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<b>ADDRESS OF PROPERTY:</b>	<i>621 W Summit Av, Wilmore Local Historic District</i>	<i>HDC 2013-006</i>
<b>SUMMARY OF REQUEST:</b>	<i>Construction of Rail Maintenance Facility</i>	
<b>OWNER:</b>	<i>White Consolidated Industries</i>	
<b>APPLICANT:</b>	<i>NCDOT Rail Division – Ryan White</i>	

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**Details of Proposed Request**

The Rail Division of the NC Department of Transportation is in the design phase for the construction of a rail maintenance facility as part of the reconfiguration of the rail corridor through the city center. This work is part of the project to accommodate the creation of a downtown multi-modal transportation center on West Trade Street.

The design for this facility that borders the Wilmore Local Historic District impacts one parcel on the edge of the district.

**Relevant HDC Design Guidelines**

- *Parking, Paving and Driveways*

**Staff Analysis**

This project, as shown on the attached plans, includes the creation of an access road off of West Summit Avenue that clips one lot within the Wilmore Local Historic District. This road is for vehicular access to a train wash building. The location of this road is driven by the location of the tracks through the overall project site.

The attached plans include a conceptual drawing of the Locomotive and Railcar Maintenance Facility, but this is included for information only, as this structure is well outside the Wilmore district.

The final design of the access road on the one lot within the Wilmore Local Historic District has not been developed.

There is some vocal neighborhood opposition to the overall design of the Rail Maintenance Facility, primarily in reaction to the location and nature of the Stormwater Retention Pond and Sand Filter relative to some of the single family residences along Merriman Avenue. However, these issues are outside both the Wilmore Local Historic District and the jurisdiction of the Historic District Commission.

This overall project is part of the Charlotte Railroad Improvement and Safety Program. This program also includes the section that impacts the western edge of the Fourth Ward Local Historic District. The Fourth Ward section was recently before the Commission for preliminary review of a visual and sound screening berm along the edge of Fourth Ward.

The level of detail on the attached plans allows for the HDC to grant a conceptual approval for the impact of this road on the Wilmore Local Historic District. The final design for the road across the corner of this lot can either come back before the Commission at a later date, or can be referred to HDC Staff for final review, provided the Commission gives specific direction to Staff for the conditions for issuance of a Certificate of Appropriateness.







