

**MANDATORY REFERRAL REPORT NO. 01- 53**  
**CHARLOTTE AREA TRANSIT SYSTEM (CATS)**  
**LAND ACQUISITION FOR INDEPENDENCE BOULEVARD PARK AND RIDE LOT**

**PROJECT PROPOSAL AND LOCATION:** The property is 5.5± acres of vacant land located at Independence Boulevard and Sam Newell Road in the Town of Matthews (a portion of tax parcel 193-191-02). The parcel has been cleared and graded as part of other site development activities.

**PROJECT JUSTIFICATION:** The purchase of this property is for Charlotte Area Transit System ("CATS") for the purpose of locating a proposed park and ride lot with approximately 500 - 550 parking spaces, including 11 handicapped spaces of which 2 are van accessible. This property will enable CATS to provide transportation services and promote ridership in southeastern Mecklenburg County.

Currently, CATS has a short term lease agreement (one month termination clause) with Windsor Square Shopping Center that permits transit users to park their cars at Windsor Square behind Sams Club. CATS has recently been informed that Sams Club plans to expand into the area currently leased by CATS and that the lease agreement will likely be terminated in the near future.

There is one bus route that serves this stop, Bus Route 64X, with potential to add future route(s). The property is conveniently located near I-485, Independence Boulevard and Sam Newell Road.

**PROJECT IMPACT:** The property is vacant and is located at a new development site off Sam Newell Road and Independence Boulevard in the East Point Business Park. The acquisition and development of the lot at this location will enable CATS to have a permanent lot allocated to them without having to rely on short-term lease agreements.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** This project falls within the jurisdiction of the Town of Matthews. CATS will need to undertake a rezoning of the property. Town staff is working with CATS to ensure that the design and construction of the lot will conform to Matthews development standards. The proposed site is situated in the southeast transit corridor. This corridor is currently in the MIS phase of the transit study process. It is an asset for the City to have control of a key site that is located within a half mile of a proposed station location.

**PROJECT COST:** Fair market value purchase, appraisal fees, environmental assessment, preliminary design consultant fees and closing attorney fees will constitute acquisition cost.

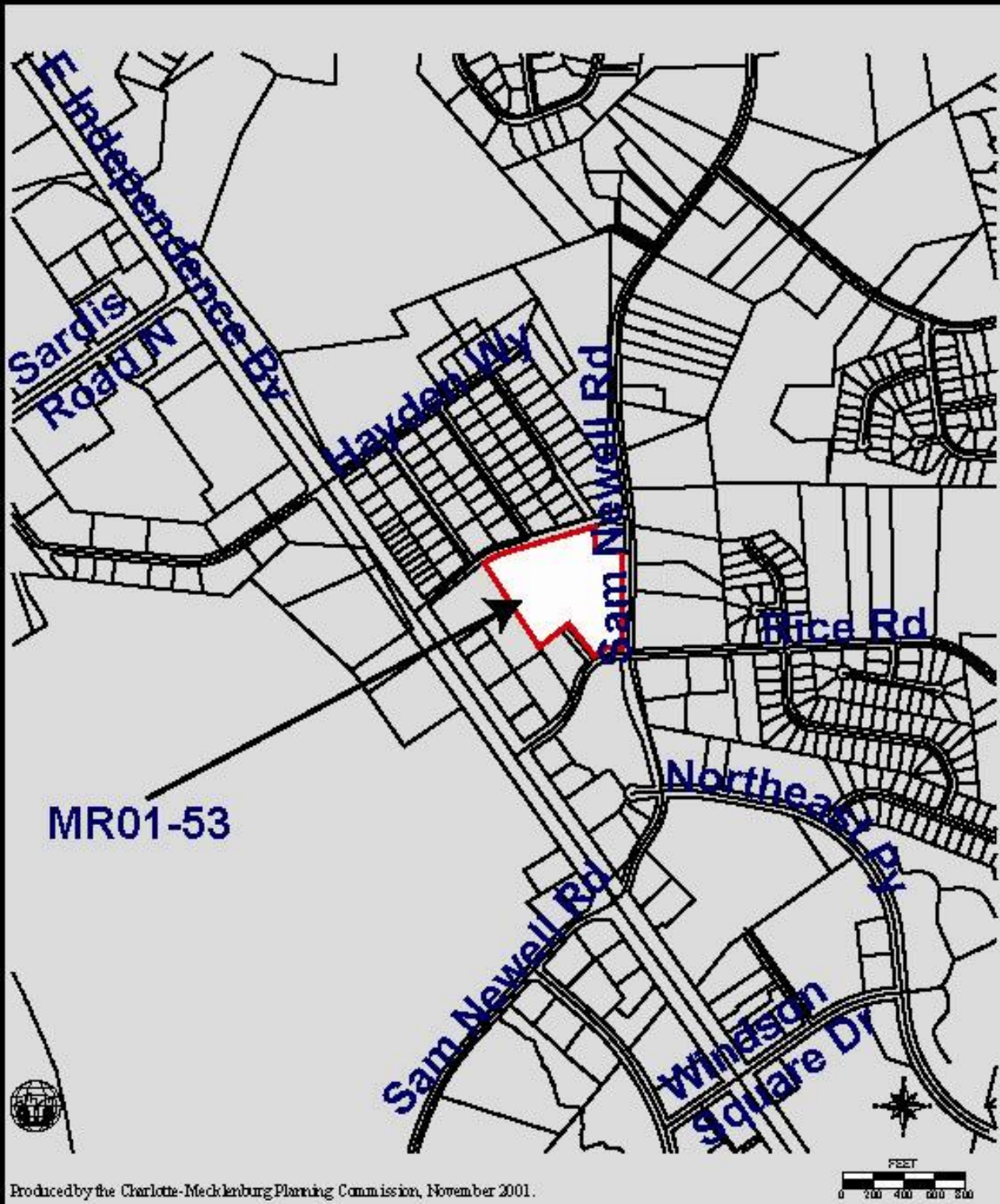
**STAFF RECOMMENDATION:** Staff recommends approval with the following conditions:

