AGENDA

Meeting Type:	S
Date:	04-16-1991
SUBJECT	Law Enforcement

City of Charlotte, City Clerk's Office

4/16/91 12:20 pm

Mayor ✓	Autry ✓
Campbell ✓	Andrews ✓
Clodfelter ✓	Booth ✓
Hammond absent	Chirico ✓
McCrory ✓	Kuby ✓
Magnum absent	Kinsey ✓
Mattox ✓	Walters absent
Mathews ✓	
Patterson ✓	
Scarborough ✓	
Vinroot ✓	
Wheeler ✓	

Keeler

I.

Martin Cramton — Planning

Ed Chapin — Asst County Mgr.

Barry Wyatt — jail project manager ?

Hoyle Martin

Wyatt — 11 stories 125' tall

Chapin

Jack Bogus Asst. Police Chief

II

Dick Black Planning
Clodfelter
Black
H. Martin
Black
Scarborough lease the building
Black
Vinroot
H Martin
Black
Cranton
H. Martin
Mc Crory
Black
Mc Crory
Black
H. Martin
Black
H. Martin
Cranton 12-14 story
H. Martin

Cranford
Clodfelter

III

Jury Fox	County Manager
Andrews	Commissioner
Wendell White	City Manager
Autrey	late summer
White	
Autrey	
Keeber	
White	
Keeber	
Fox	
Clodfelter	
Autrey	
White	
Autrey	
White	
Clodfelter	
Booth	
Keeber	
Clodfelter	
Vinroot	

Foy	community cost renovation cost
White	
Clodfelter	
Kuber	
Andrews	best site
White	
Clodfelter / Patterson	vacate LEC; County to pay over & above what City has budgeted for new bldg & site.
McCrory	
Patterson	
Foy	site unan.
Patterson	
Matthews	"That both elected bodies
Autry	City & Bd. of Cty Commrs
Matthews	agree that the LEC needs to be
Autry	relocated. That the County
Sis Hayes	will make up the cost difference
Vinroot	between what City Council has
Autry	budgeted & what it will
Mayor	cost to build & relocate
	a joint community law
	enforcement ctr in which
	both City and County
	police will be housed"
IV	
Autry	
Don Steger	

Patterson	
Mary Carmilia	
Patterson	
Autry	
Kaplan	
Matthews	
Autry	
Don Harrel	Chamber of Commerce
Autry	
Kaplan	
Matthews	
Cdna Chirico	
Autry	
Kaplan	
Matthews	
Kaplan	finger painting
Autry	
Kuber	
Mc Crory / Matthus	both bills but
	pushing bill # 1.
unan	hard - doesn't State
	should be doing -
	use bill # 2 as
Kuber	backup

Clopfuter Underhill	no City bill - did not get introduced.
Autry Keyes Autry Kaplan Clopfuter/Scarborough	to funding the add'l DA's if we get authority to do so
Kaplan Mayor Killian Booth	put dollar figure on it later philosophically in support of County doing it.
Judge Robert Burroughs Superior Court	in Rm 2201

adjourn 1:50 pm

ROUTING SLIP

To: Pat Sharkey Department: City Clerk

PLEASE

- [ ] Note & have Sec'y file
- [ ] Note & return to me
- [ ] Note & see me about this
- [ ] For your approval
- [ ] Take appropriate action
- [ ] Make recommendations
- [ ] See me
- [ ] Call me
- [ ] Sign
- [ ] Please answer
- [ ] For your information
- [ ] Per our conversation
- [ ] Per your request
- [ ] Request further information

REMARKS:

Please note the attached motion regarding the Law Enforcement Ch. What I've highlighted is the only change I made to what we previously said we would use. I did this after listening to the Tape

Thanks

Janice Paige

Date 4/24/97 From:

City Manager Wendell White summarized the City's needs and the issues involved including expanding the Law Enforcement Center versus moving to a new location.

After a great deal of discussion the following motion occurred:

Motion was made by Commissioner Andrews, seconded by Commissioner Kinsey and unanimously carried with Commissioners Andrews, Autrey, Booth, Chirico, Keber and Kinsey voting yes, that both elected bodies, City Council and Board of County Commissioners, agree that the Law Enforcement Center needs to be relocated and that the County will make up the cost difference between what the City currently has budgeted for expansion and what it will cost to build and relocate a joint Community Law Enforcement Center in which both City and County police will be housed as well as those auxiliary services associated with law enforcement and emergencies.

