

**MANDATORY REFERRAL REPORT NO. 97-07
CHARLOTTE-MECKLENBURG PLANNING COMMISSION**

**LAND EXCHANGE-AMAY JAMES PARK/REID PARK COMMUNITY
DEVELOPMENT CORPORATION**

March, 1997

PROJECT PROPOSAL AND LOCATION

The Mecklenburg County Park and Recreation Department is proposing to transfer 15.62 acres (of the total 41.61 acre Amay James Park - Tax Parcel 145-311-01) off Reid Avenue/Amay James Avenue to the Reid Park Community Development Corporation for the purpose of developing single family (owner-occupied) housing - thus providing opportunity for growth within the neighborhood (see Map #1 and Map #3).

In exchange for receiving the 15.62 acres, the Reid Park Community Development Corporation is proposing to transfer 15.834 acres (primarily within the flood-plain) between Amay James Avenue, Morning Drive and Reid Avenue to Mecklenburg County to be developed as a, primarily, passive neighborhood park - similar to Edgehill Park in Myers Park and Latta Park in Dilworth (see Map #2 and Map #3).

PROJECT JUSTIFICATION

This land exchange is consistent with the goals and recommendations in the November, 1991 *Reid Park Small Area Plan* and the July, 1995 *Reid Park Neighborhood Action Plan* and is part of a comprehensive effort to stabilize and upgrade this fragile community.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The property to be transferred (15.62 acres) by the Mecklenburg County Park and Recreation Department (see Map #1) would be developed for new single family residential use (owner-occupied housing). It should be noted that the remaining 25.99 acres of Amay James Park would include the recreation/neighborhood center and the outdoor park facilities (playground, basketball and tennis courts) which would remain/be upgraded and the entire 100-year flood plain area of Irwin/Big Sugar Creek. In addition, two elementary school sites with fields and playgrounds are located contiguous to the remaining Amay James Park site.

The property to be transferred (15.834 acres) to Mecklenburg County (see May #2) is located within the heart of the neighborhood between Amay James Avenue, Morning Drive and Reid Avenue. The following parcels are included in this transfer:

145-172-04	-	.30 acres
145-172-10	-	8.76 acres
145-173-11	-	2.571 acres
145-173-08	-	.233 acres
145-174-08	-	1.97 acres
145-186-06	-	.80 acres
145-186-04	-	<u>1.20 acres</u>
		15.834 acres

This park land would be linked to the greenway planned along Big Sugar/Irwin Creek, which will connect to Clanton Road Park and other park land northward along this major creek.

This project is one of several capital improvement projects designed to stabilize this neighborhood, including street and sidewalk improvements, utilities and rehabilitation of existing housing stock. The funding to begin the construction of the single family housing is pending completion of the land exchange.

PROJECT IMPACT

This land exchange is part of a comprehensive effort to stabilize and upgrade this fragile community by providing suitable land for new single family (owner-occupied) housing and a park, which would create a centrally located green space within the neighborhood. It should be noted that there would be no net loss of park space to serve this area.

PROJECT COST

Land values for purposes of the proposed exchange are based on tax values. The 15.62 acres, which is proposed to be transferred to the Reid Park Community Development Corporation, is valued at \$60,140. The 15.834 acres, which is proposed to be transferred to Mecklenburg County, is valued at \$21,430. The Reid Park Community Development Corporation has agreed to pay Mecklenburg County the difference between these values (\$38,710), which is to be applied toward some remaining park land acquisition and also toward development of the new park site. It should be noted that the Board of County Commissioners, on February 18, 1997, agreed to this provision as part of the exchange. The Charlotte City Council would have to approve removing use conditions from the former Amay James Park land (15.62 acres) and transferring the park use conditions to the new park land (15.834 acres). This is pending City Council action.

STAFF RECOMMENDATION

Planning staff supports this land exchange for the indicated purposes.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved this land exchange for the indicated purposes.

