detail**



*See Page 48 for  
an overall map of  
project locations*



**PROJECT DESCRIPTION & RECOMMENDATION:**

The small retail project located at the intersection of Parkwood Avenue and The Plaza is proposed as a local-serving retail node that expands the existing commercial uses on the northwest corner to span the entire block. The existing gas station located on the southwest corner will be expanded to include new retail space. For both sites, street frontage devoted to outdoor seating, shared rear parking, pedestrian amenities and streetscaping to include street pavers are proposed. The plan shows the development of approximately 30,000 SF of new retail space in this retail node.

**MARKET PERSPECTIVE:**

Modest retail demand exists around the Belmont neighborhood, with demand being strongest for neighborhood/local-serving retail. Given its relatively high visibility and access, this retail core represents an opportunity as a location for some of this local-serving demand potential. Tenants in this center would be a mix of local-serving retailers and personal services firms such as a laundry, restaurant, flower shop, etc. This retail node can possibly be anchored by an institutional use, such as a City or County office or service.

**PROGRAM:**

Site Area: 1.6 acres

Current Non-residential Space: 8,890 sq.ft.

Total Proposed Retail Space: 30,000 sq.ft.

Proposed Retail Rental: \$12-\$14 sq.ft.



**BELMONT REVITALIZATION PLAN**

**Economic Development Projects**

**1. PLAZA / PARKWOOD RETAIL NODE**

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission



## 2. Pegram/ Parkwood Retail Node



### PROJECT DESCRIPTION & RECOMMENDATION:

The plan proposes the development of a neighborhood-scale mixed-use node (retail, residential and office) at the intersection of Pegram Street and Parkwood Avenue. The development of three new mixed-use buildings with shared parking in the rear of the buildings is recommended. The area south of the proposed development is characterized by vacant land and an under-utilized commercial property on the south side of Parkwood. The plan proposes town homes and single-family infill at this location to help support the adjacent mixed-use commercial node proposed to the north.

### MARKET PERSPECTIVE:

A fairly modest opportunity exists to infill retail uses around the intersection of Parkwood Avenue and Pegram Street. Existing zoning in the area allows for the infilling of local services, such as day care and other personal services, as well as some neighborhood-serving retail. This locale, a mid-block location, and the Seigle/Belmont intersection, represent more modest opportunities for retail and will likely require some type of economic development stimulus for commercial development to be fully realized. A more significant opportunity at this core is the infill of a mix of townhouses and single-family detached homes on the south side of Parkwood. Given its lack of proximity to current revitalization efforts, these infill units should be very affordable and consistent in character and scale with the surrounding housing.

### PROGRAM:

Site Area: 2.7 acres  
 Current  
 Non-Residential Space: 12,400 sq.ft.  
 Total Proposed Mixed-Use Space: 22,000 sq.ft.  
 SF Residential: 8 units  
 MF Residential: 10 units  
 Proposed Retail Rental: \$10-\$12 sq.ft.  
 For-Sale Townhouses: \$72,000 - \$81,900  
 Single-Family Detached: \$85,000 - \$102,000



## BELMONT REVITALIZATION PLAN

### Economic Development Projects

### 2. PEGRAM / PARKWOOD RETAIL NODE

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.  
 Prepared For: Charlotte Mecklenburg Planning Commission





**PROJECT DESCRIPTION & RECOMMENDATION:**

There are numerous convenience stores concentrated along Belmont Avenue and Seigle Avenue that are a vital part of the community, particularly for those without convenient access to other shopping areas. The plan recommends enhancing this retail core by removing outdated, old convenience store buildings that are not being used, rehabilitating existing buildings and developing a new small-scale mixed-use (office and retail) node. To satisfy the community's request for increase police presence in the neighborhood, the plan suggests using a portion of the office space for police department store front office.

**MARKET PERSPECTIVE:**

This existing retail node suffers from very limited visibility and access, being an internal node within the Belmont neighborhood. Given limited demand for retail and services in the area, and the modest location of this core, short- and long-term retail opportunities at this location are minimal. Revitalization of existing retail buildings in this core and reuse as neighborhood-serving retail and neighborhood services, possibly including government offices and services appears to be the most significant opportunity for the Seigle/Belmont core. Given the limited access and visibility of this core, rental rates should be low and possibly performance-based.

**PROGRAM:**

Site Area: 1.9 acres  
 Current Non-residential Space: 14,300 sq.ft.  
 Total Proposed Mixed Use Retail Space: 8,000 sq. ft.  
 Proposed Retail Rental: \$4-\$6 sq. ft.





**PROJECT DESCRIPTION:**

The City Yards contains the City’s heavily used industrial operational departments, including street maintenance; solid wastes services, fire department, and equipment services. The existing site is approximately 37 acres with industrial buildings along both sides of Ott Street, and surface parking on the east side of Louise Avenue and west side of Seigle Avenue.

**RECOMMENDATION:**

Since the site is adjacent to the Piedmont Courts site, the plan suggests incorporating the surface lot on Seigle Avenue in the Piedmont Courts redevelopment effort. In addition, this centralized industrial base is located in the center of the Belmont community adjacent to residential land uses with very little buffering. The plan proposes improvements to the facade of the existing structures that would possess a neighborhood-oriented character that will blend into the neighborhood. In addition to buffering the area, the plan recommends relocating three of the uses: street maintenance, equipment services, and fire logistics.

**PROGRAM:**

Site Area: 37 acres  
 Current Industrial Space: 110,000 sq.ft.  
 Total Proposed Facade Improvements: TBD sq.ft.



**BELMONT REVITALIZATION PLAN**

**Economic Development Projects**  
**4. CITY YARDS**







# City Yards Perspective

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.  
Prepared For: Charlotte Mecklenburg Planning Commission







Mixed-Use  
Infill & Conversion

New Townhomes

**PROJECT DESCRIPTION & RECOMMENDATION:**

The Plaza-Central Revitalization Study envisions the Central Avenue corridor in the future as having unique and diverse retail, tree-lined streets and a pleasurable and convenient pedestrian environment. The Belmont Area Revitalization Plan supports the Plaza-Central Revitalization Study that envisions the Central Avenue corridor as a mixed-use urban district. This plan identifies opportunities for infill mixed-use development and conversion of existing industrial uses. To support the new mixed-use, the plan recommends the development of townhomes on Central Avenue at Clement Avenue on existing vacant lots. This project will be further defined in the pedscape plan currently being developed for Central Avenue.

**MARKET PERSPECTIVE:**

The most vital retail core in the greater Belmont area, the Central Avenue/Midwood area represents the strongest location for potential infill of retail uses. This core already features a mix of local-serving retailers, including a grocery store and a new drug store. Continuing urban design improvements to Central Avenue should further enhance interest in this core, which represents one of the few retail cores in the Charlotte area that is pedestrian-oriented. To further support this core, we recommend infilling local, neighborhood-serving retail uses, possibly including restaurants, along Central Avenue.

Where opportunities exist, development of larger residential projects, including both rental apartments and for-sale condominiums, is encouraged with some units being developed above retail. This new residential investment will further strengthen the Central Avenue corridor, providing both a local market demand source and furthering the sense of place along the corridor. Residential and retail development should be priced below Uptown and the South End, yet above other east Charlotte and NoDa areas. Finally, increasing pedestrian and vehicular connections between the Belmont neighborhood and Central Avenue, and establishing a stronger connection via infill development, will further assist the revitalization of this corridor.

**PROGRAM:**

Site Area: acres  
Current Non-residential Space: 110,000 sq.ft.

Total Proposed Mixed Use Space: 14,000 sq.ft.

Total Proposed Townhomes Units: 20

Proposed Residential Rental/month: \$715-\$900

For Sale Flat Condos/ Townhomes: \$112,000-\$150,000

Retail Rental: \$15-\$22 sq.ft.



**BELMONT REVITALIZATION PLAN**

**Economic Development Projects**

**5. CENTRAL AVENUE**





**PROJECT DESCRIPTION & RECOMMENDATION:**

The owner of the Hawthorne Mill building, located at Hawthorne Avenue, is currently exploring redevelopment and adaptive reuse opportunities for the existing 11 acres. The current owner proposes converting the existing mill into loft housing and office studios. The new development would include a central courtyard, walk-up units along Louise Avenue, and internal surface parking. The number of residential lofts and office studios may vary according to the desired mix.

**MARKET PERSPECTIVE:**

True loft conversions, either for residential or commercial, are a scarce product in the Charlotte market. Where lofts exist, they represent a unique market opportunity that cannot be replicated. The Mill represents a relatively unique opportunity in the in-town area of Charlotte to provide loft living. Such a building could become a neighborhood landmark or recognizable project throughout the Charlotte region. Residential units in this revitalization project should be rental and moderately-priced in the market.

**PROGRAM:**

Site Area: 11 acres

Current  
Commercial/ Industrial  
Space: 149,000 sq.ft.

Total  
Proposed  
Mixed Use  
Space: 149,000 sq.ft

Residential  
Lofts: 100 units  
Office Studios: TBD

Rental Lofts month:  
\$720-\$1,200







# Housing Projects

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## Background

Belmont residents stressed two key points during the revitalization planning process. First, the single-family character of Belmont must be preserved. Second, as housing development occurs, the displacement of current residents should be avoided. In fact, plans should include opportunities for affordable housing and rehabilitated homes that are within the price range of Belmont households.

Accordingly, this plan proposes ten projects that would help meet these housing objectives.

- ▶ Nearly 150 new infill single-family dwellings are proposed for vacant properties scattered throughout Belmont.
- ▶ About 350 existing structures would be rehabilitated; about two-thirds of them are single-family homes in need of repair.
- ▶ Several new multi-family developments are proposed which offer townhomes, lofts and garden apartment style housing that would give both new and existing residents a variety of living options.



*Existing home in Belmont*

## Summary of Projects

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The ten housing revitalization projects are described in detail in the following pages (63-76). Below is a capsule summary of each project. The number below refers to the project's number in the overall plan.

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Two projects in particular would have a significant influence on the development of new housing for the Belmont area.

- 7. Piedmont Courts / Hunter Auto** (*page 63*) -- Piedmont Courts is one of Charlotte's oldest public housing complexes and Belmont's largest multi-family development. It is also in the poorest condition. Its residents need decent and affordable housing, and the redevelopment of this property is critical for that purpose.

Redevelopment in this location would also have a significant impact on the future of the larger Belmont community. It would help stabilize the neighborhood and,

with amenities like an expanded greenway system nearby, create an environment attractive to new investment. In turn, that private sector involvement could help produce a mixed-income community. Visually, the new look would help spur other construction and rehabilitation, especially in this important sector of Belmont. Without redevelopment, that activity would lag and probably occur elsewhere on a spot basis.

The plan recommends a number of measures to expand the Piedmont Courts site and enhance its potential, including use of the City Yards surface lot on Seigle Avenue that would enable multi-family housing to be built along the greenway. Some 560 residential units are proposed as part of the redevelopment, compared with the current 242 units.

- 8. Hawthorne Multi-Family** (*pages 64-65*) -- An under-utilized seven-acre site on the Barnhardt Manufacturing property could be used for 30 attached townhomes, fronted by a pocket park. This location is in the eastern part of Belmont, near Midwood, and the potential for new residential infill as part of a revitalization effort is typically strongest in areas closest to already revitalized areas.

Eight of this plan’s housing projects focus on sub-areas of Belmont, mapping out a site-by-site identification of lots suitable for single-family infill, and/or homes in need of rehabilitation. The following pages show sites in each of the areas below.

<b>Single-Family Infill / SF-MF Rehabilitation Projects</b>	<b>SF Infill</b>	<b>SF Rehab</b>	<b>MF Rehab</b>
<b>9. Parkwood</b> , east of Cordelia Park	27	59	34
<b>10. Seigle North</b> , south of Parkwood, east of Seigle Avenue	12	21	24
<b>11. Seigle South</b> , in the residential core of Belmont	29	19	12
<b>12. Pegram North</b> , north of Hawthorne Middle School	25	22	10
<b>13. Pegram South</b> , the residential area south of the school	3	23	2
<b>14. Hawthorne</b> , the residential area along The Plaza	21	15	11
<b>15. Davidson</b> , near the Little Sugar Creek Greenway	27	56	22
<b>16. Central</b> , southern boundary of the Belmont study area	6	13	2
<b>Total Infill and Rehabilitated Units</b>	<b>150</b>	<b>228</b>	<b>117</b>

**Individual Project Detail**

*See Page 48 for  
an overall map of  
project locations*





# 7. Piedmont Courts / Hunter Auto

**PROJECT DESCRIPTION & RECOMMENDATION:**

Piedmont Courts, an existing Charlotte Housing Authority property, is being considered for redevelopment through the Hope VI Grant application process. This existing property contains 30 residential buildings (242 units) and is partially located in a flood plain. This location causes redevelopment challenges on the existing site. The plan proposes expanding the redevelopment site for Piedmont Courts to include the City Yards surface lot on Seigle Avenue, and redevelopment of industrial uses along Seigle Avenue in addition to redevelopment of industrial uses along N. Davidson Street. Additional multi-family housing could be developed along the greenway on the present Alexander Center site. A small community facility (approximately 8,000 SF) is proposed to replace the Alexander Center and serve the new multi-family residential development and Belmont area residents.

**MARKET PERSPECTIVE:**

The redevelopment of Piedmont Courts as a mixed-income HOPE VI community, combined with the expansion of the greenway system through the study area, creates an opportunity to significantly alter the southwestern portion of the study area. Rental and for-sale units in this area should be moderately priced, positioned below HOPE VI efforts across the Brookshire Freeway in First Ward, which is perceived in the market as being a stronger location. Premium units, those at the higher-end of the price spectrums provided below, should have a park orientation. Opportunities should include for-sale attached townhouses and single-family homes, and rental flats and townhouses. Included in this project should be a significant upgrading of the existing greenway and park facilities. Significant upgrading of the greenway, in concert with new park amenities, (including a community center), is needed to realize these potential opportunities.

**PROGRAM:**

Site Area: 26 acres

Current  
Residential: 242 units

Total  
Proposed  
Residential: 560 units

Total Proposed  
Institutional Space:  
8,000 SF

Proposed  
For Sale Townhomes:  
\$72,000 - \$81,900

Single-family detached:  
\$85,000 - \$102,000

Residential Rental/month  
\$500 - \$900



**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**7. PIEDMONT COURTS / HUNTER AUTO**

*Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design*

*Robert Charles Lesser & Co.*

*Prepared For: Charlotte Mecklenburg Planning Commission*





New  
Townhouses

New  
Pocket Park

**PROJECT DESCRIPTION & RECOMMENDATION:**

To promote diversity in housing options, a portion of the Barnhardt Manufacturing property is acknowledged to be an underutilized vacant site with opportunity for development as owner or renter multi-family development. An existing cotton refinery plant is located adjacent to this site that requires buffering from the existing adjacent single-family and multi-family residential. The plan proposes developing attached townhomes that would provide additional housing options for existing and new residents. An open space/pocket park is proposed to provide a “front door” green space to the new multi-family development with pedestrian paths, green space, benches and landscaping.

**MARKET PERSPECTIVE:**

The infill of new residential housing as part of a revitalization effort is typically strongest in areas most proximate to already revitalized areas. Indeed, the eastern portion of the study area, close to the Midwood neighborhood, represents such a location. This property, along with vacant properties owned by Barnhardt, behind their current manufacturing facilities, creates opportunities to further connect this redevelopment opportunity to Midwood, as well as provide a stronger neighborhood connection to Central Avenue. The connections to Midwood and the potential creation of a small park space provide a significant base on which to develop strong attached and detached middle-income housing. Detached housing should be competitively priced with older homes already rehabbed in the Midwood neighborhood, with new townhouse product being positioned comparable to slightly below existing townhouse product along Pecan Avenue in the study area and along Hawthorne Avenue south of the study area.

**PROGRAM:**

Site Area: 6.9 acres

Undeveloped Natural Buffer: 10 acres

Total Proposed Residential Townhomes: 30 units

New Open Space: .76 acres

Proposed For Sale Townhouses: \$130,000 - \$148,000

Single Family Detached: \$156,000 - \$182,000

**8. Hawthorne Multi-Family**







Hawthorne Street Looking North at Hawthorne Middle School - Existing Conditions



Potential View of New Multifamily or Townhome Development

## 8. Hawthorne Multi-Family



### BELMONT REVITALIZATION PLAN

#### Housing Projects

#### 8. Hawthorne Multi-Family (continued)

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Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





**LEGEND**

- Single-Family Infill Lots
- Major Rehab Lots
- Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

The Parkwood Avenue target area includes properties south of Catawba Avenue in Villa Heights, west of The Plaza, north of Parkwood Avenue and east of Cordelia Park. On every block in this target area, there is opportunity for single-family infill development on vacant lots. Some of the existing single-family dwellings homes require minor and major rehabilitation but most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**Market Perspective:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot equating to a sales price of between \$65,000 and \$85,000. New construction homes would again vary in price based on the availability and location of lots. New construction homes should largely be sold for between \$75 and \$95 per square foot, equating to a sales price of between \$80,000 and \$125,000.

