

**MANDATORY REFERRAL REPORT NO. 99-14**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LAND EXCHANGE OF CITY OWNED LAND**

**JUNE 1999**

**PROJECT LOCATION**

This proposed project involves the exchange of several parcels of land between the City and County.

The *City owned parcel* (131-071-01) is the Evergreen Cemetery located at 4426 Central Avenue off of Norland Drive.

The *County owned parcels* are located at:

- ◆ 2324 La Salle Street near Beatties Ford Road in the University Park neighborhood  
(Tax #069-171-17)
- ◆ First Ward Park located on 720 East Seventh Street at the North Meyers Street intersection  
(Tax #080-081-02 & #080-096-01)
- ◆ A portion of Reedy Creek Park located at 3000 Rocky River Road  
(Tax #105-071-01)
- ◆ 9225 Bryant Farms Road, the old Providence Road West  
(Tax #229-041-23)

**PROJECT PROPOSAL**

The proposal is to exchange a portion (70 out of 146.26 acres) of the Evergreen Cemetery. The property would be exchanged for property owned by the Mecklenburg County Parks and Recreation Department.

1. 4426 Central Avenue (Evergreen Cemetery)
  - The vacant portion (70 acres) proposed to be exchanged is located at the rear of the cemetery. The parcel is currently zoned R-4, however, the County proposes to use this site as a regional park. Surrounding land uses include single and multi-family residential, commercial, and the Eastway Middle School.
2. 2324 La Salle Street
  - The City proposes to obtain the current police station and community center.
3. 720 East Seventh Street (First Ward Park)
  - The City proposes to acquire the current First Ward Park property to promote mixed use development along Seventh Street as identified in the First Ward Master Plan. Initiatives could include housing, institutional, office, and/or commercial development.

4. 3000 Rocky River Road (Reedy Creek Park)
  - The City proposes to acquire this vacant land to build a new fire station.
5. 9225 Bryant Farms Road
  - The City proposes to acquire this vacant land to build a new fire station.

#### **PROJECT JUSTIFICATION**

The proposal would enable the City to obtain the existing police precinct site, acquire parcels for two new fire stations, and receive the First Ward Park property for redevelopment initiatives (mixed use development) identified in the First Ward Master Plan.

The terms of the exchange will be in accordance with a Joint Use resolution adopted by City Council (June 1995).

#### **RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

- ◆ Central Avenue is included in the Eastside Strategy Plan that examines land use, transportation, zoning, landscaping and streetscaping along eleven corridors throughout the eastside. As a result, there is currently a Capital Investment Plan budget request to relocate a sidewalk along Norland Drive. If approved, the sidewalk will be moved away from the street separated by a planting strip to provide safety for pedestrians and to enhance the appearance of the roadway. The Eastside Strategy Plan also recommends more open space, parks, and greenway systems for East Charlotte.
- ◆ The Planning Committee approved Mandatory Referral #97-19 (May 1997) to transfer property located at 2324 La Salle Street from the Library Board to Mecklenburg County. The transfer was allowed to pursue joint uses by the City and County to house various governmental agencies such as law enforcement, regulatory, human services, and neighborhood services.
- ◆ The Charlotte Housing Authority received a grant from HUD to revitalize the Earle Village public housing community in First Ward. The First Ward Master Plan (July 1997) identified strategies to create a new urban neighborhood in the Uptown Charlotte First Ward community. Through private and public initiatives, funds have been spent on new housing opportunities, including Phase I of First Ward Place, a mixed income rental community and Autumn Place a public housing community for the elderly. A new joint facility that includes day care, a recreational center, and a community services center has also been built.
- ◆ Recreational and open space has been provided at several locations throughout the First Ward Community including: The Trinity Episcopal School play field and landscaped open space, open space located on 9<sup>th</sup> Street, the new recreational center, and recreational space (tot lots and swimming pools) in the First Ward rental community.
- ◆ The City will be annexing the land located on Bryant Farms Road this month.