This motion was unanimously passed by the Charlotte City Council as well.

Assistant City Manager Don Steger and County Administrative Officer Mary Carnilia addressed the following Criminal Justice Legislative issues:

Senate Bill 235, a bill to be entitled: An Act to Appropriate Funds to provide fifteen additional Assistant District Attorneys for Mecklenburg County.

House Bill 270, a bill to be entitled: An Act to Amend G.S.7A-302 and G.S.153A-149 to allow Mecklenburg County to appropriate tax funds to the Administrative Office of the Courts for a specified period of time to support the Criminal Justice System in Mecklenburg County.

The questions raised were 1) which bill did the elected bodies wish to push through the legislature and 2) who should take the lead in this effort.

It was the consensus of the elected bodies that the Chamber of Commerce take the lead with assistance from Mary Carnilia, County staff person, and Boyd Cauble, City staff person.

Motion was made by Commissioner Keber, seconded by Commissioner Kinsey and carried 5-1 with Commissioners Autrey, Booth, Chirico, Keber and Kinsey voting yes, and Commissioner Andrews voting no to support both bills with stronger emphasis however on Senate Bill 235.

This motion was passed unanimously by the Charlotte City Council.

Motion was made by Commissioner Booth, seconded by Commissioner Keber and carried 5-1 with Commissioners Autrey, Booth, Chirico, Keber and Kinsey voting yes, and Commissioner Andrews voting no to agree to appropriate the necessary funds to obtain additional District Attorneys if authority is received through House Bill 270.

A similar motion was passed unanimously by the Charlotte City Council.

and unanimously carried

Motion was made by Commissioner Andrews, seconded by Commissioner Kinsey, with Commissioners Andrews, Autrey, Booth,

City-County Meeting

April 16, 1991

A G E N D A

I. Jail/Law Enforcement Center - Background

A. CMGC Area Development & Space Needs - M. Cramton

B. County Jail Needs & Timetable - E. Chapin

C. City Law Enforcement Center Expansion Needs - J. Boger

II. Jail/Law Enforcement Center - Current Status

A. Law Enforcement Center Site Options - D. Black

III. Next Steps

A. Consultant Cost Analysis Work Release & LEC - J. Fox

B. Issues & Report to Commission & Council (September) - O. White

IV. Criminal Justice Legislative Issues - M. Carnilia
D. Steger

V. Stormwater - F. Gore
J. Schumacher

CITY LAW ENFORCEMENT CENTER EXPANSION NEEDS

Existing LEC	73,800	Square Feet
Proposed Expansion	49,000	Square Feet
Total	123,200	Square Feet

Total Projected Cost (June, 1989) $10,448,752 00

City of Charlotte FY91-95 Capital Improvement Program

FY92	$2,000,000	Planning & Design
FY93	$10,000,000	Construction
	$12,000,000	Total

CITY LAW ENFORCEMENT CENTER PARKING NEEDS

Omniarchitecture Parking Needs Survey, Aug., 1989.

1993 Need· 689 Spaces

1995 Need: 736 Spaces

Available Spaces in 1993:

Inside the LEC	104
LEC Surface Lot	260
McDowell St Deck	357
Total	721 Spaces

City of Charlotte FY92-96 Capital Improvement Program Project Requests includes a 350 space parking deck proposed for FY92 and FY93

