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MANDATORY REFERRAL | REPORT NO. 18-04

City Real Estate and Housing & Neighborhood Services proposed disposition of two City-owned properties for affordable housing

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell or donate two City-owned properties for construction of affordable housing. These properties were acquired by the City in 2001 for the Parkwood/Plaza intersection improvement project.

The Department of Housing and Neighborhood Services works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) and private developers to partner to making affordable housing available in neighborhoods throughout the City. If none of the non-profit organizations and CDCs is interested in these properties, they would be marketed and offered for sale to the public and to private developers.

The two properties consist of 0.26 acres of land located on Parkwood Avenue (Parcel ID No. 083-137-12 & 083-137-13). The properties are zoned B-1.

PROJECT JUSTIFICATION:

These properties were acquired in 2001 for the Parkwood/Plaza intersection improvement project. The City incurs the expense of year-round mowing and maintenance. Housing and Neighborhood Services works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) and private developers to partner to making affordable housing available in neighborhoods throughout the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels supports City Council's recommendation to develop affordable housing. The proposed disposition of these parcels supports the goal to develop affordable housing and aligns with work from the Response to the Community Letter creating 5,000 affordable and workforce housing units within a three-year period.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan* (2003) recommends retail uses for both sites. The Plaza/Parkwood retail node would have a mix of local-serving retailers and personal services firms, possibly anchored by an institutional or government office or service.

The small retail project located at the intersection of Parkwood Avenue and The Plaza is proposed as a local-serving retail node that expands the existing commercial uses on the northwest corner to span the entire block. For both sides, street frontage devoted to outdoor seating, shared rear parking, pedestrian amenities and streetscaping to include street pavers are proposed. The plan shows the development of approximately 30,000 square feet of retail space in this retail node.

PROJECT IMPACT:

The project provides support for home ownership opportunities and neighborhood revitalization.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project will make flood control / erosion control improvements within the approximately 340-acre watershed located in the Briar Creek Drainage Basin. This watershed is bordered by The Plaza to the Northwest, Belvedere Avenue.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the properties for use by developers to undertake rehabilitation or rebuilding will dictate the completion of disposition.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their March 7th, 2018 meeting and no comments were offered.

Agencies Represented: Charlotte Neighborhood & Housing Services, Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Mecklenburg Planning Department, Charlotte Mecklenburg Police Department, County Park & Recreation Department, County Finance Department, County Manager's Office, County Public Health Department, County Asset & Facilities Management, Central Piedmont Community College, Charlotte Mecklenburg Planning Commission (Board of Education)

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PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transaction and below are their key findings:

Conclusions:

- While inconsistent with the adopted *Belmont Area Revitalization Plan*, the site is within close proximity to Uptown Charlotte, is located on a bus corridor, and is within a 1 mile walk from the Parkwood light rail station.
- The project would be more consistent with the adopted area plan if it includes ground floor retail or office spaces along the Parkwood Avenue building frontage.
- The height and design of new buildings should respect the character of the exiting residential homes in the area.
- Streetscape improvements should be coordinated with the City's Parkwood Avenue Improvements project. This site is identified as a Community Gateway in the Belmont Area Revitalization Plan. Gateways should establish a graphic and visual identity to both motorists and pedestrians and include signage, hardscapes, decorative fencing, and landscaping.

Adopted Goals and Policies:

- City Council's Letter to the Community (2016) identified open access to safe, affordable housing as critical to our community's success. The letter set a goal of creating 5,000 workforce and affordable housing units over the next three years.
- Charlotte City Council's Housing and Neighborhood Development Committee adopted their FY 2018 & 2019 Strategic Focus Area Plan, which includes the objective to preserve and create neighborhoods that offer affordable housing options. A proposed strategy is to expand and disperse the supply of newly constructed affordable and workforce housing geographically throughout the city.

CMPC PLANNING COMMITTEE REVIEW:

At their March 20th, 2018 meeting, the Planning Committee reviewed the proposed land donation...

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