

**Initiated by:** Leslie Johnson, County Manager's Office

**Submitted by:** Jacqueline McNeil, Asset & Facility Management

**Planning staff resource:** Alberto Gonzalez, City of Charlotte Planning, Design & Development

## **MANDATORY REFERRAL REPORT NO. 2018-27**

### **Historic Dowd House and Old Fire Station #10**

**PROJECT PROPOSAL AND LOCATION:** The County is proposing disposition of Tax Parcels 067-061-05 (Historic Dowd House), a portion of 067-061-06 (exact dimensions to be determined later), and 067-061-02 (Old Fire Station #10) for redevelopment and purchase in the private market. The properties are all zoned R-5, single family according to the City of Charlotte's Zoning Ordinance. The Dowd House has a local historic landmarks designation which will remain, if the property is purchased. The old Fire Station #10 has not been used as a fire station for many years and is vacant. The potential buyers will likely rezone the properties to a zoning category that will accommodate office and event uses.

The Dowd House was the headquarters of Camp Greene, an United States Army installation, that was formed to train troops entering World War I between 1918 – 1919. The house is home to historic memorabilia from the property's past. Fire Station 10 was built by the City of Charlotte in the mid-1950s. The station is single story and built in the modernist style. The property was acquired by the County for addition to the Dowd House site after the building was vacated by the City.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
06706105	2216 MONUMENT AVE	CIVIC/INST.	R-5	BRYANT PARK LAND USE & STREETSCAPE PLAN (2007)	PARK/OPEN SPACE
06706106	2200 MONUMENT AVE	CIVIC/INST.	R-5	BRYANT PARK LAND USE & STREETSCAPE PLAN (2007)	PARK/ OPEN SPACE
06706102	2136 REMOUNT RD	CIVIC/INST.	R-5	BRYANT PARK LAND USE & STREETSCAPE PLAN (2007)	PARK/OPEN SPACE

**PROJECT JUSTIFICATION:** The Camp Greene neighborhood of west Charlotte has seen an upswing in development in recent years. The County believes that the subject parcels are well positioned to experience more active use and contribute the vibrancy of the neighborhood. The County remains committed to ensuring an appropriate level of public access to the Dowd House and its memorabilia and that the historic designation remains in place.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Disposition of this property is consistent with County's goal of increasing economic development in the County, celebrating the County's past, and improving the vitality neighborhoods in all areas of Mecklenburg County.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

All parcels in question fall within the *Bryant Park Land Use & Streetscape Plan (2007)*, the adopted future land use for the block containing the Dowd house is Park/Open Space. In the short-term, the plan recommends that Park and Rec continue efforts towards land acquisition and site development at the Dowd House. The long range recommendations for the Dowd house site include purchase of additional property to develop the site into a regional historic designation with educational and memorial exhibits. The area to the north, east and west of the site is recommend for single family development in the *Bryant Park Land Use & Streetscape Plan (2007)* and the *Central District Plan (1993)*. The parcels to the southeast and southwest of the site on Wilkinson Blvd are recommended for light-industrial and a mix of residential/office/retail due to their orientation to the busy boulevard.

**PROJECT IMPACT:**

Development of this property will impact the Camp Greene neighborhood.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of these parcels is expected to be complete in FY19.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed the proposed transaction over email on January 9<sup>th</sup>, 2019 and no comments were offered.

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

- The project's proposed land use requires a separate rezoning process.
- The project's proposed land use is not consistent with the adopted future land use of the site or the surrounding neighborhood.

