



MECKLENBURG COUNTY
North Carolina

Former Smith School Redevelopment Manager's Report

May 5, 2026

*Better
Together*

Former Smith School Site

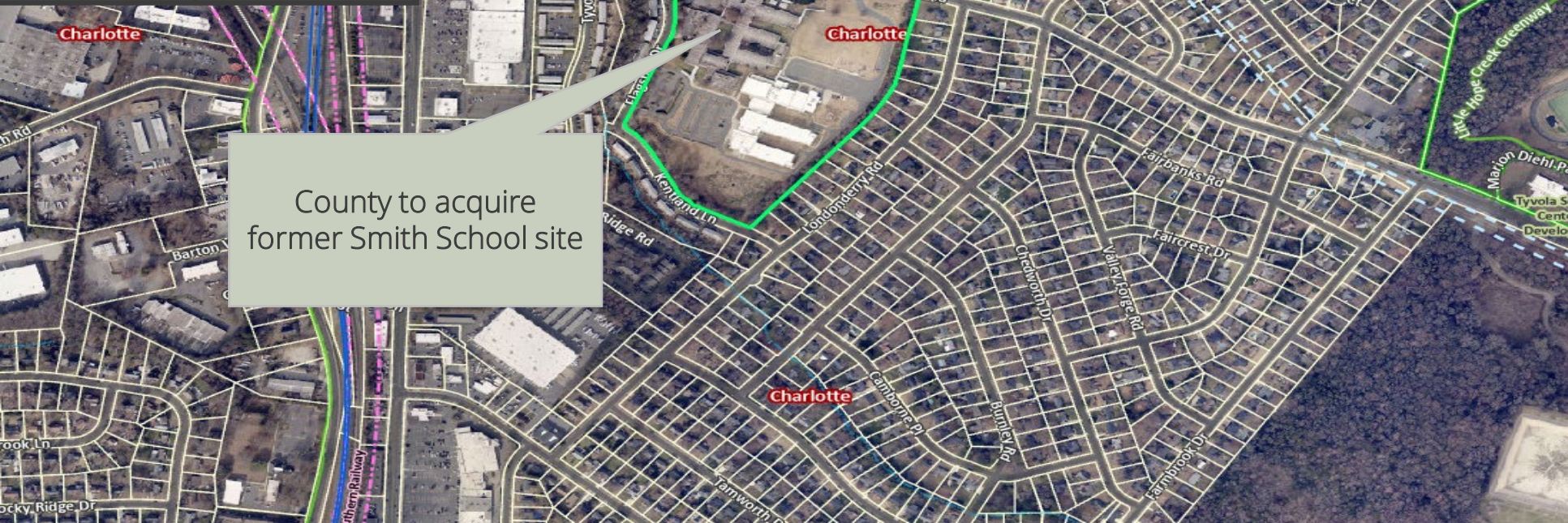
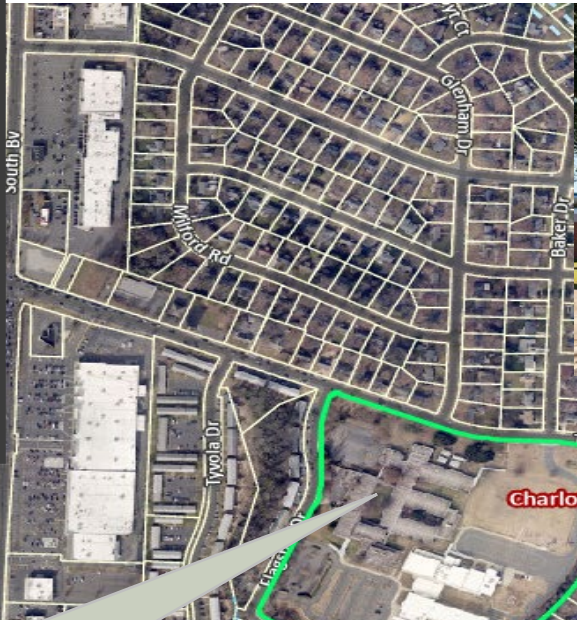
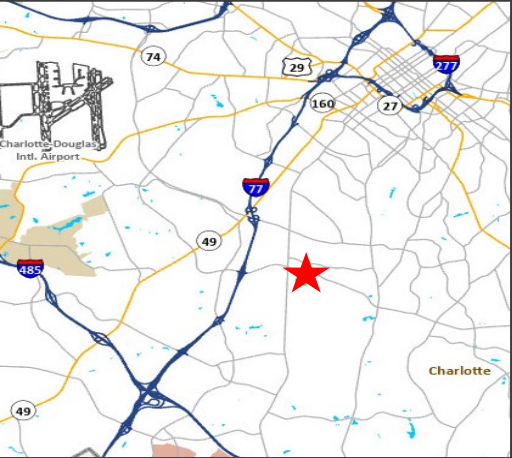
Mixed-Income Housing
Redevelopment



