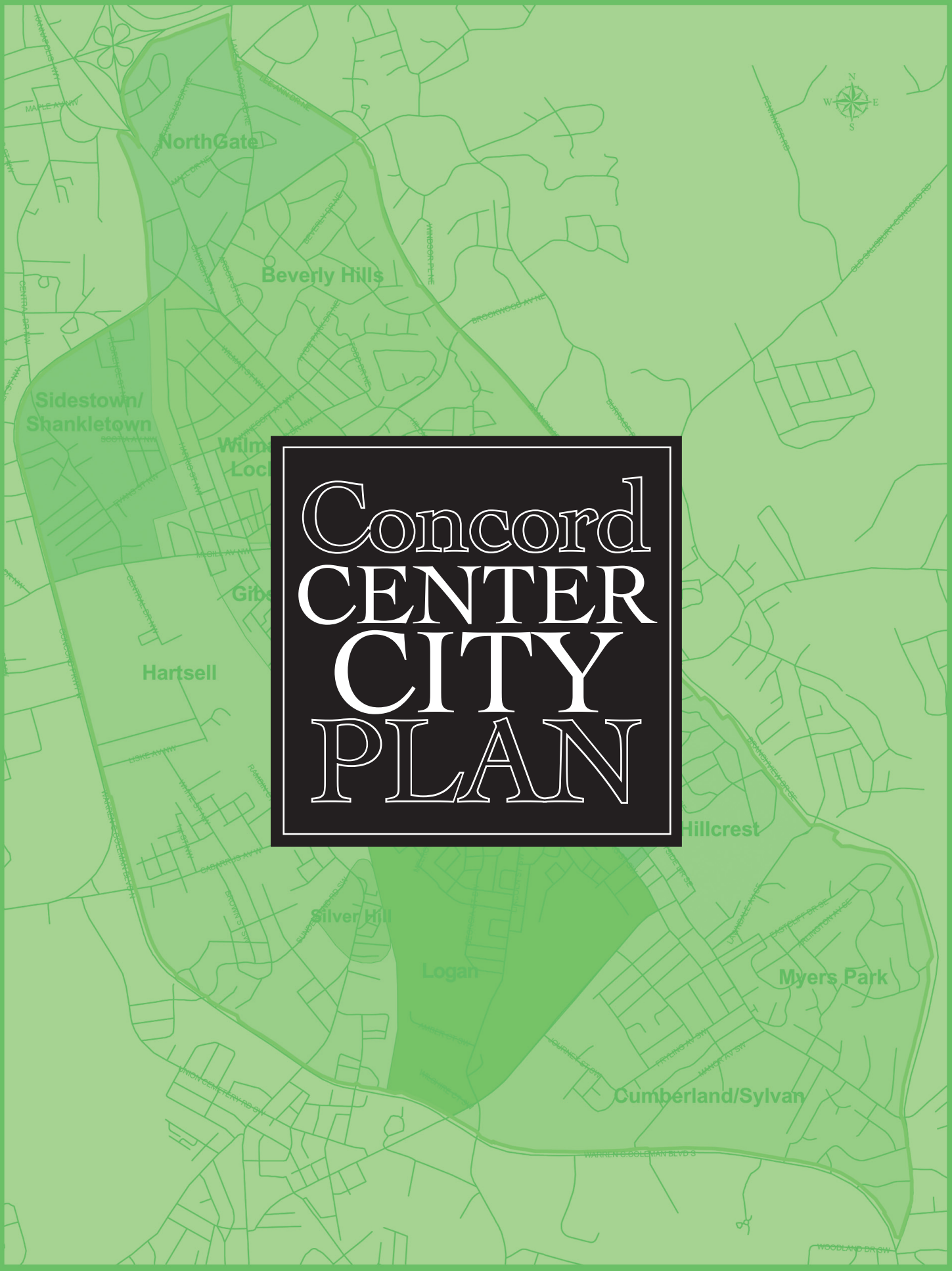
Concord CENTER CITY PLAN



CONCORD
NORTH CAROLINA
a city meeting the future...

December 12, 2003

Dear Citizens of Concord:

On December 11, 2003, the Concord City Council approved the Center City Plan, a master plan for the existing neighborhoods that surround the downtown and the transportation corridors that serve as gateways to the downtown. The City Council has been a strong supporter of the planning process that led to the Plan because we recognize the growing needs in the older neighborhoods within the Center City. Council endorsed its development after hearing the positive response from the community to the recently completed Downtown Master Plan.

The Center City encompasses approximately 10 square miles, fourteen neighborhoods, five major transportation corridors and the downtown area and is home to approximately 23,000 residents and 500 businesses. Compilation of the Plan required a tremendous amount of input and time commitment from the residents of Center City, as well as City staff. City Council members recognize that the people who live and work within each of the neighborhoods have the best knowledge of maintenance, revitalization and other improvement needs in their community. Therefore, the largest component of the process involved a series of input sessions within each neighborhood to discuss assets and challenges of the community, what improvements were desired, the name of the neighborhood and the overall vision of residents for the future of their respective neighborhoods. Over 30 community input sessions were conducted during this process. In addition, input was received from a variety of other stakeholders representing the public, private and non-profit sectors to ensure that the draft Plan complements their ongoing and future plans. A total of 40 of these stakeholder meetings were conducted. In May 2003, an Open House was held to showcase the project and approximately 150 people attended to obtain information and provide comments.

The Plan includes a variety of information such as: 1) the Future Land Use Map that provides guidance regarding appropriate types of uses for properties; 2) the Multi-Modal Connections Map that includes future locations of sidewalks, greenways and bike lanes and illustrates how all of those connect to form a complete non-vehicular loop system throughout Center City; 3) Corridor Improvement Strategies; 4) a list of neighborhood improvement strategies; 5) neighborhood marketing material, and; 6) a development incentives package.

Responsibility for implementation of the Plan is intended to be shared by public, private, non-profit and neighborhood organizations. The City Council moved forward with its commitment by adopting and following through with its goal to allocate funding to begin implementation of the Plan. Due to the scope of this project, it is estimated that complete implementation of the Plan will take approximately 10-12 years. As a result, a number of transportation and residential redevelopment projects are already underway that will help stimulate private investment opportunities in Center City. The transportation-related projects include Cabarrus Avenue Corridor Improvements, Academy Creek and Three Mile Branch Greenways and Parks and the City's Pedestrian Improvement Program. The residential redevelopment projects include the purchase of numerous residential properties in Logan and the submission of a HOPE VI Grant application for the City's public housing units within Logan.

Thank you to all those individuals and organizations that devoted their time and resources to the development of the Plan. I know the City Council is looking forward to the partnerships with Center City businesses and residential neighborhoods necessary for Plan implementation.

Sincerely,

J. Scott Padgett
Mayor

Office of the Mayor
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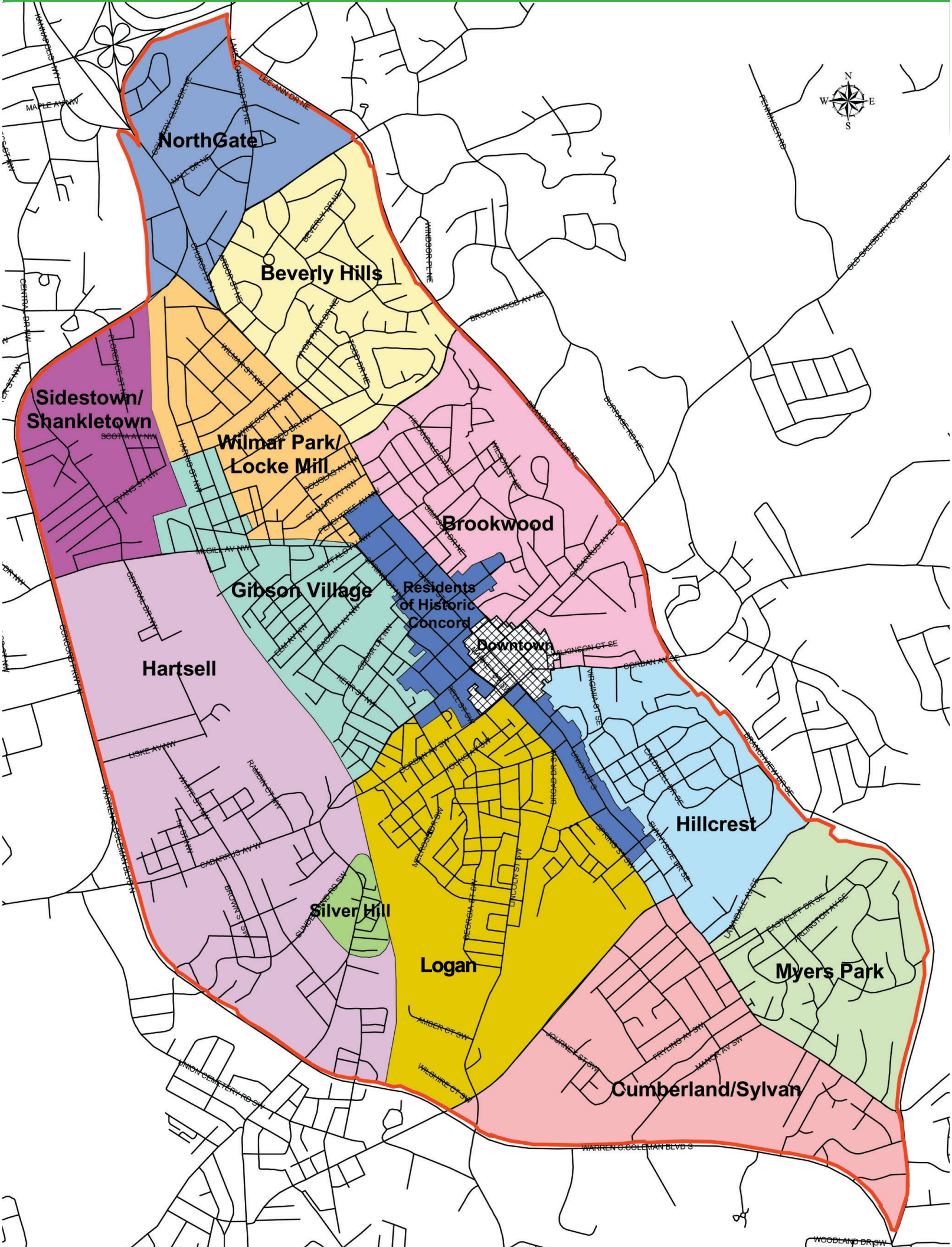
NorthGate
Beverly Hills
Sidestown/
Shankletown
Wilmar Park/
Locke Mill
Brookwood
Gibson Village
Residents
of Historic
Concord
Downtown
Hartsell
Hillcrest
Silver Hill
Logan
Myers Park
Cumberland/Sylvan
N
S
E
W

CENTER CITY STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

1. Construct new sidewalks as shown on the Multi-Modal Connections Map each year, as feasible, through the City's Pedestrian Improvement Program (PIP)
2. Construct cul de sacs each year, as feasible, through the City's Capital Improvements Program (CIP)
3. Coordinate with Cabarrus County Schools to retain and enhance neighborhood schools within Center City
4. Encourage new and strengthen existing neighborhood organizations
5. Construct additional greenway connections as shown on the Multi-Modal Connections Map to complete a greenway loop system throughout Center City
6. Construct infill housing compatible in design, setback and size to existing housing stock
7. Promote home ownership throughout Center City neighborhoods
8. Continue to enhance community-policing program
9. Establish a Certificate of Occupancy Program for rental properties that are in constant violation of the Minimum Housing Code.

