

MANDATORY REFERRAL REPORT NO. 01- 41
Assemblage for West Park

PROJECT PROPOSAL AND LOCATION: The property is located in the area bordered by West Trade Street, Graham Street, Second Street, Popular/Third Street and Mint Street. It includes ten tax parcels: these include: 073-111-04, 073-112-05, 073-172-08, 073-023-01, 073-026-02, 073-26-01, 073-113-02 and 073-113-06, 073-113-05 and 073-113-04. The area within the assemblage is approximately fifteen (15) acres. (See Map.)

PROJECT JUSTIFICATION: Subject property is to be assembled and developed as a park as recommended in the *Center City 2010 Vision Plan*. The plan designated this as the “West Park” site, one of several parks proposed for the area within the I-277 loop.

PROJECT IMPACT: The 2010 *Center City Vision Plan* describes the West Park as a component of a larger Sports and Entertainment District. The plan states the park should serve a variety of needs. It states “ *The park should be developed along with new housing to provide leisure and recreation spaces. Between two and three blocks in area, West Park should be located between Ericsson Stadium and a proposed arena/train station complex. Due to its proximity to sports venues, this open space becomes the obvious location for large community celebrations and festivals. This site offers a significant opportunity to incorporate underground public parking into the park’s design, as demonstrated at Union Square in San Francisco and Post Office Square in Boston. As an additional benefit, West Park will offer a prime address for high density residences in this underdeveloped section of Center City.*”

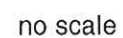
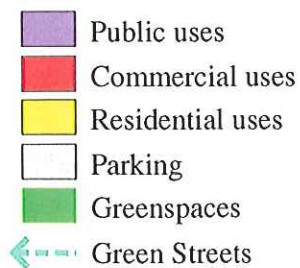
The assemblage of properties being sought by the County suggests modification to Third and Fourth Streets will be needed to facilitate the creation of a park. The County needs to coordinate with CDOT on approval of a traffic management plan.

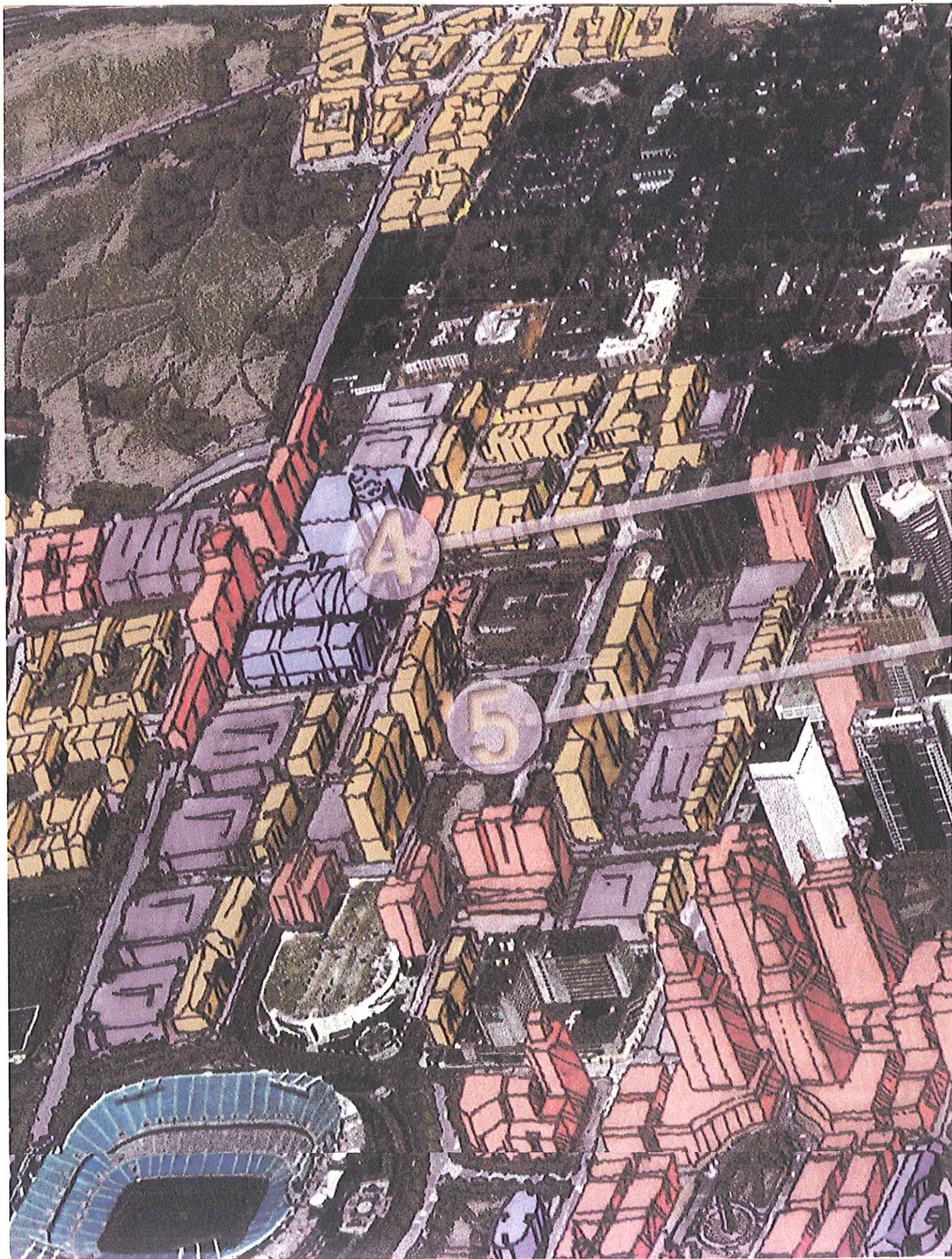
Planning staff continues to be concerned over the size of the proposed park as it relates to the area and the areas capacity to have complimentary residential development.

