

**MANDATORY REFERRAL REPORT NO. 01- 29**  
**NEW PARK FOR DRUID HILLS NEIGHBORHOOD**

**PROJECT PROPOSAL AND LOCATION:** Mecklenburg County Park & Recreation department proposes to purchase land to develop a new park in the Druid Hills neighborhood. The proposed park site is bounded by Norris Avenue, Holland Avenue, Isenhour Drive, and Poinsett Street.

**PROJECT JUSTIFICATION:** On May 27, 2001 City Council adopted the Statesville Avenue Area Corridor Plan, which includes a recommendation for a park at this location. Currently, there are not any recreational facilities within this neighborhood. For several years, residents have expressed a desire to have a park and other recreational activities within the boundaries of their community. Previously a site was approved for a park on the northern edge of the community, in a less visible area. After further study, it was determined that a more centrally located park would be more desirable. The previous park site will be used for infill housing development

**PROJECT IMPACT:** The acquisition of property on the subject location for a park will require the relocation of some residents in the area. Park & Recreation will work with the City and with the Charlotte-Mecklenburg Housing Partnership to ensure that impacted residents are relocated, wherever possible, within the neighborhood.

The park will provide recreational opportunities for the neighborhood.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** This project is consistent with recommendations in the Statesville Avenue Area Corridor plan adopted by City Council on May 27. Efforts are underway to implement recommendations in publicly adopted plans for the area. This park is the direct result of input received from area residents. As a part of the infrastructure improvements underway in the neighborhood; sidewalks will be constructed in the park.

**PROJECT COST:** Land acquisition will be negotiated based on fair market appraisals.

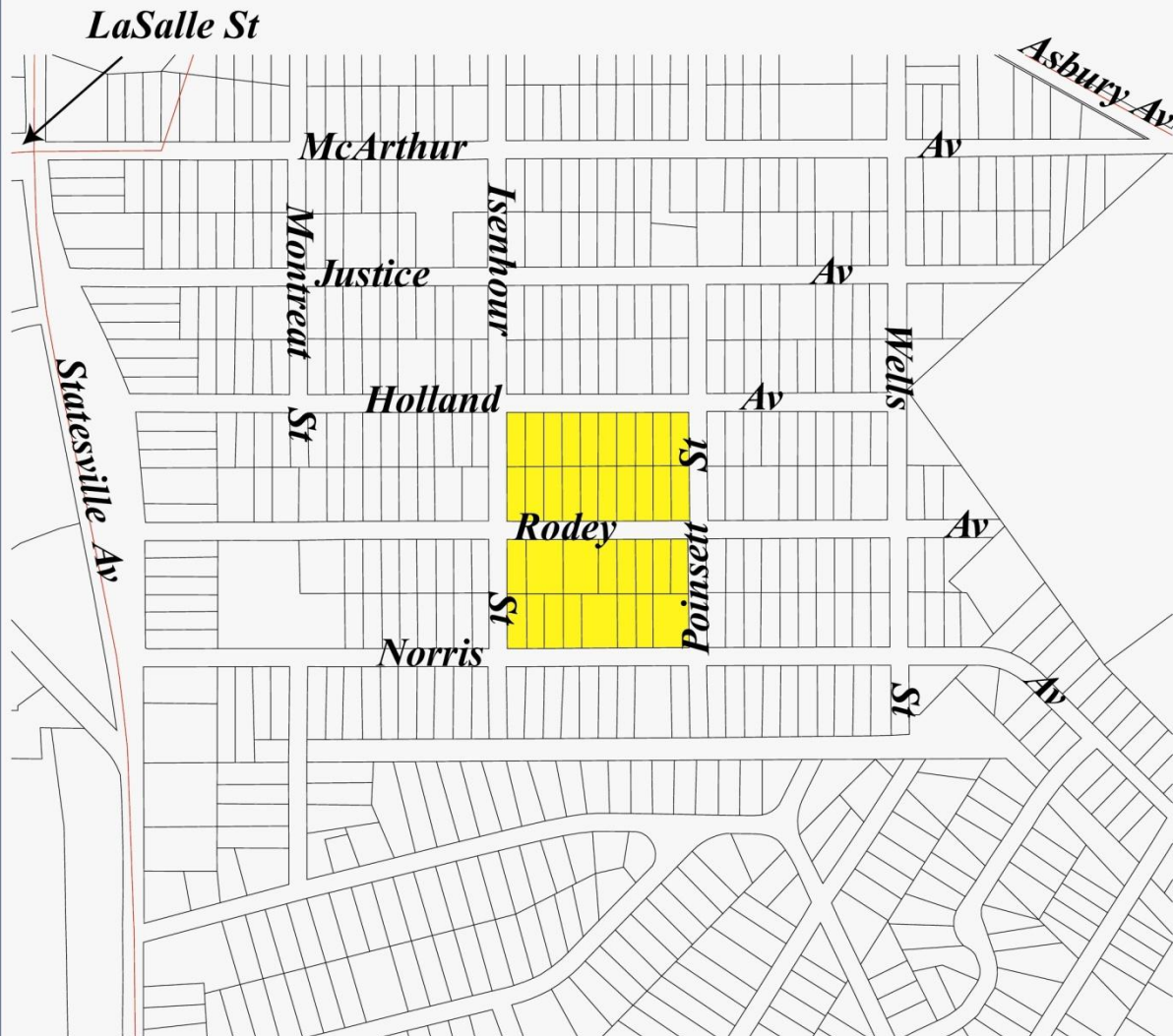
**STAFF RECOMMENDATION:** Staff recommends approval of this mandatory referral to acquire land to develop a park in the Druid Hills neighborhood.