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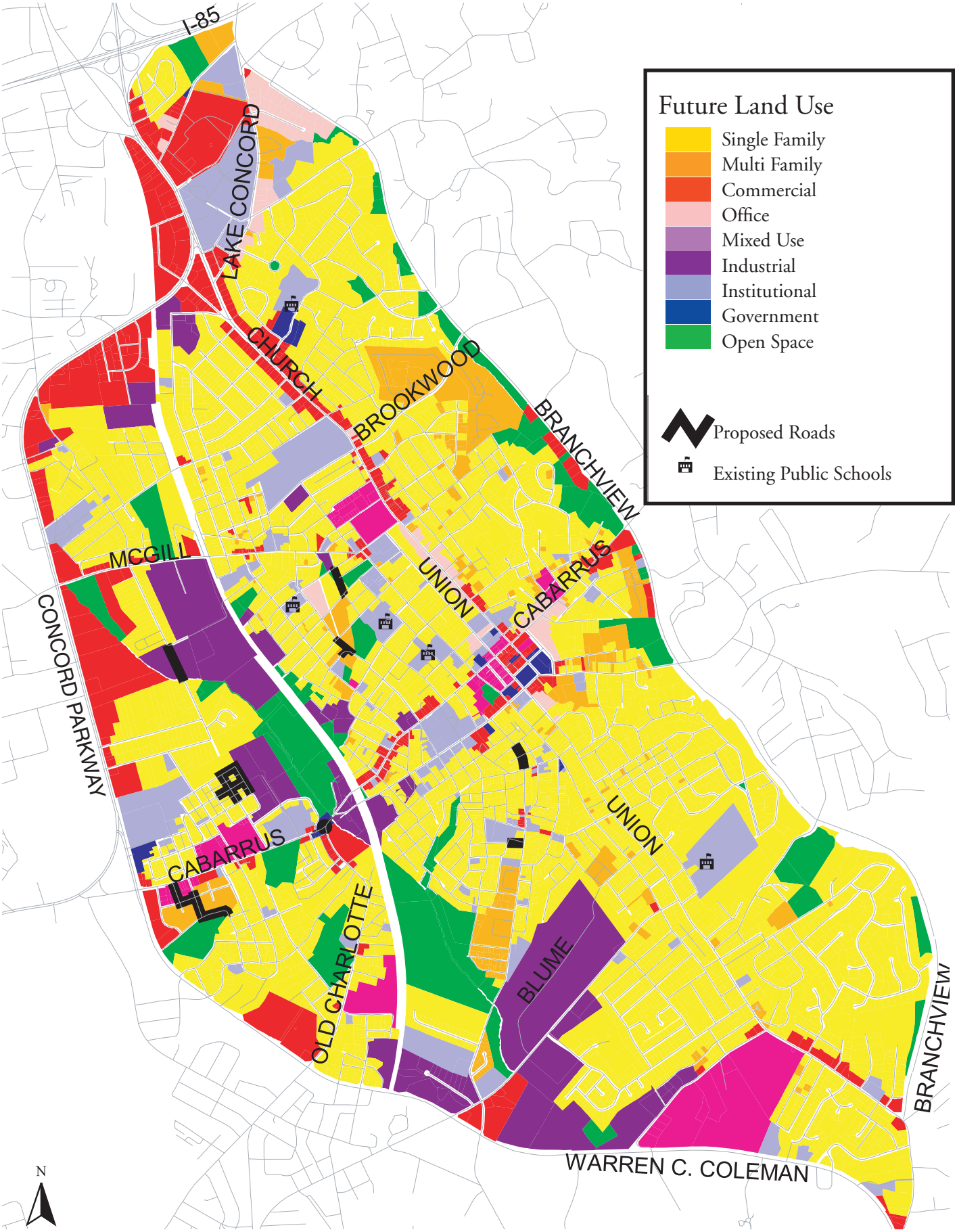
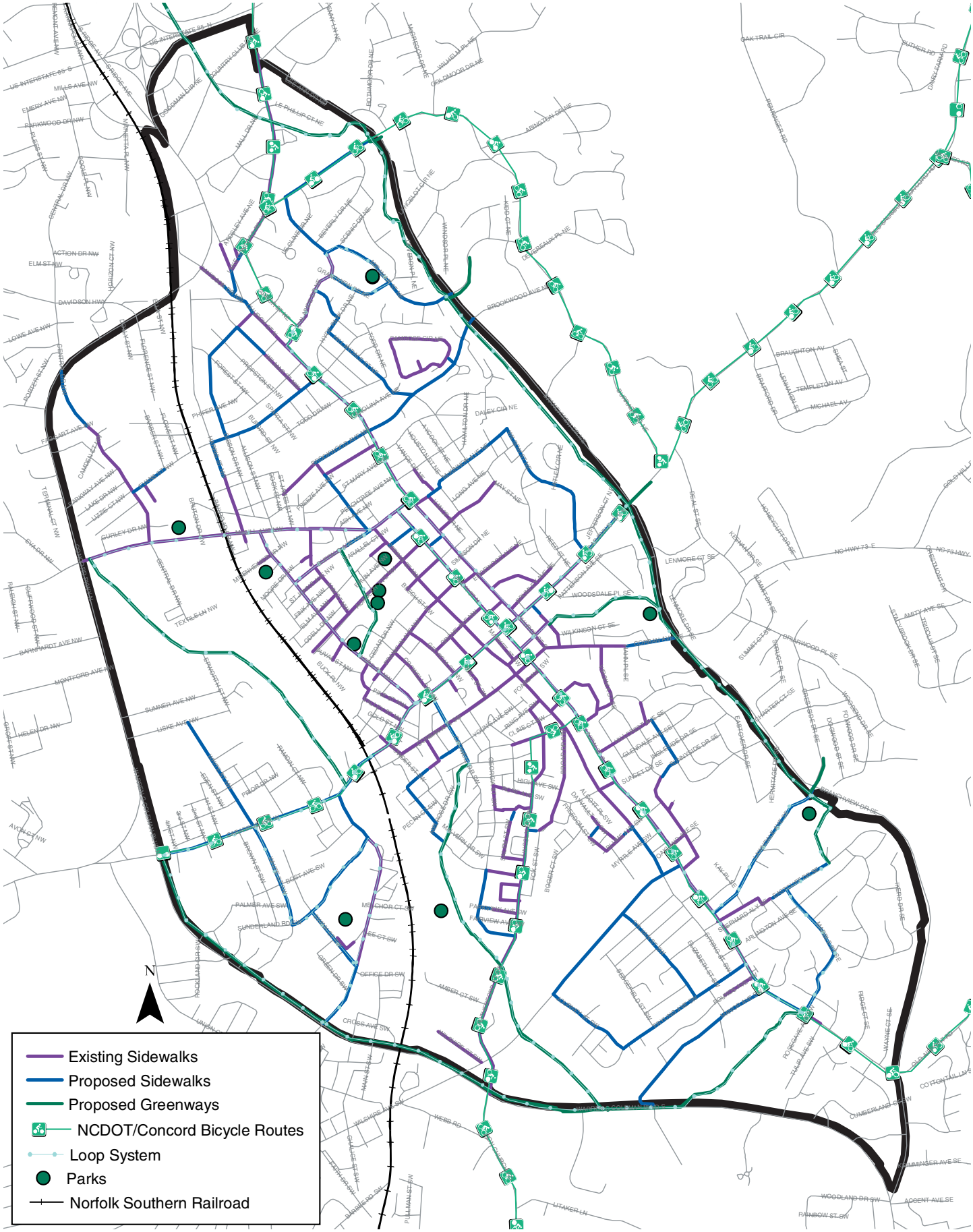
FUTURE LAND USE

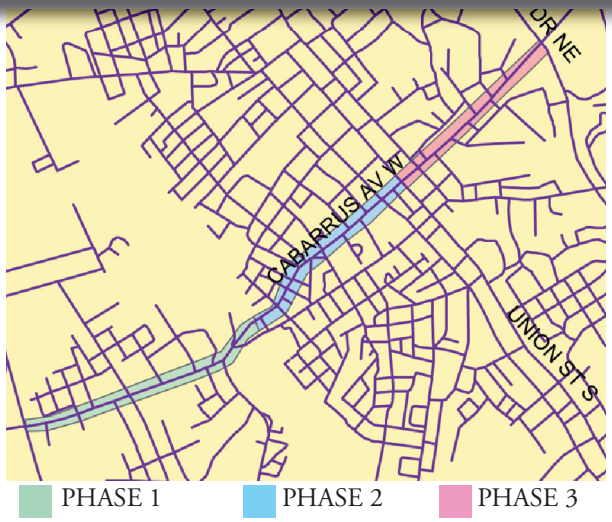


MULTI-MODAL CONNECTIONS



CORRIDORS

CABARRUS AVENUE
GATEWAY TO CENTER CITY



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

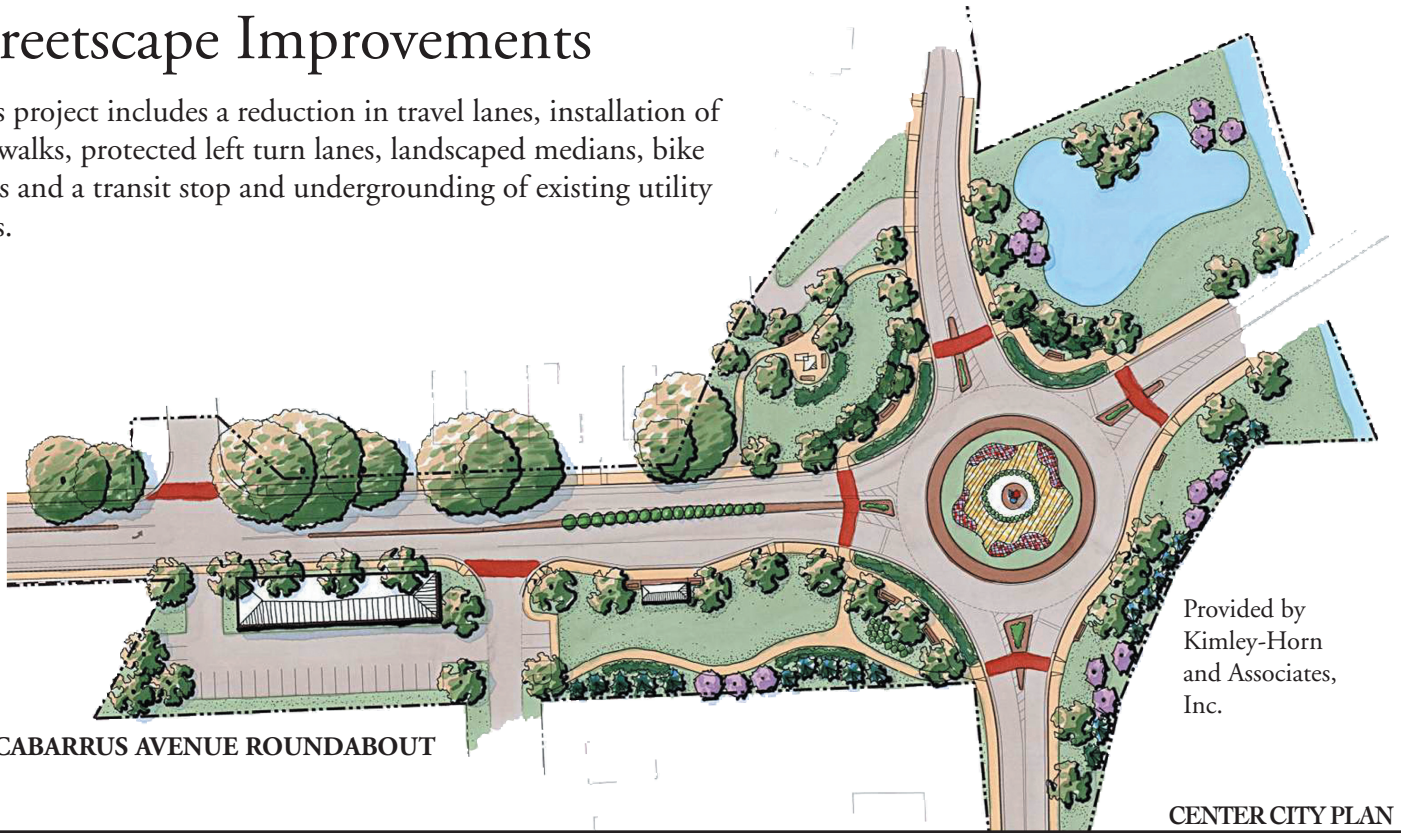
1. **Adopt corridor overlay guidelines**

2. **Construct Improvements-Phase I**
   - Install roundabout
   - Underground utilities
   - Construct sidewalks and landscaped medians
   - Install decorative street lighting and poles
   - Create city's first dedicated bicycle lanes

3. **Design and Construct Improvements- Phases II & III**
   - Underground utilities
   - Upgrade existing or install new sidewalks
   - Continue landscaped median, decorative lighting, poles, street fixtures and bike lanes, where feasible

Streetscape Improvements

This project includes a reduction in travel lanes, installation of sidewalks, protected left turn lanes, landscaped medians, bike lanes and a transit stop and undergrounding of existing utility lines.



CABARRUS AVENUE ROUNDABOUT

Provided by Kimley-Horn and Associates, Inc.

CHURCH STREET

STRATEGIES

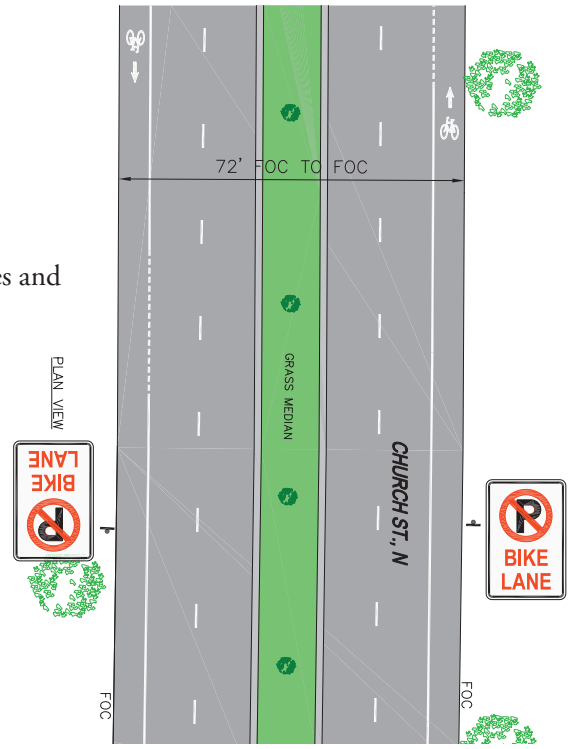
These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

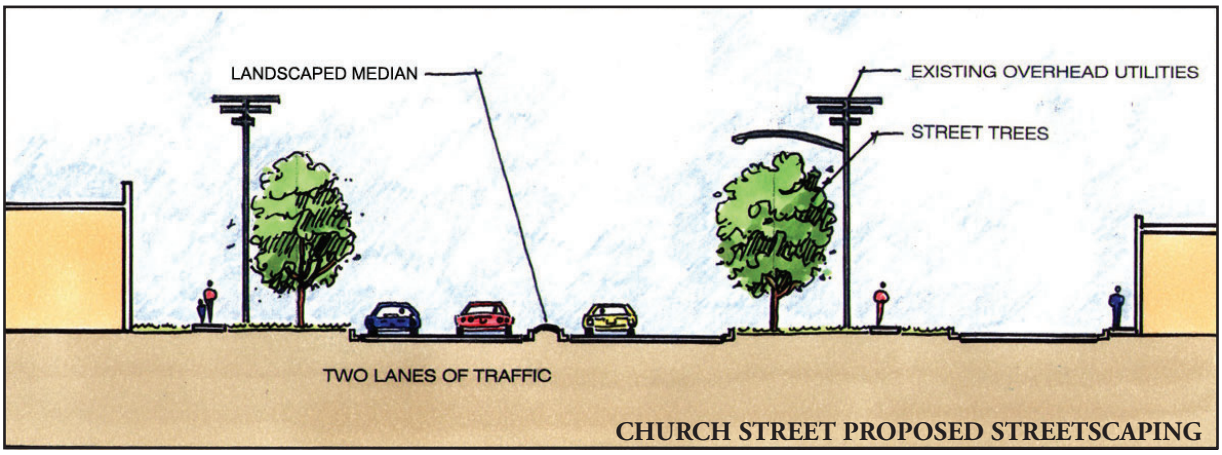
1. **Adopt corridor overlay guidelines**