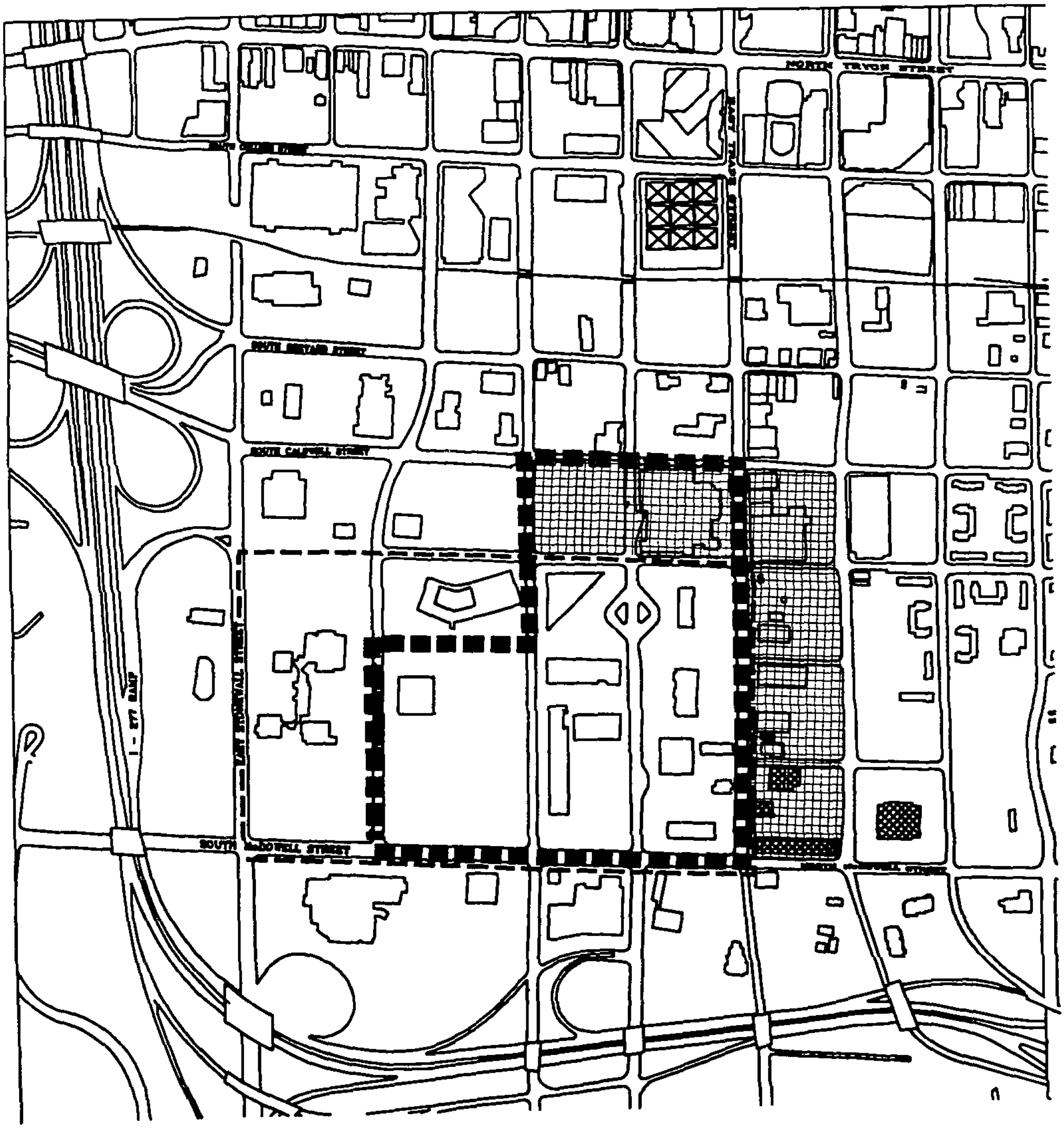
Cost: $2,450,000

Government Center Area

1965 Governmental Center Master Plan Area

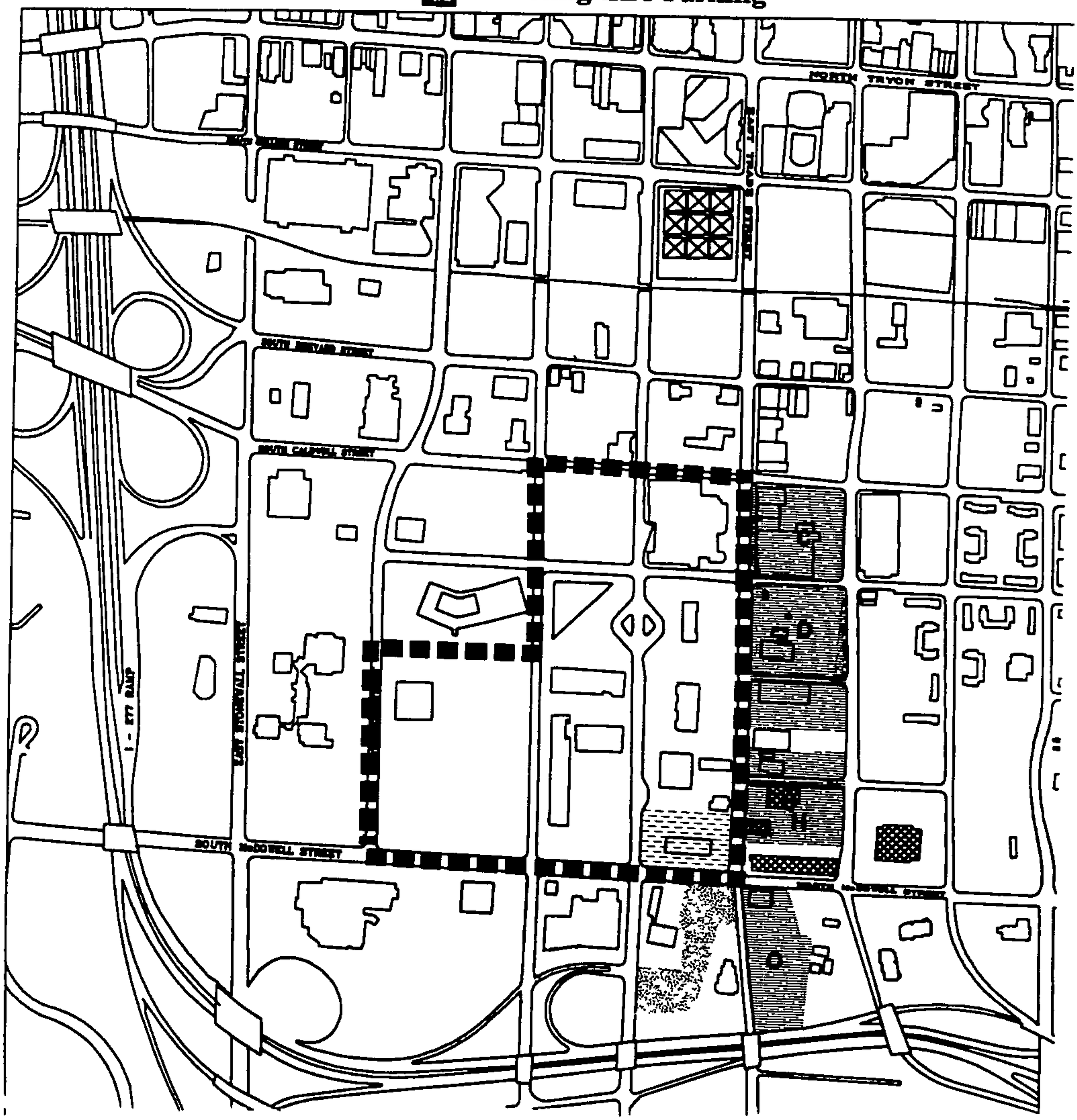
1975 Master Plan Update Proposed Expansion Areas

Existing Government Center Area



Law Enforcement Center Site Options

Site Options
Existing LEC
Existing LEC Parking



LAW ENFORCEMENT CENTER SITE OPTIONS

Site Considerations	C Pyramid Motors E Trade & Caldwell	D #1 Executive/Equity Bldg. E. Trade & Davidson	H #2 Raycom E. Trade, Myers, & 5th St.	O Court Plaza N. McDowell & Elizabeth Ave.
Size (acres)	±3 29	±4.95 #3	±2.87	±2.5
Present Use	Vacant	2 & 4 Story Offices	2 Office Bldgs.	5-Story Office & Office Condo
Number of Owners	Two (2)	Four (4)	Eight (8)	Three (3)
Purchase Price ($)	$8,725,000	$11,320,000	$9,412,000	$7,200,000
Ave. Cost/Sq. Ft.	$60,80 #4	$52.50 #4	$62.80 #4	$53.80 #4
Ease of Acquisition	Willing Seller	Willing Seller	Willing Seller	Willing Seller
Parking	On Site	On Site	Off Site #5	Off Site #5
Access to Street & Interstate	Best	Best	2nd Best	3rd Best
Relationship to Intake Center, Jail, & Courts	4th Best	3rd Best	Best	2nd Best
Relationship to CMGC	2nd Best	Best	3rd Best	4th Best
Potential for Future Expansion	Best	2nd Best	3rd Best	4th Best
Potential for Tunnel Connections	None	Possible?	Best	2nd Best

