AGENDA

Meeting Type:	S
Date:	05/13/1991
SUBJECT	COUNCIL BRIEFING LAW ENFORCEMENT CENTER LAND OPTIONS

City of Charlotte, City Clerk's Office

McDonnell

5:30

Mayer ✓
Campbell absent
Clopfelter ✓
Hammond ✓
McCrory ✓
Mangum ✓
Martin ✓
Mathews ✓
Patterson ✓
Scoggins ✓
Upchurch absent
White ✓

Dick Bleeke
Pam Syfert
Black (C) tunnel/working
(D)

McCrory
Black
McCrory
Black

Martin
Block

parking
1000 spaces

(0)
(m)

McCrory
Mayor
McCrory
White
Mayor
Patterson
Matthews
McCrory
White
Mayor
Wheeler
Mayor
Martin Crawford
Mayor
Patterson / Clodfelter
Clodfelter
Matthews
Clodfelter
Sybert
Clodfelter

250,000 sq ft

D - O - m

D - O - m

	Black	
	Matthews	
	Martin	
	Cranton	
	Martin	
	Cranton	
	Martin	
	McCrory	
	Scarborough	
	Sylert	
	Mayor	
A	Mangum	Carmel Road
	White	
	Mangum	
	White	
	Mangum	take 5th lane
	Scarborough	
	Mangum	
B	Matthews	Stone donation for botanical garden
	Mayor	
	Matthews	

