AGENDA

Meeting Type.	B
Date·	02-09-1987
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda February 9, 1987

FILE COPY

CHARLOTTE

Meetings in February '87

FEBRUARY 1 - FEBRUARY 7

2	Monday, 4 00 p m	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg., 1st Floor Conference Room
3	Tuesday, 5 00 p.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Tuesday, 6 00 p.m	CHARLOTTE ADVISORY PARKS COMMITTEE - Park Operations, 701 Tuckaseegee Rd
4	Wednesday, 7 30 a.m	CITY COUNCIL/COUNTY COMMISSION/LEGISLATIVE DELGATION BREAKFAST (Finalize Local Legislative Packages) - Mint Museum, 2730 Randolph Rd.
	Wednesday, 12 Noon	PLANNING COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room
	Wednesday, 4 00 p.m	CITY COUNCIL/COUNTY COMMISSION/PLANNING COMMISSION (Workshop on Zoning Ordinance Revision) - Education Center, Rooms 237-39
5	Thursday, 7 30 a.m.	PLANNING COMMISSION/Ordinance Revision Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 7 00 p m.	CITY COUNCIL (Public Hearing on Airport Master Plan) - West Mecklenburg High School, 7400 Tuckaseegee Road

FEBRUARY 8 - FEBRUARY 14

9	Monday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 5 00 p m	COUNCIL/MANAGER DINNER - West Charlotte High School, 2219 Senior Drive
	Monday, 7 00 p m	CITIZENS HEARING - West Charlotte High School, 2219 Senior Drive
	Monday, 7 30 p m.	CITY COUNCIL MEETING - West Charlotte High School, 2219 Senior Drive
	Monday, 7 30 p m	HISTORIC PROPERTIES COMMISSION - 1221 South Caldwell St , Commission Office
10	Tuesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION - Edwin Towers, Conference Room
	Tuesdav, 5 00 p m	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room
11	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
12	Thursday, 2 00 p m	MINOR SPECIAL USE PERMIT HEARING - Cameron-Brown Bldg , 1st Floor Conference Room

(Continued on Back)

Public Service And Information Department

600 East Trade Street

Charlotte NC 28202

FEBRUARY 15 - FEBRUARY 21

16	Monday, 5.00 p.m.	COUNCIL/MANAGER DINNER - Education Center, Rooms 237-239
	Monday, 6.00 p.m	CITY COUNCIL MEETING (Zoning Hearings) - Education Center, Board Room
17	Tuesday, 2 00 p.m.	HOUSING AUTHORITY - Administrative Offices, 1301 South Boulevard
18	Wednesday, 7 30 a m.	PRIVATE INDUSTRY COUNCIL - YMCA, 418 E. Trade Street
	Wednesday, 2 00 p m	TECHNICAL COORDINATING COMMITTEE - Cameron-Brown Bldg., 1st Floor Conference Room
19	Thursday, 8 00 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Bldg , 5th Floor Conference Room
	Thursday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - Cameron-Brown Bldg , 6th Floor Conference Room
	Thursday, 4·00 p.m	CITY COUNCIL (Budget & Housing Policy Workshop) - City Hall Annex, Training Center
	Thursday, 4 00 p.m.	PLANNING COMMISSION (Deferred Rezoning) - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 7 30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations, 701 Tuckaseegee Road

FEBRUARY 22 - FEBRUARY 28

23	Monday, 10 30 a.m.	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Charlotte Convention Center, VIP Lounge
	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center
	Monday, 2·00 p m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p m.	CITY COUNCIL MEETING - City Hall, Council Chamber
24	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Charlotte Mecklenburg Utility Dept , 5100 Brookshire Blvd
	Tuesday, 5 00 p m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
25	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
26	Thursday, 3 00 p m.	ADVISORY BOARD FOR CITIZENS WITH DISABILITIES - Metrolina Independent Living Center, 1012 S Kings Dr , Suite G-2

These organizations will <u>not</u> meet during February

Advisory Energy Commission
Housing Appeals Board
Municipal Information Advisory Board
Parade Permit Committee

CHARLOTTE

Mayor Harvey B. Gantt Mayor Pro Tem Al Rousso

Charles S. Dannelly Cynthia Patterson
Gloria Fenning Pamella G. Patterson
Ann Hammond Minette Conrad Trosch
Ron Leeper Richard Vinroot
Roy Matthew Velna W. Woollen

Council Agenda

Monday, February 9, 1987
District 2 Council Meeting
West Charlotte High School
2219 Senior Drive

5:00 PM. . . . . Council-Manager dinner
. Presentation by Plaza Park Designers
7:00 PM. . . . . Citizens Hearing
7:30 PM. . . . . Council Meeting

ITEM NO.

1. Invocation by Rev. James E. Palmer of University Park Baptist Church.

2. Consider approval of minutes of regular meeting of December 8, 1986 and zoning hearing of December 15, 1986.

POLICY

3. Decide on a plan of action for resolving the issue of the existing buildings located on the Plaza Park site.

In May 1986, a design charette was held to consider the design of the park at the southwest corner of Trade and Tryon Streets. From that charette came design philosophy and policy guidelines for the development of the park. The guidelines, which Council adopted in July, 1986, aided in the selection process for the park designer. A copy is attached.

In October 1986, Council approved contracting with the design firm of Danadjieva and Koenig Associates to design Plaza Park. As part of the design process and public input mechanism, two workshops were conducted to investigate various scenarios for the buildings located at the park site.

Council is asked to decide on one of the following scenarios for the existing buildings located on the Plaza Park site:

(a) Remove existing buildings entirely.
(b) Retain the existing buildings and rehabilitate them for a future use.
(c) Retain segments of the buildings.

The consultants' recommendation is "... to remove the two existing structures and to carefully dismantle the front facades, where possible, for storage such that they may be reused later, either in Plaza Park or some other location." Attached is a letter from Danadjieva and Koenig Associates which discusses the issues and the firm's recommendation on Plaza Park; a summary findings report is also attached which documents their recommendations.

Cost estimates on the three options are attached.

Once Council makes the decision about the buildings on the site, the design process can proceed and a contract will be negotiated with the designers for completion of the concept design phase of the project. Council will be asked to approve that contract at a later date.

Angela Danadjieva and Thomas Koenig will discuss their report and recommendations with Council at the dinner meeting. Beverly Webb of the citizens' committee will also be present, as well as Joe Kluttz, Chairman of the Historic Properties Commission.

Danadjieva and Koenig Associates have coordinated this recommendation through the Planning Department and appropriate City staff have been involved in the process.

The order of attachments is as follows: (1) consultants' letter of recommendation; (2) cost estimates; (3) summary findings report; and (4) Plaza Park design guidelines.

Attachment No. 1

4. Recommend approval of the Economic Development Study Commission Report and recommend sending the approved report to the Greater Charlotte Economic Development Commission.

Background on economic development

In the spring of 1984, the City and the Charlotte Chamber created the Economic Development Study Commission to study economic development in our community. The Commission completed its report in mid-September 1985, and Council received the report on December 20, 1985.

Following receipt of the report, our efforts have been three-fold: (1) Our main response has been to facilitate the creation of the Greater Charlotte Economic Development Corporation (GCEDC) whose broad mission is to give guidance to the economic development effort of our community. (2) We recruited a loaned executive from Duke Power, Bob Hinson, whose focus was to review how we could best respond to the report's recommendations, as well as to work on other economic development activities and projects. (3) Proceed to take action related to individual recommendations in the report. A report on these activities, which was sent to Council in the January 7, 1987 Council-Manager memo is attached; a summary follows:

- City participation in the marketing program, both funding and direction, through Council representation;
- The expansion of the Trade Mart;
- Developed a comprehensive physical infrastructure improvement plan through the City's Capital Improvement Program and the 2005 Generalized Land Plan;
- Significant (over 500%) increase in dollars spent with M/WBE funds, opportunity and participation;
- Support for a performing arts center;
- Develop a small business assistance program (No. 8 on this agenda);
- Improved air quality (update underway now);
- Support for a major sports team (NBA);
- Support for uptown retail (CityFair, Trade Mart, parks, code modification, etc.);
- Improve ground transportation (taxicab ordinance, 40 new buses, express service);
- Improved signage for both streets and airport; and
- Seeking international air service.

It is recommended that Council formally approve the Economic Development Study Commission Report, and that the approved report be forwarded to the Greater Charlotte Economic Development Commission along with our comments.

Attachment No. 2

5. Recommend approval to add four additional items to the 1987 City Legislative Program related to purchasing, economic development, and the Charlotte Firemen's Retirement System.

1. Seek local legislation that would authorize the City Manager, when appropriate, to waive the requirement for bid deposits on equipment, supplies, and material bids.

At the present time, State law requires a bid deposit on all bids for equipment, supplies, and material before the bid proposal may be considered or accepted. By law, the bid deposit may be either cash, cashier's check, certified check, or bid bond in an amount equal to not less than five percent of the bid. All bid deposits are held until the Council awards the contract and the contract is executed. In the opinion of the Purchasing Director, the elimination of bid deposits would increase competition and would particularly enhance small business and M/WBE participation. Moreover, it would improve public relations with bidders who dislike the situation of tying up their capital while awaiting the award of a City contract.

2. Seek local legislation authorizing the City Manager to reject bids when appropriate without action by the City Council.

Currently, if the City wishes to reject bids because they are excessive or fail to meet the bid specifications, State law requires that the governing body take that action. It is recommended that the authority to reject bids be delegated to the City Manager without requiring action by the City Council. If approved, such an act would maximize efficiency in rebidding and would save considerable time.

3. Seek local legislation clarifying the City's authority to engage in economic development projects and activities.

In 1981, a local bill was adopted by the General Assembly that authorized the City of Greensboro to engage in a wide range of economic development activities. For example, the 1981 legislation empowers the Greensboro City Council to financially assist in the construction or renovation of hotels, office buildings, housing, and parking facilities and to acquire, construct, and operate or participate in such economic projects if the City Council finds that it would promote the economic development or revitalization in the City. The legislation also permits contracts between the City and developers that would provide that the developer be responsible for the construction of an entire economic development project without going through the public bidding laws.

In 1985, the General Assembly enacted a bill applicable only to 11 counties and the municipalities located in those counties which greatly enlarged and enhanced their powers to engage in economic development activities. For example, those counties and their municipalities are authorized to acquire and develop land for industrial parks, to acquire, assemble, and hold for resale property that is suitable for industrial and commercial use or to acquire

options for the acquisition of property that is suitable for industrial or commercial use.

At the present time, the City of Charlotte has no such clear, statutory authorization to engage in the above-mentioned activities. Thus, it is recommended that the City seek a local bill that would be patterned after the Greensboro legislation and the 1985 legislation. Copies of the Greensboro legislation and the 1985 legislation are attached as information.

4. Seek local legislation that would delegate all responsibility for the Charlotte Firemen's Retirement System to the City of Charlotte.

The 1947 General Assembly enacted a bill that exempted Charlotte Fire Department employees from the state-wide Local Government Employee's Retirement System and established a Charlotte Firemen's Retirement System to provide retirement benefits for Fire Department employees. The 1947 Act has been amended on numerous occasions in subsequent sessions of the General Assembly to provide for changes and adjustments in the benefits structure. Thus, although the system is administered by a ten-member Board of Trustees, significant changes still require the approval of the General Assembly through the passage of a local bill amending the 1947 Act. Moreover, since the 1947 Act has been amended on numerous occasions, some of its provisions are contradictory while others are obsolete and, hence, the Act is in dire need of being comprehensively rewritten.

The Retirement System Board of Trustees has voted to request that the City Council seek the passage of a local bill that would delegate all responsibility for the Charlotte Firemen's Retirement System to the City of Charlotte, including the right to amend and change the System in such manner as may be necessary or appropriate by the City Council. Correspondingly, the City would assume the power and obligation to determine the necessary funding of the System and to take appropriate action to insure that the funding is properly maintained. Passage of such a bill would eliminate the necessity to go to the General Assembly in order to obtain material changes in the System, thereby creating a "home rule" situation by vesting full authority to make changes at the local level.

Attachment No. 3

6. Recommend adoption of a resolution stating that all of Charlotte's Sphere of Influence area is under consideration for annexation.

Before any area may be annexed involuntarily, the City must identify the area as under consideration at least one year before beginning the annexation proceedings, or the City must delay the effective date of annexation for at least a year after adopting the annexation ordinance. Recently, the Court of Appeals decided that once a municipality adopts a resolution of consideration, no other municipality may annex any part of the area subject to the resolution of consideration.

While the City has annexation agreements with all municipalities in Mecklenburg County, no agreement exists with towns bordering Mecklenburg County. Adoption of this resolution would keep the City's Sphere of Influence intact, so long as the Court of Appeals' decision stands.

The City Attorney, Planning Director, and City Manager concur in this request.

7. A. Discuss funding for a study to determine the feasibility of using the historic Highland Park Mill as housing for the elderly.

The historic Highland Park Mill has potential to become an asset to the "pocket of poverty" community in North Charlotte where it is located (see the attached white paper for City goals addressed and the unusual situation which brings the project up for discussion).

The cost to do the feasibility study would include:

(1)	AEC (Architectural Engineering Concepts) - the concept analysis and schematic design/market overview	$20,000
(2)	Appraisal & brief market analysis estimate	12,000
(3)	Printing and distribution of report (200 books)	4,000
(4)	Accounting costs (cash flow projections for project verification)	2,500
(5)	Seminars for elderly/financing	2,000
(6)	Miscellaneous	1,500
	Total	$42,000

Options:
(1) Encourage the owners to pursue project without the use of City funds.
(2) Turn over to staff for a formal request for Council action involving appropriate agencies.
(3) Grant up to $21,000.

(4) Provide up to $21,000 in City funds contingent on developer money being spent first (in order to reduce the amount of City funds expended if the project is determined not to be feasible early in the analysis), that the money be converted to a loan to be paid back to the City if the development is implemented, and any other conditions deemed necessary by Council.

While the risk cannot be fully determined at this time, AEC and the owners have been through the building and some preliminary finance scenarios have been run. It appears the project has a good possibility of success.

This concept has received preliminary review and support by Budget and Evaluation, the Housing Authority staff, Community Development and Planning staffs.

If Council decides to make a loan or grant, the $21,000 would be transferred from the capital account for rehabilitation and construction - public/private. This account was established to provide program emphasis for: (1) acquisition, repair and resale of boarded up units; (2) housing relocation revolving loan fund, and (3) second mortgage equity. The following action should be taken if a loan or grant is made:

B. Recommend adoption of an ordinance transferring $21,000 from capital funds to provide for a study to ascertain the feasibility of using the historic Highland Park Mill as housing for the elderly.

Attachment No. 4

BUSINESS

8. Recommend a contract between the City of Charlotte and the Charlotte Chamber for the development of a business development system and authorize the use of up to $100,000 from the $2.5 million Development and Revitalization Fund.

This action will authorize the Mayor to execute a contract between the City of Charlotte and the Charlotte Chamber for the development of a business development system and authorize the use of up to $100,000 from the $2.5 million Development and Revitalization Fund.

Several months ago, a staff Economic Development Committee (composed of the City's Economic Development Coordinator and the Directors of the Finance, Employment and Training, Budget and Evaluation, Planning, Public Service and Information, and Community Development Departments) was made aware of successful efforts in Boston and other cities to establish comprehensive business development systems targeted for low

to moderate income neighborhoods. The Committee also recognized that there are numerous agencies/resources that offer services to small and/or minority businesses and that these would be more effective if their efforts were coordinated.

The Committee decided that it would be appropriate for the Charlotte Chamber to take the lead in this endeavor through its Small Business Services Division. Subsequently, a plan has been submitted for designing a comprehensive business development system by June 30, 1987. The Committee also determined that it is appropriate for the City to provide initial funding since the program is geared to assist low to moderate income families in the Pocket of Poverty.

This proposed new business system will identify businesses needed in specific areas of the City that should have a high probability of success. The system also provides educational and training opportunities for the potential owners of these businesses who will primarily be minority and/or low to moderate income individuals. These groups are being targeted, as are certain areas of the City, to provide for more balanced economic growth and job opportunities. Another major desired outcome of this system is the revitalization of some weakened and blighted commercial areas of our City.

More specifically, development of this system by the Chamber will achieve the following goals:

1. Increase business development activity in selected moderate to low income neighborhoods;

2. Coordinate the efforts of 20 small and minority business resource agencies to devise methods for providing technical and management training;

3. Identify neighborhood, industrial and corporate demands for locally supplied goods and services;

4. Identify existing and prospective business owners to participate in the program;

5. Train existing and prospective business owners in business management and marketing skills appropriate for the identified opportunities utilizing available training resources;

6. Assist prospective and existing businesses to secure capital through a task force representing financial and corporate business leaders; and

7. Help these businesses to survive.

As part of the FY87 Capital Improvement Program, City Council approved $2.5 million for the Development and Revitalization Fund to be used for economic development activities in four redevelopment areas and the Pocket of Poverty. This $2.5 million appropriation represents a major portion of an Urban Development Action Grant (UDAG) repayment received as a result of the sale of the Woodland Office Park. It has been determined that use of a portion of these funds for payment of the contract with the Chamber is a fully eligible expenditure as it will benefit residents of the Pocket of Poverty. The Chamber is committed to continuing the program with the City's anticipated obligation being to provide loans from the Development and Revitalization Fund.

This action has been reviewed by the City's Economic Development Committee, Community Development Department, Finance Department, and City Attorney.

9. Consider request by the chairman of the Council on Aging that the committee membership be increased and that the City's appointments increase from five to seven.

Dr. Bob Day, chairman of the Council on Aging, has written a letter requesting that the three sponsoring bodies of the Council on Aging increase their appointments from five each to seven each thereby raising the membership from 15 to 21.

Two of Council's current committee appointments will expire March 30 with nominations to be made at the March 9 Council meeting. If Council wishes to increase its appointments to this committee, the additional nominations can also be made at the March 9 meeting.

Attachment No. 5

10. Nominations for Appointment to Boards and Commissions.

1) Insurance Advisory Committee - One position for a three-year term, in the insurance agent category. John Walker's second full term expires March 1, making him ineligible for reappointment.

2) Parade Permit Committee - One position for a three-year term. Tom Baldwin is completing his first full term and is eligible for reappointment. Records indicate he has complied with the attendance requirements.

Attachment No. 6

ITEM NO.

11. Appointments to Boards and Commissions.

1) Clean City Committee - One appointment to fill an unexpired term ending June 30, 1988. The following nominations have been made:

a) Robert Washington, nominated by Councilmember Vinroot.
b) Edward Hooper, nominated by Councilmember Woollen.
c) Norm Hill, nominated by Councilmember Hammond.

2) Zoning Board of Adjustment - One appointment to fill an unexpired term ending January 30, 1988. The following nominations have been made:

a) Don Abernathy, nominated by Councilmember Hammond.
b) James J. Ewers, nominated by Councilmember P. Patterson.
c) Thomas F. O'Brien, nominated by Councilmember Vinroot.

Attachment No. 7

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The City Attorney advises that agenda items no. 12 through 22 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

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PERSONNEL

12. Recommend adoption of a resolution amending the pay plan to add the classes of Senior Police Officer I, II, and III, Pay Range 16, 17, and 19; delete the Class of Police Officer II, Pay Range 18; and change the Class Title of Police Officer I to Police Officer, Pay Range 15.

The Personnel Department has completed a review of a Police Department proposal to establish an enhanced career development plan for non-supervisory police officers. This review indicates the need to create a revised class structure consisting of the class of Police Officer and three levels of Senior Police Officer to be established as a special assignment of Police Officer and would replace the current classes of Police Officer I and Police Officer II.

ITEM NO.

The Senior Police Officer program evolved from recommendations made by the Police Department Issues Survey Committees who recognized the need for additional career development enhancement for patrol officers. The current classes of Police Officer I and II were created in 1983 as a special assignment to distinguish the more complex duties and special assignments performed by some police officers on a continuing basis. This has proved to be an unworkable distinction due to the unpredictable nature of field police work which demands that a police officer respond immediately to any emergency without regard for classification level. Additionally, the limited number of positions allocated to the higher level does not provide for adequate career development for all police officers.

The proposed class structure would enable police officers to advance as a special assignment through three senior, or incentive, pay grades. Participation would be voluntary and open to all Police Officers with 4½ years of service who meet or exceed performance, firearm, fitness and unit standards. Once a police officer qualifies for senior status, advancement to each level requires achievement of specific standards based on performance, seniority, training, skill development and community service. The proposed structure would provide a continuing incentive for police officers to improve job proficiency, obtain additional training and become more involved in the community. Conversely, any Police Officer who does not maintain the standards of the senior police officer grade attained would lose senior grade pay until again meeting qualification standards.

The proposed pay range assignments would maintain the Police Officer class at Pay Range 15 and establish the highest senior grade at Pay Range 19, five percent more than the current Police Officer II class, Pay Range 18. This is recommended in order to provide an incentive for all police officers to participate in the program.

Since unit standards are projected for implementation in April 1987, police officers would not qualify during this fiscal year; therefore, there is no associated additional cost for this program in FY87.

BIDS

13. Recommend approval of the bid list as shown. The following contract awards are all low bid and within budget estimates unless otherwise noted. Each project or purchase was authorized in the annual budget.

A. 27 - Trucks & 17 - Bodies Various Depts.

Recommendation: By various department heads and the Purchasing Director that the low bid (or lowest responsive) bidder for each item be accepted for award of contract as follows:

Harrelson Ford (For 4 trucks)	Charlotte, N.C.	$49,700.00
Tar Heel Ford (For 20 trucks of various sizes)	Charlotte, N.C.	$508,027.00
Young Ford (For 3 trucks of two sizes)	Charlotte, N.C.	$56,304.00
Worth Keeter, Inc. (For 8 bodies of two sizes)	Charlotte, N.C.	$32,320.00
Twin States Truck Eqpt. (For 9 bodies of two sizes)	Charlotte, N.C.	$42,560.00

Project Description: The trucks and bodies will be used for a variety of jobs and projects in several City departments and divisions. These replace trucks which are in poor condition with high maintenance costs.

Source of Funding: Water & Sewer Fund - Sewer Maintenance - Lease Purchase. Water & Sewer Fund - Water System Maintenance - Lease Purchase. Water & Sewer Fund - Water Services - Lease Purchase. Water & Sewer Fund - McAlpine Creek Wastewater Treatment Plant - Lease Purchase.

General Fund - Park Operations - Lease Purchase. General Fund - Operations (Street Maintenance) - Lease Purchase. General Fund - Operations (Street Cleaning) - Lease Purchase. General Fund - Park Operations - Lease Purchase. General Fund - Operations - (Special Services - Administration) - Lease Purchase. General Fund - Department of Transportation - Lease Purchase.

B. Fairview Road Widening — Engineering

Recommendation: By the City Engineer that the low bid of $273,912.84, as submitted by Blythe Industries, Inc., be accepted for award on a unit price basis.

Project Description: This project involves the widening of Fairview Road from Park Road to Barclay Downs Road and was included in the 1983 bond referendum for street improvements. It was identified and ranked No. 4 of 30 highway improvement projects in 1982 due to high traffic congestion and the history of accidents.

Source of Funding: General Capital Improvement Fund - (Fairview Road Widening - 1983 Street Improvement Bonds).

C. Sanitary Sewer Construction
8-inch Sanitary Sewer along
Idlewild Road to serve
4606 Margaret Wallace Road — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by B.R.S., Incorporated of Richfield, North Carolina in the amount of $140,131.95 be accepted for award of contract on a unit price basis.

Project Description: This project provides for construction of a sewer line to extend service to 4606 Margaret Wallace Road. In accordance with City policy, Vision Cable Company, the applicant, has deposited 50% of the estimated project cost; 50% is available from the City to cover the cost of this project.

Source of Funding: Water and Sewer Fund (Sewer Tapping Privilege Expense).

CHANGE ORDER

14. Recommend approval of change orders to construct Concourse "A" and West Terminal Expansion for American, U.S. Air, People Express, Delta and United Airlines, increasing total contract amounts by $111,686.75.

Council is requested to approve the following change orders to existing contracts for construction of Concourse "A" and West Terminal Expansion pursuant to the request of American Airlines and other air carriers serving Charlotte.