**PROGRAM:**

Site Area: 49 acres

Current SF Residential Structures: 196  
 MF Residential Structures: 36

Total Proposed New SF Infill Units: 27

Total Proposed Rehab SF Units: 59  
 MF Units: 34

**9. Parkwood Single-Family Infill/Rehab**



**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**9. PARKWOOD SINGLE-FAMILY INFILL/REHAB**

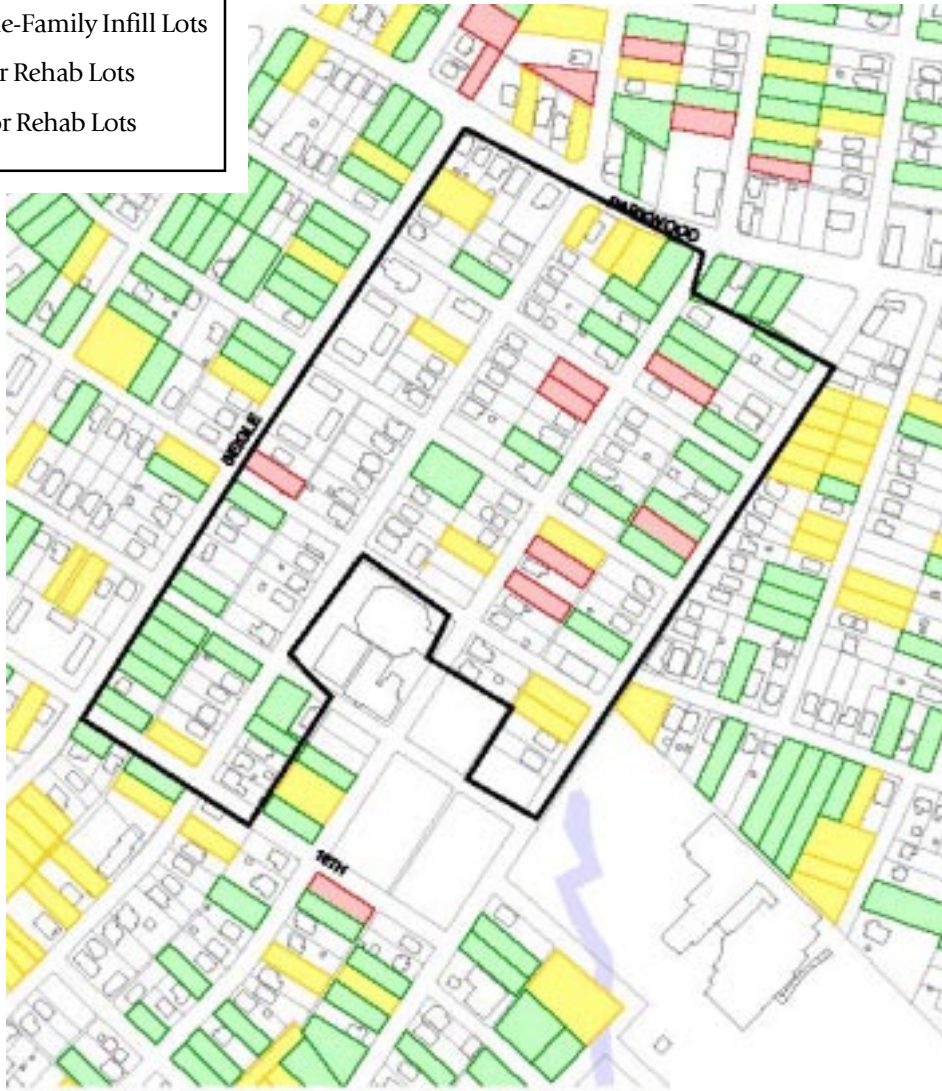
Prepared For: Charlotte Mecklenburg Planning Commission

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.



**LEGEND**

- Single-Family Infill Lots
- Major Rehab Lots
- Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

The area south of Parkwood Avenue, east of Seigle Avenue, west of Pegram Street and north of 16<sup>th</sup> Street is identified as the Seigle North target area. This area fronts two major arterials, Seigle Avenue and Parkwood Avenue, and is in close proximity to the proposed Belmont Commons public improvement project. There are opportunities for single-family infill development on vacant lots. Some of the existing single-family dwellings require minor and major rehabilitation while most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot equating to a sales price of between \$65,000 and \$85,000. New construction homes would again range in price based on the availability and location of lots. New construction homes should largely be sold for between \$75 and \$95 per square foot equating to a sales price of between \$80,000 and \$125,000.

**PROGRAM:**

Site Area:	25 acres
Current SF Residential Structures:	92
MF Residential Structures:	26
Total Proposed New SF Infill Units:	12
Total Proposed Rehab SF Units:	21
MF Units:	24



**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**10. SEIGLE NORTH SINGLE-FAMILY INFILL/REHAB**

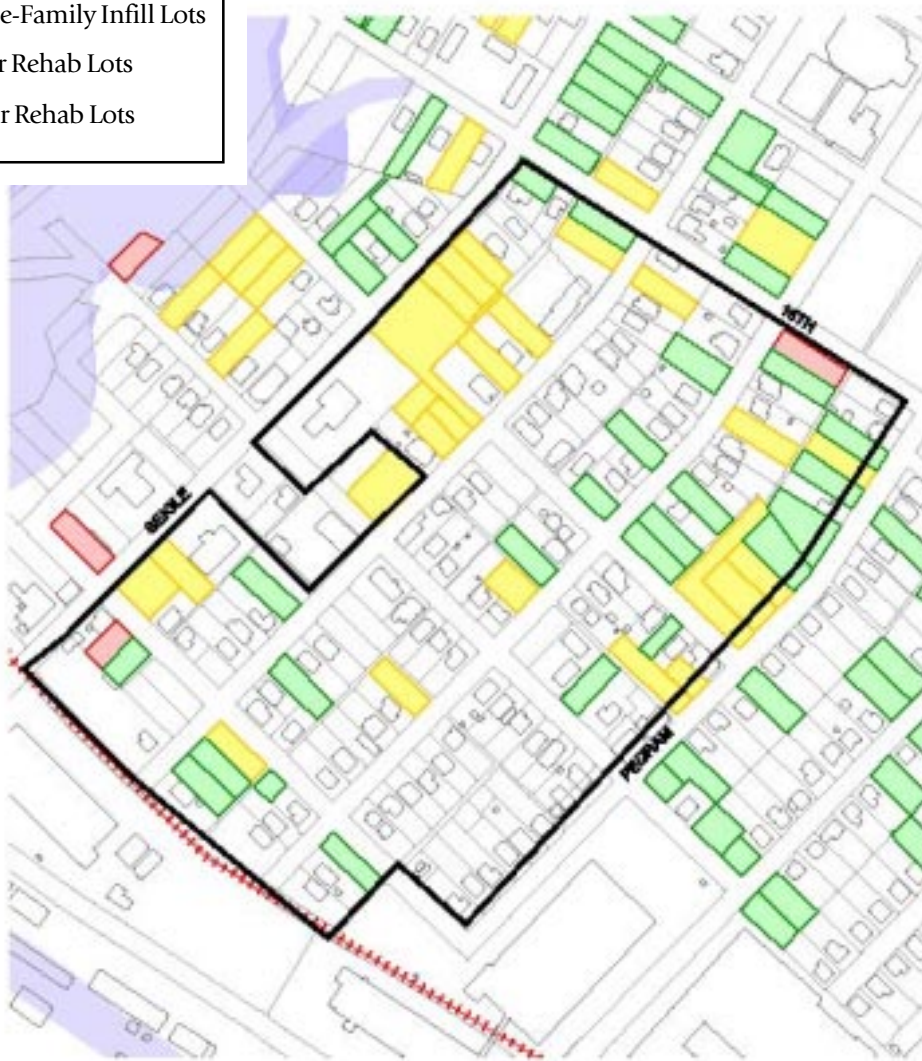
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 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.  
 Prepared For: Charlotte Mecklenburg Planning Commission





**LEGEND**

- Single-Family Infill Lots
- Major Rehab Lots
- Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

The Seigle South target area is south of 16<sup>th</sup> Street, east of Seigle Avenue, north of the railroad and west of Pegram Street. This area is in the heart of the Belmont community with numerous vacant lots along Seigle Avenue and Harrill Street that are ideal for infill development. Single-family rehab opportunities are scattered throughout the target area. In this target area, there is opportunity for single-family infill development on vacant lots. Some of the existing single-family dwellings homes require minor and major rehabilitation, while most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot, equating to a sales price of between \$65,000 and \$85,000. New construction homes would again range in price based on the availability and location of lots. New construction homes should largely be sold for between \$75 and \$95 per square foot, equating to a sales price of between \$80,000 and \$125,000.

**PROGRAM:**

Site Area:	30 acres
Current SF Residential Structures:	105
MF Residential Structures:	19
Total Proposed New SF Infill Units:	29
Total Proposed Rehab SF Units:	19
MF Units:	12

**11. Seigle South Single-Family Infill/Rehab**






**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**11. SEIGLE SOUTH SINGLE-FAMILY INFILL/REHAB**

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 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.  
 Prepared For: Charlotte Mecklenburg Planning Commission



LEGEND	
	Single-Family Infill Lots
	Major Rehab Lots
	Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

The Pegram North target area is south of Parkwood Ave, east of Pegram Street, north of Hawthorne Middle School and west of Hawthorne Lane. In this target area, there are opportunities for single-family infill development on vacant lots. Some of the existing single-family dwellings require minor and major rehabilitation, while most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot, equating to a sales price of between \$65,000 and \$85,000. New construction homes would again vary in price based on availability and location of lots. New construction homes should generally be sold for between \$75 and \$95 per square foot, equating to a sales price of between \$80,000 and \$125,000.

**PROGRAM:**

Site Area:	30 acres
Current SF Residential Structures:	108
MF Residential Structures:	17
Total Proposed New SF Infill Units:	25
Total Proposed Rehab SF Units:	22
MF Units:	10



**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**12. PEGRAM NORTH SINGLE-FAMILY INFILL/REHAB**

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





**LEGEND**

- Single-Family Infill Lots
- Major Rehab Lots
- Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

The residential area south of Hawthorne Middle School, east of Pegram Street, north of Belmont Ave is identified as the Pegram South target area. This area has more opportunities for rehabilitation efforts on existing single-family homes than infill development on vacant parcels. Some of the existing single-family dwellings homes in this target area require minor rehabilitation, while most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot equating to a sales price of between \$65,000 and \$85,000. New construction homes would again vary in price, based on availability and location of lots. New construction homes should largely be sold for between \$75 and \$95 per square foot, equating to a sales price of between \$80,000 and \$125,000.

**PROGRAM:**

Site Area: 18 acres

Current SF Residential Structures: 73

MF Residential Structures: 4

Total Proposed New SF Infill Units: 3

Total Proposed Rehab SF Units: 23  
MF Units: 2

**13. Pegram South Single-Family Infill/Rehab**

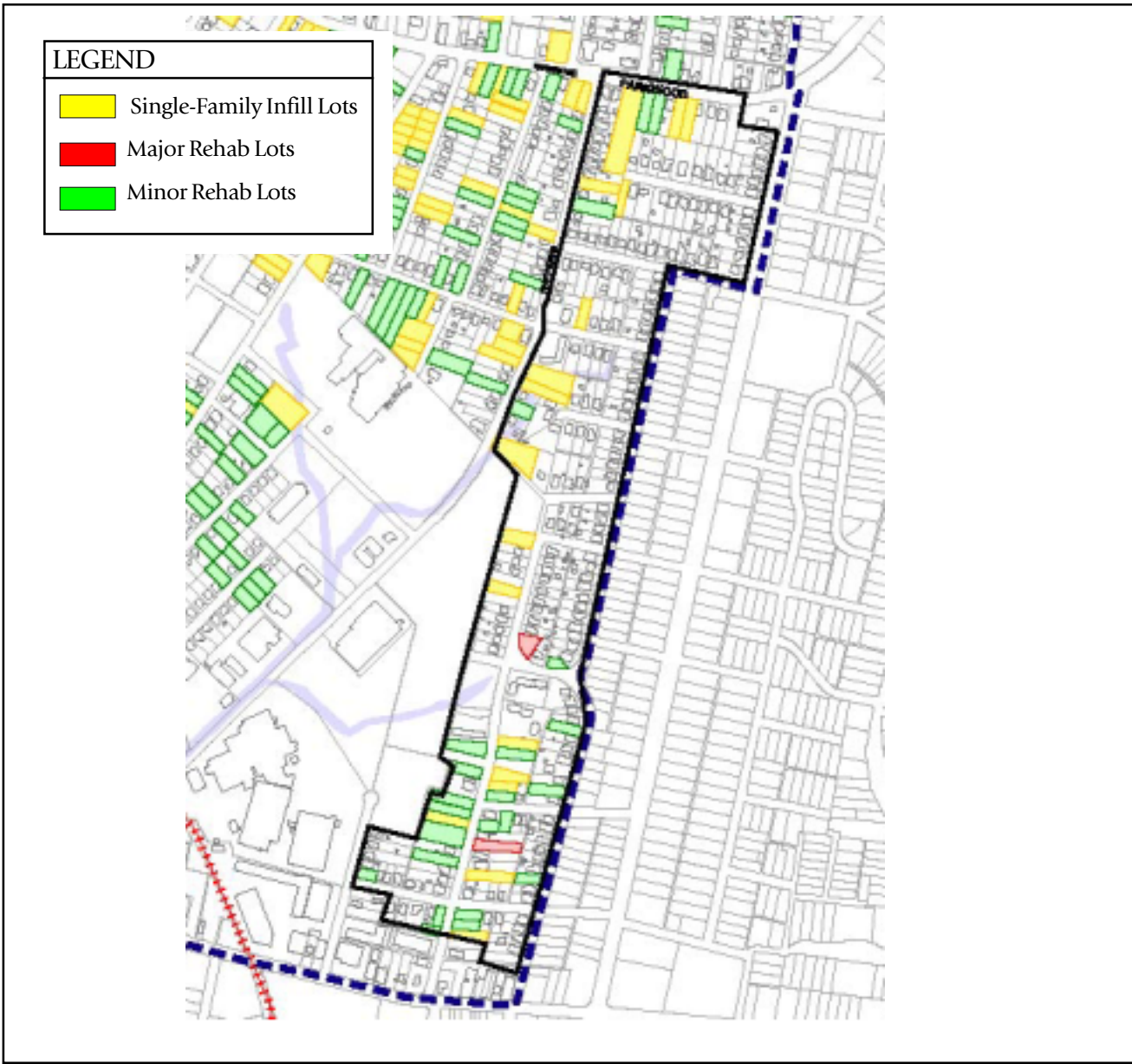


**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**13. PEGRAM SOUTH SINGLE-FAMILY INFILL/REHAB**





**PROJECT DESCRIPTION & RECOMMENDATION:**

The Hawthorne target area consists of residential dwellings in the Plaza Midwood neighborhood. This area is bordered by Parkwood Avenue, The Plaza and Thomas Avenue, Hamorton Place, the Barnhardt property and Hawthorne Lane. Some of the existing single-family homes in this target area require minor rehabilitation while most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot, equating to a sales price of between \$65,000 and \$85,000. New construction homes would again vary in price based on availability and location of lots. New construction homes within this stable Plaza Midwood neighborhood should be sold for between \$95 and \$125 per square foot, equating to a sales price of between \$100,000 and \$175,000.

**PROGRAM:**

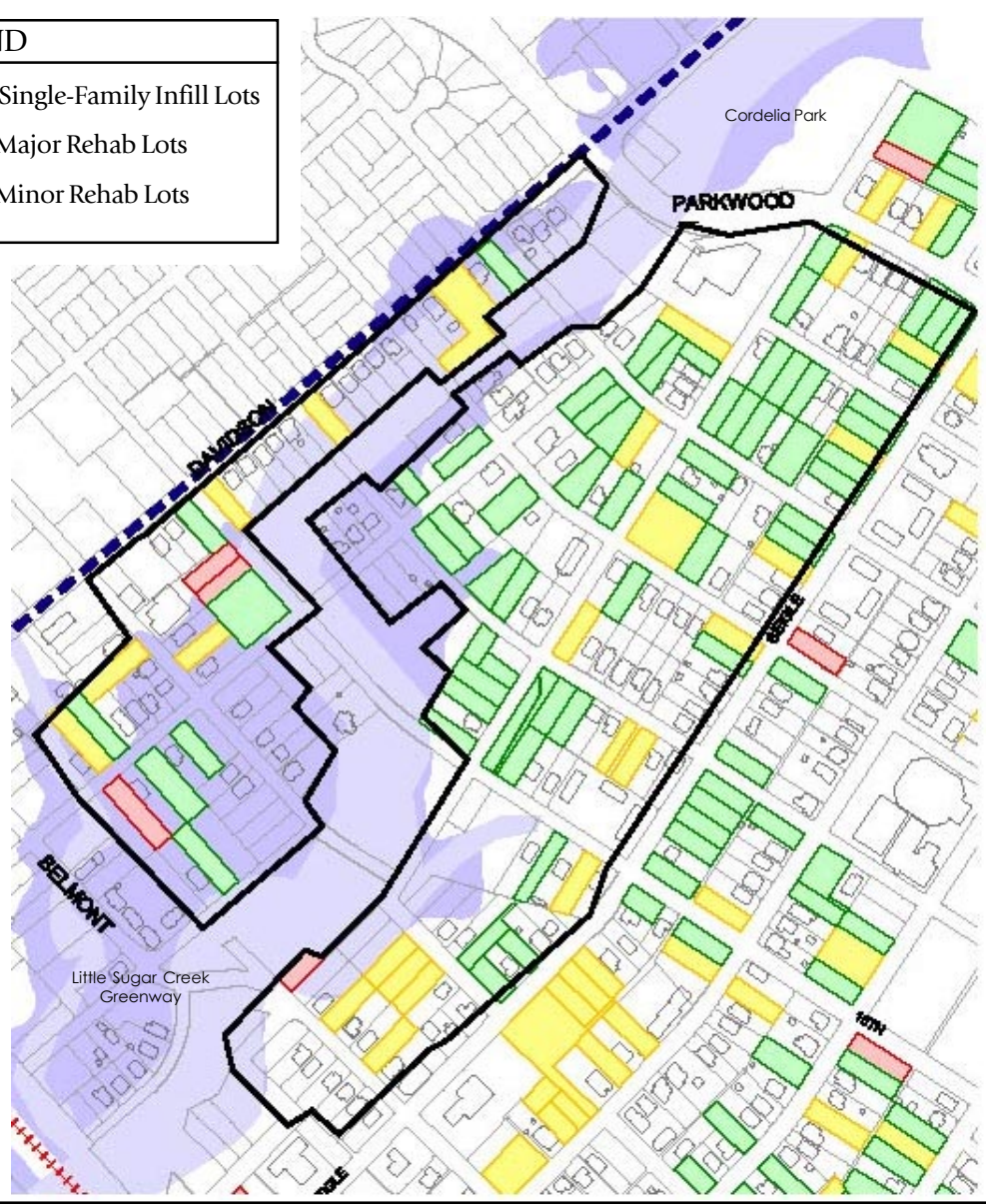
Site Area:	54 acres
Current SF Residential Structures:	191
MF Residential Structures:	41
Total Proposed New SF Infill Units:	21
Total Proposed Rehab SF Units:	15
MF Units:	11





**LEGEND**

- Single-Family Infill Lots
- Major Rehab Lots
- Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

The Davidson residential target area is located east of Davidson Street, south of Parkwood Avenue, west of Seigle Avenue. Given this area's proximity to the Little Sugar Creek Greenway, the plan suggests opportunities for new housing that attracts new and existing residents to homes surrounding this amenity. Some of the existing single-family dwellings homes in this target area require minor and major rehabilitation, while most are in good condition and do not require significant repair. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot, equating to a sales price of between \$65,000 and \$85,000. New construction homes would again vary in price based on availability and location of lots. New construction homes should largely be sold for between \$75 and \$95 per square foot, equating to a sales price of between \$80,000 and \$125,000.