NOTES·
#1 North Alexander Street could be abandoned to create a single development site.
#2 Myers Street could be abandoned to create a single development site.
#3 Potential to accommodate both the LEC and a future CMGC office building.
#4 Includes buildings but no demolition costs.
#5 Some parking would be required on the existing LEC lot plus purchase of Computerland building

MEMORANDUM

Date: April 12, 1991

To: Mecklenburg County Commissioners

Charlotte City Council

From: Gerald G. Fox
County Manager

O. Wendell White
City Manager

Subject: Storm Water Utility

In preparation for the discussion on storm water at the joint luncheon on April 16, we would like to briefly review the status of the City and County storm water programs. The background on the issue is:

* In 1987, the City and County identified the opportunity to jointly investigate storm water needs in the community and ways to finance storm water services.

* During 1988 and 89, a consultant team worked with staff and citizen advisory groups to identify storm water needs and develop a strategy for funding and implementing storm water services.

* The consultant recommended expansion of both City and County storm water services, with eventual consolidation to a single storm water agency. The primary funding source would be utility charges. The consultants reasoned that the needed expansion of services would be major objectives for both the City and County; dealing with the procedural upheaval and political implications associated with a functional consolidation at the same time would hinder the ability to meet the new service objectives, particularly, since there is little overlap in program responsibilities.

* During late 1989 and early 1990, options for immediate consolidation of all storm water services were considered, without agreement.

* In April, 1990, City Council proceeded with technical work necessary to comply with EPA storm water regulations.

* In January, 1991, both the City Council and the County Commission acted to create a storm water utility to fund their respective storm water programs.

An expansion of the two, separate programs realizes the consultant's recommendation, however, we are concerned about possible duplication or overlap of activities. There is little overlap in actual responsibilities as the two programs each have

a different focus. The County activities are primarily related to the major streams through channel improvement and maintenance and watershed master planning. The City program deals with the maintenance, rehabilitation, and capital improvement of tributary ditches and pipe systems. We have identified four areas where activities should be combined and support this approach to storm water utility services.

* **Billing** - We are jointly planning a billing system that will have the ability to invoice the customer for County charges, City charges, or both. The result will be a county-wide billing system where the customer receives only one storm water bill.

* **Public Awareness** - It will be very important that the citizens understand storm water issues and the services available to them. We are planning public education activities that will explain all storm water services provided by the City and County. Also, we expect to provide a simple, convenient way for customers to request service.

* **Planning** - Coordination of capital planning will be crucial to insuring the two programs compliment each other. We are exploring the idea of forming a storm water technical coordinating committee that would formalize that process.

* **Design/Construction Standards** - The drainage system must be designed and constructed with common standards. We have drafted a joint Design Manual which is being reviewed with representatives of the building industry. We expect to put it into use later this year. In this way, the land development industry has a consistent set of standards to meet county-wide.

The responsibilities of the two programs and the combined activities are illustrated in the attached table. We have scheduled a very brief presentation on these concepts for the meeting on the 16th prior to your discussion.

CHARLOTTE - MECKLENBURG STORM WATER UTILITY SERVICES		
City Services	**Combined Services**	**County Services**
Street Drainage - maintenance of structures - capital improvements - coordination of utilities - street construction	Billing for a combined utility rate	Floodplain Management - floodplain regulations - channel improvement - channel maintenance - basin maintenance
Development Regulation	Public Awareness	Development Regulation
Drainage System - pipe/channel maintenance - maintenance of BMP's - system capital improvements	Capital Planning & Budgeting: formation of a technical coordinating committee	Watershed Master Planning - design area basins - contruct area basins
Water Quality Management Plan (EPA requirements)	Design and Construction Standards	Watershed Protection - maintenance of BMP's - wetlands management
		Town Drainage Systems - pipe/channel maintenance - capital improvements