The assemblage of properties being sought by the count suggests modifications to Third and Fourth Streets will be needed to facilitate the creation of a park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: The sites being pursued for purchases are in close proximity to the proposed Charlotte Multi-Modal Station. The NCDOT Rail Division’ project is targeting a facility on the site bound by the railroad, Trade Street, Fourth Street, and Graham Streets. Should this project get built, it could have a direct effect on the success of the park. If development occurs around the park as recommended in the *2010 Center City Vision Plan*, the station could have a positive influence in the way people are able to interact with the transit facility and the park. If the development does not occur around the park, it has the potential of becoming undesirable and unsafe.

One of the parcels being recommended for purchase is the Jonas Federal Court House. Planning staff questions the efforts to purchase the site, as the City is currently in negotiations for the property. Staff would recommend that coordination occur between the County and City on the purchase of this Federal land. It is important that the County’s desire to purchase this property not conflict with the ongoing discussions between the City and Feds.





The project area traverses the Popular Street “greenstreet” as defined in the Center City 2010 Vision Plan. The necessary street modifications necessary to implement these pedestrian oriented concepts need to be addressed by the County.

PROJECT COST: The County has stated the property will be procured using market appraisals as the basis for negotiations and in determining land costs for the project.

STAFF RECOMMENDATION: Approval of land assemblage for West Park subject to the following conditions:

The County needs to coordinate with CDOT on approval of a traffic management plan.

It is recommended that Parks and Recreation Department collaborate with the Charlotte Mecklenburg Planning Department in the preparation of both a Park Master Plan and a surrounding area land use / urban design plan. This planning effort needs to build off the beginning work that was initiated by the arena/park workshops and charettes. It is further recommended that the vision, development principles and design guidelines of the Center City 2010 Plan be used as the framework for detailed park and land use planning.

Any designs should comply with the CPTED (Crime Prevention Through Environmental Design) standards. In doing so, the Charlotte Mecklenburg Police Department need to be included in the planning process.