**PROJECT IMPACT**

Exchanging city owned property with the Parks and Recreation Department should have positive impacts for the City of Charlotte and Mecklenburg County by:

- Increasing emergency public safety facilities in specific communities (i.e. police and fire)
- Providing open space and recreational facilities
- Pursuing revitalization initiatives identified for First Ward

**PROJECT COST**

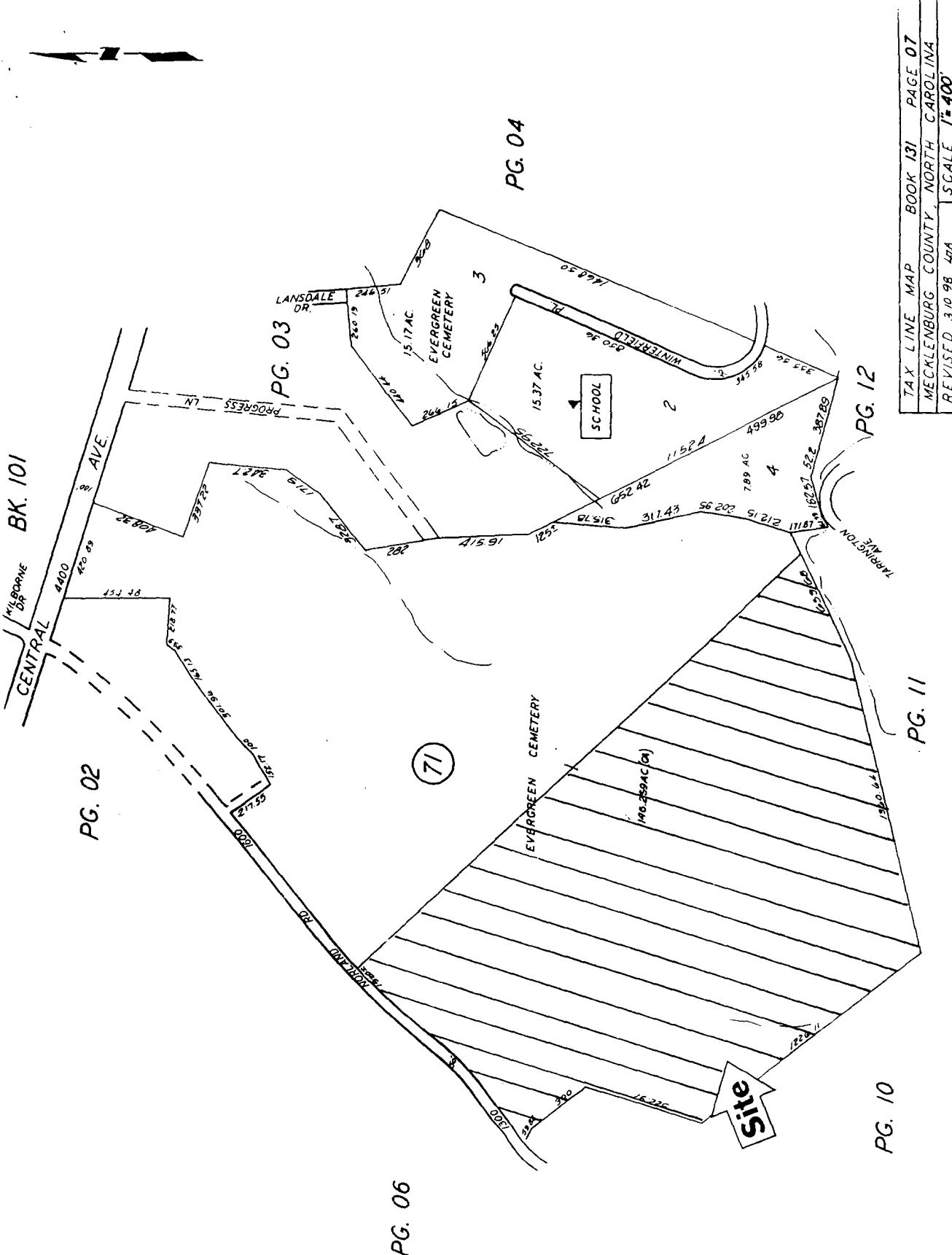
N/A

**STAFF RECOMMENDATION**

Staff recommends the exchange of city owned property. Providing opportunities for public safety, recreation, and revitalization is consistent with adopted plans for Charlotte Mecklenburg.