

MEMORANDUM

To: Dr. Kim Eagle, County Manager

From: Randi Gates, AICP, GCLMPO Administrator

Date: April 27, 2020

Subject: Item for April 28, 2020 BOCC Meeting

RESOLUTION TO SUPPORT APPLICATION TO U.S. DEPARTMENT OF TRANSPORTATION'S 2020 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) TRANSPORTATION DISCRETIONARY GRANTS PROGRAM

Background

Transportation, and more importantly access and land use, are the main engines that drive property development. Currently, the ~400-acre Lineberger property can only be accessed from the north via Lineberger Road to NC Highway 7 and this access has challenges due to an existing skewed at-grade crossing of the Norfolk Southern Railroad Main Line. In addition, I-85 along the southern border of the property serves as a significant barrier, restricting connectivity and economic opportunity. Because of environmental considerations, topography, and transportation and access issues, this property has remained an undeveloped "gem" along the I-85 corridor.

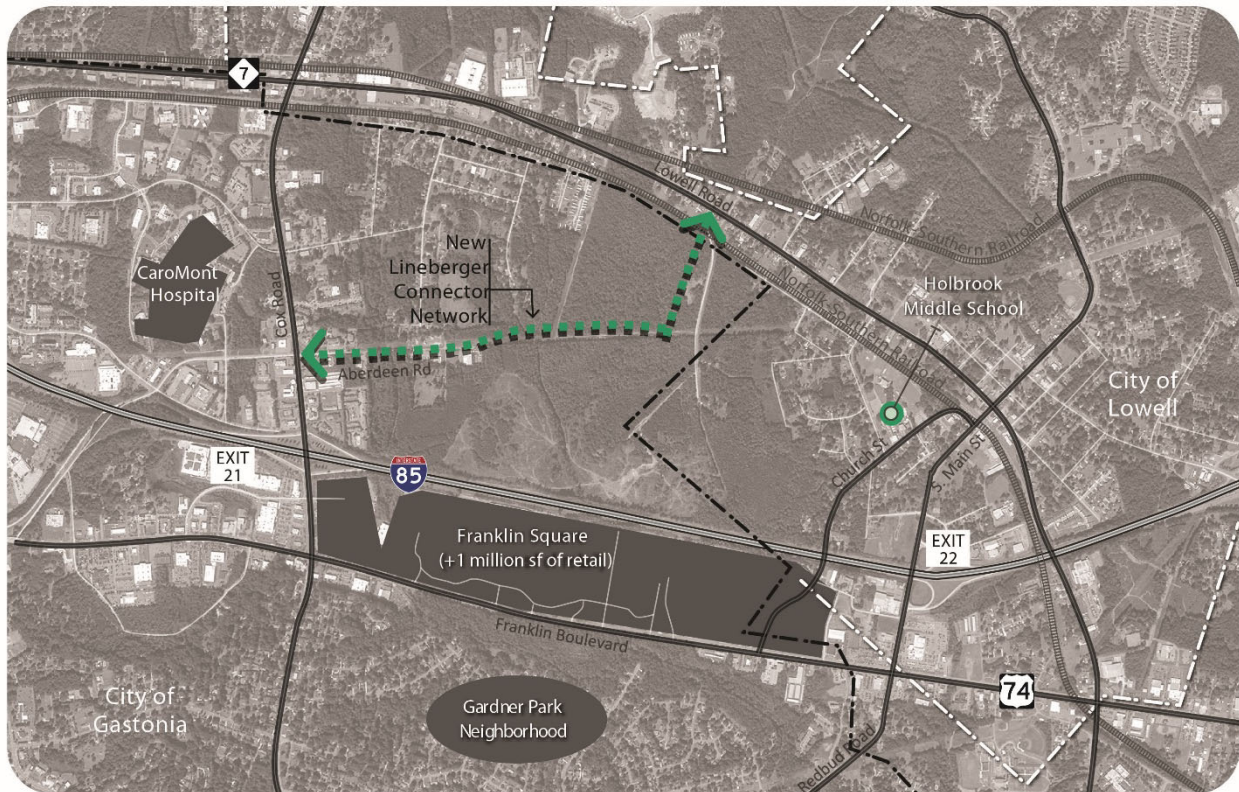
Working with NorthPoint Development, a conceptual master plan has been developed to determine the potential build out of the property. The master plan includes the proposed construction of eight (8) buildings for a total of +/- 4,675,000 s.f. Upon full buildout, NorthPoint Development is estimating a total of 2,571 new jobs. In addition, a Traffic Impact Analysis (TIA) is being completed for the City of Gastonia to evaluate the impacts the proposed development may have on the surrounding transportation system. A copy of the site plan is attached.

BUILD Grant Application Submittal

The U.S. Department of Transportation has issued a Notice of Funding Opportunity for the Department of Transportation's Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants. Funds for the FY 2020 BUILD Transportation program are to be awarded on a competitive basis for projects that will have a significant local or regional impact. The USDOT has been authorized to solicit applications for and award grants of up to \$25 million. The application process requires local jurisdictions to pass resolutions in support of the application. For the 2020 BUILD grant, the City of Gastonia, in partnership with the City of Lowell and Gaston County, will be seeking funding to construct the following:

- Aberdeen Boulevard Extension (3-lane)
 - 2,410 ft. from Cox Road to the current terminus (widening)
 - 2,911 ft. from the current terminus to the NC 7 Connector (new construction)

- NC Highway 7 Connector (2-lane)
 - 1,900 ft. from the proposed Aberdeen Boulevard Extension to NC Hwy 7
- Norfolk Southern Railroad Crossing Improvement



The deadline for submittal is May 18, 2020.

Recommendation

Approve the attached Resolution of Support for the City of Gastonia's Application to the U.S. Department of Transportation's 2020 BUILD Transportation Discretionary Grants Program.