

**MANDATORY REFERRAL REPORT NO. 08-48**  
**Proposed Neighborhood Park Acquisition on Brooktree Drive in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase three tax parcels (PID 057-071-15, 057-072-38, 057-072-99) comprising approximately 14.635 acres on Brooktree Drive in Charlotte for a future neighborhood park in the Northwest Park District. The property is undeveloped and forested. Paw Creek traverses the eastern boundary of the site and will accommodate a segment of the future Paw Creek Greenway. The property is zoned R-17MF (multi-family) by the City of Charlotte and is surrounded by multi-family residential to the west, single family residential to the east, Allenbrook Elementary School to the south and undeveloped industrial-zoned property to the north.

**PROJECT JUSTIFICATION:**

The neighborhoods surrounding this site are currently under-served by park amenities. The nearest recreation facilities are Tuckaseegee Recreation Center and Hoskins Park, approximately 1.5 and 2.0 miles away respectively. Development of small parks within easy walking distance of residential neighborhoods was identified as a top priority in the community needs assessment conducted as a component of development of the 2008 *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 2008 *Park and Recreation Master Plan* identified the need for additional neighborhood parks (between two and 20 acres in size). This was identified as a suitable size for neighborhood parks based upon the community needs assessment conducted as part of the Plan process, and examination of best practices of similar-sized cities and counties across the nation. Development of park amenities at this site will fill a "recreation facility gap" which was identified through the "Greenprinting" process. Greenprinting is a GIS (mapping) based process that identifies properties to be acquired for future park development based upon specific criteria including property size, proximity to/distance from existing parks schools and libraries, and population to be served within a one-mile radius.

This property is also located within the Paw Creek Greenway corridor identified in both the 1999 and 2008 *Greenway Master Plans*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Northwest District Plan* (1990) recommends multi-family development for this site. Neighborhood Parks are generally considered to be compatible with residential areas, thus a neighborhood park would be considered consistent with the *Northwest District Plan*.

**PROJECT IMPACT:**

This project will have a positive impact on the community. Upon future funding for park development, this project will provide additional recreational opportunities for residents in a currently under-served area of the City. In addition, the future Paw Creek Greenway will provide pedestrian connectivity between and among parks, residential neighborhoods and Allenbrook Elementary School.

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

This project has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity. If it is deemed to be advantageous to extend Brooktree Drive through the property, Charlotte Department of Transportation (CDOT) will have an opportunity to partner with the County on this acquisition by purchasing street right-of-way and the resulting portion of the property that would be fragmented from the remainder of the park site.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by April 30, 2009. Park and greenway development will be dependent on future funding.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

