

MANDATORY REFERRAL REPORT NO. 04-09
Proposal to Sell City-owned Properties Located at 2300 and 2400 Yorkmont Road

PROJECT PROPOSAL AND LOCATION:

The proposed action is the disposition of land to gain revenues needed to construct the new Center City Arena. The Coliseum Centre land consists of two land leased tracts that are owned by the City of Charlotte and leased to the owners of the two office buildings located on the land.

The two land tracts are described as follows:

- Parcel A contains 7.78 acres, or 338,897 square feet, and is located at 2300 Yorkmont Road;
- Parcel B contains 7.2 acres, or 317,117 square feet, and is located at 2400 Yorkmont Road.

Parcel A is identified as tax parcel number 143-273-01 and parcel B is identified as tax parcel number 143-272-02. Both tracts are located inside the Charlotte City limits.

Both parcels have two points of access along Yorkmont Road and excellent frontage. Parcel A has total frontage of approximately 653 feet along West Tyvola Road and ample frontage along Yorkmont Road. Parcel B has total frontage of approximately 1,045 feet along Yorkmont Road, 904 feet along the Billy Graham Parkway/Tyvola Road connector ramp, and 362 feet along West Tyvola Road. Both land tracts are level and above road grade. They are well drained and lay outside the 100-year flood plain.

The surrounding neighborhood is known as the I-77/Southwest Office sub-market. The Southwest is the largest suburban office sub-market in Charlotte and has become a popular destination for national and regional headquarters, likely attributable to its excellent access to the airport, I-77, I-485, and growing south Charlotte neighborhoods.

Yorkmont Road more or less parallels Billy Graham Parkway, which begins near the interchange of I-77 and Woodlawn Road, about 1.5 miles east of the subject site. Additional local traffic arteries in the vicinity include West Tyvola Road and South Tryon Street. The subject is located at the intersection of Billy Graham Parkway, West Tyvola Road, and Yorkmont Road. Transportation and utility linkages are considered excellent.

Much of the office space in the I-77/Southwest Charlotte sub-market is concentrated in large parks, such as Coliseum Centre, Parkway Plaza, LakePointe, the Renaissance Center and the Vanguard Center.

The LakePointe Office Park is a master planned, suburban office park containing approximately two million square feet of Class A office space on a 150-acre campus. The Park's central location and accessibility has made it attractive to large employers concerned with commuter and business access. A winner of numerous awards for architecture, landscaping, and property management, LakePointe Office Park has set a standard for quality for office parks in the area. Among LakePointe's corporate residents is the headquarters for Belk Department Stores.

The Billy Graham Evangelistic Association (BGEA) officially began construction of its new international headquarters with a groundbreaking ceremony on October 29, 2002. The Billy Graham Center for World Evangelism will be located in on 63 acres off Billy Graham Parkway, about a mile from the Yorkmont properties.

The BGEA plans to construct a complex of more than 250,000 square feet of space to accommodate offices, mail distribution, production and a Billy Graham library. The library will feature ministry memorabilia and will be open to the public. The buildings are scheduled for completion by the end of 2004 and will employ some 400 workers.

Parcel A is improved with a 140,160-gross-square-foot office building identified as Coliseum Centre II. The office building is of good quality, masonry and steel construction, and was built in 1989. Parcel B is improved with a 153,905-square foot office building known as Coliseum Centre. This building is very good quality and was constructed in 1994.

PROJECT JUSTIFICATION:

The City has decided to sell the property to gain revenues needed for the construction of the new Center City Arena. This is part of a public-private consortium formed to structure the financing of the new arena. Other City-owned properties in this plan include the Old Convention Center, the Old Bus Garage property, and the Charlotte Coliseum property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of these properties will help implement the development of the new Arena and the surrounding entertainment district. This is consistent with the Center City 2010 Plan. The Center City 2010 Plan, adopted by the Charlotte City Council in May of 2000, promotes the development of entertainment districts and a 24-Hour downtown. Although the location of the Arena has changed since the adoption of this plan, the character of the facility and its surroundings remains. The plan calls for mixed-use commercial development surrounding the Arena. "By including uses other than the Arena in the complex, this facility will be an environment of 18-hour a day activity." This concept is further supported by the proximity of the future light rail line, Trolley service and the Transit Center.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

These properties are located in the Southwest District Plan area. The Southwest District Plan supports office land uses at this location. This property is zoned O-15(CD). The existing zoning and the current office land use is consistent with the adopted land use recommendation for these parcels.

PROJECT IMPACT:

The sale of the property will not have any impact on the surrounding neighborhood. The completion of the new Center City Arena will cause increased vehicular traffic in the CBD. However, the Arena is located adjacent to the light rail line and will promote the use of mass transit once the system is complete.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

A number of City-owned properties have been sold or will be sold to help finance the Center City Arena. This project will spur economic development by placing the land back on the private tax rolls; helping to build the new Arena and the re-acquisition of an NBA team; and it will help spur additional new development surrounding the new Arena.

