

MANDATORY REFERRAL REPORT NO. 01-16
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ACQUISITION OF PROPERTY BY PARK & RECREATION
WINGATE NEIGHBORHOOD PARK
MAY 2001

PROJECT LOCATION

The subject properties, tax parcel numbers 115-015-01 thru 06 and 115-015-11 thru 17 are bounded by Wingate Avenue, Dodge Avenue, Craddock Avenue and Mayfair Avenue. The 3.3 acres are located in the Wingate neighborhood.

PROJECT PROPOSAL

This property is proposed to be transferred from the City of Charlotte to Mecklenburg County for the development of the Wingate Neighborhood Park.

PROJECT JUSTIFICATION

Substantial rehabilitation and new home construction is planned and underway for this fragile neighborhood through the City's housing program. The park should complement this effort to enhance the area's livability. Additionally, this project is part of the effort to provide public open green space for residents convenient to their homes with appropriate amenities for outdoor recreation use.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The Wingate neighborhood is a target area for the City's Neighborhood Development Housing Services Division. The City has been instrumental in the development of housing in the Wingate neighborhood. A neighborhood park in this location will enhance the improvements being made in the neighborhood.

These properties are zoned R-8 and R-22MF and the Wingate Neighborhood Action Plan identifies this area as an appropriate location for a neighborhood park. Additionally, Neighborhood Development and neighborhood leaders participated in a neighborhood assessment/input process and the neighborhood requested that a park be developed on this site.

PROJECT IMPACT

The transfer of this property for the development of a park will provide outdoor recreational facilities to the residents of the Wingate neighborhood.

PROJECT COST

This property will be conveyed to Mecklenburg County by the City of Charlotte.

JOINT USE TASK FORCE COMMENTS

This proposal was presented to the Joint Use Task Force at their May 2, 2001 meeting. There were no comments from the Task Force.

