



# **City Charter Section 9.06**

## **Case #2020-0001**

### **Purchase of 4850 Mark Center Drive**

Planning Commission  
June 25, 2020

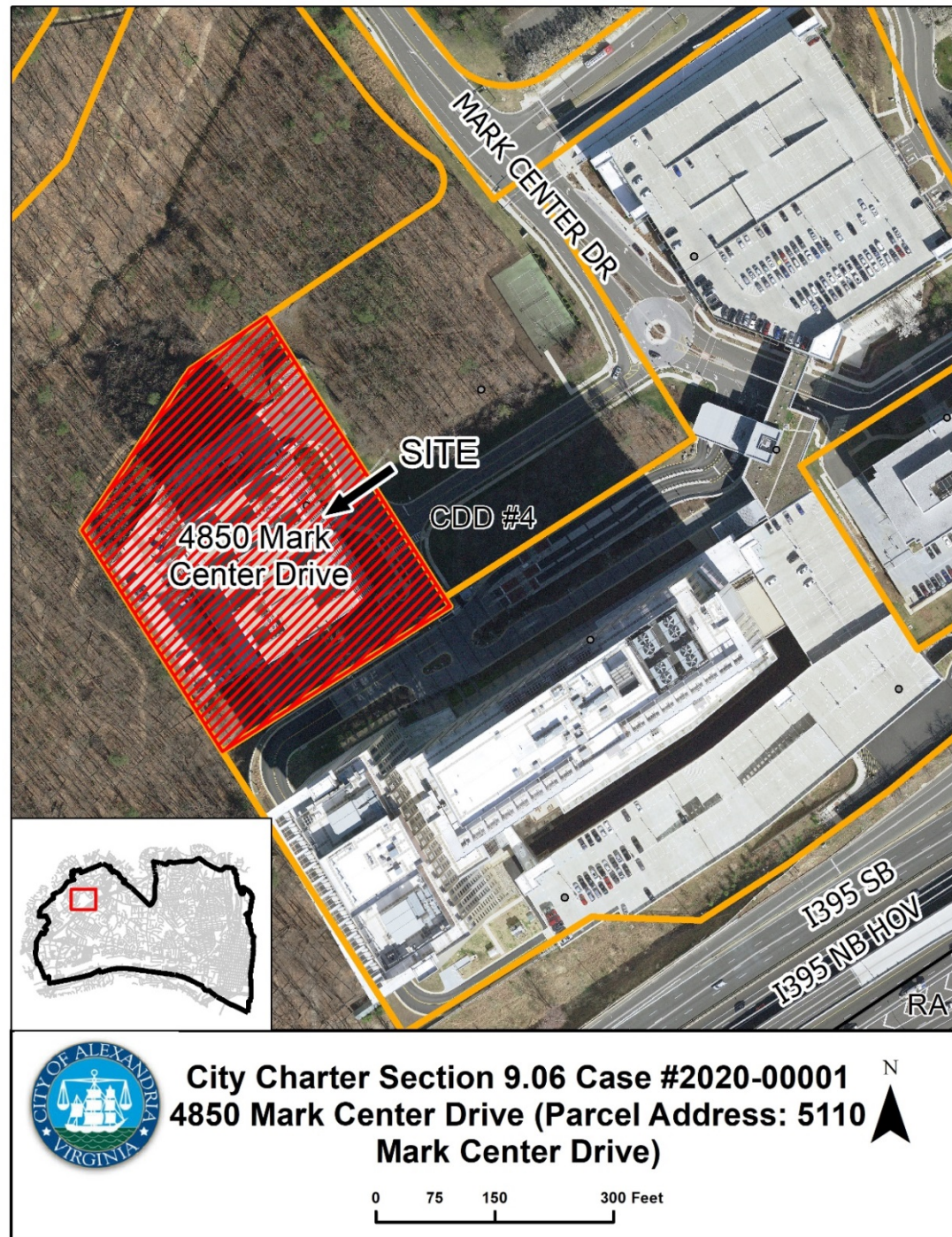


# Proposed purchase of property by the City to co-locate DCHS and Health Department

- Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land.
- Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

# Site Context

- Located within the Beauregard Small Area Plan in Mark Center; west of I-395, south of Seminary Road



# Background information

- DCHS and Health Department operations currently occupy over 210,000 SF in 8 locations, 4 of which have leases expiring in the near term.
- 2 largest leased DCHS buildings are on the eastern end of the city, while most DCHS clients now live on the western end of the city.

# Background information

- 3 properties were considered
- ***4850 Mark Center Drive building is recommended selection:***
  - Best meets the needs for co-location; additional space available for the Health Department
  - Newest + best physical condition
  - Least expensive of the three options (next lowest option +\$19M)



# Background information

- **Building:** 230k SF, 10 stories, Class B office; 4-level underground garage; built in 2001; owned by Institute for Defense Analyses(IDA).
- **Zoning:** Coordinated Development District (CDD#4) with an underlying zoning of Office Commercial (OC).
- Building can accommodate all DCHS and Health Department requirements with approximately *30,000 SF additional space* available for future growth and/or swing space.
- City is electing to exercise its option to purchase the building for \$58.7M.Owning will be less expensive than leasing over time.

# Consistency with Master Plan

- Located within Beauregard SAP
- DCHS and Health Department office/clinic use is consistent with Beauregard Plan goals to integrate transit, land use, and encourage a diversity of uses.
- DCHS and Health Department office/clinic space will be within walking distance of the future West End Transitway; uses are consistent with the commercial office use envisioned in the Plan.

***Staff Recommends*** that the Planning Commission find the proposed acquisition consistent with Section 9.06 of the City Charter and the City's Master Plan