

MANDATORY REFERRAL-REPORT NO. 17-01
Proposed Transfer of the Police Activities League Building on Oaklawn Avenue from
Mecklenburg County to the City of Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to transfer the Police Activities League (PAL) Building to the City of Charlotte. The PAL Building is located at 812 Oaklawn Avenue (parcel identification number 075-106-01), is approximately 0.27 acres and is zoned B-1 according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The City of Charlotte currently leases the PAL Building for several Charlotte-Mecklenburg Police Department's (CMPD) programs, including the Youth Diversion Program. The Youth Diversion Program engages at-risk youth and youth that have been involved in delinquent or criminal activity through mentorships, life skills classes, conflict resolution classes, and educational opportunities for parents. Through prevention, diversion, and intervention programming, CMPD is able to reduce the number of youth referred to the criminal justice system and reduce criminal recidivism by youth.

This parcel was originally part of the Oaklawn Park and was conveyed to Mecklenburg County from the City of Charlotte in 1997 as part of the Consolidation of the Park and Recreation Departments agreement. The 1997 transfer deed requires that this parcel be used by Mecklenburg County for park and recreation purposes. The deed also outlines that the property may be transferred back to the City at no cost should the property cease to be used for park and recreation purposes. Mecklenburg County Park and Recreation does not have a need for the building; therefore, the County recommends conveying the property back to the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

On October 10, 2016, Charlotte City Council approved an "Action Item in Response to City Council Letter to the Community" in which the CMPD's Youth Diversion Program was recognized as a program that City Council would like to expand. In order to expand the Youth Diversion Program, CMPD would like to invest in the facility so all program participants can be accommodated.

The City maintains the PAL Building and has previously invested \$150,000 for the initial phase of the renovation which included new flooring, drywall, kitchen enhancements, furniture, technology, and building exterior repairs and painting. A second phase of the renovation is planned to reconfigure the basement and renovate the restrooms, as well as to replace the building's HVAC system, plumbing system, and lighting. CMPD completed a project study for the second phase of the renovation; the study estimates the project costs to be between \$440,000 and \$500,000. CMPD is also interested in investing in the adjacent grassy parcel via a long term lease or purchase agreement in order to provide additional parking for staff and citizens.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan (1993) recommends retail uses for the subject property.

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:

This transfer is anticipated to be completed by spring of 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 4, 2017, meeting and no joint use comments were offered.

Agencies represented at the JUTF meeting: City Neighborhood & Business Services, Mecklenburg County Library, City Real Estate, County Asset Management, Charlotte Department of Transportation, CMS, City Engineering & Property Management, CATS, Town of Matthews, County Finance, Planning, County Manager's Office, County Health, City Solid Waste Services, Charlotte Mecklenburg Police.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transfer of property from Mecklenburg County to the City of Charlotte and below are the key findings:

Conclusions:

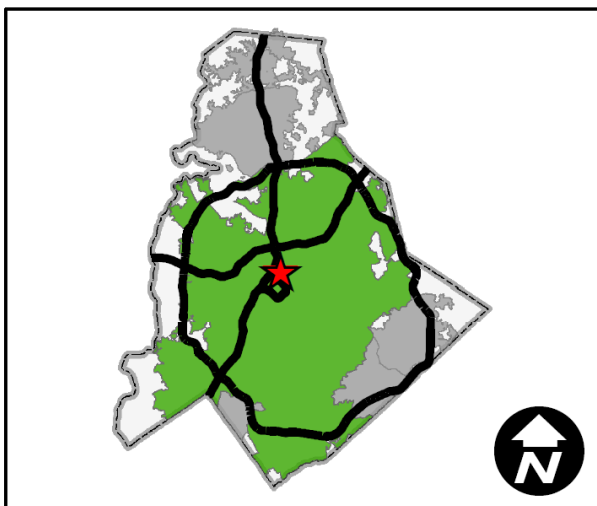
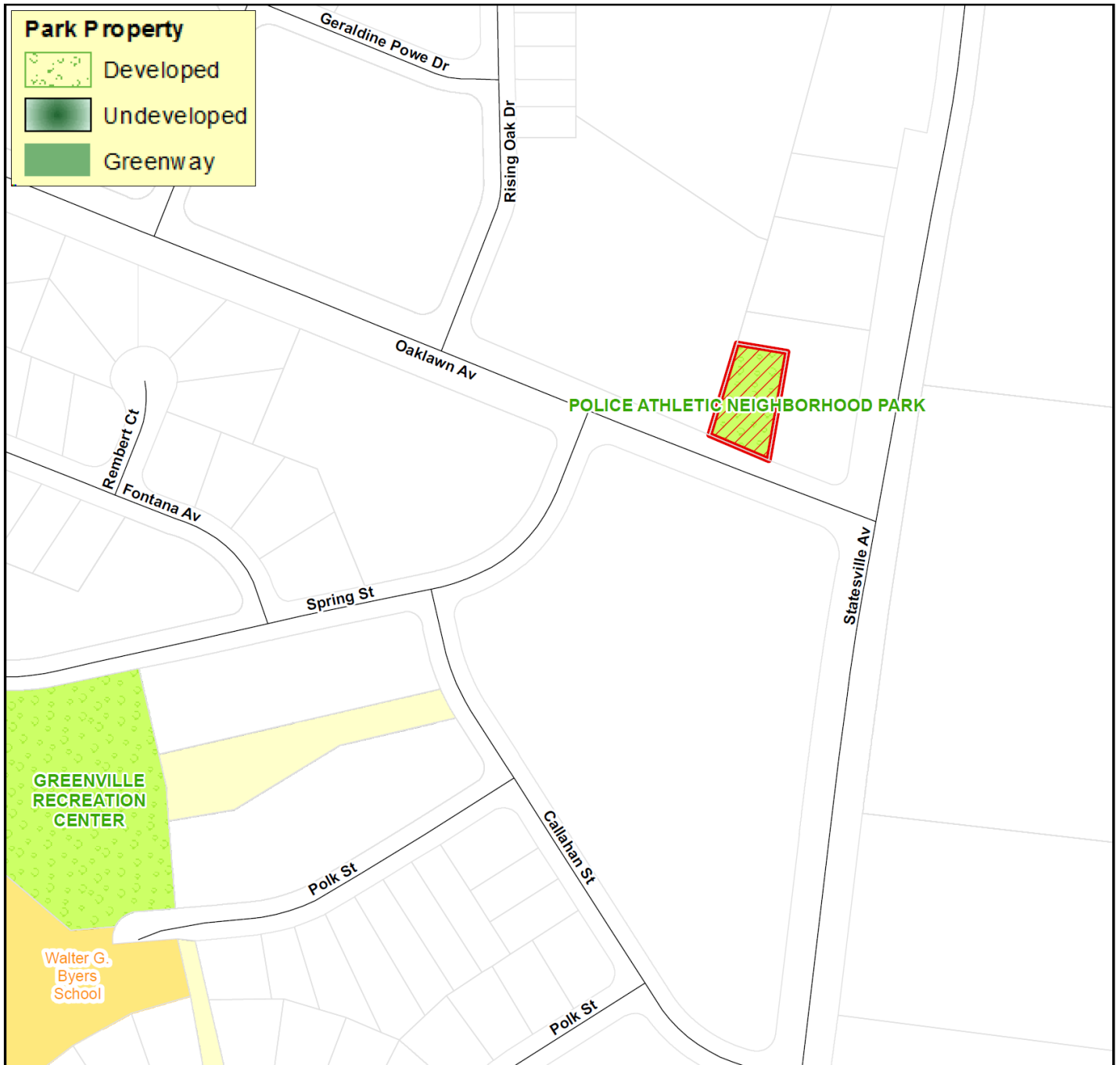
- The site is currently used by the Police Activity League to house the Youth Diversion Program and is a program that City Council recently expressed desire to expand.
- The site is within the City's North End Smart District and the Applied Innovation Corridor. These programs seek to bring high-tech businesses to the area and encourage infill of residential and commercial development. There may be opportunities for the Youth Diversion Program and businesses that locate in this area, as well as Uptown, to collaborate for mutual benefit.
- The site is conveniently located near Uptown with access to a bus transit corridor for those attending the Youth Diversion Program that may not be able to drive a car.
- While retail may also be appropriate for this location, this site can serve as an institutional or community need given its access and location in proximity to Uptown and a mix of surrounding uses and neighborhoods.
- Zoning entitlements establish a retail node at the corner of Woodward Avenue and Statesville Avenue, less than ½ mile from the site. A current rezoning petition (2017-027) proposes to establish an expanded retail node less than one mile north of the subject location.
- The submitter is aware that when investments are made to the existing structure they must comply with applicable ordinances at that time, particularly relating to building and site design.

Adopted Goals and Policies:

- The City Council has an adopted objective in the Housing and Neighborhood Development Focus Area Plan Fiscal Year 2018 & 2019 to foster economic success for everyone in the community. Strategies include:
 - Connecting children to high-quality out of school time (OST) programs
 - Directly through partner organizations provide youth with internships, pre-apprenticeships, and other work experiences.

CMPC PLANNING COMMITTEE REVIEW:





At their January 17, 2017 the Planning Committee voted by a 5-0 vote that it had reviewed this Mandatory Referral and has no additional comments for the submitting agency.



Mandatory Referral 17-01

Initiated by: CMPD

Submitted by: County Asset & Facility Management

-  Mandatory Referral
-  City Property
-  County Property
-  Schools