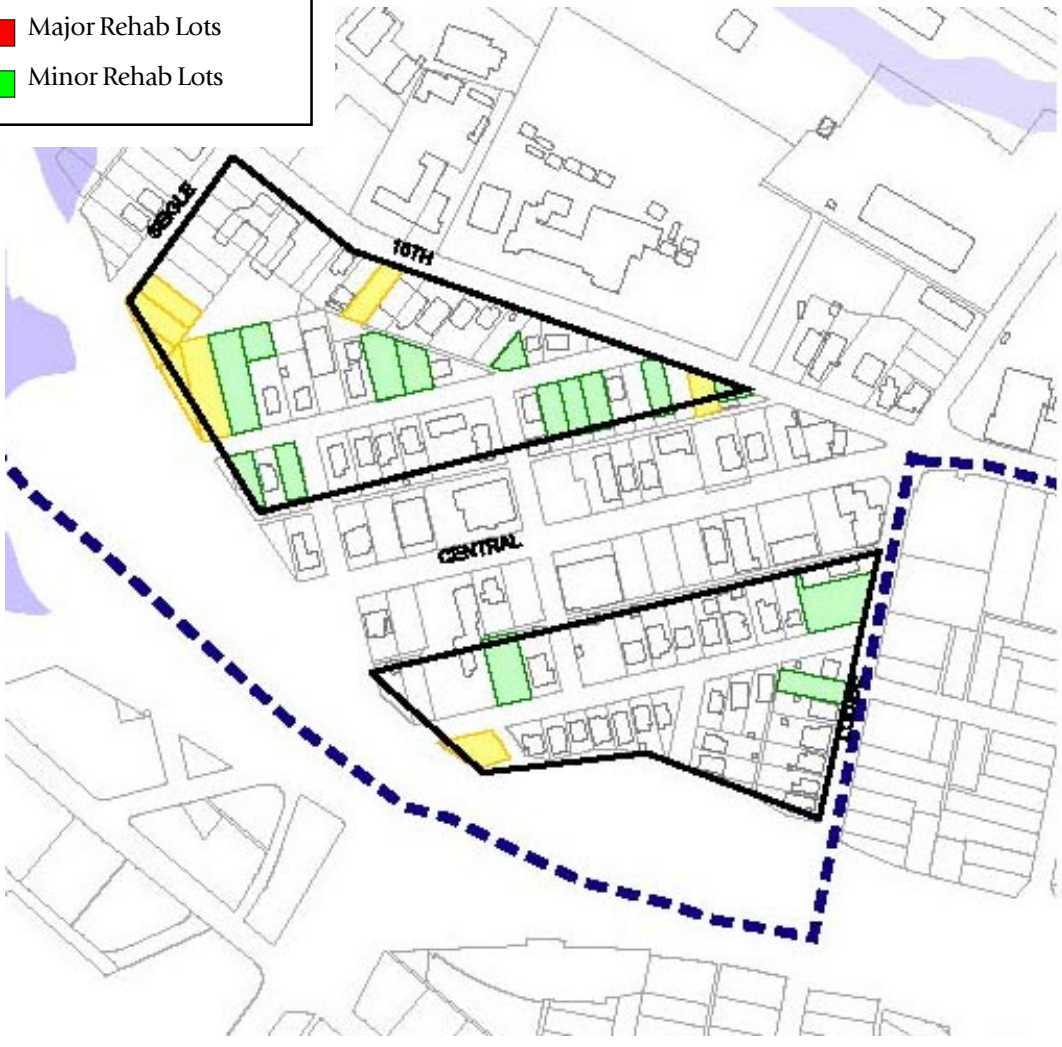
**PROGRAM:**

Site Area:	49 acres
Current SF Residential Structures:	166
MF Residential Structures:	21
Total Proposed New SF Infill Units:	27
Total Proposed Rehab SF Units:	56
MF Units:	22



**LEGEND**

- Single-Family Infill Lots
- Major Rehab Lots
- Minor Rehab Lots



**PROJECT DESCRIPTION & RECOMMENDATION:**

This residential area is in the southern portion of the Belmont study area north and south of Central Avenue. The existing housing stock is in good condition requiring minimal repairs. There are opportunities for single-family infill on a few vacant lots along Seigle and Jackson Avenues. New and rehabilitated homes in the target area should be compatible in design character with the existing adjacent housing stock.

**MARKET PERSPECTIVE:**

Throughout the Belmont study area, opportunities exist for infilling homes on scattered vacant properties and rehabbing existing homes currently in need of repair. Rehabbed homes could sell for between \$65 and \$80 per square foot, equating to a sales price of between \$65,000 and \$85,000. New construction homes would again vary in price based on availability and location of lots. New construction homes should largely be sold for between \$75 and \$95 per square foot equating to a sales price of between \$80,000 and \$125,000.

**PROGRAM:**

Site Area:	16 acres
Current SF Residential Structures:	51
MF Residential Structures:	8
Total Proposed New SF Infill Units:	6
Total Proposed Rehab SF Units:	13
MF Units:	2



**BELMONT REVITALIZATION PLAN**

**Housing Projects**

**16. CENTRAL AVE SINGLE-FAMILY INFILL/REHAB**

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 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.  
 Prepared For: Charlotte Mecklenburg Planning Commission





SAMPLE  
UN-RENOVATED  
HOME



Wider rake trim at roof overhangs

New front porch with craftsman columns and brick piers

Wide front steps

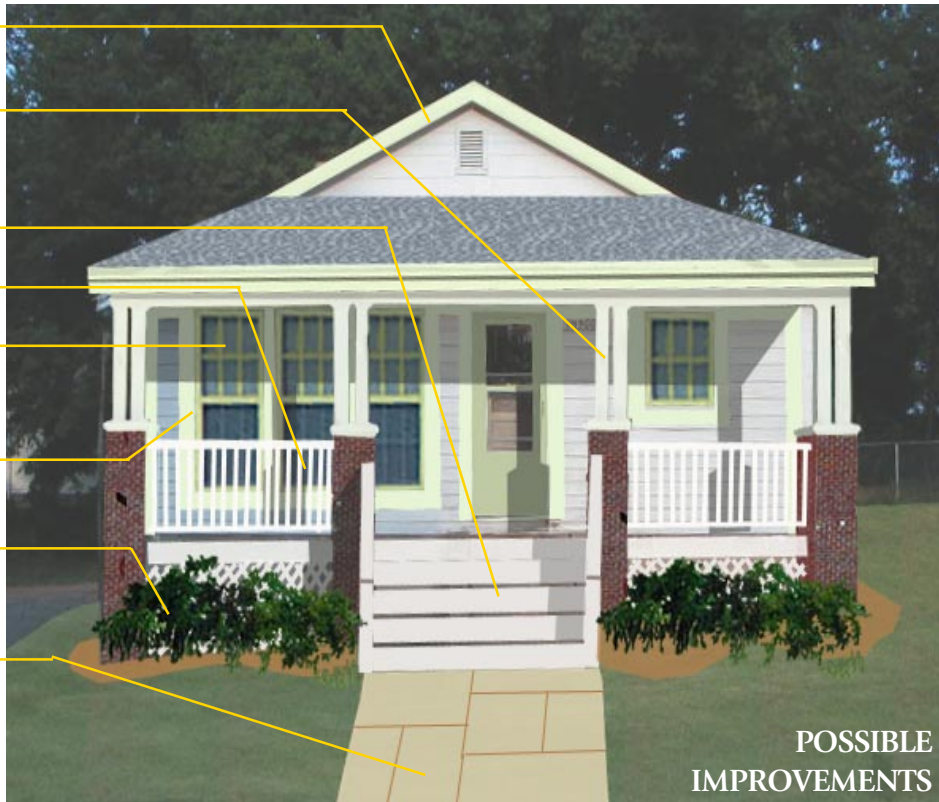
New painted handrails

New historically compatible double-hung windows

New wide trim around windows and doors

New landscaping to cover exposed foundation

New front sidewalk to connect to public city sidewalk



POSSIBLE  
IMPROVEMENTS



REVITALIZATION CONCEPT:  
Historically Compatible  
Improvements To Existing Single-Family Homes

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Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





**TYPICAL  
HABITAT HOUSE**



Accent siding material in porch gable

Wider rake trim at roof overhangs

Larger porch columns

New painted handrails

Paint existing block foundations

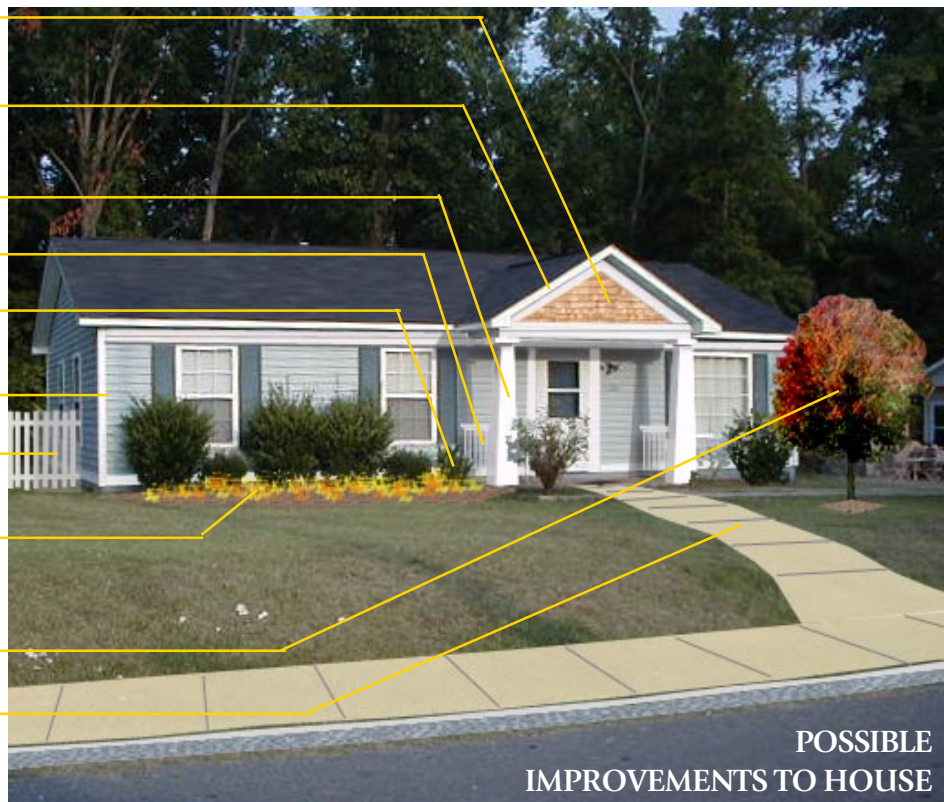
New trim

New painted fence at the side of the house

New landscaping to cover exposed foundation

New yard tree

New sidewalk to connect to public sidewalk



**POSSIBLE  
IMPROVEMENTS TO HOUSE**



**REVITALIZATION CONCEPT:  
Historically Compatible  
Improvements To Existing Single-Family  
Habitat Home**

*Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design*

*Robert Charles Lesser & Co.  
Prepared For: Charlotte Mecklenburg Planning Commission*







# Single-Family Infill Perspective

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.  
Prepared For: Charlotte-Mecklenburg Planning Commission





# Public Improvements

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## Background

The success of the economic development and housing projects depends in large part on stimulating private investment. Belmont's prospects are helped by the revitalization occurring in surrounding neighborhoods, and by other factors such as its central location and accessibility to jobs and services.

Another key is the condition of the area's infrastructure and planned improvements that would support new development. These public improvements not only leverage private investment but they are also important in giving Belmont residents a more viable living environment. Accordingly, the revitalization plan proposes:

- Three *Civic Improvement* projects to help create a "sense of place" in Belmont, and
- Nine *Infrastructure* projects to address new streetscape and transportation needs in addition to the investment made in previous years by the City.

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*Belmont Commons could be a focus for community social and recreational activity.*

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## Civic Improvement Projects

These civic improvements are projects oriented primarily to public uses, such as community facilities, schools, parks, open space and gateways. Belmont has a large public park (Cordelia), a greenway, two public schools and several smaller pocket parks, but these assets are not as fully used by residents as they might be because of safety concerns and a lack of amenities for all ages. The projects below are recommended to create a "sense of place" and improve opportunities for community use.

- 17. Belmont Commons** (*page 81*) -- Hawthorne Middle School is one of Belmont's most prominent facilities. Improvements to the school grounds -- such as upgrading the track and football field, constructing a youth baseball field, and building a pedestrian linkage with another prominent facility, St. Paul's Baptist Church -- create new possibilities for community use.
- 18. Little Sugar Creek Greenway** (*page 82*) -- The 12.5 mile greenway that extends to Pineville begins in Belmont. Improvements already planned could be augmented by two small multi-purpose playfields.
- 19. Community Gateways** (*page 83*) -- Signage, landscaping, decorative fencing and other improvements at five important intersections would strengthen Belmont's identity as a community.

In addition to the new projects recommended, some civic uses in the Belmont area have recently undergone improvement or are planned or funded for improvements in the near future. These **recent civic improvements** include:

- **Progress Park** (at Parkwood Avenue and Umstead Street) will be renovated by Mecklenburg County in the summer of 2003, with a new multi-age playground, picnic shelter, half-court basketball court, walkways, benches, landscaping, fencing and lighting.
- **Little People's Park** (Harrill and East 15th Street) is a small neighborhood park in which the County has installed new play facilities and other amenities. The park's location in the center of Belmont's residential area makes it a convenient "walk-to" playground, with large trees that provide a shady refuse during summer months.
- **Alexander Center** is a 13,000 square foot facility owned by the City of Charlotte and located next to Piedmont Courts and the Charlotte Area Transit System facility. The Belmont community now uses the center for meeting and social services, but it will be closed in January 2003 due to the high cost of rehabilitation. The plan suggests building a smaller replacement community facility (about 8,000 sq. ft.) that is centrally located and in proximity to the Little Sugar Creek Greenway.

### **Infrastructure Improvement Projects**

The City of Charlotte and the Charlotte-Mecklenburg Utility Department have made extensive improvements in past years to streets and utilities in the Belmont area.

- CMUD, for example, has replaced well over 5,600 feet of water main in Belmont this year. They are also relining about 16,000 feet of water main along Belle Terre, Belvedere, Kensington, Mimosa, Pecan, Thomas, Hamorton and The Plaza, and as part of the project they are also replacing water mains along sections of Haywood, Belvedere, Kennon, Belle Terre and Mimosa.
- Past water system improvements have included the installation of water mains on 16th, 17th and 19th Streets, and the replacement of water mains on Pegram, Van Every, Hamill, Allen, McDowell, 15th and 16th Streets.

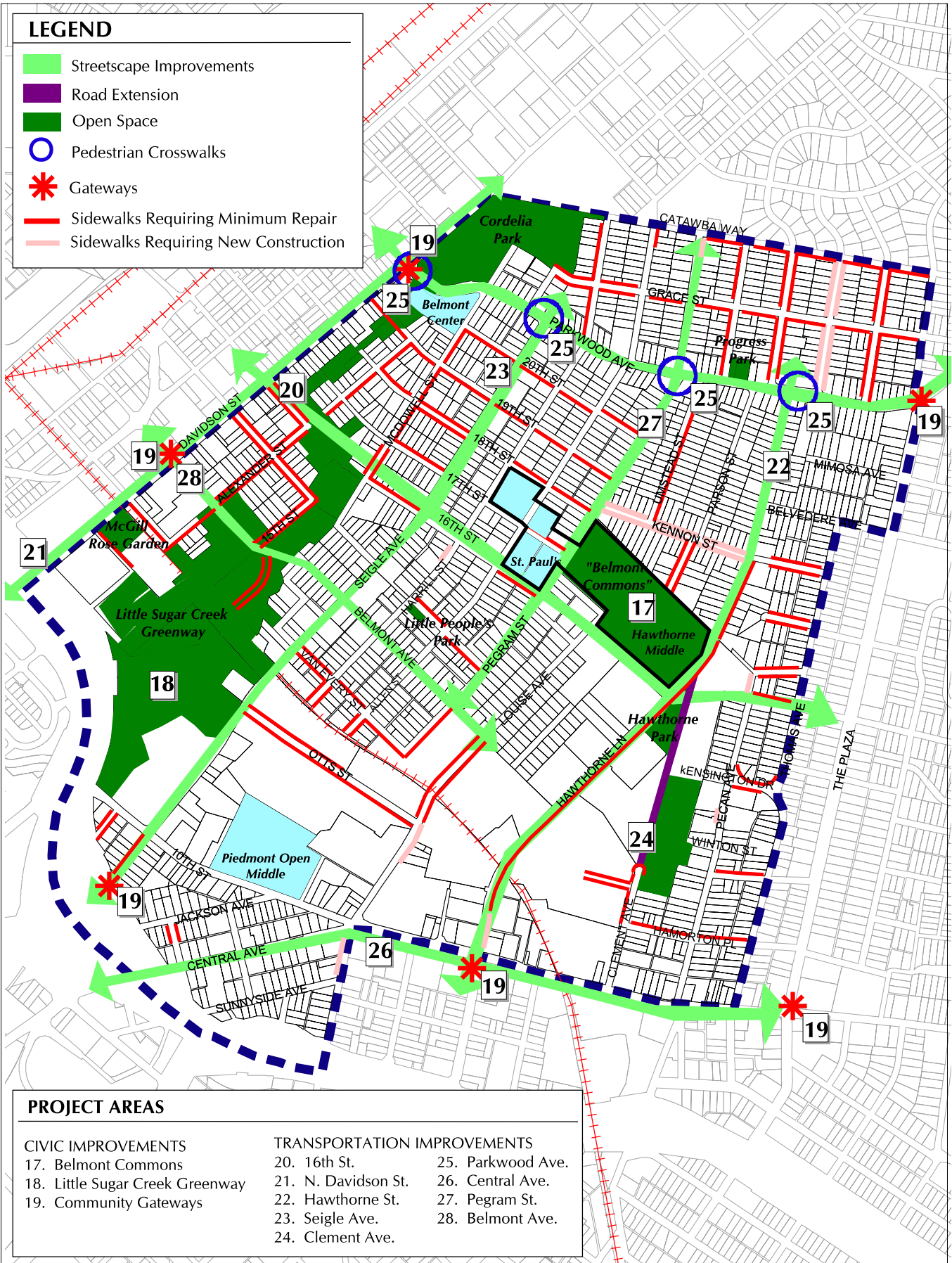
This revitalization plan's inventory of physical conditions (*page 21*) found the streets in generally good condition, but noted deterioration of curb and gutter. It also highlighted the need for sidewalks in specific locations (*map on page 26*).

