

MANDATORY REFERRAL REPORT NO. 15-07
Proposed Acquisition of 2145 Suttle Avenue (Former Charlotte School of Law Building)
to Serve as Location for Several County Administrative Functions

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase the building formerly used by The Charlotte School of Law and its associated parcel for the relocation of functions currently located in the Hal Marshall Services Center on North Tryon Street in center City Charlotte. Tax Parcel 06701408 consists of 9.9374 AC located at 2145 Suttle Avenue, on the corner of Wilkinson Boulevard abutting I-277 just west of Center City Charlotte. The tax parcel has improvements consisting of 100,000 square feet of net usable class "A" office space and 581 parking spaces. The zoning is MUDD (mixed use development district) under the Charlotte Zoning Ordinance. Directly adjacent to this parcel is a public charter school, Invest Collegiate; much of the adjoining adjacent acreage is unimproved and is zoned O-1 (light office).

PROJECT JUSTIFICATION:

Mecklenburg County's approved Capital Improvement Plan (CIP) included the relocation of services from the Hal Marshall Center to other locations. The intent of this relocation was to improve the customer service experience for County citizens as well as employee working conditions while at the same time preparing the Hal Marshall site for redevelopment. With the inception of the North Tryon Vision Plan and the development of the County's new Comprehensive Facilities Master Plan, it was determined that the timeline for redevelopment of Hal Marshall could be accelerated. The original plan for relocation of services identified Valerie C. Woodward Center on Freedom Drive as the target destination for these functions; as County objectives focused on the geographic dispersal of human services agency functions, a new location for the Hal Marshall non-human services agencies was required. As these functions need to be centrally located and have sufficient access (both from public transportation and via. roadways including available parking) for ease of customer access, very few alternatives presented that were as attractive or easily adapted as this property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Proposal is consistent with the Mecklenburg County CIP and Mecklenburg County Comprehensive Government Facility Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Bryant Park Land Use and Streetscape Plan* (2007) recommends the subject for a mixture of residential, office, and retail uses. The proposal is consistent with the *Bryant Park Land Use and Streetscape Plan*.

PROJECT IMPACT:

The former use of this facility included day and evening uses, while the County's prevailing uses will be daytime only. Having a significant employment center with regular customer traffic should benefit the emerging FreeMoreWest business and residential corridor. A Charlotte Area Transit System (CATS) stop is already located on the grounds.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The opportunity to connect to Bryant Park through a greenway expansion will be considered as part of the scope of the project. It is hoped that the full utilization of this property may expedite redevelopment of adjacent privately owned parcels and support the commercial and residential growth of the immediate area. County and City staff are currently working, along with a consultant retained for this purpose to create an enhanced customer service model and determine which business functions are best suited to be co-located at this facility. Additional joint use opportunities may arise through scheduled use of the facility amenities.

ESTIMATED PROJECT COMPLETION DATE:

The project is funded from the currently adopted Mecklenburg County CIP; relocation and renovation work will begin after closing and is anticipated to last six months.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force met on February 4, 2015. No comments were offered on this proposal.

