



Overview of Eastland Parcel Sale

March 23, 2016



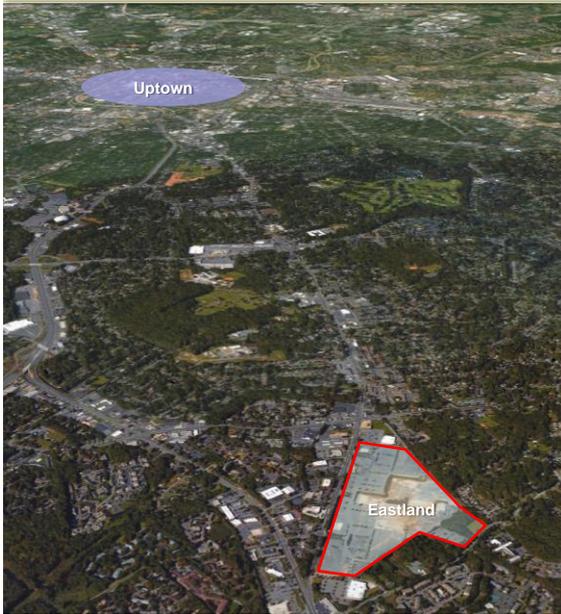
History

- 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

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Redevelopment Principles



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"

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Unique Opportunity

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



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Eastland Concept Plan



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School Site



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Community-Approved School in 2013 Bond Referendum

- School approved in 2013 bond referendum (\$30.38 million)
- New K-8 Magnet: Attendance zone and language immersion relief for Albemarle Road elementary and middle schools
- Expand capacity for the Spanish language immersion magnet program in CMS
- Attendance zone to provide much-needed relief for Albemarle Road elementary and middle schools and other nearby schools
- Magnet program adding seats to Spanish Language K-8s and will provide a closer location for student living in the Green transportation zone
- Project provides community a cost effective new school for less than the \$48 million cost of building separate elementary and middle schools



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Capacity Utilization at Area Schools

	Total Number of Building Classrooms as of 2015-2016	Total Number of Mobiles as of 2015-2016	2011-2012 Total Membership	2012-2013 Total Membership	2013-2014 Total Membership	2014-2015 Total Membership	2015-2016 Total Membership	2015-2016 Capacity Utilization
Albemarle Road Elementary	42	36	1,020	1,077	1,202	1,333	1,131	151%
Albemarle Road Middle	50	8	1,017	1,116	1,152	1,198	1,112	125%
Hickory Grove	36	10 classrooms in Annex	958	1,004	1,008	1,007	738	119%
Idlewild	39	15	845	809	810	884	1,052	143%
JH Gunn	35	7	711	723	717	695	779	123%
*Lawrence Orr	55	0	N/A	N/A	N/A	N/A	689	93%
Windsor Park	36	11	830	893	891	912	866	149%
Winterfield	34	14	594	660	673	712	785	132%

*Lawrence Orr opened in August 2015.



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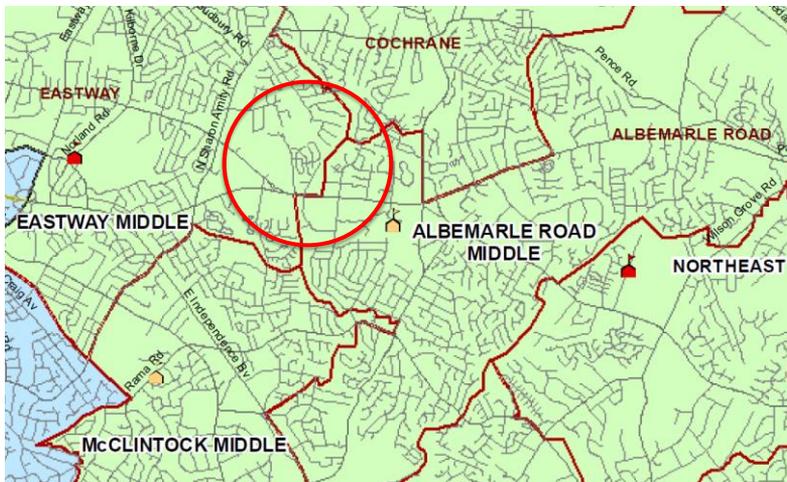
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Current Albemarle Road Elementary Attendance Zones



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Current Albemarle Road Middle Attendance Zones

