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MANDATORY REFERRAL | REPORT NO. 2018-13

County Park & Recreation Proposed Property Exchange at Wilmore Centennial Park at South End

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing a property exchange to include Tax Parcel 123-062-17 (+/- 0.1 acres) for an equivalent portion of the rear of Tax Parcels 123-062-05 and 123-062-06 plus an access easement on the front portion (facing West Boulevard) of the same parcels. The property owner of the subject exchange parcels is proposing a mixed-use development that may include residential, office, and retail on the 200-299 block of West Boulevard. The County owns the block of property bounded by South Tryon Street, West Kingston Avenue, Hawkins Street, and an alley which is home to the Wilmore Centennial Park at Southend. Both exchange parcels are vacant and located in the rapidly growing Wilmore/Southend area. The County owned property will allow the owner of the proposed development to more fully design and construct its planned improvements. The exchange benefits the County by allowing the County to acquire ownership of property leading into Wilmore Centennial Park as well as gaining access to and from the park via West Boulevard for park users. The property is currently zone B-1 and will likely require a rezoning to meet the needs of the proposed mixed-use development.

PROJECT JUSTIFICATION:

The exchange site is within the Wilmore and Southend communities and serves a growing area of mixed use office and residential uses. The County purchased the parkland to serve this growing community. The park currently has access to three of the four streets surrounding the park and proposed mixed-use development site. The proposed exchange will allow the County to gain the fourth access point, West Boulevard. Additionally, the exchange area will allow for greater flexibility in future park uses in front of the main park area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This exchange is consistent with the [Mecklenburg County Comprehensive Park & Recreation Master Plan](#) which identified the need for additional park and open space in this area of the City.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South End Transit Station Area Plan* (2005) recommends transit oriented development for all parcels in question.

PROJECT IMPACT:

The addition of this property provides the site with greater design flexibility as well as provides road frontage and space for entrance access to the site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No known related public or private projects have been identified.

ESTIMATED PROJECT COMPLETION DATE:

The County desires to gain possession of the property within 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this property exchange at their July 10th, 2018 meeting and there were no comments offered.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed property exchange and have made the following findings:

Conclusions:

- The *South End Transit Station Area Plan* (adopted 2005) vision is for South End to become a vibrant, historic, pedestrian-oriented urban district. To realize this vision, the plan recommends a mix of transit oriented development throughout the plan area. The plan also identifies public spaces as a critical component in creating livable communities and recommends several green spaces or plazas be developed within the plan area.

- Mecklenburg County has assembled the block of property bounded by South Tryon Street, West Kingston Avenue, Hawkins Street, and an alley in order to construct the Wilmore Centennial Park.
- The *South End Vision Plan* (adopted 2018) builds upon the work of the *South End Transit Station Area Plan* and recognizes the Wilmore Centennial Park as the centerpiece of South Tryon Street. To improve accessibility and visibility of the park, the plan recommends extending the park to West Boulevard and constructing new development around its edges.
- The proposed transaction will enable the construction of transit oriented development and a significant public space, both of which will contribute to the realization of the area plans' vision.

Adopted Goals and Policies:

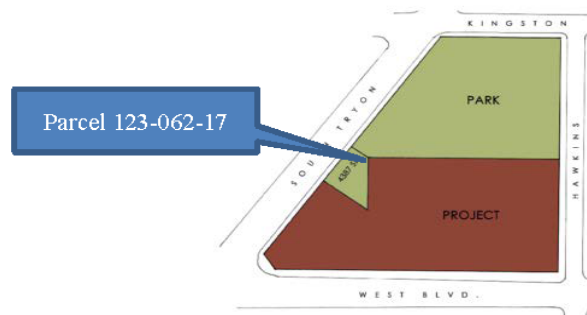
- The proposal is consistent with the adopted future land use recommendation for transit oriented development.

CMPC PLANNING COMMITTEE REVIEW:

The Charlotte-Mecklenburg Planning Committee reviewed this proposed property exchange at their July 17th, 2018 meeting and has offered the following comments:

Exchange of Property at Wilmore Centennial Park at Southend

Before Exchange



After Exchange

