

**MANDATORY REFERRAL REPORT #00-04**  
**CHARLOTTE -MECKLENBURG PLANNING COMMISSION**  
**SALE OF CITY OWNED LAND - SOUTH CEDAR STREET**

**Project Location:**

The property is located at 400E. 2<sup>nd</sup> Street (the ABC Board property between Caldwell and Brevard Streets) Tax code 125-063-01 (formerly 125-071-06)

**Project Proposal:**

The City of Charlotte is purposing to purchase 2.98 acres of improved land for the expansion of the convention center

**Project Justification:**

In June 1998 the Convention Center's long-range Plan was presented to the Economic Development and Planning Committee and City Council. The plan includes the purchase of the ABC Board property for future expansion. Asset Management submitted an Option to Purchase to the ABC Board in August 1998.

Since that time, Asset Management staff has been working with the ABC Board and their real estate broker to locate a suitable site for relocation. The ABC Board would not accept the City's August 1998 offer until they had identified a suitable relocation site. In December 1999 (over a year later) Asset Management submitted a new offer based on a more current appraisal. Asset Management staffs and ABC Board staffs have negotiated a satisfactory agreement, which includes fair market value and relocation expenses.

**Relationship to Other Public and Private Projects:**

The property is located directly across from the New Convention. It is the only direction the convention center has to expand. It allows the opportunity for the ABC Store to relocate. This is desirable from a land use stand point, as the facility is a warehousing operation that is not the highest and best use for the property. This transaction involved the City and ABC Board working together in a win – win situation.

**Project Impact:**

The City's purchase of this property will enable the Convention Center the ability to expand. Since this property was originally included in the designing of the original convention center plan, it enables the plan to be realized. The larger convention facility will be a benefit to the entire Charlotte area. It will allow for larger conventions which will bring more visitors to Charlotte, make the center more competitive on a national level for the larger conventions while generating more money to the City through hotel and food sales. The expansion at this location will also complement the new convention center hotel.

**Project Cost:**

Asset Management will be paying fair market value on the property along with relocation costs. The estimated total project cost = \$10,100,00 and Appraisal Fees and closing attorney fees.

**Staff Recommendation:**

Staff recommends that the property be purchased for the convention center expansion. In the 1990 Center

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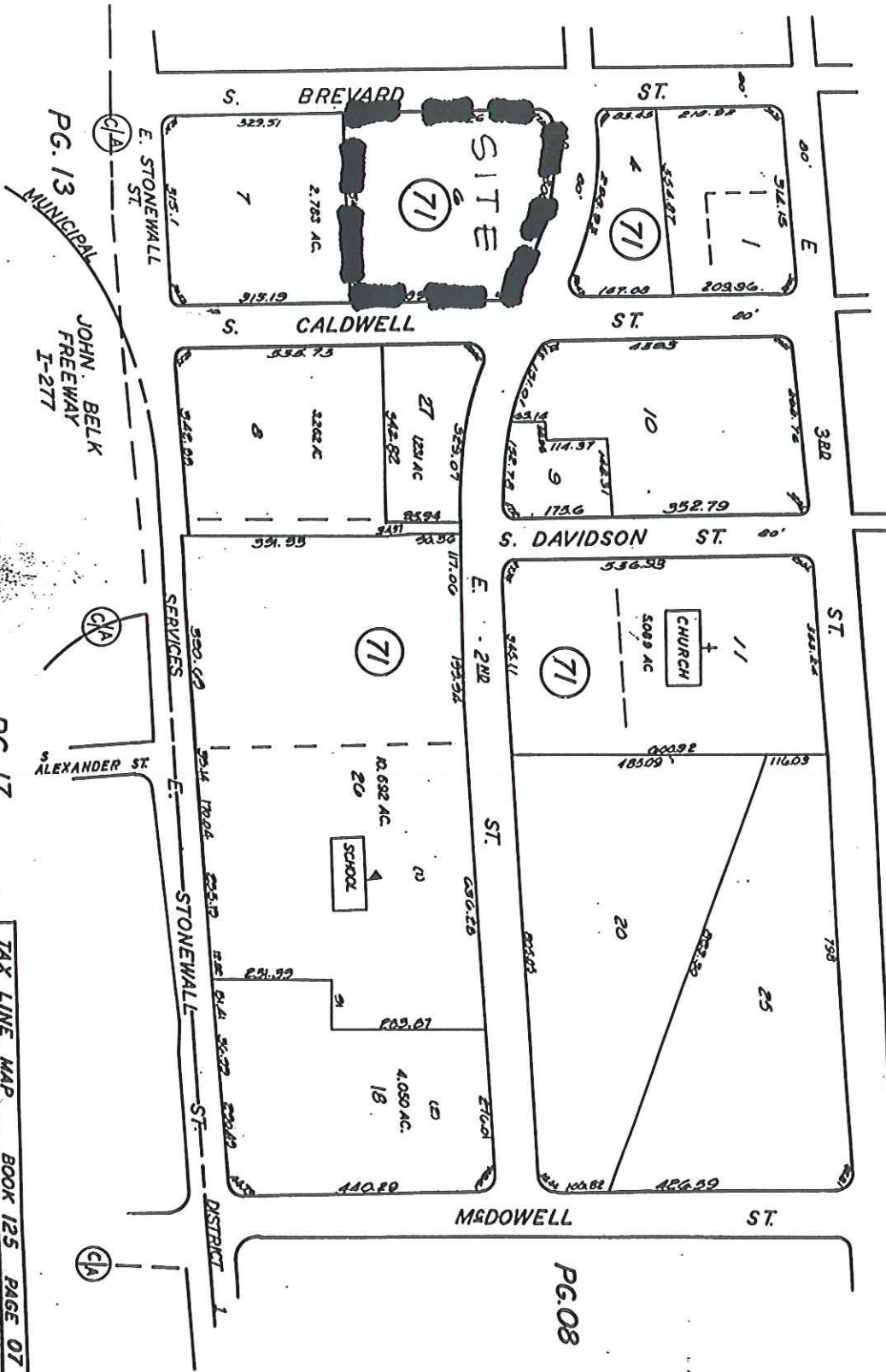
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City Plan this site was recommended as the location for future Convention Center expansion. It is consistent with the goals that plan. Staff recommends that when the design of the expansion takes place that a team of city staff work together to ensure the building addresses the surround streetscape environment. Staff recommends that since this facility is a public building, it should set an example to the community in it's civic design relationship to the streetscape and pedestrian environment. Great care and planning should be done to see that the needs of the facility and the streetscape do not conflict each other.

**Planning Commission Recommendation:**

Planning Commission voted unanimously in support of staff's recommendations.