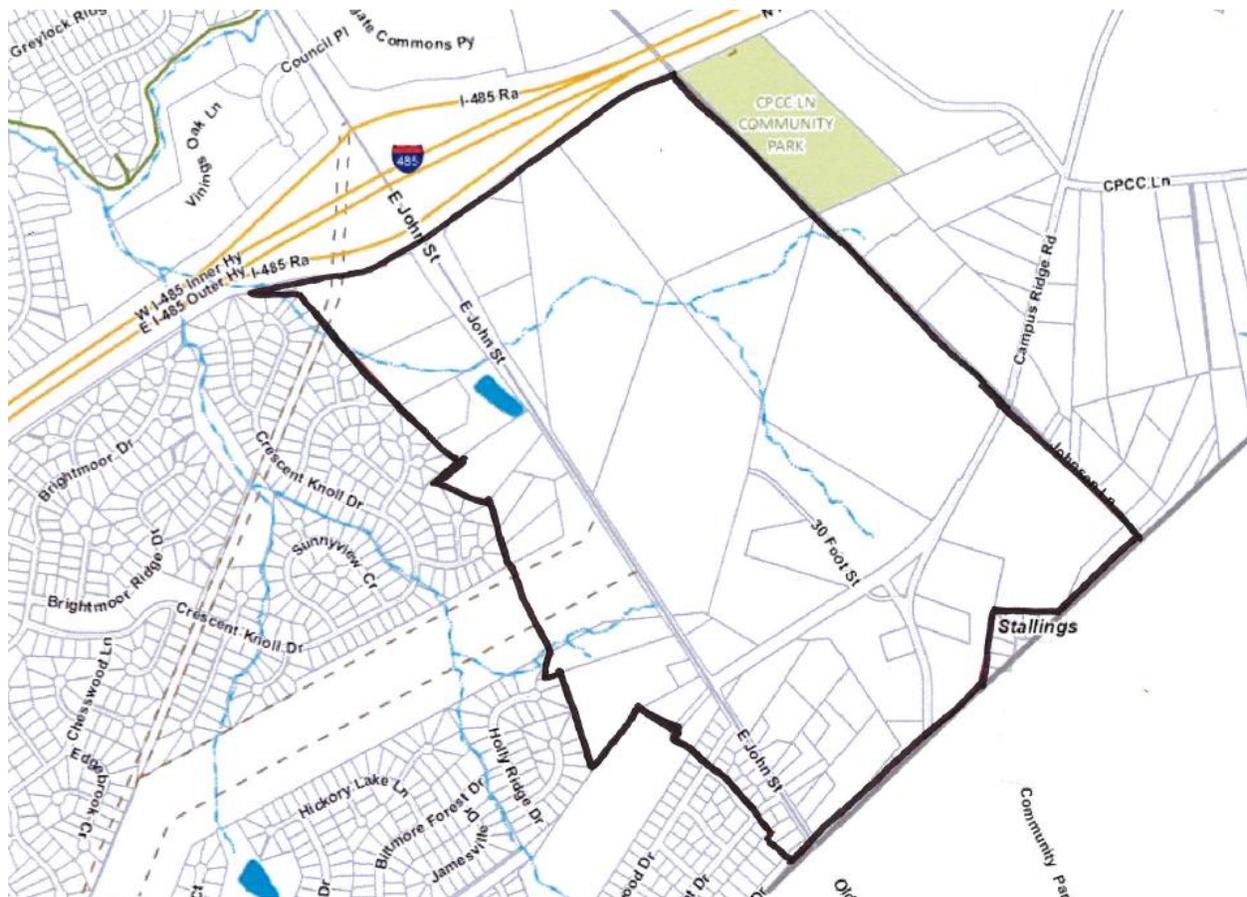


East John Street/County Line Section Small Area Study Quick Facts

December 1, 2015

- The study area generally includes properties along both sides of East John Street between I-485 and the Mecklenburg-Union County line, and extends up to the CSX railroad tracks.



