

MANDATORY REFERRAL REPORT NO. 11-07
Proposed New Police Station Location for Eastway Division of Charlotte-Mecklenburg Police

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate proposes that a facility be designed and constructed to meet the specifications for a new Charlotte-Mecklenburg Police Department (CMPD) Eastway Division headquarters that would replace the current 7,800 square foot leased facility at 3024 Eastway Drive in the Eastway Crossing Shopping Center. The new 12,500 square foot facility would be constructed and owned by the City of Charlotte. The proposed site is approximately 3.25 acres at the northeast corner of Central Avenue and Merry Oaks Road in the Merry Oaks Neighborhood of East Charlotte (consisting of parcels 095-132-06, 095-132-07, 095-132-08, 095-132-09, 095-132-10, 095-132-11).

The current land use is residential and includes 4 single-family structures and 2 duplex structures and the site is zoned R-22 multi-family residential and R-4 single family residential according to the Charlotte Zoning Ordinance. Land use in the area is a mix of residential and commercial.

It is the intent of Real Estate to seek re-zoning of the property from R-22 and R-4 to NS (Neighborhood Services) to accommodate the proposed land use and minimize setbacks and therefore minimize community impact and site size (and property acquisition costs). The schedule includes submitting a re-zoning petition later this year.

PROJECT JUSTIFICATION:

The current Eastway Division is located in 7,800 square feet of leased space in a shopping center on Eastway Drive. The CMPD wants to have highly visible and easily accessible division offices, with 12,500 square feet of space. The current Eastway Drive location is too small, has minimal visibility and does not offer the level of security required.

The search for a replacement facility for the Eastway Division was initiated in early 2010. The following criteria were developed by an inter-departmental team assisting CMPD as part of a strategic planning process undertaken in 2010. This criteria was used to identify a site suitable for this facility:

- Site must to be highly visible
- Site must be easily accessible from patrol division area.
- Site must be sufficient to accommodate a facility containing a minimum of 12,000 square feet of floor area, secured parking for 95 vehicles and public parking for at least 10 vehicles.
- Site must be centrally-located within the patrol division boundaries

Approximately 30 sites were included in the initial search and several sites with several sites being considered viable alternatives, however this location was selected for a number of reasons including site size, location near the center of the division, access to public transportation, topography and development costs.

Several alternate sites were considered before selecting the Central Avenue at Merry Oaks site, but these sites did not meet the above criteria to the extent the selected site does. Specifically, the other sites exhibited relatively:

- poor accessibility/visibility,
- higher acquisition costs,
- greater distance from core response area,
- significantly higher development costs,
- poor development conditions (e.g. located in floodplains, bad topography, etc.), and
- difficulty locating minimum acreage needed.

By having the building designed and constructed specifically to be a police station, the efficiency of the space will be improved over the existing facilities (initially designed as retail/flex space), while avoiding the potential need to spend a significant amount of funding in renovation of the existing leased facilities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Policies governing facility placement are contained in the criteria listed above. Additionally, priority is given to owning (as opposed to leasing) station locations as it is over time more cost-effective.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends multi-family residential development on the subject parcel. Though the *Central District Plan* recommends multi-family land uses Institutional developments are typically considered complementary uses in residential districts. In addition, staff rarely identifies Institutional land uses in adopted plans unless the site is developed or zoned as such.

PROJECT IMPACT:

The development group that currently owns the property has an adequate number of vacancies in the housing immediately adjacent to the land to be used for the CMPD station so the tenants currently occupying units to be displaced by the proposed station will have suitable replacement housing available to them. Approximately six of the eight dwellings are occupied and occupants will be offered relocation assistance.

The redevelopment of this site has the potential to be a catalyst for reinvestment along Central Avenue and Eastway Drive and will be designed to complement existing development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects currently planned in this area.

ESTIMATED PROJECT COMPLETION DATE:

The project would be completed by December 2012.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 4, 2011 meeting and no joint use comments were offered.

