

BOARD OF ALDERMEN

ITEM NO. D(3)

AGENDA ITEM ABSTRACT

MEETING DATE: October 4, 2011

TITLE: Discussion of Future Development of the Martin Luther King Jr. Park Property

DEPARTMENT: Recreation and Parks	PUBLIC HEARING: NO
ATTACHMENTS: <ul style="list-style-type: none">A. ResolutionB. Martin Luther King Jr. Park Master PlanC. Park DesignD. Staff Memo for November 2006 Board MeetingE. Chronology of park acquisition and planningF. Excerpts of minutes of Board of Aldermen meetings	FOR INFORMATION CONTACT: Anita Jones-McNair: 918-7381 Trish McGuire: 918-7327

PURPOSE:

The purpose of this item is for the Board of Aldermen to discuss the potential future development of Martin Luther King Jr. Park, scheduled for construction in 2013.

INFORMATION:

In October 2004 the Board of Aldermen approved the master plan for Martin Luther King, Jr. Park. In summary, the current plan includes a “spray ground”, open field, community playground, picnic shelters, restrooms, wildlife native habitat/garden, plaza with concrete ping pong table, sculpture garden, multi-purpose field, bird sanctuary, wildflower display and 24’ road with two 12’ lanes and 45 degree angled spaces long the road in strategic locations to serve the park along the southern edge (see attached master plan and park design). The construction was originally slated for 2008-2009. In the 2007-08 CIP it was recommended and adopted to delay the construction until 2010-11 in order to minimize any potential impact or ballooning effect on the potential tax burden due to implementation of the Fire Station and issuance of bonds for sidewalks and greenways. In the 2009-10 CIP it was recommended and adopted to delay the development until 2011-12 for the same reasons. Also in the 2011-12 CIP it was recommended and adopted to delay the construction until 2012-13. As staff has begun to work on the 2012-2018 CIP, it has become apparent that it would be financially difficult to construct the park in 2013.

In 2006 the Board requested an opportunity to discuss the master plan and an alternative design for Martin Luther King Jr. Park after a work session adopting the FY 2006-2007 CIP. During the November 14, 2006 Board of Aldermen meeting, Planning staff responded to questions as a

result of that CIP discussion. (Some of the information provided is included.) It was the consensus of the Board at that meeting to consider immediate uses of the property.

In March 2007 staff provided interim uses of the park property for the Board's consideration. The board directed staff to create a temporary multi-purpose space and community garden. The park is currently being used for those purposes. The Orange County Partnership for Young Children (OCPYC) and Carrboro Community Gardening Coalition (CCGC) maintain separate gardening areas onsite. In addition to the existing alternative uses, there continue to be requests for staff to consider further alternative uses of the park space.

FISCAL IMPACT:

To date:

\$552,701 park land price (installment financing was used to cover \$274,000 of the purchase price, the annual debt service payment is \$24,673 for 15 years)

\$ 42,000 master plan

\$ 4,500 engineering cost for street design

\$ 12,150 environmental assessment

\$ 9,500 sewer extension cost

Anticipated park development and construction cost, based on current design - \$2,389,974 (CIP updated figure).

Should the Board of Aldermen consider development or use of the park other than the current uses, there will be a significant impact on debt service, personnel and operating costs. In addition, there are considerations related to the street design that may have far-reaching impact on other existing Town policies.

RECOMMENDATION:

Town Staff recommends that the Board of Aldermen discuss the future development of the Martin Luther King, Jr. Park and provide direction to staff on how to proceed.