cms

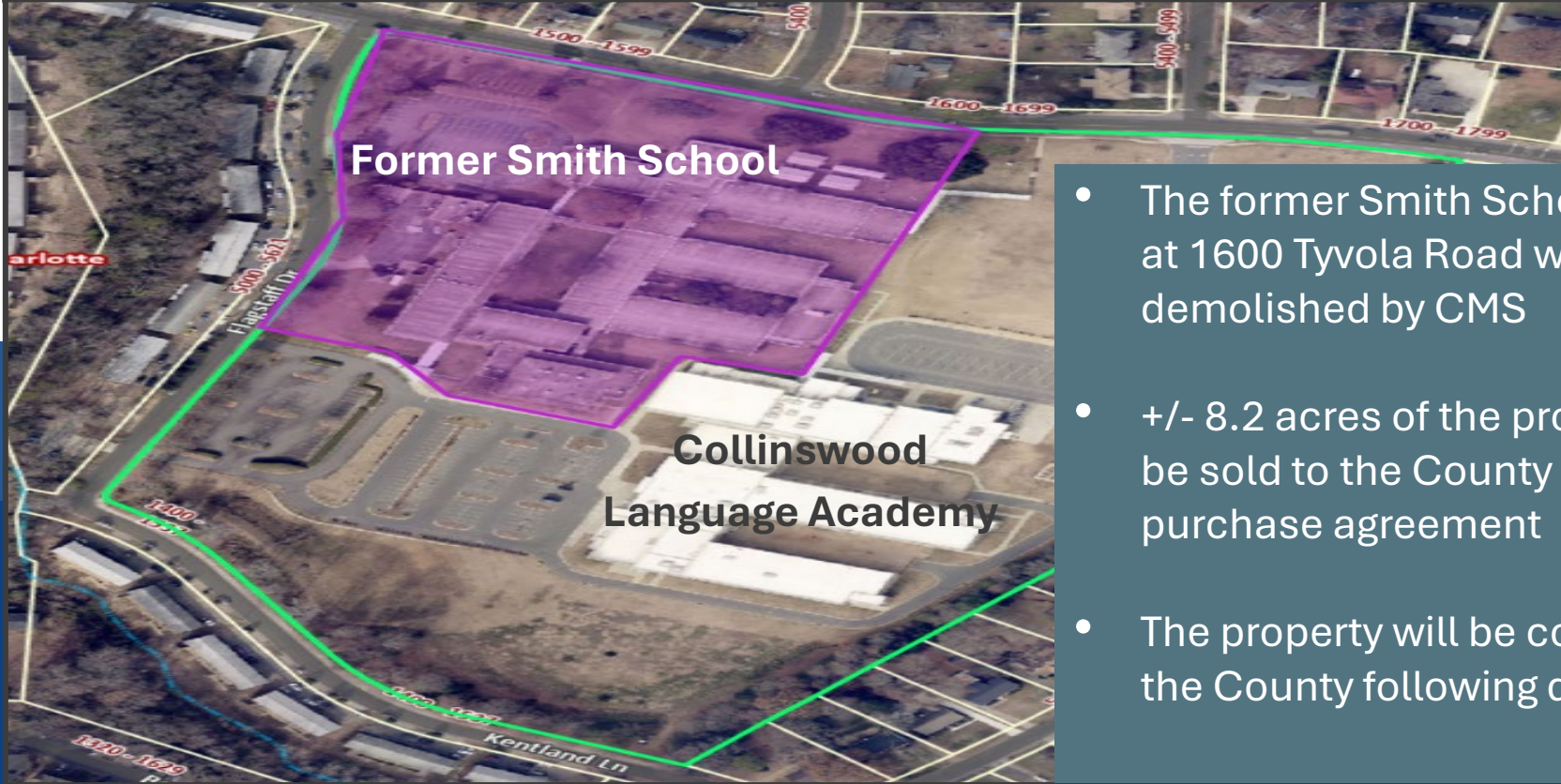


ACQUISITION & REDEVELOPMENT



County to acquire former Smith School site

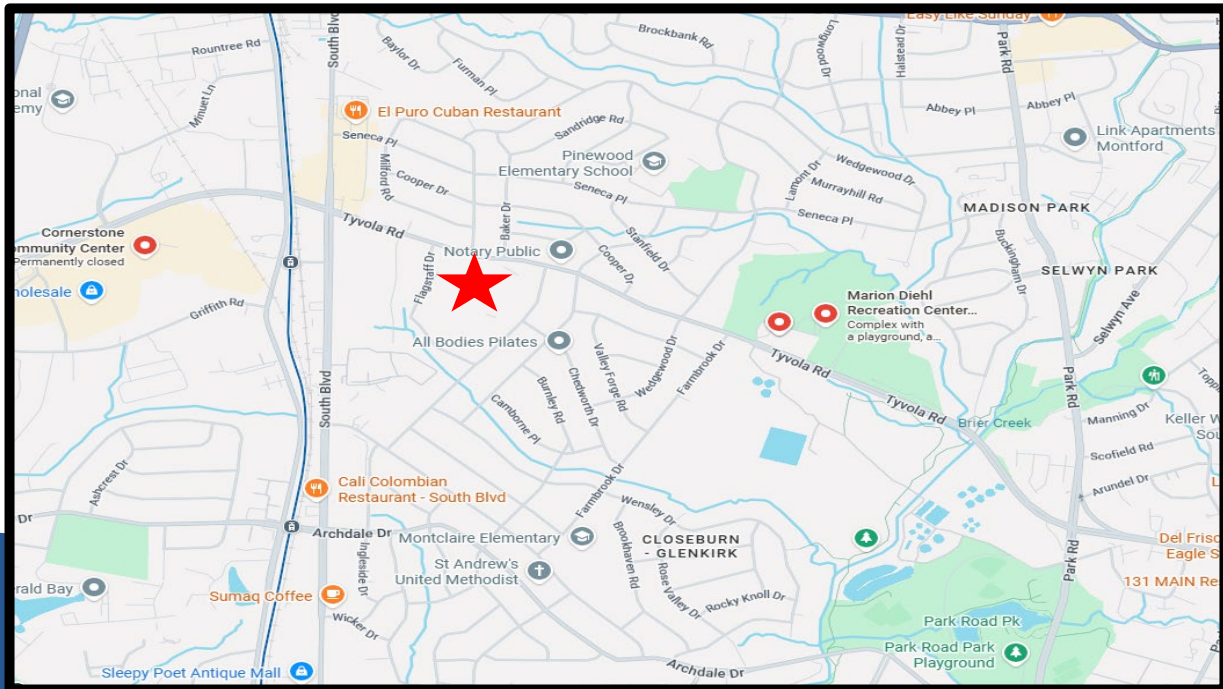




- The former Smith School building at 1600 Tyvola Road will be demolished by CMS
- +/- 8.2 acres of the property will be sold to the County under a purchase agreement
- The property will be conveyed to the County following demolition

COMMUNITY AMENITIES & HOUSING COSTS

COMMUNITY ASSETS



Parks:

- Marion Diehl Park
- Park Road Park
- Little Sugar Creek Greenway
- Collins Park
- Archdale Park
- Renaissance Park
- Harry L. Jones, Sr. Golf Course

Shopping/banking:

- South Park Mall
- Park Road Shopping Center
- South Blvd. Locations
- Multiple banks & grocery stores