Mayor
Clodfelter
McCrory / Matthews

Clodfelter — refer to A
Mayor

C. Syfert — MPO
Clodfelter
Syfert — defer #18
Mayor

adjourn 6:05

#18- AMEND- CONTRACTS
FOR
DEFER #
+ #18

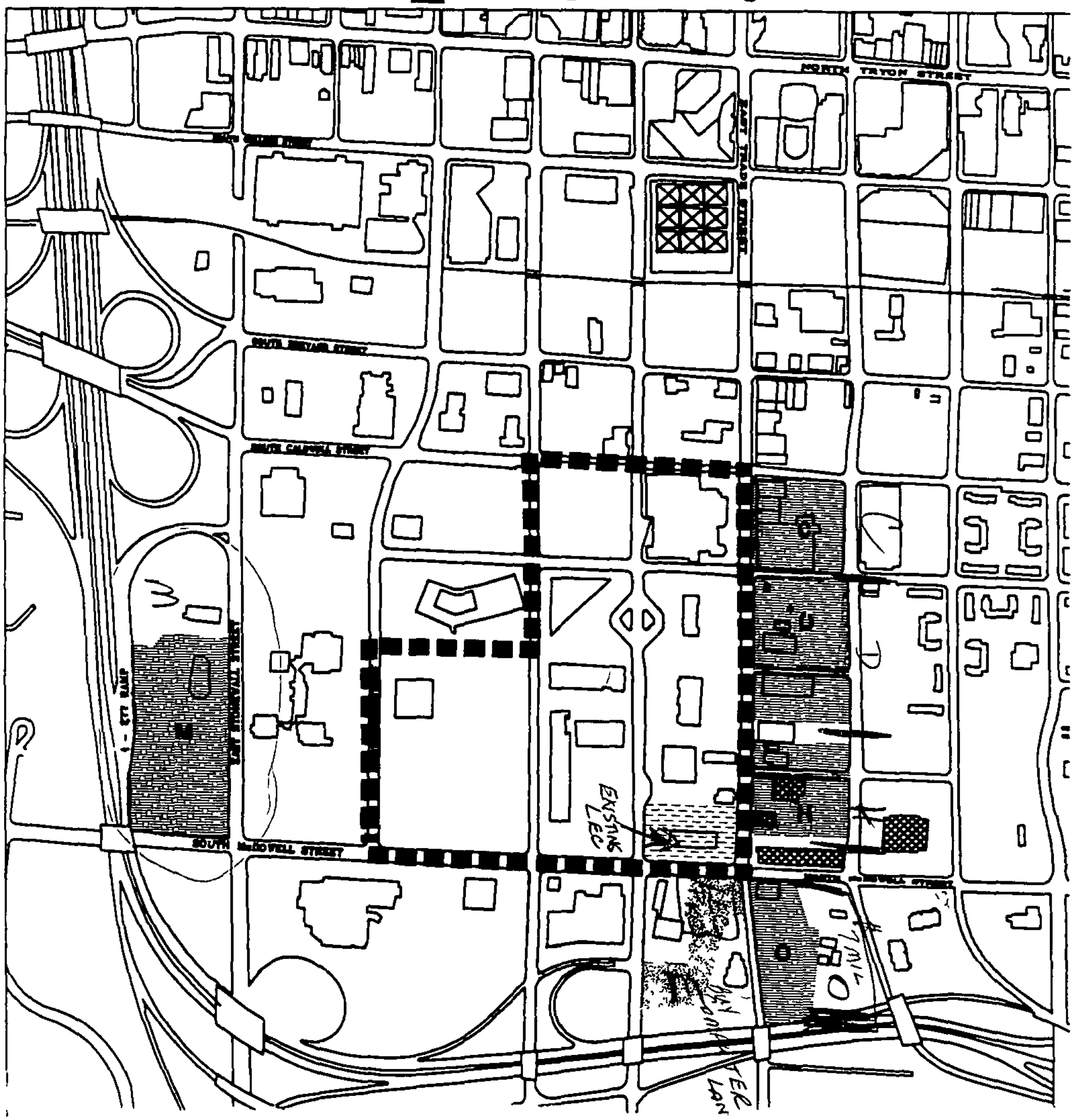
MPO

MAJ. SNIDER CALLED + SAID TO SEND PAPERS TO JOE DOZIER.

Law Enforcement Center Site Options

#24

- Site Options
- Existing LEC
- Existing LEC Parking



Site C - Pyramid Motors
E. Trade and Caldwell

Site Description

Purchase Price	$8.86 million
Size	3.29 acres (143,312 sq. ft.)
Ave. Cost/Sq. Ft.	$61.82
Present Use	Vacant

Site Advantages

- Relationship to the Government Center Area.
- No tenants to relocate.
- Two property owners and willing sellers.
- Best access to streets and interstate (tied with Site D).
- Vacant site (existing building not in use).
- Site can accommodate all required parking.
- Connection to existing fiber optic loop with relative ease.

Site Disadvantages

- Distance to Intake Center, Jail, and Courts system is borderline.
- Highest average cost per square foot.
- Additional costs for possible asbestos removal and fuel spillage.
- No potential for tunnel connections to Jail/Court system.
- The amount of future expansion that could be accommodated with the parking deck also located on the site.

Site D - Executive/Equity Buildings
E. Trade and Davidson

Site Description

Purchase Price	$11.276 million
Size	5.36 acres (233,622 sq. ft.)
Ave. Cost/Sq. Ft.	$48.27
Present Use	2 and 4 Story Office Buildings

Site Advantages

- Distance to Intake Center, Jail, and Courts System.
- Relationship to overall Government Center Area.
- Potential for future expansion.
- Potential land to accommodate both the LEC and a future CMGC office building.
- Willing sellers.
- Site can accommodate all required parking.
- Connection to existing fiber optic loop with relative ease.
- Best access to streets and interstate (tied with Site C).
- Possible tunnel connections to Jail/Court Systems.
- Depending on LEC placement, one of the two existing office building could generate additional revenue.

Site Disadvantages

- Highest Purchase Price (only 3rd Highest Ave. Cost/Sq. Ft. of the 5 sites).
- Tenants to relocate.

Site H - Raycom
E. Trade and Myers

Site Description

Purchase Price	$7.115 million
Size	3.28 acres (143,017 sq. ft.)
Ave. Cost/Sq. Ft.	$49.75
Present Use	3 Office Buildings

Site Advantages

- Distance to Intake Center, Jail, and Courts System.
- Relationship to overall Government Center Area.
- Connection to existing fiber optic loop with relative ease.
- Good access to streets and interstate.
- Best potential for tunnel connection to Jail/Courts System.
- Potential for future expansion with parking located at the existing LEC deck.

Site Disadvantages

- Owners and tenants to relocate.
- Number of owners (8)
- The amount of future expansion that could be acommodated if more parking needs are met with on site parking.

Site O - Court Plaza
N. McDowell and Elizabeth Avenue

Site Description

Purchase Price	$4.7 million
Size	2.5 acres (108,900 sq. ft.)
Ave. Cost/Sq. Ft.	$43.15
Present Use	5 Story Office and Office Condo

Site Advantages

- Distance to Intake Center, Jail and Court System.
- Connection to existing fiber optic loop with relative ease.
- Adequate access to streets and interstate.
- Potential for tunnel connection to Jail/Courts System.
- Three property owners and willing sellers.

Site Disadvantages

- Size of the site (only 2.5 acres).
- Owners and tenants to relocate.
- Some parking would be required on the existing LEC lot plus purchase of the Computerland site ($2.35 million).

Site M - E. Independence Plaza
700 E. Stonewall Street

Site Description

Purchase Price	$8.839 million
Size	5.95 acres (259,200 sq. ft.)
Ave. Cost/Sq. Ft.	$34.10
Present Use	Seven Story Office Building

Site Advantages

- Largest size.
- Lowest average cost per square foot.
- Existing office building (99,332 s.f.) would generate additional revenue.
- Public use of existing building.
- One property owner and willing seller.
- No tenants to relocate.
- Best potential for future expansion.

Site Disadvantages

- Distance (4/10ths of a mile) to Intake Center, Jail, and Courts System and the resultant increase impact on the operational efficiency of City/County government (See LEC Operational Information).
- Relationship to the Government Center Area.
- Median opening on Stonewall Street could provide better access to site, but would eliminate space needed to permit a landscaped median recommended by the Uptown Streetscape Guidelines.
- Increased demand for parking within the Court/Jail area due to more vehicle traffic from the LEC.
- Additional costs to connect to the existing fiber optic loop. No firm figures area available, but MIS estimates the cost could be as much as was expended on the current system.