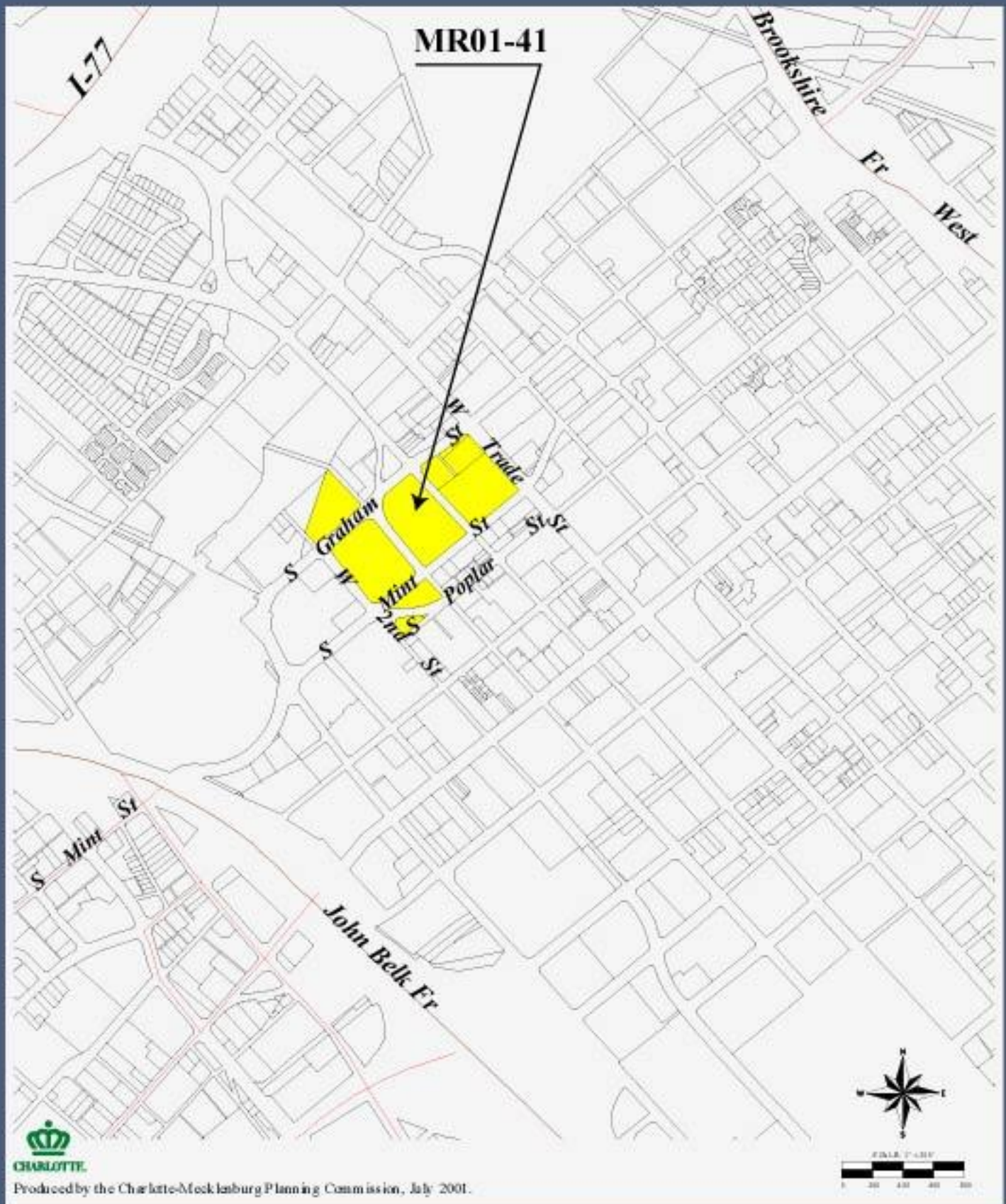
The County needs to coordinate with CDOT on approval of a traffic management plan.

The County needs to work in collaboration with the City’s Engineering and Property Management Division on property acquisitions.

Finally, it is recommended that the final park size and configuration be determined through the joint park and land use planning.

