

MANDATORY REFERRAL REPORT NO. 08-47
**Proposed Acquisition of Two Office Buildings and a Vacant Lot Within Regency Executive Park
for CMS Administrative Functions (Replacement of Education Center)**

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase two existing office buildings on two separate parcels and an additional vacant parcel totaling 18.147 acres on the east side of Nations Ford Road in the City of Charlotte within the Regency Executive Office Park. The intent of this transaction is to acquire a facility to replace the present Education Center on Martin Luther King Boulevard.

The subject property is currently occupied by Cigna who maintains a small staff there until the lease expiration at the end of November 2008. The first of two buildings (a two story brick building located at 200 Regency Executive Park Drive) was built in 1997 as a call center and contains 117,941 square feet of office space (tax parcel 169-192-01). The second building – constructed in 1999 - is located at 207 Regency Executive Park Drive (tax parcel 169-191-14) and is partially rented (four tenants using 16,000 square feet of 46,317 total square feet) through 2010. The third parcel (the vacant lot) is located at the entrance to the office park, and is identified by tax parcel 169-191-15.

The properties are located within an area which is zoned O-1, Office, according to the Charlotte Zoning Ordinance. The immediate vicinity includes commercial uses near the interchange of Nations Ford Road and I-77 and residential uses further north along Nations Ford Road.

Adjacent to the north is a vacant lot, followed by office buildings fronting Regency Executive Park Drive. To the south are commercial uses and the interchange with Interstate 77. Across Nations Ford Road to the west is an older residential neighborhood. To the east is Interstate 77.

PROJECT JUSTIFICATION:

Related to the sale of the Education Center offices on Martin Luther King Boulevard (integral to the proposed redevelopment of the Education Center/Marshall Park block into a mixed-use center), Charlotte-Mecklenburg Schools needs to acquire permanent office space for the employees to be relocated from the Education Center, and from the Walton Plaza building on Stonewall Street, as well as to consolidate work groups located in a number of costly spaces that are leased and whose leases will be expiring soon.

These buildings are located along I-77 in an area easily accessible by public transportation and private vehicles. Relocating these various groups in close proximity to one another will improve coordination and reduce travel time.

The functions envisioned to be housed in this facility are: Human Resources, Finance Department, Transportation (to be re-located from Airport Center office park and from First Ward), Planning (to be relocated from Walton Plaza uptown), Information Technology (to be relocated from Airport Center office space) and Telecommunications.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Office use is consistent with the current zoning.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) calls for office use on the subject properties. The proposed use is consistent with the adopted area plan for the site.

PROJECT IMPACT:

The property is located within an existing office park. There is no known impact. The vacant lot will be held for future needs.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be adversely impacted by this project.

ESTIMATED PROJECT COMPLETION

Acquisition of the building is proposed. The funding for the site is to be approved by the Board of Education and the Board of County Commissioners.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their December 3, 2008 meeting and the fact was raised that Regency Drive is a thoroughfare that will be someday extended alongside a portion of the Site and across I-77, although the project is not currently ranked in the 2030 LRTP (Long Range Transportation Plan). City Real Estate also stated a need to temporarily re-locate City Stormwater Services from the Government Center and inquired as to whether the phased

