

MANDATORY REFERRAL REPORT NO. 14-05
Proposed Purchase of Atrium Corporate Center for use as
Administrative Offices for Charlotte-Mecklenburg Schools (CMS)

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to acquire Mecklenburg County Tax Parcel Nos. 145-331-11 and 07, also known as Atrium Corporate Center, located on Stuart Andrew Boulevard and Pressley Road in the City of Charlotte. The parcels consist of three buildings totaling 151,830 square feet on 8.99 acres, and they are in an area of office and commercial development. Parcel 145-331-11 is zoned I-2 (General Industrial), and parcel 145-331-07 is zoned I-2 and B-2 (General Business) according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The purchase of these properties will provide permanent office space for CMS administrative staff, many of whom have been housed in repurposed school buildings. The first staff to be relocated into the new facility will be those that will be displaced as a result of the planned re-commissioning of Oakhurst and Starmount as school facilities in August 2015. Funds for renovation of these two facilities were contained in the November 2013 bond referendum.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Consistent with the *2nd Ward Neighborhood Master Plan* (2002) and the proposed redevelopment of Brooklyn Village, the Charlotte-Mecklenburg Board of Education conveyed the former Education Center at 701 East Martin Luther King Boulevard and its associated grounds (Tax Parcel No 125-071-20) to the Mecklenburg County Board of Commissioners.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends industrial land use for parcel 145-331-11, as well as a portion of parcel 145-331-07, the remaining portion of that parcel is recommended for retail land use. The Plan recognizes this area as an employment center, due to the large concentration of industrial and office development adjacent to the Billy Graham Pkwy. / S. Tryon Street / I-77 interchange, so that continuing the land use as office is considered to be consistent with the adopted plan.

PROJECT IMPACT:

The acquisition of these buildings and the adjacent parking will allow CMS to again operate a consolidated administrative office building. Since the time the former Education Center was vacated, administrative staff has been housed in a variety of former school facilities scattered throughout Mecklenburg County. Many of these facilities were replaced by new schools and slated for demolition. Two, Oakhurst and Starmount, will be recommissioned as schools for the 2015-16 school year as part of the 2013 Capital Investment Plan, which was passed by 74 percent of those voting in November 2013. Oakhurst will serve as a kindergarten through grade 5 full Science, Technology, Engineering, Arts, and Mathematics magnet while Starmount will be a K-5 neighborhood school, relieving overcapacity situations at Huntingtowne Farms and Montclair Elementary schools. Recommissioning these schools, rather than constructing new facilities represents a savings to the taxpayers of Mecklenburg County in excess of \$30,000,000.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Second Ward Neighborhood Master Plan/Brooklyn Village redevelopment.

ESTIMATED PROJECT COMPLETION DATE:

CMS seeks to close the sale within the next 60 days. Occupancy of the buildings will be phased over the next 24 months.

JOINT USE TASK FORCE REVIEW COMMENTS:

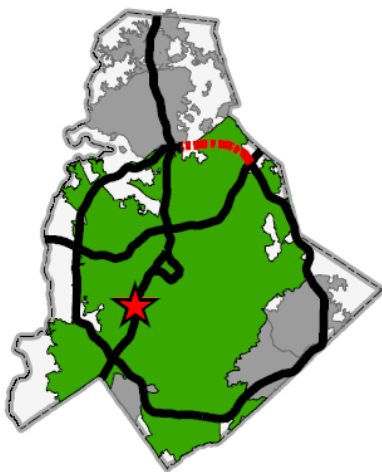
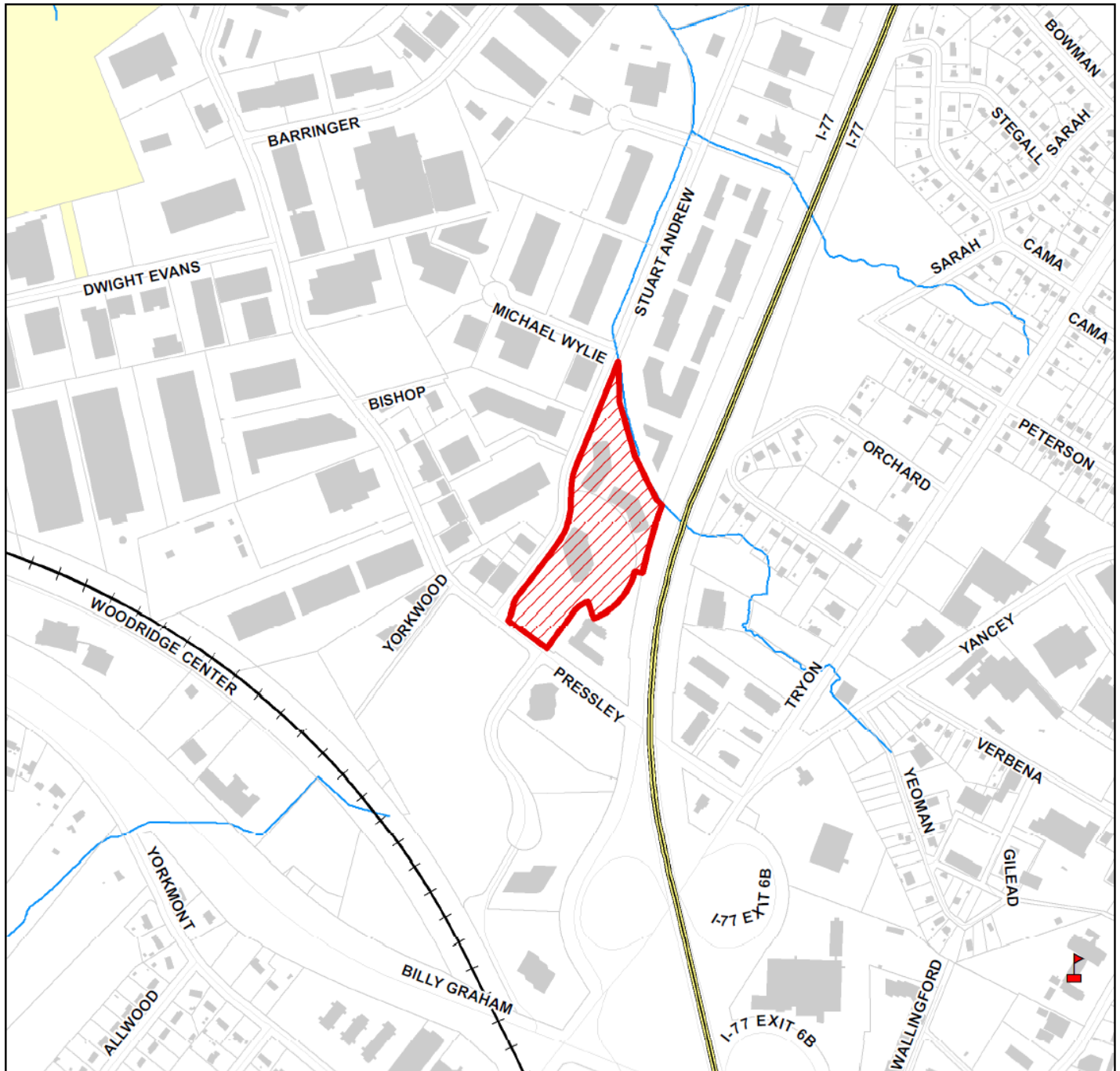
The Joint Use Task Force discussed this matter at their February 5, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 18, 2014 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 14-05

Initiated & Submitted by: CMS



Mandatory Referral



City Property



Produced by the Charlotte-Mecklenburg Planning Department