### ■ **Streetscape Improvements**

New streetscapes are envisioned for several streets to enhance the overall appearance of the public environment and make the neighborhood more pedestrian-friendly. These projects would build or repair sidewalks, add curb and gutter, install lighting and landscaping, and allow a tree planting strip where conditions permit.

*continued on page 80*

# BELMONT AREA REVITALIZATION PLAN



## Public Improvements Plan

1000 0 1000 Feet

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design

Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission

August 2002



The community identified six streets considered a priority for these improvements. These streets are important traffic movers that lack pedestrian, bicycle and aesthetic amenities. All are minor thoroughfares that serve as primary north-south connectors, except East 16th Street, which is classified as a residential collector and serves as an important east-west connector through the heart of the residential community.

The following six streetscape projects should improve the visual appearance of the neighborhood and the sense of livability. Each street has been evaluated for individual needs that are described in detail, by project number on *pages 84-92*.

- 20. 16th Street**
- 21. North Davidson Street**
- 22. Hawthorne Avenue**
- 23. Seigle Avenue**
- 27. Pegram Street**
- 28. Belmont Avenue**

■ **Transportation Improvements**

Three projects address needs to provide safer and more functional circulation in the neighborhood and support redevelopment objectives. Elements include construction repairs, road extensions, traffic calming and drainage improvements.

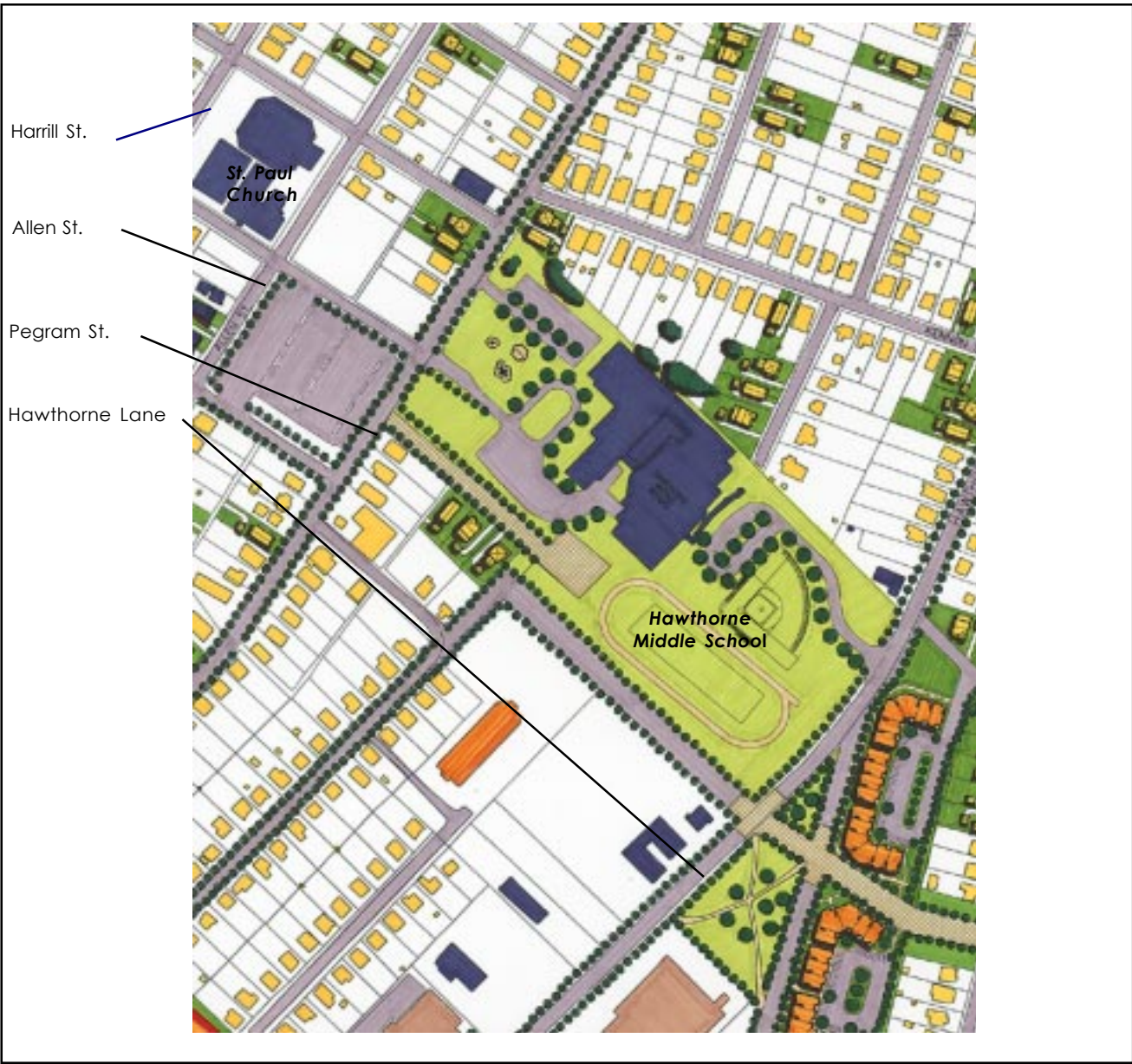
- 24. Clement Avenue Improvements** (*page 88*) -- This effort would extend the street, which now terminates in a cul-de-sac, to Hawthorne Lane in order to serve the proposed Hawthorne multi-family development.
- 25. Parkwood Pedestrian Improvements** (*page 89*) -- Parkwood is one of two major thoroughfares in the study area. The City has made streetscape improvements, including a landscaped median, but there are no designated painted crosswalks or pedestrian signals to caution motorists. The plan calls for installing accessible median breaks for greater pedestrian refuge, along with pedestrian crosswalks and signalization at key intersections.
- 26. Central Avenue** (*page 90*) -- Streetscape and urban design improvements were installed between Pecan and The Plaza in the mid-1990s, and a “pedscape plan” is now underway for the corridor. This plan urges extending the streetscape improvements to the Belmont study area segment of Central Avenue (Thomas Avenue to Independence).

**Individual Project Detail**

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**PROJECT DESCRIPTION:**

The Belmont Commons refers to the existing institutional core of uses located between Harrill Street and Hawthorne Lane, comprised of Hawthorne Middle School and St. Paul’s Baptist Church. It is envisioned that these two uses can be expanded, improved with a strong pedestrian linkage created between the two uses, in order to better serve the Belmont Community. There is some potential for building expansion on one of the parking lots owned by St. Paul’s. This new expansion could potentially provide a joint church and community use in a central location.

**RECOMMENDATIONS:**

Recommended improvements for Hawthorne Middle School owned by Charlotte Mecklenburg Schools include:

- An upgrade to the existing running track and football field
- Construction of a new parking lot with access off of Hawthorne Lane
- Construction of a new youth size baseball field adjacent to the existing running track
- Construction of a new sidewalk and pedestrian crosswalk network to link athletic facilities at the school to St. Paul’s.
- Installation of a new multi-age playground, serving both the school and community, constructed in the open space in front of the school.
- Installation of street trees along the adjacent streets in order to provide a visual linkage for the Belmont Commons.







**PROJECT DESCRIPTION:**

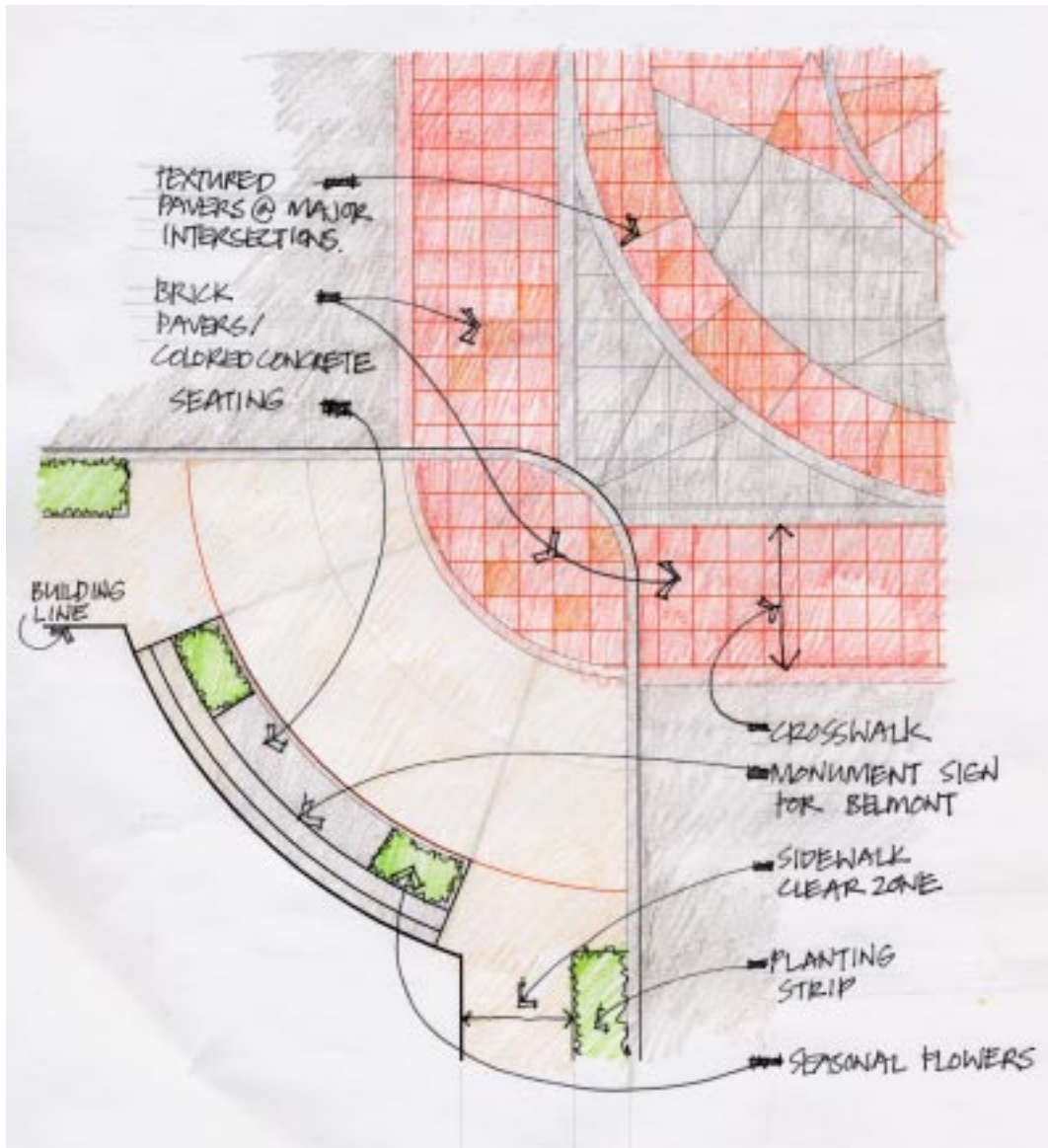
Mecklenburg County Park and Recreation is in the process of constructing Phase I and Phase Ia of the Little Sugar Creek Greenway System. This 12.5 mile corridor of greenway improvements will eventually run from the Belmont community to Pineville, NC near the state line. Phase I and Ia will run through the Belmont Community from Parkwood Avenue to East 12<sup>th</sup> Street at the Brookshire Freeway. This important urban greenway system has been in the planning stages for many years and the first phases of construction through the Belmont Community will certainly set the standards for the next phases of greenway development.

**RECOMMENDATIONS:**

The Greenway improvements consist of a 10 foot wide linear concrete and asphalt accessible trail system along Little Sugar Creek, supplemented with decorative benches, fencing, kiosks, bike racks, signage and trash receptacles. In addition to the linear trail along Little Sugar Creek, there are also trail connections into the Belmont neighborhood to the west of the creek and 4 pedestrian bridge connections across the creek to the homes and businesses along North Davidson Street. The new improvements strive to preserve existing mature trees and wooded areas supplemented by new landscaping.

Outside of the current improvements, there are a number of opportunities for the County to construct play fields and playgrounds within this phase of the Greenway. (1) One opportunity to create a small multi-purpose play field is in a wide flat area between the Greenway trail and the creek at East 15<sup>th</sup> Street and N. Myers Street. Some minor grading and removal of existing trees could accommodate both the play field and a small parking lot off of N. Meyers Street. (2) Another area for installing and/or upgrading play fields exists in the flat floodplain area to the rear of the Alexander Center. There is already a constructed play field and a small playground in this location that can be improved and expanded to yield a combined regulation Little League and Youth Soccer field.





**PROJECT DESCRIPTION:**

In addition to the streetscape improvements, the Belmont community has defined community gateways that identified the main entryways into the neighborhood. These gateway improvements also identify important intersections that establish a graphic and visual identity to both motorists and pedestrians.

**RECOMMENDATIONS:**

The plan recommends that these gateway intersections tie together with a common theme that consist of:

- Signage or entry monument
- Hardscape including concrete pavers
- Decorative fencing
- Landscaping consisting of flowering trees, low shrubs and seasonal flowers

The gateways will be located at:

- Parkwood & Davidson
- Parkwood & The Plaza
- Seigle & E. 10th
- Central & The Plaza
- Central & Hawthorne



**BELMONT REVITALIZATION PLAN**

**Public Improvements**

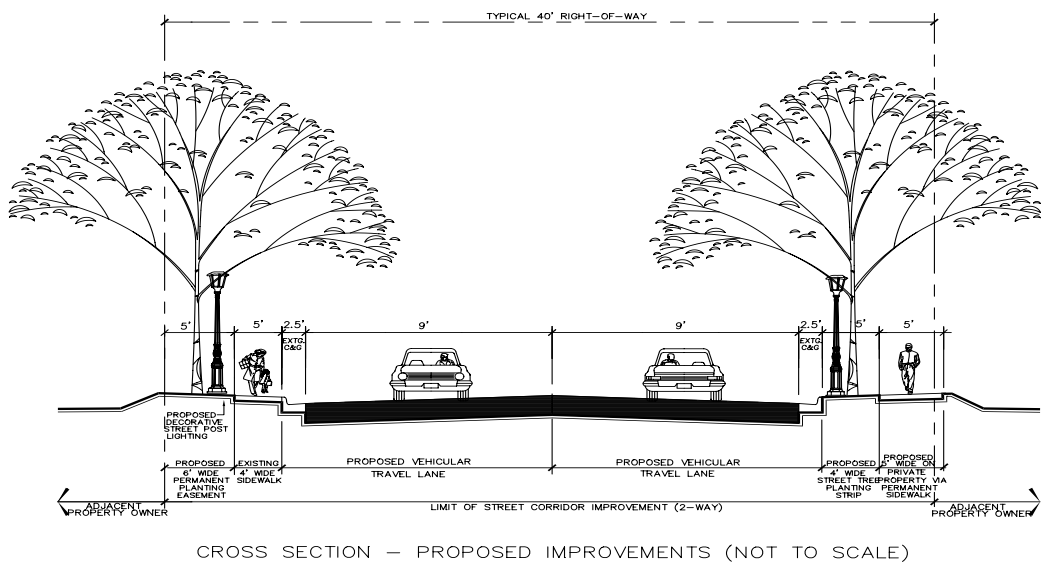
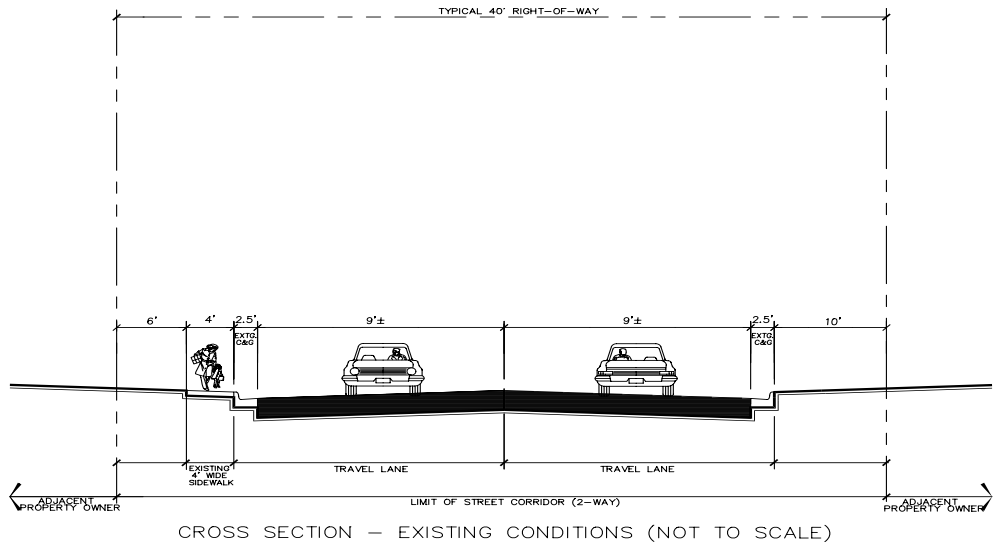
**19. COMMUNITY GATEWAYS**

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design

Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





**PROJECT DESCRIPTION:**

Because of the narrow right-of-way, and the fact that there is existing curb and gutter on both sides of the street and a sidewalk on one side of the street, the emphasis is on improvements that would add a new sidewalk along the north side of the street, and street tree planting on both sides.

