

MANDATORY REFERRAL REPORT #01-11
CHARLOTTE -MECKLENBURG PLANNING COMMISSION
Development of an Arena in Center City

Project Location:

The property is located in the area bordered by Graham Street, Mint Street, Second Street, and Fourth Street. A second parcel, proposed for parking, is bound by the Norfolk-Southern Railroad, S. Graham St., the Duke Power Substation, and Third St.

Project Proposal:

The City of Charlotte is contemplating purchasing the subject property to build a new Center City arena to replace the Tyvola Road Coliseum. The Facility will seat between 17,000 and 19,000 people and have the ability to host concerts, sporting events, and family-oriented entertainment. The parking associated with the arena will be situated on a parcel between Graham Street and the Norfolk – Southern Railroad.

Project Justification:

The Tyvola Road coliseum was designed prior to Charlotte obtaining the Hornets. As such it lacks some of the amenities other NBA-type arenas throughout the country have. The city and the Hornets have studied the existing building to determine if it can be renovated to meet the Hornet's needs. Their conclusion is the needed renovation would be very expensive and difficult and still not meet their needs. The Hornets have stated that they must have a new arena in order to remain a viable NBA franchise in Charlotte. If the City and Hornets cannot reach an agreement on building a new facility, the Hornets have stated that their intention is to move the team to another City.

Relationship to Other Public and Private Projects:

The City and the County are discussing how the new arena and a large public park can co-exist. The Center City 2010 Vision Plan recommends that the arena act as a catalyst for other public / private development. The 2010 Plan also shows a three-block park in the proposed arena area.

The proposed arena location is also across second from the existing Duke/City owned parking deck, providing the opportunity for using the deck for V.I.P. parking for arena events. Across Fourth Street from the proposed arena site is a proposed multi-modal transit station. Also across Fourth Street, is the Federal Courthouse. It is anticipated that the courthouse will move in the next couple of years. If this should happen, other entertainment uses could potentially be located in this building.

Project Impact:

If the new arena is located in the Center City it has the potential to become an economic stimulus for additional entertainment-type development. The proposed site is located in close proximity to many existing parking decks. This would alleviate the need for building additional parking.

The construction of the new arena would ensure the Hornets remain in Charlotte of a specified contractual number of years. Having an NBA team is a desirable amenity helpful in recruiting new businesses to locate in Charlotte.

Construction of a new arena at this location has created a difference of positions between the City and County elected officials. The County would like to see a major urban park located here. Staffs from both

the City and County are working together to make it a win – win for both.

The land for the proposed parking that is recommended across Graham Street will need to be rezoned. Under the current zoning ordinance, surface parking lots are not a permitted land use in the UMUD district.

Project Cost:

Based on an estimate by arena architects, Ellerbe Becket, the expected project cost is 190,000,000 plus land and infrastructure costs.