2. **Construct improvements - Davidson Drive to Winecoff Avenue**
   - Eliminate on-street parking
   - Incorporate landscaped medians with exclusive left turn lanes
   - Install bike lanes
   - Seek funding to bury utilities and install decorative lighting, poles and street fixtures

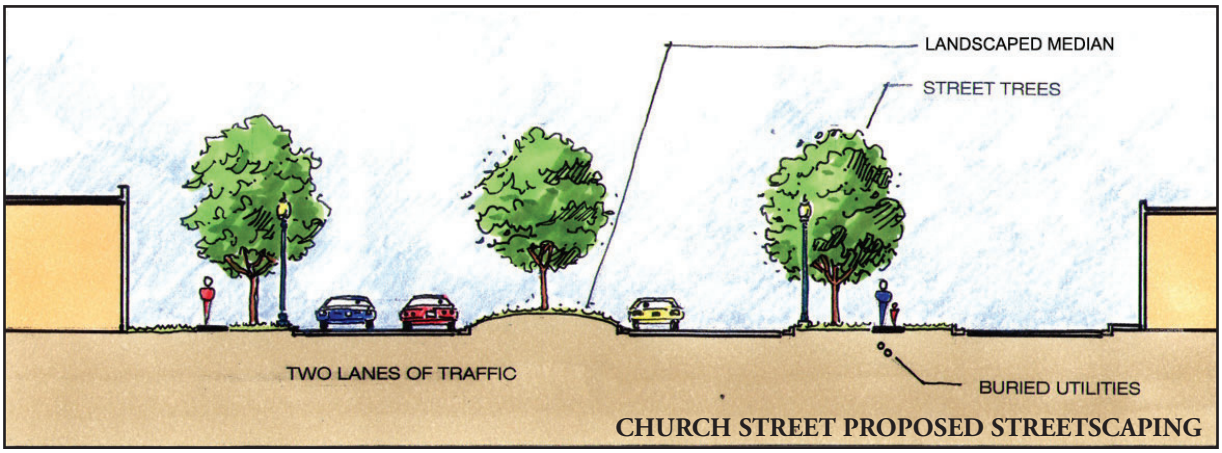
3. **Construct improvements - Winecoff Avenue to Todd Drive**
   - Install bike lanes along west side
   - Seek funding to bury utilities and install decorative lighting, poles and street fixtures

4. **Construct improvements - Todd Drive to Corban Avenue**
   - Mill, resurface and restripe
   - Maintain intermittent turn lanes
   - Install bike lane on west side (to end at Buffalo Avenue)
   - Seek funding to bury utilities and install decorative lighting, poles and street fixtures





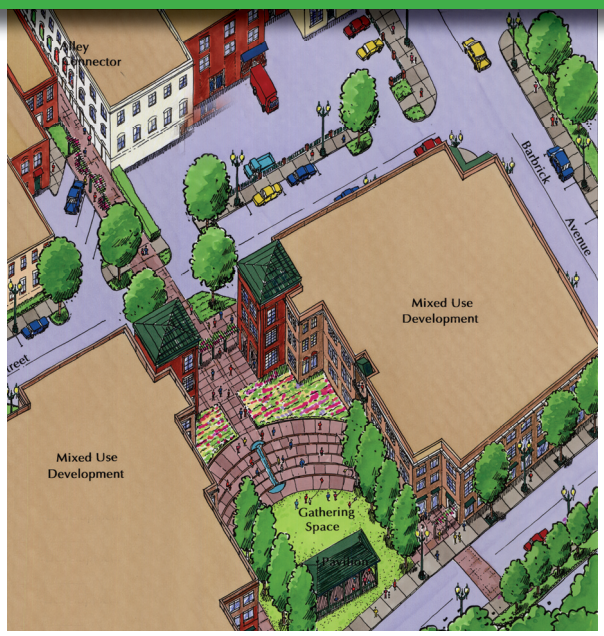
CHURCH STREET PROPOSED STREETSCAPING



CHURCH STREET PROPOSED STREETSCAPING

DOWNTOWN

This master plan is the culmination of a four part effort that began with a vision session conducted by the N.C. Downtown Development Association in February of 2001. It led to a parking study completed in October 2001, and an Economic Analysis completed in December 2001. The final phase, the design portion of the master plan, was conducted in the Spring of 2002. From these efforts came the framework for investment in Downtown Concord.



CLASSIC CONCORD

STRATEGIES	Fiscal Year 2003-2004	Fiscal Year 2004-2005	Fiscal Year 2005-2006
Improvements/ Investments	+ Design McCachern streetscape improvement (trees, pavers at intersections, planters, parking) + Continue tree replacement on Union St. + Stamped crosswalks at Cabarrus/Spring, Cabarrus/ Union, Cabarrus/Church, Cabarrus/McCachern + Facilitate development of parking lots + Facilitate development of Spring St. Commons + Install "Classic Concord" entrance monument signs + Replace poles on signs downtown (Phase II)	+ Construct McCachern streetscape improvements + Continue tree replacement on Union St. + Stamped crosswalks at Union/Corban, Spring/ Corban, McCachern/Means + Design Church & Market streetscape improvements + Facilitate development of parking lots + Facilitate development at McCachern & Church + Replace poles on signs downtown (Phase III)	+ Continue tree replacement on Union St. + Construct Church & Market streetscape + Design future streetscape + Facilitate development of parking lots + Facilitate private development
Development Incentives	+ Continue Jumpstart Grant - $3000 available + Amend Bill Lee Act to allow for more retail uses + Facilitate parking	+ Continue Jumpstart Grant - $3500 available + Historic Revolving Fund - $1 million bond for renovations of commercial and residential properties in locally recognized districts. + Pursue legislation to create Tax Increment Financing downtown + Facilitate parking	+ Continue Jumpstart Grant - $3500 available + Initiate Historic Revolving Loan + Facilitate parking
Regulations/ Procedures	+ Conduct a developers "summit" to evaluate implementation of regulations and procedures, modify if necessary to streamline process further.		
Branding/ Marketing	+ Create marketing strategy for downtown neighborhoods to encourage renovations + Launch heritage tourism effort. + Create a Classic Concord brochure to showcase entire Center City + Pursue joint ads with downtown merchants in publications	+ Conduct events in downtown during fair weather + Continue marketing effort	+ Conduct events in downtown during fair weather + Continue marketing effort
Partnerships	+ Seek more formal marketing partnerships with organizations promoting the County and City. + Consider a "development" partnership for all of Center City to foster economic development.		
Parking	+ Work with NCDOT on midblock crossing on Church St. to County parking lot	+ Evaluate need for additional parking structures as development continues in downtown.	

City of Concord CDDC

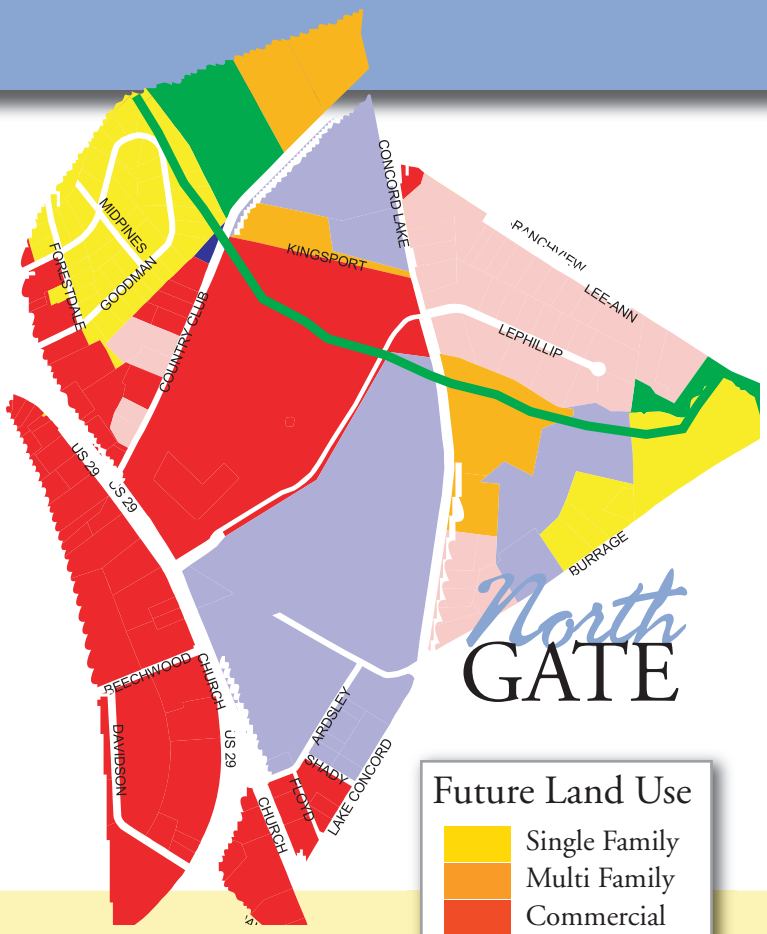
(Update Master Plan FY 2006-2007)

NORTH GATE

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Monitor improved traffic signal timing along Concord Parkway and Church Street
- Evaluate alternative traffic patterns and roadway configurations at intersection of Goodman Circle and Concord Parkway
- Enhance landscaping within right-of-way along Concord Parkway
- Designate NorthGate as a mixed-use district
- Relocate utilities along Church Street underground



Future Land Use

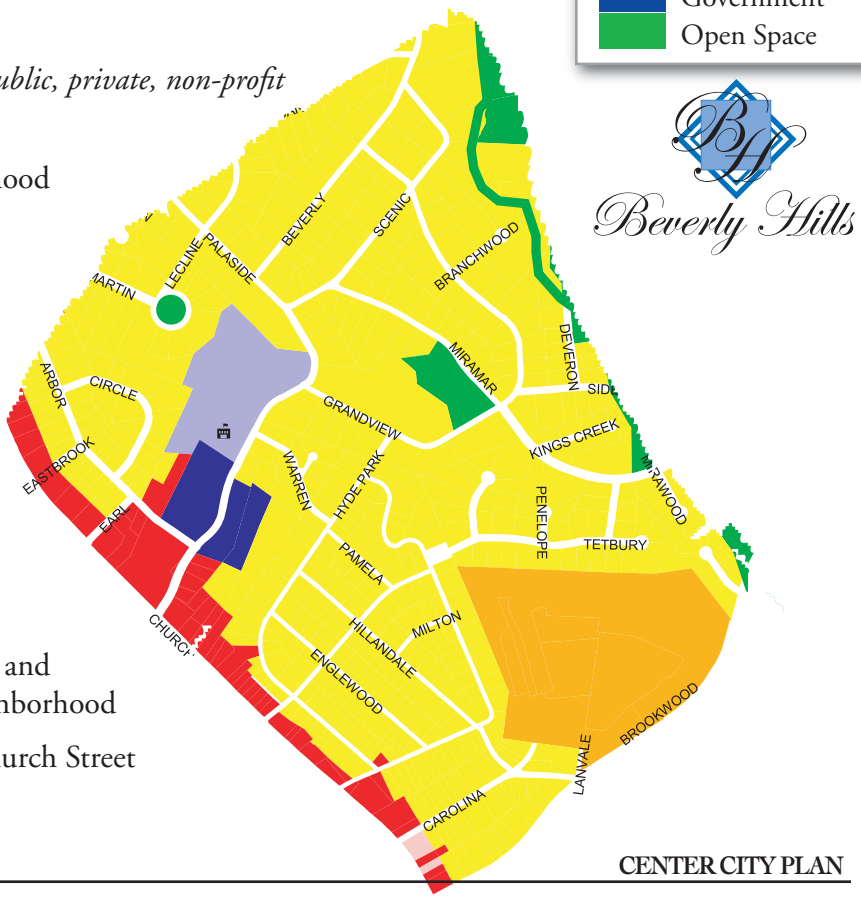
- Single Family
- Multi Family
- Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Government
- Open Space