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee recommends the land exchange of City owned land with County owned land, except for the site located at 3000 Rocky River Road (a portion of Reedy Creek Park). The Committee does not support the Reedy Creek Park site for a future fire station due to safety issues at the intersection of Rocky River Road and Grier Road.



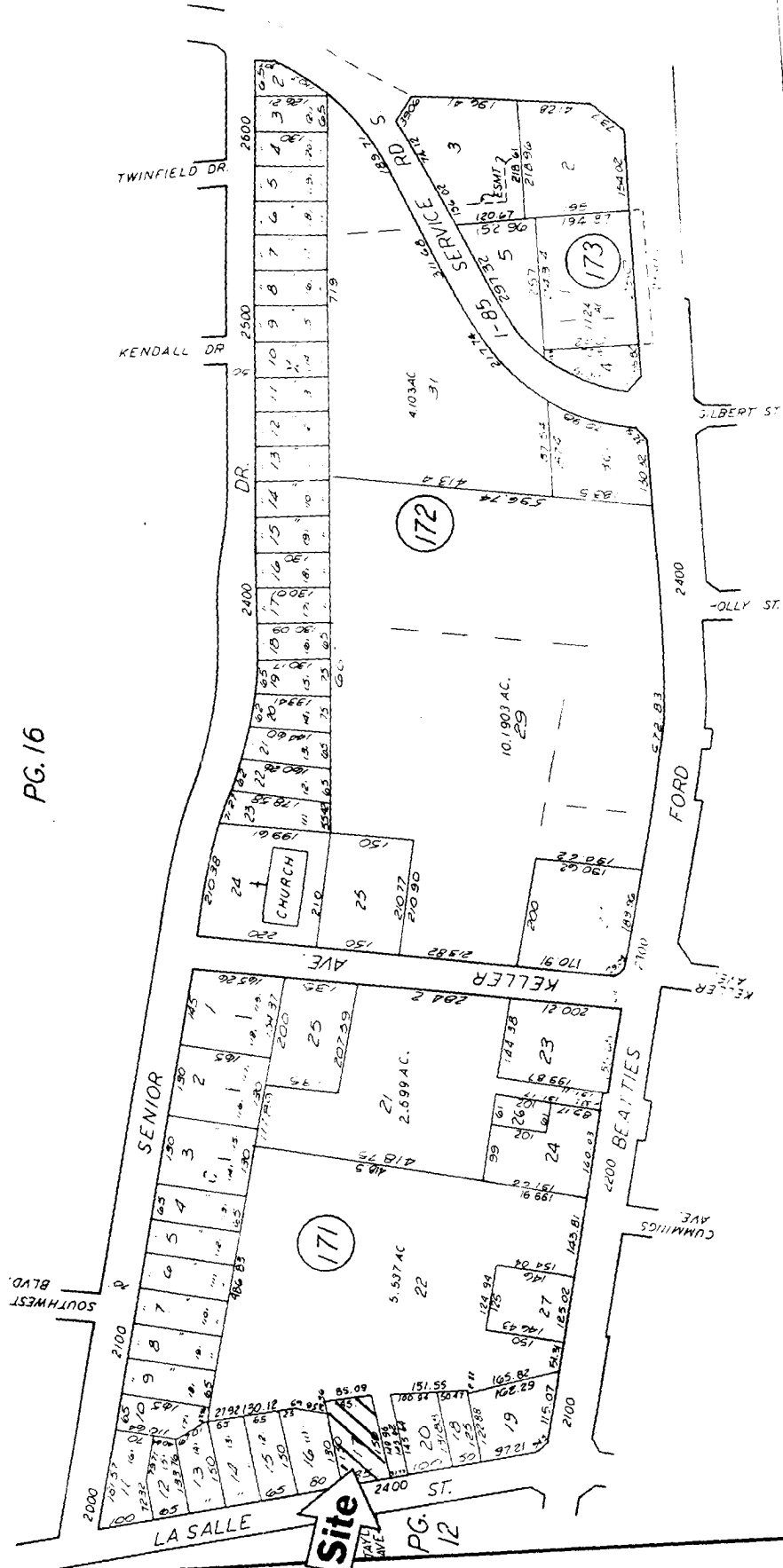
TAX LINE MAP	BOOK 131	PAGE 07
MECKLENBURG COUNTY	NORTH CAROLINA	
REVISED 3/10/98	424	SCALE 1"=400'