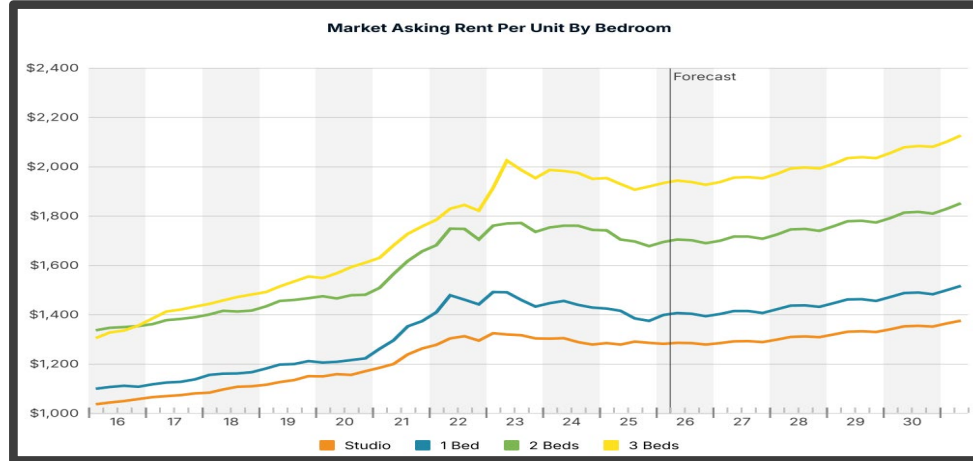
Strong Transportation Linkages

- Highways
- Light-rail & Bus



HOUSING COSTS IN THE REDEVELOPMENT COMMUNITY

	2026 Q2 QTD	2026 Q2 EST
3 Beds	\$1,935	\$1,943
2 Beds	\$1,694	\$1,704
1 Bed	\$1,399	\$1,406
Studio	\$1,280	\$1,285



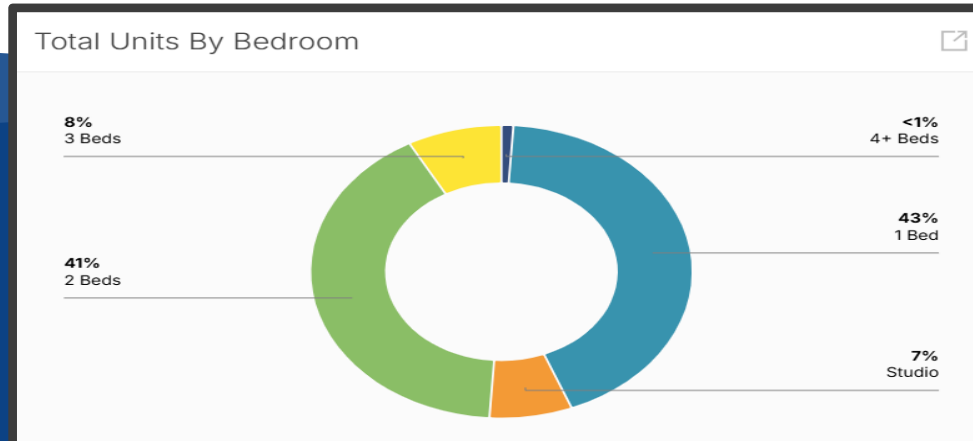
Sample Area Rents



Example 1
2Bedrooms
\$2,999/Month



Example 2
2Bedrooms
\$2,999/Month



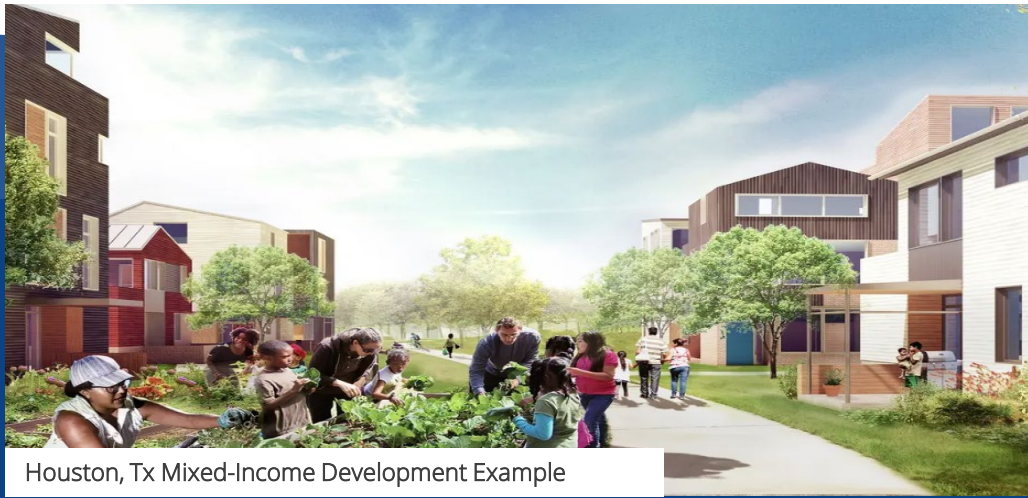
COUNTY'S REDEVELOPMENT PLANS

COUNTY'S REDEVELOPMENT VISION



Shrewsbury, MA Mixed-Income Development Example

- A well-designed community that improves the quality of life of its residents while complementing the adjacent school and neighborhood
- A place to call home that allows residents to live in the communities they serve
- Sensitively and sustainably designed, constructed, and operated dwellings that encourage economic mobility and positive participation in the fabric of the community