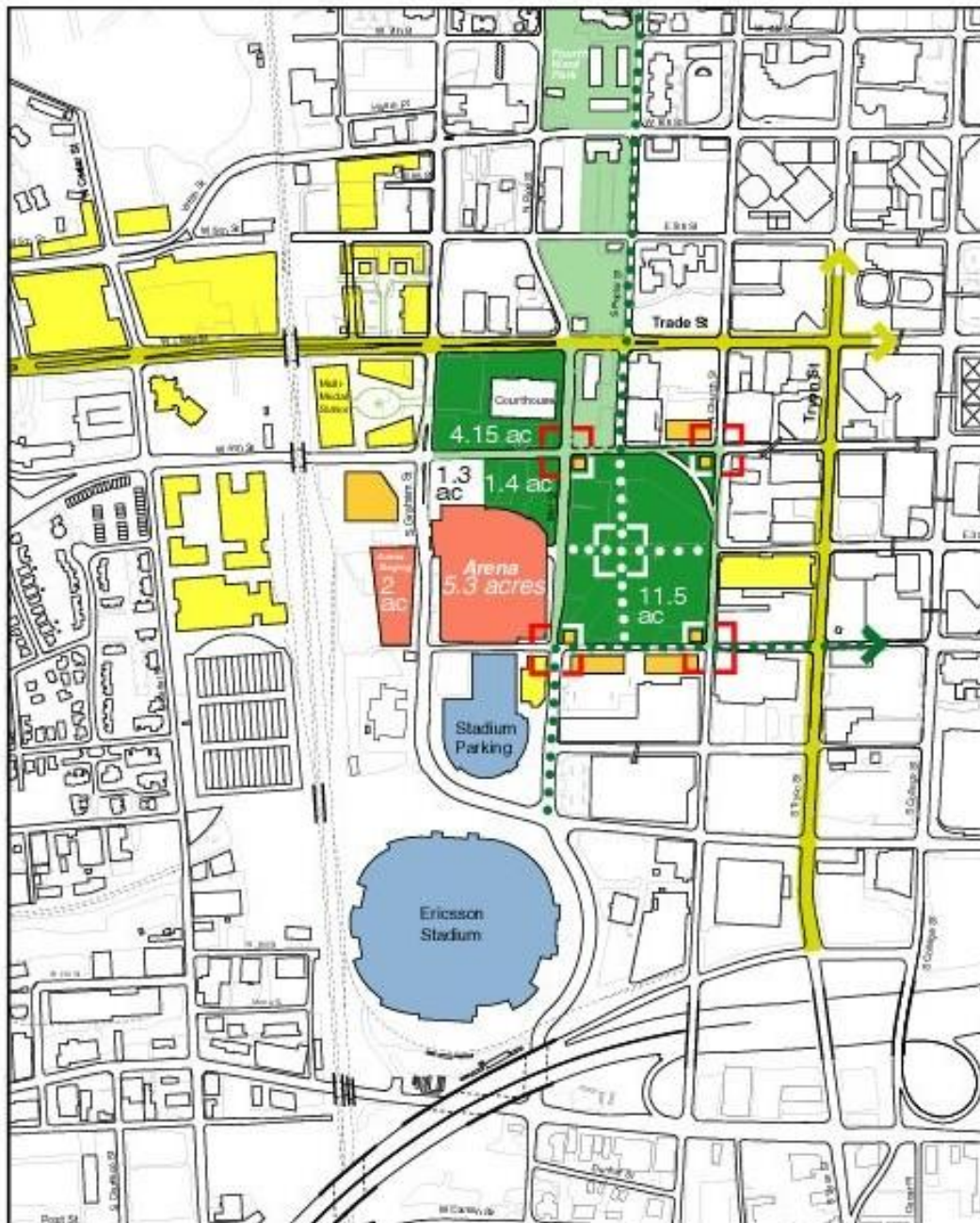
Staff Recommendation:

Staff recommends that the subject property be purchased for location of a new arena. Staff believes the site presents the best location for a Center City arena and meets the Center City development goals and the overriding schedule and cost priorities set by City Council. Staff also recommends locating a park in the area bound by S. Church Street, Mint Street, W. Second Street, and Fourth Street. Additionally, staff recommends working with the architects to refine the design of the building.

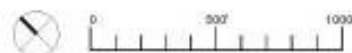
This project was presented to the joint use committee. They did not have any comments.

Planning Commission Recommendation:

Planning Committee recommends (4-3) approval, subject to the city and the county staffs working cooperatively to maximize park opportunities in the uptown area in the vicinity of the arena and to work toward placement of the arena on the “county site” (as described in MR01-12)



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| Proposed Arena & Staging | Existing Buildings |
| Planned Developments | Proposed Park/Green Space |
| Suggested Infill Sites to be Developed | ... Green Streets |
| → Trade and Tryon Streetscape | Potential Open Space Connector |



Arena stays in proposed location and large park is sited across Mint Street

Scheme *B1*

Charlotte-Mecklenburg Planning Commission
March 2006