



BMC2U and Brooklyn Village Redevelopment Update

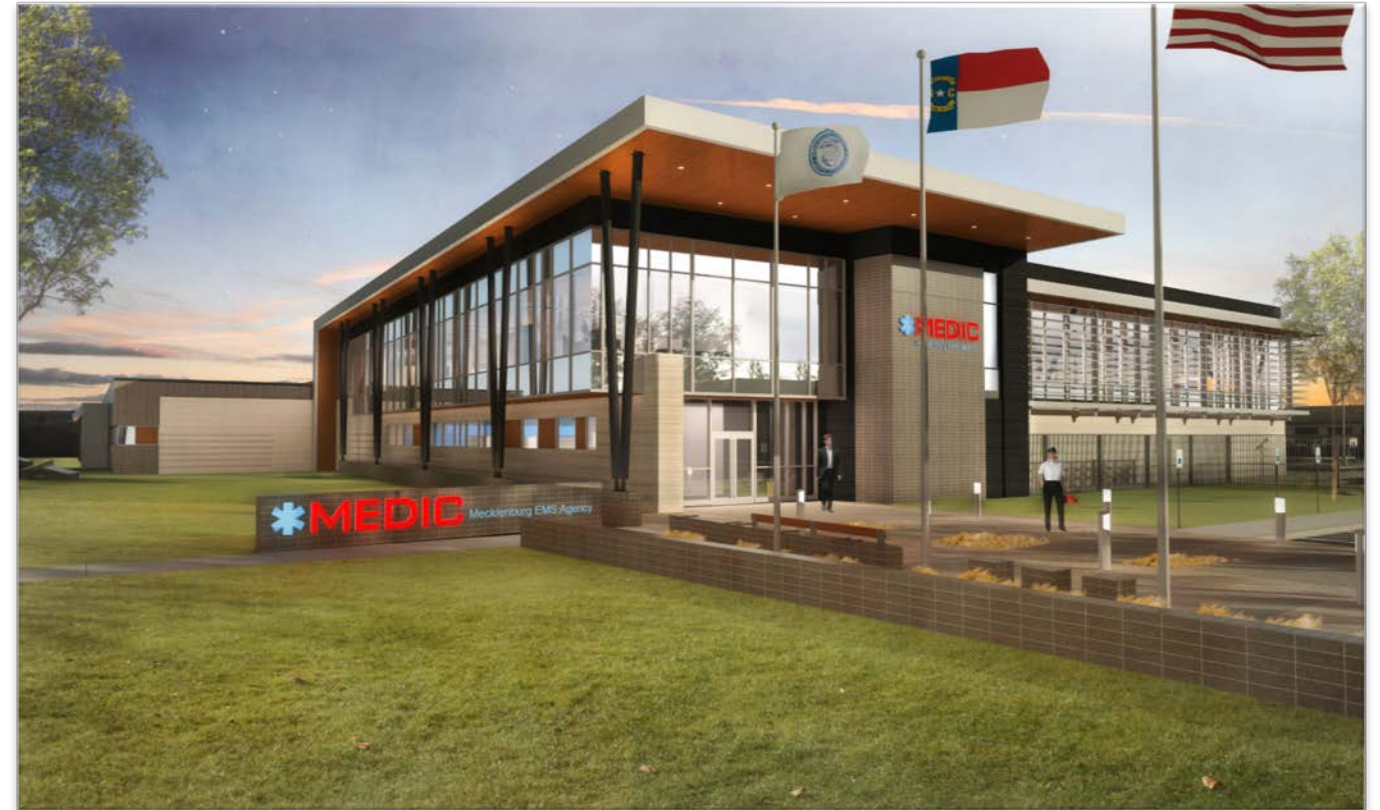
Mecklenburg Board of County Commissioners

March 19, 2019

Bringing Mecklenburg County to You (BMC2U)



LUESA Relocation
Completed Jan. 2016



MEDIC Relocation
Completed Jan. 2017



**Valerie C. Woodard Center
Community Resources Center**
Completed June 2018



**Valerie C. Woodard Center
Ashley Wing**
Completed Jan. 2019

BMC2U – Government District



Public Defender Renovation

Completed Sept. 2017

Finance Relocation

Completed Sept. 2018



Criminal Justice Services Renovation

Completed Sept. 2017

Internal Audit relocation to Johnson Building:

Status: Design 100% complete

Target Construction Completion - Jan. 2020

Victim Assistance relocation to former Civil Courts Building:

Status: Design 100% complete

Target Construction Completion – Jan. 2020

CMGC Renovations (2nd, 4th, & 11th floors):

Status: Pre-Design

Target Construction Completion – Jan. 2021

Guardian Ad Litem & Juvenile Justice Renovations

Status: Pre-Design

Target Construction Completion – Jan. 2021

Progress of CRC Locations

Northeast:

All land has been acquired

West:

Researching site alternatives

Southwest:

Researching site alternatives

East

TBD

Brooklyn Village Redevelopment

Existing Second Ward Property

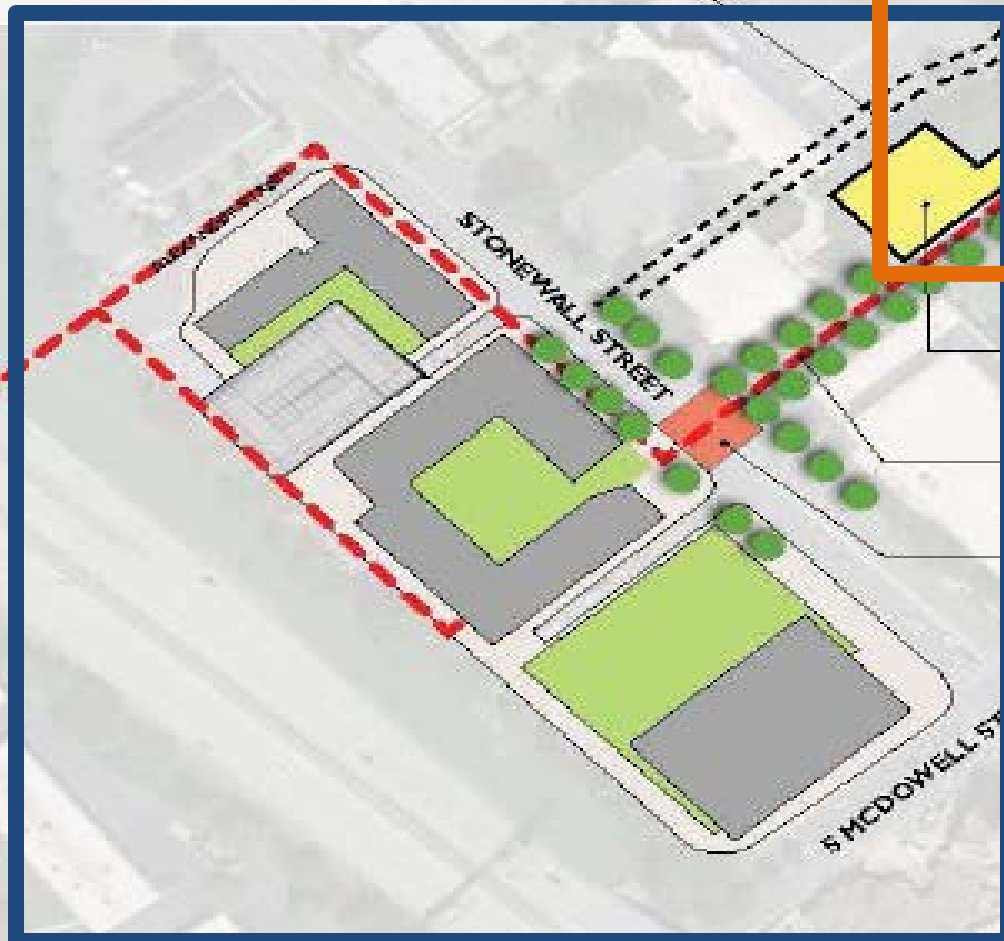
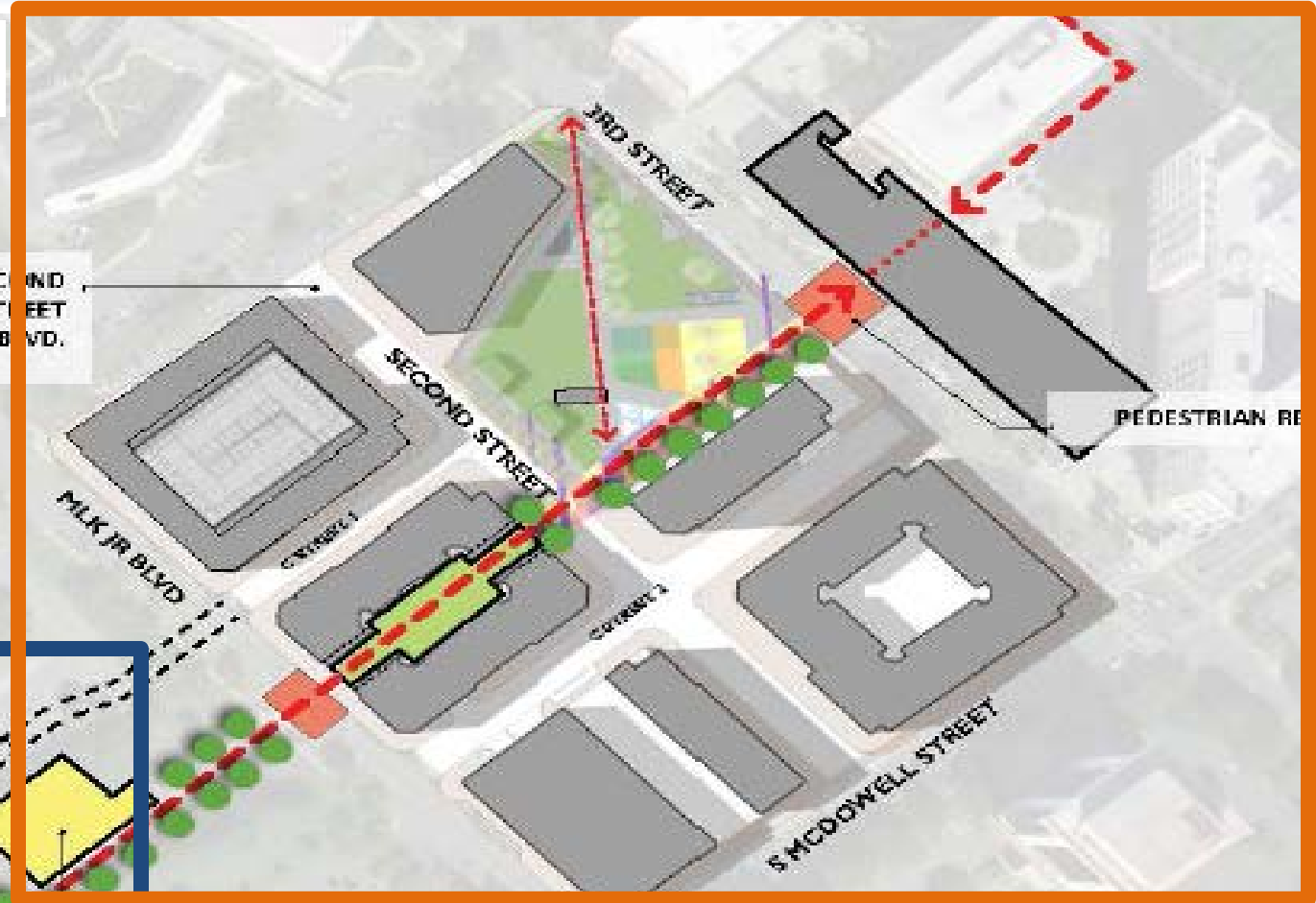