(1) Contract: Plumbing Construction for Concourse "A" and Terminal Building Expansion, Shell Package
Contractor: Beta Construction Co.
Date of Award: December 30, 1985
Contract Amount to date: $624,508.00
Change Order No. 1: $ 34,480.75
New Contract Amount: $658,988.75

This change order provides for plumbing additions and changes due to additional tenant requirements, unforeseen conflicts with existing construction, and other design modifications. These include changes in the oily waste drain system, wet and dry sprinkler system, and rough-in plumbing for additional toilets and drains.

(2) Contract: Electrical Construction for Concourse "A" and Terminal Building Expansion, Shell Package
Contractor: Howell Electric, Inc.
Date of Award: December 31, 1985
Contract Amount to date: $1,068,289.00
Change Order No. 3: $77,206.00
New Contract Amount: $1,145,495.00

This change order provides for electrical additions and modifications due to additional airline requirements and fast track design and construction overlaps. These include additional converters and pre-conditioned air for aircraft at Concourse "A" gates, amounting to $64,212.00, and changes in telephone service and electrical service conduits, amounting to $12,994.00.

Odell Associates and Day and Zimmerman concur in these change orders.

Funds are available in project contingency to cover these change orders. These are included in project costs and are debt-serviced by rents and charges from Airport tenants and the airlines.

SPRINGFEST

15. Recommend adoption of a Resolution endorsing SPRINGFEST '87 and authorizing the City of Charlotte to enter into an agreement with SPRINGFEST, Inc. and take other necessary action for SPRINGFEST to be held April 24 - 26, 1987.

Adoption of the resolution authorizes approval of: (1) the execution by the City of Charlotte of an agreement with SPRINGFEST, Inc.; (2) the temporary closing of segments of six City streets; (3) the use of City sidewalks within boundaries of the closed streets; (4) the use of Settler's Cemetery, and other designated public open space within the boundaries of the closed streets for various activities; (5) the issuance of a permit for the consumption of beer and/or wine on public property during the event; and (6) the power for SPRINGFEST to levy certain fees.

Scheduled for April 24, 25, and 26, 1987, SPRINGFEST '87 will consist of a variety of planned activities and events including, but not limited to, a juried original fine arts, crafts, and photography festival; performers and live entertainment; children's activities; food vendors; arts and crafts exhibits; and participation by artists, merchants, vendors and others active in uptown promotion.

The resolution is essentially the same as approved last year. Attached is a list of proposed street closings and a map.

Attachment No. 8

LAST RESORT GRANT

16. Recommend approval of a last resort grant in an amount not to exceed $25,000 to build a new home for a displaced homeowner, Mrs. Dotsy Edwards, currently residing at 816 Pennsylvania Avenue

In 1982, City Council adopted a policy to provide "last resort" funding to increase benefits to bridge the gap between what displaced persons could afford to pay for housing and the cost of housing given local market conditions. In 1985, City Council expanded the policy to include persons displaced by code enforcement who earn 80% or less of the median income and who live within the designated Community Development Block Grant areas. Since May 1982, almost 450 households have been relocated. Of these, only 15 last resort grants have been necessary.

Mrs. Dotsy Edwards is an 80 year old homeowner. She is a widow and lives on a fixed income. Her house, located at 816 Pennsylvania Avenue, is severely substandard. She and her husband built the house over 40 years ago. The housing rehabilitation specialist estimates the repair cost to be $40,632. This amount greatly exceeds the maximum rehabilitation grant, which is $20,000.

Mrs. Edwards, a homeowner being displaced through code enforcement action, has been placed on the relocation workload. She wants to remain on her land, and it is her desire for the City to assist her in building a new home on her land. Her lot is 100' x 105'; therefore, a new house could be built before the old one is demolished. Temporary relocation will not be necessary.

Proposals were obtained from four companies to build a comparable replacement house for Mrs. Edwards. The proposals range from $36,620 to $42,440. Mrs. Edwards has selected and reached an agreement with SYME Homes to build a 960 sq. ft. modular home for $36,620 in 90 days. The Community Development Department concurs with Mrs. Edwards' choice.

As a displaced homeowner, Mrs. Edwards is entitled to $15,000 homeowner assistance. The balance needed to build a new house for Mrs. Edwards would be provided through last resort funds. Therefore, a last resort grant in an amount not to exceed $25,000 is being requested. The breakdown of the grant is: $21,620 to pay the balance of the cost for the new house, which includes installation of needed handicap equipment, clearance of the land and building of the foundation, and $3,380 to demolish the old house and to provide a contingency fund for any unforeseen work that may have to be performed.

Funding will be from Community Development Block Grant funds.

The Community Development Department recommends this grant.

SPEED LIMITS

17. A. Recommend adoption of an ordinance lowering the speed limit on one neighborhood street from 35 mph to 25 mph.

City Council has the authority under G.S.20-141(e) to authorize a lowered speed limit on City-system streets. Neighborhood residents are concerned about the speed of traffic and have requested that the speed limit on Woodland Drive between Eastway Drive and Independence Boulevard be lowered to 25 mph. The section of Woodland Drive between Eastway Drive and Commonwealth Avenue is not part of this request.

The Charlotte Department of Transportation has completed an engineering study and determined that Woodland Drive is appropriate for a 25 mph speed limit. Woodland Drive is a winding road, where a number of run-off-road accidents have occurred due to speeding.

This speed limit change is not part of the Neighborhood 25 mph Speed Limit Program. All property owners on the street have been notified of the pending speed limit reduction. No residents expressed opposition to the proposal.

B. Recommend adoption of an ordinance lowering the speed limit on one thoroughfare street from 45 mph to 35 mph.

City Council has the authority under G.S.20-141(e) to authorize a lowered speed limit on City-system streets. Residents of neighborhoods near Nations Ford Road are concerned about the speed of traffic on Nations Ford Road south of I-77 and ask that the speed limit be lowered from 45 mph to 35 mph.

The Charlotte Department of Transportation has completed an engineering study and determined that Nations Ford Road is appropriate for a 35 mph speed limit. Nations Ford Road is a winding road and a number of run-off-road accidents have occurred there due to speeding.

SET PUBLIC HEARINGS

18. A. Recommend adoption of a resolution of intent to abandon a portion of Graymont Drive and set a public hearing for March 23, 1987.

B. Recommend adoption of a resolution of intent to abandon Twelfth Street and set a public hearing for March 23, 1987.

C. Recommend adoption of a resolution of intent to abandon Harnett Alleyway and set a public hearing for March 23, 1987.

D. Recommend adoption of a resolution of intent to abandon a portion of Scotland Avenue and set a public hearing for March 23, 1987.

TAX REFUND

19. Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $24,895.24 which were assessed through clerical error or illegal levy against 36 tax accounts.

SPECIAL OFFICER PERMIT

20. Recommend approval of application for Special Officer Permit to Laurence E. Griffin for use on the premises of Charlotte/Douglas International Airport.

UTILITY CONTRACTS

21. Recommend approval of contracts between the City of Charlotte and the applicants listed below:

These are extension contracts for new development in accordance with the Water/Sewer Extension Policy. The applicants are to construct the entire systems at their own proper cost and expense. The City is to retain all revenue. There is no cost to the City and no funds are needed. The Utility and Planning Directors recommend approval.

1. John Crosland Company, to construct 4,286 linear feet of 8-inch water main, 1,207 linear feet of 6-inch water main and 4,623 linear feet of 2-inch water main to serve Wellington Subdivision, Phases I and II, located north of W. T. Harris Boulevard and west of Prosperity Church Road, outside the Charlotte City Limits. Estimated Cost - $147,000.00. Water Contract No. 86-101.

2. Crosland Erwin Associates, to construct 2,718 linear feet of 8-inch water main to serve Crownpoint Business Park, located south of Margaret Wallace Road and north of Highway 51, inside the Charlotte City Limits. Estimated Cost - $54,000.00. Water Contract No. 86-042.

3. Matthews Heathers Land Corp., to construct 1,616 linear feet of 8-inch sanitary sewer main to serve The Heathers, Phase II Subdivision, located south of N.C. Highway 51, east of Kimway Drive and west of Phillips Road, outside the Charlotte City Limits. Estimated Cost $48,480.00. Sanitary Sewer Job No. 621-86-078.

4. Seby B. Jones, to construct 1,050 linear feet of 8-inch sanitary sewer main to serve Cressida Drive, located east of South Boulevard, north of Longleaf Drive and south of Sharon Brook Drive, inside the Charlotte City Limits. Estimated Cost - $31,620.00. Sanitary Sewer Job No. 621-86-141.

PROPERTY TRANSACTIONS

22. Recommend approval of the following condemnation.

A. Recommend adoption of a resolution of condemnation for 2,009.14 square feet of sanitary sewer easement, 15 feet in width plus 1,337.43 square feet of temporary construction easement, at Lot 14 - 1.15 acres on Celeste Court, from Ruth & Sam Pomeranz & Berger and Dot Iverson and all other parties of interest, for $1,000.00, for the 1982 Annexation Sewer - Phase III.

Condemnation is recommended because three of the owners are now deceased. In order for the City to get a clear title, the Legal Department recommends condemnation; Real Estate Division concurs with this request.

- PENDING MATTERS -

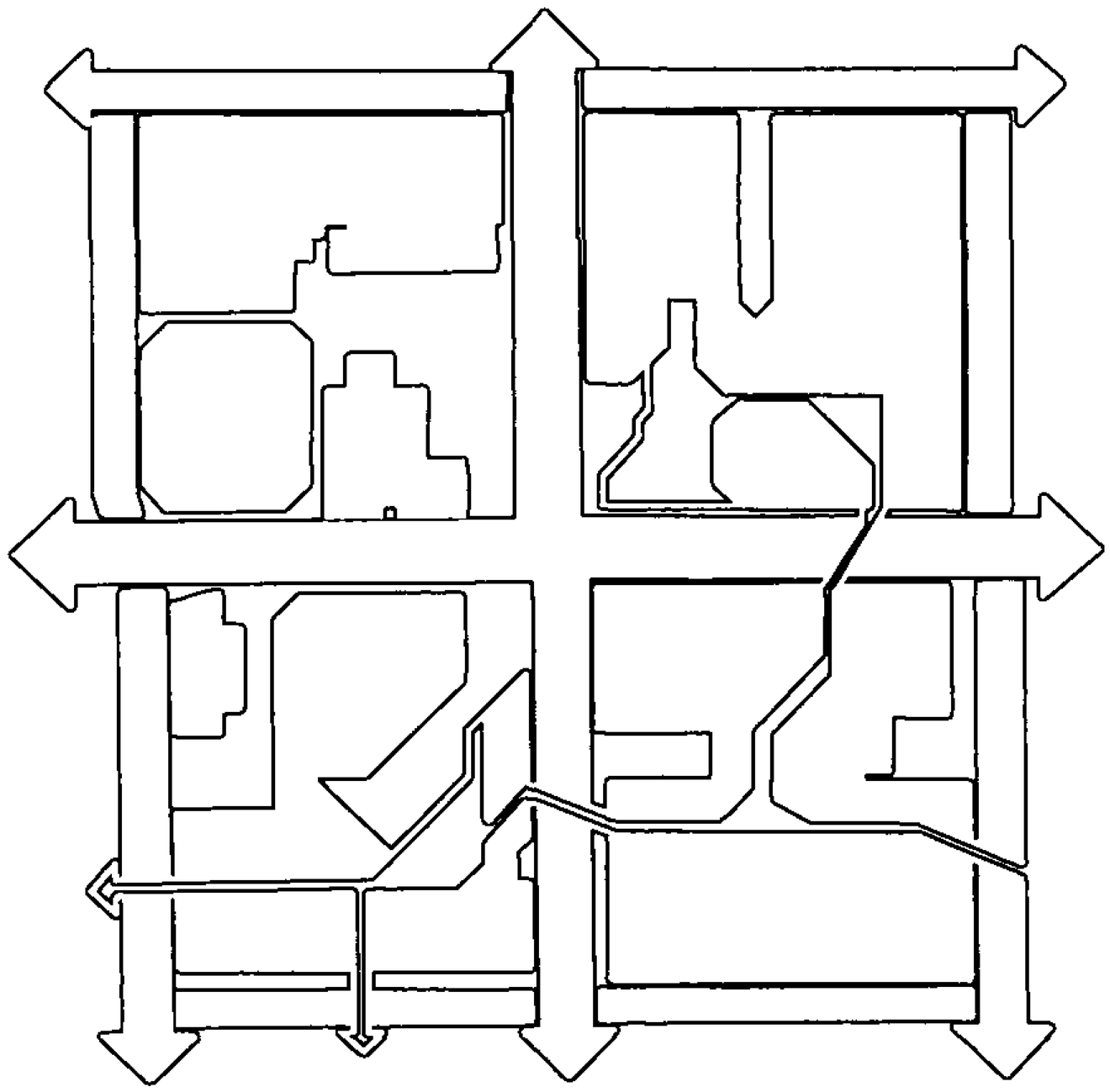
In meeting on Monday, February 23, 1987, City Council will make nominations for appointment to the following committees

1. Clean City Committee - Two appointments to fill unexpired terms, one expiring June 30, 1987 and the other expiring June 30, 1988

2. Citizens Oversight Committee for Cable Television - Seven initial appointments. Four appointments will be for one-year terms; three appointments will be for two-year terms.

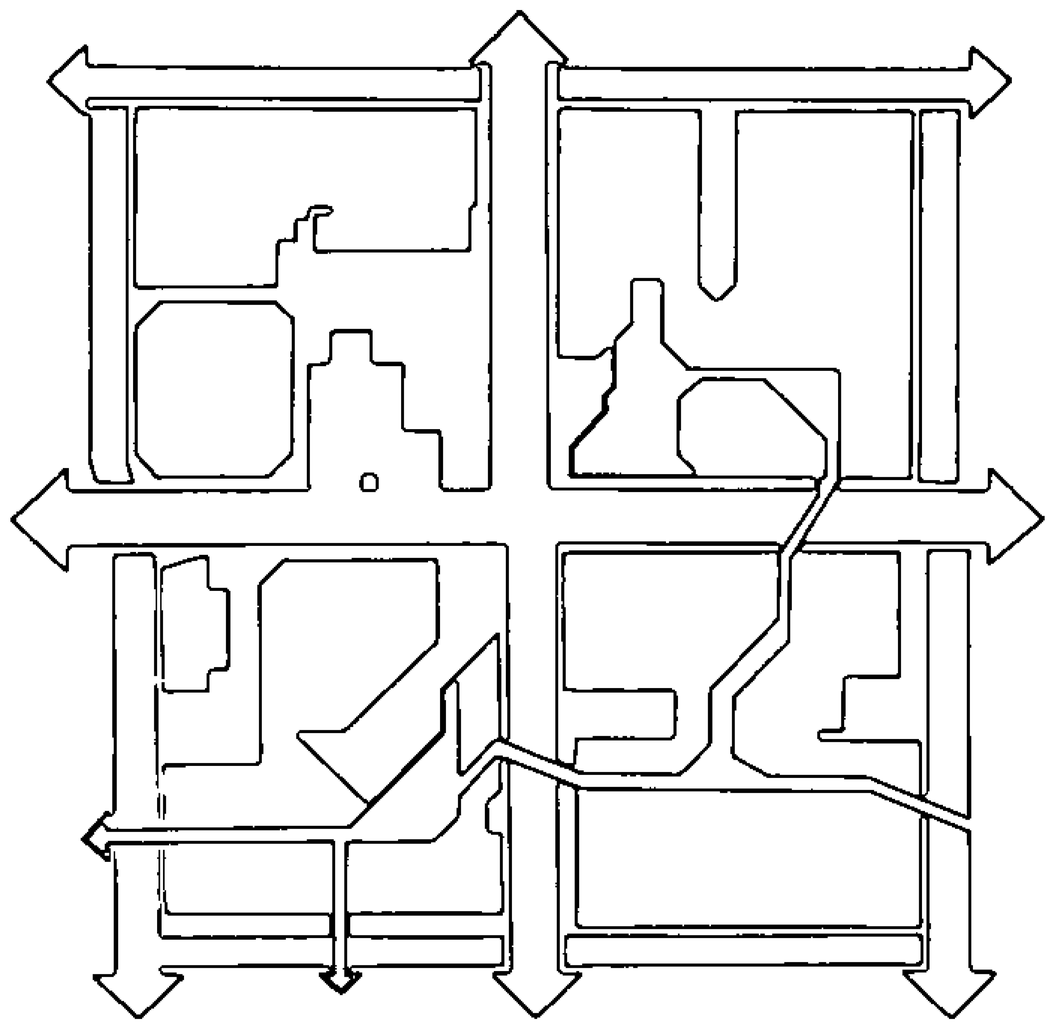
- SCHEDULE OF MEETINGS -
February 9 - 13, 1987

Monday, February 9	COUNCIL/MANAGER DINNER	5·00 p. m.
	CITIZENS HEARING	7 00 p. m.
	COUNCIL MEETING West Charlotte High School	7 30 p. m.



PLAZA PARK

DESIGN PROGRAM



PLAZA PARK DESIGN PROGRAM

Guidelines for the Development of
the Plaza Park Area
in Uptown Charlotte

Charlotte Mecklenburg Planning Commission
July 1986

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1 0 INTRODUCTION

In 1979 the City of Charlotte undertook a major replanning effort for its uptown or "Central Area A contract was awarded to RTKL Associates Inc of Baltimore to provide a comprehensive plan and an implementation strategy for the city s core This plan addressed three residential areas the governmental complex and the office/retail core

Completed in November 1980 the plan stressed capitalizing on the healthy economic condition of Charlotte s central business district by continuing the district s logical development and by adding 24 hour a day vitality through the enhancement of cultural residential entertainment and recreational facilities The plan also proposed the construction of the transit mall and an urban park at the southwestern corner of Tryon and Trade Streets to reinforce the identity and sense of place at Trade and Tryon the crossroads of the uptown area

On April 28 1981 the voters of Charlotte approved a bond package that provided 8 6 million dollars for the construction of the Transit Mall and Plaza Park projects The same vote resulted in approval of the reconstruction of Trade Street into a tree-lined boulevard with a landscaped median In addition approval was also given for construction of Church and College Street connectors required to divert auto traffic away from Tryon Street

Subsequently the City of Charlotte sponsored a design competition to select a designer for the Transit Mall The firm of Skidmore Owens and Merrill was chosen Construction of the mall was completed for a formal opening on Thanksgiving Day 1984 Design and development of the urban park however was not included in the Transit Mall contract

Plaza Park will be *the* significant urban open space located along Trade and Tryon Streets It is augmented by the present courtyards adjacent to the NCNB Building Independence Plaza Building and by the coordinated plaza proposed by urban designers for private development on the northeastern corner of the Square at Trade and Tryon

The new urban plaza park is intended to become *the* premier focal point for the city A final design will consider the planning needs for the entire space (and its inner connections) framed by the building facades around the Trade and Tryon intersections

The Plaza Park project is a unique urban design opportunity It must fit Charlotte s personality and also meet the development and urban design objectives of the Central Area Plan and the Uptown Mixed Use District zoning ordinance Furthermore the Plaza Park design must also recog nize the legal and cost implications of design proposals

In May 1986 a design charette was held for Plaza Park following months of discussion about the park design The results of that charette are summarized in the appendix of this design program

The City of Charlotte is now positioned to search for and select a designer for Plaza Park The following schedule of events depicts the participants their roles and the sequence of activities leading to a final park design

2 0 SCHEDULE OF DESIGN PROCESS

2 1 Organization of Design Procedure — *Jan–Feb 1986*

(a) Definition of Process
(b) Appointment of Technical and Citizens Review Committees
(c) Report to City Council

2 2 Preparation of Design Program — *Feb–Jun 1986*

(a) Technical Committee Prepares Draft
(b) Citizen Committee Review and Sponsor of Park Option Charette
(c) Committee Prepare Recommendations to City Manager
(d) City Council Review and Adoption — *(July 1986)*

2 3 Designer Selection

(a) Request for Qualifications — *Jul–Aug 1986*
(b) Assembly of Designer Interview Team — *Aug–Sep 1986*
and Completion of Interviews — *Sep–Oct 1986*
(c) Designer Selection and Contract Negotiation

2 4 Design Phase — *Oct 1986–Jan 1987*

(a) The concept design phase will include four steps (1) Urban Design Context at the Square
(2) Park Design considering removal keeping a portion or keeping all of the remaining buildings
(3) Finalize Schematic Design and Prepare Construction Drawing
(4) Cost Estimates
(b) Public Reviews
(c) Council Decision

2 5 Completed Design — *Feb–Jun 1987*

(a) Cost Estimates
(b) Construction Drawings

3.0 PARTICIPANTS

The City Manager appointed the following committees to work together throughout the design process

3 1 Technical Committee

Martin R Cramton Jr Chair Planning Commission
Marvin Billups Parks and Recreation Department
Clark Readling Engineering Department
Milton Bloch Mint Museum
Dan Morrill Historic Properties Commission
Sara Schreibman Central Charlotte Association

3 2 Citizen Review Committee

Beverly Webb Chair Historic Properties Commission
Bill Williamson Arts Commission
Chuck Duncan Central Charlotte Association
Marcy Choate Junior League
Terry Hogan Uptown YWCA
Hamilton McKay Queen s Table
Lee McLaren Landscape Architect

4 0 DESIGN APPROACH

4 1 PURPOSE

The primary purposes of the design approach outlined in the Introduction are to aid in the selection of an innovative and creative designer and to stimulate public interest and discussion on park design opportunities

4 2 BENEFITS EXPECTED FROM THIS APPROACH

In addition to generally stimulating creativity several specific benefits are expected from this process including the following

- Public interest and understanding of the Plaza Park project can be enlarged before the final design program begins
- New design forms and ideas can be explored and design principles can be clarified
- Conventional standards of design for urban park projects can be challenged and alterna tive approaches proposed

5 0 DESIGN CONSIDERATIONS

Two design scenarios will be developed for the park One will incorporate the historic buildings or part of them into the design and the other will show the buildings removed Regardless of the final scenario selected the Plaza Park design should reflect consideration of the following

(1) park context
(2) relationships
(3) expected functions of the park
(4) basic design elements to be included
(5) construction costs

Detailed descriptions of these factors are included below

5 1 PARK CONTEXT

Tryon Street is the Central Area s principle employment and retail growth corridor The Tryon Street Transit/Pedestrian Mall and the creation at the Square of a major urban park are to be the organizing elements for Uptown Charlotte

The Square has significance as an historic landmark it was at this crossroads that the city was founded Today the Square—the intersection of Trade and Tryon Streets—is still the crossroads at both a city and regional level It identifies the cultural political historical and social center of the Charlotte Mecklenburg community