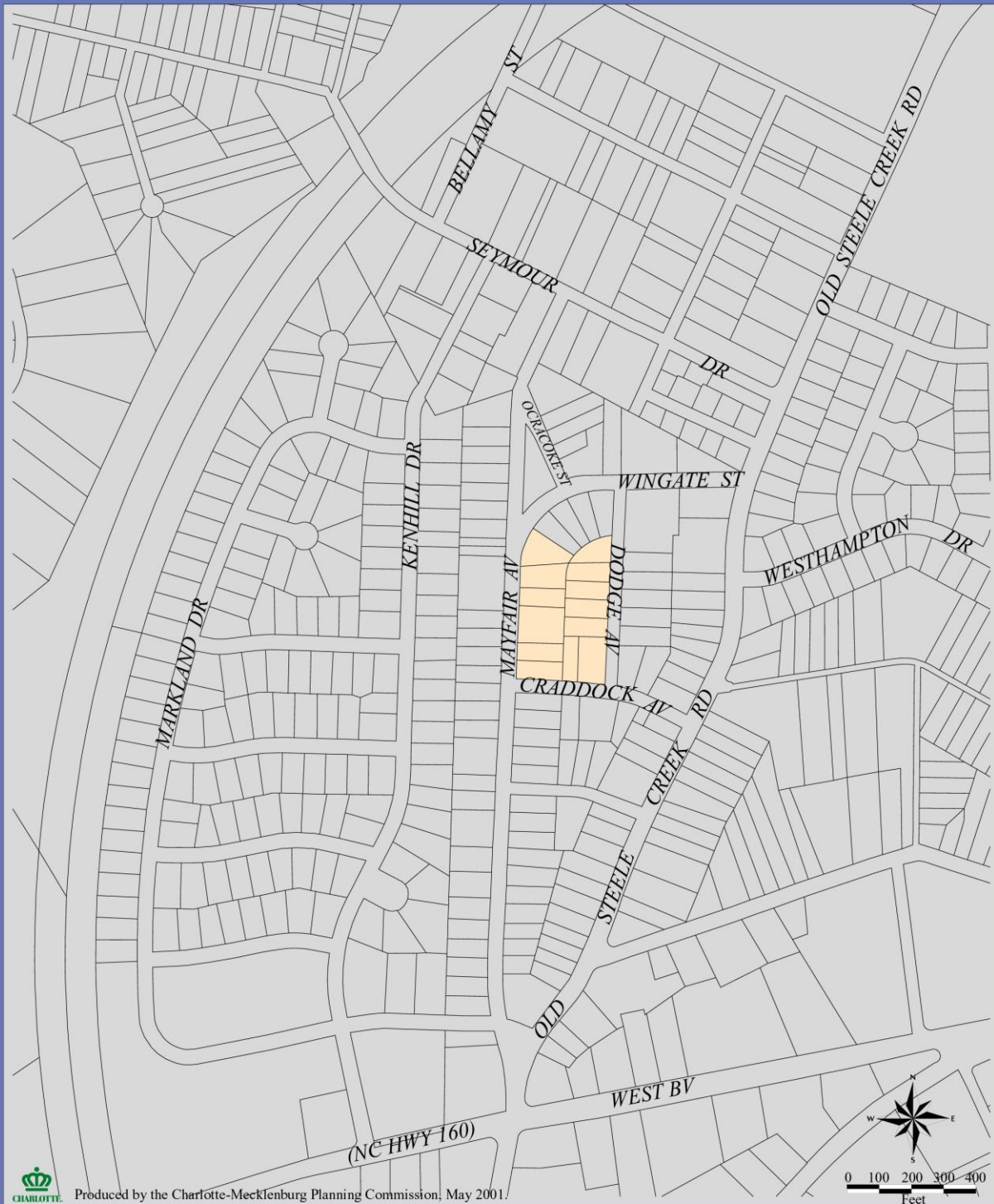
STAFF RECOMMENDATION

Staff supports the transfer of this property from the City to the County for the development of a park.

PLANNING COMMITTEE RECOMMENDATION

Approve 5-0 on condition that the last four parcels on the block also be acquired for the park.

Mandatory Referral: MR01-16



MANDATORY REFERRAL:

ASSEMBLAGE FOR WINGATE NEIGHBORHOOD PARK

MCPR MR #01-16

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: Mecklenburg County Park and Recreation Department

Date: April 2, 2001

Submitted By: R. Wayne Weston, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: Assemblage for Wingate Neighborhood Park

III. Location and Description of Project: The subject area in the Wingate neighborhood off Old Steele Creek Road, a target area for the City's Neighborhood Development Housing Services Division. The City plans to convey the following 13 tax parcels to the County for a neighborhood park: 115-015-01, -02, -03, -04, -05, -06, -11, -12, -13, -14, -15, -16 & -17. This site is bounded by Wingate Avenue, Dodge Avenue, Craddock Avenue and Mayfair Avenue. (Excluded from the conveyance are Tax Parcels 115-015-07, -08, -09 and -10.) The area within the assemblage is approximately 3.3 acres. (See Map.)

IV. Project Justification/Need: Subject property is to be developed as a neighborhood park as requested through an assessment/in-pu process with neighborhood leaders and ND.

V. Project Status (check all that apply):

Nothing done but this report		<i>Land not yet acquired</i>	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		
Land	Acquire for future park/open space	
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 project is part of the effort to provide public open green space for residents convenient to their homes with appropriate amenities for outdoor recreation use. Substantial rehabilitation and new construction is planned for this fragile neighborhood through the City's housing program. The park should complement this effort to enhance the area's livability.

The park would function better in terms of operations, safety and aesthetics if all of the property bounded by the above streets were included in this public open space. At less than 3 ½ acres, the site is well under the size range (15 to 25 acres) recommended in the 1989 *Charlotte Mecklenburg Parks Master Plan* for neighborhood parks. If all of the property were included, the space created would be visible from all directions; "eyes" on the park would greatly enhance safety for its users. In addition, there is likely to be conflict over time between park activities and owners of the homes on the four lots. For such a small park, the site would simply work better if all of the lots were included in the park. The County is willing to purchase these lots.

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) Land to be conveyed to the County for the park by the City of Charlotte. The County would be willing to purchase the remaining four lots at market value.

IX. 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