Development Program and Phasing

Brooklyn Village North – Phases II & III

PARK WILL SPILL OUT ONTO SECOND STREET AND CONTINUE DOWN C STREET 1 TO CONNECT WITH MLK JR BLVD.

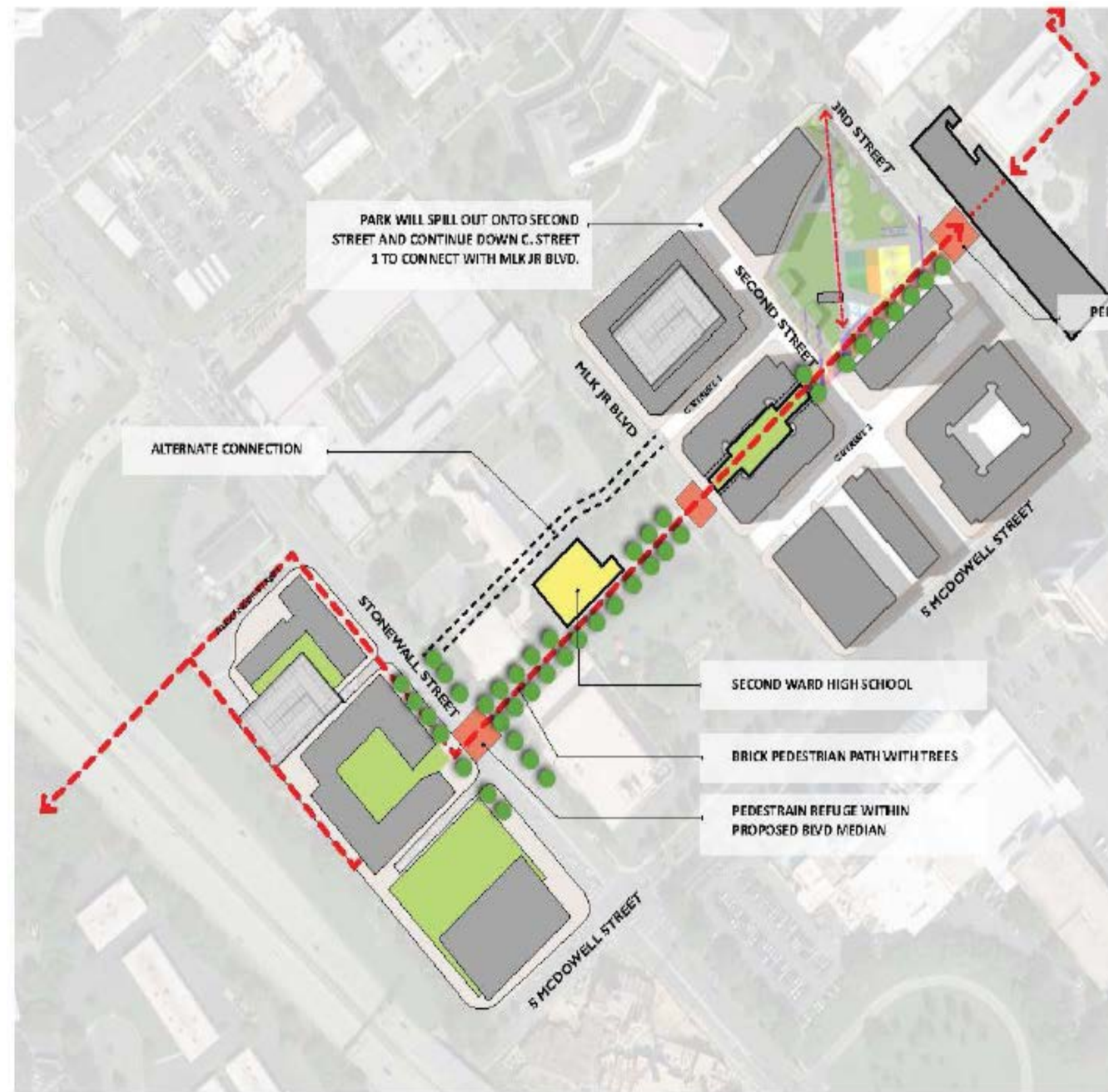
Brooklyn Village South – Phase I



Brooklyn Village Target Program

