

**MANDATORY REFERRAL REPORT NO. 01-49**  
**MECKLENBURG COUNTY REAL ESTATE SERVICES DEPARTMENT**  
**PROPOSED SALE OF LAND ON SOUTH GRAHAM STREET**

**PROJECT LOCATION:** The subject properties include all of Tax Parcels 073-162-01, 073-162-02, 073-161-01, 073-161-03 and 073-161-06, a total area of 1.595 acres. This assembled site is located on the northerly side of South Graham Street at West Fourth Street and is bisected by West Third Street.

**PROJECT PROPOSAL:** The proposal is to sell this property.

**PROJECT JUSTIFICATION:** This property was originally acquired to be exchanged with the City to accommodate the sports arena. By the exchange, the County would have secured the 2-block tract between West Fourth, South Mint, South Graham and West Second Streets for a park. After the failure of the arena referendum in June of this year, the County acquired the 2-block tract for a future park. The subject assemblage at Graham Street was never intended for park use. The County now proposes selling the property.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** The properties involved in this referral constitute a portion of one of the alternative sites being considered by the North Carolina Department of Transportation (NCDOT) for a new intercity bus station for Greyhound and/or a new mail handling facility, both as part of the State's Charlotte Multi-Modal Station Project. The Charlotte Area Transit System (CATS) is working with the NCDOT to evaluate the scope and exact configuration of the project.

The County has purchased the 2-block tract mentioned above to serve as a park. To develop a successful park, it will be critical having land uses along Graham Street (including the parcels which are the subject of this Mandatory Referral) that complements the park and buffers the rail line. To ensure this happens, a clearer definition of the park program and design needs to be determined, and clearer recommendations for the subject parcels need to be developed. Without a predefined land use (and corresponding restrictive covenants or other appropriate controls) on the subject property could have an adverse affect on the viability of the future park.

**PROJECT IMPACT:** The Center City 2010 Vision Plan recommends that property surrounding the park mentioned above be developed with mixed use on the first floor and residential above. This will provide the necessary "eyes on the park" that is needed to make the park safe and secure.

**PROJECT COST:** A market appraisal to establish/verify value and the value and the upset bid process will be utilized for the sale of this property.

**STAFF RECOMMENDATION:** Due to the uncertainty regarding future land use for the property and the absence of a park program / design, staff recommends that this request be denied at this time, and that the property be held until these issues are resolved, at which time the Mandatory Referral should be re-submitted.

**PLANNING COMMITTEE RECOMMENDATION:**

November 20, 2001: Defer for 30 days, pending clarification of relevant issues, 5-1.

December 18, 2001: Recommend denial of request to sell, in accordance with staff recommendation, 5-1.

(Note: see attached document, which was distributed at the December 18, 2001 Planning Committee meeting, in response to the Committee's November 20 request for clarification of relevant issues)

## Issues outstanding from the Planning Committee review of Mandatory Referral 01-49.

### (Proposal to sell County-owned land on S. Graham Street)

1. *CATS and NCDOT may have interest in the site for a multi-modal facility for Grayhound and/or mail handling. How does this proposed facility differ from other "multi-modal " facilities being discussed for the uptown area? If this is one potential site, where is the other(s)? What is the timeframe for making a decision on this matter?*

**Answer:** This site is being considered for a facility that would include trains, public bus service, and private buses. This is the only multi-modal facility being discussed for Center City. The N.C. Division of Rails is coordinating this process. They are still in the concept development phase. A decision date has not been determined.

2. *In regards to a previous discussion, Committee members remembered the discussion about the City or County acquiring some land on East Trade Street and then swapping it with the federal government for the old courthouse on W. Trade adjoining the future park site. What's the present status of this transaction?*

**Answer:** The City, County and Federal Government representatives are in the process of negotiating an agreement on the transaction of these properties. In January 2002, the groups should have agreements worked out.

