

MANDATORY REFERRAL REPORT NO. 01-13
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PROPOSAL FOR THE SALE OF THE CHARLOTTE COLISEUM
MAY 2001

PROJECT LOCATION

The coliseum property (consisting of 175.964 acres of three contiguous parcels) is located at 100 Paul Buck Boulevard (see attached map). The property includes the 478,200 square foot coliseum, a 12,810 square foot office building, two pre-engineered metal warehouses containing 5,550 and 5,000 square feet of gross floor area, and a 308 square foot utility building.

PROJECT PROPOSAL

The City of Charlotte is recommending to either sell or do a land trade for the Coliseum and associated property in the event a new arena is built in the Center City.

PROJECT JUSTIFICATION

The Tyvola Road Coliseum was designed prior to Charlotte obtaining an NBA team. As such, it lacks some of the amenities other NBA-type arenas throughout the country have in their facilities. The City and the Hornets have studied the existing building to determine if the building can be renovated to bring it up to NBA standards. Engineering's conclusion is that the renovation would be too cost prohibitive and still not accommodate the needs of the Hornets. The Hornets have stated that they must have a new arena in which to play to remain a viable NBA franchise in Charlotte. If a new facility cannot be built, the franchise will relocate to a new city.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The property consisting of 175.964 acres is uniquely situated between the Coliseum Center (office development), a new hotel, and Renaissance Park. In addition, it has excellent road access from major thoroughfare roads Billy Graham Parkway and Tyvola Road. The property is within close proximity to Charlotte Douglas International Airport and I-85. In the last five years the adjacent properties have seen tremendous office development. The property is located in the Westside Strategic Plan area. This plan recommends that the Coliseum be used as a catalyst to help support development on the Westside. This property is part of the negotiation process for the Center City Arena.

PROJECT IMPACT

The sale of the property will help offset the construction cost of the new arena, should the elected officials vote to build a new facility. The sale will enable this property to be put back on the tax roles. The new development can potentially incorporate land uses that take advantage of the adjacent park, office, and hotel sites.

The disposition could have a negative impact on the community should the existing coliseum be torn down. Citizen groups may outcry that demolishing a facility only ten years old is not good

stewardship of public monies.

PROJECT COST

The property has been evaluated from two perspectives. As a single-purpose facility the property is valued at \$18,470,000 and as redeveloped property for mixed-use development the property is valued at \$8,000,000.

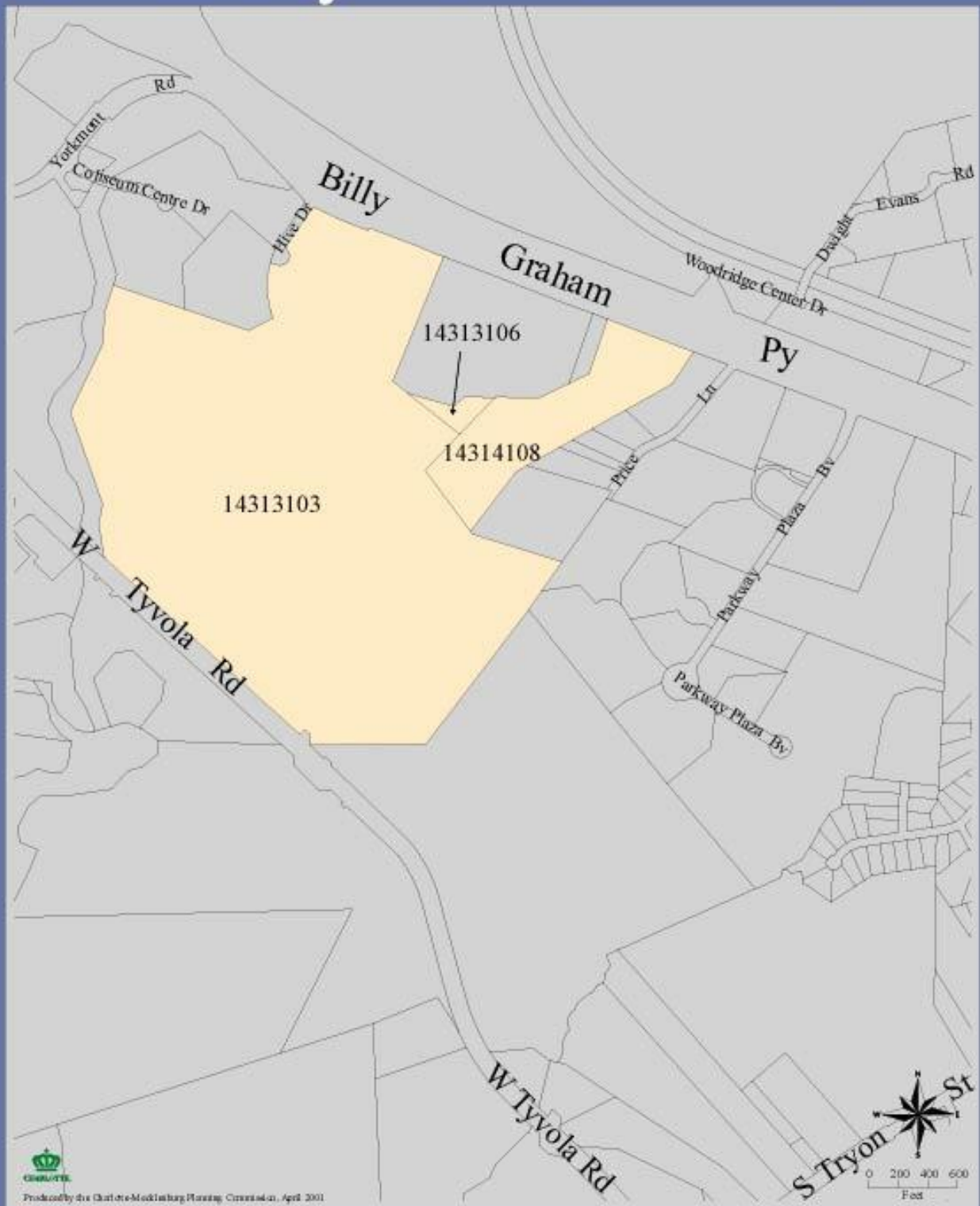
STAFF RECOMMENDATION

Staff recommends disposing of the property after the decision to build a new arena is resolved. This should be done in a manner that is consistent with the Westside Strategic Plan. In addition, disposition should be agreed upon from the perspective of maximizing the community's benefits and maintaining the high design quality that is already present in the surrounding developments, rather than solely trying to maximize the dollar return.

PLANNING COMMITTEE RECOMMENDATION:

Planning Committee voted 4-1 to defer a vote until a decision is made on the development of the new arena.

Mandatory Referral No. 01-13



M E M O R A N D U M

TO: Charlotte-Mecklenburg Planning Commission

FROM: James W. Schumacher
City Engineer

DATE: April 27, 2001

SUBJECT: Mandatory Referral for Disposition of the Tyvola Road Coliseum.

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact Kent Winslow at 336-2252 if additional information is required. Thank you.

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department: Engineering and Property Management Date: April 27, 2001

Submitted By: Jim Schumacher Prepared: Kent Winslow, Asset Management
Division

II. Project Name: Charlotte Coliseum Location and Description of Project: The City of Charlotte is contemplating building a new Center City Arena to replace the Tyvola Road Coliseum. The Tyvola Road Coliseum is located on approximately 175.964 acres contained in three contiguous parcels of land: numbers 143-131-03, 143-131-06 and 143-141-08. The Coliseum contains 478,200 square feet and a 12,810 square foot office building, two pre-engineered metal warehouses with one containing 5,000 square feet and one containing 5,550 square feet of gross building area, and a 308 square foot utility building. The site could be

utilized as a special purpose facility or re-developed into a mixed use development

- III. Project Justification/Need: The Tyvola Road Coliseum was designed prior to Charlotte obtaining an NBA team and 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. Our conclusion is that the renovation would be cost prohibitive and still not accommodate the needs of the Hornets. The Hornets have stated that they must have a new arena in which to play in order to remain a viable NBA franchise in Charlotte or they will move to another City. If a new center city arena is built, this property will be exchanged or sold as determined by the arena development process. However, if a new arena is not developed this property would continue being utilized by the City.

- IV. Project Status (check those that apply):

Nothing done but this report ☒ Land not yet acquired ☐
Preliminary plans completed ☐ Land acquisition
Detailed plans completed ☐ underway ☐
No land acquisition involved ☐ Land acquired ☐
Project under contract ☐

- V. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area? This property is part of the negotiation process for a center city arena.
- VI. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). The property has been evaluated from two perspectives. As a single purpose facility the property is valued at \$18,470,000 and as redeveloped property for mixed-use development the property is valued at \$8,000,000.
- VII. Assistance Funds – N/A