MEMORANDUM

April 12, 1991

TO: Mayor and City Council

FROM: for O. Wendell White
City Manager

SUBJECT: April 16 Joint Meeting

One of the priorities Council set at its November retreat was supporting the County in its efforts to obtain legislation that would fund improvements to the local Criminal Justice System. Subsequent to the retreat, the issue was discussed again at the Crime and Drugs Symposium hosted by the Citizens Criminal Justice Commission and at a meeting attended by representatives of the City, County, District Attorney and Citizen's Criminal Justice Commission. However, no decisions were made regarding what specifically should be included in the legislation or who should take the lead in a lobbying effort. I have approached the Chamber of Commerce on this matter, and they are prepared to have the Chamber Legislative Committee take the leadership role in this lobbying effort if given direction by the City and/or County.

It is my understanding that there are currently two bills before the Legislature:

- One bill would allow Mecklenburg County to provide local funding for additional prosecutors by channeling the money through the Administrative Office of the Courts. This bill has fairly strong opposition from several sources, including the Mecklenburg Legislative Delegation and the Administrative Office of the Courts.

- A second bill, introduced by Fountain Odom, specifically mandates additional prosecutors to be allocated to Mecklenburg County by the State.

Both of these bills have a "sunset clause" which means they would expire in three to four years.

Additional questions which have not been answered will need to be discussed, perhaps during the lobbying efforts or as part of the budget process.

- How much money does the City and/or County wish to commit to this effort?

- Who will fund it and what would be the funding source?

- Would funding additional prosecutors be cost effective if the State's other criminal justice resources (courts, corrections, probation and parole, etc.) could not handle the increased demands generated by a greater number of prosecutions.

The Citizen's Criminal Justice Commission is collecting data to support the need for additional prosecutors in Mecklenburg County. If Council wishes to pursue getting additional prosecutors, decisions need to be made soon in order to implement an appropriate lobbying strategy.

On April 16 at the City-County Joint Luncheon meeting, there is an agenda item to discuss the proposed Criminal Justice legislation.

There are two basic questions the City and County should answer at the luncheon:

1. Which bill do we support?

2. Who should lead the lobbying effort?

cp

LEC Site Options Review

Sites Recommended for Elimination From Further Study

Site: B (Verner site at 4th and Caldwell)
Reasons:
- Distance to Intake Center, Jail and Courts System
- The entire block would not be under City control. To gain control of the entire site would require relocating a church, demolition of two historic buildings, and acquiring the First Charlotte Building which could be expensive and complex.
- Part of the site would be reduced due to the need to widen Brevard Street.

Site: F (Government House at McDowell and 3rd)
Reasons:
- Access - Median in McDowell Street
  - Traffic back up along 3rd and 4th Streets
- Demolition of $5.3 million structure

Site: G (Cameron Brown Building)
Reasons:
- Access - median in McDowell Street
  - traffic back up along 3rd Street
- The existing building would be extremely difficult to adapt for a LEC.

Site: I (S. Independence Boulevard at S. Kings and Cherry Street)
Reasons:
- Not adjacent to Government Center
- Distance to Intake Center, Jail, and Courts System

Site: K (Arnold Palmer Cadillac at Stonewall, Caldwell, and 2nd)
Reason:
- Distance to Intake Center, Jail, and Courts System

Site: L (W. Trade, N. Cedar, and W. 5th Streets)
Reasons:
- Not adjacent to Government Center
- Distance to Intake Center, Jail, and Courts System

Site: M (E. Independence Plaza - 700 E. Stonewall Street)
Reasons:
- Access - Medians in Stonewall and McDowell
- Distance to Intake Center, Jail, and Courts System
- The existing building would be extremely difficult to adapt for a LEC.

Site: N (City owned land at E. 7th and N. McDowell)
Reasons:
- Access
- Distance to Intake Center, Jail, and Courts System
- Major transmission lines over site
- Center City Urban Design Plan recommends a residential future for this area.

