




## MEMORANDUM

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**TO:** Melissa Johnson  
Deputy City Clerk  
City of Charlotte

**FROM:** Monifa A. Hendrickson   
Charlotte Area Transit System - Development Division

**SUBJECT:** Rezoning Petition 2009-039 Community Meeting Report  
CATS Bus Operations Division North Davidson Facility Renovation and Expansion

**DATE:** May 8, 2009

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See the attached report.

Should you have questions or concerns, please contact me at 704-432-2577 or [mhendrickson@ci.charlotte.nc.us](mailto:mhendrickson@ci.charlotte.nc.us).

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Enclosures: *Public Meeting Report 05/08/2009; Public Meeting Presentations 04/08 and 05/07/2009; Public Meeting Notices 04/08 and 05/07/2009; Public Meeting Sign-In Sheets 04/08 and 05/07/2009; Neighborhood Leaders Mailing List May09*

cc.  
File  
S. Fortune-Planning and Zoning  
P. Cothran-Planning and Zoning  
D. McDonald-CATS Development

**Public Meeting Summary  
North Davidson Renovation and Expansion Project  
Charlotte Area Transit System  
Belmont Center Library  
700 Parkwood Avenue  
April 8 and May 7, 2009**

**1. Purpose and Intent**

The purpose of this meeting was to provide an overview of the project to the public and receive input mainly on proposed master plan concept. The following items were discussed:

- 2002 feasibility study for facility
- Renovation analysis and master plan studies
- Programming challenges
- Real Estate mitigation
- Budget Constraints Concerns

**2. Meeting Date, Time, and Location**

The North Davidson Renovation & Expansion team held this meeting at the Belmont Center Library on April 8 and May 7, 2009. The meeting room was located in the conference room from 6:00-7:30 p.m.

**3. Public Notices**

**3.1 Mailings**

A total of 35 notices announcing the meetings were mailed on April 1 and 24<sup>th</sup> 2009 for each meeting to people who are listed in the North Davidson Renovation and Expansion database who live within 300 feet of the rail line and facility. The list consists of council members, neighborhood leaders, residents, organizations and other citizens who have an interest in the project.

**3.2 Newspaper Announcements**

An ad was placed in the local newspapers persuading interested citizens to come out and learn more about the project and to provide input. Below you will find a list of newspapers and dates that were used to publicize the meeting:

Charlotte Observer     Sunday, April 5<sup>th</sup> and May 3rd, 2009  
The Charlotte Post     Thursday, April 30, 2009

### **3.3 Other Communications**

Meeting notices were placed in the following locations:

- Belmont Library Bulletin Board
- Optimist Park Neighborhood (emailed)
- Villa Heights Neighborhood (emailed)

Media Stories:

- WSOC-TV- May 6, 2009

## **4. Meeting Procedure**

### **4.1 Presentation**

The meeting began by an introduction and history of the project by David McDonald. He extended greetings to the audience, introduced the project team members and reviewed the agenda and purpose of the meeting.

#### **I. Presentation of the Master Plan Study:**

Monifa Hendrickson reviewed the overall master plan of the project and its various components. She noted that the master plan requirements accommodates 2015 expansion capacity, limits the immediate need for a third facility, and will collocate both the Bus Operations Division and Special Transportation Services Division. In addition to upgrading the original building systems and maintenance equipment, CATS will replace the building exterior skin system.

Monifa mentioned that CATS has met with other City and County entities including Parks and Recreation to discuss the existing and future land parcels.

Monifa then discussed the pros and cons of the initial master plan concept. The studies found that the initial plan limited new construction to areas east of North Davidson, a potential loss of adjacent real estate at N. Alexander, and revealed a need to increase the budget or decrease the program requirements. Existing railroad right of way limitations is also an issue. However, the plan addressed the immediate need for expansion.

Monifa presented information by using a conceptual design of the master plan development. She discussed the use of the different parcels-North Alexander. CATS' will utilize adjacent real estate parcels and avoid the railroad right of way. The diagram shows the new Special Transportation Services office located on a



parcel behind the existing parking lot and N. Alexander Street along with a new parking deck adjacent to it.

