

MANDATORY REFERRAL REPORT NO. 16-35
Proposed Acquisition by Mecklenburg County of Property on Billingsley Road

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase a medical office building and its associated parcel. The parcel proposed for acquisition is located at 335 Billingsley in southeast Charlotte. Tax Parcel 15704107 consists of 1.49 acres and contains improvements consisting of 13,840 square feet of usable space.

The parcel is proposed for acquisition for two purposes. The near-term use is flexible space in the event that County functions related to the Department of Social Services must be relocated from the Center City government district (more specifically the Walton Plaza building) prior to the availability of future permanent space at Valerie C. Woodard Center. This move would be associated with the Brooklyn Village redevelopment.

The long-term rationale for this proposed purchase is to support the eventual disposition and redevelopment of the Billingsley Road Campus as the County brings its planned Community Resource Centers (CRCs) online. As a major part of the "Bringing Mecklenburg County to You" initiative, the services currently consolidated on the Billingsley Road Campus will be distributed among the CRCs, rendering the Billingsley campus obsolete.

The parcel is currently home to a sports medicine practice and to a podiatrist. The second floor is vacant. The building was constructed in 1990 by the doctor who operates the sports medicine practice; the podiatrist is operating under a month-to-month lease. The subject is surrounded by County uses, such as a health department clinic and the headquarters for the Department of Social Services. Other neighbors include the CHS mental health facility and a substance abuse treatment center operated by an area non-profit.

The zoning for the parcel is O-15(CD) (office: conditional) according to the City of Charlotte Zoning Ordinance. Rezoning at this time is not required for the intended use of the property.

PROJECT JUSTIFICATION:

Mecklenburg County's approved Capital Investment Plan included the creation of several geographically-dispersed Community Resource Centers (CRCs). The intent of these facilities is to provide collaborative health and human services throughout the County. This will have the desired outcome of providing a better customer experience, and therefore better outcomes, while removing geographic and other barriers to access. Further, a goal of Mecklenburg County, the City of Charlotte, and the Charlotte-Mecklenburg Board of Education has long been the redevelopment of a large swath of the Second Ward in center city Charlotte, commonly referenced as "Brooklyn," or "Brooklyn Village." Now that "Bringing Mecklenburg County to You" and the redevelopment of Brooklyn Village are in process, the County will execute strategic real estate activity to facilitate both efforts.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed transaction is consistent with Mecklenburg County Capital Investment Plan and Mecklenburg County *Comprehensive Government Facility Master Plan*, as well as the 2007 Interlocal Agreement to enable redevelopment of Brooklyn Village with Mecklenburg County as lead agency.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (2011) recommends institutional land uses. The proposed acquisition for additional office space is consistent with the adopted land use plan. Moreover, no change in use of the property is contemplated.

PROJECT IMPACT:

There should be no appreciable impacts to any of the adjoining land uses in the near term.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The acquisition of this parcel will allow for strategic redeployment of certain County offices or functions while preparing the site for long-term redevelopment opportunities.

ESTIMATED PROJECT COMPLETION DATE:

There is currently not a capital project identified for this asset, although maintenance and capital replacement of certain building systems may be undertaken.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at the July 6 2016 meeting and there were no comments.