**EXISTING CONDITIONS:**

- 40 foot right-of-way
- 9 foot 2 lane vehicular section
- Standard 2'-6" curb and gutter in most places
- 4 foot sidewalk on one side of the street
- Grade differences and retaining walls at the back of sidewalk in some places.

**RECOMMENDATION:**

- On the south side of the street, expand the existing 4 foot sidewalk to 5 foot and add a 6 foot wide permanent street tree planting easement behind the sidewalk where existing conditions will allow.
- On the north side of the street, install a 5 foot planting strip behind the existing curb, followed by a new 5 foot sidewalk, where conditions permit.

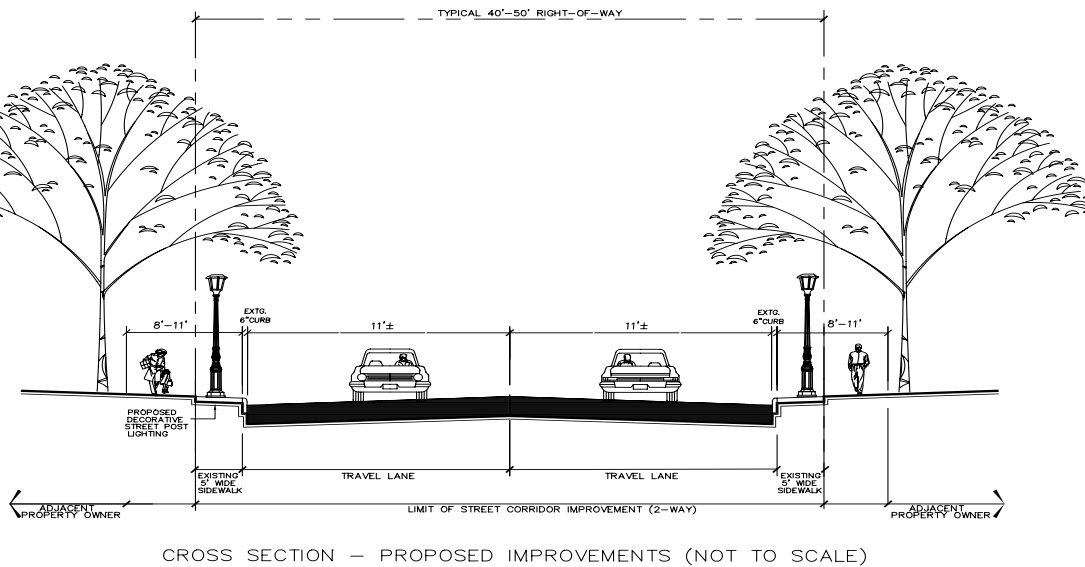
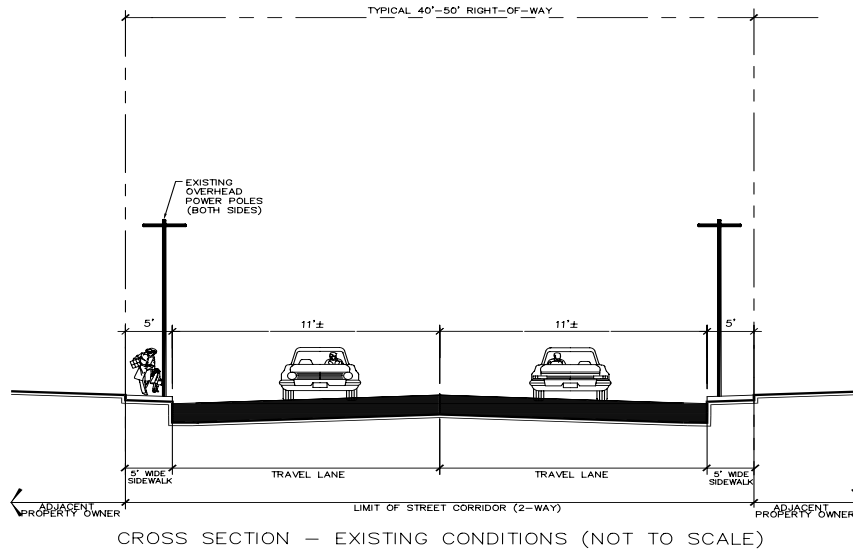


**BELMONT REVITALIZATION PLAN**  
**Public Improvements**  
**20. 16TH STREET PROPOSED STREETScape**

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.  
 Prepared For: Charlotte Mecklenburg Planning Commission







**PROJECT DESCRIPTION:**

The main problem on N. Davidson Street is that existing development is often immediately behind the sidewalk and the right-of-way runs along the back of the sidewalk. Thus, there is very little room to install linear street tree improvements on either side of the street. The existing overhead power lines, located so close to the vehicular travel lanes, also limit improvements. If redevelopment of industrial properties along North Davidson is pursued for Piedmont Courts redevelopment, the opportunity exists for a more gracious streetscape in those sections.

**EXISTING CONDITIONS:**

- Variable right-of-way between 40 and 50 feet
- Narrow 18 foot 2 lane vehicular section
- Variable sidewalks between 4 and 6 feet
- No standard curb and gutter
- Overhead utility lines on both sides with poles located 6 inches off of the face of the existing sidewalk (i.e. Back of curb)

**RECOMMENDATION:**

- Proposed standard 2-6" curb and gutter
- Proposed 8 to 11 foot wide sidewalk to include lighting
- Proposed 6 foot wide permanent planting easement on private property, only where existing conditions allow installation.



**BELMONT REVITALIZATION PLAN**

**Public Improvements**

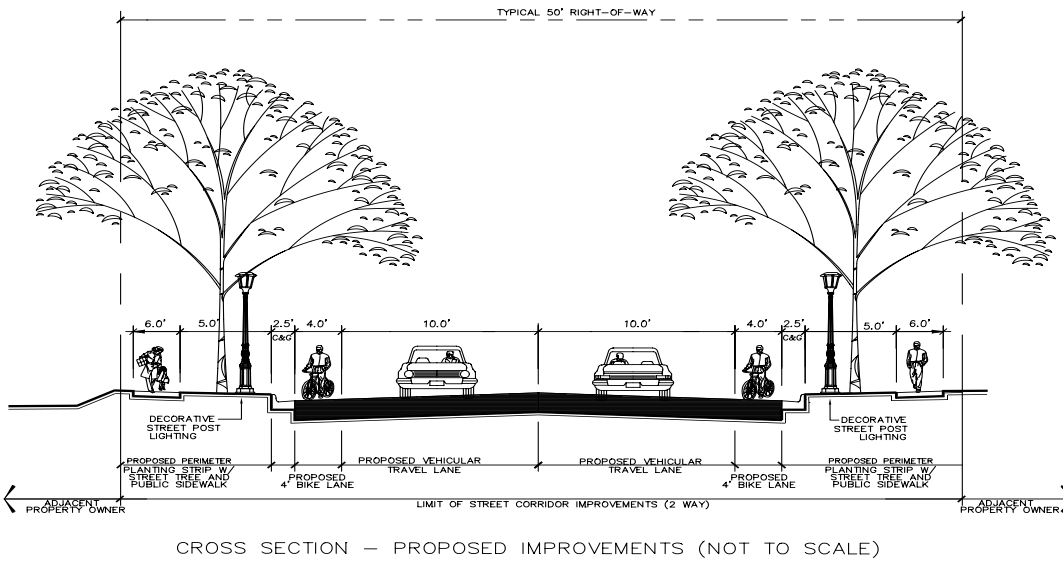
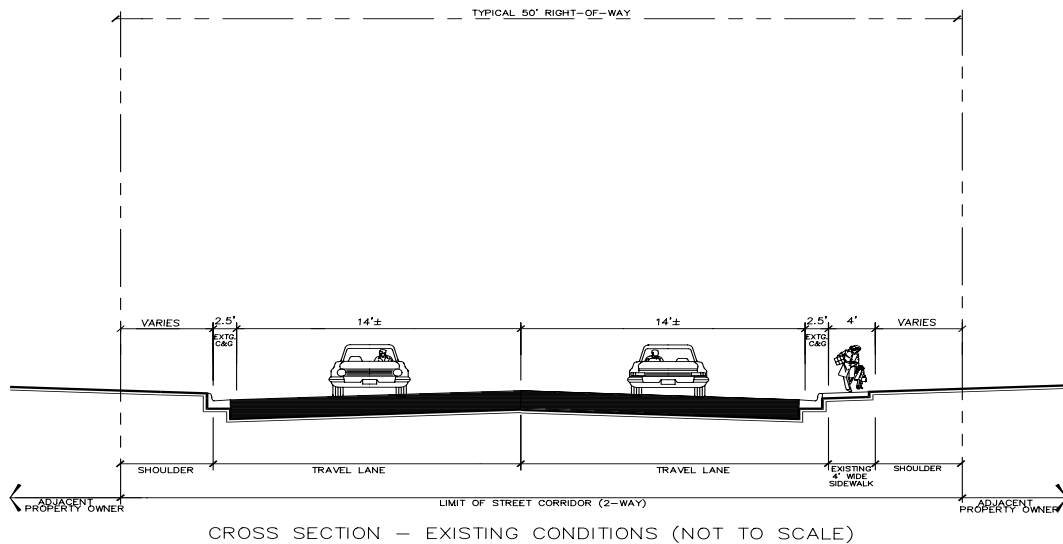
**21. NORTH DAVIDSON STREET STREETScape**

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design

Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





**PROJECT DESCRIPTION:**

Hawthorne Avenue has the existing right-of-way width and travel lane width to accommodate bike lanes on both sides, and wider sidewalks in addition to adequate side planting strips. Unlike the other priority streets where the right-of-way widths prohibit improvements, Hawthorne Avenue can accommodate the proposed improvements within the existing right-of-way.

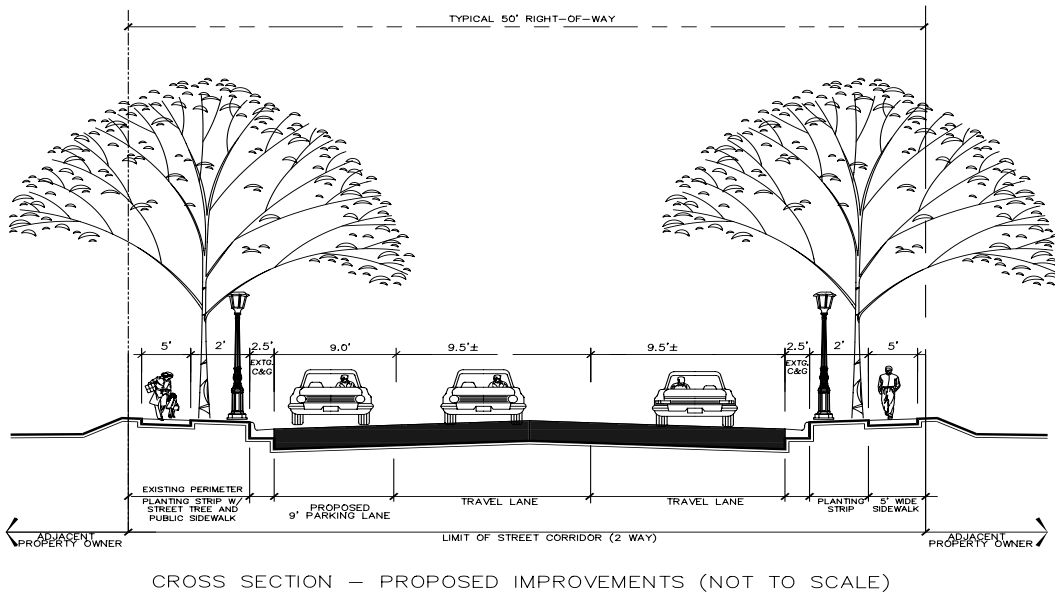
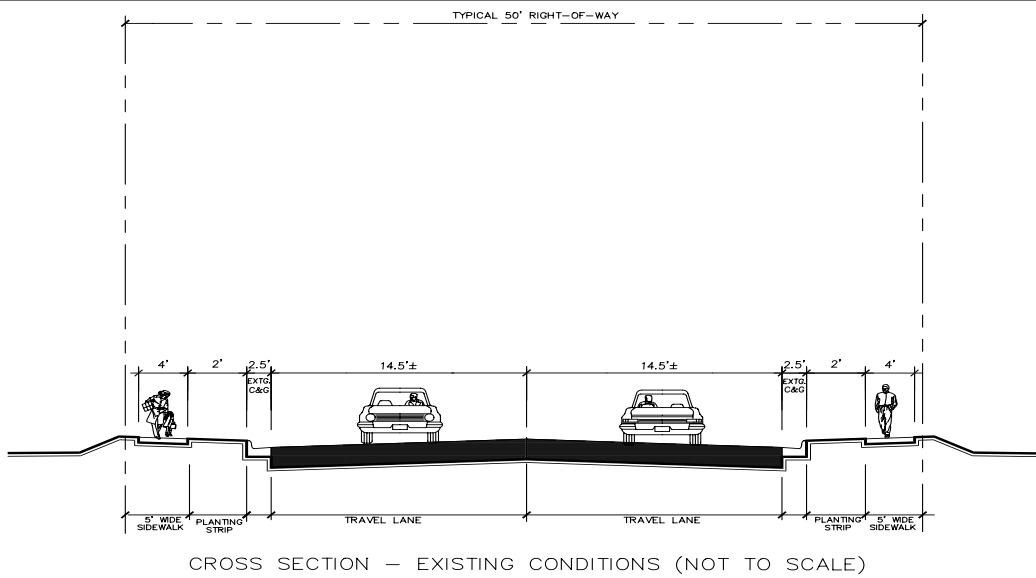
**EXISTING CONDITION:**

- Right of way varies from 40 to 50 feet
- Very wide 2 way travel lanes (±14 feet) with no on street parking
- 35 mph speed limit is often exceeded
- Standard 2-6" curb and gutter on both sides of the street
- Existing 4 foot sidewalk on west side directly behind the curb
- Existing railroad bridge restricts improvements

**RECOMMENDATION:**

- On the east and west side of the street, install a 5 foot planting strip followed by a 6 foot sidewalk
- Install four foot bike lane on both sides





**PROJECT DESCRIPTION:**

The 29 foot wide travel lane (from face of curb to face of curb) will allow for a 9 foot wide on-street parking lane to be installed on the west side of the street. These improvements will introduce traffic calming for the length of the street if redevelopment of Piedmont Courts is pursued.

**EXISTING CONDITIONS:**

- Very wide 2 way travel lanes ( $\pm 14.5$  feet wide) that affords sporadic on-street parallel parking
- Standard 2'-6" curb and gutter followed by a 2 foot grass strip and a 4 foot sidewalk on both sides of the street.

**RECOMMENDATION:**

- The existing 2 foot planting strip will be improved by installing small maturing trees.



**BELMONT REVITALIZATION PLAN**

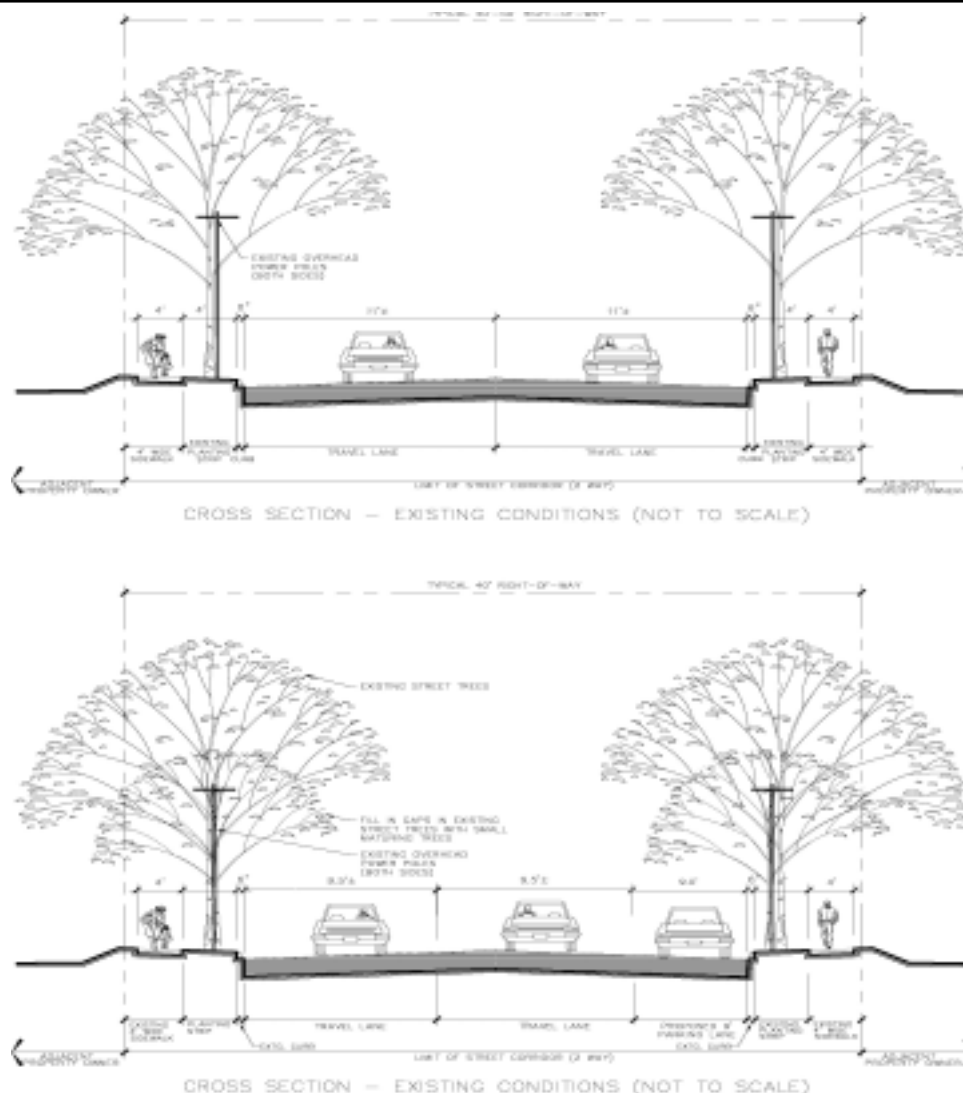
**Public Improvements**

**23. SEIGLE AVENUE PROPOSED STREETScape**

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





### PROJECT DESCRIPTION:

Clement Avenue currently terminates in a cul-de-sac as it runs north from Central Avenue. In order to provide improved north-south connections and provide vehicular access to the proposed Hawthorne Multi-Family development, the plan suggests extending the street connection to Hawthorne Lane.

