

Beaty Street Roundtable Discussion, May 17, 2017

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Questions:

Can more be done on the wetlands portion of the property other than paths? Is there an obligation to preserve the wetlands? Our consulting engineer determined that there are not actual “wetlands” on the property. There are stream buffer requirements and critical watershed requirements on the site, meaning the area around the pond/stream can’t be developed and a total of 50% of the site must remain pervious area.

Was property sold to town with the sole intention of being a park? We can’t speak to the intent of the people involved at the time of the sale; however, there are no legal use restrictions on the 19 acres of land.

How many acres are set aside for affordable housing? Between 6.25% and 12.5% of the total number of units must be affordable units built on the site. Up to 6.25% of the total number of units can be accounted for with a payment-in-lieu of building the units on site.

Have you considered proposal #2? Proposal #2 was considered when all six proposals were considered.

Why is the Town pursuing this project? The town’s comprehensive plan describes the area near the Iredell County line and NC 115 as an employment center with high density residential development. Several small area plans for this area show a neighborhood with a mix of residential and commercial development.

Is there a budget shortfall elsewhere that the sale price and incremental tax base covers? No.

Does this need offset the negative impact of 7 dwellings/acre? High density (traffic, schools, infrastructure). People’s opinions on whether seven dwelling units/acre is high density and whether any negative impacts outweigh the positive impacts can legitimately differ. Some citizens prefer to live in walkable, higher density neighborhoods close to the downtown area with services nearby. Some citizens prefer to live in lower density areas. Each opinion is valid and we hope to offer every option to our citizens.

Why change from intended use of park? If a former board of commissioners intended this land to be a park, it nevertheless does not bind the current elected officials from choosing another course. Circumstances change and the town changes with them.

What happened to the original plan to keep this a greenspace? See above.

Why is this even being considered? Is it about money? See answers above.

Will a new school be built and where? Mecklenburg County decides where new schools will be built. There is land in the Davidson area that CMS has set aside for a school.

How was the \$1.65 million price arrived at? That is the price that the Davidson Development Partners offered in their concept proposal.

\$87,000/acre in Davidson? The land was appraised at \$63,000/acre in May 2016.

How many firms did an appraisal? One.

How many developers bid on price of land? Not just bid on project concept. Each developer who submitted a proposal included a proposed price for the land.

Comments:

Too much traffic

Integrate affordable housing with regular housing as not to isolate the affordable housing

More park space for families, passive areas with playground

Community space that nonprofits can use

Re-consider proposal #2 with church – developers that LIVE in Davidson

There was a hike on the property on May 13 and a bird hike planned on Sunday, May 20

Neighbors are in sync with town's just-launched "Adopt-A-Park" program at Parham Park (neighbors self- adopted Beaty Street)

Replace hotel with church proposed that could be utilized by other nonprofit for for-profit

Integrate affordable housing and larger units for larger families

Don't develop it at all!

Prefer to keep this space as a park and keep tree canopy. Get rid of dense housing. Traffic is already grid locked on Beaty Street. This plan adversely affects the Beaty St. corridor. I live in the Woods at Lake Davidson and was not allowed to request intersection improvement for Delburg-Beaty because it falls out of plan area but we are already affected by Beaty traffic.

Reduce housing – omit all infill housing and C1, C2, C3, C4. Keep as a passive parks with trails. Commercial plans are okay, limited in the northeast corner.

Make entire property a park. Keep the trees!

Could we ask a different question? Instead of asking "Assuming we do this" can we ask "Do the people of Davidson want this?"

I am in favor of this project. My advice to developer is to select some “project managers” from each neighborhood to oversee and be part of continued building process. There is a lot of hostility at this group.

This development is way too dense with housing

- Eliminate infill affordable housing and 11 villas

- Eliminate C4

- Ideal case would be to also eliminate C1, C2, C3 and just have hotel and commercial and maximize the park