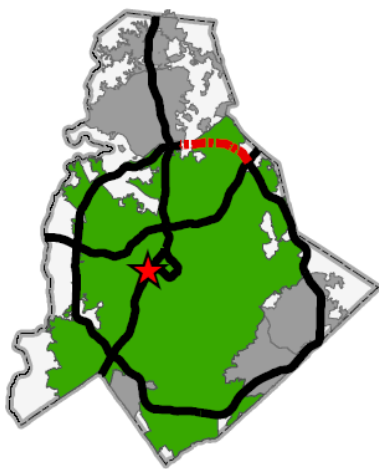
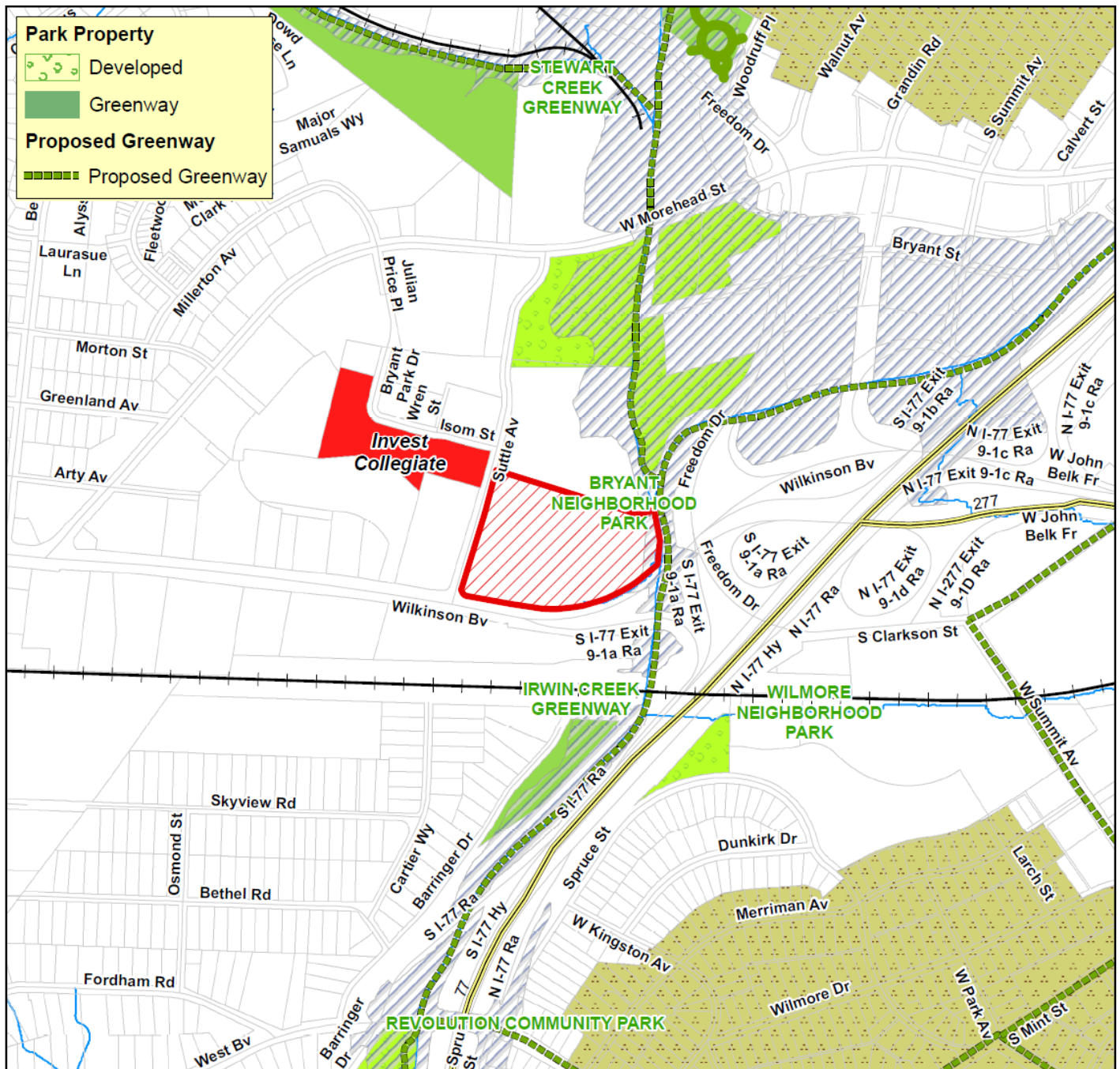
PLANNING STAFF RECOMMENDATION:

This proposal will fulfill a need for County offices readily accessible to the public in a location appropriate for such a use, making use of an existing building in a way that supports future development in the area. It is also consistent with the adopted Plan. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their meeting on March 2, 2015 the Planning Committee recommended approval by a 6-0 vote.

Staff resource: Kent Main



Mandatory Referral 15-07

Initiated & Submitted by:
Mecklenburg County Manager's Office

- Mandatory Referral
- County Property
- Schools
- Historic Districts
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department

