

MANDATORY REFERRAL REPORT NO. 01-24

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

TRANSFER of PROPERTY for NEW RECREATION CENTER and RELATED OUTDOOR FACILITIES in ENDERLY PARK NEIGHBORHOOD

PROJECT LOCATION

The subject properties are located off Tuckaseegee Road on Clay Avenue and include tax parcels 065-048-20 and 065-049-11.

PROJECT PROPOSAL

Once the CMS parcels are transferred to the County, the old school facility will be demolished. The entire site (the two parcels proposed for transfer in addition to the adjoining existing recreation center) will be master planned for a new recreation center and related outdoor facilities, containing a total of 6.97 acres. The existing recreation center will be demolished in conjunction with redevelopment of these parcels.

PROJECT JUSTIFICATION

The existing recreation center is outdated as is the old school building on the CMS property. The new center will be developed and programming needs will be identified through Parks and Recreation's standard community workshop process. The Central District Plan proposes this area be developed with single-family residential uses.

A new recreation center would be a proposed land use which would be consistent with those proposed in the Central District Plan.

PROJECT IMPACT

The proposed land exchange will allow development of a new master planned recreation center serving the needs of the surrounding neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This project is part of an ongoing process to expand and update older, under-sized facilities to meet the recreation needs of today's population. The development of a modern recreation center in the Enderly Park neighborhood represents an investment that supports policies to stabilize and upgrade this area and other similar declining areas in the city's central core. (Enderly Park is classified as a "fragile" neighborhood in the "Charlotte Neighborhood Quality of Life Study, 2000".)

The Housing Authority has expressed an interest in looking at this building to analyze its potential for reuse as affordable housing units. The Historic Landmarks Commission has also expressed an interest in determining whether the building, part of which was built in 1935, has potential to be designated as an Historic Landmark.

PROJECT COST

There are no direct costs which would be involved in this transaction. The CMS property will be transferred to the ownership of Mecklenburg County.

STAFF RECOMMENDATION

Staff recommends deferring a decision of this Mandatory Referral to allow the opportunities for the Housing Authority and The Historic Landmarks Commission to evaluate the potential use of this property for affordable housing and to assess its historic significance. Staff further recommends that Park and Recreation meet with these organizations to address these issues. .

Additionally, staff recommends exploring the possibility of a pedestrian/bicycle connection/link with Enderly Park, which is located southwest of the proposed recreation center.

PLANNING COMMITTEE RECOMENDATION

Defer until June 4, 2001 by a vote of 5-0.

6/4/01: recommend approval (6-0) of amended staff recommendation.

Mandatory Referral: MR01-24



Amended staff report based upon receipt of additional information from the Housing Authority and the Historic Landmarks Commission, which are attached

MANDATORY REFERRAL REPORT NO. 01-24

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

TRANSFER of PROPERTY for NEW RECREATION CENTER and RELATED OUTDOOR FACILITIES in ENDERLY PARK NEIGHBORHOOD

PROJECT LOCATION

The subject properties are located off Tuckaseegee Road on Clay Avenue and include tax parcels 065-048-20 and 065-049-11.

PROJECT PROPOSAL

Once the CMS parcels are transferred to the County, the old school facility will be demolished. The entire site (the two parcels proposed for transfer in addition to the adjoining existing recreation center) will be master planned for a new recreation center and related outdoor facilities, containing a total of 6.97 acres. The existing recreation center will be demolished in conjunction with redevelopment of these parcels.

PROJECT JUSTIFICATION

The existing recreation center is outdated as is the old school building on the CMS property. The new center will be developed and programming needs will be identified through Parks and Recreation's standard community workshop process. The Central District Plan proposes this area be developed with single-family residential uses.

A new recreation center would be a proposed land use which would be consistent with those proposed in the Central District Plan.

PROJECT IMPACT

The proposed land exchange will allow development of a new master planned recreation center serving the needs of the surrounding neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This project is part of an ongoing process to expand and update older, under-sized facilities to meet the recreation needs of today's population. The development of a modern recreation center in the Enderly Park neighborhood represents an investment that supports policies to stabilize and upgrade this area and other similar declining areas in the city's central core. (Enderly Park is classified as a "fragile" neighborhood in the "Charlotte Neighborhood Quality of Life Study, 2000".)

The Housing Authority had expressed an interest in looking at this building to analyze its potential for reuse as affordable housing units but have determined that they have no interest in pursuing the property at this time.