### EXISTING CONDITIONS:

- Existing 40 foot right-of-way
- 11 foot 2-lane vehicular section
- Narrow 3 to 4 foot wide grass planting strip on both sides in back of the existing curb.
- The existing gutter has been paved over thus only the 6" curb remains on both sides.
- Existing 4 foot sidewalks in back of the narrow planting strip both sides

### RECOMMENDATIONS:

- In order to complement the new multi-family development that is proposed along Clement Avenue and Hawthorne Lane, a pocket park is proposed with improvements primarily targeted to pedestrian paths, green space, benches and landscaping.
- Extend similar cross section as existing to connect to Hawthorne Lane, with the exception of making all new sidewalks 5 feet in width and include on street parking.
- On the existing street, keep the current cross-section behind the existing curb (i.e. 3-4 foot wide planting strip followed by a 4 foot wide sidewalk). Plant small maturing trees as required to fill in the gaps between existing street trees. Plant new small maturing trees at 30 feet behind the curb along both sides of extended street.



## BELMONT REVITALIZATION PLAN

### Public Improvements

### 24. CLEMENT AVENUE IMPROVEMENTS

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission







**PARKWOOD / NORTH DAVIDSON  
PEDESTRIAN CROSSING**



**PARKWOOD / SEIGLE AVENUE  
PEDESTRIAN CROSSING**



**PARKWOOD / PEGRAM STREET  
PEDESTRIAN CROSSING**



**PARKWOOD / HAWTHORNE  
PEDESTRIAN CROSSING**

**PROJECT DESCRIPTION:**

The City of Charlotte has recently installed streetscape improvements on Parkwood Avenue, from McDowell Street to The Plaza. Since Parkwood Avenue is classified as a major thoroughfare, the City's typical streetscape cross section for a major thoroughfare was installed. This cross section specifies a landscape median be installed where the existing right-of-way or face-of-curb to face-of-curb width is wide enough to allow it. Although the newly installed median offers some refuge for pedestrians crossing Parkwood Avenue, there are currently no designated painted pedestrian crosswalks or pedestrian signals to warn motorists to slow down for pedestrians.

**RECOMMENDATION:**

- Install pedestrian crosswalks, concrete pavers and pedestrian signalization at Parkwood and North Davidson to improve pedestrian access to Cordelia Park.
- Install accessible median breaks at key intersections along Parkwood that can better serve as refuge.
- Explore pedestrian signalization at Parkwood at key intersections.

*While Charlotte Department of Transportation (CDOT) has not formally accepted these recommendations, they have agreed to conduct further study into the feasibility.*



**BELMONT REVITALIZATION PLAN**

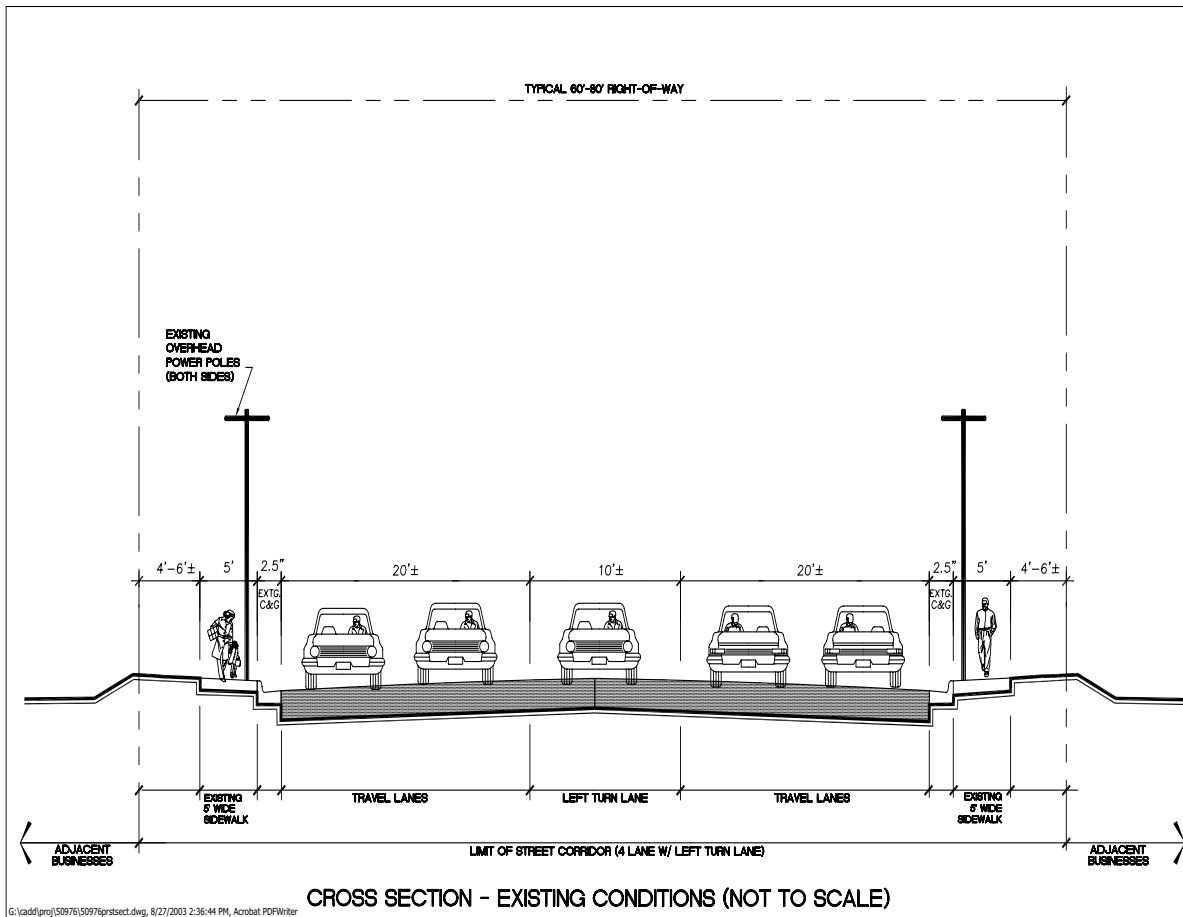
**Public Improvements**

**25. PARKWOOD PEDESTRIAN IMPROVEMENTS**

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





### PROJECT DESCRIPTION:

Central Avenue is classified as one of the two major thoroughfare streets within the study area. Because of previous improvements (streetscape and urban design improvements installed by the City in the mid-1990's on Central Avenue (between Pecan and The Plaza), the segment of Central Avenue that borders the study area should be a high priority to receive streetscape improvements. The segment of Central Avenue associated with the Belmont Study Area runs from East Independence Boulevard to Thomas Avenue and borders the south side of the study area.

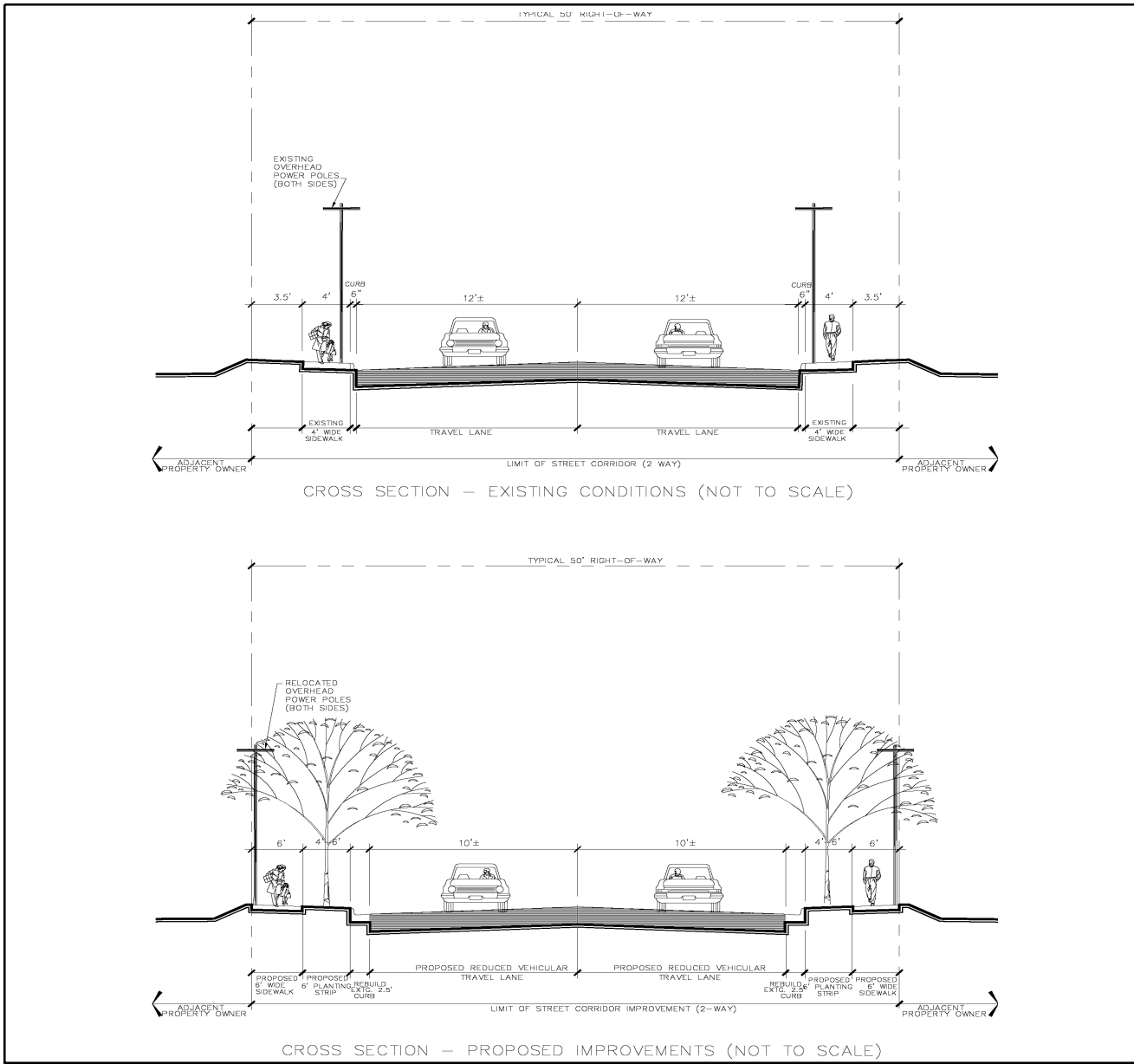
### EXISTING CONDITIONS:

- Existing 60 to 80 foot right-of-way
- 4 lane cross section with center left turn lane at major intersections
- Standard 2'-6" curb and gutter on both sides
- 5 foot sidewalks located directly behind the back of curb
- Overhead power lines at the back of the existing sidewalks both sides

### RECOMMENDATIONS:

- "Pedscape" plans for the Central Avenue Corridor are under development to provide specific streetscape recommendations for Central Avenue.
- The plan suggests widening Central Avenue to accommodate 4 foot wide bike lanes in both directions
- Install new 6 foot to 8 foot wide street planting strips followed by new 6 foot wide sidewalks





**PROJECT DESCRIPTION:**

Pegram Street serves as a residential collector street offering a north-south connection from Belmont Avenue across Parkwood Avenue to Catawba Avenue. There are overhead power lines at the existing back of curb along both sides of the street, which are a deterrent to new streetscape improvements.

**EXISTING CONDITIONS:**

- Typical 50' right-of-way
- Wide 12 to 13 foot 2-lane vehicular section
- Existing gutter paved over both sides
- Existing curbs are only 2" high in some areas due to previous paving
- Existing 4 foot sidewalks behind existing curbs

**RECOMMENDATIONS:**

- Rebuild 2'-6" curb and gutter both sides
- Install new 4-6 foot planting strips behind the new curb on both sides
- Install new 5 foot sidewalk behind the new planting strip and install new street trees both sides

**BELMONT REVITALIZATION PLAN**

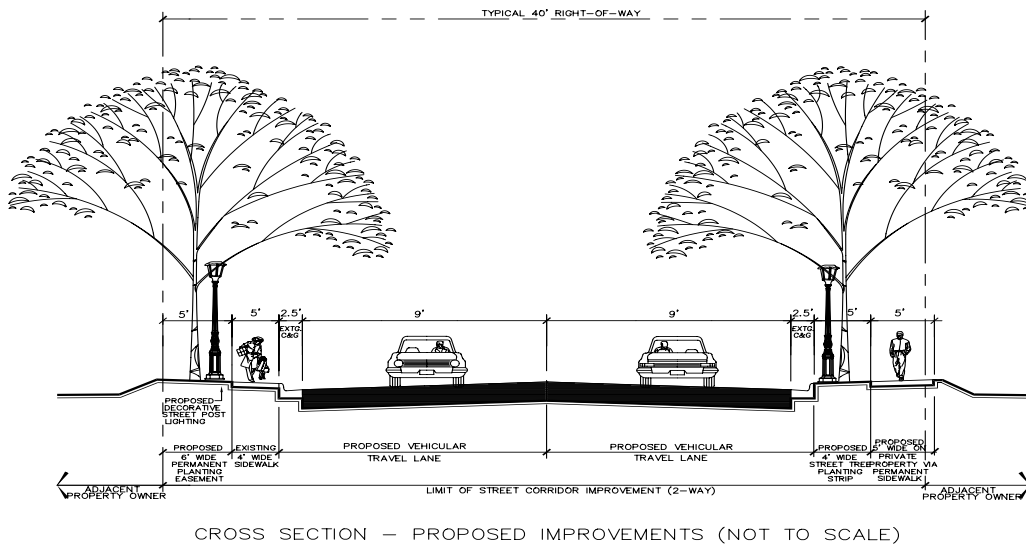
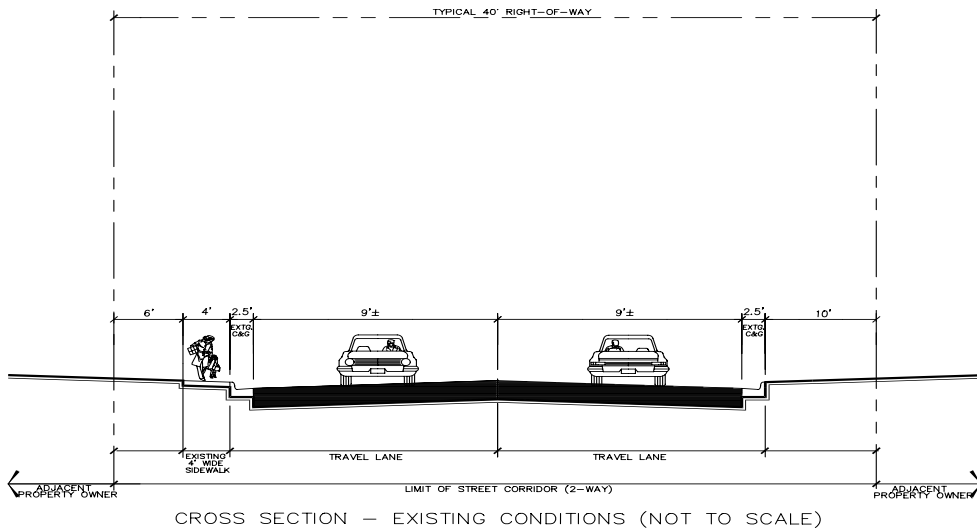
**Public Improvements**

**27. PEGRAM STREET PROPOSED STREETScape**

Prepared By: URBAN COLLAGE, INC.  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission





**PROJECT DESCRIPTION:**

Belmont Avenue is one of the only residential connectors that runs east-west through the neighborhood. With the redevelopment of Piedmont Courts and the proposed retail node at Belmont and Seigle Avenues, improvements such as new sidewalk along the north side of the street and street tree planting are recommended.

**EXISTING CONDITIONS:**

- 40 foot right-of-way
- Narrow 9 foot 2 lane vehicular section
- Standard 2'-6" curb and gutter in most places
- 4 foot sidewalk on one side of the street
- Grade differences and retaining walls at the back of sidewalk in some places.

**RECOMMENDATION:**

- On the south side of the street, expand the existing 4 foot sidewalk to 5 foot and add a 5 foot wide permanent street tree planting easement behind the sidewalk where existing conditions will allow.
- On the north side of the street, install a 5 foot planting strip behind the existing curb, followed by a new 5 foot sidewalk, where existing conditions permit.

28. Belmont Avenue Streetscape





# Urban Design Guidelines

2002

The *Belmont Area Revitalization Plan* is intended to provide a blueprint for revitalization efforts within the Belmont community. The following companion provides a concise set of urban design guidelines in support of the vision, goals and projects contained within the plan.

The importance of these guidelines is twofold. First, the long-term success and sustainability of the area will rely upon new investment that capitalizes on the historic, in-town nature of Belmont. Encouraging a consistent character of development will provide sustained marketability and, ultimately, economic health. Second, and perhaps more importantly, these guidelines will help improve the visual character and “livability” for existing residents of Belmont.

