

MANDATORY REFERRAL REPORT NO. 98-05
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PURCHASE OF PROPERTY BY
CITY OF CHARLOTTE
NOVEMBER 1997

PROJECT PROPOSAL AND LOCATION

The City's Engineering and Property Management Department proposes to purchase approximately 0.082 acres located in the southern quadrant of the intersection of the East Stonewall Street and Uptown Rail corridor. The City will also be obtaining a temporary construction easement of 0.11 acres in size.

PROJECT JUSTIFICATION

This property will be needed for replacement the bridge across East Stonewall Street that was torn down to accommodate the construction of Charlotte's new Convention Center. The new bridge will be designed to accommodate trolley and transit service and will align with the opening through the Convention Center. The remainder of the property will be used for overflow parking for the Convention Center.

The original bridge across Stonewall was removed because its location was inconsistent with the design of the new Convention Center. The rail on which the bridge was aligned cut diagonally across the Convention Center site. Retaining the original bridge and alignment would have made it impossible to meet the space needs for the building's meeting rooms, and would have posed a number of other complications for the building's floor plan. Also, the bridge over Stonewall Street could not remain in place since its northern abutment conflicted with the location of the building's walls needed to be located.

PROJECT IMPACT

The purchase of this property will allow construction of the bridge needed for a trolley line connection, from South End to Uptown, and an eventual transit line, from Pineville to Uptown. These projects have been identified as important to the long-term transit future for the region and the economic development objectives for the Center City.

RELATIONSHIP TO OTHER PROJECTS

This property lies within the boundaries of the study area for the South End/Uptown rail corridor. On March 2, staff plans to take to City Council a recommendation for a capital project in this corridor. The land proposed for purchase will be needed for any capital project which proposes trolley or transit service along the rail corridor.

PROJECT COST

The estimated acquisition price is \$243,000. This cost includes both the fee acquisition and the temporary construction easement.

STAFF RECOMMENDATION

Planning Staff supports acquisition of this property.

PLANNING COMMISSION RECOMMENDATION

Defer.