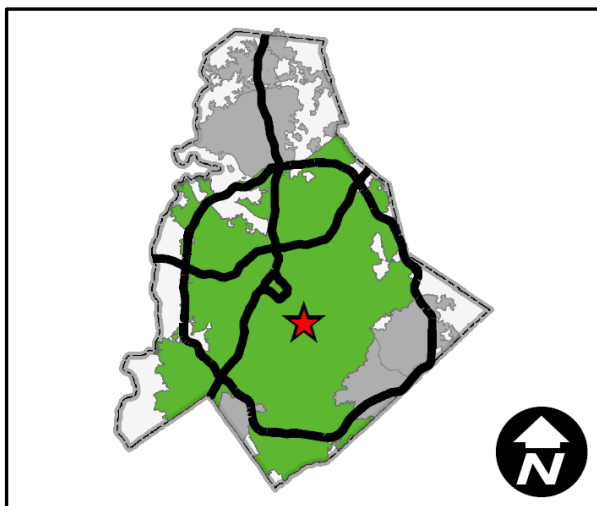
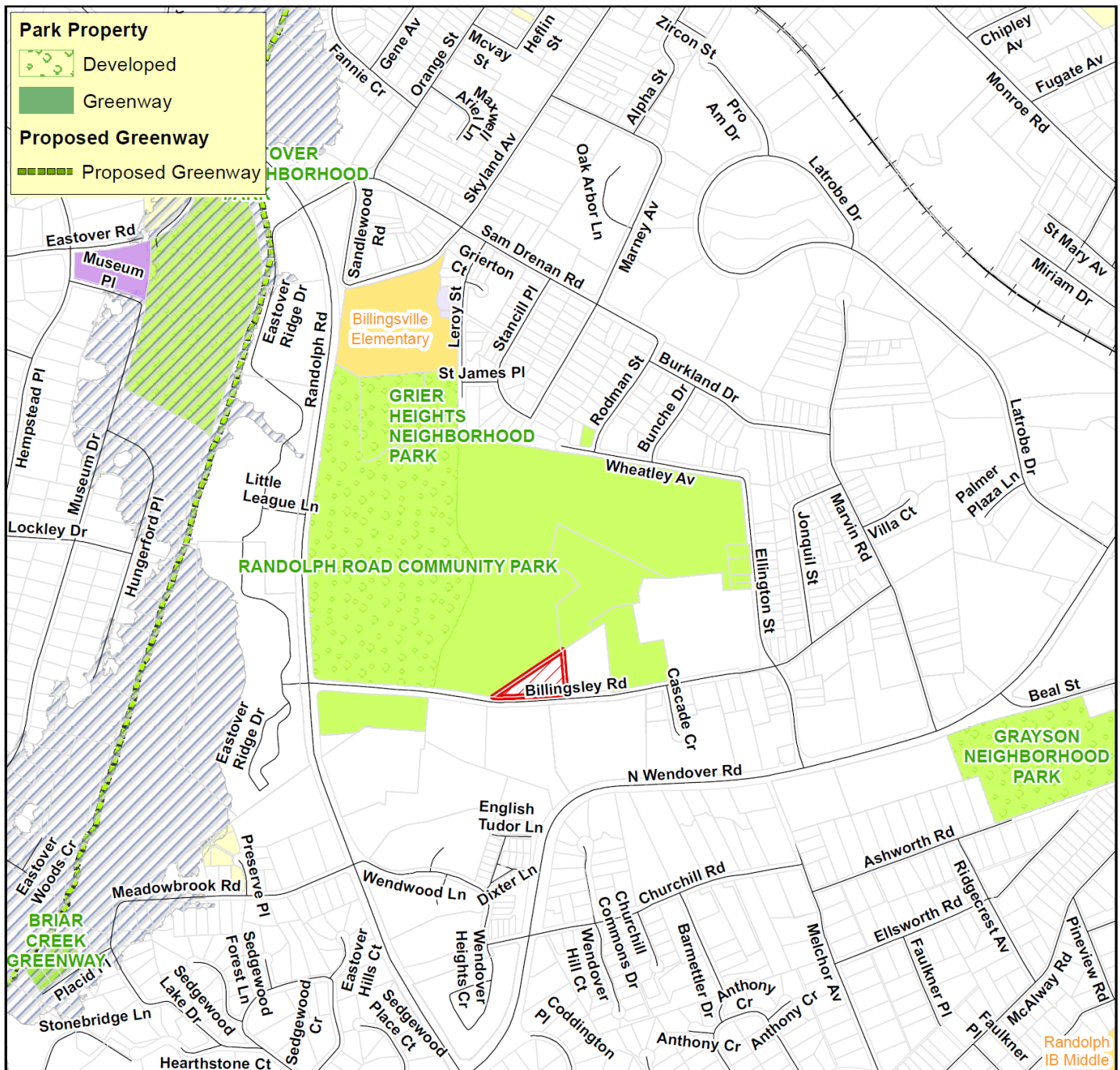
PLANNING STAFF RECOMMENDATION:

The proposed land use is consistent with the *Central District Plan* (2011). Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.

Staff resource: Catherine Mahoney



Mandatory Referral 16-35

Initiated & Submitted by:
Mecklenburg County Manager's Office

- Mandatory Referral
- County Property
- City Property
- Schools
- Local Historic Landmark
- FEMA 100 Year Floodplain

