

MANDATORY REFERRAL-REPORT NO. 02-06
Enderly Recreation Center Site Expansion

PROJECT PROPOSAL AND LOCATION: It is proposed to acquire seven (7) residential lots for the expansion of the Enderly Park Recreation Center site so that it has frontage on Tuckaseegee Road and that there be additional property available for active park space as part of the recreation center property. Properties to be acquired include seven (7) residential lots, developed with primarily duplex units, along the southwestern side of Tuckaseegee Road between Parkway Avenue and Clay Street. All lots adjoin the existing Enderly Recreation Center Site. Tax parcels include: 065-048-01, -02, -03, -04, -05, -06, and -07 a total area of 1.5 acres.

PROJECT JUSTIFICATION: The addition of these seven (7) lots will provide visibility and a presence on Tuckaseegee Road for the new recreation center Road and additional property to be programmed with active park space as part of the recreation center. Without the additional lots the new facility will be located behind this row of houses in the Enderly Park neighborhood. The existing site is approximately 7 acres in size, including a 4.7-acre school tract conveyed to the County by CMS last year. The additional 7 lots will add 1.5 acres to the site area.

CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY: The proposed site is located in the Central District Plan area (sub area 4) and is designated as single family residential in this plan. This proposal will involve the demolition of the residential structures located on these lots in order to open up the site to Tuckaseegee Road. The proposed use as a recreation center would be consistent with the Central District Plans land use proposal of single family residential. However, the demolition of these houses is contrary to the Housing Policy Recommendations approved by City Council in November 2001, which states as one of its main policies to preserve the existing housing stock in order to support the need for safe and decent housing for low and moderate-income households. The demolition of these houses would also impact the fabric of this neighborhood, where the goal is rather to preserve neighborhoods.

PROJECT IMPACT: The project will add a new recreation center for use by this inner city neighborhood. The City does not in general support tearing down housing units. It is felt therefore that the relocation of the residential structure should be actively pursued in order that these affordable housing units are not lost to the neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This property is needed to round out the site for a new recreation center to serve this inner city neighborhood in Central Park District 1.

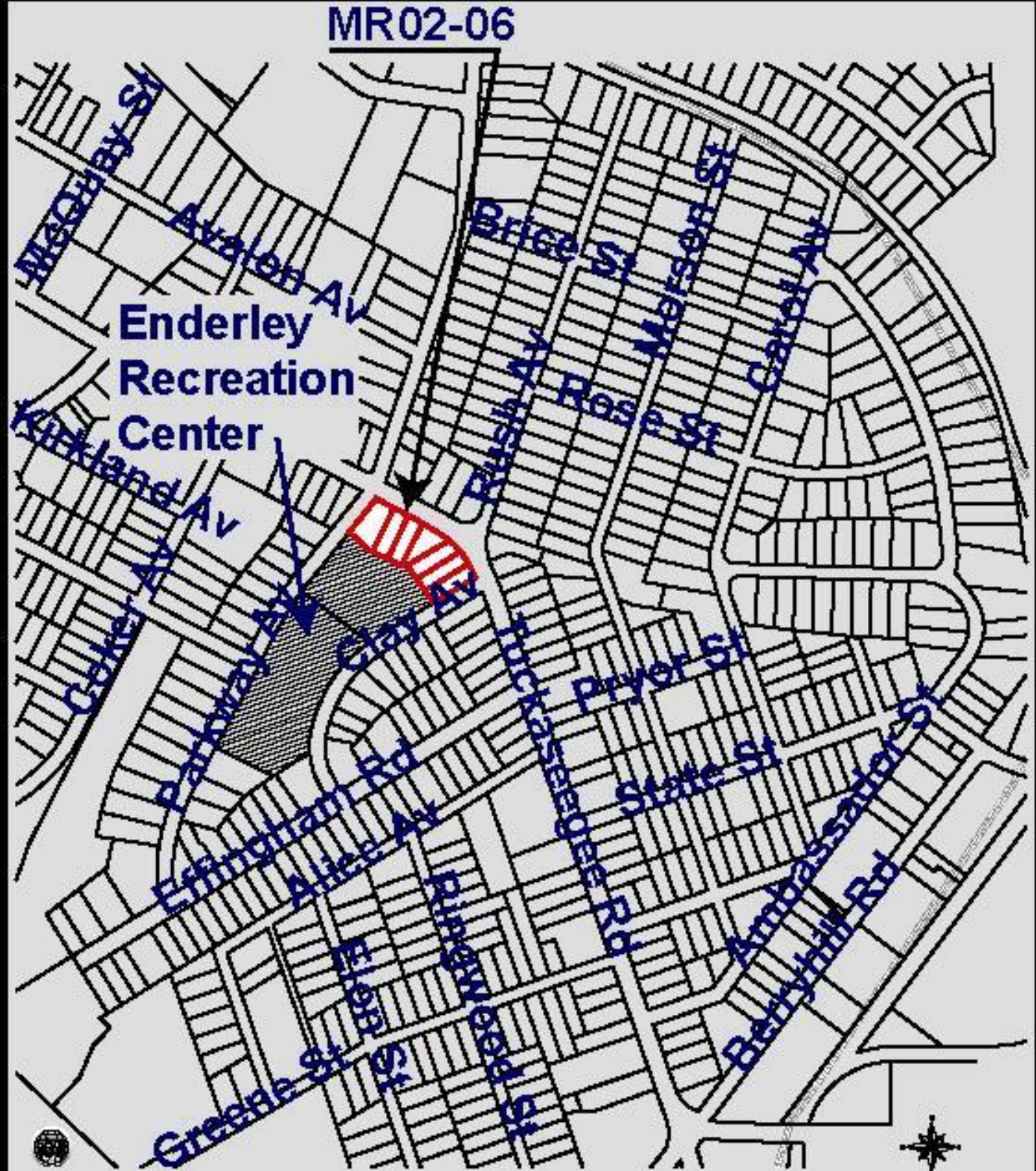
ESTIMATED PROJECT COMPLETION DATE: There are \$3 million dollars COP funds available for the construction of the recreation facility. The completion is scheduled for July 2003.