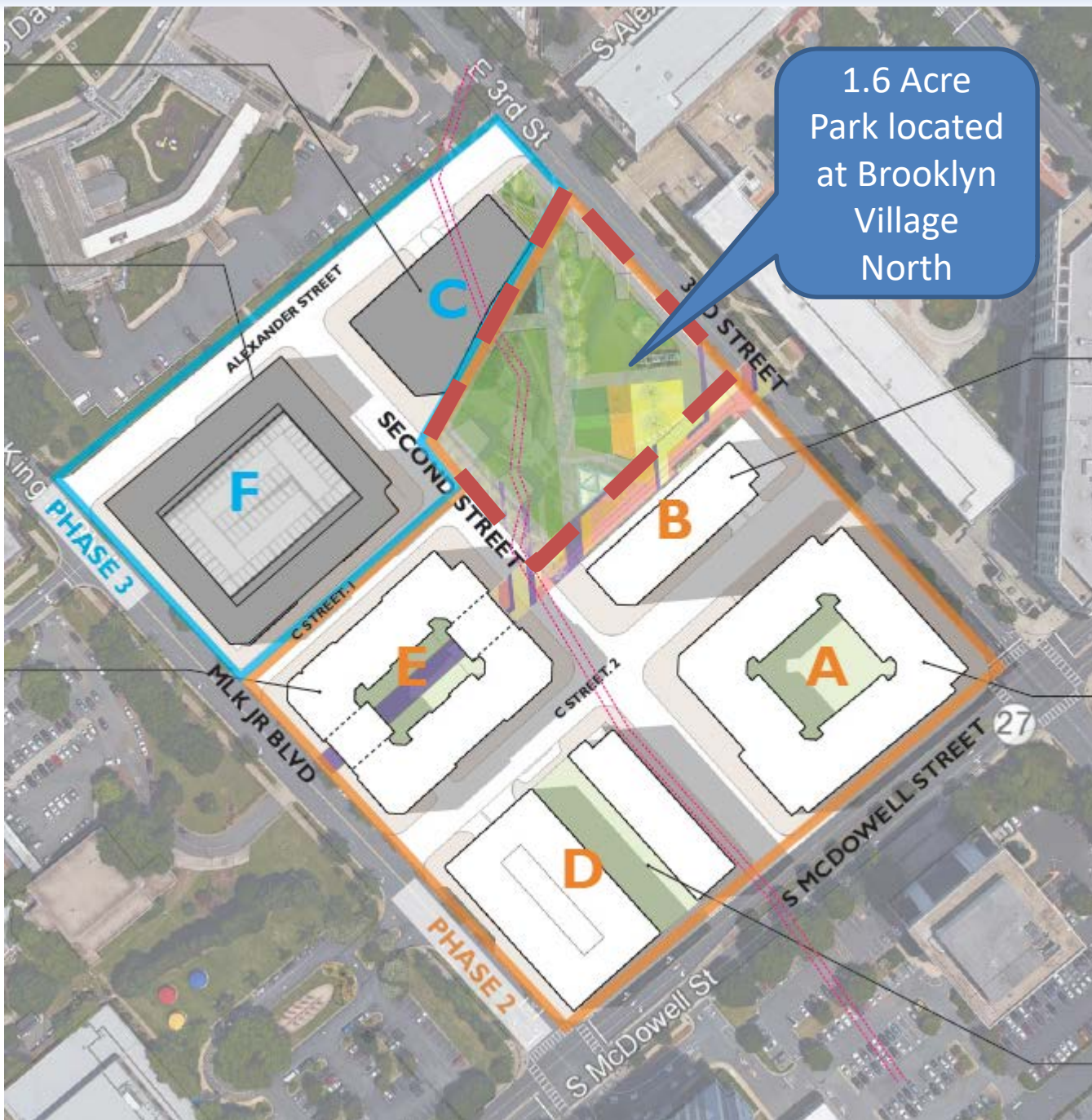
- 1,243 Residential Units
- 252,000 SF Retail
- 712,400 SF Office
- 280 Hotel Rooms
- 2.5 Acres of Park and Open Space
- Parking via decks and on-street parking
- Demolition of Education Center – Phase I (Board of Education land transferred in Phase II)