As a part of the 2009 updated plan, the BOD service and administrative offices-located along N. Davidson Street and the U-shaped maintenance operations buildings will be renovated as a part of the first phase. The proposed employee parking deck (224 spaces), proposed STS bus and maintenance operations parking deck which is located along N. Alexander and Access Drive are new construction and a part of the expansion portion of the project. The STS bus and maintenance operations parking deck is currently being petitioned for rezoning. Monifa also discussed the conversations between the City, County, and Trinity Episcopal regarding the soccer field.

The 2009 master plan accommodates the 2015 expansion capacity allowing increased bus service and fleet of 463. It limits the need for a third facility, combines BOD and STS by allowing shared maintenance resources and employee support spaces. Some of the elements from the original plan will be included in the updated plan such as:

- Upgrading the original building systems and maintenance equipment along with replacing the building exterior skin system on the administrative/operations and maintenance buildings

The rezoning petition involves rezoning the land parcel in order to use it for the proposed STS maintenance administrative and operations building and parking deck. This includes rezoning 3.65 acres of land from an O2 to a B2.

The presentation ended with an overview of the project status which included the following items:

- Design and Program Management

- programming needs identified
- 30% design completed
- preliminary city and county requirements addressed
- environmental assessment is in progress

- ARRA (Stimulus) Grant Submittal for May 2009

- existing facility renovations scheduled for summer 2009
- new employee parking deck construction scheduled for fall 2009

- Rezoning request for N. Alexander parcel (2009-039)

- deferred public hearing for July 2009
- public involvement meetings scheduled for April thru May 2009

## **5. Summary of Public Input**

Following the presentation, the audience engaged in discussions with various team members. The attendees reviewed the boards and asked question regarding land use and redevelopment options. Recorded below are a sampling of the many questions raised and the team responses.

**Question:** Is the land that is shown in the diagram that is up for rezoning owned by the City?

**Response:** Yes.

**Question:** What will be built on the parcel on Alexander?

**Response:** An administrative building for STS and a maintenance facility with elevations that will allow CATS to maintain the fleet on site allowing more time for drivers to be on the road assisting customers. This plan will provide us with better control of the fleet.

**Question:** Is Trinity going to build a soccer field?

**Response:** Yes, along with a tennis field. This will be done in collaboration with the County.

**Question:** Is the public hearing rescheduled?

**Response:** Yes. We have submitted a request for a deferred date. The information will be presented in June with an request for action in July 2009.

**Question:** Once the parking deck is built, can it be used for people who are attending activities after hours?

**Response:** We are looking into that.

**Question:** Will the \_\_\_\_ road be closed off?

**Response:** The initial solution involved closing off the road. However, we have met with the Charlotte Department of Transportation to discuss open access by working out 2 ways to enter and exit. The final configuration has not been decided.

**Question:** The elevation seems very boxy without decorations, is there any way to change that?

**Response:** The plan that is shown is at 30 percent design. We have not discussed landscaping designs, etc. However, we will be incorporating public art into the project.

**Question:** Will the facility be closed during construction?

**Response:** No. we are working on a plan to transport some of the employees. However, the ultimate plan is to keep some parts of it open, and the maintenance department will be moved by phases during construction.

There were a total of 11 members from the community and 1 City Council Member in attendance. The meetings adjourned at approximately 7:30p.m. The attendees of stayed afterwards to review drawings and to discuss the design with the project team members.

CATS' project team has also presented to the following groups in an effort to share information about the project and to gain feedback from interested residents and business owners. The list is as follows:

Villa Heights Neighborhood Association	April 14, 2009
North Davidson Neighborhood Association	May 5, 2009

There were 14 people in attendance at the Villa Heights meeting and 25 people in attendance at the North Davidson Association.



**Destination: INFORMATION**

## **Public Meeting Notice**

The Charlotte Area Transit System (CATS) will host a community-wide meeting to discuss the North Davidson Bus Operations Division Facility Renovation and Special Transportation Service Expansion. The proposed master plan includes the rezoning of 910 North Alexander Street for the construction of a new Special Transportation Service Administrative and Maintenance Facility.

This meeting will serve as an open forum to address potential community concerns regarding CATS' land use of this area.