It should be noted that these guidelines are not intended to create strict restrictions or economic hardships. Rather, they are meant to provide a useful tool for developers, homeowners and decision-makers in the effort to encourage development that is compatible with the historic character of the Belmont community. In particular, it should be recognized that many existing homeowners may not have the economic means to renovate their houses in full accordance with these guidelines. Furthermore, in some instances, certain guidelines may not be practical or feasible due to existing conditions or extenuating circumstances.



*Prepared By:*  
URBAN COLLAGE, INC.

*Prepared For:*  
Charlotte-Mecklenburg  
Planning Commission

## *Guidelines:*

1. Residential Design Elements
2. Single-Family Residential Layout
3. Multi-Family Residential Layout
4. Non-Residential Design Elements
5. Non-Residential Layout
6. Public Spaces





All new residential buildings should be of historically compatible design in terms of architectural style, details and materials.



Roofs of new infill housing units should be of simple form and consistent with existing historic housing. Roofs should have a pitch of at least 8/12 and an overhang of at least 12" wide.



Front Doors should be visible from the street.



Windows should be of vertical proportions (double-hung windows).



The use of decorative features such as bay windows is encouraged.



Front porches should be included as a design feature as frequently as possible.



The use of brackets, gable vents or other architectural details is strongly encouraged.



Source: <http://www.atlantaloftco.com/swift.shtml>

Non-residential buildings re-used as multi-family housing should be enhanced by additional architectural elements indicative of their new residential use.

# 1 DESIGN GUIDELINES

## RESIDENTIAL DESIGN ELEMENTS

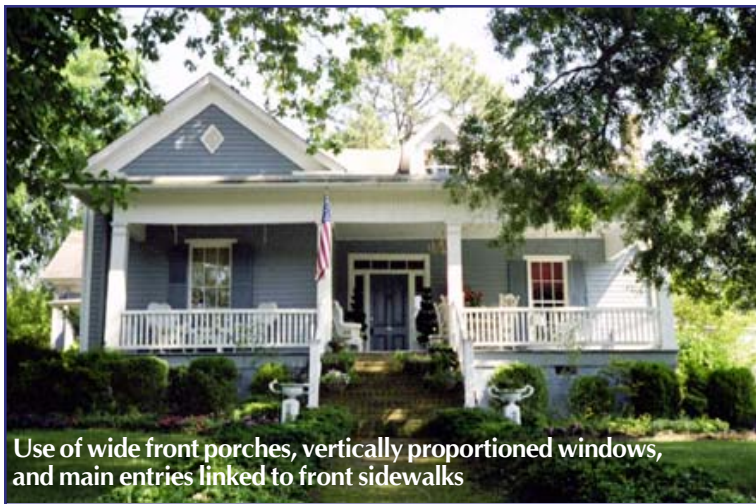




- Utility meters should be screened from the public right of way.
- Main entries should be directly linked to the public sidewalk via a paved walkway (where possible).
- To the extent possible, new developments should seek to preserve large, old-growth trees.
- Garages should be located to the rear of the house. Parking pads and bump-outs in front yards are discouraged.
- The use of large front porches facing the street and corner porches on corner lots are encouraged.
- Multiple adjacent vacant lots targeted for infill housing should be reconfigured to be consistent with existing lots in terms of size and proportion whenever possible. Lot widths should be at least 45' but no more than 55'.
- Front setbacks of infill housing units should be aligned with adjacent units.
- Driveways should be limited to one-car wide.



Uniform setback line



Use of wide front porches, vertically proportioned windows, and main entries linked to front sidewalks

**2 DESIGN GUIDELINES**  
**SINGLE FAMILY RESIDENTIAL LAYOUT**

Prepared By: *URBAN COLLAGE, INC.*  
*Asset Property Disposition, Inc.*  
*GNA Design*  
*Robert Charles Lesser & Co.*  
 Prepared For: *Charlotte Mecklenburg Planning Commission*







Source: Jane Lidz

Basic community support facilities (such as play areas) should be incorporated into the development.

Utility areas (e.g. garbage dumpster) should be screened from the front side and internal to the development (i.e. away from public view).

Gates can be provided to secure common parking areas but fencing around the entire housing development is strongly discouraged.

Parking areas should be internal to the development or located in the rear (i.e. away from public view).

Access to internal streets and parking areas should be off of side streets (rather than primary streets).

On-street parallel parking is encouraged.

New development should seek to clearly define the block edge (i.e. building along the block perimeter)

Semi-private open spaces / recreational uses should be provided within the development.

To the extent possible, multi-family homes in single family areas should have context-sensitive scale, massing and design (i.e. buildings designed to look like large homes).

New multi-family buildings should address the street. Units / buildings facing the streets should have front porches and sidewalks.



Source: Michael Pyato



Source: James Kline

**3**

**DESIGN GUIDELINES**  
**MULTI-FAMILY RESIDENTIAL LAYOUT**

Prepared By: **URBAN COLLAGE, INC.**  
Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.

Prepared For: **Charlotte Mecklenburg Planning Commission**







The architectural design, details and materials of new non-residential buildings should be compatible with existing adjacent structures (eg. using brick near residential areas).



Commercial buildings offering a mix of compatible uses (i.e office or residential above ground floor retail) are strongly encouraged.



All new non-residential buildings should address the street. Main entries should be oriented toward major streets.



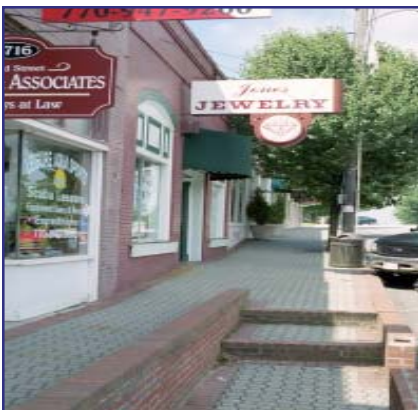
Non-residential buildings should be constructed of brick, stone, or other high-quality finishes. Exposed concrete blocks or metal sided buildings are strongly discouraged.



Building facades should be articulated with canopies, porches, cornices, roof lines and window details to avoid monotonous blank facades.



Canopies and awnings may extend over the public sidewalk provided obstructions are kept to a minimum clear height of 8'.



Business signs incorporated on building facades are recommended (rather than monument signs). Wall signs perpendicular to building face that are more visible for pedestrians are strongly recommended.



Commercial buildings should include large storefront windows and awnings or canopies to encourage active pedestrian use.



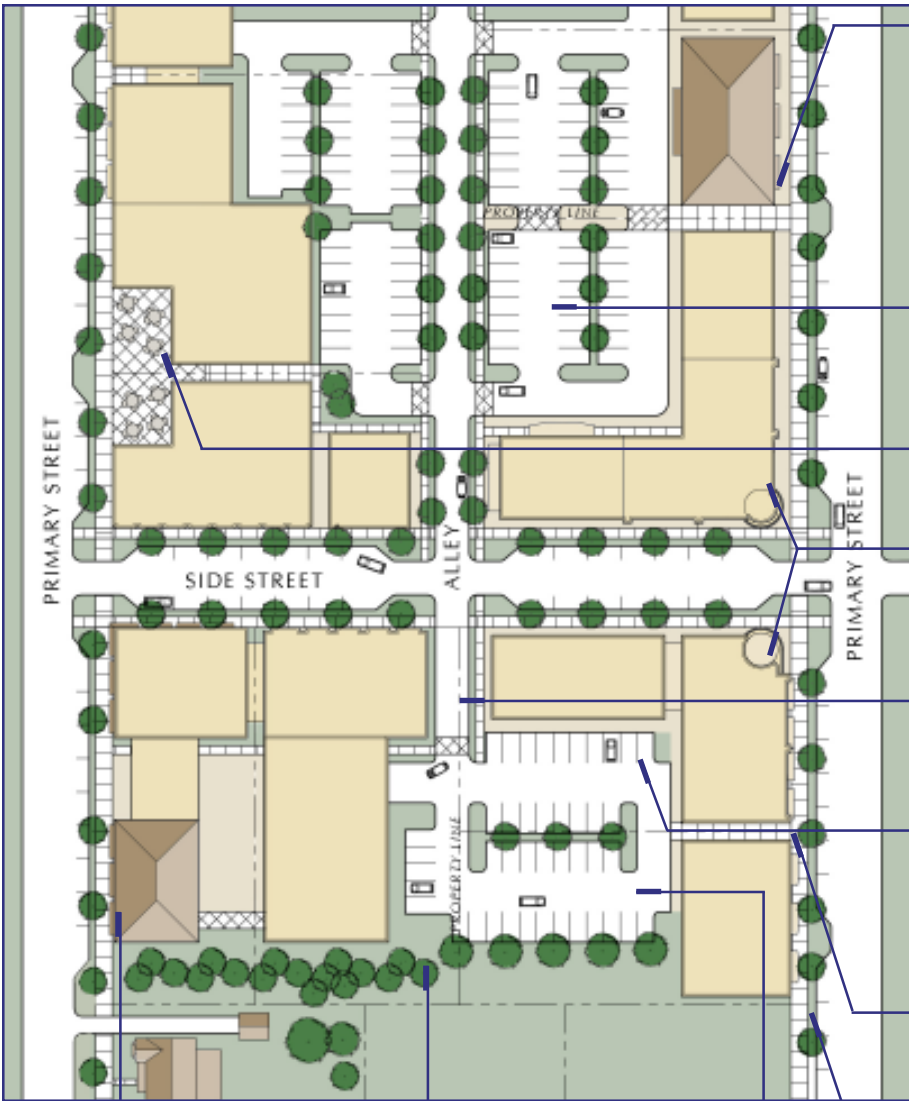
Active public uses such as retail shops and outdoor cafes are encouraged on the ground floor of buildings.

# BELMONT AREA REVITALIZATION PLAN

## 4 DESIGN GUIDELINES NON-RESIDENTIAL DESIGN ELEMENTS

Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.  
GNA Design  
Robert Charles Lesser & Co.  
Prepared For: Charlotte Mecklenburg Planning Commission





Front setbacks of new commercial buildings should be aligned with existing buildings to create a clearly defined edge. In the absence of an existing setback line, front setbacks along non-arterial roads should be no more than 25 ft. away from the curb (i.e. build-to line).

Shared parking for different tenants and uses is strongly encouraged to minimize the overall supply of parking.

Setback variations to accommodate outdoor cafes / dining are allowed but should be kept to a minimum.

Distinctive architectural treatments / massing on corner lot buildings (on major retail or gateway nodes) is strongly encouraged.

Driveways to adjoining businesses should be combined whenever possible to minimize curb cuts on public streets.

Parking lots, decks and building service areas should be located away from the view of primary streets and accessed via alleys or side streets, whenever possible.

All surface parking lots and decks should be clearly marked and accessible from primary streets.

On-street parallel parking is encouraged whenever possible and appropriate.

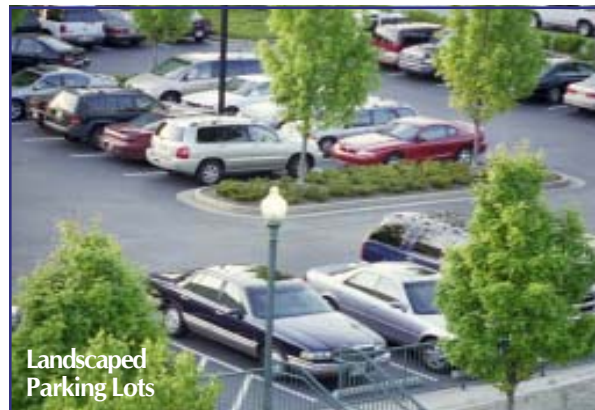
A zero setback is allowed in the retail nodes where high pedestrian activity is expected or encouraged.

Single-family areas should be screened from non-residential areas with an 8' wide (min.) landscaped buffer.

All surface parking lots should be properly landscaped.



Parallel parking on urban "main streets"



Landscaped Parking Lots

**5 DESIGN GUIDELINES**  
**NON-RESIDENTIAL LAYOUT**

Prepared By: **URBAN COLLAGE, INC.**  
 Asset Property Disposition, Inc.  
 GNA Design  
 Robert Charles Lesser & Co.

Prepared For: **Charlotte Mecklenburg Planning Commission**



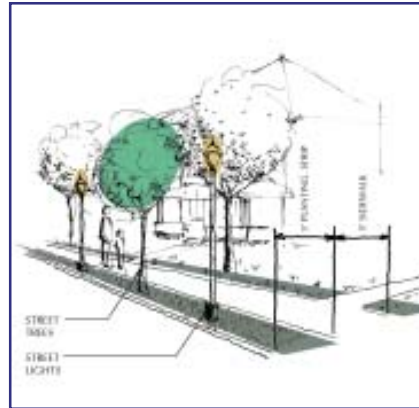




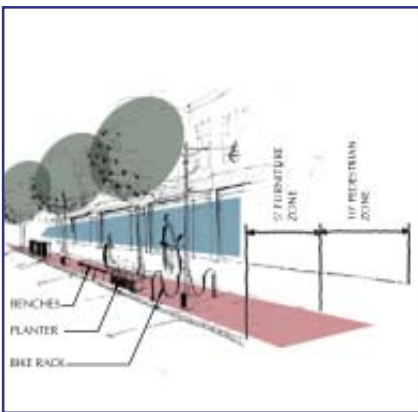
The streetscape should frame and offer a variety of experiences. In general, denser developments should be provided with wider sidewalks and more pedestrian amenities (such as benches, landscaping, etc.)



The nature and intensity of streetscape improvements may vary by street. However a consistently designed set of materials should be utilized (street lights, benches, bike racks, trash receptacles, etc.)



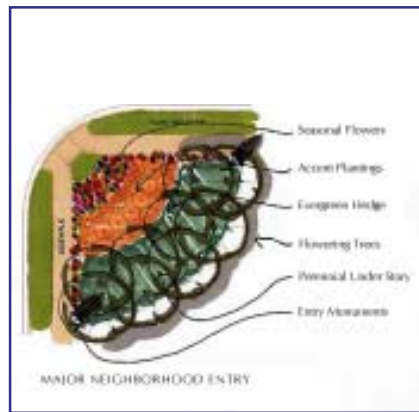
For residential streets, sidewalks (5' min.) should be separated from the roadway with a planting strip (3' min.) which shall include street trees and street lights (where feasible).



For storefront streets (i.e. Central Ave.), sidewalks should be provided with a clear zone (10' min.) adjacent to the building face and a furniture zone (5' min.) along the edge of the sidewalk.



In more urban commercial areas (such as Central Avenue), an additional transitional area (15' max) can be provided for outdoor dining/terraces or public gathering.



Street intersections identified as major entry points into the neighborhood should be properly landscaped and signed to establish a visual gateway for motorists and pedestrians.



All new public spaces should be accessible from the street and/or the pedestrian greenway (Little Sugar Creek Greenway) and linked via a network of pedestrian trails and walkways.



Public spaces should be well-lit, secure and provided with proper directional signage. Landscape design should consist of flora local to the Belmont area.



Source: <http://www.ci.mahattan.ks.us/Parks/Northview.asp>

Appropriate pedestrian amenities should be provided in public parks and open spaces. Amenities include gazebos, benches, grills, drinking fountains, play equipment, etc.

**6 DESIGN GUIDELINES**  
**PUBLIC SPACES**

Prepared By: **URBAN COLLAGE, INC.**  
*Asset Property Disposition, Inc.*  
*GNA Design*  
*Robert Charles Lesser & Co.*  
Prepared For: **Charlotte Mecklenburg Planning Commission**







## Conclusion

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Belmont is well-positioned for revitalization. Its location between First Ward and Plaza-Midwood, and prospects for redevelopment of the aging Piedmont Courts complex, make the timing right. In recent years, public agencies and non-profit organizations have been active in rebuilding housing and infrastructure.

The neighborhood, itself, has now organized the Belmont Community Development Corporation as a vehicle for housing development, land acquisition, homeowner counseling, and other assistance that would help achieve the plan’s basic goals of preserving Belmont’s single-family character and extending homeownership opportunities to neighborhood residents.

As one of Charlotte’s oldest inner-city neighborhoods, Belmont still has formidable challenges. This *Belmont Area Revitalization Plan* combines the recent favorable trends with a series of 16 economic development and housing projects that represent distinct opportunities for public and private initiatives to revitalize the community on a site-by-site basis. The plan also includes 12 public improvement projects that support these initiatives.

It is important to emphasize that the revitalization plan takes a “coordinated, targeted and phased approach.” Strategic choices must be made to spread out costs, but it is also critical to select initiatives that will have an early impact and create an environment attractive to private investment. A 20-year phasing plan is outlined on page 47. All parties -- public agencies, community interests, non-profit organizations, private developers -- will need to coordinate actions to have the greatest impact.

### Revitalization Plan Summary

Type of Project	Total Development
New Construction Single-Family	150 units
Single-Family Rehab	20 units (major) 208 units (minor)
New Construction Multi-Family	720 units
Multi-Family Rehab	12 units (major) 105 units (minor)
New/Renovated Commercial, Retail, Mixed-Use	94,000 square feet
New/Renovated Institutional	10,000 square feet
Streetscape/Infrastructure Improvements	49,000 linear feet
New/Renovated Open Space	41 acres

**Volume I** -- the "Concept Plan" -- has included an overview of the community, an analysis of existing conditions and market potential, goals and objectives, guiding principles for revitalization, a phasing plan, and 28 specific economic development, housing and public improvement initiatives. This is the plan which is submitted to the Charlotte City Council for action and adoption.

**Volume II** -- the "Strategic Action Plan" -- is a separate document, a guide for those involved in carrying out the plan. It suggests implementation plans for the seven goals listed on pages 43-44 of this document, and also includes detailed urban design guidelines. It is an informational document, and is not adopted by the City Council.



*Belmont's skyline view*

# Belmont Area Revitalization Plan



*Volume II: Strategic Action Plan*

Charlotte-Mecklenburg Planning Commission





# Belmont Area Revitalization Plan



## *Volume II: Strategic Action Plan*

Charlotte-Mecklenburg Planning Commission

### ***Volume I: Concept Plan***

*(pages 1-102 of this document)*

contains the revitalization plan for Belmont adopted by City Council

### ***Volume II: Strategic Action Plan***

*(these last eight pages of this document)*

is an informational guide, containing suggested implementation steps,  
and is not submitted for adoption.