AMAY JAMES
ELEMENTARY
SCHOOL

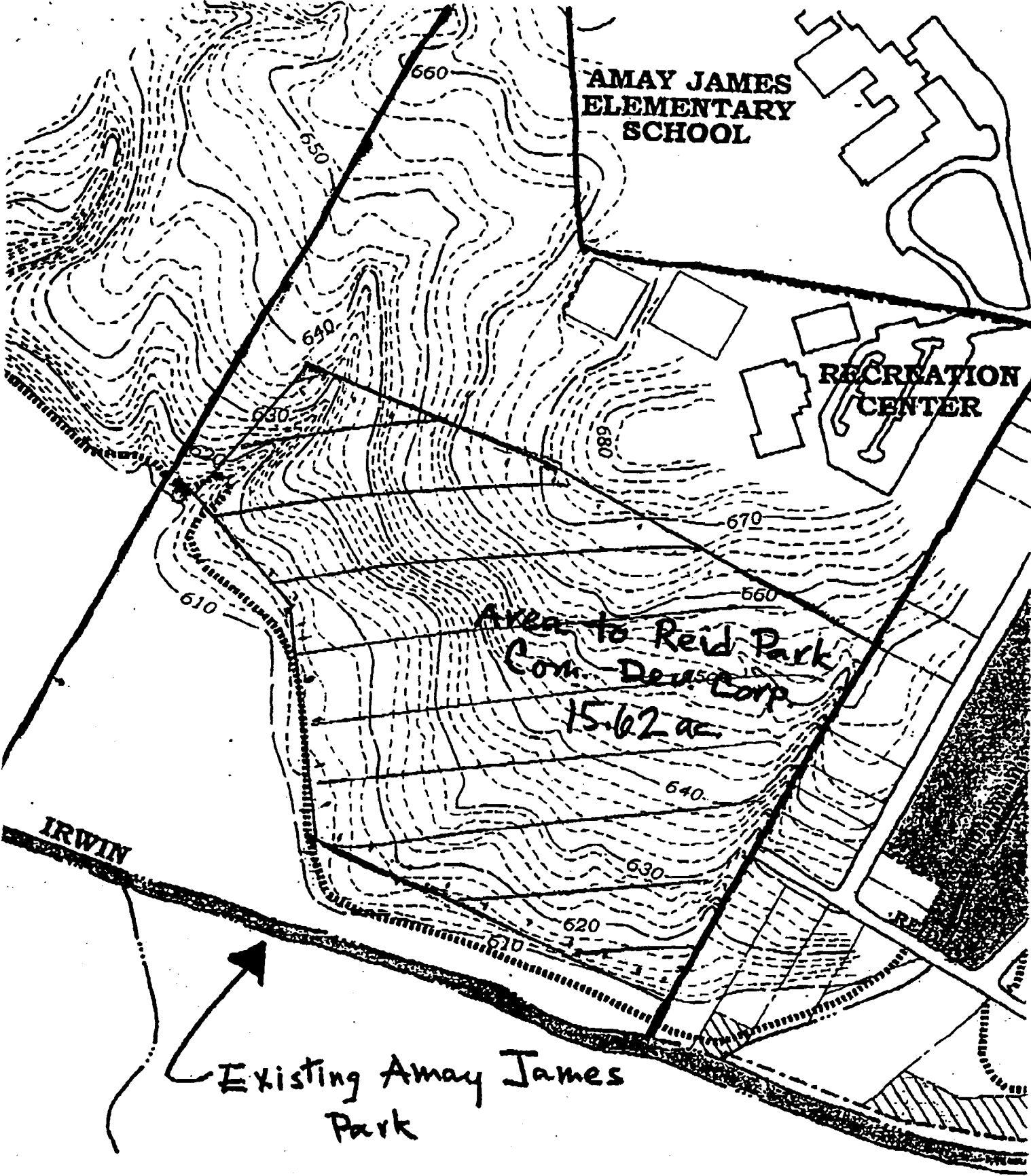
RECREATION
CENTER

Area to Reid Park
Com. Dev. Corp.
15.62 ac.