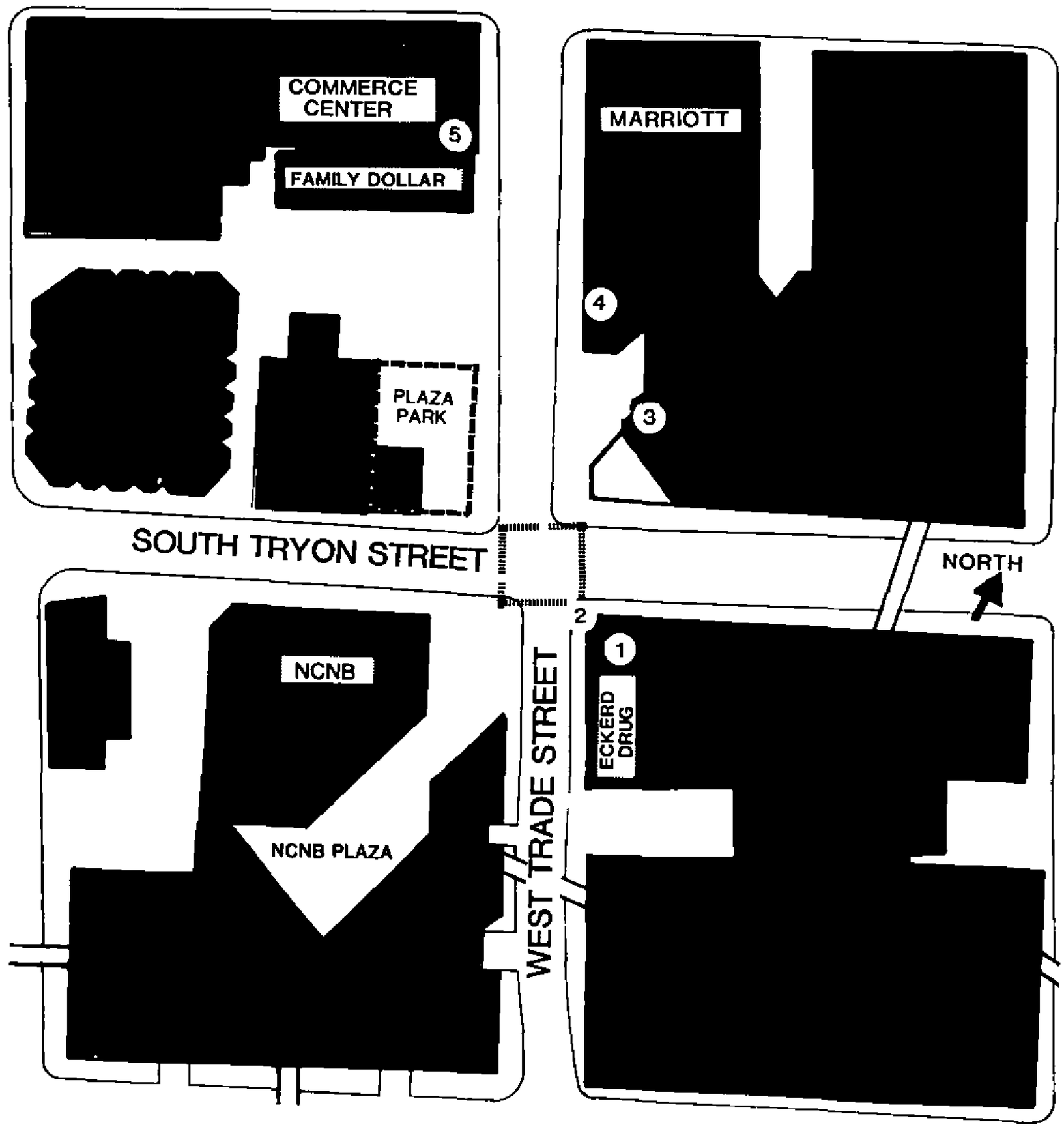
The Transit Mall which focuses on nine blocks of Tryon Street and two blocks of Trade Street is a transit pedestrian and automobile space showing careful attention to such details as

- space allocation within the street right of way
- street furniture
- trees and landscaping
- lighting
- graphic design and
- hierarchy of personal public and other spaces

In the blocks of Trade Street not included in the Mall design a les. intense design orientation toward pedestrian and automobile space is found a separate design project directed develop ment of the Trade Street Boulevard Both the Trade Street and Tryon Mall designs however focus on the Square as the city center

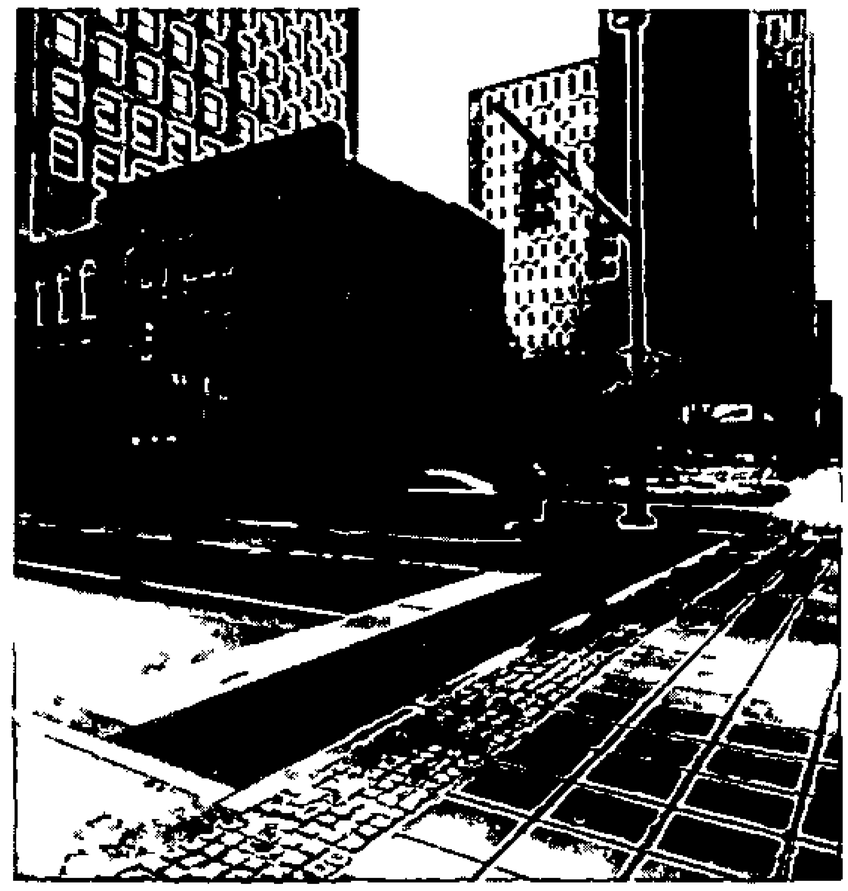
5 2 RELATIONSHIPS

A *Mall Streetscape* The Tryon Street Transit Mall has established a pedestrian sensitive environ ment with a strong emphasis on design excellence through the use of street trees varied construction materials and a controlling design theme The Plaza Park should be complemen tary to the Mall s design theme and an extension of the pedestrian system



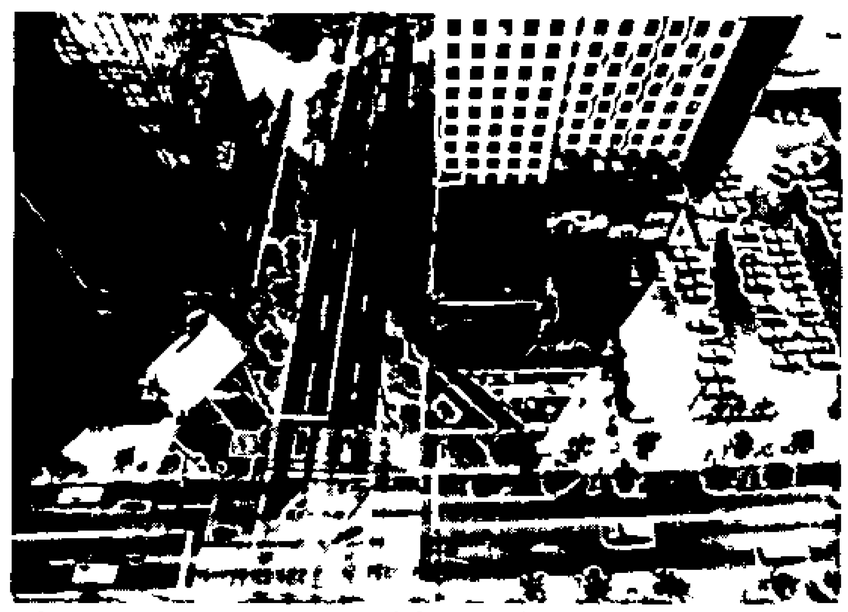
The Plaza Park is an extension of the surrounding streetscape and central four corners

1 View looking west taken from Eckerd Drug to the Plaza Park

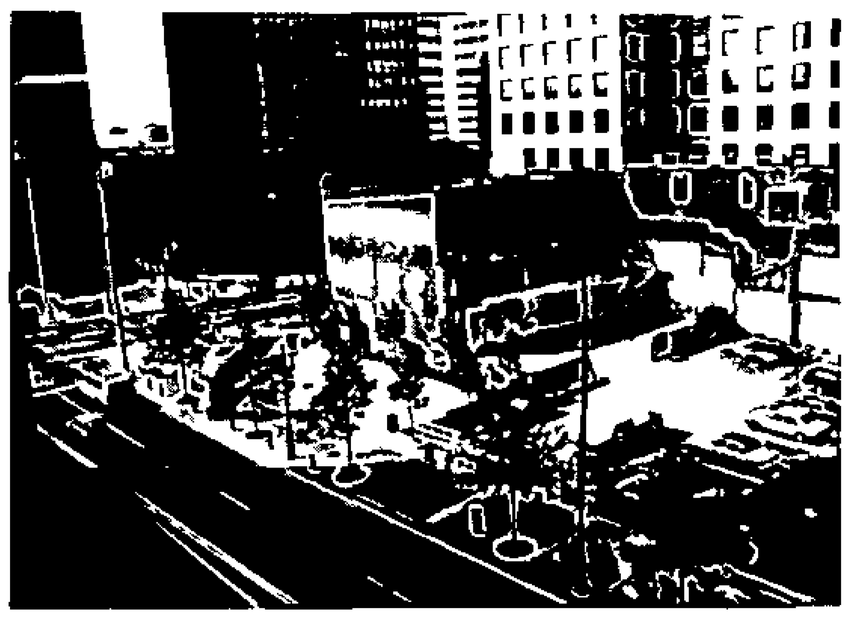


2 Existing buildings located on the site

5 View from Commerce Center showing the relationship to NCNB Plaza and the Eckerd Drug corner



3 Plaza Park viewed from the roof of the adjacent Marriott



4 Rear view of site

6 Mall furnishings

B *Compatibility With Adjacent Uses* Attention must be given to how the Park will relate to planned or potential improvements in parcels adjacent to the Park site and the Square Anticipated retail space on adjacent property should be considered as an integral part of the design scheme

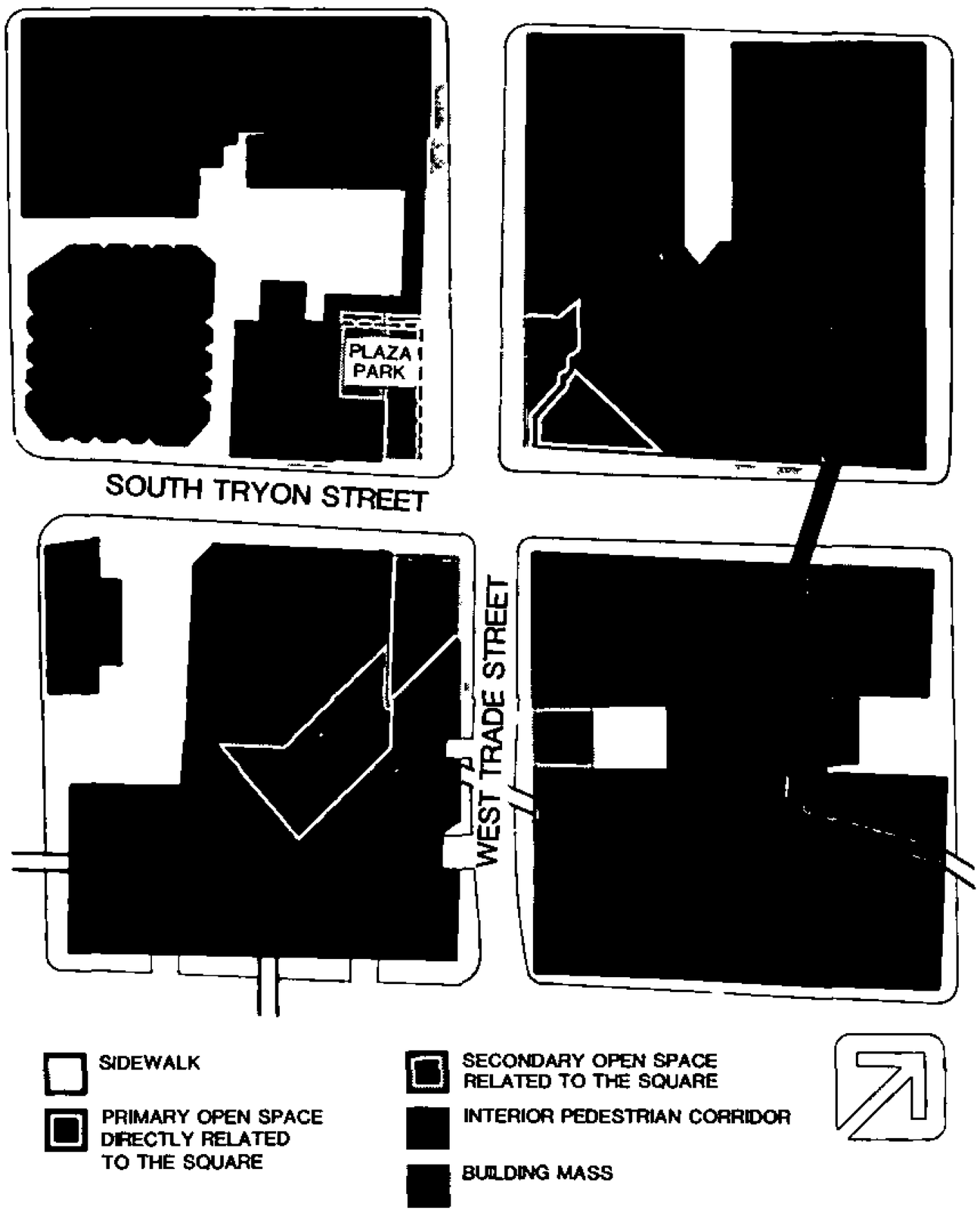
C *Treatment of Blank Walls* Because of its location at least one side of the park will abut at least a portion of the blank wall of a high rise building The use of landscaping architectural elements lighting graphics or other techniques must alter the deadening impact of any adjacent blank walls

D *Transit Rider Relationships* Though not a transit shelter location this space should be considered for transit rider use

E *Uptown Mixed Use District Compatibility* The primary objective of the Uptown Mixed Use District (UMUD) is to produce a pedestrian scaled and human environment As *the* focal point of the Transit Mall which is *the* single most prominent element in that environment the Park must abide by the spirit within which the UMUD is intended to function

F *Scale* Establishing a scale harmonious with the entire four block area will be critical to the design scheme Integrating cornice lines parapets and facades to respond to the human scale of the Square is a necessity to the park and overall urban design program

G *The Square* The entire contextual setting in which the park is located should be studied The park is not a separate entity but rather a segment of the entire composition which forms the crossroads or Square The Square is the pivotal point for the city s circulation historical context and retail activity for the city



The park is an integral component of the Square s circulation and open space system

5 3 PARK FUNCTIONING

A *Circulation* Access for pedestrians should be easy and as barrier free as possible especially for the handicapped The Plaza Park should be accessible without reliance upon the use of steps or steep grades The design should also address safety from vehicular conflict and the adjoining transit mall

B *Security and Visibility* The design of the Park should recognize the desire for ease of public surveillance and control This means attention is to be given to the following
- A choice of types and location of vegetation that will not provide opportunities for total concealment
- adequate lighting and
- a minimum of sight obscuring furnishings and walls

C *Active Element* The flexible use within the site to comfortably accommodate crowds of 200–250 people entertainers vendors and movable furniture is one approach to designing and programming the use of the park Using this element the space should be able to accommodate everyday lunchtime activities as well as larger events Elements for the enjoyment of children should be considered

D *Passive Element* This element would most easily be represented by the use of the park as an urban green space Ample opportunities for comfortable sitting eating and conversation could be offered among appropriately landscaped areas

E *Historical Element* This element would represent the image of Charlotte s past and present Special attention should be given to creating space that contains a chronology of Charlotte s history or reasserts its crossroads identity The potential adaptive reuse of historic buildings within the confines of the project will require attention to limitations resulting from the court findings in the condemnation proceeding Any proposed use of the existing buildings shall also consider the structural integrity as well as feasibility of rehabilitation considering total cost The real property for Plaza Park was condemned by the City for park purposes Therefore all the property must be used for park purposes Uses for consideration include a local history museum an information center interpretative center mall and park activity management center storage for Central Charlotte Association and Transit Information Other historic uses to be considered include

- use pieces of interesting architectural elements reminiscent of significant periods and structures in Charlotte s history i e historic events architectural treasures grave stone replicas etc

An abstract representation of the land form of the area before urbanization

- Indian trading paths/crossroads
- gold mines
- pine trees and red clay

[Elements indigenous to Charlotte North Carolina or the Piedmont Region

F *Focal Point* This element would create a unique point of identity It should draw people to the space and involve stimulation of visual auditory and tactile senses There should be sufficient detail to offer opportunity for reinterpretation of the space and its intents Specific focal point examples include

- soap boxes /stages for speeches and concerts
- walls/pedestals for displaying art work
- information conveying structures i e time piece

G *Maintenance* The use of durable materials and concern for the effects of continuous use is essential for Plaza Park to continue to convey the image and impact intended Particular care must be given to ways to reduce the opportunities for vandalism and defacement Likewise consideration must be given to how effective existing City equipment personnel and techniques will be in maintaining the park at acceptable levels The collection and disposal of trash is to be considered in a final design

H *Engineering Concerns* Sufficient attention must be given to the design and compatibility of the various elements of the park so that they function as a unit This compatibility should be addressed through detailed working drawings and specifications to be completed following the selection of a final design

I *Liability Concerns* Identification of personal safety issues are to be identified and reviewed during the course of final design to determine an acceptable level of public liability

5 4 BASIC DESIGN ELEMENTS

Various design elements should be incorporated into the park Such elements might be combined in any number of ways to create a variety of environments and effects The park itself could become the art element Caution should be used so the park maintains a balance and does not become over designed A combination of elements could possibly include the following

A *Seating* Comfortable seating considering a mix of both movable and fixed seating is an essential element of the park Flexibility of seating arrangements should be studied to provide for a variety of programmed and spontaneous events Designers should consider seating for

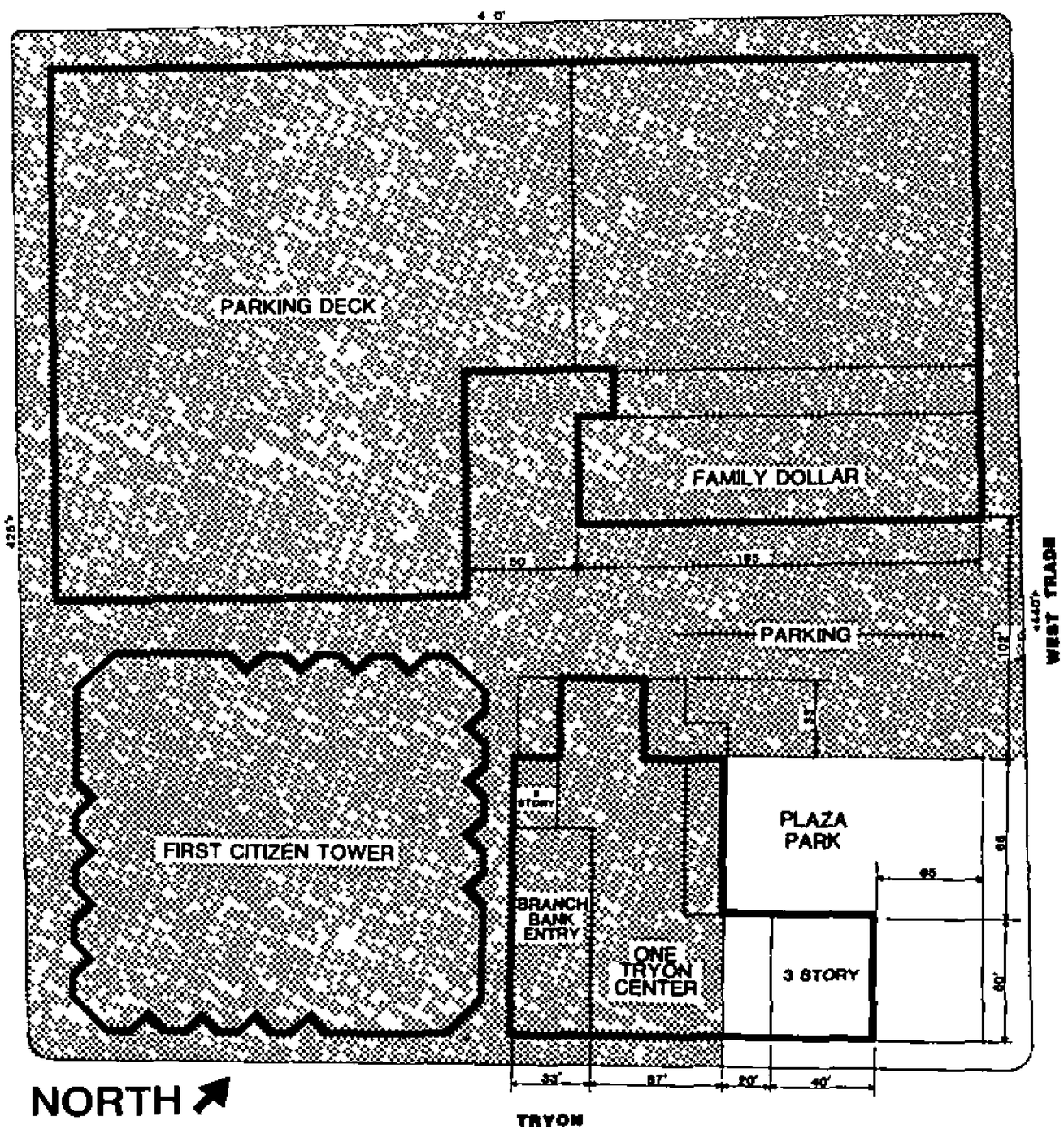
- a place from which to observe comings and goings of people on the Transit Mall
- To create a feeling of a town square

B *Water Element* The water element should offer a chance for user participation Terraced pools fountains sprays jets and waterfalls could be used in many innovative ways to create various visual and auditory effects Charette participants suggested a water feature in the form of a waterwall to create sound for drowning out street noise would be appropriate for

the space In addition reflecting pools in which the skyline could be observed as though from a distance might be considered

C *Trees and Plant Materials* Large trees should be an integral design component as charette participants have suggested Trees would soften the space while complementing the canopy which is indigenous to residential neighborhoods surrounding the Uptown area The specific types and locations of trees and plant materials should be utilized in the design according to

- the appropriateness of the species in an urban area
- the ability to accent spaces
- ability to create a pleasant ambiance
- seasonal color and evergreen and
- hardiness and maintenance requirements



This illustration provides key dimensions of the Plaza Park

Careful attention must be given to the relationship of the landscaping and plantings on the Mall when choosing plant material for the park An example might be creating an urban garden that contained a combination of the following

(a) a significant planting of trees in a near natural setting
(b) An examplary garden of flowers and shrubs (the Southern Spring Show all year long)
(c) integrating plants streams ponds and waterfalls

D *Lighting* Lighting shall be used to create a psychologically safe atmosphere while serving to create focal points at appropriate places throughout the park This should be done by varying the intensity of light rather than providing a uniform brilliance

E *Paving* Paving materials and arrangements should contribute inviting warmth sense of function to the space and complement the paving used on the adjacent Transit Mall

F *Utilities and Services* Provisions should be made to allow vendors exhibitors performers the media and other users of the Park to have access to electricity public speaker systems water supply and waste water removal facilities within the Park A drinking fountain is a necessary element Storage space should be provided for equipment used in conjunction with these facilities Permanent lighting on the flag should be incorporated Grade level access with appropriate space for portable food vendors should be studied Therefore consideration must be given to types and locations of outlets and hookups as well as to the capacities for any such utilities and services provided

G *Media Locations* Space should be provided and adquate support facilities integrated into the Park design to allow coverage of media events by mobile media crews Such facilities should include but need not be limited to specified areas with a sub base sufficient to support media vans/trucks direct feeds from any public speaker system etc

H *Entertainment Space for Gatherings* The Park should be organized to accommodate gatherings of approximately 200–250 people Furthermore the Park should be designed with at least one central point from which a public address concert etc might be staged It is not intended that this area be a permanently raised or recessed structure Optional larger areas should be considered for mounting seasonal displays such as the Christmas tree

I *Covered Space* Space that offers some cover and sense of intimacy should be provided

