

MANDATORY REFERRAL REPORT NO. 01 - 39
ACQUISITION OF PROPERTY BY
MECKLENBURG COUNTY PARK & RECREATION
HIDDEN VALLEY NEIGHBORHOOD PARK EXPANSION

PROJECT PROPOSAL AND LOCATION: This proposal is by Mecklenburg County Park and Recreation to acquire three properties, tax parcels 089-103-04, 089-211-18, and 089-211-11, (approximately 4.4 acres) for the expansion of the Hidden Valley neighborhood park site. These parcels are located off of Cinderella Road and Bilmark Drive in the Hidden Valley neighborhood. Additionally, this site is contiguous to the proposed Charlotte-Mecklenburg Schools middle school site, which is located off of North Tryon Street.

PROJECT JUSTIFICATION: Neighborhood parks are designed to be accessed by pedestrians and/or bicyclists rather than by automobiles. The addition of these tracts will expand the park site and provide additional pedestrian access to the site. The subject properties will provide pedestrian access from the southeastern area of the neighborhood.

PROJECT IMPACT: In addition to expanding the Hidden Valley neighborhood park site, the acquisition of these parcels will provide pedestrian access to the park from an area of the neighborhood that currently lacks access to the site. The acquisition of these parcels will allow for street frontage of the park, making the park more accessible and providing a greater sense of security. This expansion will also allow for additional park/recreation space to be utilized by the students of the adjacent proposed middle school site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: Since this site is contiguous to the proposed middle school site, Park and Recreation and Charlotte Mecklenburg Schools are working together to maximize the property's opportunities and meet objectives for both the school and park purposes.

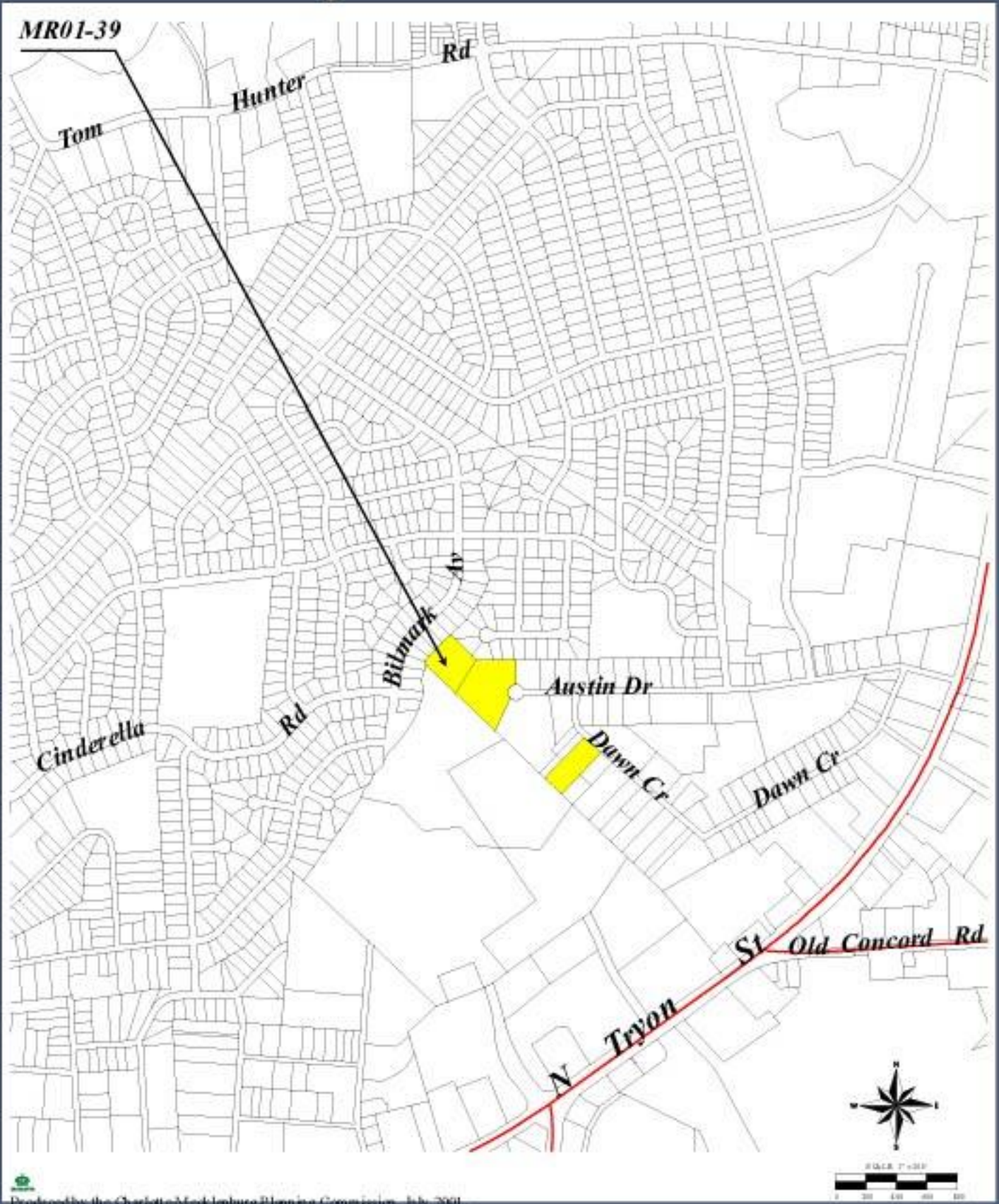
The Hidden Valley Neighborhood Plan (September, 2000) recommends that more parks/open space be provided for the neighborhood. The plan also suggests that park sites should be easily accessible by neighborhood residents, have street frontage, houses fronting on the park, and other active areas to create a sense of security.

PROJECT COST: Market appraisals will be the basis for negotiations to acquire these parcels.

STAFF RECOMMENDATION: Staff supports the purchase of this property for the expansion of the Hidden Valley neighborhood park site.

PLANNING COMMITTEE RECOMMENDATION: Approved, 5-0.

Mandatory Referral: MR01-39



MANDATORY REFERRAL:

HIDDEN VALLEY NEIGHBORHOOD PARK SITE EXPANSION

MR01-39

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: June 26, 2001

Submitted By: R. Wayne Weston, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: Hidden Valley Neighborhood Park Site Expansion

III. Location and Description of Project: The subject property includes some or all of Tax Parcels 089-103-04, 089-211-18 and 089-211-11. These parcels are contiguous to northeastern boundary of the 19-acre neighborhood park site off Bilmark Drive and Cinderella Road in the Hidden Valley subdivision. Total area within all three tracts is approximately 4.4 acres.

IV. Project Justification/Need: The addition of these tracts will expand the park site and provide pedestrian access to an adjoining neighborhood off Austin Road/Dawn Circle. Neighborhood parks are designed to be accessed by pedestrian and/or bicycle rather than by automobile. Addition of the subject property will open the park site to an adjoining neighborhood.

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 | For park site is in early stages | |
| 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?).
Park staff planners are working with CMS re the whole site (middle school and neighborhood park) to attempt to maximize the property's opportunities and meet objectives for both school and park purposes.

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) Market appraisals will be the basis for negotiations to secure these properties.

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

School Site Existing Park Site Subject Parcels for Expansion