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1991

S 1

SENATE BILL 235

Short Title Mecklenburg Asst DAs/Funds (Public)

Sponsors Senators Odom Blackmon Hartsell, and Richardson

Referred to Appropriations

March 14, 1991

A BILL TO BE ENTITLED

AN ACT TO APPROPRIATE FUNDS TO PROVIDE FIFTEEN ADDITIONAL ASSISTANT DISTRICT ATTORNEYS FOR MECKLENBURG COUNTY

The General Assembly of North Carolina enacts

Section 1 There is appropriated from the General Fund to the Department of Justice the sum of $656,160 for the 1991-92 fiscal year and the sum of $656,160 for the 1992-93 fiscal year to provide 15 assistant district attorneys for Mecklenburg County

Sec 2 This act becomes effective July 1, 1991

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1991

H 1

HOUSE BILL 270*

Short Title Mecklenburg/Fund Assist DAs (Local)

Sponsors Representatives McLaughlin, Barnhill, Black, Cunningham, Easterling Foster and Grimmer

Referred to Judiciary II

March 19, 1991

A BILL TO BE ENTITLED

AN ACT TO AMEND G S 7A 302 AND G S 153A 149 TO ALLOW MECKLENBURG COUNTY TO APPROPRIATE TAX FUNDS TO THE ADMINISTRATIVE OFFICE OF THE COURTS FOR A SPECIFIED PERIOD OF TIME TO SUPPORT THE CRIMINAL JUSTICE SYSTEM IN MECKLENBURG COUNTY

The General Assembly of North Carolina enacts

Section 1 G S 7A-302 reads as rewritten

"§ 7A-302 **Counties and municipalities responsible for physical facilities**

In each county in which a district court has been established, courtrooms and related judicial facilities (including furniture) as defined in this Subchapter, shall be provided by the county except that courtrooms and related judicial facilities may with the approval of the Administrative Officer of the Courts after consultation with county and municipal authorities, be provided by a municipality in the county To assist a county or municipality in meeting the expense of providing courtrooms and related judicial facilities, a part of the costs of court, known as the facilities fee, collected for the State by the clerk of superior court, shall be remitted to the county or municipality providing the facilities

Additionally, a county may supplement with county funds the criminal justice system within the county which support shall include, but not be limited to the funding of personnel Funds for this purpose shall be paid by the county to the Administrative Office of the Courts, and the Administrative Office of the Courts shall expend the county funds as directed by the county Personnel hired by the

Administrative Office of the Courts shall in all regards be employees of the State as though their positions were funded by the State instead of the county."

Sec 2 G S 153A 149(c) is amending by adding a new subdivision to read

'(9a) Criminal Justice System -- To support the criminal justice system within the county which shall include, but not be limited to, the funding of personnel. Funds for this purpose shall be paid by the county to the Administrative Office of the Courts, and the Administrative Office of the Courts shall expend the county funds as directed by the county. Personnel hired by the Administrative Office of the Courts shall in all regards be employees of the State as though their positions were funded by the State instead of the county."

Sec 3 This act applies only to Mecklenburg County

Sec 4 This act is effective upon ratification and expires June 30 1993

LAW ENFORCEMENT CENTER SITE OPTIONS

SITES

Site Considerations	A Existing LEC Site	B Verner 4th & Caldwell	C Pyramid Motor E Trade & Caldwell	D Exec. Bldg E Trade & David	E Snowhite/Computer S McDowell & 4th	F Gov House S McDowell & 3rd	G Cameron Brown S McDowell & 2nd
Size (sq ft)	92,430	89,521	140,655	145,200	158,385	113,200	118,962
Land Value ($)	3,240,000	6,428,000	8,860,000	7,570,000	5,000,000	3,960,000	4,200,000
Improv. Value ($)	7,400,000	4,191,680		------	3,900,000	5,300,000	14,550,000
Total Cost ($)	10,640,000	10,620,000	8,860,000	7,570,000	8,900,000	9,300,000	18,750,000
Unit Cost (sq ft)	$35 00	$72 00	$63 00	$52.14	$31 53	$35 00	$35 00
Demolition Cost	None	Unknown	Unknown	Unknown	Unknown	Unknown	None
Ease of Acquisition	City Owned	Willing Seller	Willing Seller	Willing Seller	Willing Seller Difficult to Relocate	Ex Difficult	Willing Seller
Expansion/Constr Cost	$7,992,714	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Parking (Cost)	$1 4m	$2 7m	$2 7m	$2 7m	$2 0m	$1.6m	$2 6m
Access to Streets & Interstate	Fair	Fair	Good	Good	Fair/Good	Good	Fair
Relationship to Intake Center, Jail, & Courts	Good	Fair	Fair	Fair	Good	Good	Fair
Relationship to CMGC	Fair	Good	Good	Good	Fair	Fair	Fair
Potential for Future Expansion	Good #1	Good	Excellent	Excellent	Excellent	Good	Excellent
Negative Site Conditions	------	------	#4	------	Large Culvert Soil Contaimination	------	------
Aesthetics and Scale	#2	#2 & #3	Good	Good	#5	Good	Good