CITY to PARKS & RECREATION

PG. 16

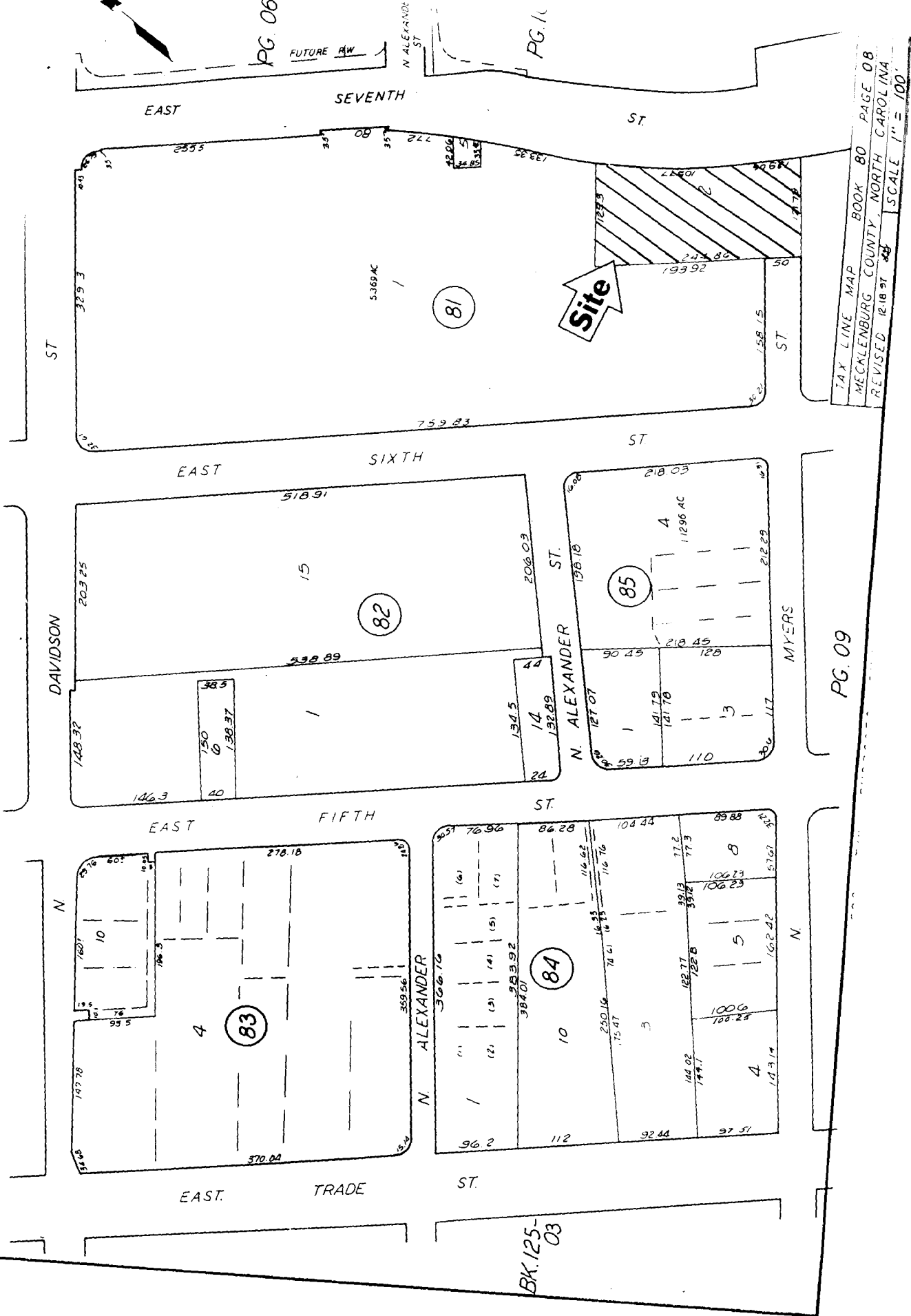
BK. 75-02

PARKS & RECREATION to CITY



Site

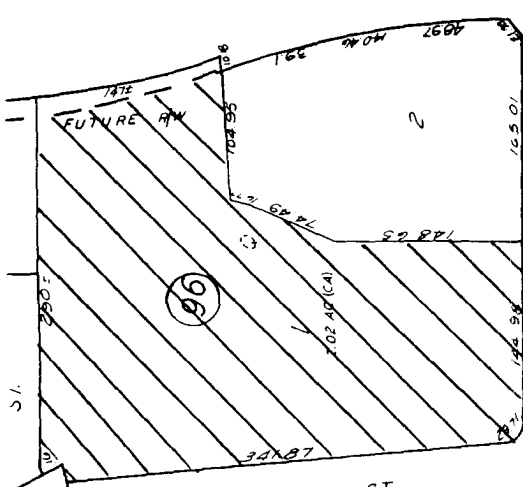
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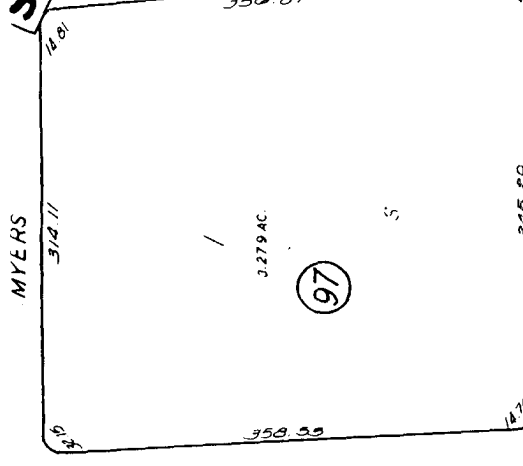