**Belmont Center Library  
700 Parkwood Avenue  
Charlotte, NC 28205  
May 7, 2009  
6:00-7:30 p.m.**

For more information about the meeting, please call  
Kiera Terrell at 704-432-3030 or [kterrell@ci.charlotte.nc.us](mailto:kterrell@ci.charlotte.nc.us) or  
Monifa Hendrickson at 704-432-2577 or [mhendrickson@ci.charlotte.nc.us](mailto:mhendrickson@ci.charlotte.nc.us).

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For bus routes nearest the meeting location call (704) 336-RIDE or  
consult the CATS Trip Planner at [www.ridetransit.org](http://www.ridetransit.org)



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This meeting will serve as an open forum to address potential community concerns regarding CATS' land use of this area.

**Belmont Center Library  
700 Parkwood Avenue  
Charlotte, NC 28205  
\*April 8th & May 7th  
6:00-7:30 p.m.**

*\*The same information will be shared at both meetings.*

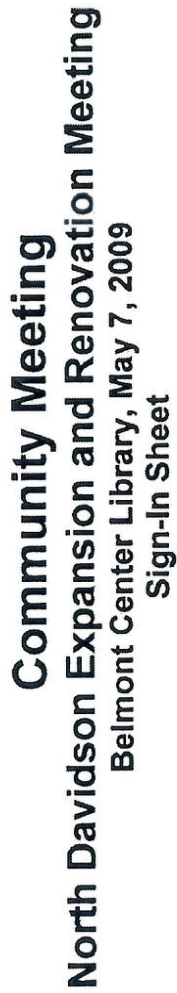
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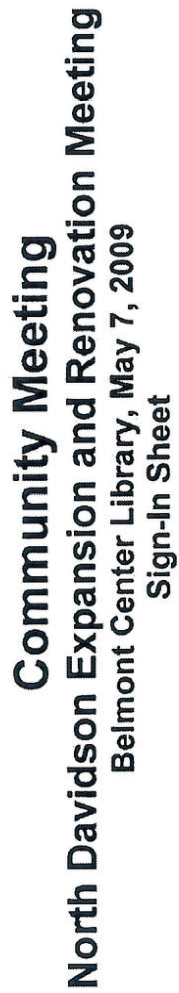






**The media may request copies of sign-in sheets from CATS under the Freedom of Information Act.**

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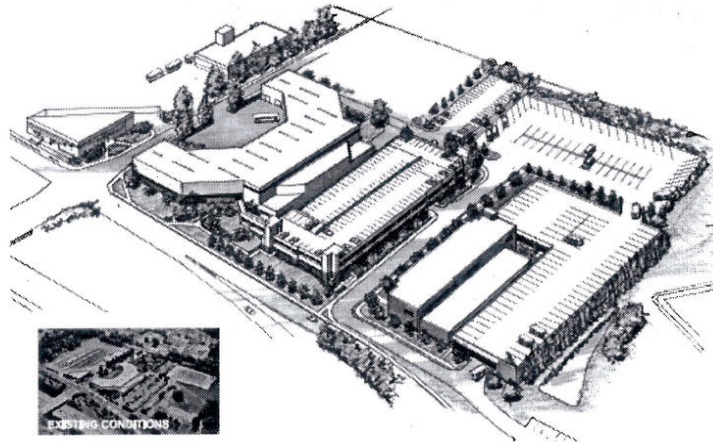
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## N. Davidson Renovation and Expansion



### Public Information Meeting

May 07, 2009

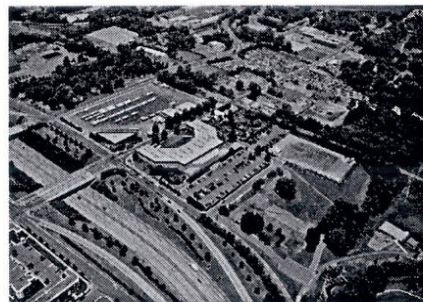


[www.RIDETRANSIT.org](http://www.RIDETRANSIT.org)



## Project Overview

- ☐ constructed in 1980-1981
- ☐ 2002 feasibility study for facility renovation and expansion
- ☐ new S. Tryon facility constructed in 2005
- ☐ Separate A/E contract executed for N. Davidson renovation
- ☐ N. Davidson renovation analysis evolved into master plan studies to relocate STS Operations N. Davidson campus
- ☐ project deferred due to programming challenges, real estate mitigation, and budget constraints,