BEVERLY HILLS

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

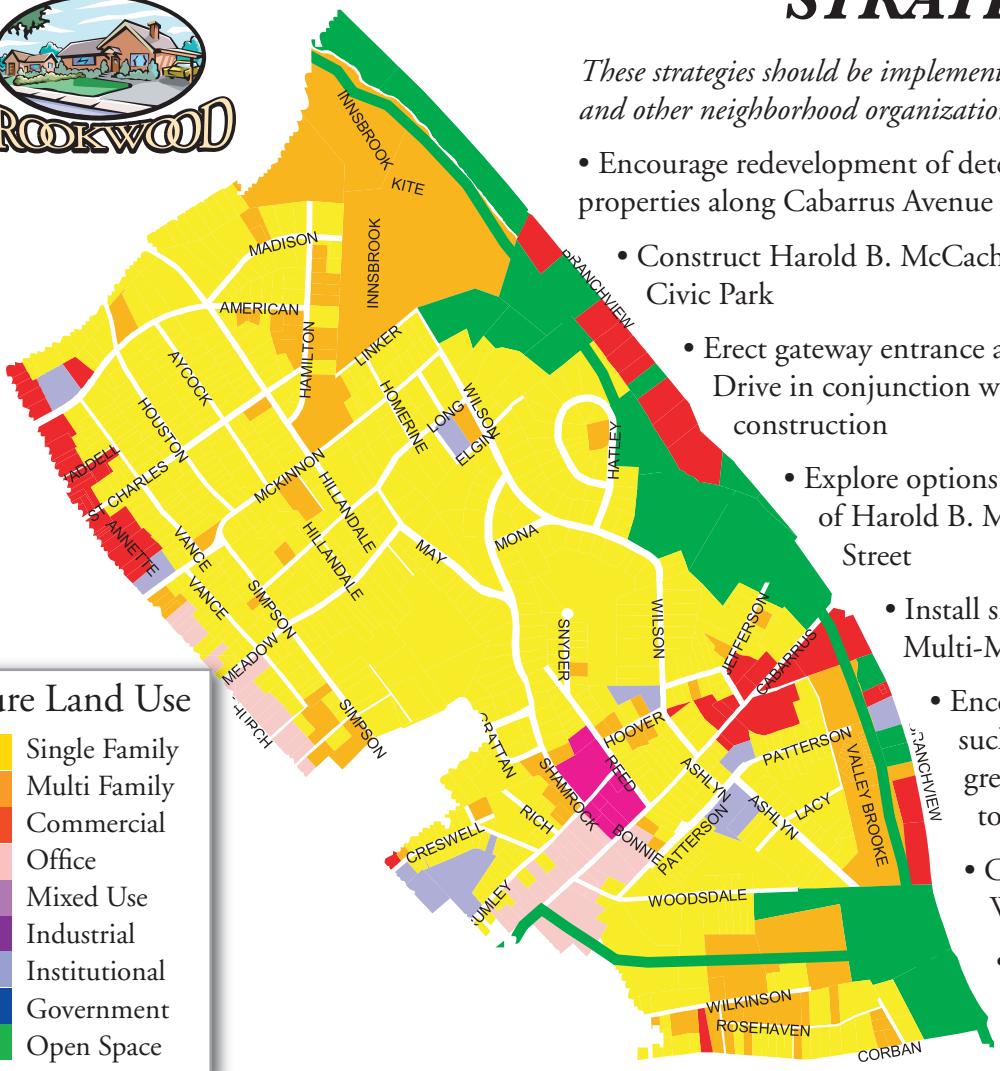
- Evaluate cut-through traffic through neighborhood since Lake Concord Road improvements are complete
- Evaluate traffic calming measures along Warren Street including: one-way configuration, reduced speed limit and/or installation of sidewalks
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sac along Carolina Avenue
- Discourage continued encroachment of service and commercial uses along Church Street into neighborhood
- Implement streetscape improvements along Church Street



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Encourage redevelopment of deteriorated and/or underutilized properties along Cabarrus Avenue
- Construct Harold B. McCachern Greenway and City of Concord Civic Park
- Erect gateway entrance at Corban Avenue and Branchview Drive in conjunction with Harold B. McCachern Greenway construction
- Explore options to construct park along west side of Harold B. McCachern Greenway near Wilson Street
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Encourage continued infill development such as private patio home project along greenway and redevelopment adjacent to the former armory
- Construct cul de sacs: Elgin Court, Woodsdale Place and Ashlyn Drive
- Promote benefits of New Markets Tax Credits



Future Land Use

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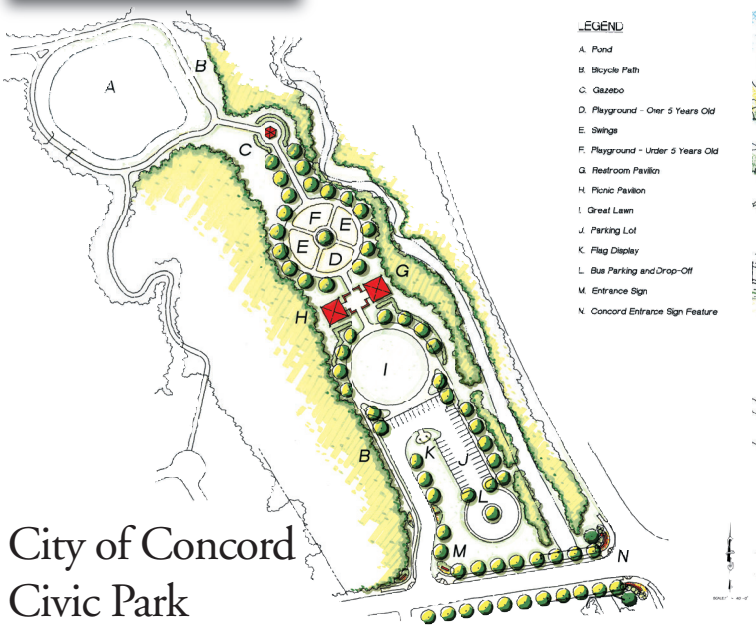
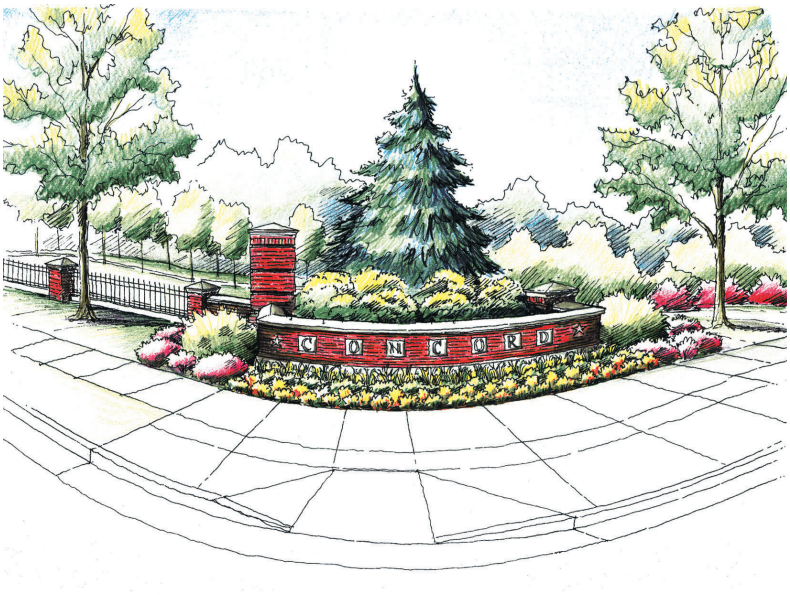


City of Concord Civic Park



CONCORD ENTRANCE SIGN FEATURE
FRONT VIEW

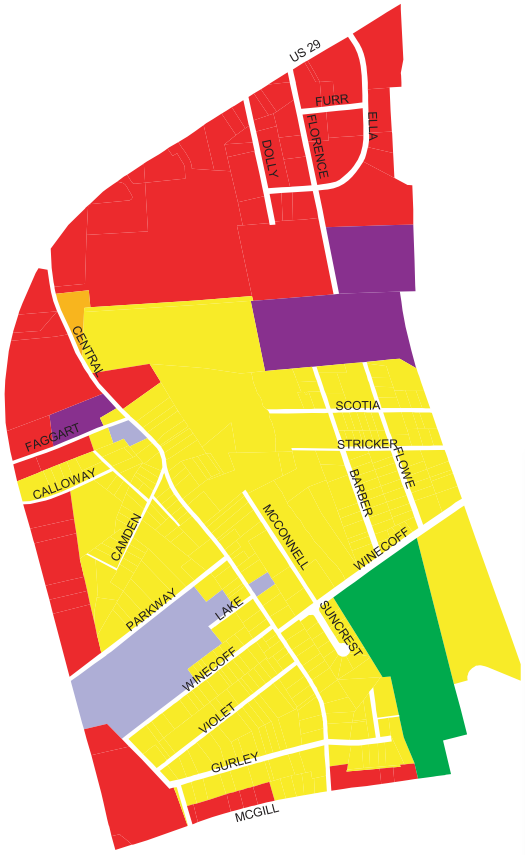
IMAGES PROVIDED BY SITE SOLUTIONS PA

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Construct a passive park along north side of McGill Avenue
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Repair existing sidewalks throughout neighborhood
- Construct cul de sacs: Violet Terrace, Lizzie Court, Lake Drive and Barber Street
- Research feasibility and costs of extending Flowe Street to connect to Florence Street
- Limit non-residential vehicular access
- Encourage new residential construction

MCGILL AVENUE PARK



Future Land Use

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- Open Space

SIDESTOWN
SHANKLETOWN

LOGAN

Ten-Point Focal Plan

Education

Youth

Community Development

Holistic Health

Safety

Economic Development

Government

Community Volunteerism

Organization Management

Social Awareness

In the early 1900's the southwest fringes of Concord, now known as the Logan Community, were purchased by a black businessman, Warren C. Coleman. This area was named Coleburg. Mr Coleman played a major part in the development of Concord's first Negro District. Over the years the southwest section developed into numerous business establishments, churches and residences.

MISSION STATEMENT

The Logan Community Association will strive to empower its residents to be a total community by providing, developing and addressing a broad range of economic, educational and social needs.

GOALS and OBJECTIVES OVERVIEW

Community Empowerment

Positive Youth Alternatives

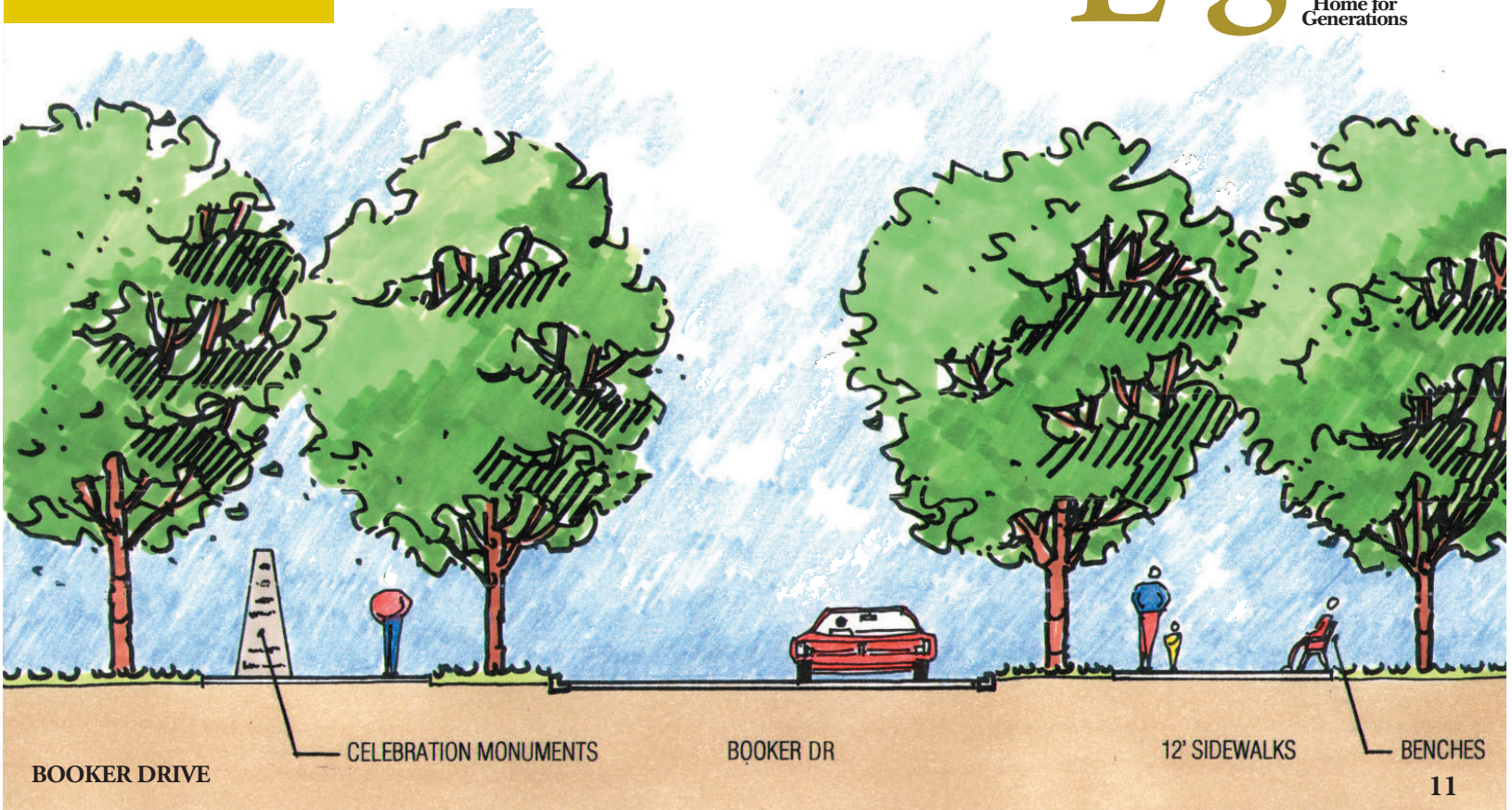
Information Sharing for Community Improvements

Community Partnerships

Economic and Community Development

Lifelong Learning

Logan
Home for Generations



BOOKER DRIVE

HOME FOR GENERATIONS

Logan
Home for Generations

Day Care

The Logan Community Day Care Center is a non-profit 5 star child care facility dedicated to the education and nuturing of children and their families. Established in 1956, the Center operates on the premise that a community can best respond to crisis by drawing upon its own resources. By embracing the most fragile of its community members, the Center strives to create positive change in the lives of the children and families it serves.

Logan
Home for Generations

CLASSIC CONCORD
A Classic Concord Neighborhood

Home for Generations

The Logan community is home for generations of families that know what it means to share tradition, faith, and values. Take the Williams family, three generations that all call Logan home. Located close to everything Concord has to offer, Logan has the added bonus of being a vibrant and active community for its residents. Come see why generations of families call Logan home.

