



**CHARLOTTE**<sup>SM</sup>

# **Sale of 11.4 acres of the former Eastland Mall site to the Charlotte- Mecklenburg Board of Education**

April 25, 2016

- 2003: City Council adopted Eastland Area Plan
- 2012: City purchased 80 acres of mall property
- 2012: Charlotte EAST created Redevelopment Principles
- 2013: Completed demolition of mall structure
- 2013: Bond referendum approved for new school in the area
- 2014-2015: Partnership discussions (storm water, parks, civic, schools, developers)
- May 2015: Concept Plan, which included site for proposed school, presented to ED&GC Committee
- October 2015: Staff presented City Council with revised concept plan and authorized Staff to proceed with implementing concept
- December 2015: Concept Plan and update on CMS site negotiations presented to Mecklenburg County Board of County Commissioners
- March 23, 2016: ED&GC voted unanimously to refer action items for approval during April 25, 2016 City Council Meeting



## 1. Enhance the Perceptions of the Eastland Area and East Charlotte

Attract visitors from other areas with unique opportunities for employment, housing, retail, cultural activities, entertainment, quality of life/wellness

## 2. Unify Local Communities

Provide retail and service amenities for local residents of all demographics (e.g., grocery store, coffee shop, bookstore, restaurants) - Build on existing trend of the East side's cultural diversity & international communities

## 3. Create Connectivity and Walkability for Surrounding Neighborhoods

Integrate development into the existing Central Avenue corridor - Promote connectivity to downtown by strengthening relationship to mass transit options - Increase safety through active streets

## 4. Take Advantage of Natural Features

Development of dedicated and flexible Open Space to include restoration and/or development of existing natural water feature to reinforce natural site connections, marketability and quality of life

## 5. Create Opportunity for Civic Development

Incorporate school, community center, athletic and recreation facilities, "Express Y"

- Model for sustainable design
- Civic partnerships (school, park)
- Walkable, mixed use place making
- Integration of existing and future transit







- School approved in 2013 bond referendum
- New K-8 partial Magnet:
  - 54 classrooms with gym and multi-purpose room, cafeteria and specialty classrooms for art, music and science
  - Estimated capacity of 972 students
- Expand capacity for the Spanish dual-language magnet program in CMS
- Attendance zone to provide much-needed relief for Albemarle Road elementary and middle schools and other nearby schools
  - Albemarle Road elementary and middle schools are currently at 151% and 125% capacity, respectively

- Dual-language students perform one grade level ahead regardless of subgroup in reading and math
- Students in a dual-language program outperform their like peers in traditional school (English only)
- Dual-language programs strongly counteract the negative impact of low social economic status on student achievement
- Modeled after Collinswood Dual-Language Magnet:
  - Magnet Schools of America School of Excellence (2016)
  - Named second best Spanish-language school in the country by Spain's Ministry of Education (2012)
  - Visiting International Staff School of the Year (2010)



- Charlotte-Mecklenburg Board of Education (CMBE) offered to purchase 11.4 acres
- Purchase Price - \$650,000
- Contract Terms
  - Road improvements
  - Storm water management
  - Retaining walls
  - Site design
- K-8 School
  - Partial magnet
  - Dual language
  - Opening in August 2018



- CMBE will contribute \$400,000 to planning, design, and construction of Hollyfield Drive extension
  - City will reimburse CMBE for costs exceeding \$400,000
  - Road designed to City standards
- CMBE will manage planning, design, and construction of improvements

# Storm water Improvements



- CMBE will pay for and construct a temporary storm water detention facility on City-owned property adjacent to the school property
- CMBE will contribute \$80,000 to the City for access to a permanent storm water detention pond to be built in the future
  - CMBE contribution based on pro rata share of impervious acreage and will be paid once connected to the permanent facility



- CMBE will contribute up to \$488,300 for demolition and related work associated with removal of retaining wall (1) running along property boundary
  - The City will reimburse CMBE for associated costs overruns, if any, over and above CMBE contribution
- The City will reimburse CMBE for all related costs of removing separate retaining wall (2) on City-owned property
  - Estimated cost - \$51,500



- The City and CMBE have agreed upon a site plan complementary to future redevelopment of the surrounding property
- Site plan will remain consistent with intent of Eastland Redevelopment conceptual plan
- Design guidelines, as part of the sales agreement, managed by joint team to review:
  - Future expansion
  - Site improvements
  - Relationship of building to Hollyfield Drive

McClintock Middle School



Palisades Park Elementary School



# Summary of Transaction Expenses

	<b>CMS</b>	<b>City</b>
Land	\$ 650,000	
Storm water Detention		
Permanent Storm water "Buy In"	80,000	-
Demo/Removal – Retaining Wall 1	488,300	-
Hollyfield Extension	<u>400,000</u>	<u>650,000</u>
<b>Total</b>	<b>\$1,618,300</b>	<b>\$ 650,000</b>

- A. Approve the sale of 11.4 acres of the former Eastland Mall site to the Charlotte-Mecklenburg Board of Education for \$650,000,
- B. Authorize the City Manager to negotiate and execute all documents necessary to complete the sale of the property, and
- C. Authorize a budget ordinance to appropriate sale proceeds for the City's portion of the Hollyfield Drive extension and removal of retaining walls

- Approve rezoning
- Finalize transaction
- Approval from Mecklenburg County Board of County Commissioners
- Final approval from Charlotte-Mecklenburg Board of Education