

MANDATORY REFERRAL-REPORT NO. 02-29
Sale of Portion of West Park Land for Arena Site

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to sell to the City of Charlotte all of Tax Parcels 073-162-01, 073-162-02, 073-161-01, 073-161-03 and 073-161-06 (+/- 1.595 acres) located on the northerly side of South Graham Street and a portion of both Tax Parcel 073-111-04 and 073-112-05 (+/- 2.662 acres) located along South Graham Street between 4th Street and 2nd Street. The City will utilize these tracts for an arena.

PROJECT JUSTIFICATION:

The City has determined that the above location is the prime site for a new arena facility. The County originally purchased the small tracts on the northerly side of South Graham Street to exchange them with the City to be part of their arena site; the County never intended to use those tracts for park purposes. That portion of the two-block area between 4th Street and 2nd Street that is not sold to the City will be developed as an urban park. Approximately 5.158 acres of that area will remain for the park, not including a portion of 3rd Street to be abandoned. Thus without additional land acquisition, the net area left for the park will be just under six acres.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY: The original park site ("West Park") represented 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. The park was intended to serve as the centerpiece of an urban mixed-use area that would include residential and commercial land uses. In addition to a considerable amount of local/staff review of the subject area, an urban designer, a park designer and an arena designer are now to be charged with evaluating the subject area relative to appropriateness for development as a park/arena combination. The proposed impact on surrounding properties will be included in their analyses.

PROJECT IMPACT:

The immediate area described above was shown as an urban park site in the *2010 Center City Vision Plan*. In support of this plan, the County's Park and Recreation Department plans to pursue green/open space for urban park sites throughout the core within I-277/I-77. The sale of a portion of the above site reduces the original park site somewhat.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property's use as an arena site adjoining an urban park will clearly affect the immediate surrounding area. Many of the issues raised by this proposed park/arena combination will be addressed by the above noted facility designers.

ESTIMATED PROJECT COMPLETION DATE:

Conveyance of the subject land to the City will occur after appropriate approvals have been secured.

It is expected that the arena site will be developed immediately; development of the park site would follow once funds are identified.

JOINT USE TASK FORCE REVIEW COMMENTS:

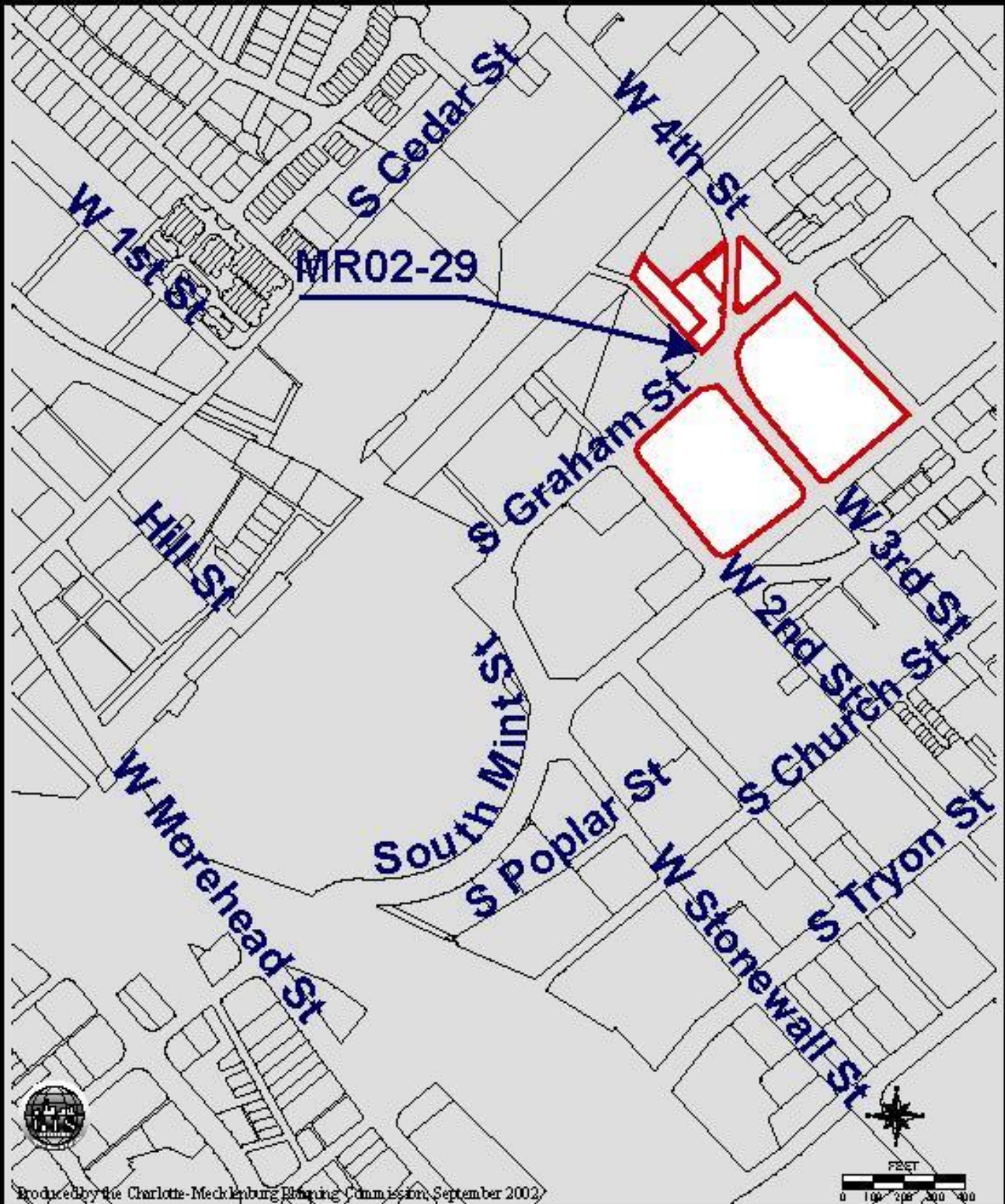
The joint Use Task Force met on September 4, 2002. The following comment was made at the meeting :