ESTIMATED PROJECT COMPLETION DATE:

This property will be sold by the end of May 2004.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their April 7, 2004 meeting, and no joint use opportunities were identified.

CMPC STAFF RECOMMENDATION

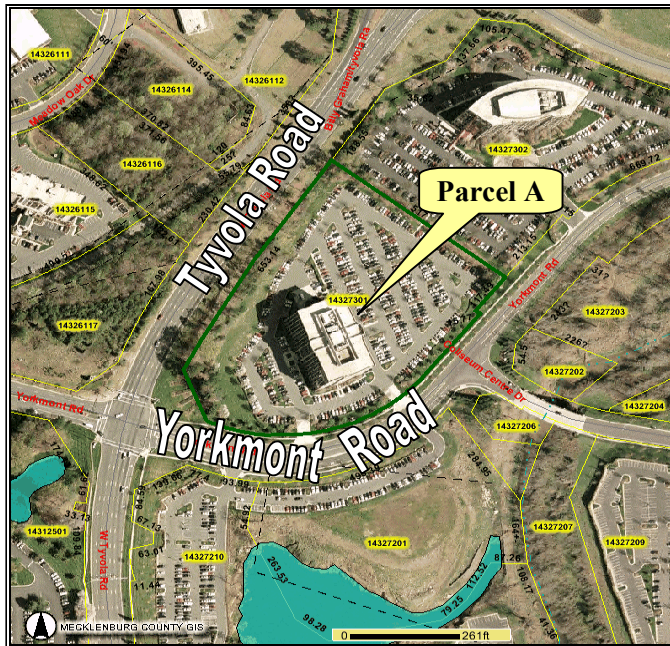
Planning staff supports this request to dispose of this property to gain revenue for the construction of the new Arena.

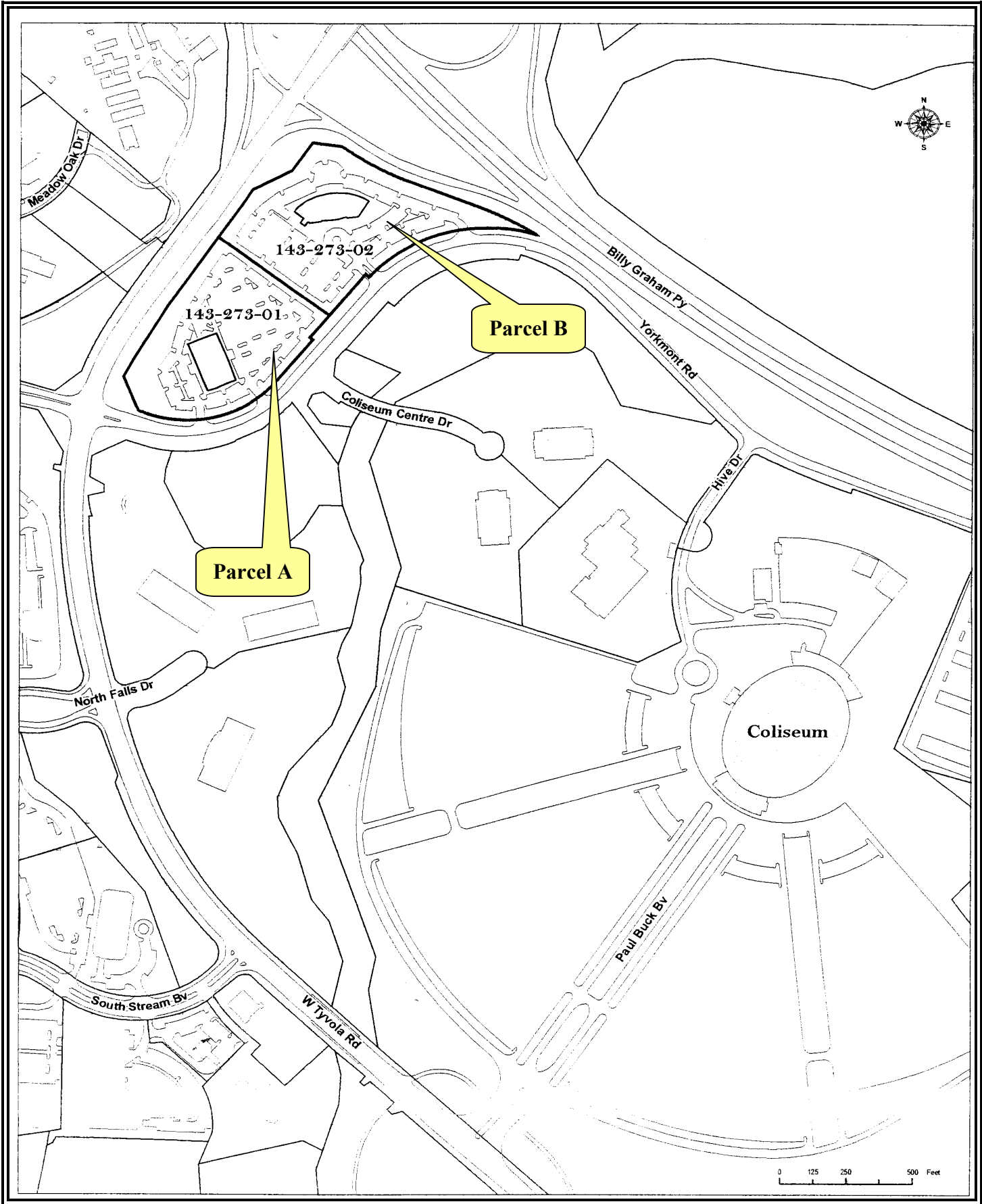
CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 20, 2004 meeting, the Planning Committee recommended approval by a 6-0 vote.