J *Sun Angles* Sun angle studies need to be conducted to determine the effects surrounding buildings have on the park The sun studies will aid in guiding design decisions as they pertain to direct indirect and filtered sunlight relationships

K *Wind* Wind turbulence studies will be needed to provide a basis for design decisions The park is uniquely located at the intersection of several large building corners which generate their individual wind patterns As a result the park site on occasion is the center of violent winds

5 5 CONSTRUCTION COST

A The total cost of construction materials and supervision should not exceed $1 million The figure of $1 million is currently identified in the City s Capital Improvement Program (CIP) project however after consideration of the design proposal additional funding may be anticipated Further in preparing the initial design options called for under Sections 2 4 and 5 0 the Designer shall depict the designs in a way so that costs that exceed the $1 million figure are separately defined

• 6 0 DESIGNER SELECTION METHOD

6 1 REQUEST FOR QUALIFICATIONS

6 11 Citizens Review Committee together with Technical Committee suggests Designers for consideration

6 12 *Request for Qualifications together with Prospectus for Plaza Park Design* mailed to list

6 13 Evaluation and Selection of three candidates
- A Joint session of Technical and Citizens Committee for evaluation and selection
- B Concurrence by Manager

6 2 DESIGNER INTERVIEW AND SELECTION

6 21 Designer Interview Team composed of
- A Chair and two (2) additional members of Citizen Committee
- B Chair and one (1) additional member of Technical Committee
- C Chair of Technical Committee will chair Designer Selection Team
- D The Designer Interview Team may add a design advisor to assist in the interview process

6 22 DESIGNER PRESENTATION FOCUS

Design candidates are expected to address the following

A Illustration of Comparable Experience
B Demonstrated Understanding of Project
C Construction Management and Costing Experience
D Verbal Communication and Visual Art Skills
E Quality of Presentation

It is not intended that a Park design be prepared However visual illustrations related to definition of issues and potential solutions are invited

6 23 PRESENTATION FORMAT

The following presentation format will be used

A Each Designer will be given 60 minutes for presentation followed by 30 minutes for questions from the Interview Team
B All Interview Team members must be present at each interview
C Elected officials will be invited to interviews

6 24 SELECTION CRITERIA AND PROCEDURE

A Designer Selection will be based upon factors identified in Section 4 22

- Comparable Experience
- Understanding of Project
- Construction Management and Costing Experience
- Verbal and Visual Arts Skills
- Quality of Presentation

B Immediately upon conclusion of all interviews the Designer Selection Team will prepare its recommendation to City Manager for confirmation

6 25 CITY COUNCIL DECISION

6 26 SCOPE OF CONTRACT SERVICES

A Draft by City Engineering
B Technical/Citizen Committee Review
C Finalization

6 27 CONTRACT NEGOTIATION AND AWARD

APPENDIX CHARETTE SUMMARY

In May 1986 the Citizens Committee appointed by the City in conjunction with the Charlotte Mecklenburg Planning Department sponsored a Design Charette to consider the design of the park to be located at the southwesterly corner of the intersection of Trade and Tryon Streets in Charlotte Participants in the Charette were David Lewis Ray Gindroz Phillip Morris Holly Whyte and Charles Hight * all noted for their expertise in urban design

Participants toured the residential and commercial neighborhoods most immediately surrounding downtown walked through the downtown business areas surrounding the site toured the site and explored the existing buildings located on the site After a day of study and deliberations a preliminary report was given at a luncheon meeting attended by invited public officials property owners and civic leaders Following a refinement of ideas a final presentation was given at an afternoon session attended by the public at large

*See attached biographies

The ideas presented at the Charette were enthusiastically received by the community as evidenced by the newspaper article and editorial appearing in this report

2F THE CHARLOTTE OBSERVER Sunday June 1986

Experts Offer Broad Vision For Downtown Park

It was as Harvey Gantt said a good urban design class

The mayor spoke at the conclusion of a luncheon where he and other civic leaders heard recommendations for Independence Plaza Park The recommendations came out of a recent design charette an intense two-day session where nationally known experts focused on the park at the southwest corner of Trade and Tryon

Architecture

Richard Maschal

They studied the site but also broadened their charge to look at the entire Square and downtown. They said

- Don t treat the 13 000-square-foot park in isolation, but consider the context, the other corners of The Square and adjacent streets.
- Let the city and private business cooperate to insure future buildings are designed with the park in mind
- Find a way to restore street-level retail to The Square to increase pedestrian traffic.

Most impressive was how David Lewis William H Whyte and Philip Morris dug into Charlotte Their approach differed from New York architect Robert A M Stern s He recently strolled through downtown and blasted everything he saw

We must applaud what we inherit from the past and be critical of it said Lewis, a Pittsburgh architect "to hone our aspirations for the future

Lewis and the others were brought to Charlotte by a citizens advisory committee asked by the city council to get design of the much delayed park the centerpiece of the Tryon Street Mall moving again

They seemed to genuinely enjoy the charette and each other "They were a grand bunch said R Beverly R Webb chairman of the citizens committee

Lewis a garrulous Englishman, brought a wide perspective from his native land and Europe He also brought along Ray Gindroz a scholarly colleague in his firm UDA Associates

Whyte an urbanologist from New York was quiet and commonsensical While others discussed form, he stood on a street corner doing pedestrian counts. Morris, executive editor of Southern Living magazine in Birmingham, had a feel for what makes Southern cities unique.

Their recommendations held few surprises — trees and water for instance. They did favor preserving two historic buildings. A suit over their destruction has held up the project. They saw the buildings not as important artifacts, but as structures with long associations that help define the space and give scale to the entire Square.

The three enlarged the project s boundaries — physically and mentally "One problem they had was defining what they were dealing with, said Webb. "Was it a square, a park, a plaza, an intersection, a street corner? What s important from a cityscape standpoint is it's a crossroads. It's the center of the city and we need to celebrate that rather than a park stuck on one corner

The charette, which will cost the city between $8,000 and $10,000, was a first step. The citizens committee will take the next, selecting two designers after a national search. They will be given the charette's recommendations The city council will make the final decision

Whatever may result, Charlotte can learn from the approach of Lewis, Whyte and Morris. They took an in-depth look at what was here instead of bringing an off the-shelf solution from elsewhere

They saw that without a distinguishing geographic feature downtown has as a foundation for design the street grid and the hard edge of buildings along the street Setback buildings such as Wachovia Center that weaken the edge and damage the city s crisp look

They also saw that the scale of older downtown buildings, where second-story cornices allow pedestrians to relate to them, must be restored You've got to create the human scale said Lewis

Monday June 1986

Editorials

The Square

Visitors Enlarge Our Vision

One of Charlotte s best recent investments was the $10 000 for last week s design charette on developing the park on the southwest corner of Independence Square Out of the two days of brain storming came a clearer vision of Charlotte and The Square It should prevent expensive mistakes in the future development of that vital public space

Urban designers David Lewis of Pittsburgh, William H Whyte of New York and Philip Morris of Birmingham led us understand that the problem is much larger than simply designing a 13 000-square-foot park The real challenge is to make the entire square into a memorable and exciting place

They emphasized that Charlotte is more than the skyscrapers that mark downtown It is the center of a thriving region that includes downtown surrounding neighborhoods, the suburbs extending into the countryside and the metropolitan area beyond In developing The Square we should keep that in mind and demand a public space worthy of such a setting

The Square they said is more than a crossroads amid office towers. It is the heart of this urban region It should have a look and feel appropriate to such a vital location People who arrive there should have a sense of being in an important place

That not only requires treating all four corners of The Square in a special way but also the street frontage leading to the four corners. The design for the park should set a standard for the other three corners and for the surrounding streetscape

The three consultants urged the city to preserve the two adjacent buildings — the vacant storefront once occupied by Garibaldi and Bruns Inc and the recently restored Brownlee s Jewelers Inc. If they were not there something else would have to be built, they said. They define the park space reinforce the street edge, and could be put to good use

The consultants encouraged the use of trees, of water and of history in the park s design And they urged that the park be a place that invites people and activity rather than a sterile space that simply looks pretty

All of that helps to broaden our understanding Now the city can get on with choosing a designer and designing the space with a clearer perspective Congratulations to the three consultants for a successful charette to attorney Bev Webb for hosting the event, and to Martin Cramton and the Planning Commission staff for suggesting the brain-storming sessions

Newspaper clippings from *The Charlotte Observer* Sunday June 1 1986 and Monday June 2 1986

The Charette team identified the purposes of the Charette as being to set a design value framework for the Square including the identification of major issues and concerns in the program to establish criteria and guidelines for subsequent designers or design teams to establish the purpose for the space to understand the past as well as the present and future and to set design principles in order to aid in the eventual design process The Charette team expanded those charges to include setting the project in a historic context and in context with adjoining streets and their adjacencies investigating the need for human scale at the street level on all adjacent streets and expanding the project to include the design of the entire intersection of Trade and Tryon Streets Charlotte s two major streets their corners and their adjacencies

They considered the importance of the project to include building upon the unique qualities of Charlotte the site and its adjacencies substantially increasing the quality of the art of civic design in Charlotte and promoting the improvement of the quality of architecture in the buildings and spaces that are yet to come The park was described as a potential piece of artwork in its entirety which should be a visual elaboration of the steps already taken in the development of the streetscape

The team urged that due to the importance of this project and its connection of the past present and future of Charlotte it is critical for the most talented and sensitive design team to be selected by the City and for the City to be an excellent client who simultaneously demands the best designers and at the same time supports immediate solutions through all phases of the design review and approval process

It would be important to emulate the vision of Charlotte s past leaders for example Daniel Augustus Tompkins who brought John Nolen to Charlotte to design Independence Park and who was later to design Myers Park and Edward Dilworth Latta who brought the Olmsted brothers to design Dilworth Their demand was that Charlotte should have the absolute best designers of highest quality

By way of setting the framework within which the Charette team operated the presentation stressed that cities are always in evolution and always changing Architects play a very particular role as the architect stands at the intersection point between the past and the future In fact all of us stand at this intersection point and in making decisions need to be aware of the forces that control change political forces economic forces and forces of popular aspiration In every decision we make we are creating the history of tomorrow and of the next generations just as surely as we inherited the City based on decisions of the past

The team stressed that it is very important for us to both applaud what we inherit and to be critical of it not because we want to simply act in the role of critics (which is a very privileged position) but because in honing our opinions of the past and what we have inherited we hone our aspirations concerning the quality of life in the decisions we make as we move forward

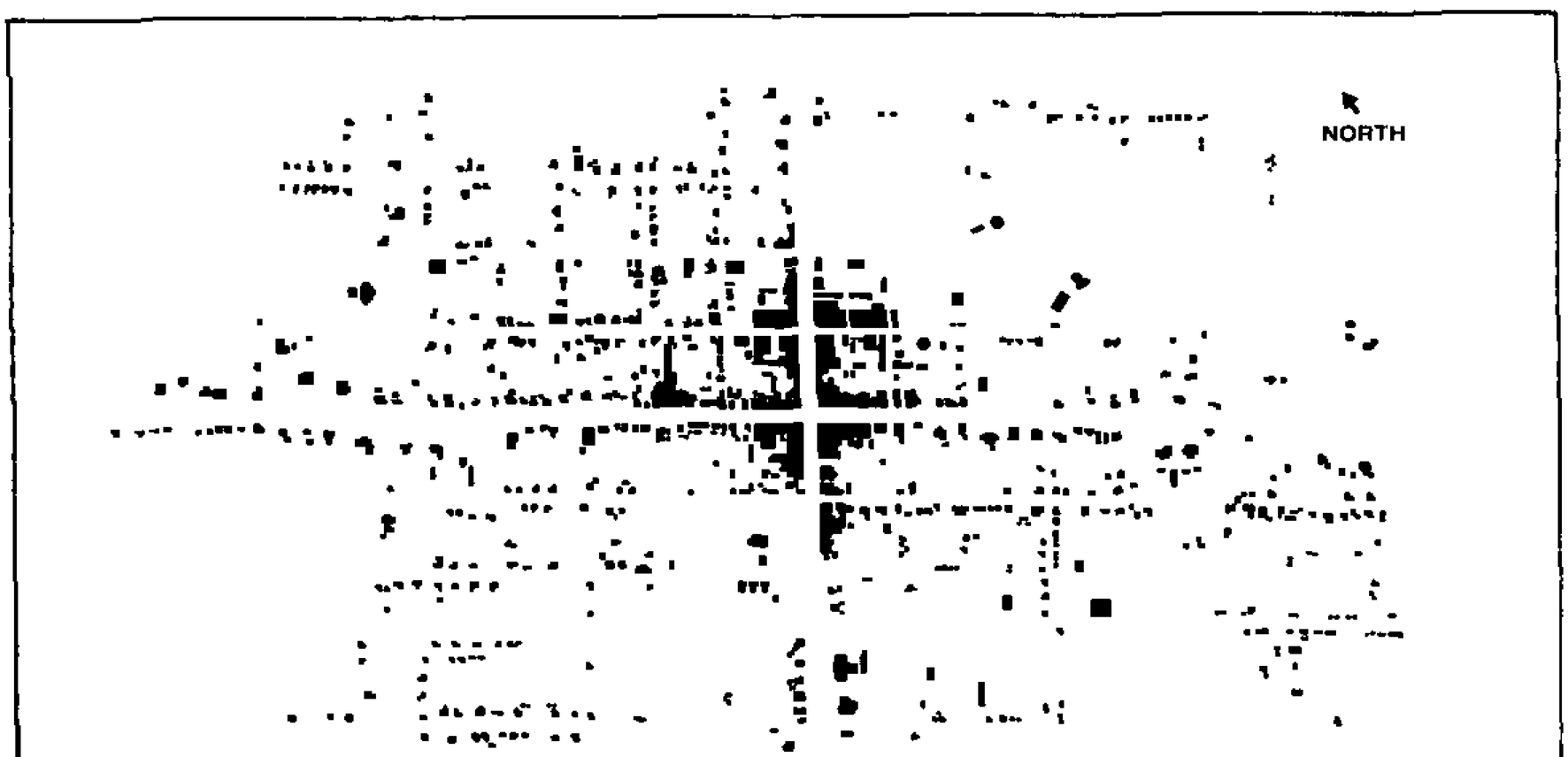
The focus of the Charette was in three areas (1) the importance and significance of the location (2) the importance and significance of the building located on the site and (3) design guidelines

1) The Importance and Significance of the Location

The Square is the historic cultural commercial and geometrical hub of the City It is the historic city center the heart of the city Charlotte is unique in having a center The park and the design of the park and its surroundings on the Square should firmly establish this area as the hub of the city

Identifying the Square in physical terms is not enough What is the space a corner? a plaza? a park? a square? four corners? It is a piece of urban space with some sense of history identity and quality of space which needs to be enhanced to become obvious Otherwise the city will have a park that doesn t work a plaza that doesn t go anywhere and an urban space that is not the kind of center of the town that it wants to be

The Square is definitely a crossroads and historically has been a crossroads for many centuries Its significance as a crossroads should be emphasized as should its history The history of the crossroads begins with the intersection of ancient Indian trails and with Indian culture and their beliefs that the sky and earth belong to all and endure This might be translated into the particular park space (a meeting space) and scale (infinity)



The figure ground plan of 1877 illustrates the intersection as being the heart of the city

In 1986 the major building development has pushed outward to the surrounding freeway loop The Square still remains the center however competition with surrounding areas is strong

The center city is a series of parallel blocks not a square We need to emphasize the history of the site and to evaluate the site as a form (a corner or four corners or a plaza or a park or a square) There needs to be a study and understanding of the site its shape and its connection with the city and what s around it

The Square is already operating as a great central meeting place and this should be its primary function We need to determine who uses the Square and why where did they come from and what is their sense of presence Studies should be made of sources of traffic on the Square including vehicular pedestrian from buses pedestrian from parking and pedestrian-pedestrian

The Square is a crossing at the crest of a hill There should be order to the design of the Square and the lushness of the city should be emphasized with a strong tree pattern Since this is a crossroads and that is its most important image the design should not be so fixed and over designed that it cannot continue to be a crossroads and meeting place However there should be some monumental expression that you are in fact in the center of the city This expression should expand beyond the park site to all four corners of the Square All four corners and the street should be designed in conjunction with the square and there should be public collaboration and control of the sites at and adjacent to the Square

There should be a vista into and across the Square and the Square should become a link for a continuous sequence of spaces (i e going through the Presbyterian Churchyard Settler s Cemetary and Fourth Ward Park into Fourth Ward)

Scale has been lost at the Square and should be redefined without limiting pedestrian access Some identity should be established along all of the four corners A redefined scale of all four corners is critical to emphasize that this is in fact the center of the city and is the fulcrum of the city s circulation

The Square should also become the fulcrum of a new circulation pattern into the overstreet mall Mall street level openings through NCNB Plaza and through Independence Plaza should be emphasized

The Charette team recommended the following

1) That the technical staff prepare information for the designers that would assist the design process The first category is to increase an understanding of the site

How does it work?

Who goes there?

How did they get there?

What are the uses around the site?

What is its form in terms of the relationship to the region?

How is it experienced?

From a technical aspect there should be a study of sun angles and control

2) There needs to be an understanding of the boundaries of the site The 13 000 square foot site is not the space it is a postage stamp within the space The 13 000 square foot site is a space

that is part of the space that is defined by structures and buildings of different heights and different sizes The design should be not of the 13 000 square feet but of the whole space all four corners and areas leading into it

Recommendation That the city promote a public/private collaboration in which the private property owners as well as the public agencies collaborate to see to it that this space is designed and developed as a space and not as an episode or series of postage stamps within the space

3) Physically the Square is not a square but phenomenologically it is a square and this is the challenge that the designers need to respond to The geometries that come together at the square are very confusing There needs to be an understanding of how the space relates to the Square and the Square relates to the grid of the city The grid sets aside the downtown as a distinct place defined by the expressways That form is as a very powerful street corner

Recommendation The grid relationship (which is not of a 90% angle) needs to be explored and developed by the designers

Recommendation Use of trees should be a very important part of the design

4) The residential areas are separated from the downtown only the Fourth Ward extends to downtown linked by a series of parks Third Ward is not linked

Recommendation Every effort should be made to unite residential areas to the downtown

5) Historically the buildings created the space so the square was the logical conclusion of the four very clear street spaces that led to it These street spaces were lined with retail stores defining the space and leading to the importance of the Square Today the center of town is not obvious

Recommendation Street access retail should be encouraged in the areas immediately around the Square This is very important to the success of the design of the space

Recommendation Find a way to join the interior mall space with the Square and surrounding street level retail Consider the interior spaces of the shopping mall as an extension of the site Create visual links from the various vistas Attempt to redefine the traditional street frontage in order to re-establish the strength of the corners

2 The Buildings

Architecturally there is nothing in the existing buildings on the site that is worth saving However the buildings are a strong symbol of the historicity of the city and if possible should be saved and incorporated into the design There is no history of what took place at the Square other than through these remaining buildings

Standing alone just as buildings they are not strong enough to merit inclusion There was some expression that we need to exhaust all possibilities to save the buildings because so much has been lost in the center city There was also the expression that it is critical to maintain the scale established by the existing buildings (or by new buildings constructed to establish that scale) by extending the parapet and cornice lines around all four corners of the Square The city should impose restrictions on property owners to create this scale at the Square The city s guidelines should be firm so they cannot be violated by new buildings

The buildings have a distinction of place The value of the buildings is in (a) modulation of space and their potential use to set the scale for the Square (b) their distinction of place (c) their historicity and symbolism and (d) their use for park activities including the following

storage of furniture
shelter for vendors
administration and site supervision
protection of equipment
performance and stage areas
interpretive center for the rich history of the Square

We must create a vision at the Square The buildings are not a vision in themselves However with strong cornice lines and parapets extended across the face of the buildings and then along the side and rear of the buildings a corner' could be created setting the scale for the entire Square It would be good for that scale to then continue onto the proposed building on the Synco property (through design control through zoning) and across the street on the Eckerd site (again through appropriate zoning and controls) The scale should also be carried in some fashion onto the Independence Plaza site and the NCNB Plaza site A line of massed large trees or a strip of neon on the buildings was suggested for example

It is critical to maintain the scale established by the existing buildings (or by new buildings constructed to establish that scale) by extending the parapet and cornice lines around all four corners of the Square The City should impose restrictions on property owners to create this scale at the Square The City s guidelines should be firm so they cannot be violated by new buildings

Use the buildings to turn a strong corner and establish the scale and to maintain the historicity and cultural sense of space Then use the buildings for community functions including possible office for the Historic Properties Commission meeting spaces storage information center flower market historical interpretation indoor push-cart vendors stage space interpretive museum for the Square etc Use the buildings to reinforce the scale of the corners

We should have no hesitancy about punching holes in the buildings to create stages and other usable space relating to the park

3 Design

Having established the scale and a design medium that incorporates all four corners don t over design this particular park space This is essentially a meeting place and should be maintained as such Anything used to define scale and property lines should not inhibit the use of the property as a meeting place

In addition to the pedestrian traffic analysis mentioned above it would be good to study micro climatic conditions and to have a sunlight analysis of the site with studies identifying the spacial areas and layers of the park with relation to the sun i e can the sun be trapped at a higher level and brought into the park and what reflective sunlight will be in the park

While it is good to study the proposed program criteria of events that might take place in the park the space should primarily be a meeting space and should not be over designed for specific uses Certain criteria that were mentioned were the following

movable chairs
flexible seating
wooden benches
seating at right angles
big trees to re enforce the form of the Square and to reflect the lushness of the city s tree cover
shade
sun
light and shadow
water
a natural feature alcove within the park space
a water curtain wall along the side of One Tryon Plaza which will be the rear of the recessed area in the park (similar to Paleys Park)
sound of water
provision for food and drink
vendors located within the buildings and outside
no amphitheater or elaborate stage
no fussy ledges
storage
collapsible equipment
plenty of electrical outlets (one designer referred to a park he had done which included stage lighting on an electrical meter operated by coin)
care not to pre empt standing and meeting space
change of levels
texture
scale

The historic nature of the park should be stressed as this creates the uniqueness of the space at the crossroads and the center of the city The history of the place could be stressed with historic photographs and a museum or interpretive center located within the buildings

There was great stress placed on returning store fronts to street level in or in the vicinity of the park Recognizing the court mandates the designers urged that adjoining properties have store fronts and that within the park there be plenty of vendors both indoor and outdoors Consider putting vendors including flower markets etc within the existing buildings opening out into the park

—Beverly Webb Chair
Citizens Review Committee

BIOGRAPHIES OF CHARETTE PARTICIPANTS

William H Whyte—Mr Whyte is a writer urbanologist and founder of the Street Life Project This organization determines what makes the difference between a public space that is actively and enjoyably used and one that receives no use at all or is misused His work which pioneered the use of time lapse filming in urban studies has increased our understanding of the often overlooked design factors and management strategies that foster well utilized parks plazas streets and sidewalks

Philip Morris Executive Editor *Southern Living* Mr Morris has been actively involved in writing and participating in shaping the growth of southern cities Major features he has authored for *Southern Living* on life in southern cities have included Shaping Livable Southern Cities (Future of the South) When People Live Close (infill design and building) Best of the Low Country Old and New They re Going To Town Making Cities Beautiful Again

Mr Morris is a member of the Urban Design and Planning Committee for the American Institute of Architects Honorary Member of the American Society of Landscape Architects and Loeb Fellow Harvard Graduate School of Design (1983–84)

David Lewis AIA—Mr Lewis is an architect urban designer author lecturer and partner with UDA Architects in Pittsburgh Pennsylvania A registered architect in seven states and the United Kingdom Mr Lewis has had a vital role in the redevelopment of many neighborhoods communities and cities As a member of the National Committee for Regional/Urban Design Assistance Teams (R/UDAT) for the American Institute of Architects David has become a charette veteran He has been chairman of R/UDAT charettes in Lansing Michigan New Orleans Los Angeles Indianapolis and Marion Indiana and design consultant for many others

Mr Lewis has been featured in several periodicals including *AIA journal Process Architecture American Arts Urban Design International* and *Carnegie Magazine* His publications include *The Pedestrian in the City Urban Structures The Growth of Cities* and a co guest editor *Community Design by the People*

Charles Hight—Mr Hight is the Dean of the College of Architecture at the University of North Carolina at Charlotte North Carolina A professional engineer as well as a registered architect Mr Hight has been at the Charlotte campus since 1976 His professional activities include being a past President of the Association of Collegiate Schools of Architecture (ACSA) and a Board of Directors member for the America Institute of Architect s (AIA) Charlotte Section

Mr Hight has spoken at both ACSA and AIA conferences His lecturing has included presentations at several universities Mr Hight has written several articles concerning people and urban environ ments His photography has received several awards and been exhibited

Raymond L Gindroz AIA APA—Mr Gindroz is an architect urban designer author lecturer and partner with UDA Architects in Pittsburgh Pennsylvania He is currently a visiting critic in urban design at Yale University and in architecture at Carnegie Mellon University Major projects that Mr Gindroz has been the partner in charge include Queensgate II Town Center in Cincinnati Ohio Liberty Center Pittsburgh Pennsylvania Decatur Town Center Decatur Georgia and Randolph Community Plan Richmond Virginia

#1

Danadjieva & Koenig Associates
Environmental Design
Architecture Planning Urban Design

Angela Danadjieva
Urban Designer
Thomas R Koenig AIA
Architect Planner

26 January 1987

Charlotte City Council
600 East Trade Street
Charlotte, North Carolina 28204

and Mr. Martin R. Cramton, Jr., Planning Director

Re PLAZA PARK

Dear Council Members

The purpose of this letter is to discuss issues and present our recommendations pertaining to your upcoming decision on the future of the Thomas Trotter and Garibaldi & Bruns Buildings. The choices we've been asked to consider are (1) removal of the buildings, (2) retention and rehabilitation of the buildings and (3) retention of portions of the buildings.