TAX LINE MAP  
MECALENBURG COUNTY, NORTH CAROLINA  
REVISED 12-18-97  
SCALE 1" = 100'

# PARKS & RECREATION to CITY

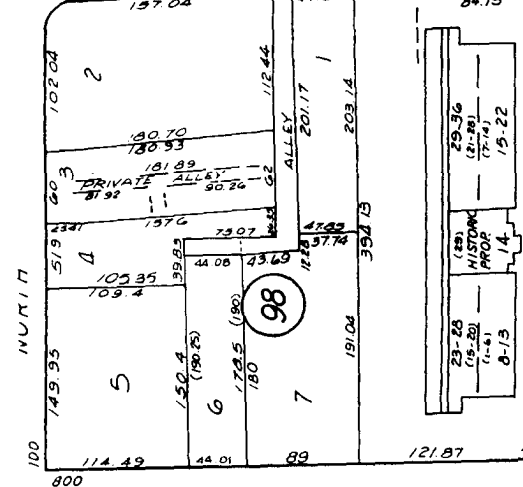
EAST SEVENTH



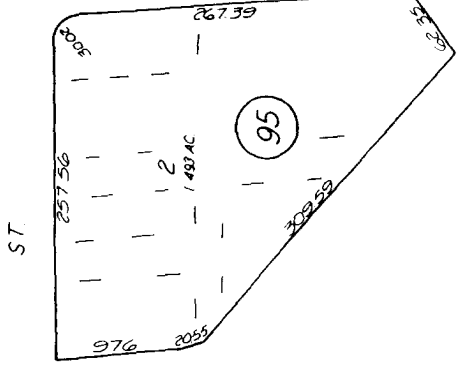
EAST SIXTH ST.



