

Three Sisters Market Update

SEPTEMBER 5, 2023

1

Presentation Objectives



Provide background on Council's \$1.5M earmark for Three Sisters Market



Provide Three Sisters Market project update



Provide staff funding recommendation and discuss next steps

2

1

Background

◀ Staff shared a range of proposed ARPA-funded community vitality investments at the February 7, 2022 City Council Strategy Session, including \$3M in support of two separate food security-related initiatives:

- \$1.5M for Carolina Farm Trust to advance the Hoskins Road Local Foods Production and Distribution Center. Council approved funding on February 14, 2022, and the project is now underway.
- \$1.5M placeholder established for developing Three Sisters Market Co-op Grocery Store, with an expectation that staff would return with a formal funding recommendation once the project plan was further developed



3

Food Insecurity in West Charlotte Is Well Established



- **1998 West Boulevard Corridor Plan** Priorities included development of a neighborhood shopping center/grocery store
- **2019 West Boulevard Corridor Playbook** Recommends construction of Three Sisters Market food cooperative grocery store to provide essential access to healthy food and anchor new business growth
- **2019 West Boulevard Market Assessment & Strategic Revitalization Study** Recommends to establish a Food cooperative (Co-op) Grocery Store
- **2022 Tackling Food Insecurity in West Charlotte** Recommends full-service grocer needed with educational programming, placemaking, and a food delivery system to drive desired health outcomes and achieve commercial success
- **2023 West Boulevard Congress for New Urbanism (CNU) Legacy Charrette** Envisions Three Sisters Market at West Blvd and Clanton Rd intersection, providing year-round, affordable, and healthy food options

4

Three Sisters Market: Vision and Overview

- Full-service cooperative grocery store, +/- 12,500 sq. ft, to serve West Boulevard corridor by offering fresh produce, meat, and other groceries
- For-profit community owned market will create jobs, serve as a community gathering place and contribute to health equity with a community kitchen for demonstrations and classes
- Initiated by West Boulevard Neighborhood Coalition, with operational oversight transitioning to West Boulevard Cooperative Food Market Board of Directors
- Estimated total cost +/- \$10M, with \$7.5M allocated for construction and equipment



CNU Renderings of Market Site

Recent Project Milestones



- ◀ **Board of Directors established** for West Boulevard Cooperative Food Market
- ◀ **Site control achieved** - INLIVIAN/HUD land lease approval, 99 years @ \$1,200/yr
- ◀ **\$3M funding commitment** by Mecklenburg County
- ◀ **Development team established**
 - Freedom Communities – project management
 - Neighboring Concepts & LandDesign – site & architectural design
 - Crosland Southeast – vertical construction
- ◀ **General Manager candidate pool established**, with interviews forthcoming
- ◀ **Capital campaign launch** expected in October 2023

Next Steps

Contingent on Committee feedback, a Request for Council Action – seeking approval of \$1.5million of ARPA in support of Three Sisters Market – to be included on the September 11, 2023 business agenda