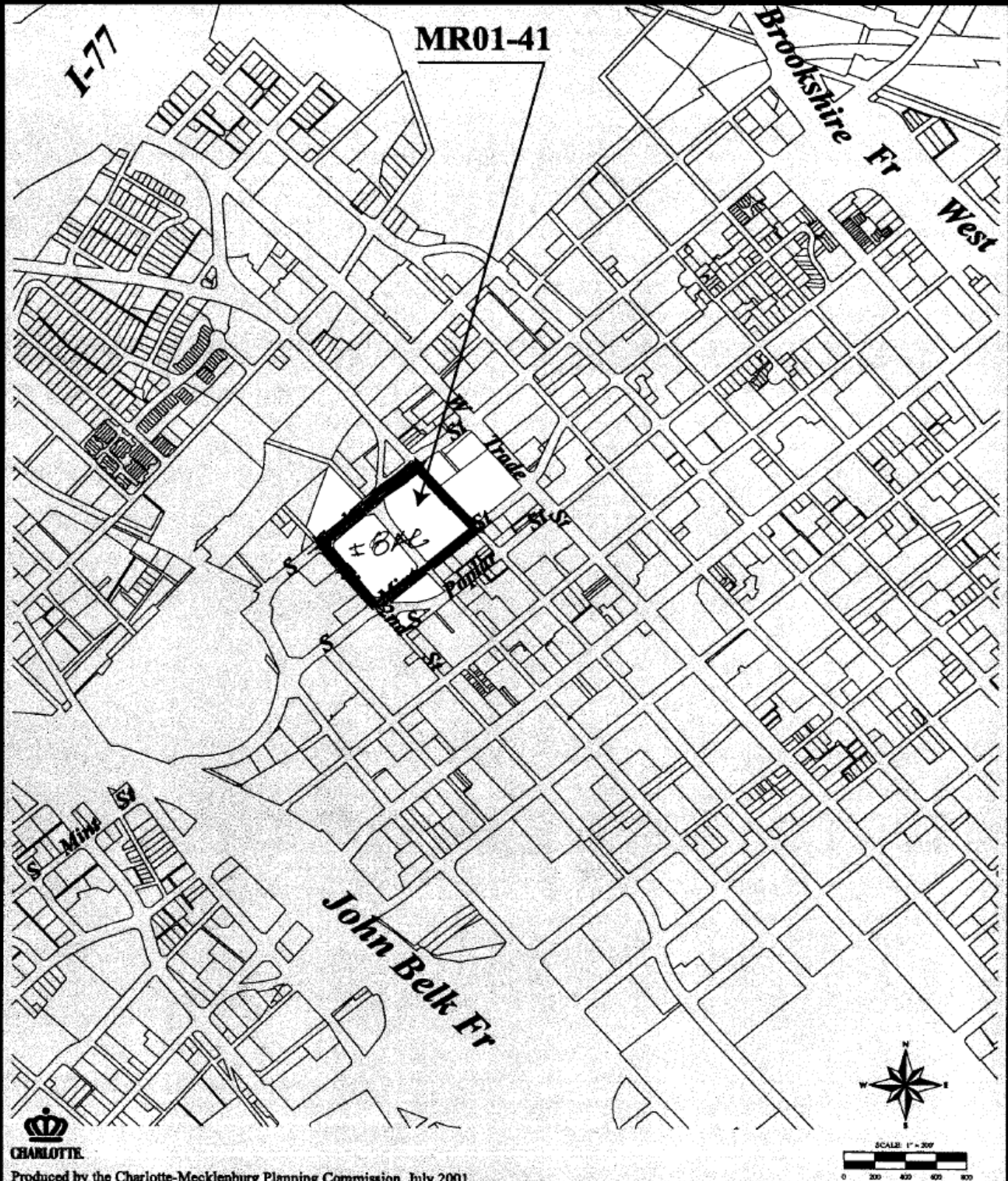
PLANNING COMMITTEE RECOMMENDATION: Recommend approval of the purchase of eight acres only (p.i.d.’s 07311104 and 07311205) subject to all the conditions recommended by staff.

Mandatory Referral: MR01-41



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

Mandatory Referral: MR01-41



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

MANDATORY REFERRAL:

WEST PARK SITE ASSEMBLAGE

MR01-41

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: West Park Site Assemblage

III. Location and Description of Project: The subject properties are Tax Parcels 073-111-04, 073-112-05, 073-172-08, 073-023-01, 073-026-02, 073-26-01, 073-113-02, 073-113-06, 073-113-05 and 073-113-04. Area is bounded by West Trade Street, Graham Street, Second Street, Poplar/Third Street and Mint Street and includes approximately fifteen (15) acres.

IV. Project Justification/Need: The park site represents the concept shown in the *2010 Center City Vision Plan* as one of the uptown/urban open space components expected to provide relief to the otherwise hard-scape of the center city. This park should be the centerpiece of an urban mixed-use area that includes residential and commercial land uses.

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	Should be part of a plan for this portion of the city's core.	
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?). This park should be planned and designed as part of a special project plan that addresses multiple issues including existing facilities, expectations for residential/commercial/office *edges* of the park, transportation, etc. One example of the impact of this project would be the potential reconfiguration of the street system in this area.
- 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