IRWIN

Existing Amay James
Park

Map #1



Proposed
Park

Map #2

CHAMPION
ST.

CAROLINA
ST.

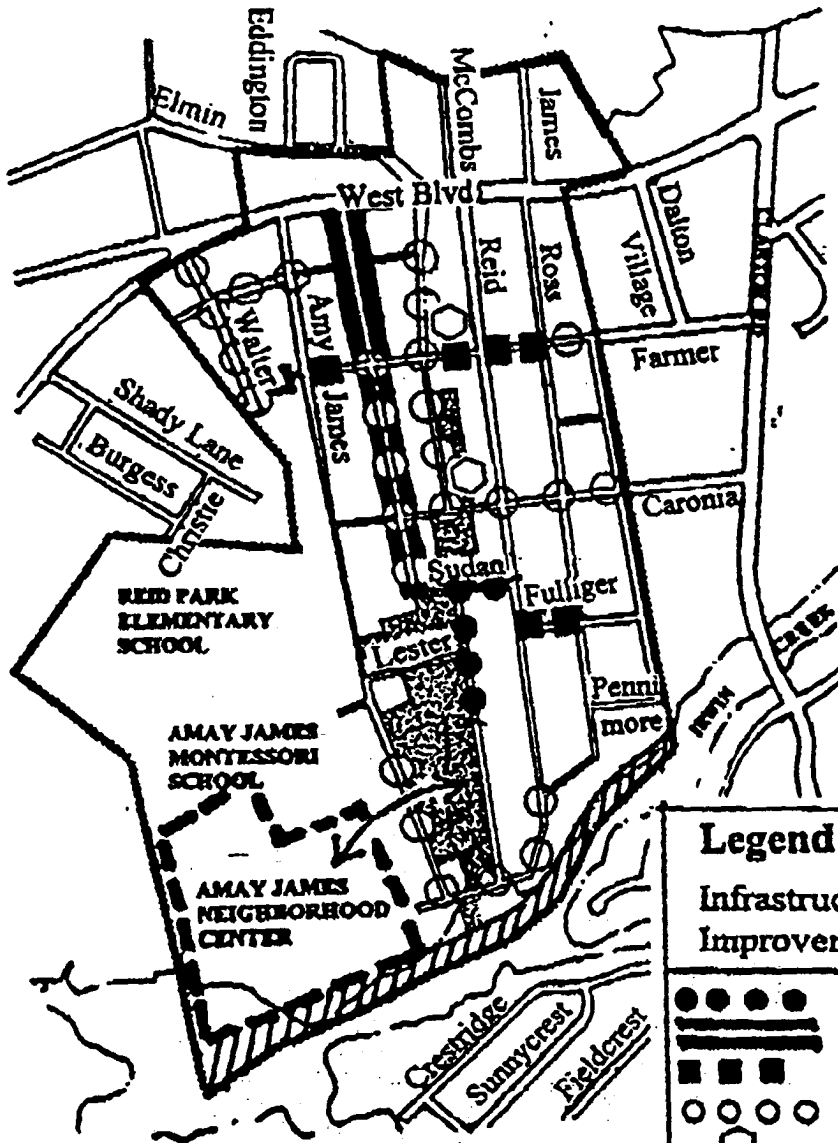
Proposed
(Not to
be open)

Proposed
Linear Pk. (Not open)

FENNIMORE
ST.

Existing
Greenway

Reid Park Neighborhood Action Plan



Map #3

Legend

Infrastructure/Community Facilities Improvements

- ● ● ● 1st Priority: Road Construction
- — — — 2nd Priority: C&G, Drainage
- ■ ■ 3rd Priority: Road Construction
- ○ ○ ○ New/Improved Water Lines
- ⬡ New Fire Hydrant
- ▨ Develop New Linear Park
- 〰 Develop Existing Greenway
- ↔ Park Land/CDC Land Swap