Affordable Housing Requirements



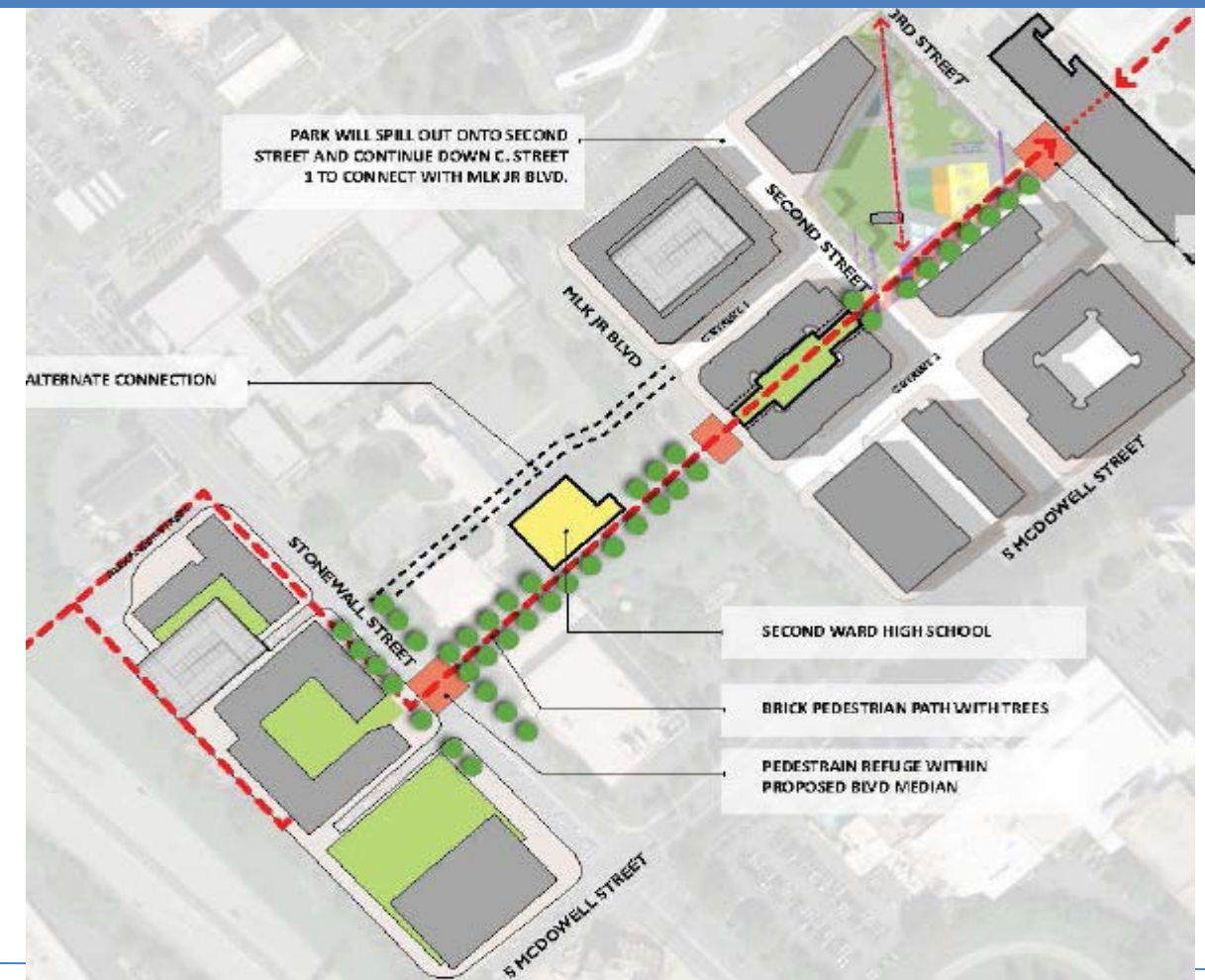
- 10% - 12% of all housing
- Minimum of 114 units
- 30% of affordable units for households up to 60% AMI (Minimum of 35 units)
- Remaining affordable units:
 - 61% - 80% AMI and/or
 - Seniors at 30% AMI (Maximum of 60 affordable senior units)
- No more than 20% affordable units in any building
- Affordable units same quality and management as market rate housing
- Deed restriction for affordable units - 30 years