Staff further recommends that Park & Recreation and the Charlotte-Mecklenburg Housing Partnership work cooperatively to minimize adverse impacts to residents as part of the relocation process.

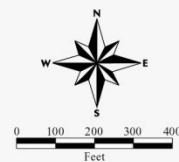
**PLANNING COMMITTEE RECOMMENDATION:**

Approved by a vote of 6-0.

# Mandatory Referral: MR01-29



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.



**MANDATORY REFERRAL:**

**DRUID HILLS NEIGHBORHOOD PARK – NEW LOCATION**

**MCPR MR01-29**

**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:** May 11, 2001

**Submitted By:** R. Wayne Weston, Director

**Department Representative:** Nancy M. Brunnemer, Real Estate Planner

**II. Project Name:** Druid Hills Neighborhood Park – New Location

**III. Location and Description of Project:** The proposed new park site is centrally located in the Druid Hills neighborhood off Statesville Avenue and is comprised of a two (2) block area bounded by Holland Avenue, Poinsett Street, Norris Avenue and Isenhour Street. Thirty-six (36) tax parcels are included in the site: 077-076-01 through 077-076-13, 077-076-15 through 077-076-17 and 077-075-01 through 077-075-20. These tracts would

yield an area just over seven (7) acres with the inclusion of the two-block section of Roddy Avenue (which would be withdrawn from dedication).

**IV. Project Justification/Need:** Druid Hills is a fragile inner city neighborhood lacking a park/open space area that is conveniently and safely accessible to residents. The site proposed in this report will replace an earlier approved site on the northeasterly edge of the neighborhood in the McArthur/Wainright Avenue area. Lots that have been assembled for that site will be utilized for housing in conjunction with the Charlotte Mecklenburg Housing Partnership and/or other agencies. The new site is proposed in the current neighborhood action plan.

**V. Project Status (check all that apply):**

Nothing done but this report		Land not yet acquired	<b>X</b>
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

**VI. Proposed Development Schedule:**

<b>Task</b>	<b>Begin</b>	<b>Completed</b>
Planning	Site plan underway	
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?)** Land acquired for the original neighborhood park site will be made available for housing to partially offset the housing stock/opportunities to be lost at the new park site. Also impacting this neighborhood, Druid Hills Elementary School is to be replaced by a new facility on the existing CMS site. The new school complex will include space for some level of community use for neighborhood meetings that require an indoor facility (to be worked out between neighborhood leaders and CMS). There will be standard outdoor recreation/athletic facilities on the school grounds that will serve the neighborhood during off school hours. The new park site will be planned/developed to complement the outdoor school facilities to provide the neighborhood a more varied array of outdoor recreation amenities. The neighborhood has participated in workshops with park planners and designers to begin planning for the new park site. Based on this process, a small play area is to be developed on two vacant lots at Poinsett Street and Roddy Avenue as soon as these are acquired. The plan for this portion of the site will fit within the overall plan for the two-block land assemblage.

**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