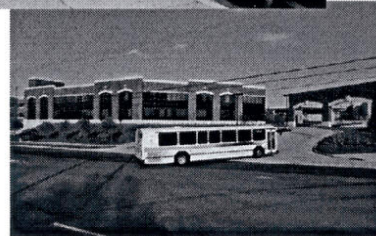


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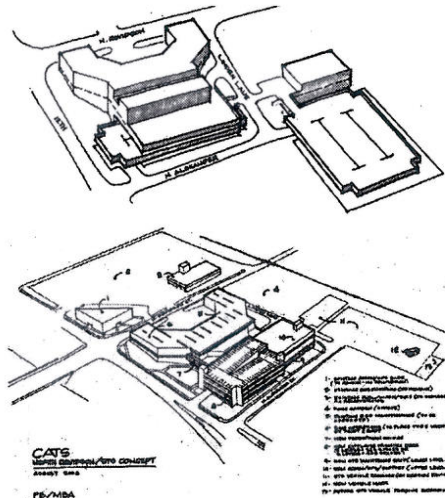
### □ Master Plan Requirements

- accommodates 2015 expansion capacity
- limits the immediate need for 3<sup>rd</sup> Facility
- collocate BOD and STS
- replace building exterior skin system
- upgrade original building systems
- upgrade original maintenance equipment



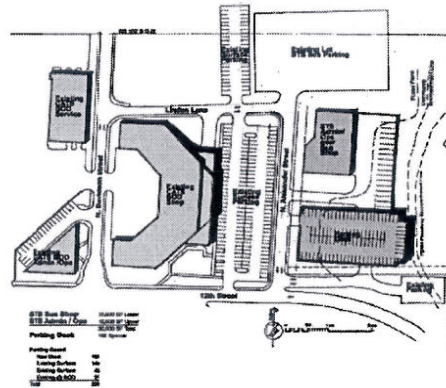
### □ Initial Master Plan Concepts

- limited new construction to areas east of North Davidson
- developed with the potential loss of adjacent real estate at N. Alexander
- addressed immediate expansion
- minimal future expansion growth
- revealed a need to increase budget or decrease program requirements
- existing railroad right-of-way limitations



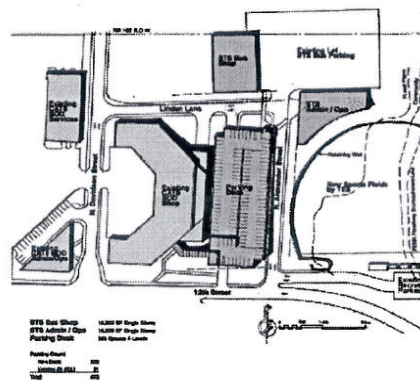
### □ Use of North Alexander Parcel

- utilizes existing surface parking
- addresses immediate expansion
- addresses future expansion growth
- utilizes adjacent real estate parcels
- avoids railroad right-of-way