Our considerations are based upon the Design Charette findings of last spring, input from the City, various advisory committees, citizens at large, recent workshops, and our own research and observations in Charlotte. The most current consensus on community desires and objectives was established through the December and January workshops, conducted by D&KA, and was presented in part in the Workshop #1 Findings Report. Workshop #2 focused on conceptual design issues and models by the workshop participants. In addition, recent preliminary studies were carried out by our firm to examine sun/shadow patterns on the site throughout the year.

An overriding mandate, from all sources, is that Plaza Park become the "signature" open space for uptown Charlotte ---- a high quality, unique urban statement responsive to the Charlotte environment and community.

In considering the future disposition of the existing buildings on site, three issues are key, space, sun/shadow patterns and historic expression. These can be summarized as follows

1100 Mar West Suite A P O Box 939 Tiburon California 94920 415 435 9406

Space

As was pointed out by all sources, the uptown area has become taller, denser, harder and more corporate in character. By comparison, space at grade is shrinking, both physically and visually. This is a trend found in major cities throughout the country.

In projecting spatial needs, program uses including historic elements, performance areas, fountains, information kiosks, vendor space, storage and media support facilities and landscape features (trees, plantings, seating, plaza space) all require room. Of all the above, we feel that the most important is space itself ---- the overall identifying feature of Plaza Park and the Square. Throughout the workshops, everyone spoke of Plaza Park in terms of a people oriented space, an active space, an urban relief space, a green space ---- in all cases, a "space."

Another consideration of space is its configuration. The shape of the Plaza Park space is important for the following reasons,

- An open space of perceivable size and form is mandatory to balance the massive towering buildings which surround it. By retaining the two existing buildings, the perceivable open space is significantly reduced and the resulting "L" configuration tends to become lost ---- unable to read as the City's major open space element within the high walled surroundings.

- In its attempt to relate to the "square" (a major objective) the "L" form becomes a tacked-on space whereas the full space can have a far greater opportunity to capitalize on the Plaza Park/Square relationship ---- a singular rather than disjointed relationship, wherein the result is greater than the sum of the parts.

- Additional space is necessary for the relationship with possible commercial uses. These must necessarily occur off the site, along the Synco and One Tryon Center edges, and will serve to create an active and safe Plaza Park along with a richer and more varied experience.

Sun/Shadow Patterns

Sunlight on an urban open space is extremely important, particularly in conjunction with water features. This is well documented in studies by William H. Whyte and Project for Public Spaces (PPS).

Preliminary studies and observations indicate that we have precious little sunlight on the Plaza Park site. Throughout the year there will be almost no direct sunlight after noon. In summer months there is significant sunlight in the mornings, however, the proposed 50 story office tower on the Belk's block will obliterate sunlight until the late morning hours.

This is another reason for removal of the existing buildings. They block sunlight most critically in the cooler winter months when sun is particularly important.

Historic Expression

We agree with the community consensus that an increased expression of past history is desirable. We also agree that the existing buildings are not the only, or best, opportunity to express past history. While they do represent the last remaining vestiges of the old, humane city scale in the area, they are not of particular architectural significance and a humane scale is also achievable with trees, fountains, terraces and park features. We feel that the removal of the buildings will make room for more meaningful expressions of past history while enabling a more positive relationship to (1) the "crossroads" square and (2) the present urban context.

As suggested in the workshops and in other citizen input, the most important historic features to be expressed are the "crossroads" square, the Battle of Charlotte/Mecklenburg Declaration of Independence, Indians, gold mining, etc. It was pointed out in the workshops that water was a desirable feature in the Park and that several historic features were intimately related to water, ie. gold mining, grist mills, textile mills, etc. We believe these are good opportunities for development within Plaza Park, particlarly because they combine historic expression with an element which has been so positively suggested for Plaza Park ---- water.

The notion of the "crossroads" suggests the movement of people and their vehicles throughout history, at Trade and Tryon Streets. This concept should be maintained and expanded upon in the Park design and therefore reiterates the need for a strong link between Plaza Park and the Square ---- a link which is weakened by the existing buildings. In the same vein, a pedestrian orientation at the crossroads may want to be emphasized and might suggest a "scramble" pedestrian crossing. This would begin to focus on the crossroads as a space rather than simply a double axial pedestrian barrier.

RECOMMENDATION

Our recommendation to the Charlotte City Council at this point is to remove the two existing structures and to carefully dismantle the front facades, where possible, for storage such that they may be reused later, either in Plaza Park or some other location. We understand that the facade of the old Southern Real Estate Building has already been dismanted and placed in storage.

The following represents our schedule and submittals over the next two weeks

February 2nd
- cost estimates for (1) building removal, (2) building rehabilitation and (3) retention of building facades
- an alternative concept diagram for each option

February 9th
- relative cost estimates for each alternative concept
- additional supporting graphic materials
- presentation and discussion with City Council (dinner)
- summary presentation at City Council meeting

We look forward to meeting with you on the 9th to discuss the alternative concepts in detail.

Thank you.

Sincerely,

Thomas R. Koenig

Thomas R. Koenig, AIA
Principal

TRK/eb

#1

Danadjieva & Koenig Associates
Environmental Design
Architecture Planning Urban Design

Angela Danadjieva
Urban Designer
Thomas R Koenig AIA
Architect Planner

January 31, 1987

Mr. Martin R. Cramton, Jr., Director
Charlotte-Mecklenburg Planning Commission
Cameron Brown Building
301 South McDowell Street
Charlotte, North Carolina 28204

Re Cost Estimates - Thomas Trotter and Garibaldi & Bruns Buildings

Dear Martin

As requested, cost estimates have been prepared for three different options for the two remaining buildings on the Plaza Park site. We will first present the estimate figures as prepared by the City Department of Engineering or our local consulting contracting firm, F.N. Thompson, Inc., then we will present the composite cost estimates relative to each alternative concept as it effects the two buildings. A breakdown sheet for each estimate is attached.

1. Removal of both Buildings

A. Short Term — $ 60,000

Removal of above-grade structures, clean out of basement cavities, (excluding installation of sump pump)and fencing of site. *

B. Long Term — $ 55,000

After completion of 1A above, removal of building foundation walls, footings and floors, underpinning of existing wall and placement of compacted fill to grade.

2. Rehabilitation of Buildings

1100 Mar West Suite A P O Box 939 Tiburon California 94920 415 435 9406

After complete inspection of both structures, the Contractors/Cost Estimators feel that the buildings are in such a deteriorated state that the cost of bringing them up to code would be prohibitive. This option was eliminated as economically infeasible.

Estimates were then prepared for construction of totally new structures (after complete demolition by others) of similar size and appearance, in light steel frame with masonry exteriors. The front facades would be newly constructed copies of the original facades. Costs shown here are for an enclosed, fully serviced, structure but without interior finishes, furnishing, etc. ---- office hulled conditions.

Total floor area 8300 sq. ft. $ 433,311

3. Maintaining Existing Front Facades $ 45,000

Provides for new 8" brick wall inside front facade walls to roof line, with anchors and bracing into new construction and ties to existing buildings. *

A new structure would be necessary behind the restructured facade(s) in order to support them. This might be a steel support structure or an enclosed building space.

<u>Composite Cost Estimates for Each Alternative Case</u>

A. Complete Removal of Buildings (1A + 1B) $ 115,000

B. Retention of Front Facade(s) (with new building of approx. 2200 sq.ft. behind to support facade)

New structure could provide historical exhibit space, information/ticketron facilities, furniture/equipment/ maintenance storage and a pump room for water features.

Demolition 1A	$60,000
Partial 1B (underpinning)	30,000
Prepare old facades	45,000
Proposed new structure (assume 2200 sf @ $65/sf)	143,000

Total $ 278,000 *

C. Reconstruction of Buildings (new structure, copy of original facades)**

Demolition 1A	$ 60,000
New structure	433,300

Total $ 493,300

* Two factors are presently being given additional consideration in the determination of cost estimates for the retention of the front facades. These are

- o design and engineering fees associated with the new brick wall and preplanning of demolition procedures
- o additional costs for demolition techniques necessary for preservation and protection of the front facades

** Provides for unfinished space, exhibits, furnishings, interior finishes and special conditions are not included.

We think this cost analysis will enable a relative understanding of the different options for the two buildings in question, from a cost standpoint.

Sincerely,

Thomas R. Koenig, AIA
Principal

cc Vern W. Helms
Benny Aldridge
Howell Hunter

TRK/eb

PLAZA PARK

CHARLOTTE, NORTH CAROLINA

FINDINGS REPORT

WORKSHOP #1

On December 5, 1986, some 25 concerned members of the Charlotte community took part in the first citizen participation Workshop for Independence Plaza Park. Represented were the City Council, Citizens Committee, Technical Committee, City Agencies, the local business, design and development communities, historical groups and citizens at large

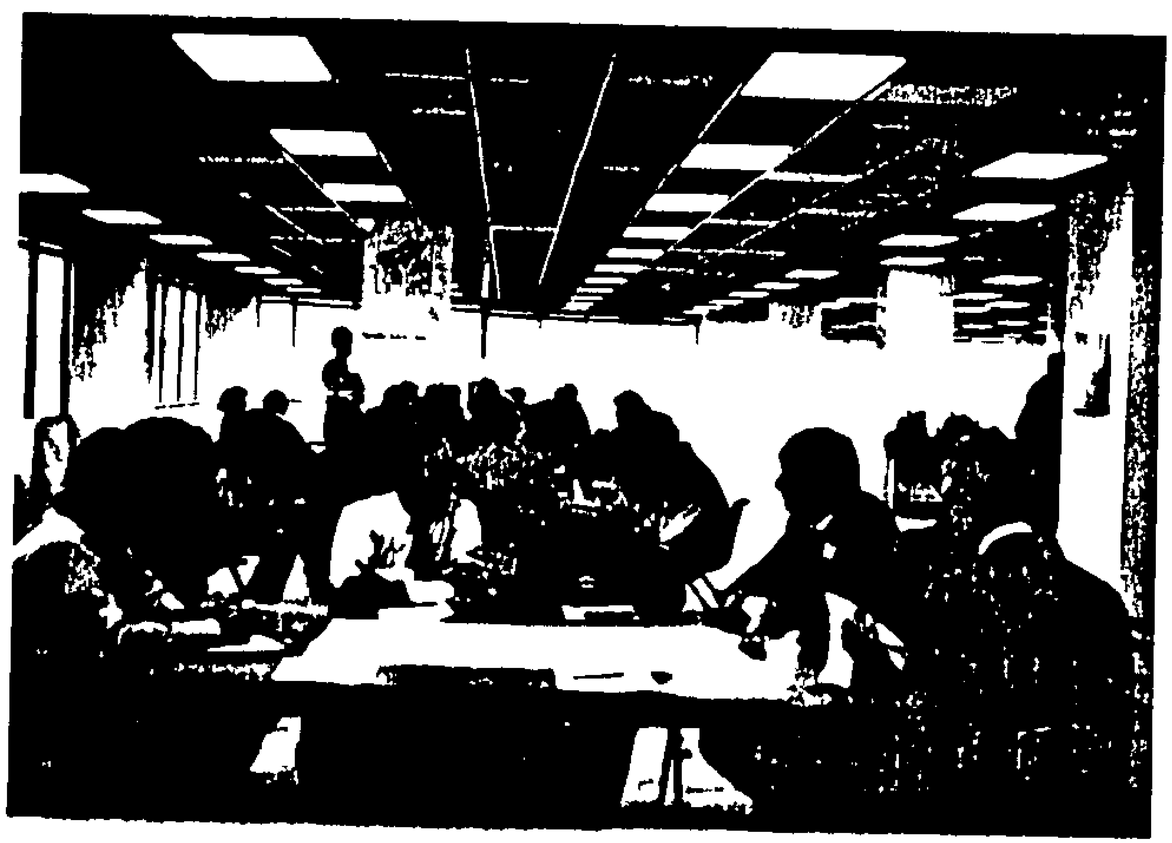
The purpose of the Workshop, conducted by Danadjieva & Koenig Associates, was to review community issues and concerns regarding Plaza Park, to update and prioritize them and to begin to establish community consensus toward specific alternative concepts Workshop exercises included the following

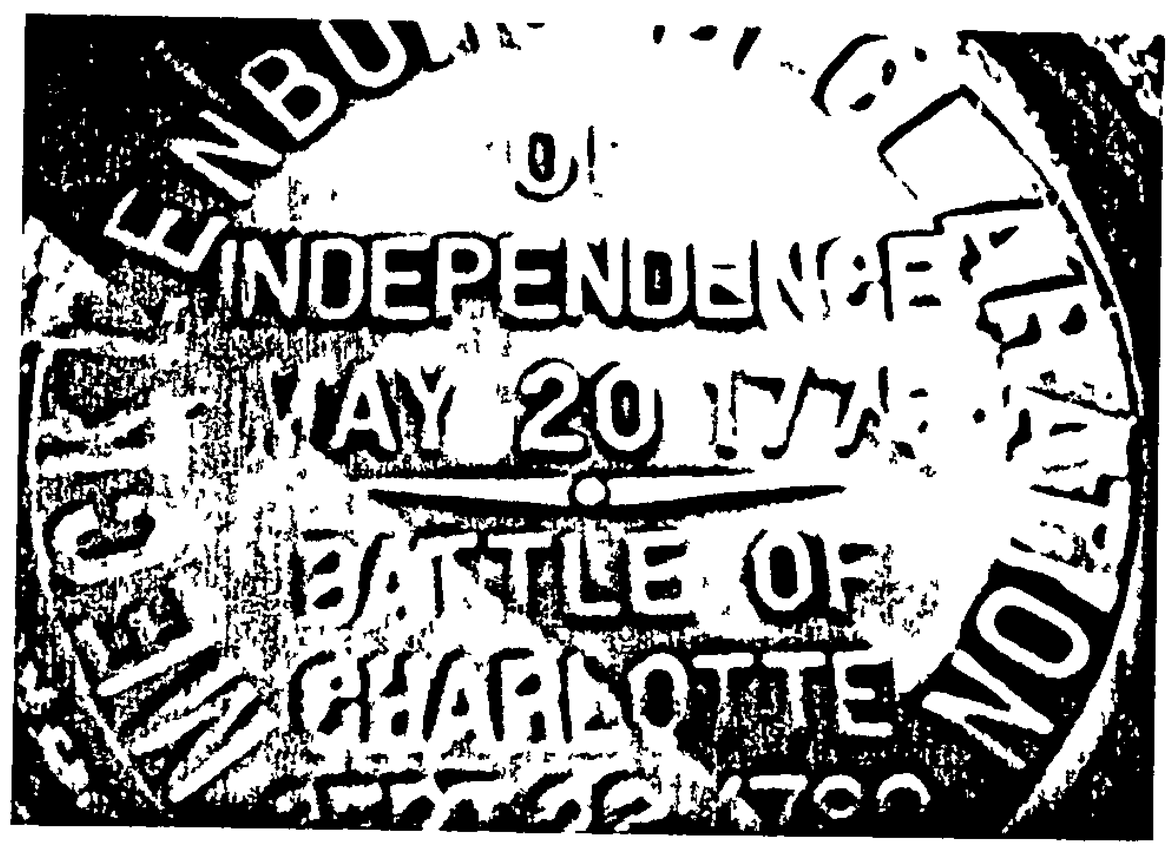
- o a one hour site awareness walk in which each participant was directed to perceive various elements and conditions around the project area and to record his/her responses to specific questions

- o a series of roundtable discussions on (1) project image and character, (2) program uses and space needs, (3) proposed Park features --- natural, manmade, historic, etc and (4) site context and surrounding influences.

- o discussions aimed at prioritizing issues to establish consensus on which are more or less important to the community than others.

This Findings Report presents the results of Workshop #1 ---- the consensus issues which suggest specific alternative concepts to be developed in Workshop #2 CONCEPT DESIGN, to be held on January 16, 1987.




INDEPENDENCE
MAY 20
BATTLE OF
CHARLOTTE

From the site awareness workbooks, the following perceptions and observations were recorded

Along Trade and Tryon Streets between Church and College, 4th and 5th Streets, participants were asked to choose the spaces most and least appealing to them and to comment accordingly The majority agreed the areas they felt were most appealing were wherever the sun was ---- not only because it was a chilly day but because of the light and activity levels Several responded positively to the east side of N Tryon Street because of the retail activity and color at street level

Independence Center edged out NCNB Plaza as the least appealing spot largely because of the lack of pedestrian amenities, sun and street activity and because of the impersonal character of the huge corporate facades. Most felt that retail activity along the streets would greatly improve the pedestrian level ambiance It was felt that efforts should be made on the remaining three blocks to open or reopen retail uses along the street in order to recapture the pedestrian level vitality from the surrounding corporate structures It was noted that such plans were already being considered for Independence Center along N. Tryon Street

Note Recently released proposals for the new development on the Eckerd/Belk block indicate that retail uses will be included at the pedestrian level along the streets as well as in the interior block plazas.

It was unanimously agreed that the present overstreet mall uses were competitive with the interests of the square area and that public stairs and access to the mall from the street should be encouraged

The Workshop felt strongly that sunlight on Plaza Park was important It was noted that, while shade was perhaps a blessing in the warm summer days, it was clearly important for its light and interaction with any water feature which might be developed in the Park and that shady areas could be provided, by design, within the Park. Wind and noise buffering were felt to be important considerations in the design of Plaza Park

In general, the Workshop group perceived the surroundings as inhuman in scale and overly corporate to be pedestrian-friendly They felt strongly that Plaza Park should be soft

and natural in character and inviting to the visitor ---- an oasis in the midst of the huge, hard urban forms and surfaces. It should be designed for people and its image should be urban but not corporate.

A major issue centers on the two remaining buildings on the site ---- the Thomas Trotter and the Garibaldi & Bruns Buildings While almost all agreed that the buildings represent the last vestiges of human scale near the square and an obvious link with the past, nearly two thirds felt that they must be removed because of (1) the amount of site which they consume (over 20%), (2) the sunlight they block from the site, (3) the anticipated cost of rehabilitating the old structures (cost estimates are currently in progress) and (4) the odd shape they force on the remainder of the site. Twenty five percent felt that partial retention of the buildings, perhaps only the front facades, may be a feasible approach and would ameliorate the space consumption concern. Disposition of the two buildings will be a key element of differentiation among the alternative concepts.

It was generally agreed that the present level of historic expression was too small and inadequately done The manhole-sized plaque in the middle of the intersection, for instance, is nearly impossible to visit safely.

While many felt that history need not dominate the project image ---- "Future should be given priority over past" ---- almost everyone agreed that a greater expression of historic events was desirable. Leading clearly as the major single historic factor to be emphasized was the notion of the "crossroads" throughout Charlotte's history ---- what the local community refers to as the Square

The new building, to be developed on the Synco property on W Trade Street adjacent to the Plaza Park site, was considered by all to be of critical importance to Plaza Park and vice versa The relationship, indeed the interrelationship, of these two projects represents a tremendous opportunity for each The group consensus was that the two must respond positively and flow into one another. For instance, the Park imagery, character and form must penetrate into the new building to become the public and retail/restaurant spaces. Retail and restaurant uses at the lower building levels would feed off the Park constituency (as a market) and, by their presence, help to build and strengthen that market as well as providing variety in activity. Both projects

will benefit by a collaborative design effort.

The Workshop group identified strong concern on the following points regarding the new Synco building.

- the ground floor should contain retail and restaurant uses along the edge facing Plaza Park These could access off the Park area

- the facade facing Plaza Park should step back as it rises and it should be varied in its treatment ---- that is, it should express a base element, a shaft portion and a cap element

- the main entrance to the Synco building should be from W Trade Street, from Plaza Park or from the W. Trade/ Plaza Park corner Entry off W. Trade was the favorite location with off-the-Park coming in second Some felt that Plaza Park should not be a forecourt to the Synco building Mention was given to a pedestrian right-of-way on Synco property along the Park which could serve a main entrance on that side along with retail/restaurant access. This would assure the entry easement for Synco without encumbering Plaza Park space

When the site was viewed from high in the NCNB Tower, two points became obvious to most participants (1) the crossroads "square," as a form, was far more perceivable than it was from grade and (2) the two existing buildings reduce the usable size of the site and the available sunlight considerably. They also hinder the potential relationship between the Park and the "square " With regard to item 1, it was felt that significant steps must be taken in the Plaza Park design to reinforce the crossroads "square" form as perceived from ground level, suggesting a more 3-dimensional expression involving planters, trees, raised elements, water features, etc.

The roundtable discussions surfaced the following consensus issues

IMAGE/CHARACTER

First and foremost, Plaza Park must be a user-friendly, people place with a variety of active and passive (primarily active) use opportunities. It must provide a strong focus for the heart of uptown Charlotte ---- a place one would want to take a picture of.

It must be soft in character with trees (preferably large trees) and water. While it should be an urban statement, it must not have a corporate image. In fact, it should contrast with its hard, organizational surroundings by its softness (landscape treatment) as well as a sense of fun and fantasy It should appeal to all age groups

A clear expression of high quality was another mandate of the Workshop This includes quality materials and detailing as well as overall design It was suggested that there be "no exposed concrete" in the Park

Historic expression was deemed important. There were a great many suggestions as to the nature of historic expression including plaques, educational displays, statues, motifs, a trolley, etc , which might be considered. While most felt that history should not constitute the overriding tone of the Park, they agreed that a greater historical expression than presently exists was desirable In particular, a strong relationship to the "crossroads" square appeared as a Workshop mandate.

Finally, the Plaza Park image must be unique to Charlotte, with its own local/regional identity. The Park must be a source of civic pride ----- a place "to which citizens would be sure to bring visitors "

PROGRAM USES/SPACE NEEDS

Topping the list of proposed uses were water (a feature or a series of elements), a space for small performances, media utility services (electrical,lighting, sound and the ability to support media trucks or vans), and space for vendors to set up. The consensus was that the performance space should not be a stage per se but a space which could accommodate several uses, including small performances. Large gatherings

would be accommodated by street closure for special events Plantings and landscape features were considered as "givens "

Also important to most participants were an enclosed space for information services, brochures and ticketron facilities, movable tables and chairs and enclosed storage space associated with the above as well as for maintenance equipment A drinking fountain and trash receptacles are assumed as is a flexible lighting system for safety and special features There was little support for the provision of public restrooms

PARK FEATURES - Natural/Manmade/Historic

Again, water topped the consensus list for Park features followed by trees, plantings, flowers (color) and rocks Manmade features were largely felt to be historic with an association between Park and "crossroads" being number one Other historic events to be considered, in descending order, include the Battle of Charlotte, Indians, gold mining, commerce and cotton The Mecklenburg Declaration of Independence was, to us, conspicuous in its absense and we suspect that it may be perceived in tandum with the Battle of Charlotte, as it is presently in the plaque in the crossroads Please advise us at Workshop #2 Other features which were discussed are a clock or clock tower element and a place for a community Christmas tree

SITE CONTEXT/ADJACENT INFLUENCES

Two items dominated Workshop concern in this category ---- the unification of Plaza Park with the crossroads square and the new Synco building Both are described earlier in this report.