The Historic Landmarks Commission had also expressed an interest in determining whether the building, part of which was built in 1935, had potential to be designated as an Historic Landmark. The Commission, however, determined that the school has no viable future, but documentary photos should be taken of the building so that the appearance and existence of the school can be known by future generations.

(See attached information from and from Robert Drayton, Housing Authority and Dan Morrill, Historic Landmarks Commission.)

PROJECT COST

There are no direct costs which would be involved in this transaction. The CMS property will be transferred to the ownership of Mecklenburg County.

STAFF RECOMMENDATION

Staff recommends approving the transfer of the Enderly Park School Site to the Parks and Recreation Department.

Additionally, staff recommends exploring the possibility of a pedestrian/bicycle connection/link with Enderly Park, which is located southwest of the proposed recreation center.

PLANNING COMMITTEE RECOMENDATION

Approval of amended staff recommendation 6-0 at the Planning Committee 6/4/01 meeting.

Jonathan,

At this point, there is not enough time for us to have anything prepared.

Someone contacted me several months ago about setting up a tour of the property and never called back. We have no interest in pursuing the property at this time.

Bob

-----Original Message-----

From: Wells, Jonathan [mailto:jwells@ci.charlotte.nc.us]

Sent: Tuesday, May 15, 2001 7:54 PM

To: 'n4jffj@aol.com'; Robert Drayton

Cc: Brunnemer, Nancy; Kritzinger, Sandra

Subject: Mandatory Referral: Enderly Park school

At its meeting earlier this evening, the Planning Committee of the Planning Commission voted to defer taking action on the Mandatory Referral pertaining to the transfer of the former Enderly Park school from CMS to Park & Recreation for demolition and subsequent site redevelopment for a park. The Planning Committee voted to defer action until June 4.

I know that you have expressed some interest in and concern with the demolition of this school building. If there is a viable alternate re-use of this building, it would be most appropriate and prudent to develop a redevelopment/re-use program that could be shared with the Planning Committee on June 4 so that it can be considered as they make their recommendation. Nancy Brunnemer and Lisa Valdez from Park & Recreation have offered to contact you for follow-up in this matter. If I can be of any assistance, please don't hesitate to ask.

Jonathan Wells, AICP

Preliminary Assessment Of Preservation Opportunities For Enderly Park or Glennwood School

5/16/01



Glennwood or Enderly Park School was constructed in the mid-1930's to serve the Enderly Park neighborhood off Tuckaseegee Road in southwest Charlotte. In style and form it belongs to a type of traditional design that the Charlotte Public Schools was then employing in other instructional buildings, especially Eastover School on Cherokee Road and Midwood School on Central Avenue, both of which are far better preserved than Glennwood or Enderly Park. Unquestionably, the building has historic significance as one of the principal landmarks of a fast-growing, pre-World War II Charlotte neighborhood. The history of the school is probably rich with fascinating stories. The Historic Landmarks Commission might have contributed to the saving of the building if it had been brought into the planning process at some earlier date.

The prospects for saving the building are bleak, unless substantial amounts of public dollars are spent converting the school to an adaptive reuse. The surrounding neighborhood appears to be less than enticing to private investors, even if the building were designated as a historic landmark or listed in the National Register of Historic Places, thereby bringing substantial investment tax credits into play. Moreover, the majority of the residents of the neighborhood do not seem to have much interest in saving the building.

In short, the dilapidated state of the building, the overall condition of the surrounding neighborhood from an investment perspective, and the disinterestedness of many of the residents suggest that Glennwood or Enderly Park School has no viable future. At the very least, however, documentary photographs should be taken of the building, and the prints and the negatives should be deposited with the Historic Landmarks Commission, so that the appearance and existence of the school can be known by future generations. Dr. Dan L. Morrill, 5/16/01

01-24



Charlotte-Mecklenburg Historic Landmarks Commission

May 11, 2001

John Rogers
Charlotte-Mecklenburg Planning Commission
8th Floor
Charlotte-Mecklenburg Government Center
600 East Fourth St.
Charlotte, N.C. 28202

Dear John:

I understand that there is some threat to the continued existence of the former Enderly Park Elementary School. The Historic Landmarks Commission has a Federal Grant, currently underway, to survey historic school buildings in Charlotte-Mecklenburg. The Survey should be completed by September. It might be prudent to delay action until the results of the survey have been obtained.

Feel free to contact me if you need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dan L. Morrill". The signature is fluid and cursive, with the first name "Dan" being particularly prominent.

Dr. Dan L. Morrill
Consulting Director

Cc: Jeff Bradsher
Amy Gray