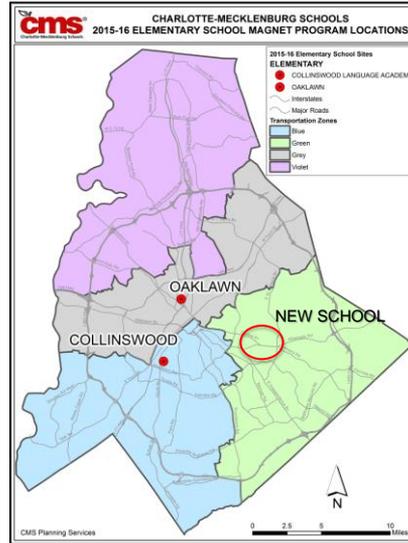


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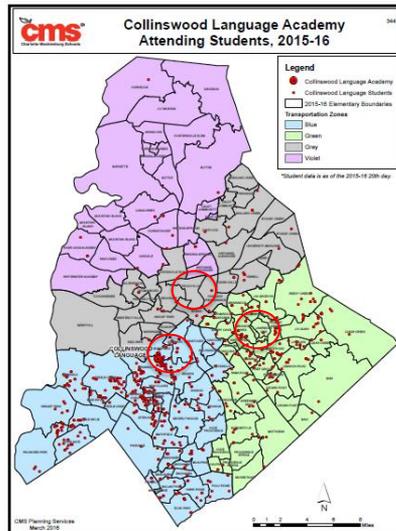
Transportation Zone Map

- Collinswood currently serves the Blue and Green transportation zones
- Oaklawn serves the Grey and Violet transportation zones
- The new school will serve the Green Transportation Zone



Collinswood Student Dot Map

- Collinswood currently serves 213 students from the Green Transportation Zone
- Collinswood currently serves 495 students from the Blue Transportation Zone
- Collinswood currently serves 49 students from the Grey and Violet transportation zones



CMS' Proposed Site Plan at Rea Farms – approved by City Council in 2015



New School - Dual Language and Home School

- 54 classrooms with gym and multi-purpose room, cafeteria and specialty classrooms for art, music and science
- Total students (estimated): 972 (100% capacity)
- Attendance boundary students: 486 (50% capacity)
- Magnet students: 486 (50% capacity)

*Assumption: 18 students per classroom

Dual-Language Research

- Dual-language students perform one grade level ahead regardless of subgroup in reading and math.
 - Well implemented dual-language programs close the achievement gap between all subgroups (*ELL, EC, EDS, Hispanic and African-American).
 - 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 *SES on student achievement.
- V.P. Collier and W.P. Thomas. *Dual Language Education for a Transformed World* (2012)
 - ELL – English language learner
 - EC – Exceptional Children
 - EDS – Economically disadvantaged students
 - SES – Social Economic Status

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Collinswood Dual Language Success

Awards

- 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)



School Site



- 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

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Road Improvements



- 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

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Storm water Improvements

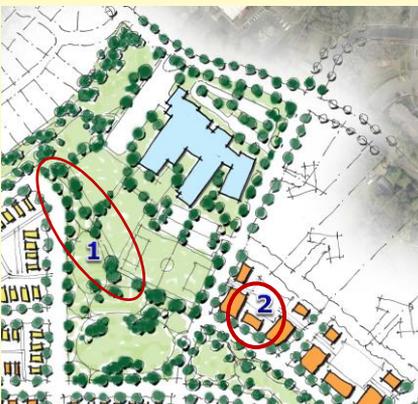


- CMBE will pay for and construct a temporary storm water detention facility on City-owned property adjacent to the school property
- CMBE will contribute \$80,000 to the City for access to a permanent storm water detention pond to be built in the future
 - CMBE contribution based on pro rata share of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

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Retaining Walls



- 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

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Site Design



- 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

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Next Steps

- Finalize transaction and approve rezoning
- Site management and development (on-going)
- Schematic infrastructure assessment
- Refine (re)development planning: public engagement, design guidelines, market analysis
- Implementation through private participation

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Request for Council Action
at April 25th Meeting

- Approve the sale of 11.4 acres of the former Eastland Mall site to the Charlotte-Mecklenburg Board of Education for \$650,000,
- Authorize the City Manager to negotiate and execute all documents necessary to complete the sale of the property, and
- 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 to R-4

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