A third item is the need for this design process to examine the urban context beyond the Park and the square, to include recommendations for the entire four block area (public spaces) The intent is not to redesign but to analyze and make suggestions for the greater context This examination will take the form of recommended Urban Context Design Guidelines

ALTERNATIVE DESIGN CONCEPTS

Based upon Workshop #1, let us first describe consensus "givens" for any and all alternative concepts. All concepts shall respond to the image, character and quality concerns stated previously in this report. All shall unify Plaza Park and the crossroads square to the greatest extent possible. All concepts shall incorporate water, trees, a performance space, movable furniture, historical expression to some degree greater than now exists, and a flowing, mutually responsive relationship between Plaza Park and the new Synco building. Vendor space, an information kiosk, storage space and media utility services shall also be provided.

Three basic alternative concepts are suggested by the findings of Workshop #1

1 Old buildings removed + program elements

2 Old buildings retained (rehabilitated) + program elements

3 Retention of portions of the old buildings + program elements.

In conjunction with each of these are the theme features which will direct the tone and spirit of the designs. These are choices regarding the degree to which designs reflect an expression of history, the use of water features, and/or the recreational aspects or landscape features of the design For instance, one alternative might be to devote a greater amount of space and budget to historical expression and less to a water feature, or vice versa

One of the first exercises in Workshop #2 will be to identify the basic alternative programs to be considered Five possibilities come to mind

1. BUILDINGS IN with water feature/landscape elements dominant

2. BUILDINGS IN with historic elements dominant

3. BUILDINGS OUT with water features/landscape elements dominant

4 BUILDINGS OUT with historic elements dominant.

5 PARTIAL BUILDINGS IN with some proposed arrangement of theme elements

PLAZA PARK
The Signature of Charlotte

Certainly there are additional possibilities and each will attempt to establish some balance of uses and activities within any chosen theme. These will be discussed and identified prior to any specific concept design exercises, including the degree to which various theme elements may be considered. This is a major item of input to be sought in Workshop #2

In conclusion, we thank all those who have taken the time to particpate in Workshop #1 and/or have offered suggestions and input into the Plaza Park design process through writing or direct conversation with us Your efforts have been very beneficial to us in understanding the community desires and objectives for Plaza Park

As we begin to focus on more specific design concepts, your continued comments and insights will be appreciated
We thank you for your support and look forward to an exciting and productive Workshop #2

Danadjieva & Koenig Associates

January 1987

#2

RESPONSE TO CHARLOTTE

ECONOMIC DEVELOPMENT STUDY COMMITTEE

REPORT

STRATEGY FOR GROWTH

REPORT PREPARED BY CITY MANAGER'S OFFICE
O. WENDELL WHITE, CITY MANAGER
ROBERT E. HINSON, DEVELOPMENT COORDINATOR

January 7, 1987

This report was prepared by the City Manager's Office in response to questions about the City's involvement and response to the Economic Development Study Commission report. The information is strictly the City's involvement and does not address work or interaction on these same issues by either the County or the Charlotte Chamber which have their own initiatives.

The Economic Development Study Commission was created by the Charlotte City Council and the Greater Charlotte Chamber of Commerce in the spring of 1984 to prepare a growth strategy for the community. The Commission, composed of a cross-section of government, business and community leaders, spent 17 months analyzing Charlotte's business climate and its potential within the context of the national and international economies.

The report's recommendations were addressed individually and referenced back to the body of the report. For a copy of the actual report contact the Development Coordinator's Office, 336-3187. The City's activities which relate to the Commission's report are ongoing and therefore, the material is dated. For further information or updates on a particular activity please call the Manager's Office or the Development Coordinator's Office.

O. Wendell White
City Manager
January 26, 1987

1. Recommendation - Form a Coordination Commission

The report recommends the appointment of a coordinating body to carry out all the other recommendations. Section IV, page 13, says, "An Economic Development Commission should be created to function as a permanent coordinating body...Its mission would be to keep all interested organizations informed of activities of the others and to provide a forum for encouraging cooperation." Section IV, page 12, says (1) "leadership for local economic development activities must come from the business sector and (2) government must be an active partner"..."To assure that all actors in the Charlotte/Mecklenburg economic development play are reading from the same script."

1(a) City's Response

This has been done in the creation of the Greater Charlotte Economic Development Corporation (GCEDC) as we know it. The charge of the GCEDC is to help give guidance to the community with respect to economic development and as such, should be the body responding to the Study Commission's report. With your help and cooperation of the Charlotte Chamber and the County, the GCEDC was formed such that interest from these three bodies could come to the table to reach agreement on issues and strategies.

1(b) Further Action

I would recommend you initiate action from the GCEDC Board regarding issues of interest to the Council. Several specific areas will be noted further into this report, as suggested in the commission report, Section IV, page 12-4a.

We have continued to look at organizational structure and are at the time developing an economic development policy group within the City staff to try to better organize and anticipate development questions. We have also formed a staff economic development board, chaired out of my office, which is serving as an in-house contact for departments with economic development responsibilities.

2. Recommendation - Beginning a Comprehensive Marketing Campaign

The very first suggestion in the action plan, Section IV, page 1, is to (1) develop a marketing plan "to identify specific industry and company growth targets...that will effectively sell the City...to those who are desirable and should be interested buyers". The report lays out this process basically by eliminating classes of customers by pre-screening based on compatibility with Charlotte and then matching the remaining business groups up with the community growth objectives.

2(a) City's Response

We've funded our part of the marketing campaign and we are participating in the approval of expenditures through the Mayor, Cindy Patterson, and me as representives on the GCEDC. Staff served on the committee to review and choose both the advertising agency and the public relations firm which was hired to assist the advertising agency.

2(b) Further Action

We do not know to what extent the pre-screening is being done or the degree of targeting which either is or is to be done over the life of the campaign, but certainly we would recommend a process which held as a criteria - the community growth objectives. The GCEDC appears to be appropriate place to discuss this.

3. Recommendation - Expanding the Trade Mart

Under the major heading of improvements for the hospitality industry, the report states, "the Trade Mart must be expanded to assure the regional gift and apparel markets can profitably remain in Charlotte and to enhance efforts to attract other markets to the Community," Section IV, page 8.

3(a) City's Response

As you know, this has been a major commitment by the community and we have had staff committed to this continuously since July. Council has approved approximately six million dollars to purchase the land and the process/guidelines where we have reached an agreement with the developer. We are as protected as we can expect to be, but also full participants in the up side profit. Certainly, in a communal sense our efforts along with our affiliated agencies, the County, CUDC, CCA, the Chamber and CCVB, made the difference in keeping the apparel markets here in Charlotte.

3(b) Further Action

The Charlotte Chamber has formed a committee to see how we could enhance our attractiveness as a trade/convention center. While we have staff on this committee, it could possibly be best dealt with as an issue before the GCEDC. The Chamber/business community would still have the lead but as a piece of a comprehensive puzzle, not as an isolated issue.

4. Recommendation - A comprehensive physical infrastructure improvement program should be implemented.

This is recommended using three methods "(a) increase property taxes and an increased use of the City's bonding capability should be explored to fund priority infrastructure projects. (b) Local officials should encourage State government to provide additional funding options for infrastructure improvements. (c) Priority given to the infrastructure improvements needed to develop a high quality, planned industrial park in the north, northwest, or northeast areas of the City," Section IV, pages 6 & 7.

4(a) City's Response

The City's Capital Improvement Program is a multi-step, year-round process which links long-range infrastructure goals (as defined in the 2005 Generalized Land Plan, adopted by Council on November 18, 1985) with short-term, i.e., five year, financial strategies outlined in the Capital Budget. The process is further strengthened by the Planning staff's annual Ten Year Capital Needs document which identifies and assesses

capital project requests. The selection of capital projects for funding is based on the Ten Year Capital Needs assessments as well as Council priorities and policies.

On a continuing basis, Council priorities are reaffirmed via strategic planning workshops and an annual Council-Manager retreat. For several years now, infrastructure has been a high priority item with road construction as the number one priority. In addition, Council has ranked the preservation of existing infrastructure projects over the construction of new infrastructure projects. This ranking ensures that the existing infrastructure will not approach deteriorating conditions.

On June 23, 1986, City Council approved the creation of a Pay-As-You-Go Fund to offset the loss of General Revenue Sharing. Creation of this fund, dedicated to the Capital Budget, required that property taxes be increased by five cents. The Pay-As-You-Go Fund will provide for continued stability and continuity in addressing the City's infrastructure needs.

Other efforts to increase funding availability for the Capital Improvement Program resulted in State enabling legislation to increase the Sales and Auto Privilege Taxes. Recommended uses for the Auto Privilege Tax include dedication of half the revenues to intersection reconstruction and the other half to Transit Operations. The additional Ond-Half Cent Sales Tax would make available $65 million in bond potential over the next five years. Recommended uses of these bonds include the following:

Project	Amount
Roads	$32.5 million
Business Corridor Revitalization	5.0 million
Parks	12.5 million
Performing Arts Center	15.0 million
Total	$65.0 million

The bulk of the City's existing bond capability, debt serviced by property taxes, is currently being used to build the new Coliseum, City Hall, and roads. During the summer of 1986, the City Finance Department refinanced these outstanding bonds for a five year savings of $6 million. The Finance Department is responsible for the continuing analysis and evaluation of the City's debt and investment positions.

Another infrastructure investment strategy being considered by Council is a venture capital fund to provide public improvements (including water and sewer) in areas designated as Development Enterprise Zones. These zones are primarily located in the northeast and northwest sections of Mecklenburg County and will be a strong instrument in implementing Council's policy of redirecting growth.

The City continues to seek alternative revenue sources to fund infrastructure projects. The need for additional revenues was highlighted in the November, 1986, Housing Symposium and in comparisons of available revenues with capital needs as identified in the Ten Year Capital Needs document. Evaluations of several alternative revenue

sources were conducted by the Joint City-County Citizens' Revenue Committee. The Committee's report (released on July 11, 1986) services as a framework in securing new sources of revenue.

4(b) Further Action

Concensus building both locally and regionally which will help bring understanding to Mecklenburg's problems in Raleigh.

The GCEDC could assist in concensus building. We could not only present a unified front from Mecklenburg, the business leaders on the GCEDC are generally respected regionally. An alliance built around the business community's strength which included influential businessmen and governmental representatives from surrounding counties could help the entire region.

5. Recommendation - Continue and Expand MWBE Program.

Expand efforts to strengthen minority and women owned business enterprise through the Business Opportunity Network and other locally sponsored programs, Section IV, page 10.

5(a) City's Response

The City is making some real progress in the area, especially in the number which really counts, total dollars awarded. Contract amounts for M/WBE are 237% of 1985 levels and WBE dollars are 533% of the previous high. There was a 30% increase in the number of prime contract bid opportunity and they were successful 41.7% of the time, again a 235% increase ove 85 levels. All of these opportunities are regarding 54.5 million dollars worth of contracts, up from 15 million in 1985.

5(b) Further Action

While the record is impressive we have not met the total percentages Council has asked for; therefore, we must redouble our efforts to accomplish all the goals. Community Development and the City Economic Development Board have worked with the Charlotte Chamber's Small Business Division to develop a Small Business Entrepreneur program which Council will be seeing during January. The program will deal with business creation for people who need help because they lack experience and the market studies necessary to determine the feasibility of a particular enterprise. While this will not be limited to M/WBE, it will be focused on low - moderate income people. Therefore, M/WBE business success will certainly be enhanced. State legislation is again on our agenda.

6. Recommendation - Expand Quality Facilities for the Hospitality Industry by Building a Performing Arts Center.

"The (proposed) Performing Arts Center should be a multi-purpose hall capable of accommodating symphonies, opera, dance, etc." It is conceivable that the facility could accommodate large meetings held in conjunction with trade shows and conventions. Section IV, page 8.

6(a) City's Response

The City funded the Hamer Siler Study which defined need and design criteria. We also helped fund the CUDC report which reviewed the possibility of a public/private venture to cut costs. Recent events which include pledges of up to 25,000 square feet in the first block of North Tryon and discussions of up to $20,000,000 from the private sector make the Performing Arts Center a lot closer to a reality than the Commission Study could have hoped at this point in time. I have recommended $15 million in the Capital Improvement Program.

6(b) Further Action

Planning is preparing a follow-up to the Council discussion of December 17, 1986, because there are certainly unanswered questions due to the differences in the studies if nothing else. Hopefully we can move forward on this project in the next few months.

7. Recommendation - Expand the Convention Center.

The Convention Center must be expanded to accommodate multi-users including international events (with translating facilities) and must be large enough to house trade and consumer shows, conventions and special events of a size that will fill our growing number of hotel rooms.

7(a) City's Response

The City has funded the Hamer Siler report which attempted to define our needs. We have since helped fund the CUDC study which reviewed the possibility of public/private venture which could serve to cut costs and make the expansion happen sooner. Staff has received the CUDC report. They have already made some suggestions. Staff is working with Charlotte Chamber group to help look at Convention and Trade Mart expansion. Recent plans for development of the 100 block of North Tryon have shed new light on possible solutions to the Convention Center dilemma. The apparently successful negotiations to put the Trade Mart across from CityFair suggest new investigation into how, when, and where for the Convention Center.

7(b) Further Action

A number of our larger customers for the Convention Center are telling us that they need to know what our plans are because they already see problems with the capacity of our existing Center for the shows they are planning now. Conventions are generally planned five years ahead. Planning staff has already given some initial reactions to CUDC's report, but they will be coming to Council with a process for dealing with this large project. Again, the GCEDC could be helpful to discuss this so public expectations are not raised prematurely. This project remains on our needed but not funded list. It is however listed by Planning as #1 on their "wish list."

8. Recommendation - Support the Establishment of Business Incubator.

8(a) "Support the establishment of business incubator centers for start-up business." This would be viewed as enhancement to the business

environment which is characterized as "not as strong as it should be" for small and emerging business, Section IV, page 10.

8(b) Further Action

The City continues to keep contact with the UNCC/Carley incubator. Staff has also visited the incubator and they will help place fledgling businesses in the incubator when it is appropriate. Community Development also has outlined the available help through the City to the incubator staff so they can call on the City when appropriate. On a more pro active level, Economic Development and Community Development are working with the West Trade/Beatties Ford Road Merchants Association to try to facilitate the creation of a west side incubator with Johnson C. Smith University. This effort is assumed to fit into the Small Business Entrepreneur Program (see 5(b) of this report).

9. Recommendation - Develop a Small Business Assistance Program.

"Develop program to assist small businesses cope with the regulatory maze." This recommendation is made under the heading, "Other Improvements to Encourage Increased Business/Industry Investment," Section IV, page 10.

9(a) City's Response

Permitting is not controlled by the City; therefore, the County would be the proper agency responding to the recommendation. As part of the Small Business Entrepreneur Program, the City will be proposing soon (see 5(b) of this report) that instruction be given in all elements of running a business from a business plan to applying for a business license.

9(b) Further Action

County initiated.

10. Recommendation - Continue and Expand Support to Improve Ambient Air Quality.

"Expanded support should be given to the community's programs to improve ambient air quality - the auto inspections and maintenance program and the intersection improvement efforts." Section IV, page 9, under Quality of Life Improvements.

10(a)City's Response

Several initiatives, which focus upon the transportation system and air quality monitoring are underway to address the community's ambient air quality. There are three major transportation projects that are underway or have been completed. The first is intersection improvements. The intersection of Sharon Amity Road at Central Avenue and the intersection of Sharon Amity Road at Albemarle Road have just been improved through additional turn lanes and widening for greater capacity to reduce carbon dioxide emissions, which was proposed in 1976 Air Quality Study. The remaining two intersections cited, Sharon Amity Road at Independence Boulevard and Independence Boulevard at Idlewild Road are in the planning stages. In another project, right-of-way is being acquired for Delta

Road Extension which will help relieve congestion on Sharon Amity Road. The final project is the signalization coordination along Sharon Amity Road, which will facilitate traffic movements through the intersections mentioned above.

For air quality monitoring, a consultant firm has been recently hired to update the 1976 Air Quality Study. The firm, Pacific Environmental Services (PES) will study hydrocarbon and carbon dioxide emissions in the community. This will provide an updated data base which will update ambient air quality indicators as well as provide measures of how well the community is meeting established goals. The study is being managed by County Environmental Health in cooperation with CDOT and is expected to be completed in six months.

10(b)Further Action

An action plan will be developed pending the outcome of the updated Air Quality Study.

11. Recommendation - Conduct a Study to Determine the Relative Crime Level In Charlotte.

"A study of the Charlotte crime stiuation should be undertaken to determine whether reported differences are real or a matter of reporting technique." This appears under "Quality of Life Improvements," Section IV, page 9.

11(a)City's Response

We have made staff effort to determine how accurate and complete our reporting is, but reliable comparison numbers from like cities have not been available. Crime reporting is a very difficult process to compare due to a number of issues not the least of which is the relative ease of reporting, urbanization, the process of date entry, or perceived effectiveness of the local police department. The Uniform Crime Report, which is the best data available at this time, actually warns not to make comparison between cities because of the multitude of reasons why the numbers may not be comparable. Some think our more accurate date entry system has increased our perceived crime rate. The issue is trying to really affect the crime rate by reducing it. In that, the City has acted on a number of fronts which is hoped will reduce crime incidence. The Mayor has started a "war on drugs" with initiatives in several areas. The Piedmont Courts Task Force was formed and actual restructuring of the neighborhood is under way. Also, the Police Department has identified three public housing projects as high crime areas and have similar programs beginning now.

11(b)Further Action

Problems of this nature are not solely the responsibility of the Charlotte or Mecklenburg County Police departments. Education on how the businesman and the citizen can best prepare for crime prevention could be done by a community group or as a subject the GCEDC could tackle.

12. Recommendation - Initiate an Effort to Attract a Major Professional Sports Team.

"Some believe that the absence of a major professional sports team is a weakness." "An effort to attract a major professional sports team to the area should be initiated." Section IV, page 9.

12(a)City's Response

The Mayor and City staff worked closely with George Shinn in attracting an NBA team. The contract with the new coliseum which the Authority negotiated with Mr. Shinn and approved by the Council is called one of the most favorable contracts any owner has with their city. The City has recently successfully negotiated a contract with the Crocketts for keeping professional baseball in Charlotte. The City and County have picked up the difference between what the business group said they could do in providing a new baseball stadium and what they ended up being able to do. The design of the ballpark is such that it will convert easily to a higher organizational level for future upgrading. A professional women's basketball team begins play here this year and time will tell if they will become a major professional team.

12(b)Further Action

There is a visit from the NBA officials pending and we will assist Mr. Shinn and the Charlotte Chamber to make their visit as impressive as possible. There are long range plans for a professional football stadium in our needs assessment which we will continue to prioritize based on community desire. The GCEDC again may be the forum for professional sports.

13. Recommendation - Improve Uptown Retail Shopping.

Listed under Improvements for the Hospitality Industry, Section IV, page 9 (3.g). The report recommends "continued emphasis on uptown retail shopping improvements is needed."

13(a)City's Response

We worked with CCA and CUDC supporting CCA's request for downtown requirements and guidelines that encourage street level retail. Council has now acted. We are also working with both groups on short-term parking as part of Section (d) of this report. CityFair and the Trade Mart, which could not have been a reality without help from City Council, will bolster downtown retail.

13(b)Further Action

Economic Development staff will be attending uptown retail conferences with CCA and uptown development conferences with CUDC to try to further understand and be involved in problem solving. Also, efforts to develop a Performing Arts Center and expanded Convention Center downtown in concert with expected parking improvements will increase shopper traffic and strengthen downtown.

14. Recommendation - Improve Ground Transportation

"The keys to continued growth of (the hospitality industry) in Charlotte...are expanded quality facilities and enhanced image and civic

pride.." In that context, "ground transportation (shuttles, taxis, buses) linking center city, attractions and the airport are a high priority in keeping Charlotte a desirable destination." Section III, page 8 (B.3.d).

14(a)City's Response

The City has revamped the taxicab ordinance in an attempt to improve service, safety and appearance. Also helping fund with CCA and CUDC a parking study which should be comprehensive. This is in response to a shuttle proposal from CCA and a shuttle program could come from the study if a need can be demonstrated.

Our bus system has been improved in both quality and service since the reports issue. Forty (40) new buses are ordered and will be in service by June, 1987. A new maintenance facility was opened in the November, 1985. Work continued in refining express type service for downtown to reduce traffic congestion. The uptown connection was put in place with great success. A study was done to review the feasibility of moving on with light rail.

14(b)Further Action

This work will never be complete. The City Transportation Department will continue to refine and experiment with programs to improve our ground transportation. An experiment will begin in early 1987 to try to shuttle in workers at the trade shows. If this is successful, as many as 2000 cars could be eliminated from rush hour traffic.

15. Recommendation - Attractive, Functional Signage Should be Promoted.

Again, as part of the expanded quality and enhanced image, Section IV, page 9 (B.3.h) "attractive, uniform and easily understood signage should be promoted throughout the City."

15(a)City's Response

The City has retained a consultant who has been working on creating an improved, more uniform, attractive public signage which is now being installed acorss the City. Work is also under way for the review of the private signage orginance. The Planning Commission has even called for an as yet unapproved moratorium on outdoor billboards while the ordinance is under review.

15(b)Further Action

The future action will initially depend on the recommendations from the Planning staff.

16. Recommendation - International Amenities Must be Strengthened.

"Charlotte/Douglas International Airport needs direct flights to Europe and other international destinations. Airport and other visible currency exchanges, interpreters, international guides and multi-lingual information pieces should be promoted." Section IV, page 8 (B.3.e).

16(a)City's Response

The City is building an international gate and through the airport staff continues to press for one of the international gates to be awarded in the near future. International symbols as opposed to verbage has been added to all airport signage. We have contacts through our foreign community, Sister Cities Program, International House, etc., and as the needs grow with international flights, addition of services can easily be added at the airport.

16(b)Further Action

This could be another issue where possibly the GCEDC could be of service.

17. Recommendation - Tout our School Systems Accomplishments on Standardized Tests and Student Acceptance.

Education is a very big part of the quality of life in any community and Charlotte should raise "public awareness about how students fare in terms of achievement on standardized tests and about their acceptance rates at competitive universities should be developed in collaboration with the public school system." Section IV, page 9 (B.4.b).

17(a)City's Response

This is a County School Board issue in conjunction with the Charlotte Chamber.

17(b)Further Action

This could be another issue for the GCEDC in that the City should have access to the information even though we would not be involved in the development of the plan.

18. Recommendation - Additional Destinations, Places and Events Should be Developed.

"Examples (of additional destinations) include a children's zoo, a botanical garden/arboretum, a banking/finance mart, other people places (mini parks, sculpture gardens, etc.) and more special events." Section IV, page 9 (B.3.f).

18(a)City's Response

The Park on the Square combined with the street treatment the park designers are talking about and the CityFair certainly are steps in the right directions. The new regional draw coliseum and upgraded ball park will also help. The new recreational facility, York Road Renaissance Park, with its championship golf course will also draw from outside Charlotte. First Night seems to be a new event which was accepted widely. The NBA could create 40 plus regional events per year. Also the women's professional basketball team begins play this year.

18(b)Further Action

This again appears to be something which could best be dealt with at combined table of public and private like the GCEDC. Chamber and Visitors Bureau should also be involved.

19. Recommendation - A Piedmont Economic Development Conference Should Be Organized.

The organization would serve to "promoting communication, cooperation and understanding about economic development challenges and opportunities for a broad group of Piedmont counties." The report gives both a suggested membership and a process for creation of the conference. Section IV, page 11-12 (C.2.a).

