

**MANDATORY REFERRAL-REPORT NO. 02-43
ACQUISITION BY CITY OF CHARLOTTE OF LAND IN FIRST WARD
OWNED BY CHARLOTTE HOUSING AUTHORITY**

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte has approached the Housing Authority of the City of Charlotte about acquiring its property in First Ward that is bound by Davidson St. to the west, Sixth Street to the North, Alexander Street to the South and the newly constructed Children's Services Center to the South. The tax identification number of the vacant site is 080-082-15. The City of Charlotte desires to acquire the property to help coordinate the ancillary development which will result from the development of the Federal Courthouse in First Ward, and to help meet the parking requirements of the courthouse.

Property owner	Tax ID #	Description
Charlotte Housing Authority	080-082-15	2.485 acres bound by Davidson, Sixth, Alexander and Children's Services Center

PROJECT JUSTIFICATION:

The City of Charlotte is in the process of exchanging land with the US General Services Administration for the development of a new Federal Courthouse in close proximity to this property. It is felt that there will be a need for ancillary office development (attorneys' offices, etc.) as a result of the development of the courthouse. Additionally, parking for the courthouse will be required in the vicinity, as federal design regulations governing federal courthouse design requires most parking to be developed off-site for security purposes. (The only parking that is planned on the courthouse site would be approximately 60 "secure" spaces for federal judges, etc.) Parking envisioned for this site would also serve to meet the parking requirements of the ancillary development, and could serve as overflow parking for the future arena also being developed in the vicinity. The subject property is strategically located to satisfy these various requirements.

The City has not yet developed a specific development strategy for this site (e.g. RFP, development of parking/turnkey, retention of parking with marketing of office/retail segment, etc.), but regardless of decisions ultimately made in this regard, site ownership and control are essential.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

This proposal is within the boundaries of the First Ward Master Plan adopted by City Council in July of 1997. The site is located within the Courthouse District and the plan indicates that this property is appropriate for office development with ground floor retail. The plan recommends that development should be three to six stories in height, with buildings oriented to the street and on-site parking located on the interior portion of the site. Representatives of the Charlotte Housing Authority indicated that the appropriate City departments are aware of the land use plans and zoning requirements and the intent is to develop the site in accordance with these guidelines and requirements. Specifically, the intent is to "wrap" the parking structure with office and retail uses.

PROJECT IMPACT:

The proposed project would help to implement the First Ward Master Plan and no negative impact is anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project would relate to the potential development considered in the immediate area including the proposed Arena, a new Federal Courthouse, the Children's Services Center, Police Headquarters, and First Ward neighborhood.

ESTIMATED PROJECT COMPLETION DATE:

No date has been determined at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their January 8, 2003 meeting and there were no comments.

CMPC STAFF RECOMMENDATION:

Planning Commission recommends approval of the proposed project and further recommends that the project be developed consistent with the design guidelines found in the adopted First Ward Master Plan.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee recommended approval of this transaction at their January 21, 2003 meeting by a 6-0 vote.

MR 02-43

