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MANDATORY REFERRAL REPORT NO. 17-14
Proposed Acquisition of County-owned Property on North Tryon Street for
New Charlotte Mecklenburg Police Department University City Division Station

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to use a Mecklenburg County-owned parcel for the construction of the Charlotte-Mecklenburg Police Department (CMPD) University City Division station. The parcel, located at 8446 N. Tryon Street (parcel identification number 049-336-01A), is 1.828 acres and is zoned O-2 (office) according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

Mecklenburg County acquired the parcel in 1929 and had a long-term lease with the Department of Motor Vehicles that expired in 2008. The County has determined that it has no immediate need for the property in the delivery of its current line of service.

City Real Estate regularly assists CMPD in the search for property to house Division stations. This parcel is located within the University City Division boundaries along the visible thoroughfare of N Tryon Street. The University City Division is currently housed in a leased facility located at 8401 University Executive Park Drive.

Departmental polling for the parcel was discussed at the April 5, 2017 Joint Use Task Force meeting. No comments were offered.

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. The Facilities Strategic Plan was updated in 2016 to address the progress made since 2010 and to prioritize construction moving forward. The 2016 Update lists construction of the University City Division station as a top five priority.

The University City Division received CIP funding in July 2016 to acquire land to construct a future division station. The Division is anticipated to receive FY 2019 CIP funding to design and construct a station.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *University City Area Plan* (2015) recommends a mix of residential, office, retail, and civic/institutional uses.

PROJECT IMPACT:

The proximity of the site to the McCullough BLE (Blue Line Extension) Station is ideal to help CMPD achieve the visibility and accessibility objectives outlined in the Facilities Strategic Plan.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This parcel is adjacent to Charlotte Fire Department Station 27 on Ken Hoffman Drive. The proximity of the parcels provides potential opportunities for the Fire Department and CMPD to collaborate to create an efficient site design.

ESTIMATED PROJECT COMPLETION DATE:

Engineering & Property Management's Special Projects team estimates that construction will be completed within five years.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their May 3, 2017 meeting and there were no comments.

Agencies represented at the May 3, 2017 meeting: Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, Charlotte-Mecklenburg Planning, Charlotte DOT, Charlotte-Mecklenburg Schools, Charlotte Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, Engineering/City Forestry, Housing & Neighborhood Services, Charlotte-Mecklenburg Police, Charlotte Area Transit System, Envision Charlotte.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposal to acquire the site and below are the key findings:

Conclusions:

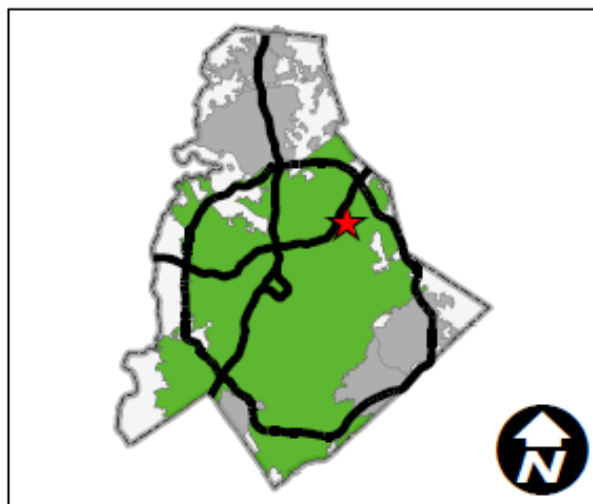
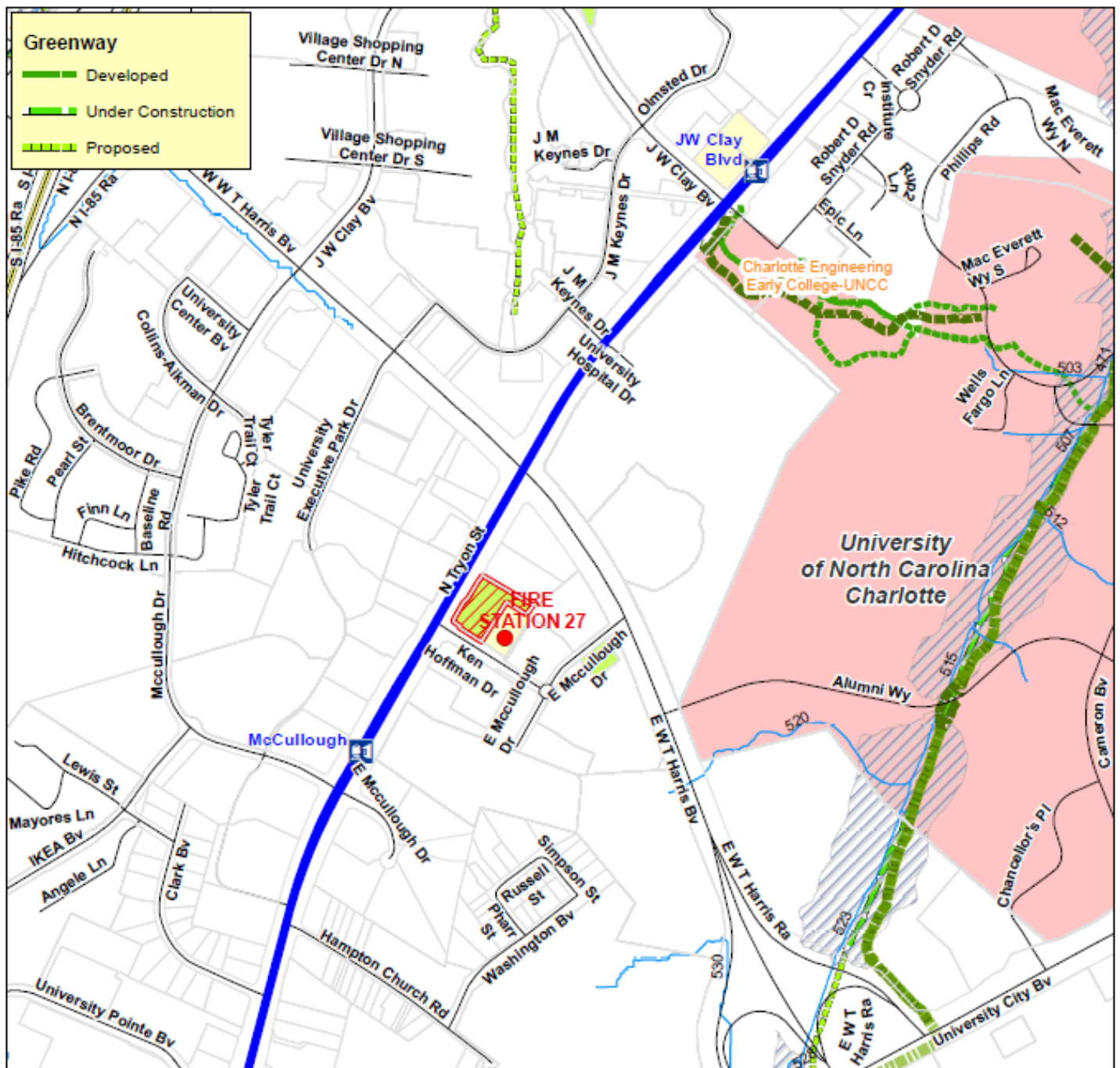
- The site is within the McCullough Transit Station Area, but outside of the core of the transit station area and therefore suitable for less intense development than those sites closer to the transit station.
- The site is located at a signalized intersection, providing better access for emergency vehicles as non-signalized crossings along the Blue Line Extension on N. Tryon Street are ultimately likely to be closed.
- The site is adjacent to Fire Station 27 and there may be potential to integrate these institutional sites in the future for shared space.
- The site is currently zoned O-2, which allows Government Buildings up to 300,000 square feet. CMPD will evaluate whether rezoning is needed for their purposes.

Adopted Goals and Policies:

- The University City Area Plan (2015) recommends a mix of residential, office, retail, and civic/institutional uses.
- The Plan also recommends design criteria for areas outside of the core of the transit station area:
 - Buildings should be multi-storied and be placed at or near the back of the sidewalk.
 - Surface parking should be located to the rear or side of buildings, and not between the building and the street.
 - Not more than 35% of a site's street frontage should be devoted to surface parking or driveway access.
 - Uses should activate the street with appropriate building orientation, accessible entrances, and space for outdoor seating and display near the sidewalk.
 - Structured parking is strongly encouraged to reduce the need for surface parking.
 - Development should create a cohesive corridor along N. Tryon Street.
 - Buildings should be designed to avoid the appearance of having a long, continuous building wall and to break up visual mass and bulk.
 - Both residential and non-residential buildings should be designed to activate the public realm.

CMPC PLANNING COMMITTEE REVIEW:

At their May 16, 2017 meeting the Planning Committee voted 7-0 that it had no additional comments.



Mandatory Referral 17-14

Initiated by: CMPD

Submitted by: Engineering & Property Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- City Property
- Colleges
- Blue Line Extension

Produced by the Charlotte-Mecklenburg Planning Department