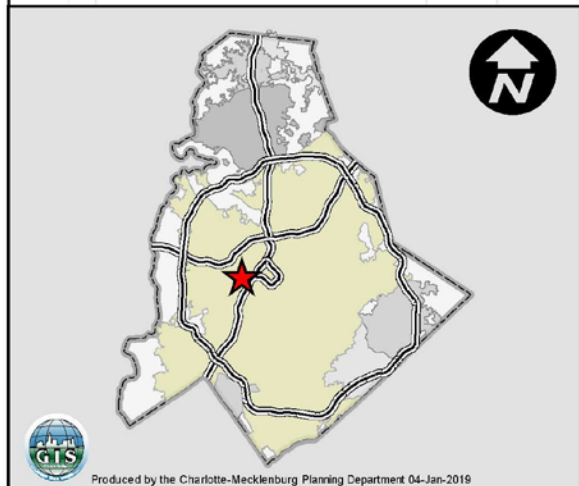
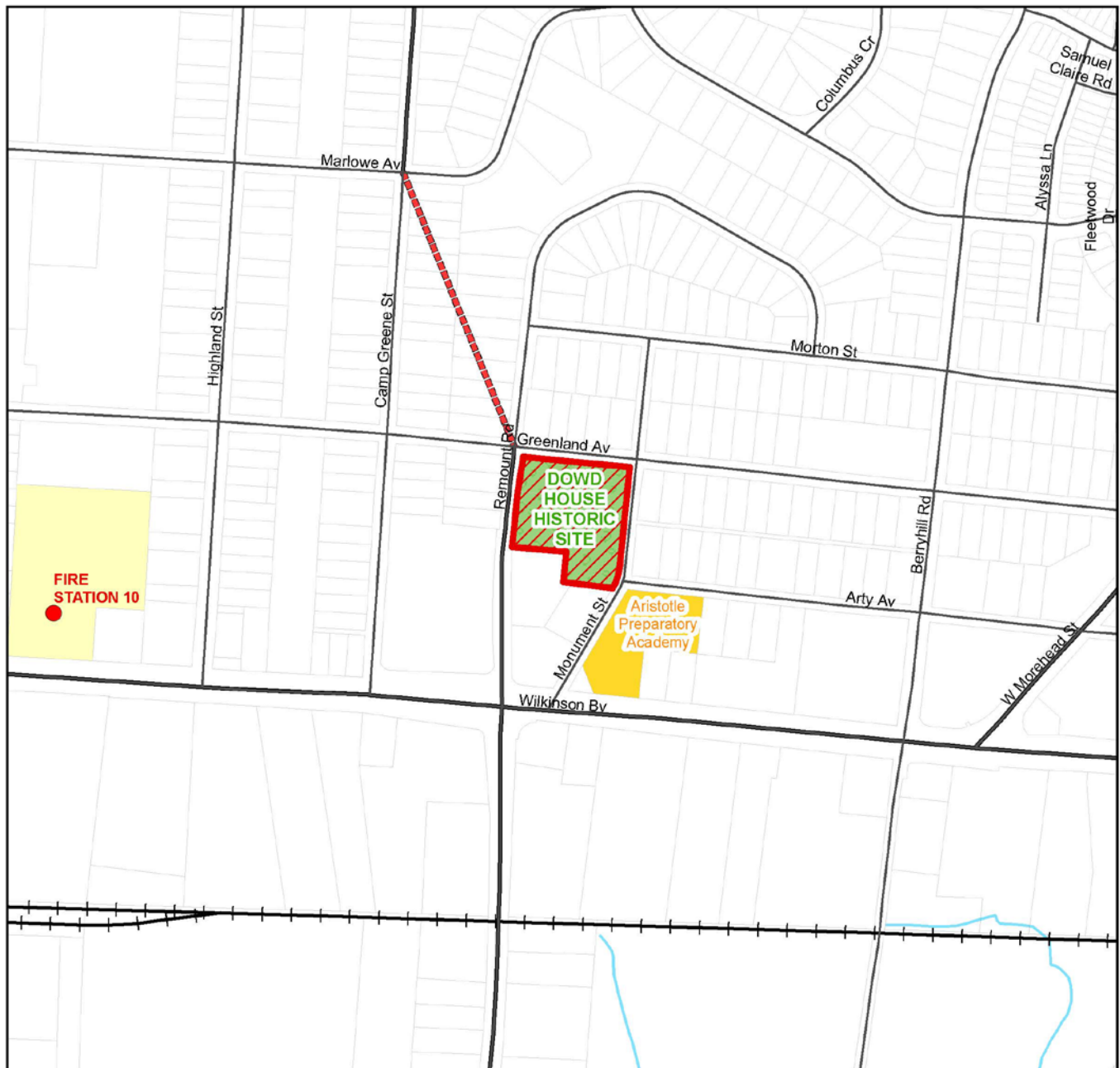
**Adopted Goals and Policies:**

- All parcels in question fall within the *Bryant Park Land Use & Streetscape Plan* (2007), the adopted future land use for the block containing the Dowd house is Park/Open Space.
- The long-range recommendations for the Dowd house site include purchase of additional property to develop the site into a regional historic designation with educational and memorial exhibits.

**CMPC PLANNING COMMITTEE REVIEW:**

At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition and have the additional comments for the submitting agency:








1. Mecklenburg County should consider affordable housing for the residual vacant land along Greenland Avenue.
2. The new buyers of the Dowd House should go above and beyond the Historic Landmarks Commission's historic designation.



## Mandatory Referral 18-27

Initiated By: County Manager's Office

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  County Property
-  City Property
-  Schools
-  Developed Park
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement



Produced by the Charlotte-Mecklenburg Planning Department 04-Jan-2019