Logan
Home for Generations

CLASSIC CONCORD
A Classic Concord Neighborhood

Performing Live Every Weekend

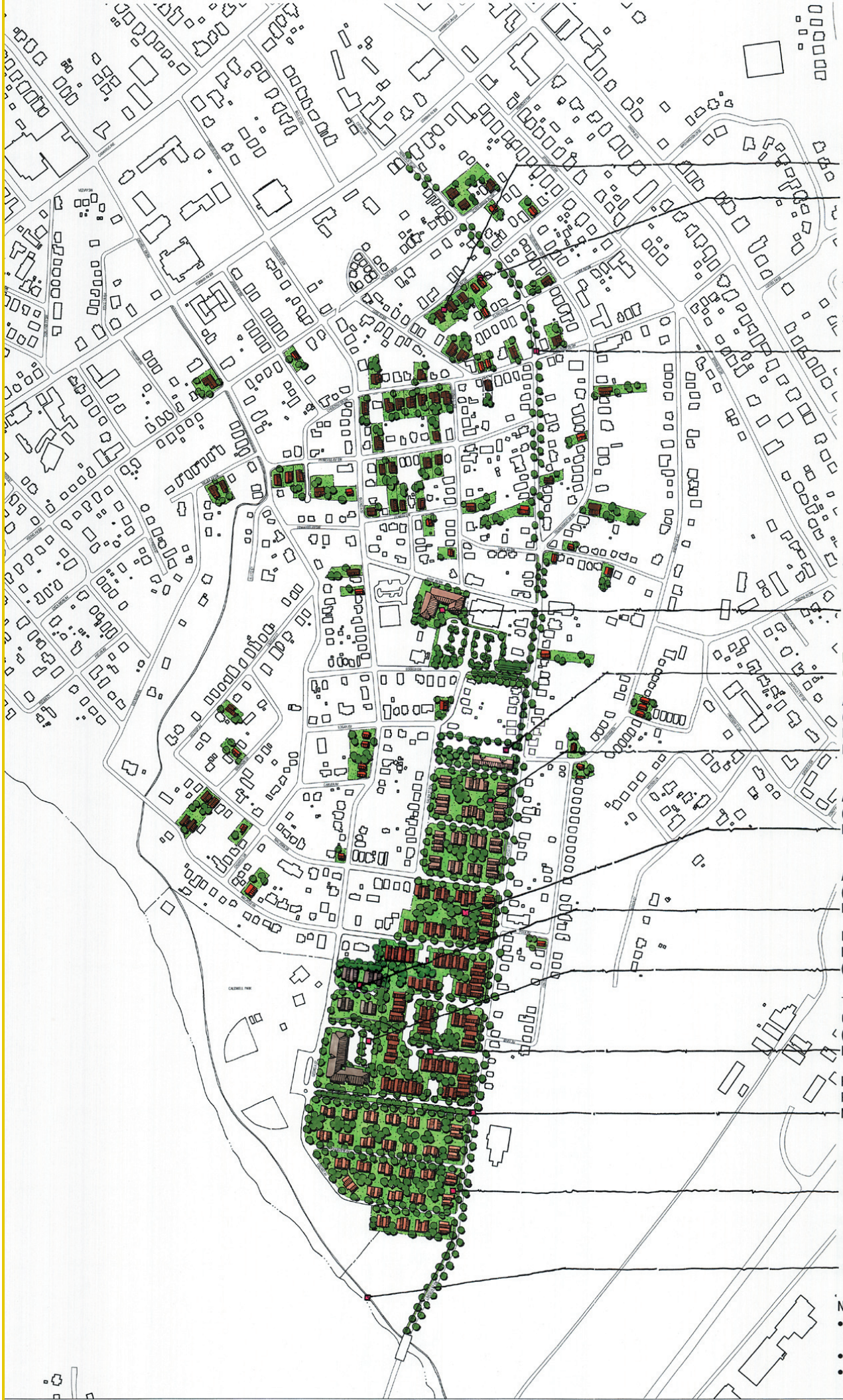
In Logan, our churches are the anchor of our community. With seven congregations all within walking distance in our neighborhood, you can hear the choirs sing on any given Sunday. It's all part of what makes our community a unique part of the fabric of Concord, North Carolina. We are a community of faith and families and we've been that way for generations. Listen to the soulful music we are making every Sunday morning. Perhaps you'll be convinced that our neighborhood is where you will want to make your joyful noise!

Logan
Home for Generations

CLASSIC CONCORD
A Classic Concord Neighborhood

Logan
Home for Generations

Logan Master Plan



INFILL HOUSING BY CABARRUS HOUSING PARTNERSHIP
INFILL ON VACANT LOT (50)
REPLACE EXISTING DILAPIDATED HOUSE (33)

LINCOLN ST. IMPROVEMENTS/EXTENSION TO CREATE 'MAIN STREET' CHARACTER - PEDESTRIAN LIGHTING, STREET TREES, SIDEWALKS, FOCAL POINT AT FIVE POINTS AND TRAFFIC CALMING MEASURES

ASSISTED SENIOR HOUSING IN MULTI GENERATIONAL VILLAGE AT LOGAN SCHOOL SITE (70 UNITS)

EXPANDED LOGAN RESOURCE CENTER

ATTACHED HOUSING (8 -TWO UNIT AND 6-THREE UNIT HOMES) BY CONCORD HOUSING DEPARTMENT

ATTACHED HOUSING (6-TWO UNIT AND 3-THREE UNIT HOMES) BY PRIVATE DEVELOPER

ATTACHED HOUSING (4-TWO UNIT HOMES) BY PRIVATE DEVELOPER

INDEPENDENT SENIOR HOUSING BY CONCORD HOUSING DEPARTMENT (70 UNITS)

TWO STORY TOWN HOMES WITH CONNECTOR PATH TO PARK (108 UNITS) BY CONCORD HOUSING DEPARTMENT

PARKVIEW AVE. IMPROVEMENTS LINK PARK WITH LINCOLN STREET – MEDIAN AND FOCAL POINT

ATTACHED HOUSING (29-TWO UNIT HOMES) BY PRIVATE DEVELOPER

FUTURE GREENWAY/SIDEWALK CONNECTION FROM CORBAN AVE. TO THE COMMERCIAL DEVELOPMENT ON WARREN C. COLEMAN BLVD.

NOTE:
- THE TIMEFRAME FOR THE IMPLEMENTATION OF EACH PHASE WILL VARY
- PHASES WILL BE MULTI-YEAR
- SOME PHASES MAY BEGIN BEFORE THE PRIOR PHASE IS COMPLETE

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

• Facilitate development of options for residents to relocate into new homes within the community

• Develop multiple options for housing within the community for seniors

• Ensure the provision of affordable housing opportunities within the community

• Promote and enhance the existing home buying training program through Cabarrus County Community Development Corporation

• Build new housing on sites of existing public housing (Chapman Homes and Logan Homes) and privately owned homes between Caldwell Park and Lincoln Street to create a variety of owner occupied and mixed income housing

• Create a Main Street in the neighborhood by: Connecting Lincoln Street through to Corban Avenue, constructing sidewalks along the Lincoln Street bridge, and where feasible, installing sidewalks, street trees, street lights and other traffic calming measures along Lincoln Street

• Enhance connections of existing public facilities at Caldwell Park and Logan School Site to Lincoln Street

• Implement a marketing program to promote neighborhood identity

• Create a community focal point at Five Points (intersection of Lincoln Street, High Street and Tournament Drive)

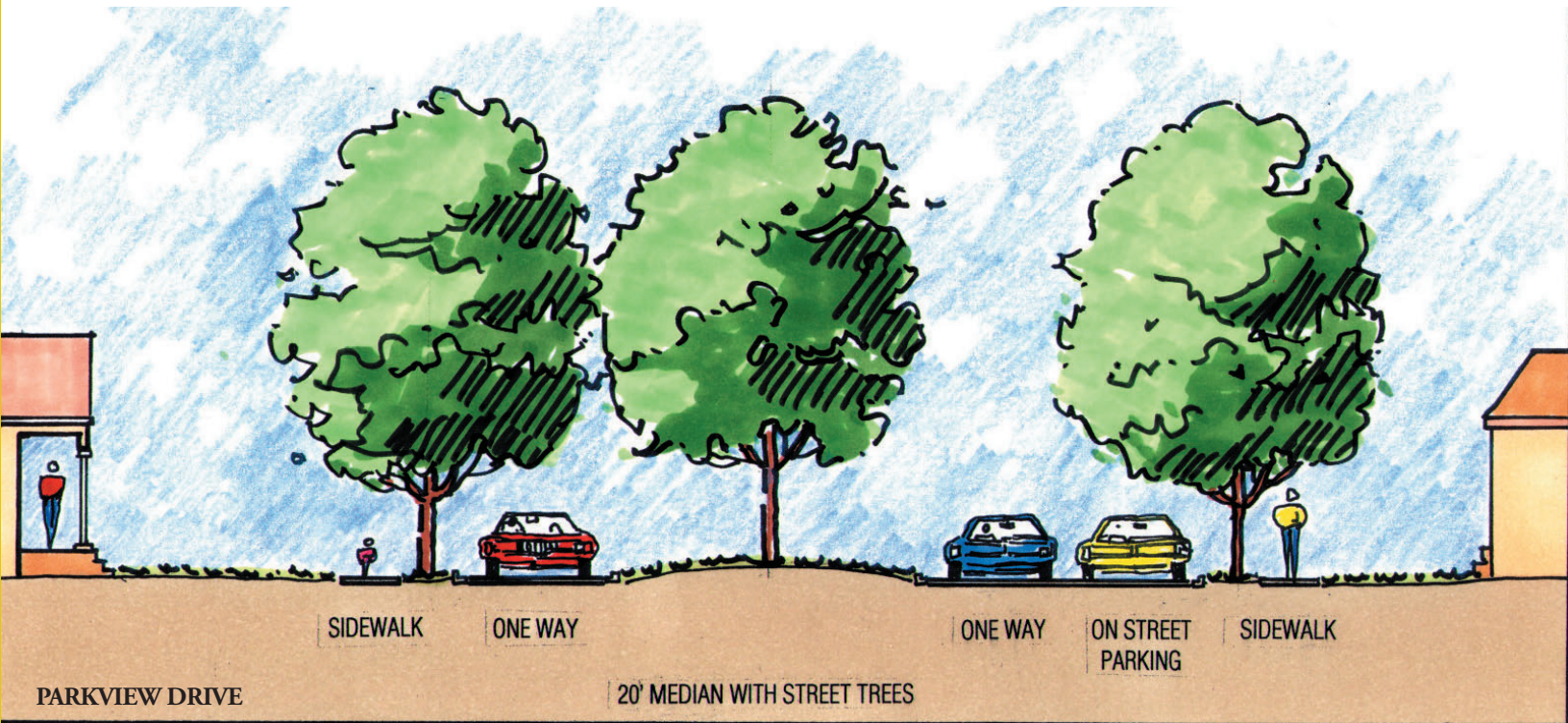
• Explore opportunities to relocate the recreational functions of the Logan Multi-Purpose Center to Caldwell Park

• Develop a cultural center with the community

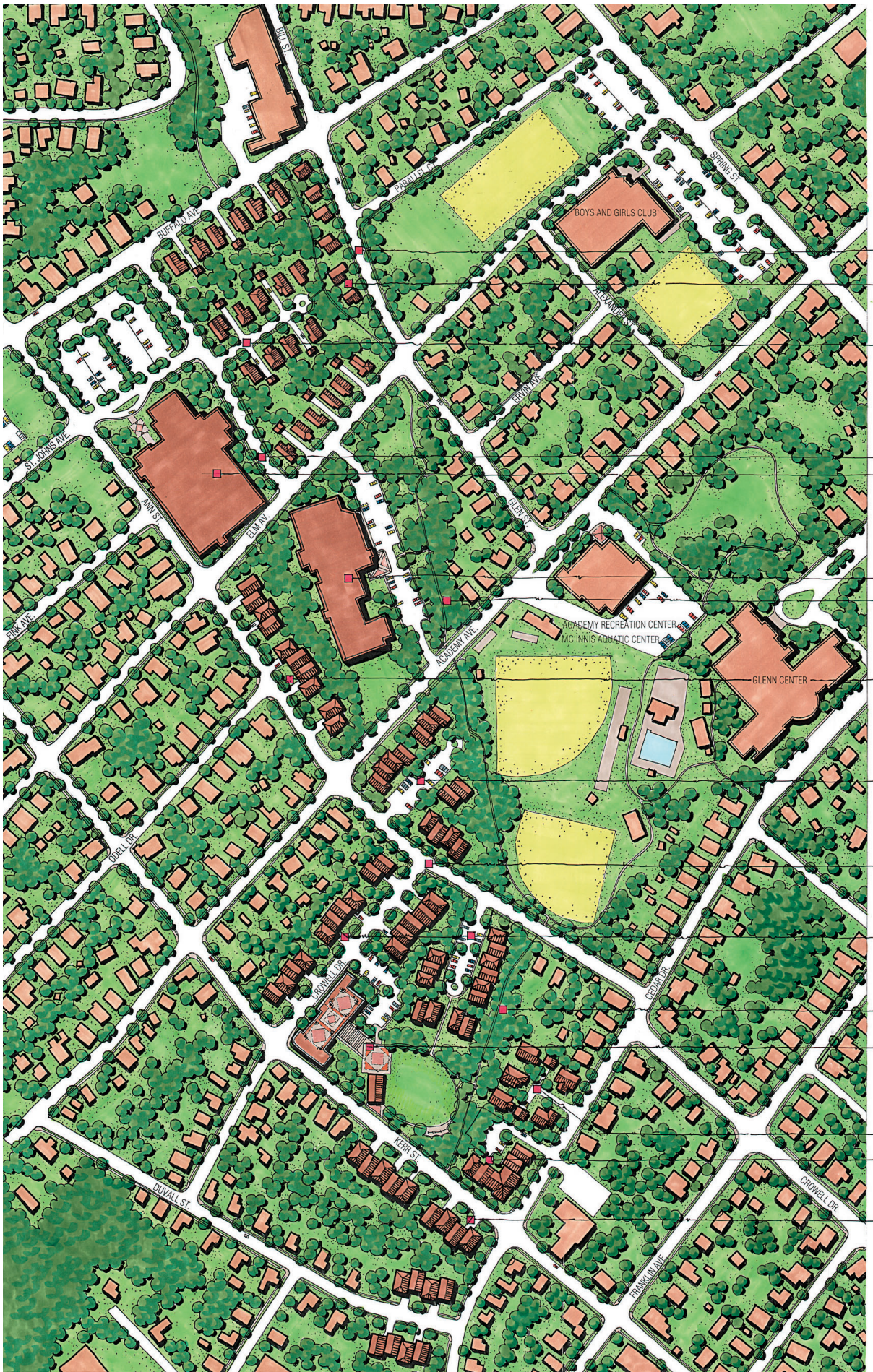
• Install sidewalks in accordance with the Multi-Modal Connections Map