1. In the development of this site, CATS should consider providing long-term parking facilities for bicycles. Long-term bicycle parking provides employees, students, residents, commuters and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles. Transit studies from across the nation have shown that the bicycle is one of the most cost effective and energy efficient ways to access transit therefore, encouraging people to use bicycles to access transit should be a priority.
2. CATS should meet the conditions of site development as prescribed by the Town of Matthews. Site design elements that should be taken into consideration include: lighting, buffering/screening, landscaping, ingress/egress, safety and security.

The Joint Use Task Force reviewed this proposal and did not identify any significant joint use opportunities or issues.

**PLANNING COMMITTEE RECOMMENDATION:** Approved (with staff conditions) 7-0.

# Mandatory Referral: MR01-53



**MEMORANDUM**

TO: Charlotte-Mecklenburg Planning Commission

FROM: Kent G. Winslow  
Real Estate Supervisor

DATE: November 30, 2001

SUBJECT: Mandatory Referral for Independence Blvd. Park and Ride  
Lot

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact me at 336-2252 or Diane Johnson at 336-4550 if additional information is required.  
Thank you.

KGW:dj

Attachments

## 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 presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department: Engineering and Property Management Date: November 30, 2001  
\_\_\_\_ Submitted By: Kent G. Winslow Prepared: Diane Johnson, Real Estate Division

II. Project Name: Independence Blvd. Park and Ride Lot

Location and Description of Project: 5.5 acres of vacant property located at Independence Blvd. and Sam Newell Road in Matthews Township (a portion of tax parcel 193-191-02) See attached site map, tax map and Real Estate Detail Summary Report.

III. Project Justification/Need: The proposed purchase of this property is for Charlotte Area Transit Systems ("CATS") and is for the purpose of locating a park and ride lot with approximately 500 - 550 parking spaces, including 11 handicapped spaces (of which 2 are van accessible). This property will enable CATS to provide transportation services and promote ridership in eastern Mecklenburg County.

The property is a portion of (5.5± acres) of a 9.5 acre tract of vacant land and is located in the East Pointe Business Park off Independence Blvd. and Sam Newell Road. The 5.5 acre parcel has been cleared and graded as part of other site development activities.

Currently, CATS has a short term lease agreement (one month termination clause) with Windsor Square Shopping Center to permit transit users park their cars at Windsor Square behind Sams Club. CATS has recently been informed that Sams Club plans to expand into the area currently leased by CATS and that the lease agreement will likely be terminated in the near future.

There is one bus route that serve this stop, Bus Route 64X, with the potential for adding additional route(s).

This property is conveniently located near I-485, Independence Boulevard and Sam Newell Road.

IV. Project Status (check those that apply):

Nothing done but this report \_\_\_\_\_ Land not yet acquired \_\_\_\_\_  
Preliminary plans completed X Land acquisition  
Detailed plans completed \_\_\_\_\_ underway X  
No land acquisition involved \_\_\_\_\_ Land acquired \_\_\_\_\_  
Project under contract \_\_\_\_\_

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	<u>10/01</u>	_____
Land	<u>10/01</u>	<u>04/02</u>
Construction	_____	_____

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

VI. 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?)

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). \_\_\_\_\_ Fair market value purchase, appraisal fees, environmental assessment, preliminary design consultant fees and closing attorney fees.

VIII. 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).

CATS will need to request a rezoning of the property from the Town of Matthews as well as requests a Federal Categorical Exclusion (CE) for the proposed property. The proposed project can be classified as a "transportation corridor fringe parking facility" and as such normally meets federal Council on Environmental Quality's criteria for a Categorical Exclusion. The Federal Transit Authority is the lead federal agency.