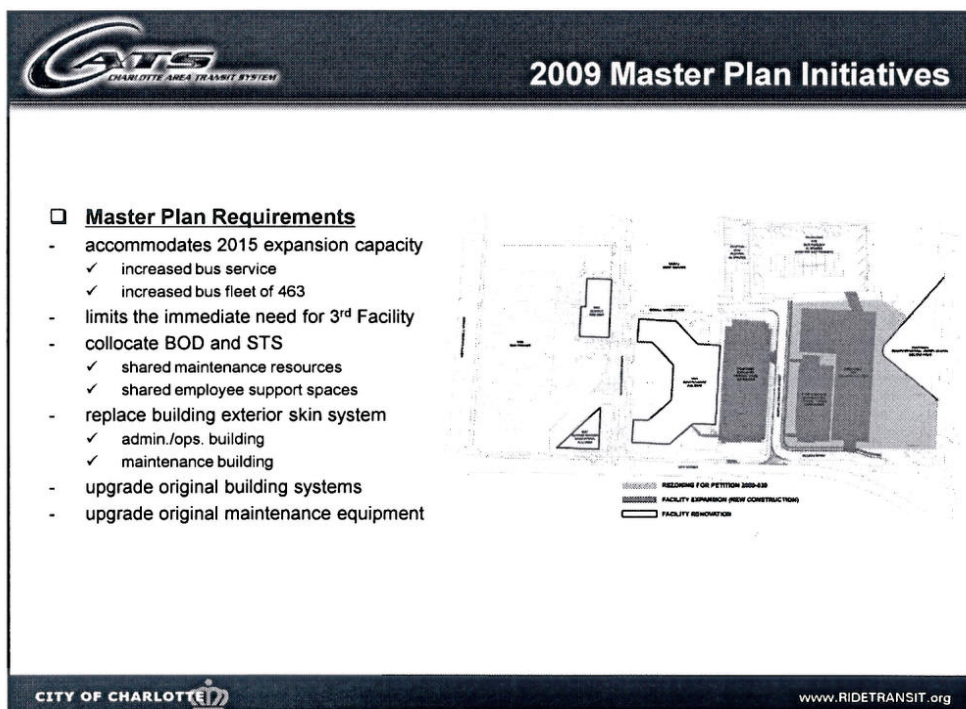
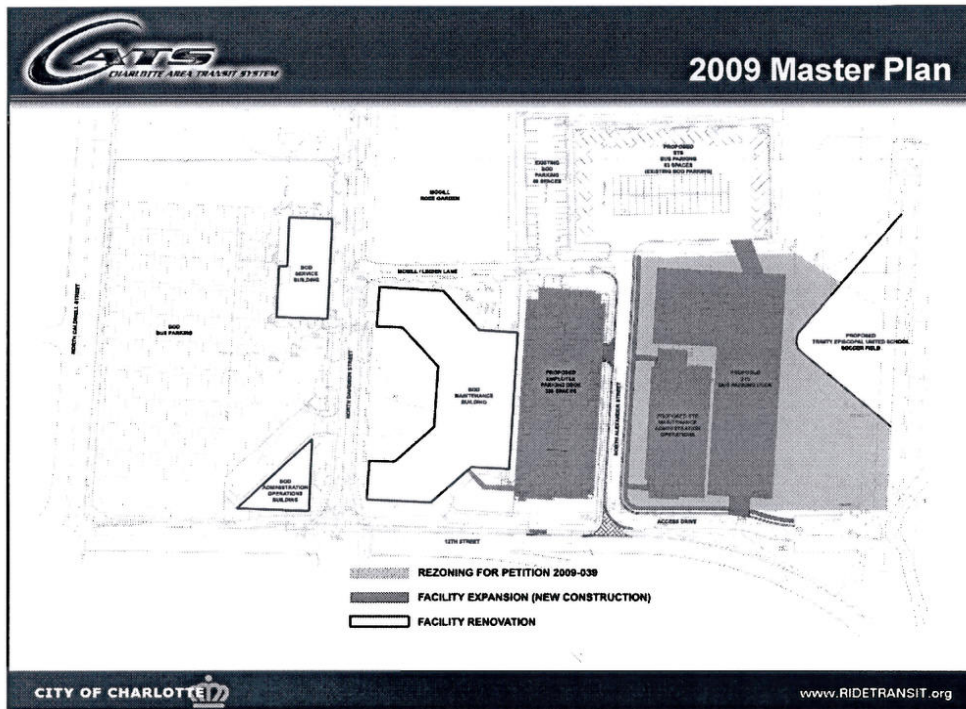


### □ Joint Use Concept

- CATS and TES requirements
  - ✓ 50 additional parking spaces for TES
  - ✓ new STS facilities with parking
  - ✓ new multi-level parking deck
- addresses immediate expansion
- addresses future expansion growth
- adverse impact to existing operation