• Construct cul de sacs: Harold Place, Dresden Place, Woody Court, Cypress Street, Klutz Court and Cline Court

• Promote benefits of State Development Zone, Federal Historically Underutilized Business Zone and New Markets Tax Credits



GIBSON VILLAGE



Gibson Village Master Plan

- GLENN ST. EXTENDED CONNECTING TO BILL ST. AND PARALLEL CT.
- NEW SINGLE FAMILY HOMES
- SINGLE FAMILY HOMES WITH SHARED GARAGE/DRIVE
- NEW STREET
- KAISER ROTH MILL PROPOSED OFFICE USE
- WILLIS HOSIERY MILL PROPOSED RESIDENTIAL
- GREENWAY
- PROPOSED TOWNHOMES
- PROPOSED TOWNHOMES
- CROWELL DR. REALIGNED TO MEET ANN ST
- PROPOSED TOWNHOMES
- GREENWAY
- THE GREEN AT GIBSON VILLAGE
  NEW NEIGHBORHOOD GREEN SPACE PLAZA AND PARKING
  HISTORIC BARN CONVERTED TO ARTISAN GALLERY
  CLEARWELL CONVERTED TO ART STUDIOS WITH PUBLIC SPACE ON TOP OF STRUCTURE
- SINGLE FAMILY HOMES WITH SHARED GARAGE/DRIVE
- PROPOSED LIVE/WORK TOWNHOMES AND GREENWAY PARKING
- PROPOSED TOWNHOMES

CLASSIC CONCORD'S FRONT PORCH

SINGLE FAMILY HOUSES WITH SHARED DRIVE

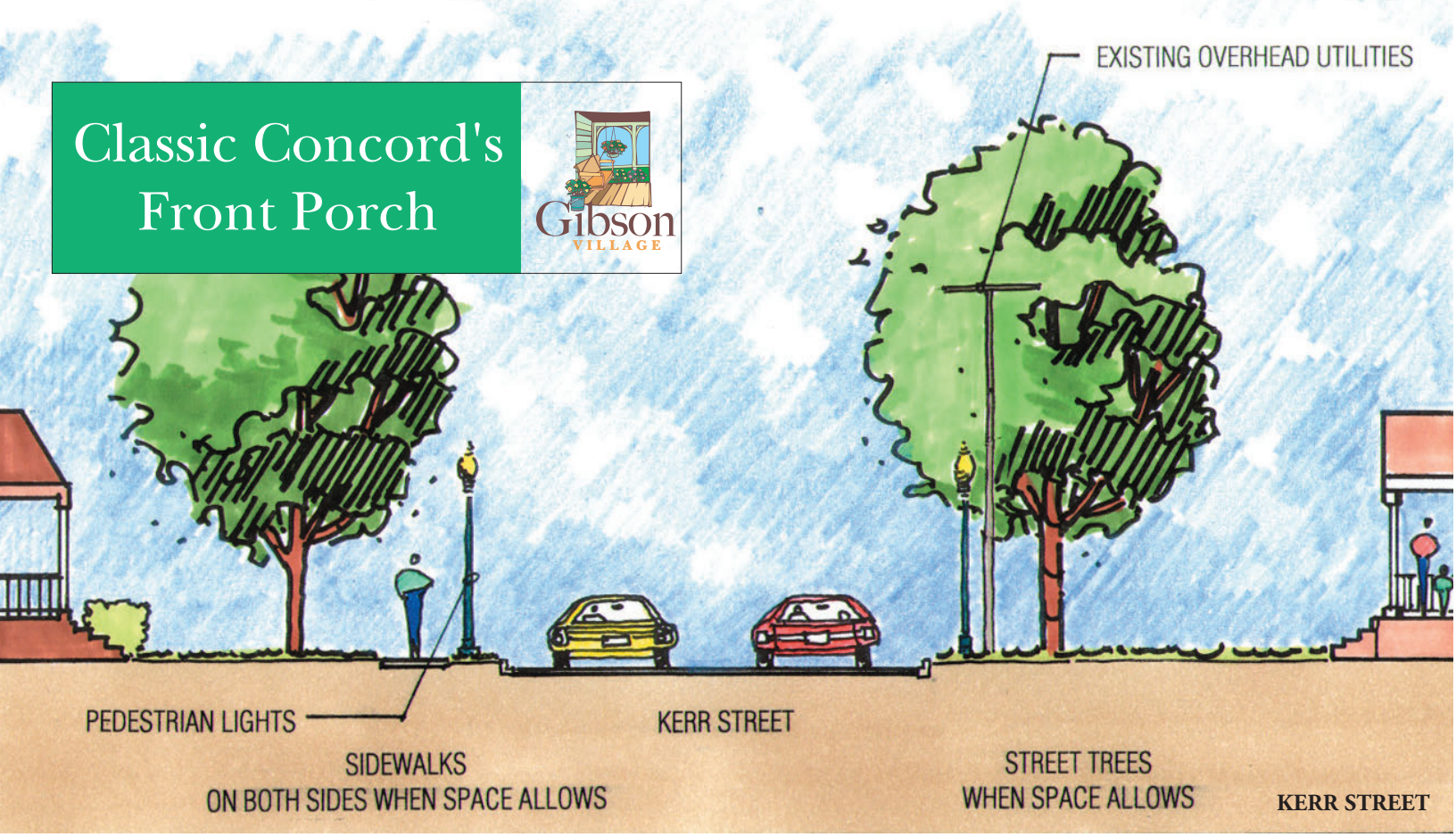
Classic Concord's Gibson VILLAGE Front Porch

VISION

To be recognized as a community that is creating and promoting a safe, caring, and attractive environment for all residents to live with respect and dignity.

MISSION STATEMENT

As a community of Concord we are striving to strengthen and beautify our neighborhood. By working together, we will build a sense of community that will improve Gibson Village through patience, respect, knowledge, commitment and solutions.

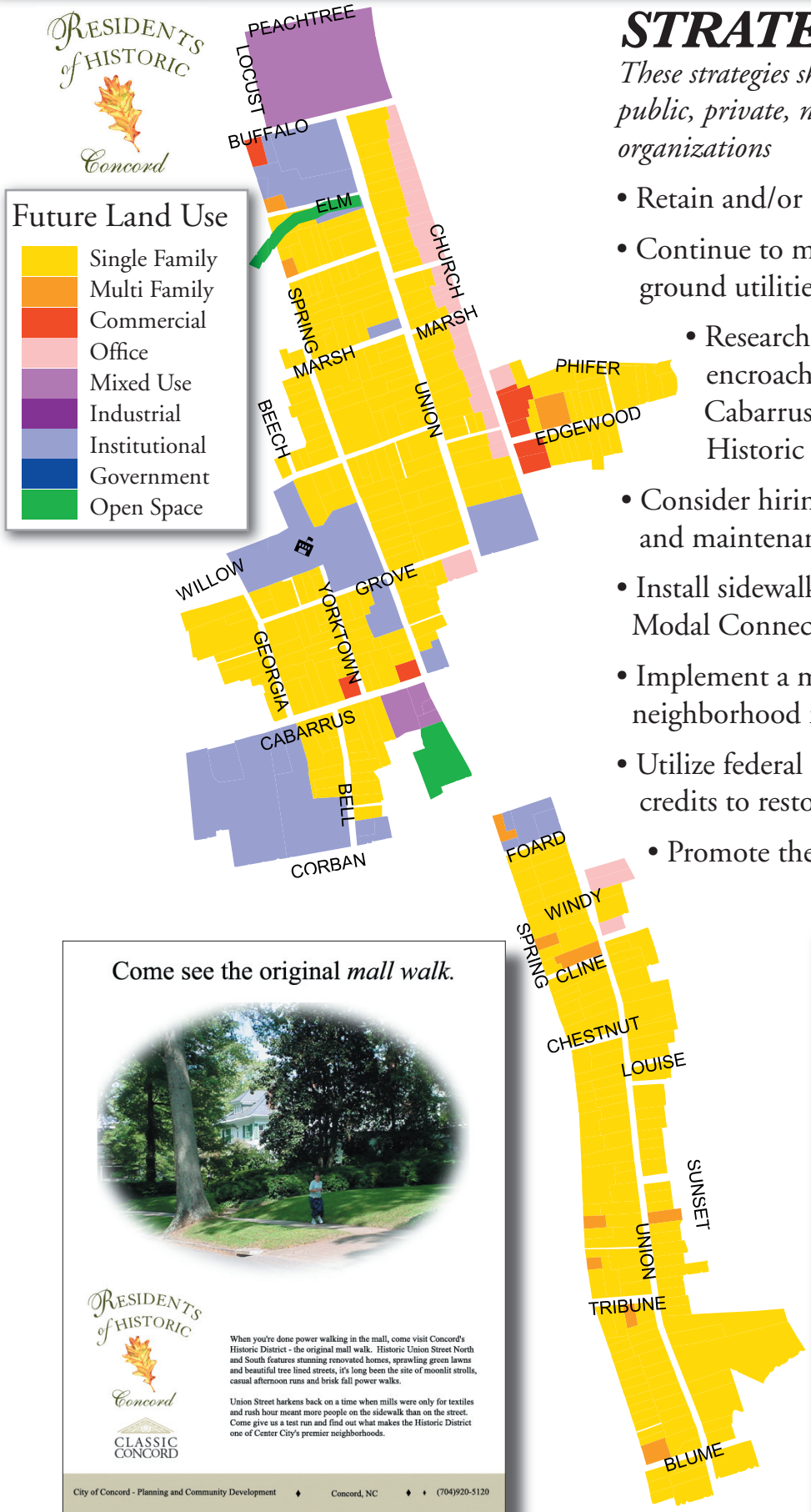


STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Construct Academy Creek Greenway
- Develop passive park at Former City Electric Warehouse
- Create a local historic district
- Build innovative infill housing of: Single family housing with shared garages/drives, townhomes and live/work units along greenway
- Implement streetscape improvements along Kerr Street
- Retain and/or enhance neighborhood schools
- Evaluate converting Academy Avenue and Elm Avenue to two-way streets to increase access to major public facilities
- Extend Ann Street through intersection of Academy Avenue to tie in to realigned Crowell Drive
- Construct new street through CTC property and Kaiser-Roth property to connect Buffalo Avenue and Elm Avenue
- Construct extension of Glenn Street from Elm Avenue to Buffalo Avenue to give greater exposure and visibility to Academy Recreation Center
- Construct cul-de-sac on Moore Place
- Install sidewalks in accordance with the Multi-Modal Connections Map.
- Implement a marketing program to promote neighborhood identity
- Utilize brownfield grants for assessment and clean up of targeted brownfield sites
- Identify opportunities for adaptive reuse and restoration and utilization of historic preservation tax credits for existing mills
- Promote benefits of New Markets Tax Credits

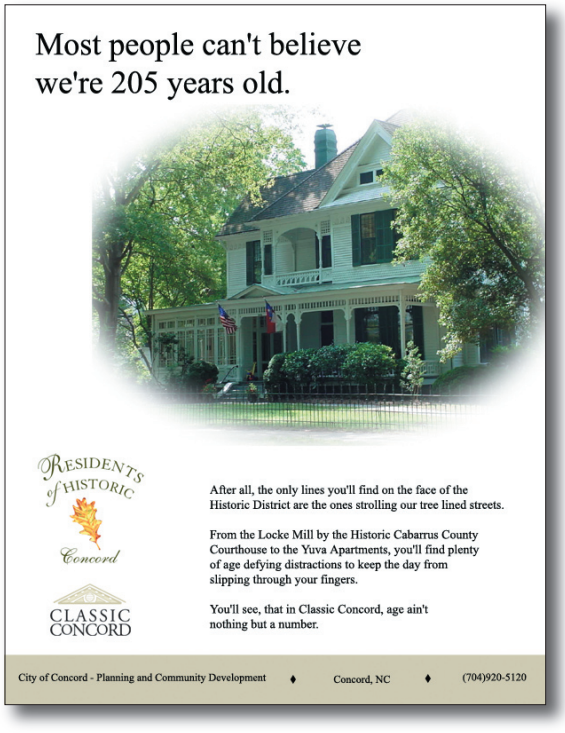
RESIDENTS OF HISTORIC CONCORD



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Retain and/or enhance neighborhood schools
- Continue to monitor opportunities to locate above ground utilities along Union Street underground
- Research zoning techniques to address encroachment of incompatible uses along Cabarrus Avenue and adjacent to the City's Historic Districts
- Consider hiring an arborist to assist in landscaping and maintenance within City's historic districts
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Implement a marketing program to promote neighborhood identity
- Utilize federal and state historic preservation tax credits to restore residential structures
- Promote the benefits of New Markets Tax Credits

