

MANDATORY REFERRAL REPORT #00-37
CHARLOTTE -MECKLENBURG PLANNING COMMISSION
Redevelopment of the Hal Marshall Center

Project Location:

The property is located in the Center City and is bound by North Tryon Street, Ninth Street, Eleventh Street and Brevard Street. It is currently the site of the Mecklenburg Engineering and Building Standards Department, the morgue, and the former City bus maintenance site. (see attached map)

Project Proposal:

The County, the City of Charlotte, and the Charlotte Center City Partners have teamed to develop a request for qualifications and a request for proposals to create an urban village on this site. The property is being marketed to development groups for possible sale. The terms of the property disposition would be based on the agreements reached with the elected officials after the R.F.P. process is completed.

Project Justification:

On May 8th and 9th the City Council and County Commission adopted the Center City 2010 Vision Plan. This joint planning effort by the City of Charlotte, County Commission, and the Charlotte Center City Partners recommended that an urban village be created on the subject properties. This request is in response to the adopted plan's recommendation. The development being sought will be a mixed use retail/office/residential community.

Relationship to Other Public and Private Projects:

The property is uniquely situated between First and Fourth Wards, at a gateway to North Tryon Street, along the future trolley/ light rail line, and next to many of Charlotte's cultural facilities. The proposed disposition of the property is being structured to enable the site to connect and relate to these adjacent issues.

Project Impact:

Development of this tract of land will enable the City and County to implement the goals of the 2010 Vision Plan. The net result will be additional Center City living units, increase in tax revenue from the land, opportunity for more retail, and the potential for increasing cultural facilities. The new urban village is envisioned to be a mixed-use center that will add vitality to the Center City.

If the land is sold to the private sector, space will need to be found for the employees currently working in the Marshall Center facilities. This site is zoned UMUD which allows for urban mixed use development.

Project Cost:

On October 24, 2000 a joint meeting between the City Council and the Board of County Commissioners has been scheduled to discuss the value of the land. It is not possible at this time to identify even an estimate of the project cost, as the developer and project have not been selected.

Staff Recommendation:

Staff recommends proceeding with the RFP process and development of the site. Moving forward with the process will enable the City/County to utilize the property for the good of the community. The envisioned development will create an addition to the community that might otherwise not happen with an outright sale of the property. This process is trying to assure the property gets developed and does not get land banked.

Planning Commission Recommendation:

The Planning Committee voted 5-1 in favor of approving staff's recommendation as presented. Yeas: Chairman Anderson, Vice-chairperson Hopper, and Commissioners Chandler and Wilson-Allen. Nays: Bruno

Commissioner Bruno stated that it was his minority opinion that it was really not a mandatory referral that it is a procedural error.