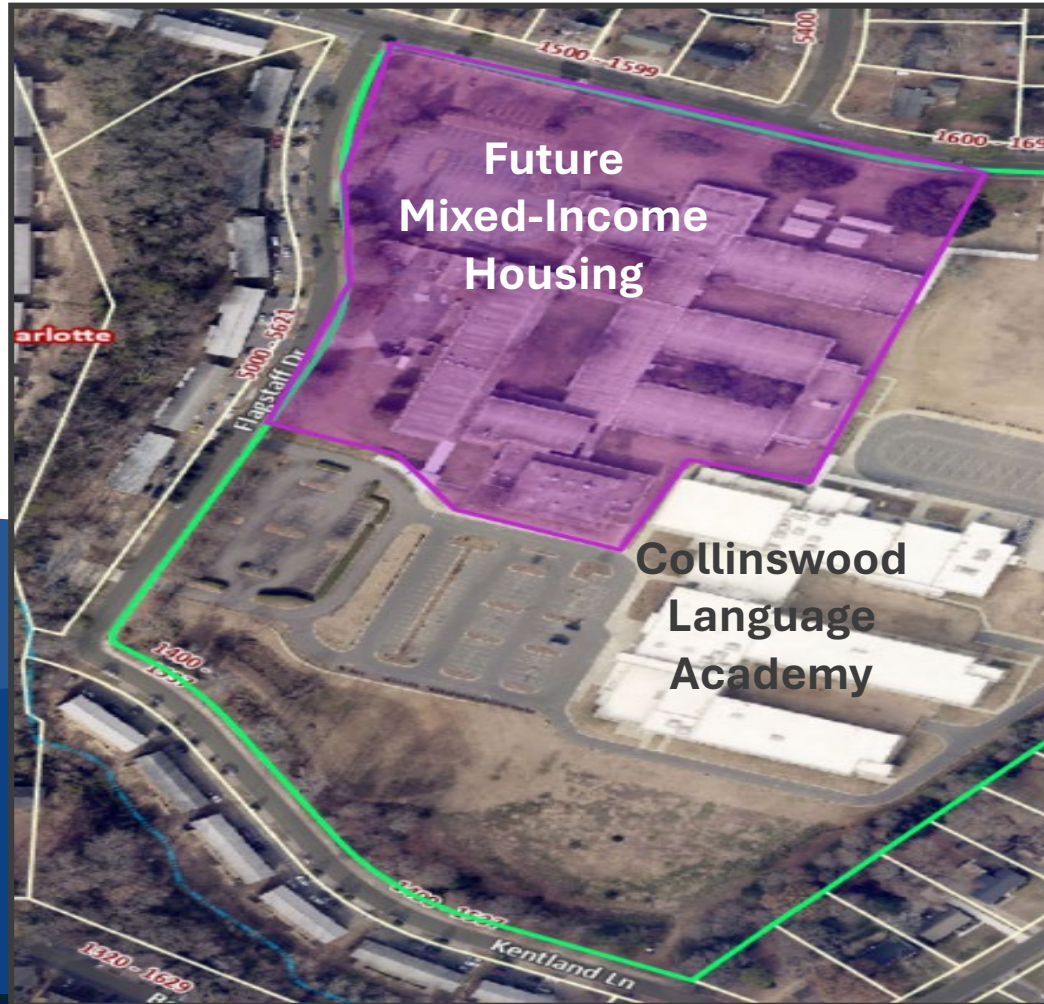


Houston, Tx Mixed-Income Development Example



Boston, MA Mixed-Income Development Example

PRELIMINARY REDEVELOPMENT TARGETS



- 100 – 300 multi-family units
- 20% of units for CMS teachers
- 80% of units for County employees
- Unfilled units available to the public
- Potential lottery selection
- Units of various sizes and mix of bedrooms
- Tenant mix across income ranges & units that are obtainable
- Site that complements the adjacent school and neighborhood
- Open space and environmentally sensitive design

NEXT STEPS

REDEVELOPMENT NEXT STEPS

- CMS demolishes the building and transfers the land to County
- County develops a selection process for procuring a third-party developer (RFQ/RFP)
- County negotiates and executes a development agreement with the selected developer



MECKLENBURG COUNTY
North Carolina

QUESTIONS