19(a)City's Response

This has been viewed as a step which must follow organizing of economic development efforts within Mecklenburg. (See Item 1 of this report.)

19(b)Further Action

This would probably be a subject for the GCEDC.

20. Recommendation - Consider a Professional Lobbyist for This Area.

In an effort to improve support from the State's revenues, which the report says has not traditionally been fair, the Economic Development Commission suggest the "area should consider retaining a professional lobbyist" in Raleigh. Section IV, page 11, (C.1.b).

20(a)City's Response

A lobbyist has been discussed several times over the past few years but it has not found favor with the local legislative delegation. It has been the feeling that the City would be best served by using existing staff member, Boyd Cauble, in conjunction with the local legislative delegation. Furthermore, a coordinated effort with the Mayor's Office, local elected officials, the local delegation, and local members of statewide boards is probably a more effective approach.

20(b)Further Action

None known at this time. Possibly, if the Charlotte Chamber and the County were interested in supporting a lobbyist, the subject could be opened up again. Again, the GCEDC could be the point of discussion.

21. Recommendation - Support Efforts to Establish an Urban Coalition.

"Charlotte/Mecklenburg County officials should support efforts to establish an effective urban coalition that will develop and push an agenda of urban priorities in the State Legislature," Section IV, page 11 (C.1.a).

21(a)City's Response

The Mayor has been involved with an urban coalition.

21(b)Further Action

This would again be a subject which could benefit from input from the whole community. See item #1. The GCEDC would be a possible place to discuss this.

22. Recommendation - Conduct a Quarterly City/County Emerging Policy Briefings.

Recommended under "other improvements to encourage increased business/industry investment." Section IV, page 16 (B.5.d).

22(a)City's Response

The City, County, and Charlotte Chamber meet monthly for an informal breakfast meeting. They discuss current topics and economic development subjects are discussed as they come up. The report is probably indicating a more formal public forum however.

22(b)Further Action

This is another place where the GCEDC could be used since this is the place where all three parties come together with economic development as their prime topic.

23. Recommendation - Continue to Support Central Piedmont Community College.

"CPCC should continue to receive support for its services in training the work force. Private businesses individually or through umbrella organizations and in concert with CPCC should provide training for entry level jobs." Section IV, page 8 (B.2.b).

23(a)City's Response

The City supports CPCC in a number of ways not the least of which is using CPCC as a training sub-contractor. The City's Employment and Training Department has contracts for $160,065 with the school at this time. We also encourage City employees to seek further education and encourage them to seek it at CPCC first. The City, like other employers around the city, has a tuition refund program which paid CPCC approximately $7,663 in 1986.

23(b)Further Action

The report seems to suggest that increased business support, even a business organization to increase support, could be in order. The Chamber would be the proper organization to act as the lead in reviewing the proposed organization.

24. Recommendation - Encourage the State to Give UNCC Additional Research Programs.

Under encouragements to increase business/industrial investments, the report suggests that university research programs are now concentrated in the Research Triangle area. It goes on to state the area should work with UNCC to try to get some of the research projects for UNCC. Section IV, page 10 (B.5.f).

24(a)City's Response

This is not an issue for the City to undertake as one of its projects.

24(b)Further Action

The GCEDC may be the best place to discuss this. Possibly a combined City/County/business group could be formed to support UNCC.

25. Recommendation - The Secondary School System Should Provide Specialized Courses of Study in Vocational Skills.

"A vocational high school should be considered to fill (the).."need for vocational skills for individuals who now leave the (school) system because they cannot or do not wish to compete in the more classical educational curriculum." Section IV, page (B.2.a).

25(a)City's Response

This clearly is an issue for the County and Schools System. However, GCEDC should have a keen interest.

25(b)Further Action

Input and assistance from the private sector could be beneficial; therefore, the GCEDC could be a good forum to discuss vocational training.

26. Recommendation - Business Leaders Should Get Involved in School Counseling.

Recommended improvements to the quality of life in Charlotte include suggesting "Business leaders become actively involved in counseling efforts within secondary and post-secondary schools in the area." Section IV, page 9 (B.4.c).

26(a)City's Response

This clearly indicated the Chamber would be the body to respond to this recommendation.

26(b)Further Action

27. Recommendation - Lobby the State for a Highway Connecting Charlotte to the Port of Wilmington.

Under increased business/industry investment the report recommends the area "promote increased State support for an east-west four-lane limited access highway to" Wilmington. Section IV, page 10 (B.5.2).

27(a)City's Response

Clearly this is an area issue and not one the City should be pursuing alone.

27(b)Further Action

This would be a GCEDC issue which may even go beyond Charlotte/Mecklenburg and be a part of an area economic development agenda suggested elsewhere in the Commission report. Section IV, page 11, and this report, Section 5).

28. Recommendation - Encourage the Creation of a State Venture Capital Fund.

As a part of investment encouragement, the report suggests "we encourage the creation of a state-sponsored venture capital fund to compare with the 20 other states that have such programs in place." Section IV, page 10 (B.5.a).

28(a)City's Response

The Charlotte Chamber would probably be the point on this activity, but the City could be a partner in promoting venture capital fund.

28(b)Further Action

The GCEDC would be a good forum for reaching concensus on this issue.

H B 202

CHAPTER 159

AN ACT TO AMEND THE CHARTER OF THE CITY OF GREENSBORO AS REVISED AND REORGANIZED BY CHAPTER 1137 OF THE SESSION LAWS OF 1959 AS AMENDED

The General Assembly of North Carolina enacts

Section 1 Section 3 21 of the Charter of the City of Greensboro as set forth in Section 12 Chapter 213 of the Session Laws of 1973 as amended by Section 1 Chapter 100 of the Session Laws of 1975 is amended by rewriting the entire section to read as follows

Section 3 21 Organizational meetings oath of office

The organizational meeting of the council shall be held as set forth under the requirements of G S 160A 68 At the organizational meeting the newly elected mayor and members of the council shall qualify by taking the oath of office prescribed in Article VI Section 7 of the Constitution The council shall organize by the choice from its members of a mayor pro tem who shall hold office at the pleasure of the council

Sec 2 Section 3 22 of the Charter of the City of Greensboro as set forth in Section 1 Chapter 1137 of the Session Laws of 1959 is amended by repealing the last full sentence contained in subsection (a) and by substituting in lieu thereof the following sentence

In addition the council shall comply with the public notice requirements as set forth in G S 143 318 12(b)

Sec 3 Chapter IV Subchapter B Article 1 of the Charter of the City of Greensboro as set forth in Section 1 Chapter 1137 of the Session Laws of 1959 and as further amended by subsequent Session Laws is amended by adding a new section following Section 4 54 to read as follows

Section 4 55 Economic Development Projects

(a) Definition In this Article economic development project means an economic capital development project within a certain defined area or areas of the city as established by the city council comprising of one or more buildings or other improvements and including any public and/or private facilities Said project may include programs or facilities for improving downtown redevelopment pocket of poverty' or other federal or State assistance programs which the city council determines to be in need of economic capital development or revitalization and which qualify for capital assistance under applicable federal or State programs

(b) Authorization

(1) In addition to any other authority granted by law the City of Greensboro may accept grants expend funds make grants or loans acquire property and participate in capital economic development projects which the city council determines will enhance the economic development and revitalization of the city in accordance with the authority granted herein Such project may include both public and/or private buildings or facilities financed in whole or in part by federal or State grants (including but not limited to urban development action grants) and may include any capital expenditures which the city council finds necessary to comply with conditions in any federal or State grant agreements and which the city council finds will complement the project and improve the public tax base and general economy of the city

#3

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By way of illustration
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(b) Privately owned offic
(c) Housing
(d) Parking facilities
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G S 160A 505

(d) Property disposition
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(e) Construction of the proj
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assure that any public facilit
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pursuant to this paragraph to
developer or developers in th
owned property shall not be d

By way of illustration but not limitation such a project may include the construction or renovation of any one or combination of the following projects

(a) Privately owned hotel

(b) Privately owned office building

(c) Housing

(d) Parking facilities

Such project may be partially financed with city funds received from federal or State sources and being granted or loaned to the private owner for said construction or renovation in addition other city funds from any sources may be used for acquisition construction leasing and/or operation of facilities by the city for the general public and for capital improvements to public facilities which will support and enhance the private facilities and the general economy of the city

(2) When the city council finds that it will promote the economic development or revitalization in the city the city may acquire construct and operate or participate in the acquisition construction ownership and operation of an economic development project or a specific buildings or facilities within such a project and may comply with any State or federal government grant requirements in connection therewith The city may enter into binding contracts with one or more private parties or governmental units with respect to acquiring constructing owning or operating such a project Such a contract may among other provisions specify the responsibilities of the city and the developer or developers and operators or owners of the project including the financing of the project Such a contract may be entered into before the acquisition of any real property necessary to the project by the city or the developer or other parties

(c) Property acquisition An economic development project may be constructed on property acquired by the developer or developers or on property directly acquired by the city or on property acquired by the Redevelopment Commission while exercising the powers duties and responsibilities pursuant to G S 160A 505

(d) Property disposition In connection with an economic development project the city may convey interests in property owned by it including air rights over public facilities as follows

(1) If the property was acquired under the urban redevelopment law the property interests may be conveyed in accordance with said law

(2) If the property was acquired by the city directly, the city may convey property interests by any procedure set forth in its city charter or the general law or by private negotiation or sale

(e) Construction of the project A contract between the city and the developer or developers may provide that the developer or developers shall be responsible for the construction of the entire economic development project If so the contract shall include such provisions as the city council deems sufficient to assure that any public facilities included in the project meet the needs of the city and are constructed at a reasonable price Any funds loaned by the city pursuant to this paragraph to a private developer or developers and used by said developer or developers in the construction of a project hereunder on privately owned property shall not be deemed to be an expenditure of public money

(f) Operation The city may contract for the operation of any public facility or facilities included in an economic development project by a person partnership firm or corporation public or private In addition the city upon consideration may contract through lease or otherwise whereby it may operate privately constructed parking facilities to serve the general public Such a contract shall include provisions sufficient to assure that any such facility or facilities are operated for the benefit of the citizens of the city

Sec 4 Section 4 111 of the Charter of the City of Greensboro as originally set forth in Section 1 Chapter 1137 of the Session Laws of 1959 and as further amended by subsequent Session Laws is amended by striking out the words and figures twenty five thousand dollars ($25 000 00) as the same appears therein and by substituting in lieu thereof the words and figures fifty thousand dollars ($50 000 00)

Sec 5 Chapter IV Subchapter D Article 1 of the Charter of the City of Greensboro as set forth in Section 1 Chapter 1137 of the Session Laws of 1959 and as further amended by subsequent Session Laws is amended by adding a new section following Section 4 112 to read as follows

Section 4 113 Minimum number of bids for construction contracts

No contract to which G.S 143 129 applies for construction or repair shall be awarded on the first advertising thereof unless at least two competitive bids have been received from reputable and qualified contractors regularly engaged in their respective lines of endeavor

Sec 6 Section 4 127 of the Charter of the City of Greensboro as set forth in Section 1 Chapter 1137 of the Session Laws of 1959 and as further amended by Section 9 Chapter 55 of the Session Laws of 1963 is amended by repealing subsection (a) in its entirety and by relettering subsection "(b) to become subsection "(a)

Sec 7 Section 7 03 of the Charter of the City of Greensboro as set forth in Section 1 Chapter 1137 of the Session Laws of 1959 and as further amended by subsequent Session Laws, is amended by striking out the words and figures five thousand dollars ($5 000 00) as the same appears twice therein and by substituting in lieu thereof the words and figures ten thousand dollars ($10,000 00)' in both places.

Sec. 8. Section 7 21 of the Charter of the City of Greensboro as originally set forth in Section 24 Chapter 686 of the Session Laws of 1961 and as further amended by subsequent Session Laws is amended by striking out the words and figures five thousand dollars ($5 000 00) as the same appears therein and by substituting in lieu thereof the words and figures ten thousand dollars ($10 000 00)

Sec 9 All laws and clauses of laws in conflict with this act are hereby repealed

Sec 10 This act is effective upon ratification

In the General Assembly read three times and ratified this the 1st day of April 1981

H B 190

AN ACT TO A
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Chapter 158.
Local Development.

Article 1
Local Development Act of 1925
Sec
158-1 [Repealed]

Sec
158-2 [Repealed]
158-7 1 Local development

ARTICLE 1
Local Development Act of 1925

§ 158-1: Repealed by Session Laws 1973 c 803, s 37

Cross References — See now §§ 158 7 1 158 7 2

Editor's Note — The above repeal line has been set out at the direction of the Revisor of Statutes

§ 158-2: Repealed by Session Laws 1973, c 803, s 38

Cross References — See now §§ 158-7 1 158 7 2

Editor's Note — The above repeal line has been set out at the direction of the Revisor of Statutes

§ 158-7.1. Local development.

(a) Each county and city in this State is authorized to make appropriations for the purposes of aiding and encouraging the location of manufacturing enterprises, making industrial surveys and locating industrial and commercial plants in or near such city or in the county, encouraging the building of railroads or other purposes which, in the discretion of the governing body of the city or of the county commissioners of the county, will increase the population, taxable property, agricultural industries and business prospects of any city or county These appropriations may be funded by levy of property taxes pursuant to G S 153A-149 and 160A-209 and by the allocation of other revenues whose use is not otherwise restricted by law

(b) (For applicability see note below) A county or city may undertake the following specific economic development activities (This listing is not intended to limit by implication or otherwise the grant of authority set out in subsection (a) of this section) The activities listed in this subsection (b) may be funded by the levy of property taxes pursuant to G S 153A-149 and G S 160A-209 and by the allocation of other revenues whose use in not otherwise restricted by law

(1) A county or city may acquire and develop land for an industrial park, to be used for manufacturing, assembly, fabrication, processing, warehousing, research and development, office use, or similar industrial or commercial purposes A county may acquire land anywhere in the county including inside of cities for an industrial park, while a city may acquire land anywhere in the county or counties in which it is located A county or city may develop the land by installing utilities drainage facilities street and transportation facilities street lighting and similar facilities may demolish or rehabilitate existing structures and may prepare the site for industrial or commercial uses A county or city may convey property located in an industrial park pursuant to subsection (d) of this section

(2) A county or city may acquire, assemble, and hold for resale property that is suitable for industrial or commercial use A county may acquire such property anywhere in the county, including inside of cities, while a city may acquire such property inside the city or, if the property will be used by a business that will provide jobs to city residents, anywhere in the county or counties in which it is located A county or city may convey property acquired or assembled pursuant to this paragraph pursuant to subsection (d) of this section

(3) A county or city may acquire options for the acquisition of property that is suitable for industrial or commercial use The county or city may assign such an option, following such procedures, for such consideration, and subject to such terms and conditions as the county or city deems desirable

(4) A county or city may acquire or construct one or more "shell buildings", which are structures of flexible design adaptable for use by a variety of industrial or commercial businesses A county or city may convey or lease a shell building or space in a shell building pursuant to subsection (c) of this section

(5) A county or city may extend or may provide for or assist in the extension of utility services to an industrial facility, whether the utility is publicly or privately owned

(c) (For applicability see note below) Any appropriation or expenditure pursuant to subsection (b) of this section must be approved by the county or city governing body after a public hearing The county or city shall publish notice of the public hearing at least 10 days before the hearing is held The notice shall describe the interest to be acquired the proposed acquisition cost of such interest, the governing body's intention to approve the acquisition, the source of funding for the acquisition and such other information needed to reasonably describe the acquisition

(d) (For applicability see note below) A county or city may lease or convey interests in real property held or acquired pursuant to subsection (b) of this section in accordance with the procedures of this subsection (d) A county or city may convey or lease interests in property by private negotiation and may subject the property to such covenants, conditions, and restrictions as the county or city deems to be in the public interest or necessary to carry out the purposes of this section Any such conveyance or lease must be approved by the county or city governing body, after a public hearing The county or city shall publish notice of the public hearing at least 10 days before the hearing is held, the notice shall describe the interest to be conveyed or leased, the value of the interest, the proposed consideration for the conveyance or lease, and the governing body's intention to approve the conveyance or lease Before such an interest may be conveyed, the county or city governing body shall determine the fair market value of the interest, subject to whatever covenants, conditions, and restrictions the county or city proposes to subject it to, the consideration for the conveyance may not be less than the value so determined.

(e) (For applicability see note below) All appropriations and expenditures pursuant to subsections (b) and (c) of this section shall be subject to the provisions of the Local Government Budget and Fiscal Control Acts of the North Carolina General Statutes, respectively, for cities and counties The budget format for each such governing body shall make such disclosures in such detail as the Local Government Commission may by rule and regulation direct

(f) (For applicability see note below) All appropriations and expenditures pursuant to subsections (b) and (c) of this section shall be subject to the following limitations No county or city shall have an aggregate investment outstanding at any one time which exceeds one half of one percent (0 05%)

§ 158-7.1

[(0.5%)] of the
body as of Janu
37, 1985, c. 639

Applicability o
Session Laws 1985
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Editor's Note.

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[(0 5%)] of the outstanding assessed property tax valuation for the governing body as of January 1 of each year, beginning January 1, 1986 (1973, c 803, s 37, 1985, c 639, s 1)

Applicability of Subsections (b) to (f). — Session Laws 1985, c. 639 s 4, makes subsections (b) to (f) applicable only to Stanly, Iredell, Northampton Montgomery, Anson Bertie, Duplin, Jones Forsyth Hertford and Gates Counties and the municipalities located in those counties

Editor's Note — The phrase "(0 5%)" has been inserted in brackets in subsection (f) as the phrase "(0 05%)" in the 1985 act was apparently a typographical error

Effect of Amendments. — The 1985 amendment effective Jan 1, 1986 designated the first paragraph as subsection (a) and added subsections (b) to (f) For the applicability of subsections (b) to (f), see the note above

#4

Mill Project

This project reflects City interest in housing, increased tax base, and best use of land, area planning, and historical preservation. It also reflects the proactive posture the Manager's Office has been able to take during the last year due to having a full-time economic development staff. The City's interest in housing would be furthered because, if successful, approximately 350 low income elderly could be taken off the waiting list at the Housing Authority. The property would change in tax value from approximately $150,000 to approximately $20 million. The property is now used for cold storage. This site is very well suited for housing for the elderly because it is adjoining the Johnson Memorial YMCA which has expressed an interest in providing physical and social services to the project. The preliminary plan which Doug Burns and A.E.C. did for the Historic Properties Commission showed a neighborhood weakness as far as supporting, the now mostly abandoned, commercial district because of a lack of residence in the area. The trick is to inject people with some income without disturbing the fabric of the neighborhood. The housing for the elderly fits this discription quite well. Besides the human need which is served, the building itself is being added to the local Historic Registry at this time and there are concerns that if the building continues to be used as cold storage it will deteriorate to a point where it will be lost as some of the outbuildings on the property were last year. If the housing study proves feasible, the owners will apply for national designation which will place the building under favorable protection.

The Historic Properties Commission funded the preliminary study of the historic North Charlotte textile district which has subsequently been turned over to Planning for more detailed study. While monitoring the activities of the study, the Development Coordinator found that the Highland Mill had been sold to a local group (Highland Mill Association) which was considered "friendly" to considering a higher use of the propety. Staff approached the new owners with the idea of using the mill for housing for the elderly. The new owners were interested but had a viable business deal in place and did not want to spend their resources to study the higher use we were suggesting. We argued that the possible improvement would mean a better business deal for them and also be an asset to the community. They then agreed to fund half of the projected $42,000 study based on a proposal between Highland Mill Association and A.E.C. if the City would fund half.

Cmo fax a cmo #5

Y7

United Way
of Mecklenburg and
Union Counties Inc
301 S Brevard St
Charlotte NC 28202
(704) 372 7170

Thomas S Wallace
President
Donald C Sanders
Executive Director

January 21, 1987

MEMORANDUM

TO. Tom Finnie
Assistant City Manager

FROM. Bob Day, Chairman
Council on Aging

RE: Request for Increased Membership Capacity for the Council on Aging

The Charlotte-Mecklenburg Council on Aging embarked on an ambitious workplan in 1986. The issues identified included the scarcity of long term care beds, the special problems of older women, the shortage of affordable, safe housing for older adults, and the difficulties caused by incorrect mental health diagnoses of the elderly. These agenda items were in addition to sponsoring community events, such as the Charlotte Symphony concert in May, the weekly column in the Observer, a monthly television show "Senior Focus." a legislative breakfast, and a seminar on health care planning for the elderly.

It has become quite apparent that with this significant activity level our volunteer board would benefit from additional members. The three sponsoring bodies currently appoint five members each. We wish to recommend that each sponsoring body appoint two additional members, raising the Council on Aging membership to 21. To have more volunteer members would be a great asset to the Council, yet it would remain a manageable number for staff to support. To have two additional positions available for appointment to this important board would be of benefit to the appointing members.

The Council on Aging trusts this recommendation will be received favorably. I will be glad to answer any questions you may have and will be available to come to any meeting where this is an agenda item. My telephone number during the day is 547-4072. Questions may also be addressed to Beverly Patnaik in the Council on Aging office, 372-7170.

I look forward to talking with you soon. Thank you for your continued support of the Council on Aging.

BD:nc

NAME	CHAIRMAN	MEETING DAY & TIME	LOCATION
INSURANCE ADVISORY COMMITTEE Staff Linda McNeill Ins. & Risk Mgmt. 336-3301		Called as needed.	
PARADE PERMIT COMMITTEE Staff J. Randolph Jones Dept. of Transportation 336-3893	J. Randolph Jones	1st Thursday, quarterly 10 00 a. m.	Dept. of Transportation Conference Room City Hall Annex

3 Appointed by City:
Mayor (1); Council (2)
3 Appointed by County

INSURANCE ADVISORY COMMITTEE

(6 Members)

Membership Appointed for three-year terms. The City and County each makes one appointment from each of the following categories: (1) Risk Managers of major corporations, (2) Insurance agents, (3) Insurance company underwriters. Members must reside and work within Mecklenburg County. The governing body of the Insurance & Risk Management Agency has the right to suggest to the appointing bodies names of qualified nominees.

Responsibilities - Serves as an information resource for the Charlotte-Mecklenburg Insurance and Risk Management Agency, providing advisory expertise in risk management and insurance areas.

MEMBER	DIST.	CATEGORY	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
City						
(C)Glenda L. Thompson W/F	7	Underwriter	1/24/83	2/11/85	3 yrs.	3/01/88
*(C)John W. Walker, Jr. W/M	5	Insurance Agent	3/09/81	2/13/84	3 yrs.	3/01/87
(M)John B. Hughes B/M		Risk Manager	7/20/83		3 yrs.	3/01/86
County						
Ira Thomas Yopp III			5/20/85		3 yrs.	4/30/88
Joe Heavner			5/20/85		Unexp.	4/30/87
Kenneth W. Gannaway			10/03/83	4/21/86	3 yrs.	4/30/86

*Chairman

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Insurance and Risk Management Advisory Comm.

Name Richard G. Clarke **Sex/Race** M/W **District No.** 7

Home Address 9331 S. Vicksburg Park Court 28210 **Phone No.** 542-6514
(resident of Charlotte/Mecklenburg for fifteen (15) years.)

Business Address 6525 Morrison Blvd., Suite 301 **Phone No.** 365-4150

Education BS in English, East Tenn. State Univ.; Post-grad at UNC (several Cour.
NC licensed real eastate broker;

Present Employer Booke & Co./McNeary Consulting

Job Title Vice President, Corporate Consulting **Duties** Contract risk
management services to banks, mfgrs., law firms, service organizations, etc.
in fifteen (15) state area.

Business & Civic Experience Past chrm., current board member of Carolina Group Homes;
Past chrm. and pres., Charlotte Hornets Nest SERTOMA Club; author of numerous
articles on risk mgmt.; frequent speaker at risk mgmt. and insur. conventions
and meetings.; former underwriter (3 yrs.) and ins. agcy. mgr. (2yrs.). Ten yrs
at current employer. Holds CPCU professional designation.