# NCDOT PIEDMONT IMPROVEMENT PROGRAM

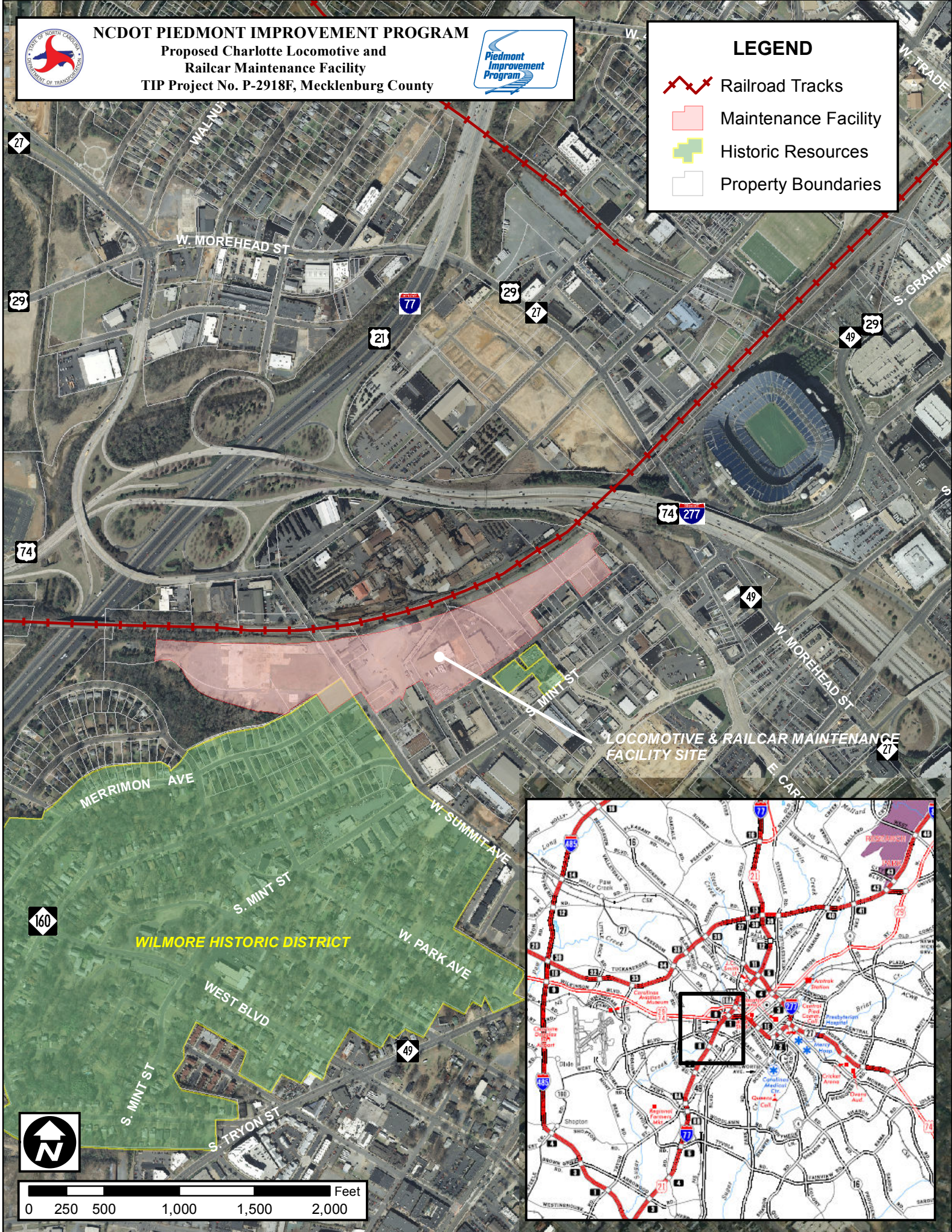
Proposed Charlotte Locomotive and  
Railcar Maintenance Facility