EAST FIFTH

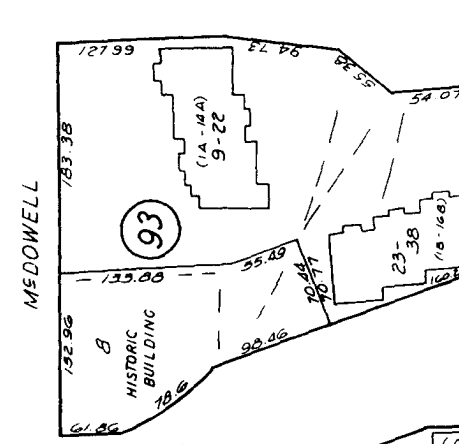


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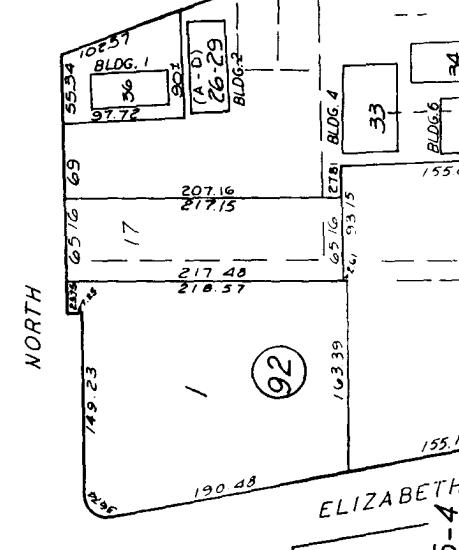


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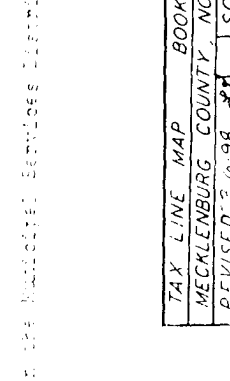
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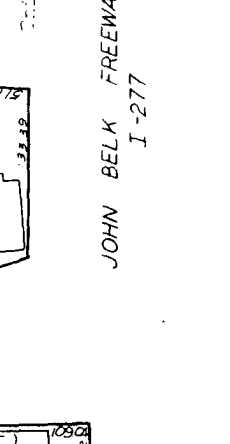


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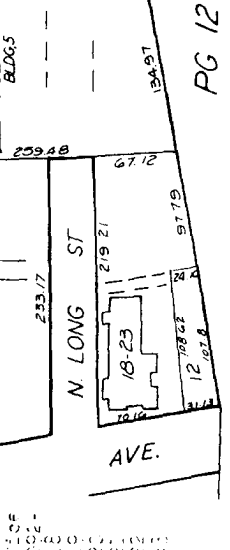


EAST SEVENTH

EAST SIXTH ST.



EAST FIFTH



EAST FIFTH

TAX LINE MAP BOOK 80 PAGE 09  
MECKLENBURG COUNTY NORTH CAROLINA  
REVISED 2-6-98 23 SCALE 1"=100'

PG. 12

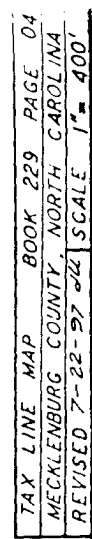
JOHN BELK FREEWAY  
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PG 12

# PARKS & RECREATION to CITY







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## PARKS & RECREATION to CITY