Park and Open Space



2.5 Acres Total Park and Open Space

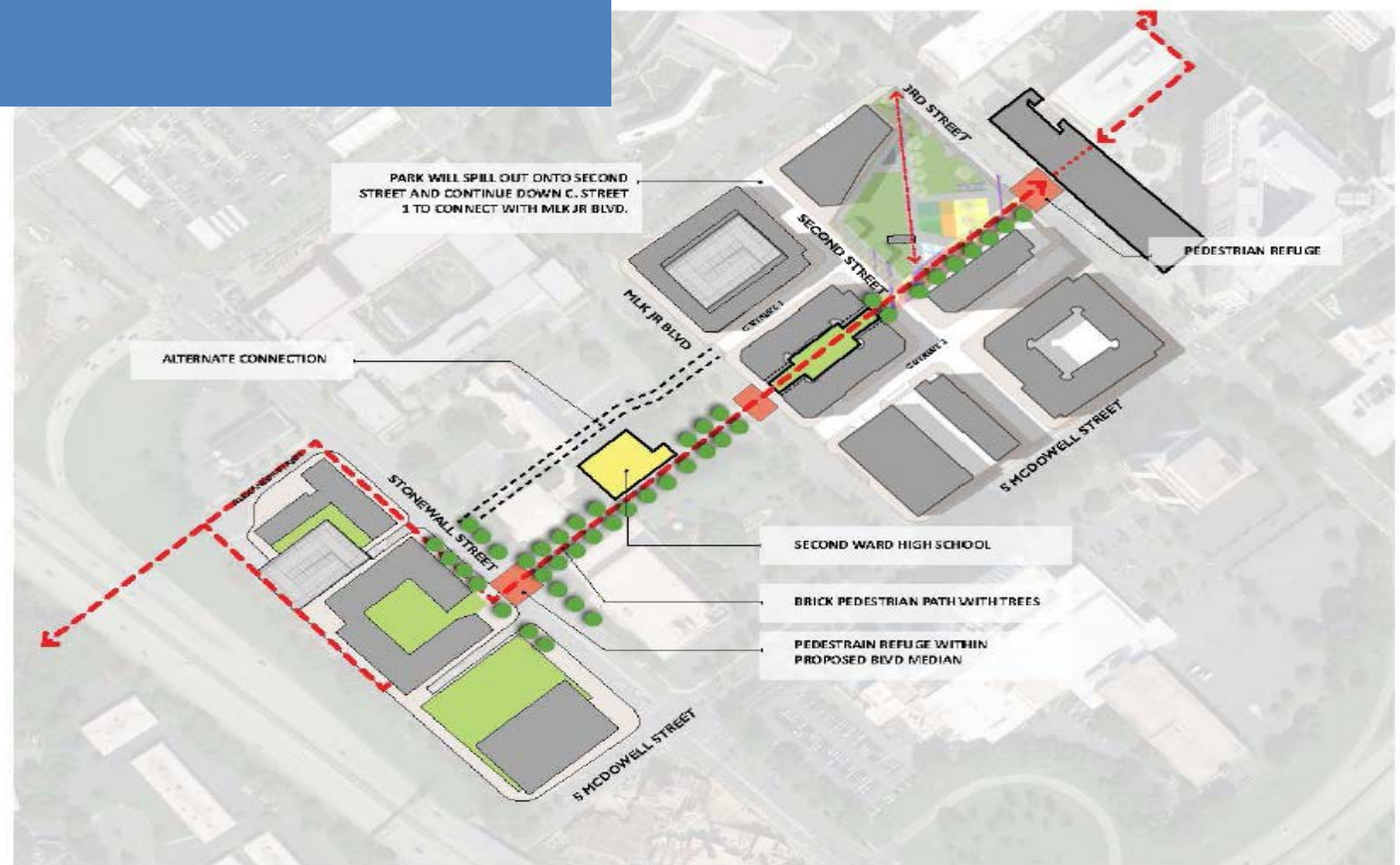
- Includes 1.6 acre park in Brooklyn Village North
- Includes open space along Myers Passage
- If park not constructed as part of Phase I, developer to post \$5,000,000 Letter of Credit before closing on Phase I land and park will be built as part of phase II



Martin Luther King, Jr and Holocaust Monuments at Marshall Park to be relocated to new park

Other Important Agreement Conditions

- 35% MWSBE Goal
 - Greater than County's standard goal (21%)
- County staff must approve:
 - Change in target program requirements
 - A rezoning
 - Park design, specifications, and amenities
 - Plan for each phase



Developer Activities Since MRA Adoption

- Boundary and Topo Surveys
- Geotechnical studies
- Environmental studies for both Brooklyn Village North and South
- Hazardous materials testing
- Massing study (beginning of the design process; 3-dimensional study of building form)
- Meetings with marketing and construction professionals

Next Steps

- County and City to finalize Brooklyn Village Interlocal Agreement
- County, City, and CHA to finalize Brooklyn Village Memorandum of Agreement
- Developer's Phase I Plan due 90 days following approval of above agreements
- Developer submits site plan to City. Timing based on if property is rezoned.
- Land purchase approved 30 days following site plan approval
- Developer closes on property 18 months following land purchase agreement
- Developer has 36 months to complete Phase I construction

QUESTIONS?