

MANDATORY REFERRAL REPORT NO. 09-08
Proposed Acquisition of Property for Expansion of the I-485/South Boulevard Park and Ride Lot

PROJECT PROPOSAL AND LOCATION:

Charlotte Area Transit System (CATS) is seeking to acquire a 3.54 acre parcel of land at 9530 South Boulevard in the I-485/South Boulevard area of Charlotte to expand the existing park and ride facility, which serves commuters from South Charlotte and South Carolina that use the light rail line. With a convenient location along South Boulevard, near I-485, the proposed site is adjacent to the existing parking deck developed in 2005 for the LYNX Blue Line / South Corridor project and now is frequently over capacity, forcing riders to either drive to a park and ride lot further into town. The expanded lot will relieve congestion and provide a higher level of service for park and ride and transit users. The site should be able to accommodate about 132 parking spaces and five handicapped spaces.

The proposed location is adjacent to a newly developed surface parking lot that serves as overflow parking for the parking structure, which is often full by 8 a.m. The availability of the property adjacent to the existing operation provides CATS with the maximum of flexibility for future expansion of parking capacity or possibly transit oriented development in conjunction with a private enterprise.

CATS and the City of Charlotte Real Estate Division identified this parcel (PID number 205-102-33) adjacent to the existing facility that meets the requirements set forth by CATS and an Option to Purchase has been submitted to the current owner. The property is zoned B-1 Neighborhood Business, and is currently occupied by the Texas Roadhouse restaurant, which is making plans to close this location and re-locate to the Matthews area.

PROJECT JUSTIFICATION:

CATS has a capital program with planned facilities to serve existing passengers and to attract new riders. Owning commuter parking as opposed to short-term use agreements on property owned by others provides stability and reliability for riders, and allows marketing of innovative express and custom bus services. There is high demand for park and ride in the subject area.

Requirements for property to be considered for a park & ride facility should meet the following criteria:

- Appropriate zoning for park & ride
- Parcel size to accommodate anticipated parking demand
- Proximity to customers and customer demand
- Topography (flat)
- Proximity to transit routes

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CATS' adopted capital budget and strategic plan includes a specific Park and Ride line-item.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Sharon & I-485 Transit Station Area Plan* (2009) specifically references the need for additional Park and Ride capacity at the I-485 Station. In the short term, it recommends additional surface parking spaces in proximity to the station. Over the long term, it anticipates garage expansion in conjunction with redevelopment of surface lots and other property. As such, the proposal is consistent with the plan.

PROJECT IMPACT:

The lot is well situated to attract train commuters along the South Corridor. Increased ridership will serve to provide transportation options in a rapidly growing part of the county.

The Park & Ride location itself will be a parking area and transportation hub, which will mesh seamlessly with the surrounding commercial development.

This provides an opportunity to redevelop the Texas Roadhouse site after it moves to a new location.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known other public projects in this vicinity. There are numerous single-family and multi-family residential developments in this general area. There are also large commercial and retail developments nearby. The parking facility will serve commuters and shoppers in this region.

ESTIMATED PROJECT COMPLETION DATE:

If approved, the property should be acquired by December 1, 2009.

JOINT USE TASK FORCE REVIEW COMMENTS:

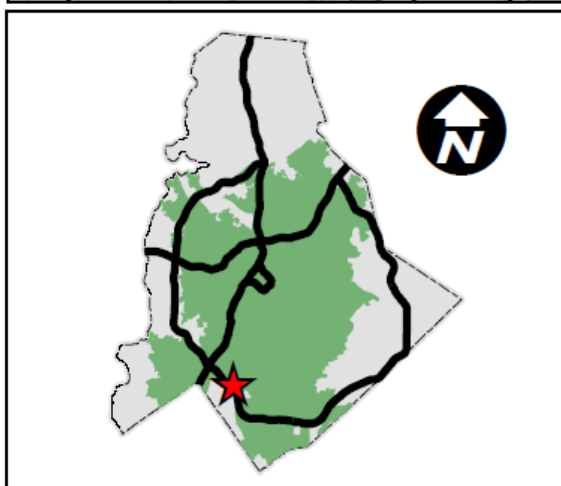
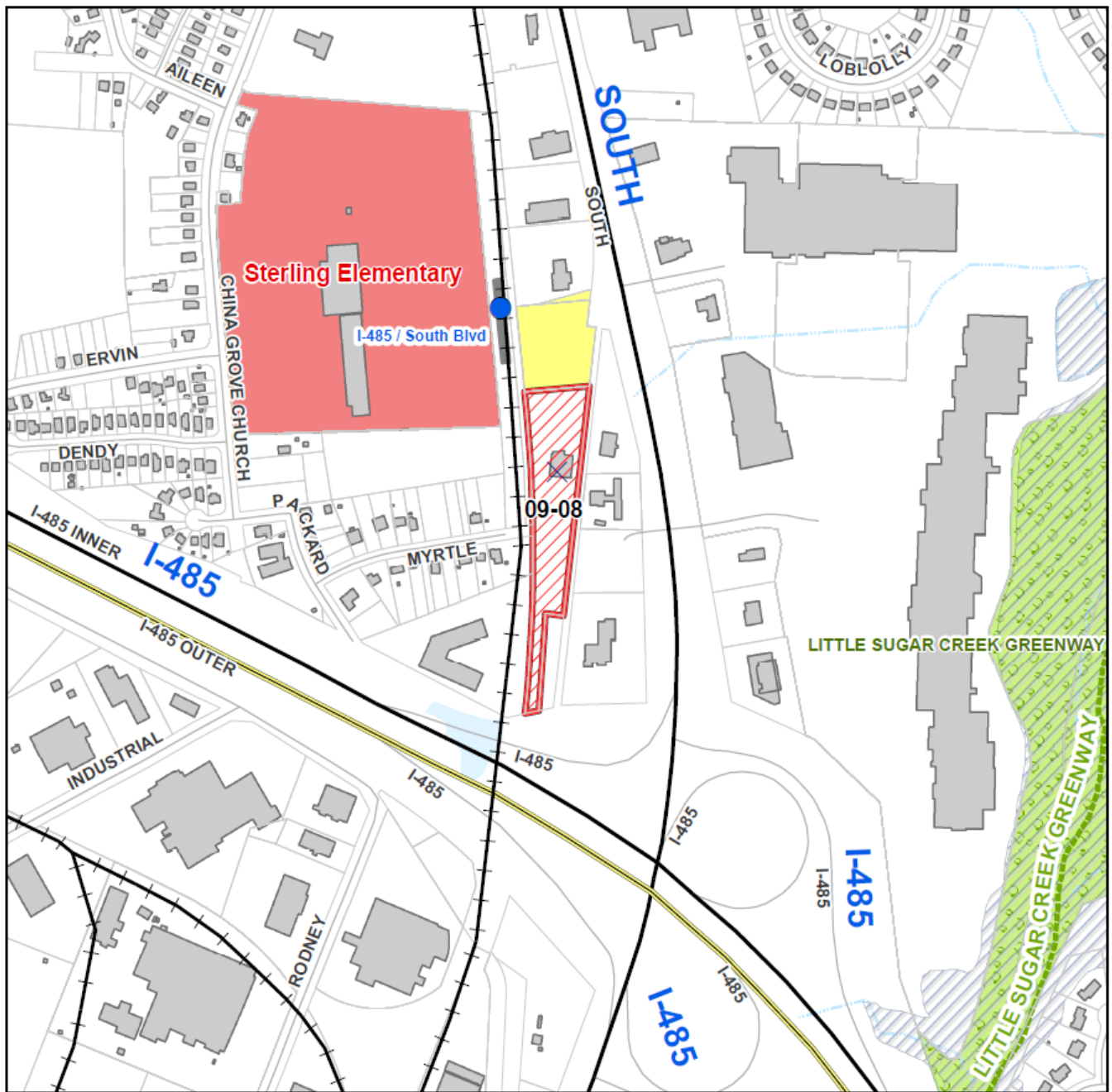
This matter was discussed at the July 1, 2009 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed property transaction because it is consistent with the *Sharon & I-485 Transit Station Area Plan* by providing additional Park and Ride parking capacity.

CMPC PLANNING COMMITTEE RECOMMENDATION:





At their July 21, 2009 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 09-08

Submitted by: City Real Estate

Initiated by: CATS

-  Mandatory Referral
-  City Property
-  County Property
-  South Corridor Transit Station

Produced by the Charlotte-Mecklenburg Planning Department