Interests/Skills/Areas of Expertise Writing and speaking about risk management; explor-
ing alternatives to traditional insurance purchase; area of expertise: making
insurance and risk management easier for "laymen" to understand.
I'm also interested in returning to my community something in exchange for
the opportunity provided me by Charlotte/Mecklenburg.

Comments I believe my versatile experience and interest in objectivity
combined with my interest in serving the community makes me uniquely qualified.

I understand that this application will be maintained in the active file for a period of one year only

January 23, 1987 Richard G. Clark
Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: INSURANCE ADVISORY COMMITTEE

Name EDWARD S. THOMAS **Sex/Race** M/W **District No.** 6

Home Address 2853 HILLSDALE AVENUE, CHARLOTTE, NC 28209 **Phone No.** 332-6985

Business Address 2980 FIRST UNION PLAZA, CHARLOTTE, NC 28282 **Phone No.** 375-5711

Education 1977 - Graduate WEST CHARLOTTE H.S.; 1981 - B.A. POLICTAL SCIENCE - GUILFORD COLLEGE, GREENSBORO, NC

Present Employer JEFFERSON-PILOT INSURANCE/FINANCIAL SERVICES, INC.

Job Title REGIONAL SALES MANAGER **Duties** MANAGE N.C. & S.C. REGION, SUPERVISING SALES AND UNDERWRITING - GROUP LTD PROGRAMS

Business & Civic Experience EMPLOYED 1981 - JEFFERSON-PILOT INDIVIDUAL HEALTH SALES DIVISION; PROMOTED TO REGIONAL MANAGER 1983 & TRANSFERRED TO CHARLOTTE IN "83 TO OPEN A REGIONAL SALES OFFICE. DEACON - SELWYN AVENUE PRESBYTERIAN CHURCH; 2nd VICE PRESIDENT - MECKLENBURG KIWANIS CLUB; MEMBER - CHARLOTTE AHU; MEMBER - CHARLOTTE NALU

Interests/Skills/Areas of Expertise FIELD OF INTEREST IN GROUP MEDICAL; SELF-FUNDING; PLAN DESIGN OF LARGE BENEFIT PROGRAMS. PAST EXPERIENCE IN PLAN DEVELOPMENT OF LARGE CORPORATE JEFFERSON-PILOT CLIENTS CAN BE ASSET TO CITY COMMITTEE.

Comments AS A CHARLOTTE NATIVE WITH INSURANCE MANAGEMENT TRAINING, THIS COMMITTEE OFFERS OPPORTUNITY TO PUT SKILLS AND KNOWLEDGE OF CITY TO USE.

I understand that this application will be maintained in the active file for a period of one year only

1/27/87 — Edward S Thomas

Date — Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: INSURANCE ADVISORY COMMITTEE

Name WILLIAM E BROWN **Sex/Race** CAU **District No.**

Home Address 3212 NANCY CREEK RD **Phone No.** 846 4421

Business Address 6401 CARMEL RD S 203 **Phone No.** 542 5454

Education B S - INSURANCE UNC - CHAPEL HILL 1964

Present Employer BENEFIT MANAGEMENT SERVICES, INC

Job Title PRESIDENT **Duties**

Business & Civic Experience RISK MANAGER FUQUA INDUSTRIES, INC ATLANTA, GA

RISK MANAGER KOZY INDUSTRIES, INC - CHARLOTTE

BENEFIT MANAGEMENT - CHARLOTTE

PAST PRESIDENT - HOMEOWNERS ASSN - MULLDEALL PLANTATION

Interests/Skills/Areas of Expertise INSURANCE, RISK MANAGEMENT

Comments

I understand that this application will be maintained in the active file for a period of one year only

1/21/87 William E Brown

Date Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

TO →

Office of the City Clerk
600 East Trade Street
Charlotte North Carolina 28202

A personal contact with the Mayor's Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Insurance Advisory Committee

Name Roger D. Robison **Sex/Race** M/W **District No.** 55X

Home Address 6732 Benningwood Dr., Matthews, NC 28105 **Phone No.** 365-6658

Business Address 2540 Charlotte Plaza, Charlotte, NC 28244 **Phone No.** 375-8946

Education B.S. Business ADministration, UNC-Chapel Hill, 1972, Working on MBA at Queens College, Charlotte

Present Employer Corroon & Black Corporation (International Insurance Broker)

Job Title Manager, Senior Vice-President **Duties** Chief Operating Officer for Charlotte office; including, sales, service marketing of major commercial accounts.

Business & Civic Experience United Way Group Chairman, Heart Fund Leader, Spirit Square Patron, Risk and Insurance Management Society (sponsor), National Association of Casualty and Surety Agents.

Interests/Skills/Areas of Expertise My background has focused on advising major companies identification, evaluation and marketing of their Business Insurance program. These alternatives include captive insurance companies, self-insurance, cash-flow programs and recently the new Risk Retention Act. Also, recently visited London and have significant relationships there for placing business in that market.

Comments A key ingredient in successfully managing a risk management program in the proper marketing and evaluation of various risk financing vehicles. I could greatly benefit the city in this area.

I understand that this application will be maintained in the active file for a period of one year only

1-28-87 Roger D. Robison

Date Signature of Applicant

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City Clerk
1983

1 Appointed by Mayor
3 Appointed by City Council
3 Appointed by City Manager

PARADE PERMIT COMMITTEE

(7 Members)

Membership - One from each of the Police, Operations, and Transportation Departments; remainder from the community. Chairman and Vice-Chairman are designated by the City Manager. Terms are for three years, with no member serving more than two consecutive terms.

Responsibilities - Approval of applications submitted for parade permits. Members review all applications to ensure the safety of participants, other pedestrians, and vehicular traffic, and the safe movement of emergency vehicles in the area during the time of a parade.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Tom Baldwin B/M	4	Branch Mgr./FUNB	2/27/84		3 yrs.	3/01/87
(M)Tom Keith W/M		Dept. Motor Vehicles	2/23/81	12/18/84	3 yrs.	3/01/87
(C)Ann F. Maxwell W/F	6		5/13/85	2/10/86	3 yrs.	3/01/89
(C)Sara Schreibman W/F	7	Central Char. Assoc.	2/10/86		3 yrs.	3/01/89
Pressley Beaver		Operations Dept. Rep.	4/ /85		Unexp.	3/01/86
*Randy Jones		Trans. Dept. Rep.	4/ /85		3 yrs.	3/01/88
Ellison Laney		Commander/Police Dept.	8/ /86	12/17/86	3 yrs.	3/01/90

*Chairman (designated 4/ /85)

City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: CITIZENS ADVISORY COUNCIL/CONV. & VISITORS BUREAU, PARADE PERMIT COMMITTEE; SPIRIT SQUARE BOARD; ZONING BOARD OF ADJUSTMENT; HISTORIC PROPERTIES COM.

Name Hugh B. Lowrance, Jr. **Sex/Race** W/M **District No.**

Home Address 706 Falls Church Rd. Matthews 28105 **Phone No.** 847-6287

Business Address 2700 NCNB Plaza 28280 **Phone No.** 379-9180

Education B. S Accounting, University of South Carolina; attended USC Law School

Present Employer Interstate Securities

Job Title Investment Banker **Duties**

Business & Civic Experience

Interests/Skills/Areas of Expertise Would like to utilize my expertise in the financial world to assist Charlotte/Mecklenburg as it continues to grow.

Comments

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1/29/86 /s/

Date Signature of Applicant

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City Clerk
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City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: Parade Permit

Name Linda T Brunson **Sex/Race** F/B/ **District No.** _____

Home Address 2003 Bangor Road Char, NC 28210 **Phone No.** 527-9335

Business Address P.O Bx 256 Clover, SC 29710 **Phone No.** 373 7106

Education West Charlotte Senior High
East Carolina University - B.S 1981

Present Employer Duke Power Company

Job Title Health Physics Specialist **Duties** Collect/Analyze samples of water, air, etc for radionuclides

Business & Civic Experience Big Sisters, Delta Sigma Theta,

Interests/Skills/Areas of Expertise Interests in city planning of events, area of expertise in training, music-piano clarinet, tuba, good organizational and communicative skills

Comments _____

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1-21-87 Linda T Brunson

Date Signature of Applicant

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City Clerk
1983

City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: Cablevision Committee, Parade

Name Mary J. Stanback **Sex/Race** F/B **District No.** 4

Home Address 223 Mellow Drive, Charlotte, NC **Phone No.** 596-4402

Business Address 6000 Monroe Road, Charlotte, NC **Phone No.** 568-5200

Education High School, 1 yr Business School.

Present Employer Allstate Insurance Company

Job Title Secretary - Sales **Duties** Assisting in office work for three Sales Agents for Allstate.

Business & Civic Experience I have not done any civic work in the neighborhood until now, I would like to work toward better cable service throughout this city

Interests/Skills/Areas of Expertise I am very interested in seeing this Community grow in the right direction. I am the mother of five children, I am in the business world and feel that I have some input from that segment of the city that need to be heard.

Comments I am willing to work on this committee and be willing to keep an open mind.

I understand that this application will be maintained in the active file for a period of one year only

1/22/87 : Mary J. Stanback

Date Signature of Applicant

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City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: Parade Permit Committee

Name Donnell Harris **Sex/Race** Male/Black **District No.** 3

Home Address 4536 Roseridge Pl. #3, Charlotte, N.C. 28217 **Phone No.** 525-9699

Business Address P.O. Box 36614, Charlotte, N.C. 28236 **Phone No.** 525-9699

Education Associates Arts/ Isothermal Comm. Coll.
Associates Ed. / CPCC

Present Employer G.D. Harris Associates

Job Title Owner-Mgr. **Duties** Make sales calls, process orders, & help prospects with advertising & Promotional ideals.,

Business & Civic Experience I started my own business in 1986(specialty advertising . I don't have that much civic experience but am willing to get involved. I was a Big Brother here in the city for one year and am present a member of the political black Caucus and a member of the Charlotte Chamber of Commerce.

Interests/Skills/Areas of Expertise I have an interest in what is best for all people and my city today and in years to come. I have been in the sales/advertising field a good part of my life., and feel that I could have some input on this committee. I Feel that I have good common sense.

Comments I have been in this city for eight years and have a real love for the city. I would like to do everything I can to make Charlotte a place everyone would like to call home.

I understand that this application will be maintained in the active file for a period of one year only

January 28, 1987 — Donnell Harris

Date — Signature of Applicant

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City Clerk
1983

#7

APPOINTMENTS TO BOARDS & COMMISSIONS

Information on Nominees

	District	Profession/Business
Clean City Committee		
1. Robert B. Washington B/M	2	Deputy Sheriff
2. Edward M. Hooper W/M	6	Semi-Retired, Edward M. Hooper Associates
3. Norm Hill W/M	5	Owner, Norm Hill Photography
Zoning Board of Adjustment		
1. Don E. Abernathy W/M	5	Architect - Surratt, Smith, Abernathy, Williams Associates
2. James J. Ewers W/M	1	Architect - J J. Ewers, AIA
3. Thomas F. O'Brien W/M	6	Coldwell Banker Commercial Real Estate Recently appointed as alternate member of Board

7 Appointed by Mayor
13 Appointed by City Council

CHARLOTTE CLEAN CITY COMMITTEE

(20 Members)

Membership - Appointments are for three-year terms and appointees may reside anywhere in Mecklenburg County. No member may serve more than two consecutive full terms.

Responsibilities - Litter control ordinances and education; solid waste management recommendations; recycling projects; and prison alternatives through community service work programs.

MEMBER	DISTRICT	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Millie Milsted W/F	3	6/09/86		3 yrs.	6/30/89
(C)Nancy Garber W/F	1	10/28/85	6/09/86	Unexp.	6/30/89
(M)Mary McDaniel W/F	2	10/06/80	7/11/83	3 yrs.	6/30/86
(C)Priscilla Duncan B/F	4	3/08/82	6/13/83		
			6/09/86	3 yrs.	6/30/89
(M)Jon S. Jenrette (Resigned)		6/07/85		Unexp.	6/30/86
(C)Joanna H. Roberts (Resigned)	6	9/10/84	6/10/85	3 yrs.	6/30/88
*(M)Robert J. McGrath W/M	5	8/04/86		Unexp.	6/30/87
(C)Ethel Grier		6/10/85		3 yrs.	6/30/88
(C)Joseph H. Spencer, Jr.		6/10/85		3 yrs.	6/30/88
(C)Jolene Baker W/F *Resigned*	4	11/16/81	6/14/82		
			6/10/85	3 yrs.	6/30/88
(C)Eric A. Peterson W/M		7/08/85		3 yrs.	6/30/88
(M)Nancy Mayer W/F	7	1/25/83	6/13/85	3 yrs.	6/30/88
(C)Lois Barnhill B/F	1	10/08/84		Unexp.	6/30/87
(C)Ruth Morris B/F	2	11/16/81	6/11/84	3 yrs.	6/30/87
(M)Willie DeShields B/M	5	7/13/84		3 yrs.	6/30/87
(M)John M. Kingry W/M (Resigned)	7	7/13/84	6/13/85	3 yrs.	6/30/88
(C)Kelly V. Kunicki W/F	1	8/11/86		Unexp.	6/30/87
(C)Suzan Singletary W/F *Resigned*	7	8/11/86		Unexp.	6/30/87
(C)Jo G. Lammonds W/F	5	8/11/86		Unexp.	6/30/87
(M)Carol Knorr W/F	6	8/14/86		Unexp.	6/30/87

*Chairman

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Charlotte Clean City Committee

Name ROBERT B. WASHINGTON **Sex/Race** M/B **District No.** 2

Home Address 2335 Abelwood Road, Charlotte, N.C. **Phone No.** 399-1672

Business Address Meck. County Sheriff Dept., County Court House **Phone No.** 336-3673

Education 12 Years Texas School System; 1 year College - Law Enforcement Academy

Present Employer Mecklenburg County Sheriff Department

Job Title Deputy Sheriff - Sergeant **Duties** Supervisor

Business & Civic Experience Sec'y Lodge #85 - 12 years Masonic Order; 2 years Worshipful Master of #85 Masonic Lodge P.H., Most Excellent High Priest Royal Archmasons P.H., Shriner, 35 years Business Experience as Shoe and Boot maker and repairman.

Interests/Skills/Areas of Expertise Boot maker, member University Park Improvement Association; worked on Beatties Ford/I-85 - I-77 Areas Clean Up Projects; Member Vestry Board St. Michaels Episcopal Church.

Comments I want to work to help change the attitudes that City Hall needs to be the only force in keeping the City clean. I will work to help motivate neighbors, neighborhoods, as well as others to give an all out effort to keep this great City a clean City.

I understand that this application will be maintained in the active file for a period of one year only

1-20-87 Robert B. Washington

Date Signature of Applicant

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City Clerk
1983

City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: CLEAN CITY COMMITTEE

Name EDWARD M. HOOPER **Sex/Race** M/W **District No.** 6

Home Address 1401 CORTLAND ROAD E PO BOX 11243 **Phone No.** 523-8141

Business Address SAME **Phone No.** SAME.

Education AB Degree COLBY COLLEGE

Present Employer SEMI RETIRED - EDWARD M HOOPER + ASSOCS

Job Title PRESIDENT **Duties** PLANNING, FINANCIAL, PDT. DEVELOPMENT

Business & Civic Experience SERVED IN SALES - 30 YEARS. FORMER PRES. CLT. EXCHANGE CLUB, QUEEN CITY TOASTMASTER, FORMER DIRECTOR CAR CAROUSEL, SEC CLT. CIVIC CLUBS.

Interests/Skills/Areas of Expertise PRES BEAUTY WALK OF AMERICA. VOL. ORGANIZATION TO ENROLL VOLUNTEERS TO DEVOTE 1/2 HR CLEANING UP TRASH. I HAVE DONE CONSIDERABLE PUBLIC SPEAKING.

Comments I AM VERY MUCH DISTURBED BY AMOUNT OF TRASH ACCUMULATING ALONG ROADSIDES

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JAN. 20, 1987 — Date

Edward M. Hooper — Signature of Applicant

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City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: CLEAN CITY COMMITTEE

Name NORM HILL **Sex/Race** M/W **District No.** 5

Home Address 7700 OAK CANYON LN. **Phone No.** 535-0219

Business Address 1304 MARLWOOD CR **Phone No.** 537-8412

Education BA IN BUSINESS FROM UNCC
POST GRADUATE WORK IN ADMINISTRATION FROM UNIV OF ALABAMA HUNTSVILLE

Present Employer NORM HILL PHOTOGRAPHY

Job Title OWNER **Duties**

Business & Civic Experience NO CIVIC EXPERIENCE. MY BUSINESS IS BASED IN CHARLOTTE AND HAS BEEN IN EXISTENCE SINCE 1971.

Interests/Skills/Areas of Expertise SKILLED PHOTOGRAPHER. I AM ESPECIALLY INTERESTED IN IMPROVING THE APPEARANCE OF THE CITY.

Comments

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1/20/87 Norm Hill

Date Signature of Applicant

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City Clerk
1983

3 Appointed by Mayor
5 Appointed by City Council

ZONING BOARD OF ADJUSTMENT

(5 Regular Members; 3 Alternates)

Membership - Members are appointed for a term of three years, and until their respective successors have been appointed and qualified. No member shall serve more than two full consecutive terms. Alternate members serve on the Board in the absence of any regular members and are appointed in the same manner and for the same term as regular members. The Code makes no reference to residency requirements of appointees.

Responsibilities - Established under Section 1400 et seq of the City Code to hear appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Director of the Charlotte-Mecklenburg Building Standards Department. It hears and decides appeals for variances from the requirements of the ordinance when strict application of its provisions would result in practical difficulties or unnecessary hardship.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C)Douglas Burns W/M Resigned	6	Executive	*1/23/84	1/14/85	3 yrs.	1/30/88
+(C)John R. Pendleton W/M	7	Real Estate	**1/14/85	1/13/86	3 yrs.	1/30/89
(M)Thelma Currence B/F	5		8/22/85		Unexp.	1/30/88
(M)Michael H. Stenhouse W/M	6	Engineer-IBM	***2/03/86		3 yrs.	1/30/89
(C)Evan Webster W/M	6	CPA	2/10/86	1/12/87	3 yrs.	1/30/90

Alternates:

(M)Thomas Mullinax, Jr. W/M	7	Architect	2/03/86		Unexp.	1/30/88
(C)Thomas O'Brien W/M	6	Real Estate Executive	12/22/86		Unexp.	1/30/88
(C)Humphrey Cummings B/M	0	Trial Attorney	2/11/85		3 yrs.	1/30/88

* Served since 7/25/77 as alternate.

** Served since 2/13/84 as alternate.

*** Served since 2/12/85 as alternate.

\+ Chairman

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink

Committee, Commission, Board or Authority: Charlotte Zoning Board of Adjustment

Name Don E. Abernathy **Sex/Race** M/W **District No.** 35

Home Address 4347 Woodlark Lane, Charlotte, NC 28211 **Phone No.** 366-2618

Business Address 308 East Fifth Street, Charlotte, NC **Phone No.** 372-8900

Education Bachelor of Architecture, University of Florida

Present Employer Surratt, Smith, Abernathy/Williams Associates

Job Title Architect **Duties** Designer/Site Planning

Business & Civic Experience Served as President - Charlotte Section - North Carolina Amer Institute of Architects, 1978. Also served other offices and Director North Carolina Chapter A.I A

Interests/Skills/Areas of Expertise Design and development of site plans - worked with various municipalities in other states on building and sign placement.

Comments Would look forward to providing expertise in assessing appeals requested by the public sector, which could affect the quality of life for Charlotte citizens.

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Date Signature of Applicant

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City Clerk
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City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: ZONING BOARD OF ADJUSTMENT

Name JAMES J. EWERS **Sex/Race** M/C **District No.** ONE

Home Address 7231 RIDGELANE RD CHARLOTTE NC 28213 **Phone No.** 598-7690

Business Address 7231 RIDGELANE RD CHARLOTTE NC 28213 **Phone No.** 596-5177

Education BACHELOR OF ARCHITECTURAL ENGINEERING, UNIVERSITY OF PENNSYLVANIA

Present Employer J. J. EWERS, AIA

Job Title ARCHITECT **Duties** ARCHITECTURAL PLANNING AND DESIGN OF BUILDING PROJECTS

Business & Civic Experience NORTH CAROLINA ARCHITECTURAL REGISTRATION
MEMBER, AMERICAN INSTITUTE OF ARCHITECTS
COMMANDER, CIVIL ENGINEER CORPS, U.S. NAVAL RESERVE
EXECUTIVE BOARD MEMBER
DERITA/STATESVILLE ROAD COMMUNITY ORGANIZATION

Interests/Skills/Areas of Expertise SOLAR ARCHITECTURE
LAND PLANNING AND DEVELOPMENT
BUILDING PROJECT ZONING CODE ANALYSES
ENVIRONMENTAL IMPACT STATEMENTS

Comments MRS RUBY BICKETT RECOMMENDED THAT I APPLY FOR THIS APPOINTMENT BECAUSE THE NORTHERN PART OF THE CITY DOES NOT HAVE REPRESENTATION ON THIS BOARD

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3 DECEMBER 1986 — James J. Ewers

Date — Signature of Applicant

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Committee, Commission, Board or Authority: ZONING BOARD OF ADJUSTMENT

Name THOMAS F O'BRIEN **Sex/Race** _____ **District No.** 6

Home Address 2001 SHERWOOD AVE CHARLOTTE 28207 **Phone No.** 332-8306

Business Address 1900 CHARLOTTE PLAZA, CHARLOTTE 28244 **Phone No.** 331-1240

Education U.S. NAVAL ACADEMY, B.S.; NEW YORK UNIVERSITY, GRADUATE WORK IN REAL ESTATE ANALYSIS, PLANNING, APPRAISAL

Present Employer COLDWELL BANKER COMMERCIAL REAL ESTATE SERVICES

Job Title VICE PRESIDENT, RESIDENT MANAGER **Duties** RESPONSIBLE FOR 35 PERSON STAFF AND ALL OF COMPANY ACTIVITIES IN NORTH CAROLINA & SOUTH CAROLINA

Business & Civic Experience URBAN LAND INSTITUTE, MEMBER; NATIONAL ASSOCIATION OF INDUSTRIAL AND OFFICE PARKS, TREASURER OF CHARLOTTE CHAPTER; SPRINGFEST VOLUNTEER; CYNDEE PATTERSON FOR CITY COUNCIL VOLUNTEER; PEGGY CULBERTSON FOR COUNTY COMMISSION VOLUNTEER, CCA TRANSPORTATION STUDY GROUP

Interests/Skills/Areas of Expertise LAND USE PLANNING, INDUSTRIAL DEVELOPMENT, MIXED-USE REAL ESTATE DEVELOPMENT, TRAFFIC IMPACT, PUBLIC PARKS / STRONG MANAGEMENT & ENGINEERING BACKGROUND, EXPERIENCE IN REAL ESTATE ACTIVITIES IN METROPOLITAN NEW YORK, BOSTON, WASHINGTON D.C.

Comments _____

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11/3/86 — Thomas F O'Brien

Date — Signature of Applicant

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City Clerk
1983

#8

EXHIBIT II

SPRINGFEST 1987

April 24 - 26, 1987

PROPOSED STREET CLOSINGS, DATES, AND TIMES

- Sixth Street, 6:00 a.m. Friday, April 24 - 10:30 p.m. Sunday, April 26, 1987, between Pine and College Streets.
- Fifth Street, 6:00 a.m. Friday, April 24 - 10:30 p.m. Sunday, April 26, 1987, between Pine and College Streets.
- North Poplar Street, 9:00 a.m. Friday, April 24 - 10:30 p.m. Sunday, April 26, 1987, between Trade and Seventh Streets.
- North Church Street, 9:00 a.m. Friday, April 24 - 10:30 p.m. Sunday, April 26, 1987, between Trade and Seventh Streets.
- Tryon Street, 9:00 a.m. Friday, April 24 - 10:30 p.m. Sunday, April 26, 1987, between Fourth and Seventh Streets.
- Trade Street, 9:00 a.m. Friday, April 24 - 10:30 p.m. Sunday, April 26, 1987, between College and Church Streets.