

MANDATORY REFERRAL-REPORT NO. 06-09
Proposed Sale of City-owned Land on Wilkes Place

PROJECT PROPOSAL AND LOCATION:

Two adjacent City-owned properties (tax parcels 078-055-01 and 078-055-02) are located along West Trade Street, Wilkes Place, and West Fifth Street. The two properties are adjacent to the North Carolina Department of Transportation (NCDOT) Polk Building that is being sold for redevelopment. The combined acreage of the City's two parcels is .9 acre. The lots had been used as a parking for the Polk Building under a lease with the State, and are now unused.

The properties are zoned UMUD and the proposed buyers (Trinity Partners) intend to assemble the City's land with their purchase of adjoining the Polk Building from NCDOT. Trinity Partners plan to build a multi-story high rise with a parking deck, wrapped with retail on the first floor and residential above. Construction would be in two phases:

- o **Phase I** - 40,000 sq. ft. of retail, 300 units of residential on 12 floors, and an interior parking structure having 750 spaces.
- o **Phase II** - possible 250,000 sq. ft. of office. (If there is no demand for office prior to the commencement of Phase II, then 350 additional residential units would be constructed.)

PROJECT JUSTIFICATION:

The City's property is approximately 100 feet deep by nearly 400 feet in length. The land is too narrow by itself to construct a quality development, without combining it with adjoining property. Its highest and best use would therefore be to assemble it with the Polk Building Property. The overall development of the Uptown City block will be enhanced by assembling the block into one quality development, which enables the City to require the primary vehicular access to the development from Wilkes Place (with no driveways on West Trade Street).

The proposed development is projected to be a \$83 million development that will enhance the property tax base.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of the land will advance Economic Development Strategic Plan and Center City 2010 Plan in that the proposed development will serve as a catalyst for new development that would help to connect the Gateway Center area to Charlotte's Central Business District.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

While no adopted land use plans make specific recommendations for this parcel of land, the use proposed is in keeping with the vision for the surrounding area. In the 2010 Center City Vision Plan a recommendation to continue mixed-uses along Trade Street was noted. This proposal for retail, housing and parking in one development, meets the spirit of the plan.

PROJECT IMPACT:

Joining the City's property to the Polk Building property will allow for the primary access to the building and parking deck to come from Wilkes Place instead of from West Trade Street which is designated as a major transportation carrier for the Central Business District. No negative impacts are envisioned as a result of redevelopment of the block.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Charlotte Area Transit System (CATS) and NCDOT Rail Division will be constructing a major transportation hub next door to the subject property to serve as a multimodal passenger transportation facility, located along the railroad tracks, between West Trade Street, South Graham Street and West Fourth Street. The West Trade Street/ South Graham Street intersection will become "The Intersection" and serve as a gathering place for activity in this area of Uptown Charlotte. A high rise building at this location would give further new life to this area of town.

ESTIMATED PROJECT COMPLETION DATE:

Trinity Partners expects to complete Phase I construction in the 2007/2008 time frame. The start of Phase II will depend upon the success of Phase I.

JOINT USE TASK FORCE REVIEW COMMENTS:

Planning staff polled Joint Use Task Force members with regard to joint use comments and none were received.

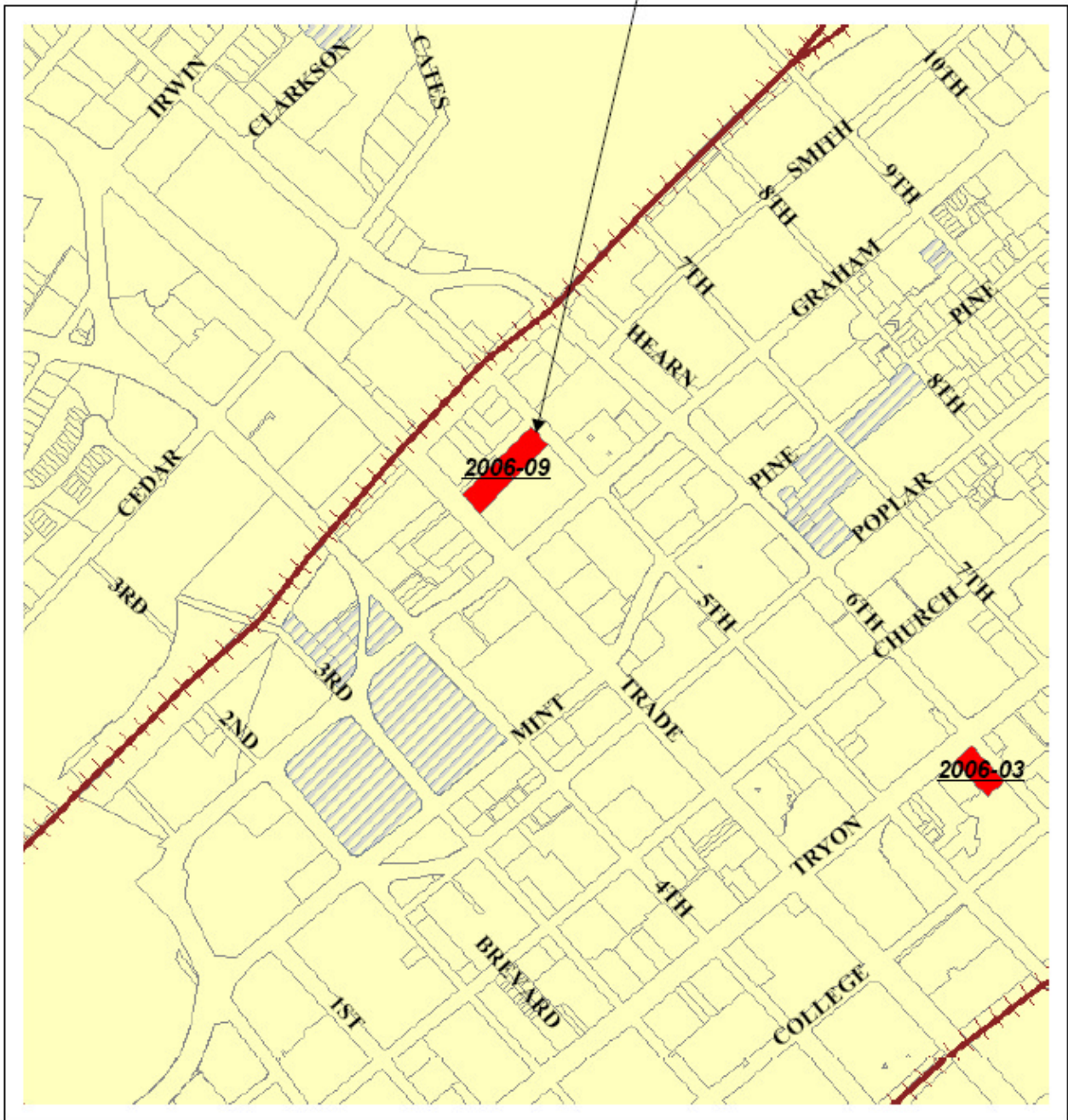
CMPC STAFF RECOMMENDATION:

Staff recommends the sale of this property. The City owned property will enable the Trinity project to become a better development for the City. It will help activate the area around the proposed Gateway Station and provide additional housing opportunities for Johnson and Wales students as well as workers in Center City.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 21, 2006 meeting the Planning Committee recommended approval by a 5-0 vote.

MR 06-09



Legend



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Park Property