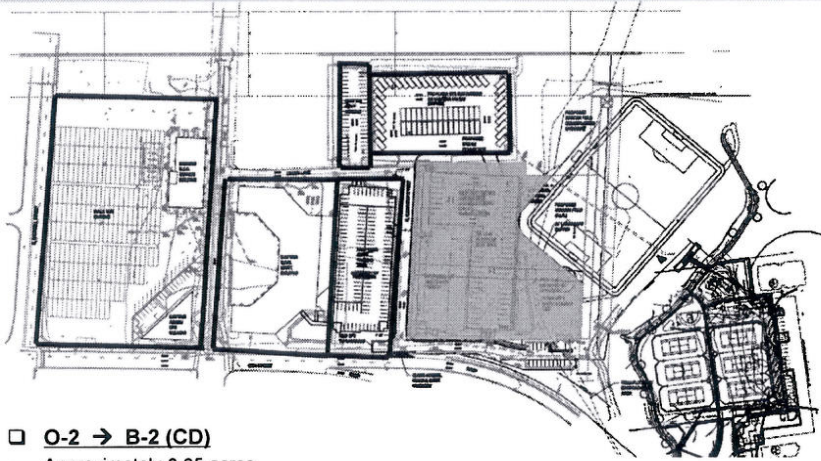








## Rezoning Petition 2009-039



- ☐ **O-2 → B-2 (CD)**
  - Approximately 3.65 acres
  - B-2 zoning serves as a buffer
  - conditional requirements per adaptive land use plans



## Project Status

- ☐ **Design and Program Management**
  - programming needs identified
  - 30% design completed
  - preliminary city and county requirements addressed
  - environmental assessment completed
- ☐ **ARRA (Stimulus) Grant Submittal for May 2009**
  - existing facility renovations scheduled for Summer 2009
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- ☐ **Rezoning request for N. Alexander parcel (2009-039)**
  - deferred public hearing for July 2009
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**Questions?**



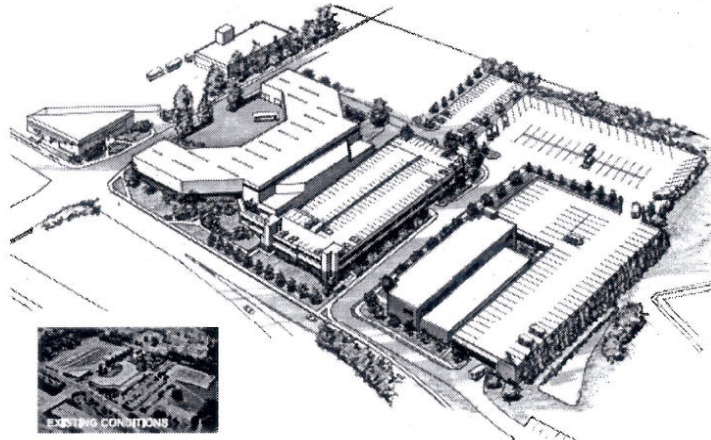
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## N. Davidson Renovation and Expansion



### Public Information Meeting

April 08, 2009



[www.RIDETRANSIT.org](http://www.RIDETRANSIT.org)



## Project Overview

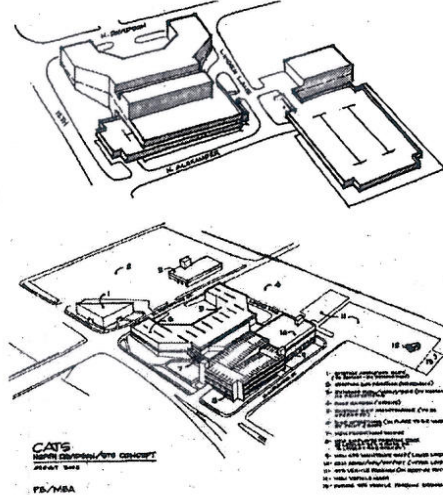
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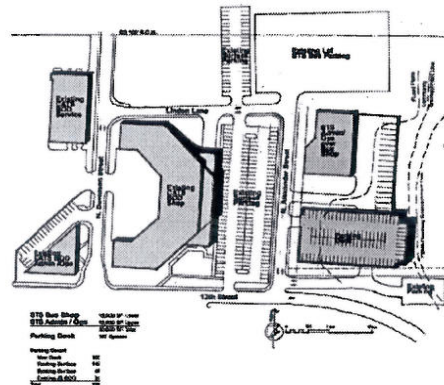
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### □ Use of North Alexander Parcel

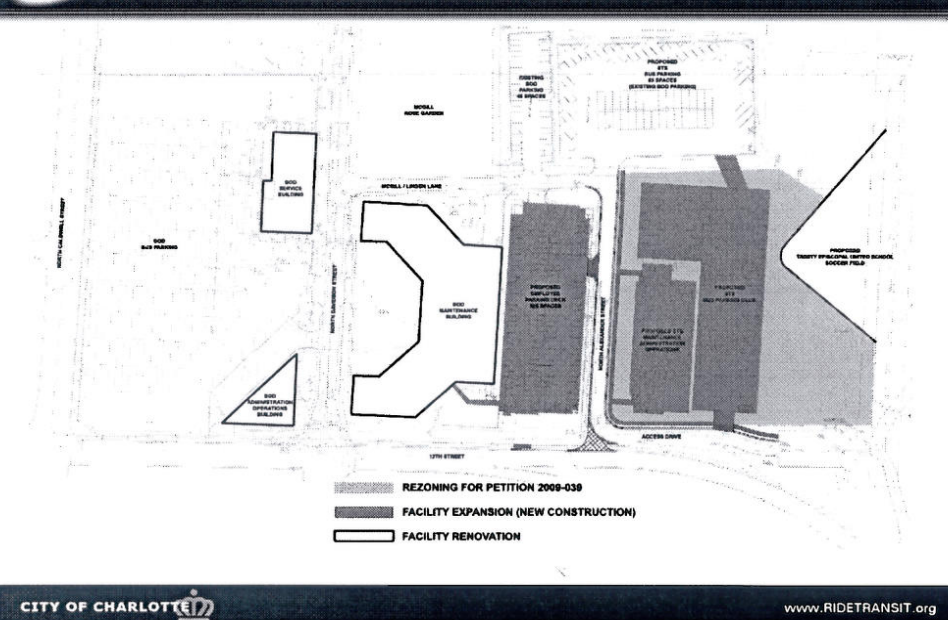
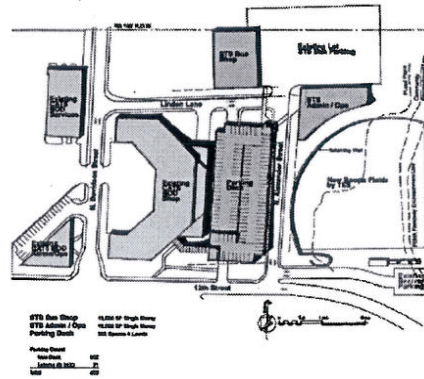
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☐ **Joint Use Concept**

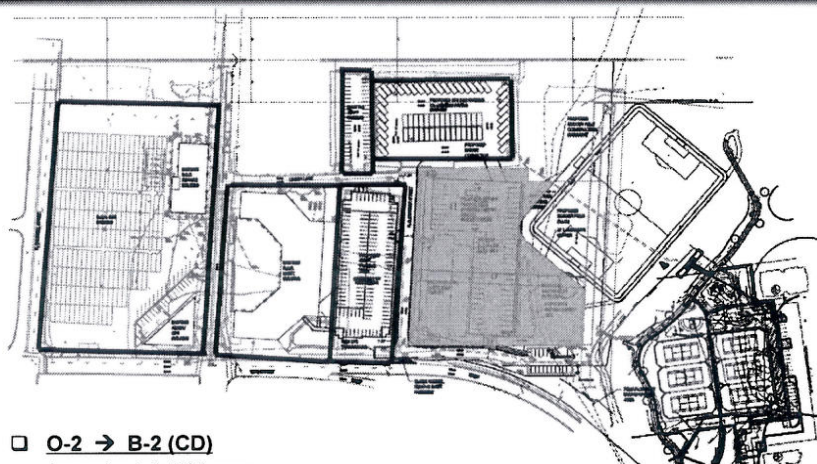
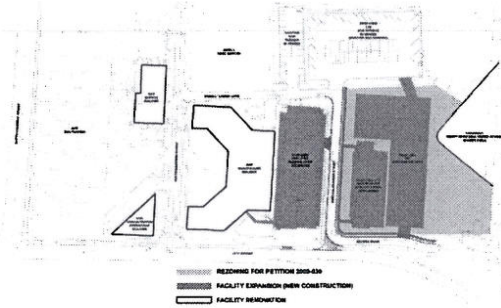
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### ☐ Master Plan Requirements

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  - ✓ increased bus service
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- limits the immediate need for 3<sup>rd</sup> Facility
  - ✓ collocate BOD and STS
  - ✓ shared maintenance resources
  - ✓ shared employee support spaces
- replace building exterior skin system
  - ✓ admin./ops. building
  - ✓ maintenance building
- upgrade original building systems
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