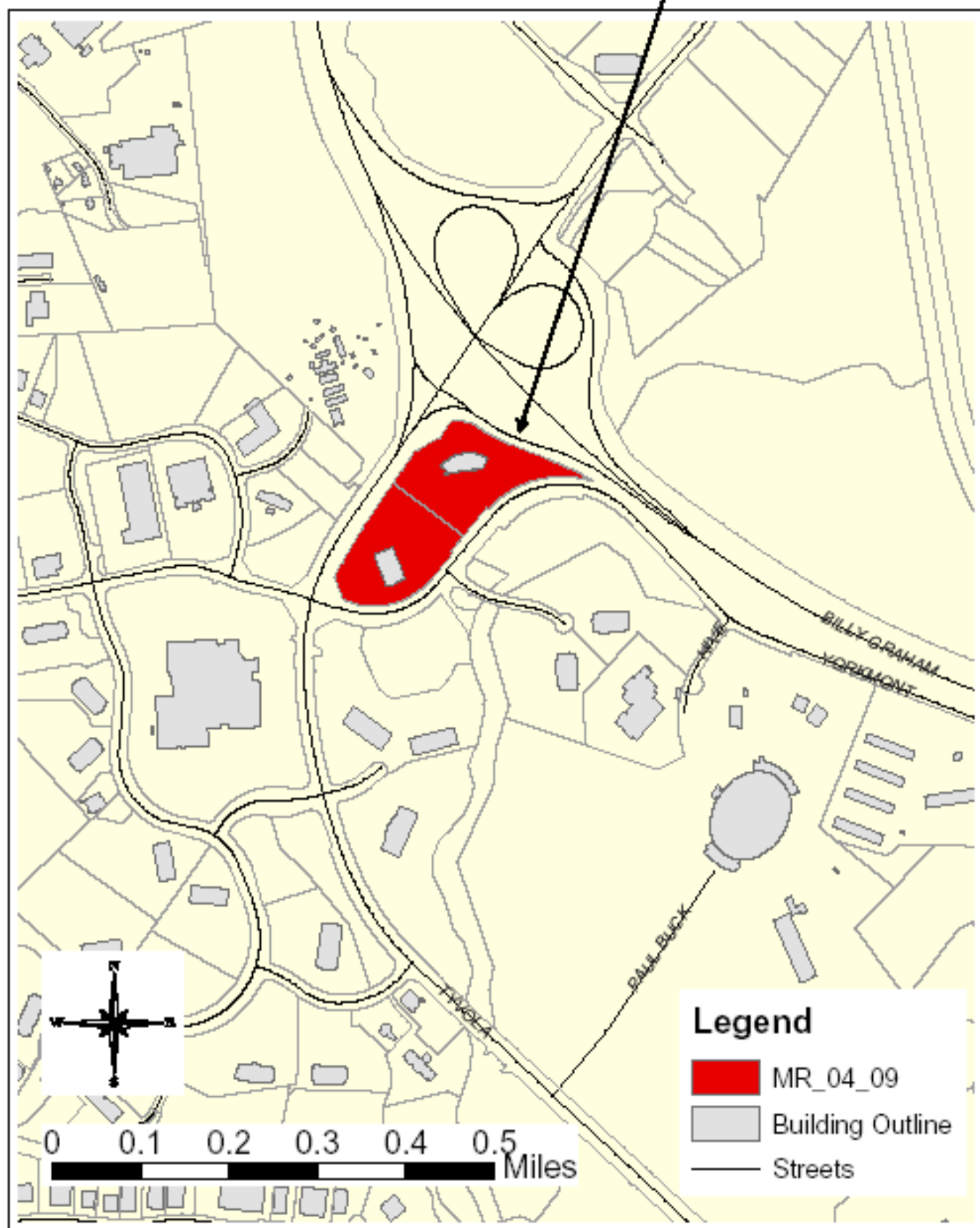


Parcel A Building





MR 04-09



2300 and 2400 Yorkmont Road



AERIAL PHOTOGRAPH