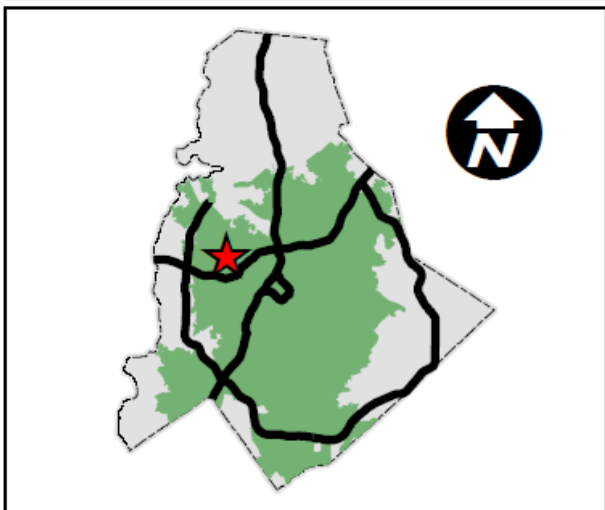
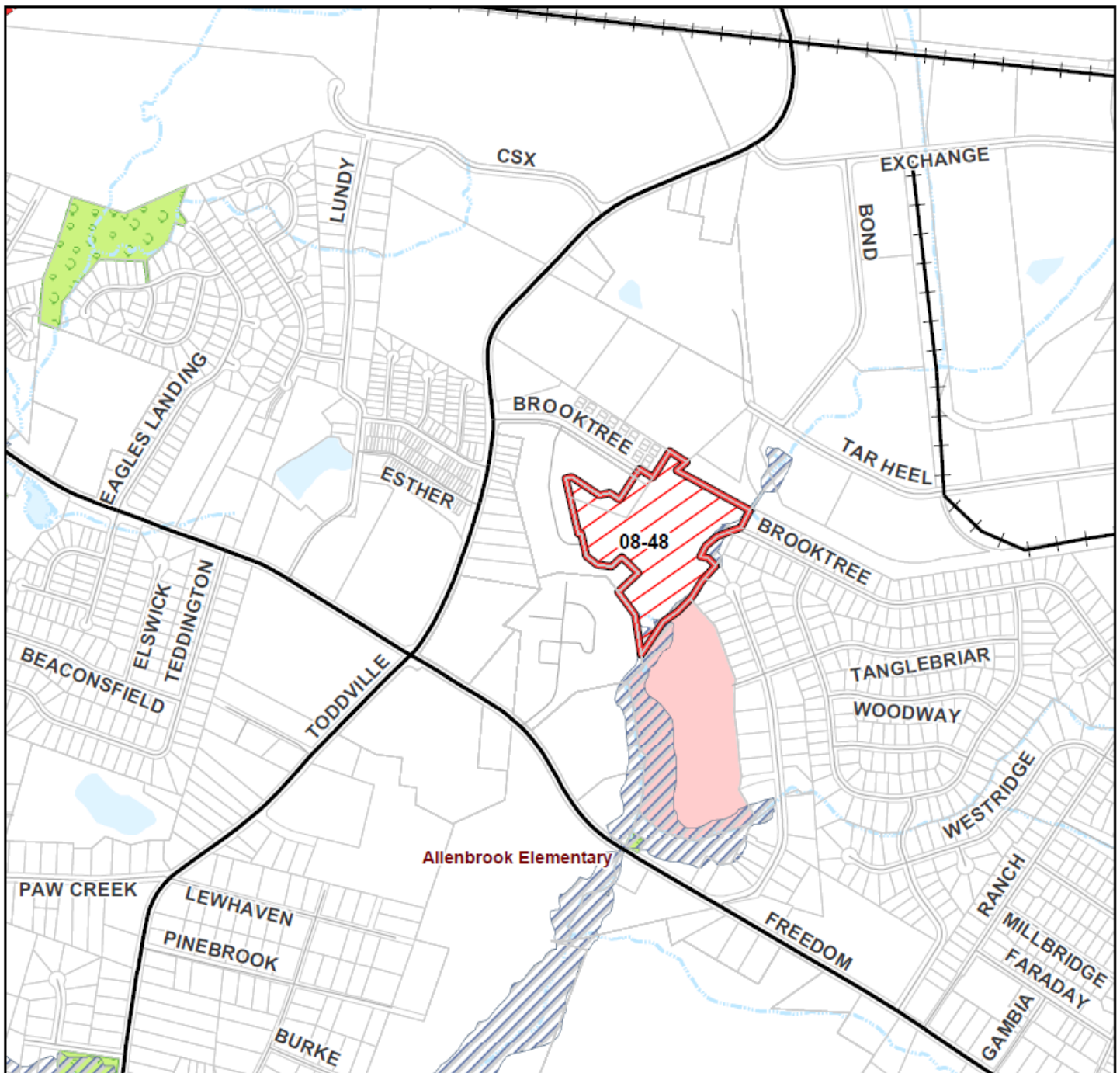
The Joint Use Task Force discussed this matter at their December 3, 2008 meeting and CDOT expressed interest in connecting two severed portions of Brooktree through the proposed site. County staff said this might be possible so long as the County does not end up owning the land to the north of the proposed roadway. Also, it was mentioned this will provide a linkage for the future Paw Creek greenway, and will link the proposed park and adjoining Allenbrook elementary school to other communities along the greenway. Finally, current site amenities of Allenbrook school are deficient when compared to many other CMS elementary schools. It might be possible to work collaboratively with Park and Recreation to provide recreational site amenities in the proposed park equivalent to other CMS schools thus eliminating this inequity.

**PLANNING STAFF RECOMMENDATION:**

Planning Staff recommends approval of this proposed transaction.




**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee discussed this matter at their December 16, 2008 meeting and recommended approval by a 6-0 vote.



## Mandatory Referral 08-48

*County Real Estate*

-  Mandatory Referral
-  Park Property
-  County Property



Produced by the Charlotte-Mecklenburg Planning Department