- The total site contains 418 acres of land. There are 23 buildings within the entire area today:
 - 4 – industrial, commercial, and/or utilities
 - 19 – single family homes
- The largest improvement within the overall area is the Duke Energy substation

- A new section of road is currently under construction from E John Street to Campus Ridge Rd, which will greatly improve access to CPCC, and will become a portion of McKee Road extension in the future.
- East John Street/Old Monroe Road, from downtown Matthews to Sun Valley High School, is funded and scheduled to be widened to four lanes by NCDOT within the next decade.
- The E John widening project will include rebuilding the I-485/E John Street interchange with a partial cloverleaf design. This will eliminate left-turns which create significant back-ups today.

Road Projects (as of 2/18/15):

Roadway	Short Description	Est. Cost	Town or DOT
Campus Ridge	New road on new alignment	\$2,000,000.00	DOT/T
I-485	Add one managed lane from US-74 to I-77.	\$202,900,000.00	DOT
John St.	Widen from 485 to Indian Trail Road. Widen from Trade St. to I-485.	\$21,330,000.00 \$17,400,000	DOT DOT

- The latest available traffic data shows an average of 28,000 vehicles per day on this section of E John Street. Anticipated traffic volume over the next 2 decades would increase that number to 45,000 vehicles per day.
- Average property (tax appraisal) value of land per acre in the study area is approximately \$377,000. Median value for land along (without buildings or other improvements) is \$111,250 per acre.

Land Value	Number of Properties
\$0-\$100,000	26
\$100,001-\$200,000	11
\$200,001-\$300,000	9
\$300,001-\$400,000	0
\$400,001-\$500,000	1
\$500,000+	9

- Most of the study area today is zoned R-12 or R-20, both single family districts. Parcels in Eastwood Forest are generally zoned R-MH, for a

manufactured home subdivision. One parcel is zoned I-1(CD) Light Industrial. Past land use policies have not encouraged higher density development here due to the lack of public water and sewer and inadequate roads.

- Existing single family homes in the study area range in size from 823 square feet to 2,904 square feet in size.
- Soils within the study area are not ideal for development. Shrink-swell clays found here will expand when saturated, and shrink as they dry out, which can cause asphalt cracking and unstable foundations.
- Sloping topography with heavy clay soils also influence localized flooding situations. The usual resolutions for these issues includes, grading, excavation/removal of poor soils and replacement with topsoil.
- Approximately 70% of the study area is currently covered with trees. Variety and age of trees varies throughout the area. The pale polygons below highlight existing tree cover on the northeast side of E John Street.



- Creeks and intermittent streams within the study area flow toward the southwest to Four Mile Creek. Several of these are required to retain an undisturbed 30' or greater buffer on each side of the top of stream bank.

This information has been researched and prepared by Winthrop University undergraduate students under the direction of Dr Robyn Stuber, Fall semester 2015.

Who Will Live, Work, Shop, and Visit this Study Area in the Future?

Millennials

The Millennial generation is typically viewed as those born in 1982 and 2004. This means young adults from their early thirties to high schoolers.

Millennials are often described as being more ethnically diverse than previous generations. They are aware of and concerned about protecting the environment. They enjoy being part of groups.

As adults, Millennials want to live and work in a convenient lifestyle – to be able to walk or take public transportation to entertainment, dining, and recreational outlets. They expect to live in close proximity to an assortment of amenities – restaurants, bars, art venues, theaters, museums, recreational facilities, and sporting events.

Baby Boomers

The Baby Boomer generation are the children of those setting up homes after World War II, generally born between 1946 and 1964. Today, Baby Boomers range in age from 51 to 69, creating a major shift in today's employment factors as they go into retirement.

While many Baby Boomers choose to work later into their “golden years”, many also prefer to retire from a standard working schedule to a more relaxed and variable daily program. Baby Boomers are generally quite active, wanting to be physically fit as long as possible. They may choose to relocate to another house once their children are grown and live independently, although they may want to remain close to grandchildren.

Baby Boomers are desiring different housing styles than they had while raising a family. Many want to be free from lawn and yard maintenance duties, and want to live close to places they can walk or ride a bicycle to eat, to meet friends, to shop, and to offer volunteer hours of service back to the community.

Families With Children

Matthews has for several decades focused on being a premier location for families with children. Many neighborhoods within Matthews are filled with 3, 4, and 5 bedroom houses which give plenty of space for growing families. The 2010 Census showed 23% of Matthews residents were under the age of 18. This Autumn, Matthews was designated an “Age Friendly Community”.