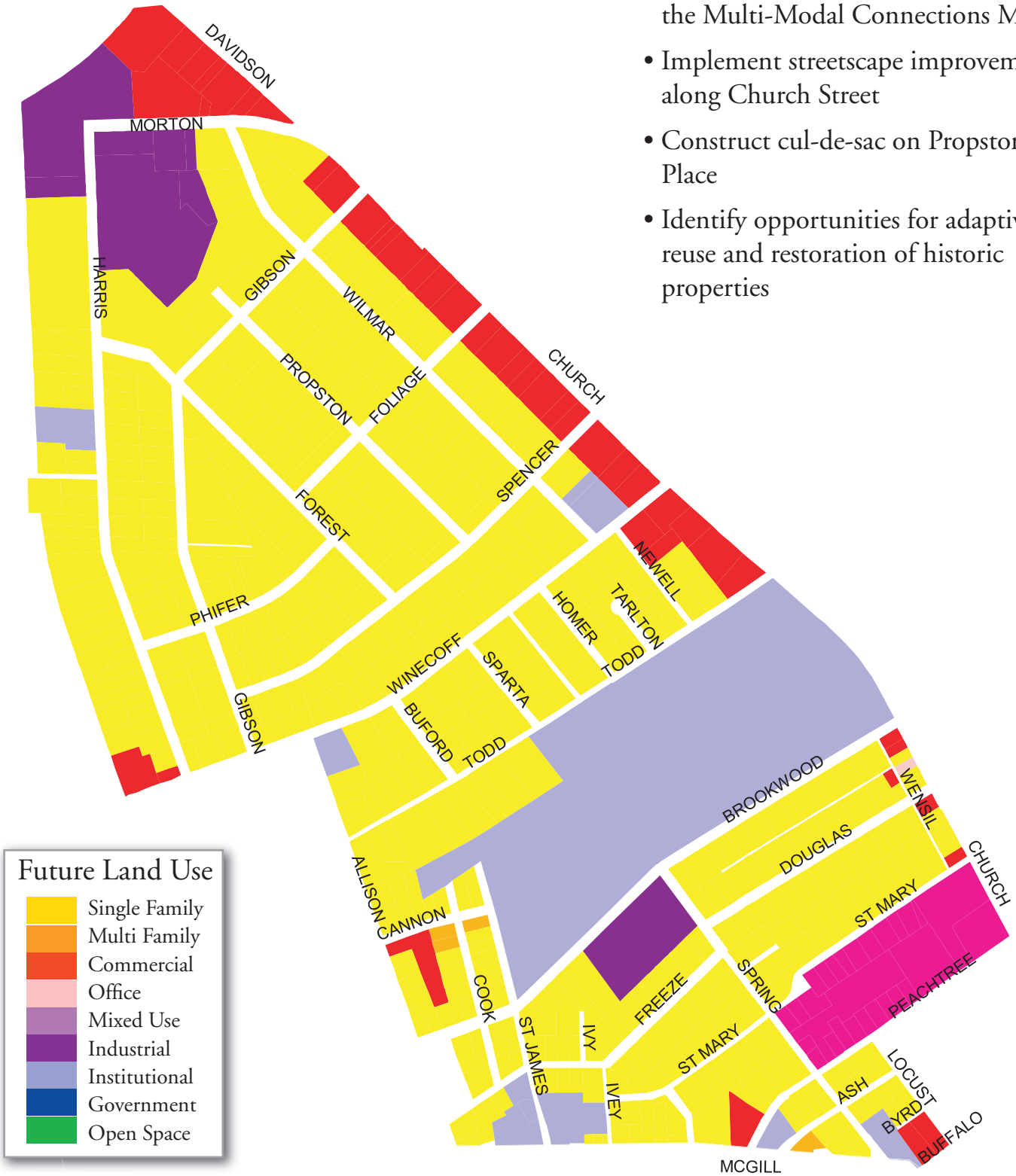


WILMAR PARK
LOCKE MILL

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Install sidewalks in accordance with the Multi-Modal Connections Map
- Implement streetscape improvements along Church Street
- Construct cul-de-sac on Propston Place
- Identify opportunities for adaptive reuse and restoration of historic properties



HILLCREST

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

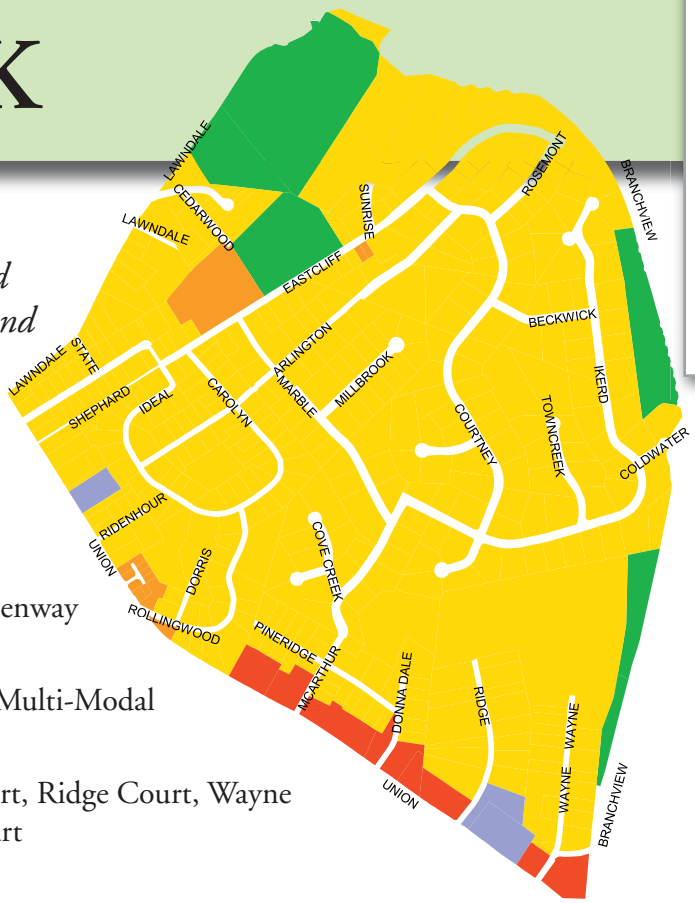
- Retain and/or enhance neighborhood schools
- Evaluate traffic movements at intersection of Cabarrus Avenue and Branchview Drive and implement a protected left turn if warranted
- Construct gateway entrance at Corban Avenue and Branchview Drive in conjunction with Harold B. McCachern Greenway construction
- Construct Harold B. McCachern Greenway
- Coordinate with Cabarrus County to acquire additional properties along Lawndale Avenue to develop connection from R. Brown McAllister Elementary School to Les Myers Park
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sacs: Hahn Place, Patton Court and Kaye Place

HILLCREST

Future Land Use

- Single Family
- Multi Family
- Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Government
- Open Space

MYERS PARK



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Monitor traffic on Lawndale Avenue and McArthur Avenue
- Preserve green buffer along Branchview Drive
- Promote opportunities for additional greenway connections
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sacs: Stone Ridge Court, Ridge Court, Wayne Court, Doris Court and Pine Ridge Court

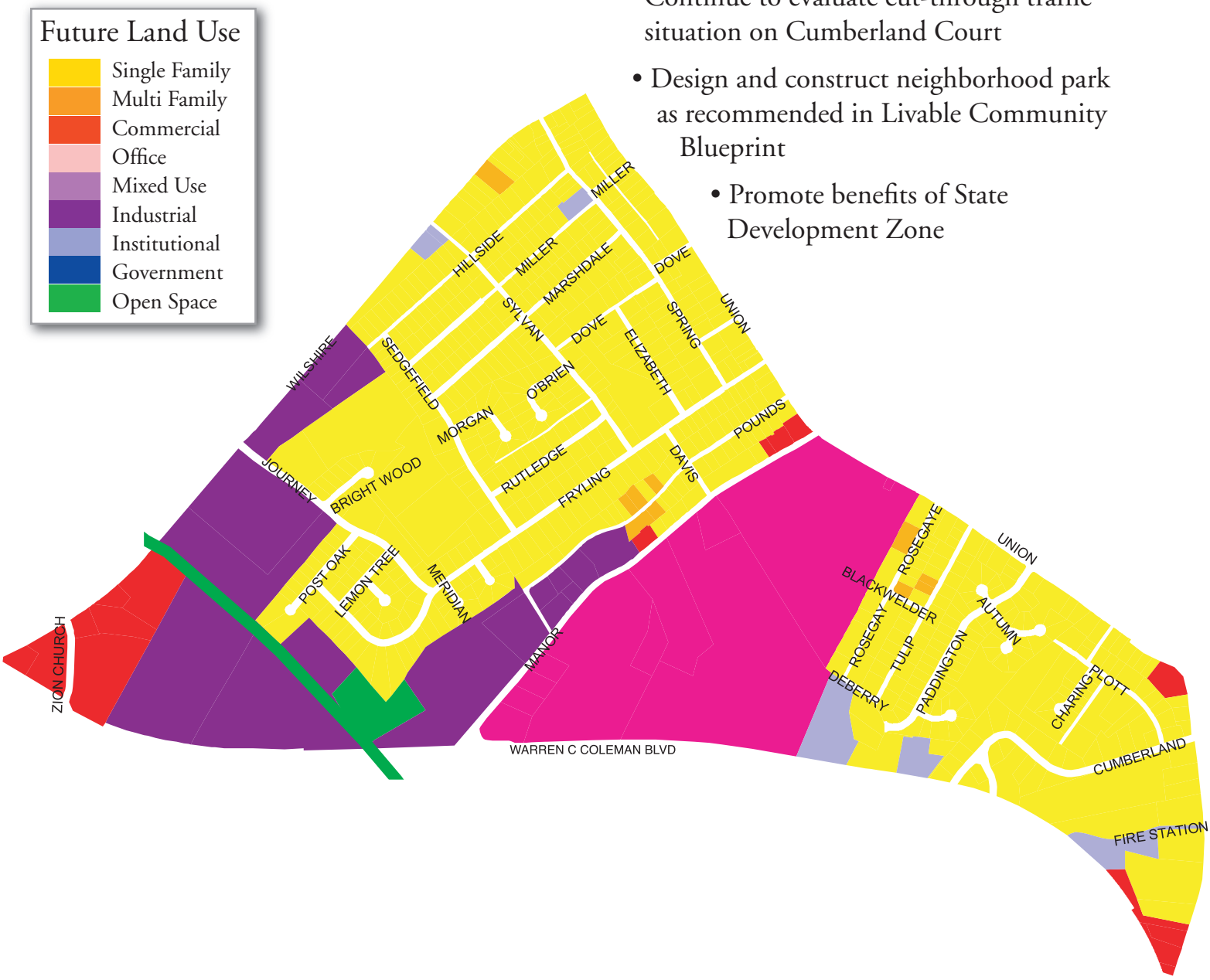
MYERS PARK

Cumberland Sylvan

STRATEGIES

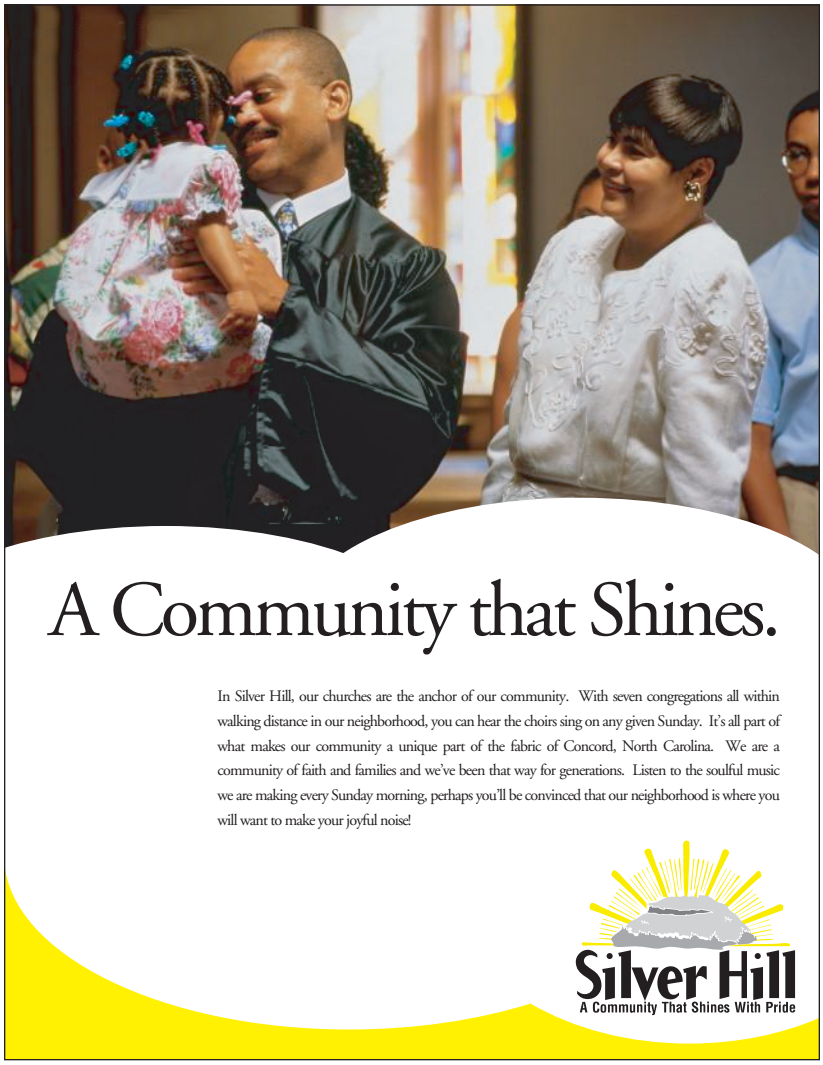
These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Develop mixed-use village along Manor Avenue from Warren C. Coleman Boulevard to Union Street South
- Evaluate construction of greenway through proposed mixed use village to Union Street and Les Myers Park
- Continue to evaluate cut-through traffic situation on Cumberland Court
- Design and construct neighborhood park as recommended in Livable Community Blueprint
- Promote benefits of State Development Zone



