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MANDATORY REFERRAL REPORT NO. 17-24
Proposed Sale of Two City-Owned Properties Located on South Mint Street in Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell two adjacent City-owned parcels on South Mint Street. The parcels, located in the 800 block of South Mint Street (parcel identification numbers 073-042-17 and -18), are a combined 0.14 acres and zoned UMUD according to the Charlotte Zoning Ordinance. The two parcels – which are improved with an inactive railroad siding – are planned to be sold together.

The properties are located on the edge of the Central Business District, across South Mint Street from Bank of America Stadium, and adjacent to Interstate 277. The remainder of the block on which the properties are located is being redeveloped with an office tower, retail, and residential and hotel units.

Given the properties' size and location, the only logical buyer would appear to be the developer of the adjoining property. The developer has expressed interest in acquiring these properties and combining them with his adjoining new development.

The Charlotte Department of Transportation (CDOT) is completing the Uptown Connects Study which recommends additional bicycling opportunities with a focus on the connection to and through Uptown via new bike facilities for all ages and abilities. Recommended facilities will link existing and planned greenways and the rail trail. This study recommends development of the Belk Greenway Connector, a 16 foot wide multi-use pathway along the Belk Freeway. The alignment is proposed within some private properties and also within the NC Department of Transportation Control of Access (I-277 right-of-way). The Belk Greenway Connector will connect the Little Sugar Creek Greenway (Cross Charlotte Trail) to the Irwin Creek Greenway. The developer of the adjoining properties has committed to coordinate with the City on the construction of the Belk Greenway Connector.

PROJECT JUSTIFICATION:

The City of Charlotte acquired the parcels in 1993 and 1994 for the realignment of Mint Street around the stadium. Since the completion of the road realignment, the City has not had a use for these parcels.

Departmental polling of the parcels was discussed at the July 6, 2016 Joint Use Task Force meeting and based upon that conversation the decision on the sale of the parcels was deferred until substantial completion of the Uptown Connects study, referenced above.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In June 2017, City Council approved the *City-Owned Real Estate and Facilities Policy*, which aims to ensure that the acquisition, use, management and disposition of City-owned properties and facilities are responsible, responsive, transparent, and consistent with City Council priorities.

In addition, development of the Belk Greenway Connector at this location relates to the *Mecklenburg County Greenway Plan*, in that the *Greenway Plan* prescribes a greenway overland connector running along Stonewall Street and the Belk Greenway Connector is envisioned to serve the same purpose but in a location that better separates trail users from vehicular traffic.

The City of Charlotte recently adopted the Transportation Action Plan Update and the Charlotte BIKES plan. Both plans focus on multi-modal facilities with an emphasis on connectivity. In addition the City also adopted the 2020 Center City Vision Plan which recommends an overland connector to connect the Little Sugar Creek Greenway to the Irwin Creek Greenway. Originally the connector was recommended for Stonewall Street, but upon further analysis, Stonewall could not accommodate a quality bicycle facility. Therefore, an alternative alignment is recommended through the Uptown Connects Study.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site. The plan encourages creating a robust network of pedestrian, bicycle and greenway trail connections that tie together Center City's parks, open space and recreation facilities.

PROJECT IMPACT:

No project impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

These parcels are adjacent to the redevelopment of the former Charlotte Observer site between South Tryon Street, West Stonewall Street, South Mint Street and I-277.

ESTIMATED PROJECT COMPLETION DATE:

Engineering & Property Management's Real Estate Division anticipates the sale being completed by the end of calendar year 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2017 meeting and during that meeting CDOT staff mentioned that Park & Recreation had verbally agreed to maintain the trail after it's constructed; a meeting is being set up to obtain a formal maintenance agreement. It was also mentioned by City Real Estate staff that the commitment for the developer to construct the trail section across the City-owned parcels will be included in the contract language, thereby ensuring that the trail will be constructed by the developer (to the agreed-upon specifications).

Agencies represented at the July 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, City Housing & Neighborhood Services, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Mecklenburg Solid Waste.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed sale of these properties and below are the key findings:

Conclusions:

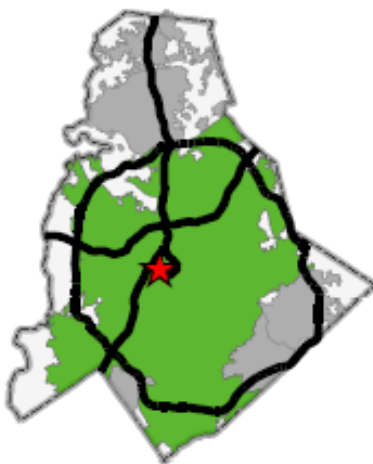
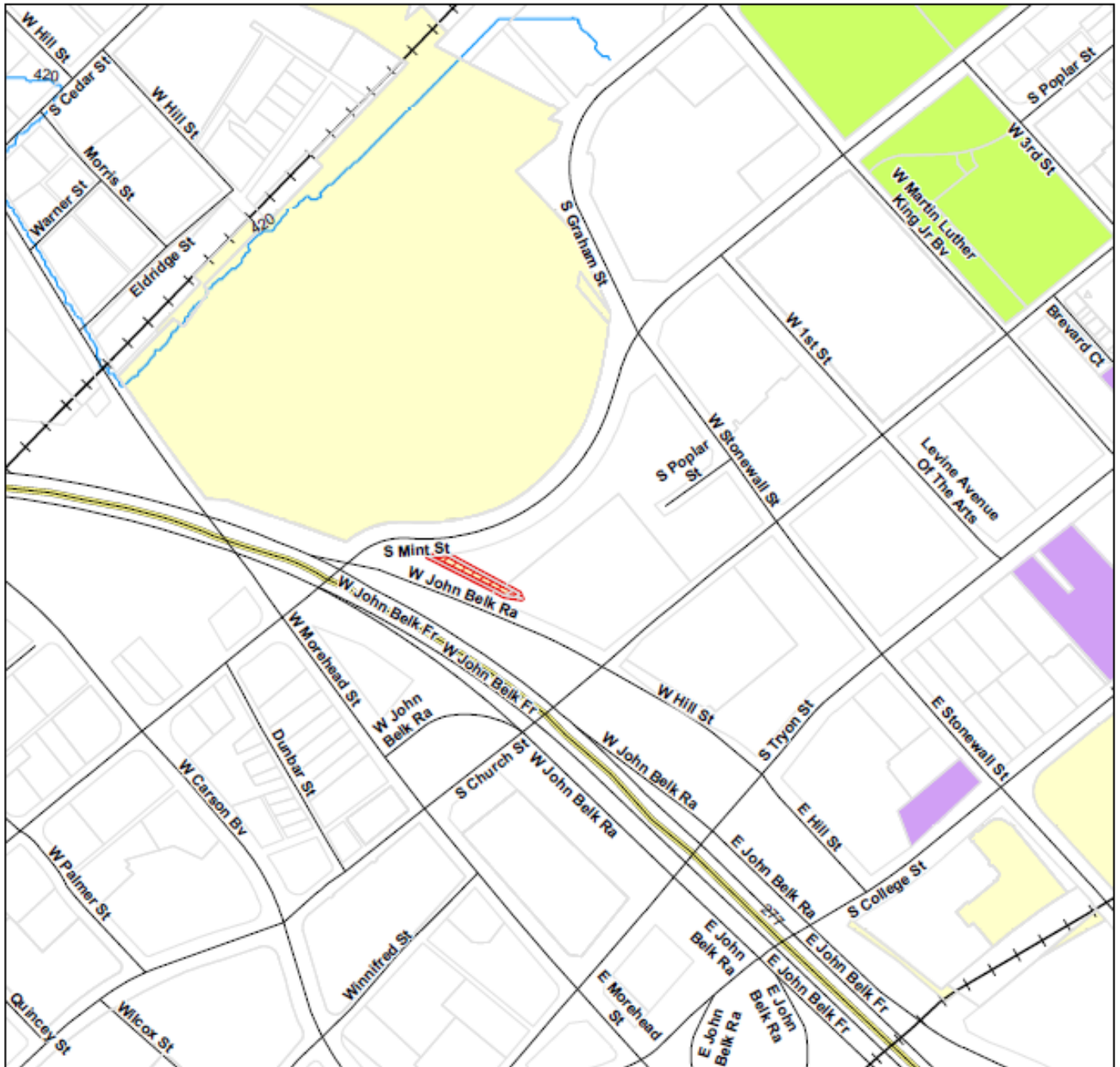
- The City of Charlotte has not had a use for these properties since acquiring them in the early 1990s for the realignment of Mint Street.
- CDOT is completing a study which recommends development of the Belk Greenway Connector, a 16 foot wide multi-use pathway, through the City-owned site.
- The developer of the adjoining properties has committed to construct the Belk Greenway Connector across the parcels in question.
- The commitment for the developer to construct the trail section across the City-owned parcels will be included in the contract language, thereby ensuring that the trail will be constructed by the developer (to the agreed-upon specifications).
- Mecklenburg County Park and Recreation has provided a verbal commitment to main the trail after it is constructed. A meeting is being set up to obtain a formal maintenance agreement.

Adopted Goals and Policies:

- The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site.
- The proposed overland connector to connect with the Little Sugar Creek Greenway to the Irwin Creek Greenway is consistent with the *Mecklenburg County Greenway Master Plan* (2008), *Transportation Action Plan* (2017), *Charlotte BIKES* (2017), and *Charlotte Center City 2020 Vision Plan* (2011).

CMPC PLANNING COMMITTEE REVIEW:

At their July 18, 2017 meeting the Planning Committee voted 5-0 that it had no additional comments to offer to the submitting agencies.



Mandatory Referral 17-24

Initiated by: CDOT

Submitted by: Engineering & Property Management



Mandatory Referral



City Property



County Property



Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department