

MANDATORY REFERRAL REPORT NO. 07-20

Proposed Sale of County-Owned Land on South Graham Street to Accommodate Charlotte Gateway Station

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes the sale of County-owned property in Uptown Charlotte to the North Carolina Department of Transportation (NCDOT) and to the City of Charlotte. First, it is proposed to sell +/- 21,033 square feet (0.48 acre) of County-owned land to the NCDOT for development of the new Greyhound bus station, intended as a component of the proposed Charlotte Gateway Station (CGS). The site is bounded by West 4th Street and West 3rd Street at South Graham Street and includes portions of Tax Parcels 073-161-03, 073-161-01, 073-161-06 & 073-162-01.

Second, it is proposed to convey a +/- 15,255 square foot area (0.35 acre) of land to the City of Charlotte for road right of way (South Wilkes Place), in connection with that same project.

(In connection with this transaction, the City will also need to convey to the NCDOT a small segment (roughly 0.25 acre) of the current West 3rd/4th Street connector to the NCDOT).

The property is currently vacant and used for surface parking. The zoning under the Charlotte Zoning Ordinance is UMUD (Urban Mixed Use District).

PROJECT JUSTIFICATION:

This project is part of the CGS, a multi-modal complex to be developed by NCDOT and Charlotte Area Transit System (CATS). The County originally acquired the property during discussion of locating the basketball arena at the site currently being proposed for the baseball stadium. This property was intended to accommodate the relocation of S. Graham Street so that a park area could be incorporated into the arena development. (The development of the bus station and the new South Wilkes Place (street) will also require abandonment of the 3rd/4th Street Connector.)

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with and is an outcome product of current center city transportation plans, including the *CATS System Plan* approved by the Metropolitan Transit Commission in May 2006.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed project is consistent with on going discussions between the City, County and the State. A land use plan was developed for the area, but has not been adopted by City Council. This proposal is consistent with the vision of that plan.

PROJECT IMPACT:

Replacement/relocation of the private bus facility incorporated into the CGS facility brings a full range of transportation opportunities (local and inter-city bus, commuter rail, streetcar, inter-city train) to citizens within this single complex. It also serves to replace existing aging facilities currently owned by Greyhound and Amtrak, and will serve as the southern terminus of the CATS north corridor commuter rail line, scheduled to run north to Iredell County.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project will add another transportation dimension to this multi-modal transportation complex. As the southern terminus of the proposed north transit corridor commuter rail project (scheduled for completion in 2012), its presence will be essential to the success of commuter rail in the northern towns.

Additionally, it is reported that Johnson & Wales University intends to build a business school immediately west of the CGS property between West 4th and West Trade Streets.

ESTIMATED PROJECT COMPLETION DATE:

The submitting agency offered no completion timeline. However, completion of this proposed transaction will need to be carefully orchestrated with other critical events associated with the development of the CGS.

JOINT USE TASK FORCE REVIEW COMMENTS:

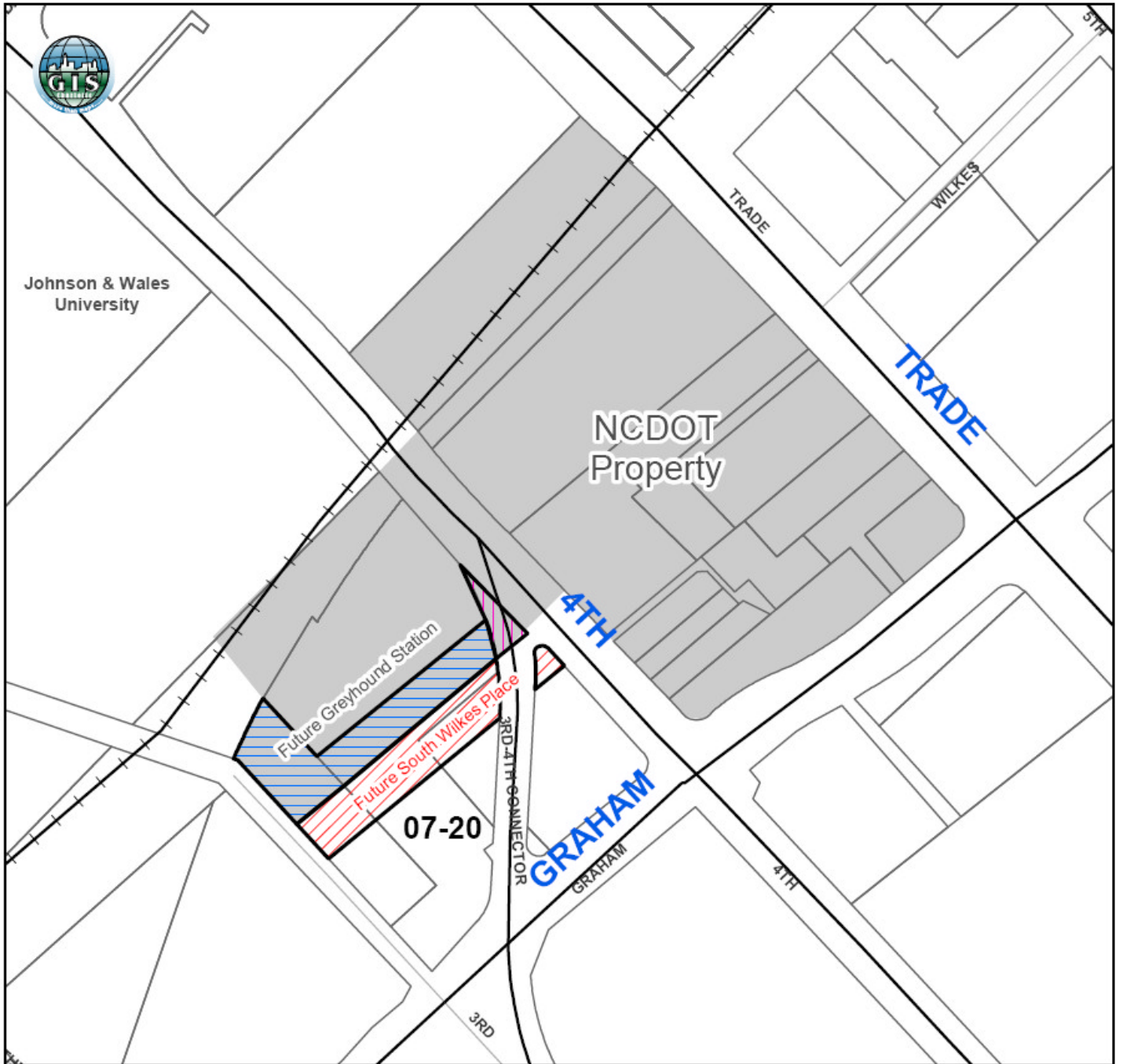
The Joint Use Task Force reviewed this matter at their October 3 meeting and did not offer any comments on the project.

PLANNING DEPARTMENT STAFF RECOMMENDATION:

Planning staff recommends approval of this proposed transaction for the stated purpose.





CMPC PLANNING COMMITTEE RECOMMENDATION:

At its October 16, 2007 meeting the Planning Committee voted to recommend approval by a 7-0 vote.



Mandatory Referral 07-20

County Real Estate Services

-  City to NCDOT
-  County to City
-  County to NCDOT
-  Planned Gateway Station