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# The Belmont Plan

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**B**elmont was developed in the 1890s and thrived for half a century as a working class community in the heart of Charlotte. When jobs began leaving the industrial area nearby, and people began moving outward to newer subdivisions, Belmont fell on hard times. By the mid-1960s, it became one of the first Charlotte neighborhood to be earmarked for federal urban renewal funds. Since then, public and private efforts have improved services, infrastructure and housing but, as in urban inner cities everywhere, the turnaround has taken time. Now, Belmont stands to benefit from various trends that make revitalization of the community a realistic goal.

## Volume I Summary

The first volume of this *Belmont Area Revitalization Plan* is the "Concept Plan." That lengthy document is the official plan to be adopted by the Charlotte City Council and it includes an analysis of Belmont's strengths and challenges, a review of existing physical conditions, market analyses, goals, and a series of proposed initiatives.

The cornerstone of the plan is a commitment to preserving the single-family character of Belmont's neighborhood core, and to increase homeownership opportunities for current residents as well as create opportunities for mixed-income housing. It identifies nearly 1,200 potential units of new single-family infill construction or single-family and multi-family rehabilitation.

The plan also encourages mixed-use as part of expanded retail development that would serve Belmont residents, and proposes public improvements to support revitalization and improve neighborhood livability.

Belmont residents actively participated in the planning process through regular meetings of a 27-member stakeholder group and through public workshops and individual interviews. This is the guiding vision which they helped set for the plan:

*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.*

Volume I proposes 28 specific projects for economic development, housing, and related public improvements -- and gives individual detail for each one. A brief re-cap begins on the following page.

## ■ ECONOMIC DEVELOPMENT PROJECTS

1. **Plaza/Parkwood Retail Node**
2. **Pegram/Parkwood Retail Node**
3. **Seigle/Belmont Retail Node**

Each project would develop new retail space to serve the community and could be suitable for mixed use.

4. **City Yards** -- Facade improvements would help buffer this large site from Belmont's residential core.
5. **Central Avenue** -- A variety of housing options would support Plaza Central's mixed use urban district.
6. **The Mill** -- The old Hawthorne Mill site could be re-used for loft housing and office studios.

## ■ HOUSING PROJECTS

7. **Piedmont Courts / Hunter Auto** - The possible redevelopment of Charlotte's oldest public housing complex would improve housing for residents, expand the housing stock (from 242 to 560 units) -- and have a dramatic impact on prospects for revitalization of the surrounding area.
8. **Hawthorne Multi-Family** -- A former manufacturing site could accommodate 30 townhouses, possibly mixed-income.
9. **Parkwood** single-family infill (27 units) and SF/MF rehab (93 units)
10. **Seigle North** single-family infill (12 units) and SF/MF rehab (45 units)
11. **Seigle South** single-family infill (29 units) and SF/MF rehab (31 units)
12. **Pegram North** single-family infill (25 units) and SF/MF rehab (32 units)
13. **Pegram South** single-family infill (3 units) and SF/MF rehab (25 units)
14. **Hawthorne** single-family infill (21 units) and SF/MF rehab (26 units)
15. **Davidson** single-family infill (27 units) and SF/MF rehab (78 units)
16. **Central** single-family infill (6 units) and SF/MF rehab (15 units)

## ■ PUBLIC IMPROVEMENTS

17. **Belmont Commons** -- Hawthorne Middle School's recreational fields could be upgraded for community use.
18. **Little Sugar Creek Greenway** -- Playfields and other improvements will help make the greenway a better-used community amenity.
19. **Community Gateways** -- Community identity can be strengthened with improvements, such as signage and landscaping, at five key intersections.



- 20. **16th Street**
- 21. **North Davidson Street**
- 22. **Hawthorne Avenue**
- 23. **Seigle Avenue**
- 27. **Pegram Street**
- 28. **Belmont Avenue**

These streetscape projects would build or repair sidewalks, add curb and gutter, and allow a tree planting strip where conditions permit. This will improve visual appearance, drainage, and pedestrian circulation.

The following transportation and infrastructure projects would improve the pedestrian and vehicular networks in Belmont. Elements include construction repairs, road extensions, traffic-calming, and drainage improvements.

**24. Clement Avenue**

The street would be extended to Hawthorne Lane to serve multi-family development.

**25. Parkwood Pedestrian Improvements**

This major thoroughfare has a new median, but needs accessible median breaks for better pedestrian refuge, along with crosswalks and signalization at key intersections.

**26. Central Avenue**

Streetscape improvements installed between Pecan and The Plaza should be extended to the segment of Central Avenue in Belmont (Thomas Avenue to Independence). This project will be defined through the "pedscape plan" currently underway for Central Avenue.

## ■ 20-YEAR PHASING PLAN








Key to the success of the revitalization plan is a *coordinated* and *targeted* approach by the public and private sectors --including government agencies, non-profits, community organizations and developers.

Furthermore, a phased approach is critical to (1) build momentum with initiatives that can have an immediate impact and leverage further development, (2) spread out public costs to a more manageable level, and (3) allow the private market to respond to changing conditions over time.

Consequently, the *Belmont Area Revitalization Plan* places each of the twenty-eight projects in one of three phases stretching over a 20-year period. The phasing plan is charted on page 47 in Volume I.

*"In order to maximize the impact of revitalization efforts, actions taken by community organizations, governmental agencies, non-profit organizations and private sector developers must support one another and be targeted to specific areas."*

## Belmont Area Goals and Objectives

<b>BELMONT REVITALIZATION PLAN</b>  <b>GOALS &amp; OBJECTIVES</b>	<b>LAND USE AND DEVELOPMENT</b> 	<b>ECONOMIC DEVELOPMENT</b> 	<b>HOUSING</b> 	<b>HISTORIC &amp; NATURAL RESOURCES</b> 	<b>TRAFFIC &amp; TRANSPORTATION</b> 	<b>COMMUNITY FACILITIES</b> 	<b>URBAN DESIGN</b> 
<b>GOALS</b>	<ul style="list-style-type: none"> <li>Preserve the single family character and develop a mixed use plan to enhance the quality of life</li> </ul>	<ul style="list-style-type: none"> <li>Provide employment opportunities and increase the number of viable community oriented services</li> </ul>	<ul style="list-style-type: none"> <li>Increase and facilitate home ownership while stabilizing existing housing stock</li> </ul>	<ul style="list-style-type: none"> <li>Develop a program of historic documentation and create passive and recreational open space</li> </ul>	<ul style="list-style-type: none"> <li>Create a more pedestrian friendly community and allow an easier flow of vehicular traffic</li> </ul>	<ul style="list-style-type: none"> <li>Provide facilities and social services that are responsive to the needs of the community residents</li> </ul>	<ul style="list-style-type: none"> <li>Improve the physical and visual appearance of the Belmont area</li> </ul>
<b>OBJECTIVES</b>	<ul style="list-style-type: none"> <li>Align regulations with planned development and mechanisms for uncomplicated administration</li> <li>Improve code enforcement</li> <li>Balance provision of service retail with protection of residential areas</li> <li>Identify redevelopment opportunities to enhance economic strength of ngbd.</li> <li>Address the future of Piedmont Courts, City Yard</li> </ul>	<ul style="list-style-type: none"> <li>Create employment opportunities for residents, activities for homeless and job training</li> <li>Insure equal treatment of small and large scale businesses</li> <li>Increase retail services</li> <li>Build capacity of community-based organizations</li> <li>Provide economic incentives for investment, including programs for existing businesses</li> </ul>	<ul style="list-style-type: none"> <li>Ensure quality of new housing, particularly multi-family</li> <li>Increase homeownership</li> <li>Insure affordability for existing and new residents</li> <li>Decrease absentee landlords</li> <li>Create financial assistance programs and training for new housing</li> </ul>	<ul style="list-style-type: none"> <li>More development of recreation in green space</li> <li>Consider historic designation of property in Villa Heights and Belmont neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>Create safe pedestrian connections to Cordelia Park across Parkwood</li> <li>Provide more traffic signals at major pedestrian crossings</li> <li>Explore traffic calming, particularly on Seigle, Harrill, Allen, Pegram</li> <li>Explore additional connections for buses and other transit modes, particularly for the interior of the Belmont neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>Look at possibility of police precinct</li> <li>Evaluate current use of Belmont Center by residents</li> <li>Create programs and places for youth in current and new facilities</li> <li>Design self-sufficiency programs</li> <li>Address needs of homeless</li> <li>Utilize Action Team for enforcement and cleanup</li> <li>Utilize faith-based institutions as anchors for revitalization</li> </ul>	<ul style="list-style-type: none"> <li>Install more lighting of attractive design</li> <li>Consider public safety in the physical design of future improvements</li> <li>Create appropriate design guidelines for compatible development</li> <li>Use new open space as linkage and catalyst for new development</li> </ul>

# Implementation Strategies

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In addition to the 28 projects summarized in the preceding pages, *Volume I: The Concept Plan* set seven goals for the revitalization of Belmont. These goals are listed on the facing page. *Volume II* now supplements the plan by suggesting additional strategies that would implement the plan and help achieve those seven goals.

---

## I. LAND USE AND DEVELOPMENT

*Goal: Preserve the single-family character of the neighborhood and develop a mixed-use plan to enhance the quality of life.*

- Rezone key properties to implement the plan's land use vision (see the map of proposed future zoning on the following page). In particular,
  - ▶ Rezone select industrial areas (see map) for multi-family (R-22MF).
  - ▶ Convert select business properties (see map on next page) to residential (R-5, R-17MF, R-22MF).
  - ▶ Rezone properties from R-22MF to R-8 to reflect the existing land uses (see map).
- Target code enforcement activities to support the plan's housing and economic development initiatives.
- Encourage the adaptive re-use of industrial properties.
- Concentrate retail development in neighborhood commercial nodes.
- Carry out the redevelopment of Piedmont Courts.
- Carry out the consolidation and beautification of the City Yards.
- Develop a plan amendment for properties east of Hawthorne Street to better reflect current land uses.

## II. ECONOMIC DEVELOPMENT

*Goal: Provide employment opportunities and increase the number of viable options for economic development.*

- **Small Business Enterprise Program:** This program should be established to provide training and services to existing or start-up businesses in Belmont. Additionally, every effort should be focused on assisting existing businesses to relocate into newly established business/retail centers, especially current commercial store owners that are willing to relocate.
- **New Market Tax Credit Program:** Research the applicability of this new federal community investment initiative that includes a job creation component.
- **Belmont Community Development Corporation:** Support the newly re-established CDC to serve as a lead development agency for community revitalization initiatives.

### III. HOUSING

**Goal:** *Increase and facilitate homeownership, while stabilizing the existing housing stock.* Work through existing programs to take such actions as:

- Help assemble vacant lots for future disposition.
- Give priority to targeted areas for infill, new construction and rehabilitation of owner-occupied homes.
- Set up ways to assist very low-income homeowners living in homes that are not feasible to rehabilitate.
- Supplement home purchase assistance subsidies.
- Increase eligibility for low-interest loans to homeowners to repair code violations.
- Establish a Homeownership Center as part of an overall marketing strategy to help current renters move toward homeownership
- Work through the re-established Belmont CDC (along with a local lender) to help pre-qualify first time homebuyers.

### IV. HISTORIC AND NATURAL RESOURCES

**Goal:** *Develop a program of historic documentation, and also create passive and recreational open space.*

- Plan for open space adjacent to the proposed Hawthorne Multi-Family project.
- Make improvements to the Hawthorne Middle School recreational fields.
- Implement the new recreation fields proposed for the Little Sugar Creek Greenway.
- Set development standards to encourage historically compatible new development.

### V. COMMUNITY SERVICES

**Goal:** *Provide facilities and services that are responsive to the needs of the community residents.*

- Consider a police sub-station as a tenant in the Central Avenue, Pegram/Parkwood, or Seigle/Belmont retail node projects (see Volume I, pages 53-55).
- Consider a joint venture between the Charlotte Housing Authority, faith-based organizations, and Mecklenburg County Parks and Recreation to build a community center. This site could also be used for job training and self-sufficiency programs associated with the Piedmont Courts Hope VI grant.
- St. Paul's and Seigle Avenue churches should consider establishing a faith-based community development corporation to develop property in Belmont for housing and other forms of economic development.



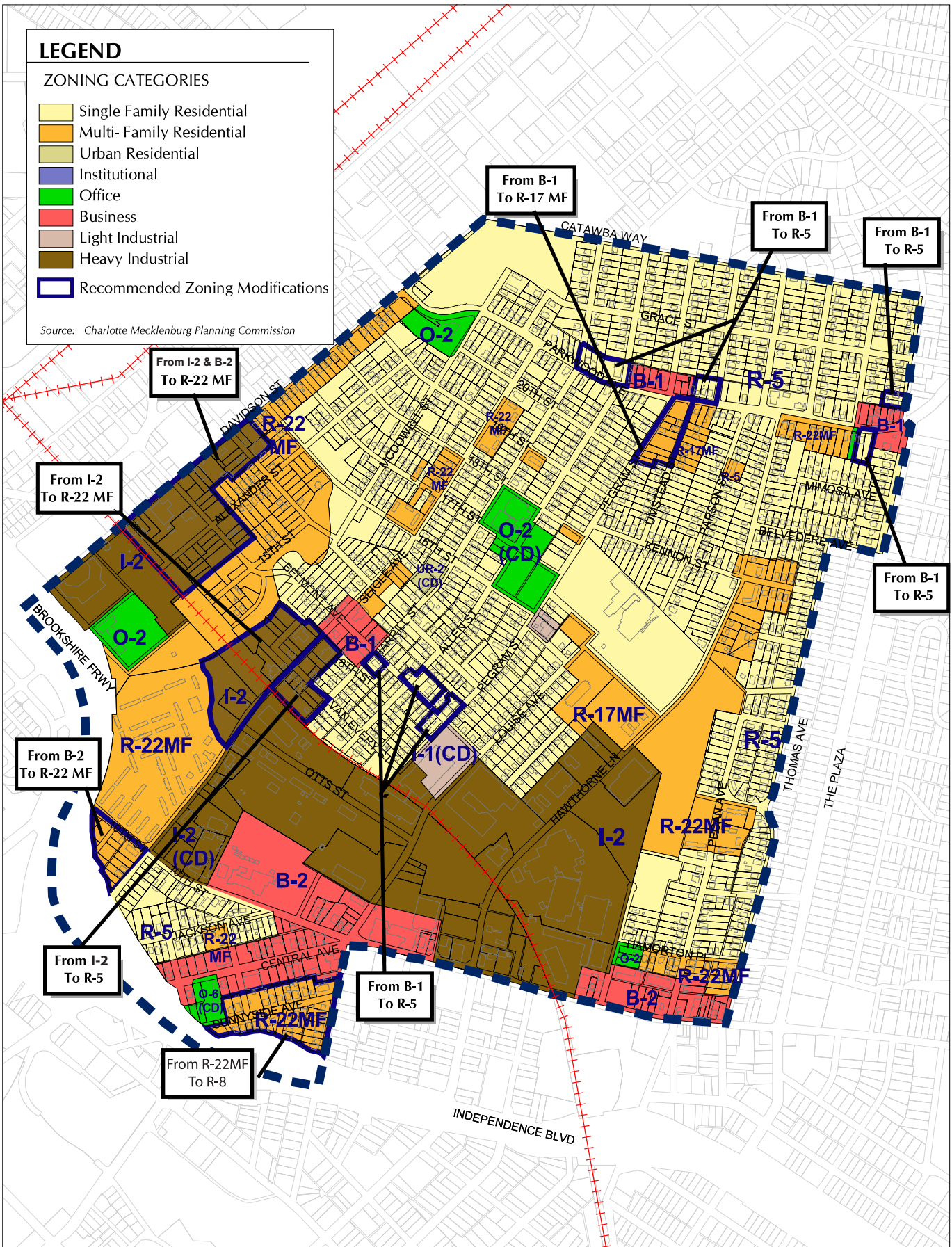
# BELMONT AREA REVITALIZATION PLAN

## LEGEND

### ZONING CATEGORIES

- Single Family Residential
- Multi-Family Residential
- Urban Residential
- Institutional
- Office
- Business
- Light Industrial
- Heavy Industrial
- Recommended Zoning Modifications

Source: Charlotte Mecklenburg Planning Commission



## Future Zoning

1000 0 1000 Feet



Prepared By: URBAN COLLAGE, INC.  
Asset Property Disposition, Inc.

GNA Design

Robert Charles Lesser & Co.

Prepared For: Charlotte Mecklenburg Planning Commission

Date Printed: August 2002



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## VI. TRAFFIC AND TRANSPORTATION

*Goal: Create a more pedestrian-friendly community, and allow an easier flow of vehicular traffic.*

- Make pedestrian improvements (striping, pavers, dedicated signals) at Davidson and Parkwood.
- Explore the feasibility of traffic-calming alternatives and pedestrian signalization on Parkwood at key intersections.
- Extend Clement Avenue to provide a connection between Central Avenue and Hawthorne Lane.

## VII. URBAN DESIGN

*Goal: Improve the physical and visual appearance of the Belmont area.*

- Install new street lighting as part of the six streetcape improvement projects proposed in Volume I of this plan (Seigle, Hawthorne, Pegram, Clement, 16th and Belmont).
- Support development of the Central Avenue “pedscape” plan.
- Install decorative pedestrian lights as part of improvements to the Little Sugar Creek Greenway.
- Design standards for new development that address public safety issues.
- Design standards for new neighborhood-oriented development that address issues of site design, building layout, building design, location of parking and service, public space amenities, etc.
- Use new open space as a catalyst for redevelopment in such projects as the Little Sugar Creek Greenway and Piedmont Courts.

Volume I of this plan includes a companion **Urban Design Guidelines** that is intended to be “a useful tool for developers, homeowners and decision-makers in encouraging development that is compatible with the historical character of Belmont.” Please refer to pages 93-99 in Volume I, the “Concept Plan.”