NOTES:
#1 Expand at the LEC Deck and link by tunnel or overstreet passage.
#2 Limited opportunities for providing open space.
#3 Blocks view of the Uptown.
#4 Possible asbestos removal and fuel spillage.
#5 The future LEC building would be hidden by the existing parking deck.

LAW ENFORCEMENT CENTER SITE OPTIONS
SITES

Site Considerations	H Assemblage of 7 parcels bordered by Trade, Myers, 5th St	I S Independence Blvd at S Kings, Cherry St	J N Caldwell between E Trade & E 5th	K Arnold Palmer Cadillac Stonewall, Caldwell, 2nd
Size (sq ft)	88,950	193,276	70,306	196,456
Land Value ($)	5,786,500	4,250,000	4,000,000	12,750,000
Improv Value ($)	-----	-----	-----	-----
Total Cost ($)	5,786,500	4 250,000	4,000,000	12,750,000
Unit Cost (sq ft)	$74 38	$21 99	$56 89	$64 90
Demolition Cost	Unknown	Unknown	None	Unknown
Ease of Acquisition	Willing Seller	Willing Seller	Willing Seller	Willing Seller
Expansion/Constr Cost	15,000,000	15,000,000	15,000,000	15,000,000
Parking (Cost)	$1 4 m	$2 7 m	$2 7 m	$2 7 m
Access to Streets & Interstate	Good	Good	Good	Good
Relationship to Intake Center, Jail, & Courts	Good	Poor	Fair	Poor
Relationship to CMGC	Fair	Poor	Good	Poor
Potential for Future Expansion	Fair	Excellent	Fair	Excellent
Negative Site Conditions	-----	-----	-----	#4
Aesthetics and Scale	#2	Good	#2	Good

NOTES
#1 Expand at the LEC Deck and link by tunnel or overstreet passage
#2 Limited opportunities for providing open space
#3 Blocks view of the Uptown
#4 Possible asbestos removal and fuel spillage.
#5 The future LEC building would be hidden by the existing parking deck

	[illegible]	10 000 000	-----	3 100 000

LAW ENFORCEMENT CENTER SITE OPTIONS
SITES

Site Considerations	L W T ade, N Cedar, W 5 h Street	M E Independence Plaza 700 E Stonewall Street	N City owned land at E 7th & N McDowell	O Corner N McDowell Elizabeth Ave (Court Plaza)
Size (sq ft)	209,088	259,530	304,920	89,734
Land Value ($)	4 353,360	10,000,000	?	3,700,000
Improv Value ($)	-----	----	-----	-----
Total Cost ($)	4 353,360	10,000,000	-----	3,700,000
Unit Cost (sq ft)	$20 82	$38 53	-----	$41 23
Demolition Cost	Unknown	Unknown	None	Unknown
Ease of Acquisition	Will ng Seller	Willing Seller	City Owned	Willing Seller
Expansion/Constr Cost	15 000,000	15,000,000	15,000,000	15,000,000
Parking (Cost)	$2 7 m	$2 7 m	$2 7 m	$2 7 m
Access to Streets & Interstate	Fair	Fair/Good	Fair	Fair
Relationship to Intake Center, Jail, & Courts	Poor	Poor	Poor	Good
Relation hip to CMGC	Poor	Poor	Poor	Fair
Potential for Future Expansion	Excellent	Excellent	Excellent	Good
Negative Site Conditions	----	- ---	-----	-----
Aesthetics and Scale	Good	Good	Good	Good

NOTES
#1 Expand at the LEC Deck an link by tunnel or overstreet passage
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#5 The future LEC building w ld be hidden by the existing parking deck