

MANDATORY REFERRAL-REPORT NO. 16-20
Proposed Use of City-Owned Property on W 6th Street and Acquisition of Property
on W 5th Street for the CMPD Central Division Station

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to use one City-owned parcel and to acquire an additional parcel for the construction of the Charlotte-Mecklenburg Police Department (CMPD) Central Division station, currently located in leased facilities at 119 E. 7th Street. The City-owned parcel, 725 W. 6th Street (parcel identification number 078-121-02), is 1.232 acres and is zoned UMUD (urban mixed use district) according to the Charlotte Zoning Ordinance. The second parcel (proposed for acquisition), 700 W. 5th Street (parcel identification number 078-121-01), is 0.173 acres and is also zoned UMUD.

The proposed development would be a multi-story building allowing for potential City department co-locations. A structured parking deck will also be located on site, which will provide access to W. 5th Street and W. 6th Street.

These properties are surrounded on the north side by Elmwood Cemetery, on the southeast by the NCRR mainline railroad and NC Department of Transportation surface parking lots slated for eventual redevelopment and on the southwest by the Gateway Village development.

PROJECT JUSTIFICATION:

The City of Charlotte is believed to have acquired a portion of the City-owned parcel in 1864 and another small portion in 1923. This property was originally part of Elmwood Cemetery until West Fifth Street was constructed and separated this parcel from the rest of the Cemetery. In 1946, the parcel was leased to the federal government, which continued to lease it until the late 1980s. The federal government constructed a facility on the property, which served as a Naval and Marine Corps Reserve Training Center. After the federal government vacated the property, the building was demolished and all required environmental remediation was performed. Since demolition, the City has marketed the property several times unsuccessfully but has continued to retain the parcel in its inventory.

City Real Estate regularly assists CMPD in the search for property to house Division stations. These two parcels are located within the Central Division boundaries and, because one is a City-owned property, its use will reduce land acquisition costs.

Departmental polling for the two parcels was discussed at the May 4, 2016 Joint Use Task Force meeting.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In February 2010 CMPD adopted the Facilities Strategic Plan, which outlines division facility goals through 2025. In this plan, CMPD prioritized the transition from renting leased spaces to occupying City-owned facilities. This recommendation supports CMPD's objectives to be highly visible and accessible within the community, reduce operating costs, and accommodate future personnel growth. In an effort to achieve these goals and build permanent division stations, CMPD has phased Community Investment Plan (CIP) funding requests throughout the last six years. The Central Division received CIP funding for land acquisition and site construction in July 2015.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property falls within the boundaries of the *Charlotte Center City 2020 Vision Plan* (2011) which does not make a specific land use recommendation for the site. The plan, however, does encourage future development to contribute to the overall viability and livability of Center City. As part of Uptown, the property is zoned Uptown Mixed Use District (UMUD) and planned for a mix of high-density development. The proposed land use as described appears to meet the expectations of the *Center City 2020 Vision Plan*, therefore the intended use is considered consistent with the principles in the Plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the second parcel is anticipated to be completed in one year. Engineering & Property Management's Special Projects team estimates that construction will be completed within three years after acquisition.

JOINT USE TASK FORCE REVIEW COMMENTS:

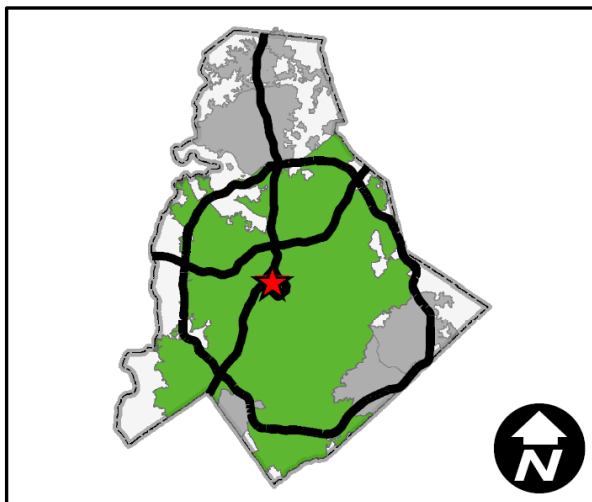
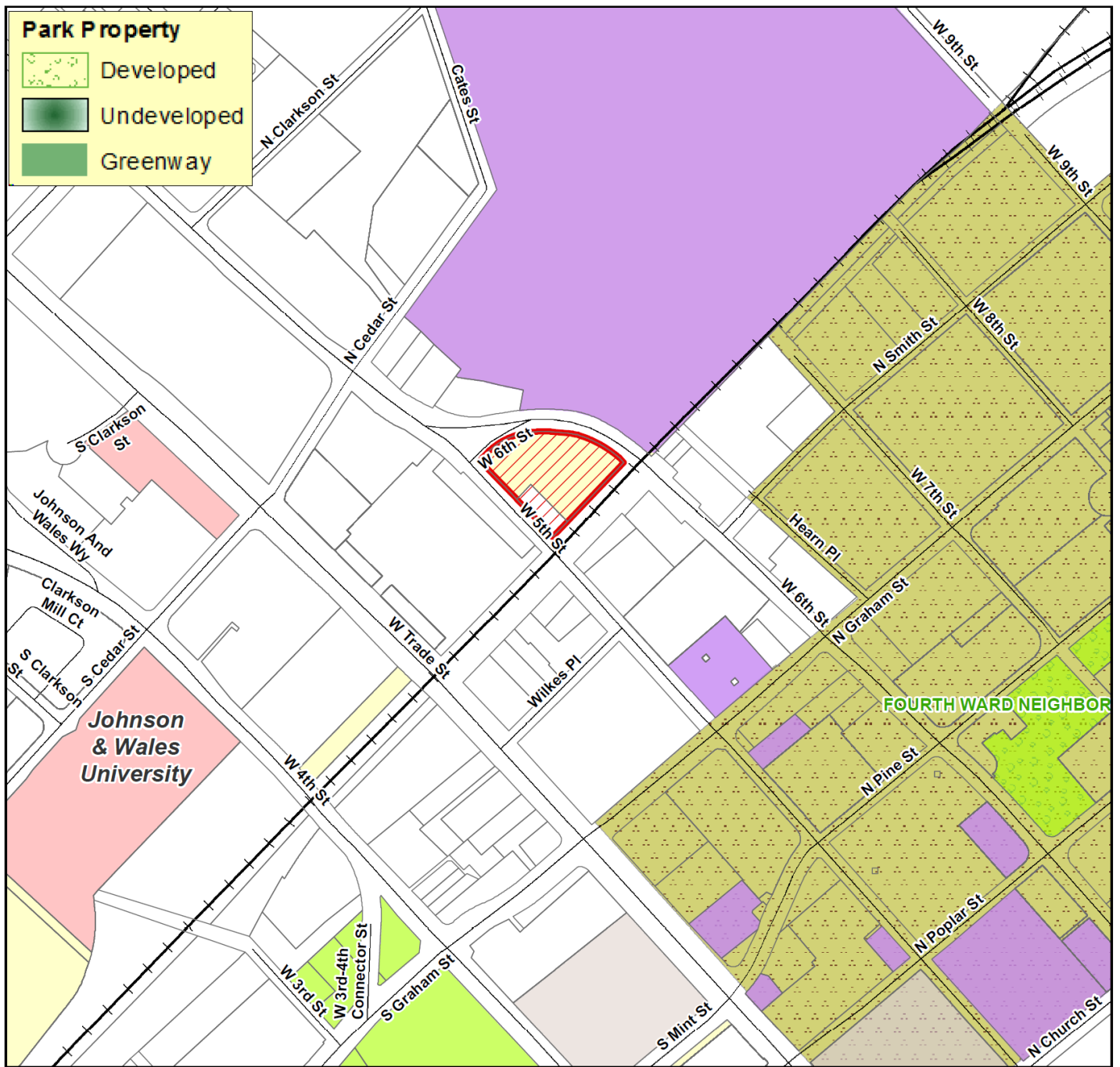
The Joint Use Task Force discussed this matter at their June 1, 2016, meeting and Solid Waste Services has been identified as a potential joint use partner on this multi-story police division facility. It has been determined that a storm water project that previously looked as though it had to cross the site can now be accommodated in the rights-of-way adjoining the site. No other joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:








At their June 21, 2016 meeting the Planning Committee concurred with staff recommendation to approve by a 7-0 vote.



Mandatory Referral 16-20

Initiated by: CMPD

Submitted by: E&PM, Real Estate

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|  | Mandatory Referral |  | Historic Districts |
|  | County Property |  | Local Historic Landmark |
|  | City Property |  | National Historic Properties |
|  | Colleges | | |