Park & Rec comment: if the final decision of the arena/park designers is to re-route Graham Street around the other side of the arena building (opposite from the site it's tentatively showing now), it is requested that a Mandatory Referral recommendation not preclude or limit this option.

CMPC STAFF RECOMMENDATION: CMPC Staff recommends that the property transaction occur. Staff also recommends that the City and County staffs continue to work together with the consultants to develop an arena and park to complement the Third Ward Place goals.

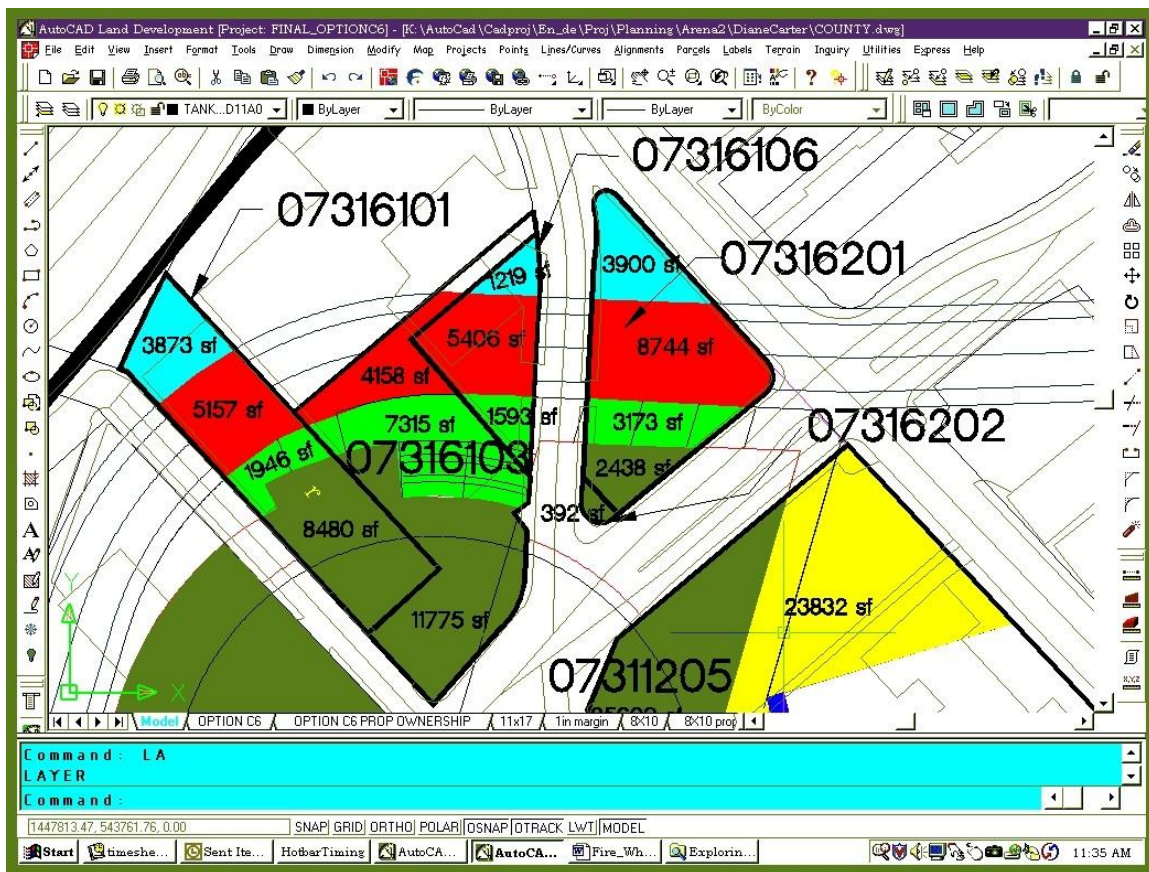
CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee recommended approval by a vote of 6-0 at their September 17, 2002 meeting.

Mandatory Referral: MR02-29



Project Area:

Properties to be conveyed to the City are shown in light blue, red, light green, dark green, yellow and blue.



Subject Area:

Properties to be utilized by the City for the arena are shown on this map in light green, purple, yellow and blue.

The remaining area outlined in black will be used for the urban park:

