

MANDATORY REFERRAL-REPORT NO. 01-37
Proposed Purchase of Land to Serve as a Site for a New Baseball Stadium

Deferred indefinitely by applicant

Mandatory Referral: MR01-37



Produced by the Charlotte-Mecklenburg Planning Commission, June 2001.



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: May 18, 2001
Submitted By: Jim Schumacher Prepared: Michelle Haas, Special Projects
Division
- II. Project Name: New Baseball Stadium Location and Description of Project: The project will be located on the blocks bordered by S. Church St. and Winnifred St. between W. Bland St. and W. Carson St. The City of Charlotte and the Charlotte Knights baseball organization are contemplating building a new baseball stadium in proximity to the Uptown area. The stadium will seat approximately 12,000 people.

III. Project Justification/Need: The Charlotte Knights currently play their home games in York County, South Carolina. The Center City 2010 Vision Plan acknowledges that a baseball stadium in the proposed location is considered a “growth catalyst” project and it may take advantage of parking that is already used for events at Ericsson Stadium. A baseball stadium in the proximity of Uptown would also provide those in the northern and eastern parts of the City greater access to the minor league baseball experience.

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 ☐
Third-party obtaining options for land acquisition ☒
Project under contract ☐

Options to buy tax parcels 07327101-07327106, and 07327108 are being obtained by representatives of the Charlotte Knights. If the June 5th referendum passes and the package is approved by City Council, the options are transferred to the City.

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Design	01OCT01	01OCT02
Construction	01OCT02	31MAR04

VI. 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? The Center City 2010 Vision Plan recommends the construction of a new stadium to act as a catalyst for other public/private development. This project is part of a June 5th referendum package, including funding for a new Center City arena, Discovery Place expansion, Mint Museum, African-American Cultural Center, Carolina Theater, and Theater Charlotte

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). We expect the project to cost \$46,000,000 including land, design and infrastructure. This estimate is based on costs of similar projects throughout the country and current options for land purchase. The City’s financial responsibility

would be \$25,000,000 for land acquisition, infrastructure improvements, and construction of the Stadium Project.

VIII. Assistance Funds - (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance). No State or Federal assistance funds are proposed. The Knights would contribute \$21,000,000 in funding for the Stadium Project.