SILVER HILL

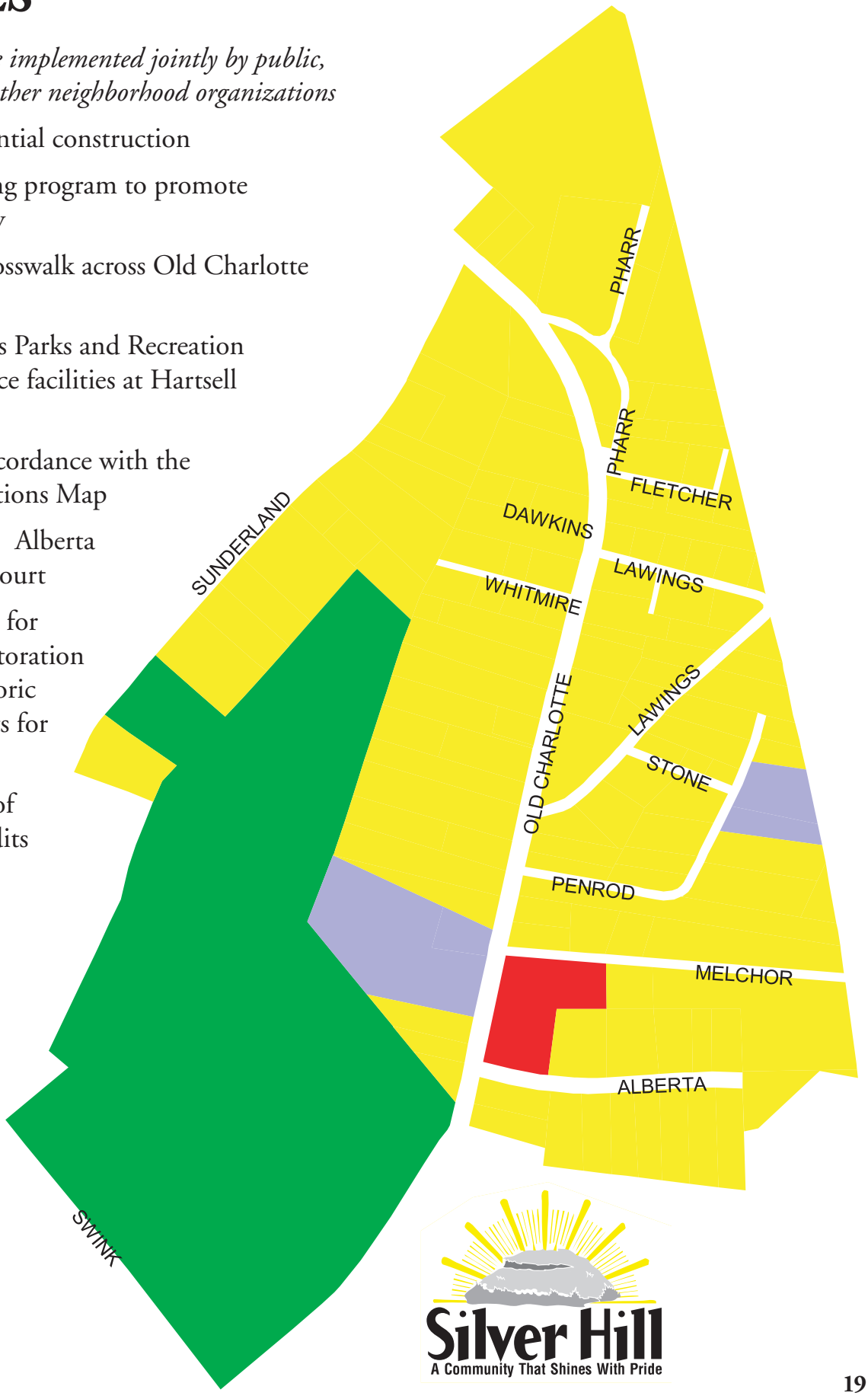
Located less than a mile southwest of downtown Concord, the Silverhill Community is a predominately African American neighborhood with a history of over 100 years. According to local tradition, the community takes its name from silver ore that once was found and mined in the neighborhood and from A.T. Hill who donated land in 1897 for the church that became Silver Hill Primitive Baptist Church. One local story says, before the Silverhill name came into existence, the community sometimes was called Dale Worth or Deal Worth. Throughout much of its 100-plus year history, the comunity has been defined by its connections with its families and churches.



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Encourage new residential construction
- Implement a marketing program to promote neighborhood identity
- Install a pedestrian crosswalk across Old Charlotte Road to Hartsell Park
- Coordinate with City's Parks and Recreation Department to enhance facilities at Hartsell Park
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sacs: Alberta Court and Melchor Court
- Identify opportunities for adaptive reuse and restoration and utilization of historic preservation tax credits for existing mills
- Promote the benefits of New Market Tax Credits



Future Land Use

- Single Family
- Multi Family
- Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Government
- Open Space

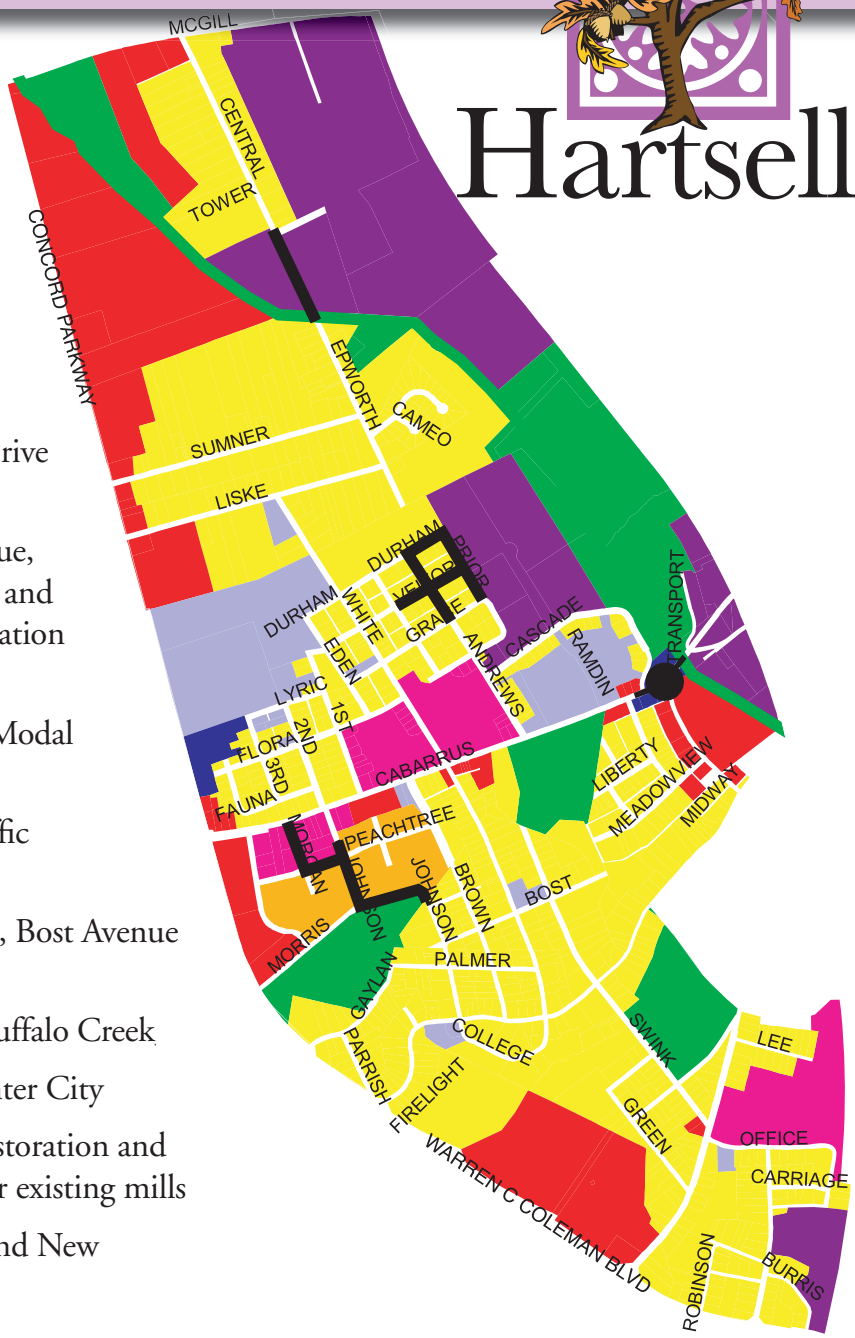
Silver Hill
A Community That Shines With Pride

HARTSELL

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Renovate Brown-Norcott Mill as impetus to stimulate investment in the surrounding neighborhood
- Construct extension of Johnson Street
- Construct street connection between Central Drive and Epworth Street
- Construct street connections along Veitor Avenue, Durham Court and Andrews Street as practical and feasible to complete neighborhood traffic circulation pattern and connectivity
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Coordinate with First Assembly to enhance traffic circulation
- Construct cul-de-sacs: Lee Court, Swink Street, Bost Avenue and Eden Street
- Explore options to construct park along Irish Buffalo Creek
- Reinforce Cabarrus Avenue as a gateway to Center City
- Identify opportunities for adaptive reuse and restoration and utilization of historic preservation tax credits for existing mills
- Promote benefits of State Development Zone and New Markets Tax Credits



Brown- Norcott Mill Redevelopment

PROPOSED TOWNHOMES
PROPOSED INFILL SINGLE FAMILY HOMES
PROPOSED TOWNHOMES
PROPOSED TOWNHOMES

HISTORIC MILL BUILDING REDEVELOPED WITH MIX OF USES AND PARKING

DEMOLISH EXISTING MILL, REPLACE WITH MIXED-USE DEVELOPMENT WITH URBAN EDGE ON CABARRUS AVE.

Future Land Use

- Single Family
- Multi Family
- Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Government
- Open Space
- Proposed Road

INCENTIVES

Restoration & Beautification Grant – This grant encourages the renovation of building facades in the Municipal Service District (MSD). The maximum Concord Downtown Development (CDDC) contribution depends upon the size of the project. Up to $1,000.00 is available for a single storefront up to 40 feet wide, and up to $2,000.00 for larger projects. In each case, the owner would have to match or exceed the CDDC amount.

Upper Floor Grant Program – This program was developed to encourage mixed-use development within the MSD. There is a maximum CDDC contribution of $2,500.00. The owner of the property would have to match or exceed the CDDC amount.

Sign Grant – This program is designed to assist business or property owners in the design and funding of signage for a property in the MSD. The grant will cover up to 50% of the cost of the design and production of the signage, not to exceed $350.00.

Low Interest Loan Program – Funds for this program are available for the purchase of the land/buildings, the renovation of existing structures, and new construction, all within the MSD. In this program, 80% of the loan is at prime and 20% of the loan is at 2%. Blended, this low prime loan has terms up to 10 years with a minimum loan of $100,000.00 and a maximum loan of $1.5 million.

Façade Loan – This program is designed to assist property owners in Center City in upgrading the exteriors of existing buildings, to enhance the appearance and/or to correct building or zoning code deficiencies. The loan is available to property owners at 2% interest for periods of five to ten years at a minimum value of $2,500.00 and a maximum of $15,000.00.

New Markets Tax Credits (NMTC) – Totaling 39% over seven years, these tax credits are aimed at companies and individuals who invest in commercial projects in qualifying commercial districts. Three organizations in North Carolina are available to provide the credits including Wachovia Community Development Enterprises, Self Help Venture Fund and the Mid-City Community CDE.

State and Federal Tax Credits – Designated, income-producing historic structures are eligible for 20% state and 20% federal tax credits for rehabilitation according to Federal Guidelines. Non-income producing structures are eligible for 30% state tax credits.

New or Rehab Commercial Development - Following the lead set by the City of Concord through its Industrial/ Corporate Development Grant Program, new or rehabbed commercial developments in Center City Corridors and Downtown would be eligible for a Level 1, 2 or 3 grant based upon the increase in assessed property value generated by the project, as determined by the County Tax Assessor:

Level 1 grant – increase in assessed property value of 40% generated by the project

Level 2 grant – increase in assessed property value of 50% generated by the project

Level 3 grant – increase in assessed property value of 60% generated by the project.

Depending upon location, grant awards are offered in the following amounts over a four year period:

- **Center City Corridors:** *(Minimum Property Value Increase)*
  Level 1 grant - $200,000
  Level 2 grant - $500,000
  Level 3 grant - $1,000,000

- **MSD:** *(Minimum Property Value Increase)*
  Level 1 grant - $100,000
  Level 2 grant - $300,000
  Level 3 grant - $700,000

City Council
J. Scott Padgett, Mayor
Allen T. Small, Mayor Pro Tem, District 3
David W. Phillips, District 1
Jim Ramseur, District 2
Alfred M. Brown, Jr., District 4
W. Lamar Barrier, District 5
Hector H. Henry II, District 6
Randy Grimes, District 7

The Concord Center City Plan is the result of the participation of numerous groups including:
The City of Concord
Center City Business and Property Owners and Residents
Gibson Village Community Association
Logan Community Association
Residents of Historic Concord
Sidestown Shankletown Community Association
Silver Hill Community Association
Brown Mill Neighborhood Association
Bank of America
Barber Scotia College
Cabarrus Bank & Trust
Cabarrus County
Cabarrus County Building Industry Association
Cabarrus County CDC
Cabarrus County School System
Cabarrus Economic Development
Cabarrus Health Alliance
Cabarrus Housing Partnership
Cabarrus Regional Chamber of Commerce
Carolina Mall
Concord Realtors
Downtown Concord Business Council
First Assembly
Habitat Cabarrus
Hunter & Brown
Niblock Development
NorthEast Medical Center
Piedmont Leasing Association
Propst Brothers Distributors, Inc.
Trident Properties
Troutman Enterprises
And the many citizens of Concord who took time to share their vision.

For More Information, please contact:

CONCORD
NORTH CAROLINA
a city meeting the future...

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