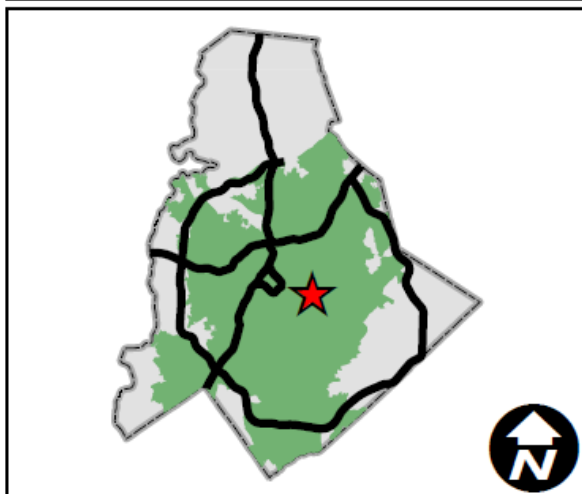
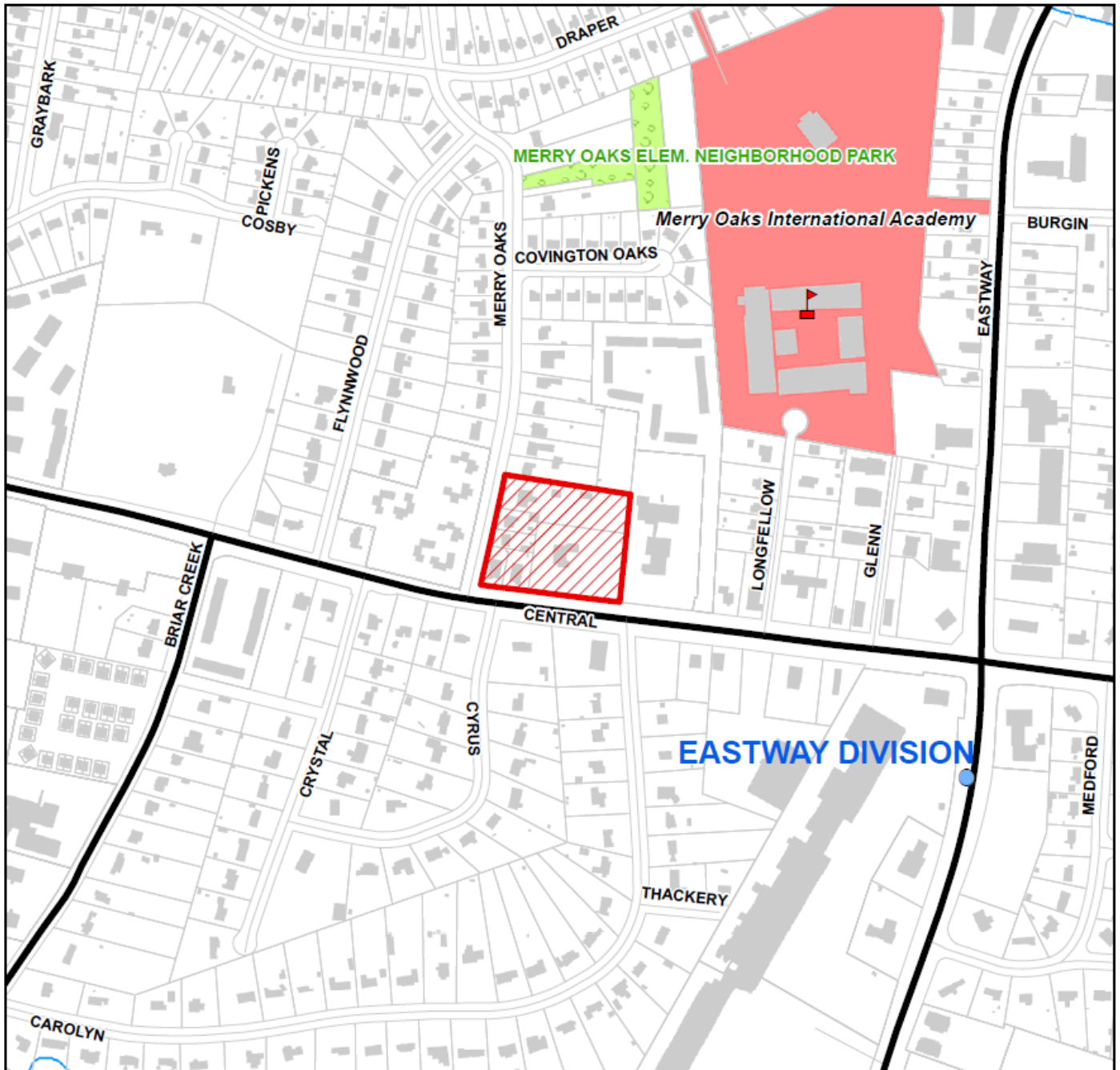
PLANNING STAFF RECOMMENDATION:

Based on the potential of the police station to improve the quality of life in the community staff supports the recommendation to construct the Eastway Division police station at this location. The following conditions are placed on this recommendation:

- The new facility should provide streetscape and façade design suitable for the surrounding context, i.e. building fronting the streets, high quality façade materials, decorative fencing, native landscaping, etc.
- Mature trees should be integrated into the site design where feasible.

CMPC PLANNING COMMITTEE RECOMMENDATION:


At its May 17, 2011 meeting the Planning Committee voted 6-0 to recommend approval of this transaction.




Mandatory Referral 11-07

Submitted by: City Real Estate, E&PM

Initiated by: CMPD

 Mandatory Referral

 Police Stations



Produced by the Charlotte-Mecklenburg Planning Department