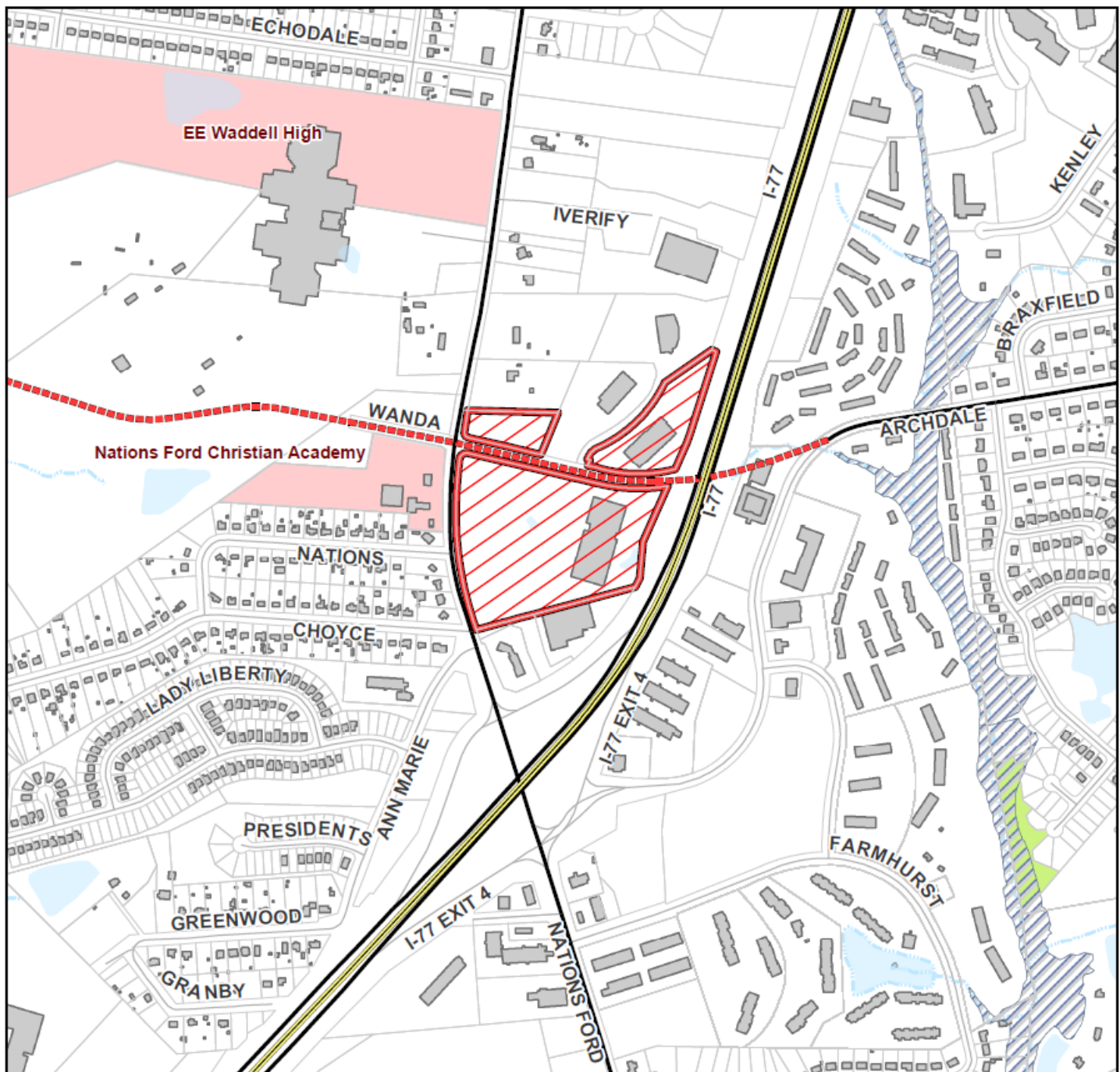
occupancy of the proposed CMS acquisition would be able to temporarily accommodate Stormwater. CMS replied that this might be a possibility.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed acquisition.





CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee discussed this matter at their December 16, 2008 meeting and recommended approval by a 6-0 vote.



Mandatory Referral 08-47

CMS

-  Mandatory Referral 08-47
-  County Property
-  Existing Thoroughfare
-  Proposed Thoroughfare



Produced by the Charlotte-Mecklenburg Planning Department

Regency Executive Park Office Buildings



Proposed Purchase Includes:

- 200 Regency Executive Park Drive - Parcel # 169-192-01
- 207 Regency Executive Park Drive - Parcel # 169-191-14
- 1.52 Acre Vacant Lot - Parcel # 169-191-15

CMS Real Estate Department
November 2008

