

**MANDATORY REFERRAL-REPORT NO. 05-16**  
**Proposed Development of Eastland Community Transit Center on Central Avenue**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte Area Transit System (CATS) proposes the development of the "Eastland Community Transit Center" on 1.378 acres of property owned by Charlotte Eastland Mall LLC, located on a portion of the property at 5471 Central Avenue (parcel 10304130). The property currently is used for parking for the Eastland Mall, and is zoned B-1SCD. The property would be leased from the Mall owner in order to construct the proposed facility.

**PROJECT JUSTIFICATION:**

The Countywide Transit Services Plan adopted in 2001 (adopted by the Metropolitan Transit Commission) calls for creation of a community transit center in the Eastland Mall area. More than two dozen locations within the area were evaluated in an intensive, four year process involving the Charlotte-Mecklenburg Planning Commission, Charlotte Economic Development Department, Charlotte Department of Transportation and community representatives (Eastland Area Strategies Team), prior to reaching consensus on the subject site.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed facility is consistent with the Countywide Transit Services Plan (2001) and is contained within the CATS and City capital budgets.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Eastland Area Plan* (adopted by City Council in 2003) specifically recommended creation of a Community Transit Center, to be a central element of the proposed "Town Center" in the Eastland Mall area. The design of this transit center, as well as additional streetscape improvements along Central Avenue, has been part of a continuing planning process with community organizations proceeding from the *Eastland Area Plan*.

**PROJECT IMPACT:**

This Community Transit Center will provide greatly improved facilities for bus transfers and community circulator bus routes over the present conditions. The present bus stops, on opposite sides of Central Avenue and without sidewalk connections, require extensive pedestrian street crossings in difficult locations. This proposed facility also will improve transit access to Eastland Mall, and provide an attractive civic amenity at the heart of the area. The project received a Categorical Exclusion under the National Environmental Policy Act (NEPA) in 2004.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The project is anticipated to provide a catalyst to other development and enhancements in the Eastland Mall area and is perceived as significantly improving the visual streetscape view of the subject mall property. The design has been coordinated with non-transit City-funded streetscape improvements along Central Avenue between Sharon Amity Road and Albemarle Road. It also has been coordinated with future plans for the Streetcar system planned to run from Uptown to Eastland Mall.

**ESTIMATED PROJECT COMPLETION DATE:**

Completion is anticipated by the end of the fourth quarter of FY 06.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their October 5, 2005 meeting. No comments relative to joint use were made.

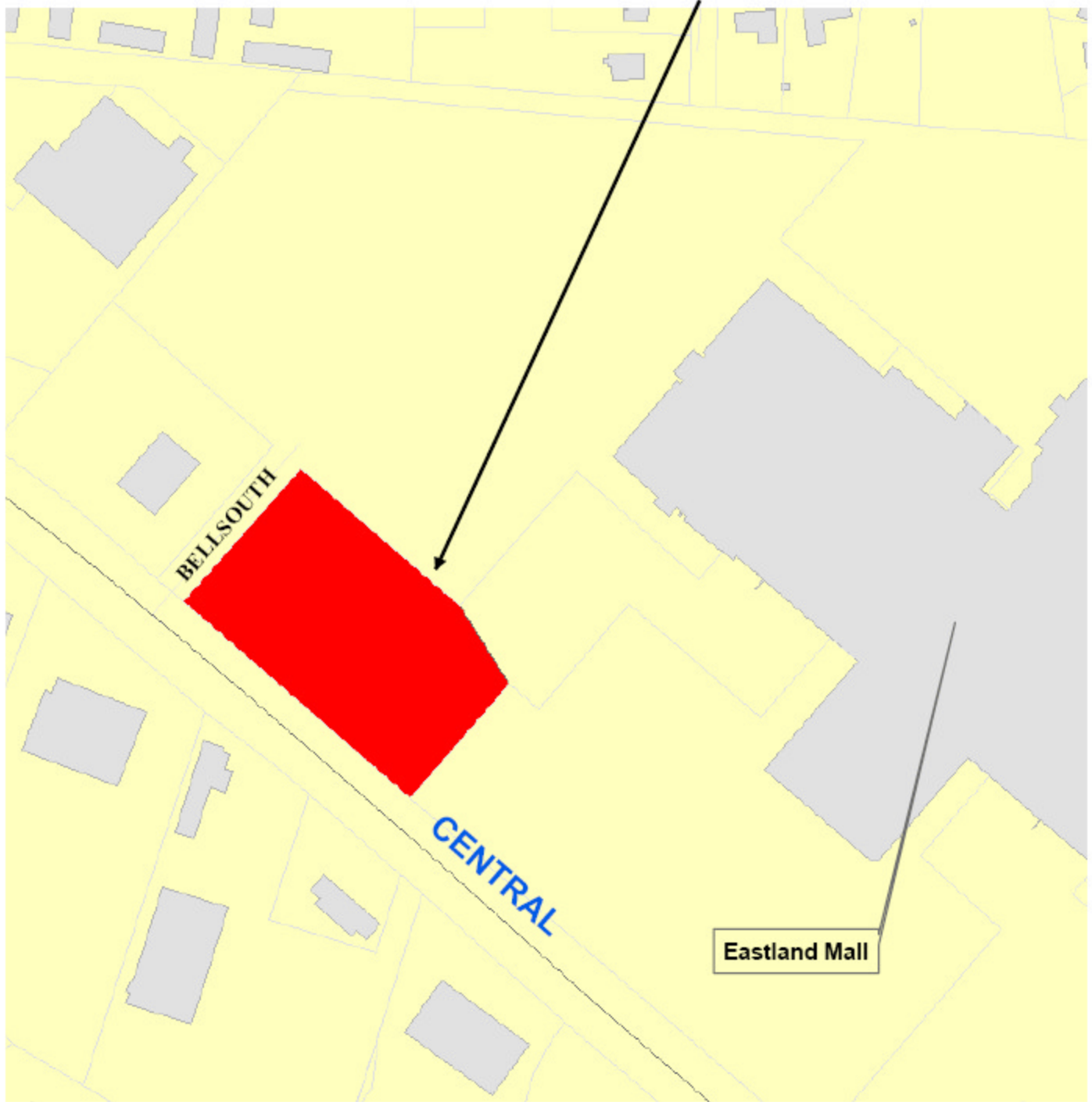
**CMPC STAFF RECOMMENDATION:**

Staff recommends approval of the proposed facility at the proposed location.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**


At their October 18, 2005 meeting, the Planning Committee recommended approval by a vote of 6-0.

# MR 2005-16



## Legend

05\_16

 Feet  
0 85 170 340 510