LEC Operational Information

- The LEC has an average of 48,000 visitors a year, many of them use services housed in other government buildings such as the courthouse, CMGC, and jail.

- Charlotte Police attend court an average of 16,320 times a year.

- Sixty to seventy-five police officers per day have to appear in court. The majority of police officers in court are on duty and park at the LEC and walk to court.

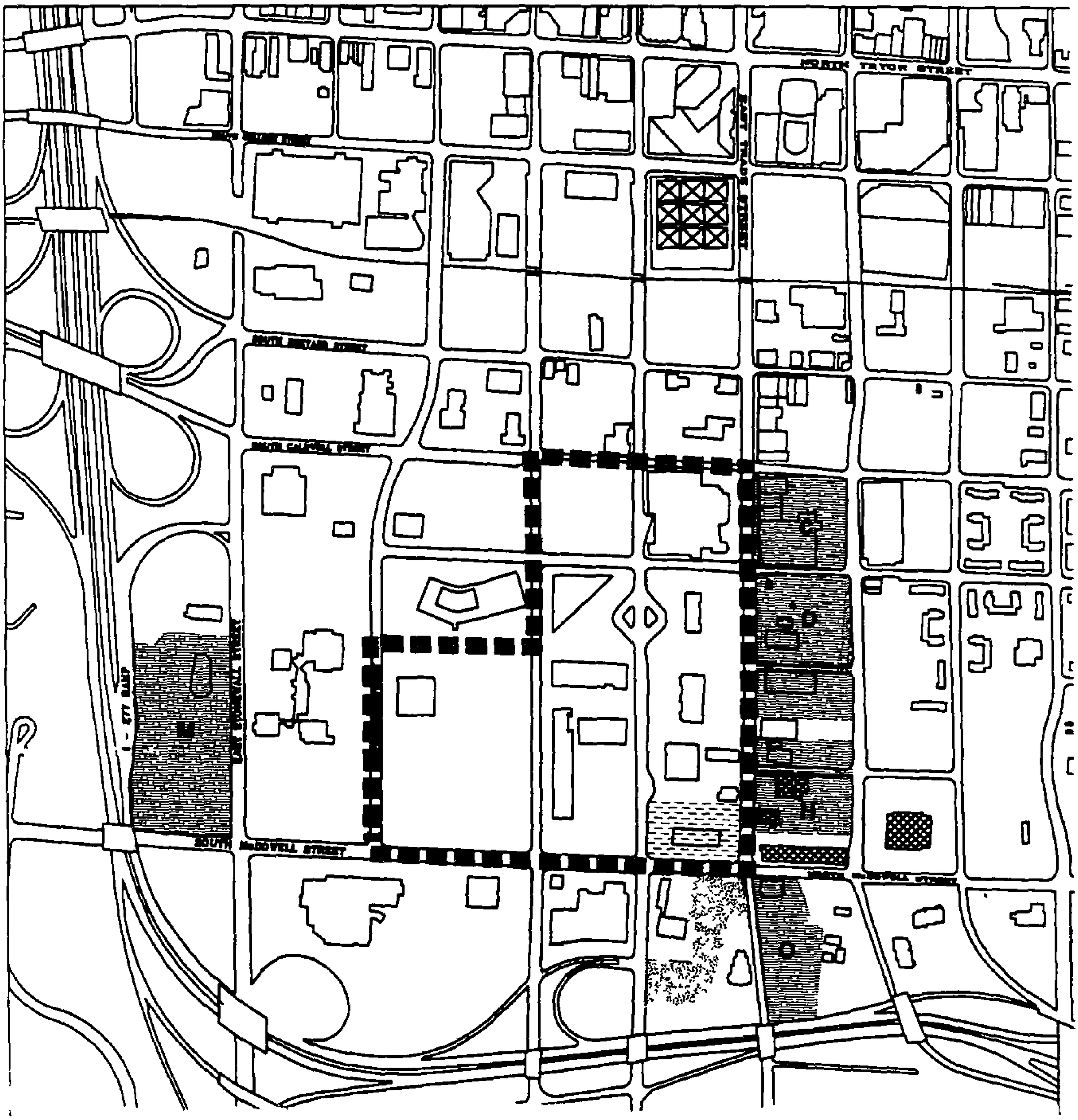
- Charlotte Police Officers meet with the District Attorney's Office (Old County Courthouse) an average of 8,160 times a year.

- Charlotte Police investigators made an average of 7,800 trips to the Jail Intake Center per year to interview persons in custody or to incarcerate individuals. Investigator currently are able to walk prisoners to and from the Intake Center.

- The Intake Center has 14 spaces for police officers. The Court parking deck has only 15 spaces available for police officers.

Law Enforcement Center Site Options

Site Options
Existing LEC
Existing LEC Parking



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