TIP Project No. P-2918F, Mecklenburg County

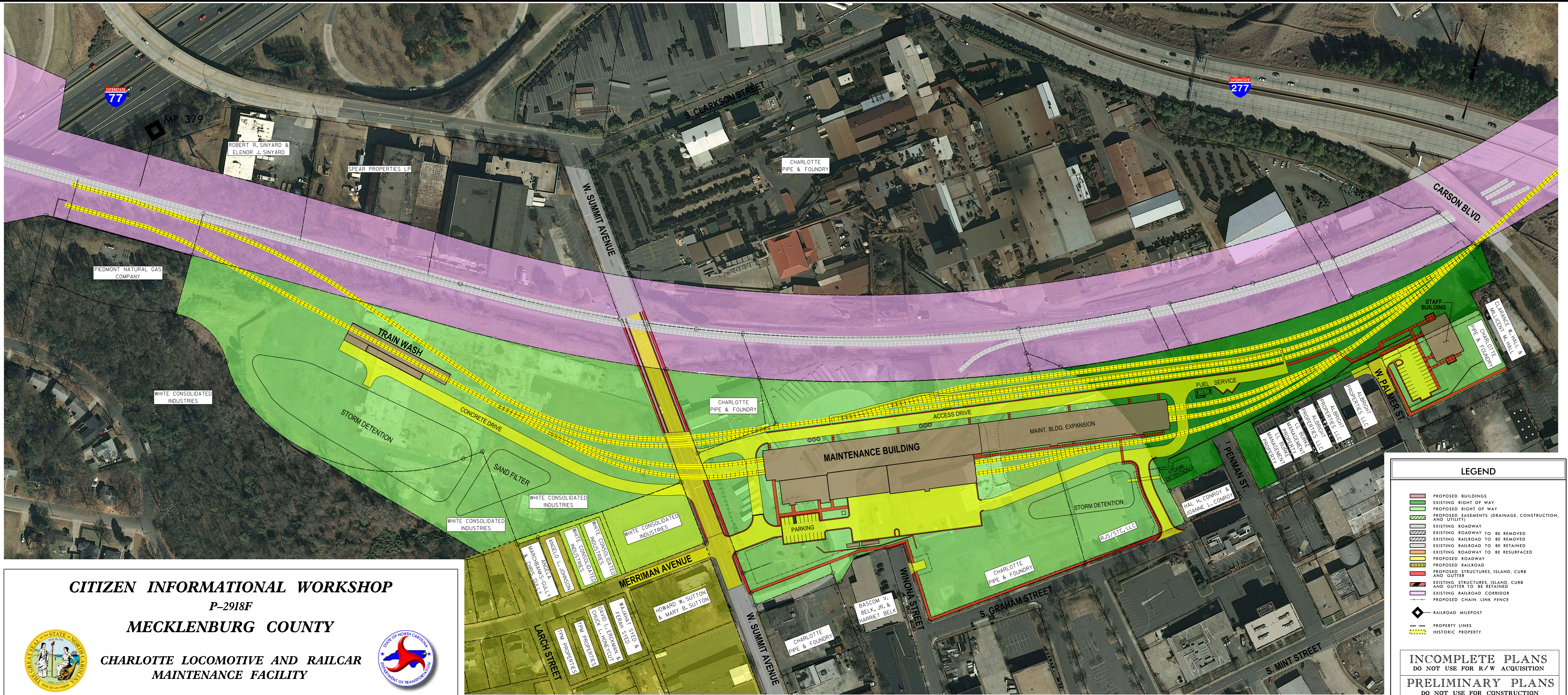


## LEGEND

- Railroad Tracks
- Maintenance Facility
- Historic Resources
- Property Boundaries







**LEGEND**

- PROPOSED BUILDINGS
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENTS (DRAINAGE, CONSTRUCTION, AND UTILITY)
- EXISTING ROADWAY
- EXISTING ROADWAY TO BE REMOVED
- EXISTING RAILROAD TO BE REMOVED
- EXISTING RAILROAD TO BE RETAINED
- EXISTING ROADWAY TO BE RESURFACED
- PROPOSED ROADWAY
- PROPOSED RAILROAD
- PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER
- EXISTING STRUCTURES, ISLAND, CURB AND GUTTER TO BE RETAINED
- EXISTING RAILROAD CORRIDOR
- PROPOSED CHAIN LINK FENCE
- RAILROAD MILEPOST
- PROPERTY LINES
- HISTORIC PROPERTY

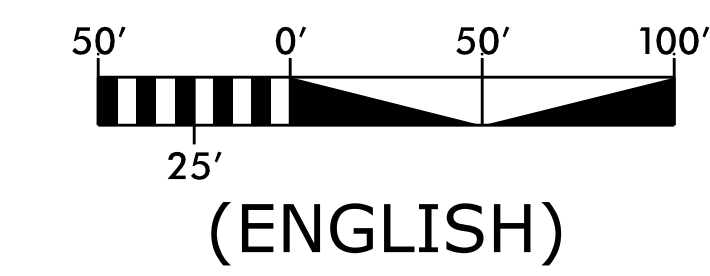
**INCOMPLETE PLANS**  
DO NOT USE FOR R/W ACQUISITION

**PRELIMINARY PLANS**  
DO NOT USE FOR CONSTRUCTION

**CITIZEN INFORMATIONAL WORKSHOP**  
**P-2918F**  
**MECKLENBURG COUNTY**  
**CHARLOTTE LOCOMOTIVE AND RAILCAR MAINTENANCE FACILITY**  
**NORFOLK SOUTHERN RAILWAY AT M.P. 379 TO M.P. 378.23**

REVISED 6/5/2012

Wilmore Historical District  
(Recommended Eligible)



Note: The facility will be constructed in phases, with the first phase consisting of two tracks and the contractor staff building near W. Palmer Street. The remainder of the facility will be constructed in later phases.





# NCDOT Locomotive & Railcar Maintenance Facility

Charlotte, NC

NCSCO #1008634-03

**Morris·Berg**  
ARCHITECTS

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
**RAIL DIVISION**

**CRISP**  
Charlotte Railroad Improvement & Safety Program



May, 2012

# Charlotte Historic District Commission - Case 2013-005