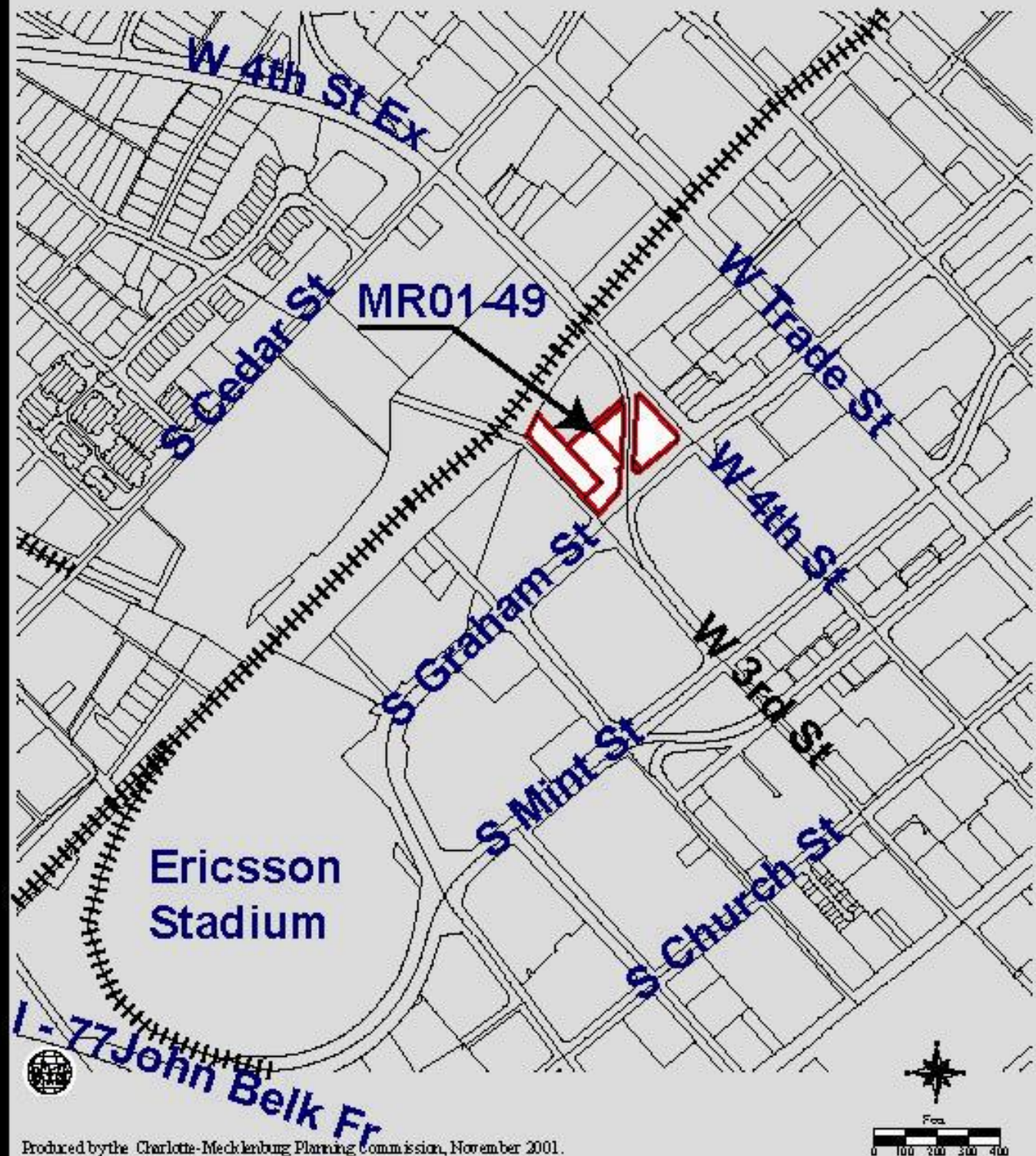
3. *If we are holding out for a small area plan which might create additional development restrictions on this parcel, how do we describe how we might go about developing these guidelines? How would the guidelines differ from/be more restrictive than zoning on the site? How would a planning process for this area proceed?*

**Answer:** After the holidays, staff from Planning and from Parks and Recreation will develop a process for designing the park and planning for the surrounding edges.

#### Staff Recommendation:

Planning Staff recommends against selling this property at this time. Staff recommends that this property not be sold until the above issues are addressed.

# Mandatory Referral: MR01-49



## **MANDATORY REFERRAL:**

### **SALE OF SOUTH GRAHAM STREET PROPERTIES**

**MR01-49**

### **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 Real Estate Services Department

**Date:** October 22, 2001

**Submitted By:** Mark Hahn, Director

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

**II. Project Name:** Sale of Properties on South Graham at West Fourth & West Third Streets

**III. Location and Description of Project:** The subject properties include all of Tax Parcels 073-162-01, 073-162-02, 073-161-01, 073-161-03 and 073-161-06, a total area of 1.595 acres. This assembled site is located on the northerly side of South Graham Street at West Fourth Street and is bisected by West Third Street. The County no longer has a need for the property.

**IV. Project Justification/Need:** This property was originally acquired to be exchanged with the City to accommodate the arena. By the exchange, the County would have secured the 2-block tract between West Fourth, South Mint, South Graham and West Second Streets for a park. After the failure of the arena referendum in June of this year, the County acquired the 2-block tract for a future park. The subject assemblage at Graham Street was never intended for park use. The County now proposes selling the property.

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

<b>Nothing done but this report</b>	<b>X</b>	Land not yet acquired	
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		
Land	Land to be sold for private use	
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?)**

The future use of the subject property, i.e. development by the private sector, will affect the park site between West Fourth, South Mint, South Graham and West Second Streets.

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) A market appraisal to establish/verify value and the upset bid process will be utilized for the sale of this property.

**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