JOINT USE TASK FORCE REVIEW COMMENTS: This matter was discussed at the April 3, 2002 Joint Use Task Force meeting, and no substantive joint use comments were offered.

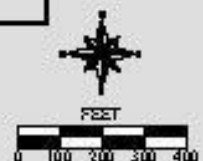
CMPC STAFF RECOMMENDATION: Staff recommends approving this mandatory referral with the condition that Parks and Recreation actively pursue relocating these housing units to an alternate location within the neighborhood in order that this affordable housing stock is not lost to the neighborhood. This could be done with the help of Neighborhood Development or other non-profit organizations. Further, planning commission staff should be involved in the site design on this project in order to ensure that the new building has an appropriate presence in the overall streetscape of Tuckaseegee Road.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee approved the staff recommendation by a 6-0 vote.

Mandatory Referral: MR02-06



Produced by the Charlotte-Mecklenburg Planning Commission, March 2002.



MANDATORY REFERRAL:

**ENDERLY RECREATION CENTER SITE EXPANSION
MCPR MR02-06**

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. Initiating Department: County Real Estate Services

Date: March 1, 2002

Submitted By: Mark P. Hahn, RES

Department Representatives: Nancy Brunnemer, RES

II. Project Name: Enderly Recreation Center Site Expansion

III. Location and Description of Project: Properties to be acquired include seven (7) residential lots along the southwestern side of Tuckaseegee Road. All lots directly adjoin the existing Enderly Recreation Center property. Tax parcels included are: 065-048-01, -02, -03, -04, -05, -06 and -07; a total area of +/- 1.5 acres.

IV. Project Justification/Need: The addition of these seven lots will provide visibility and a presence on Tuckaseegee Road for the new recreation center. The current facility is tucked within the Enderly Park neighborhood. The existing site is approximately 7 acres in size, including a 4.7-acre school tract conveyed to the County by CMS last year.

V. Project Status (check all that apply):

NOTHING DONE BUT THIS REPORT		Land not yet acquired	X
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

VI. Proposed Development Schedule:

Task	Begin	Completed
Planning	In process	
Land		
Construction		

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) N/A

VII. Relation of this proposal to other public projects: (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?) This property is needed to round out the site for a new recreation center to serve this inner city neighborhood in Central Park District I .

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) Appraisals are being obtained to determine the fair market values to be used in negotiations.

VIII. Assistance Funds: (If state or federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance.) N/A