



Great Opportunity





- 1. The Park – Optimize location of West Park with frontage on South Tryon Street**
- 2. Baseball – Bring baseball back to Center City Charlotte**
- 3. 2nd Ward Neighborhood Plan (2002) – Jump start the Plan**

Proposal Objectives

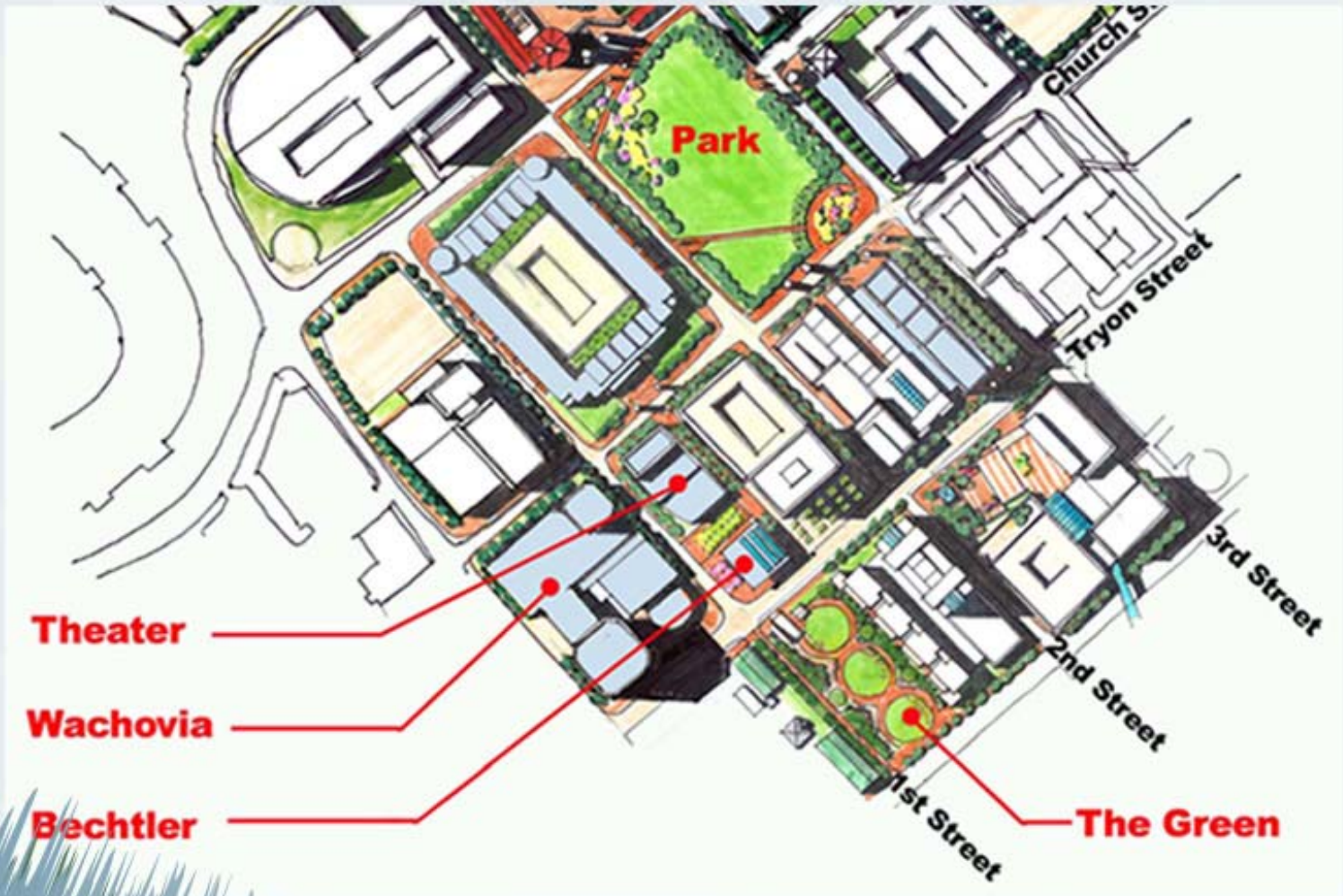




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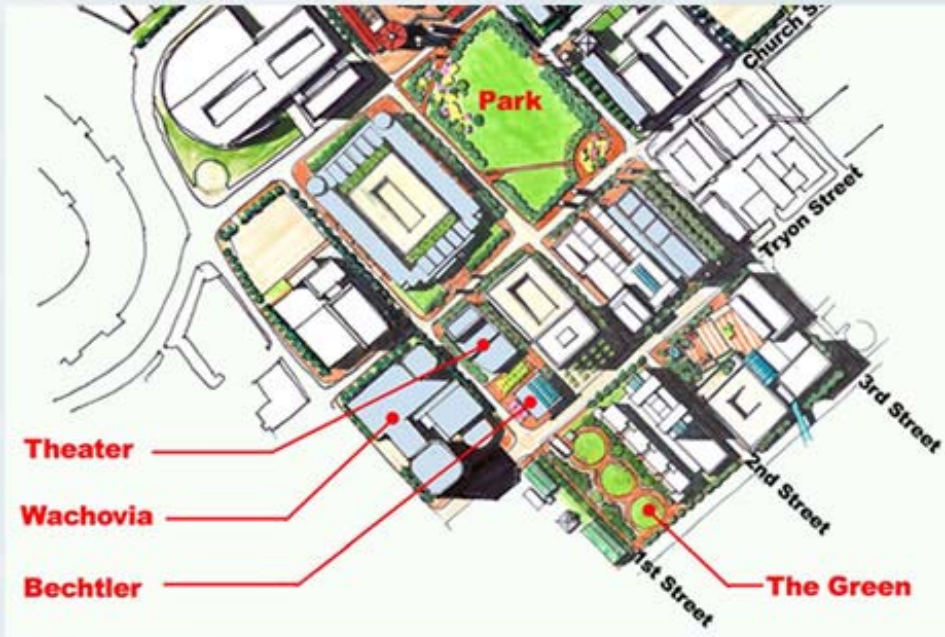
Objective #1





Proposed Park: Church, 3rd, Mint & 2nd Streets





Optimal connections to:

- Tryon Street
- Cultural campus
- The Green
- The convention center

Optimal Connections

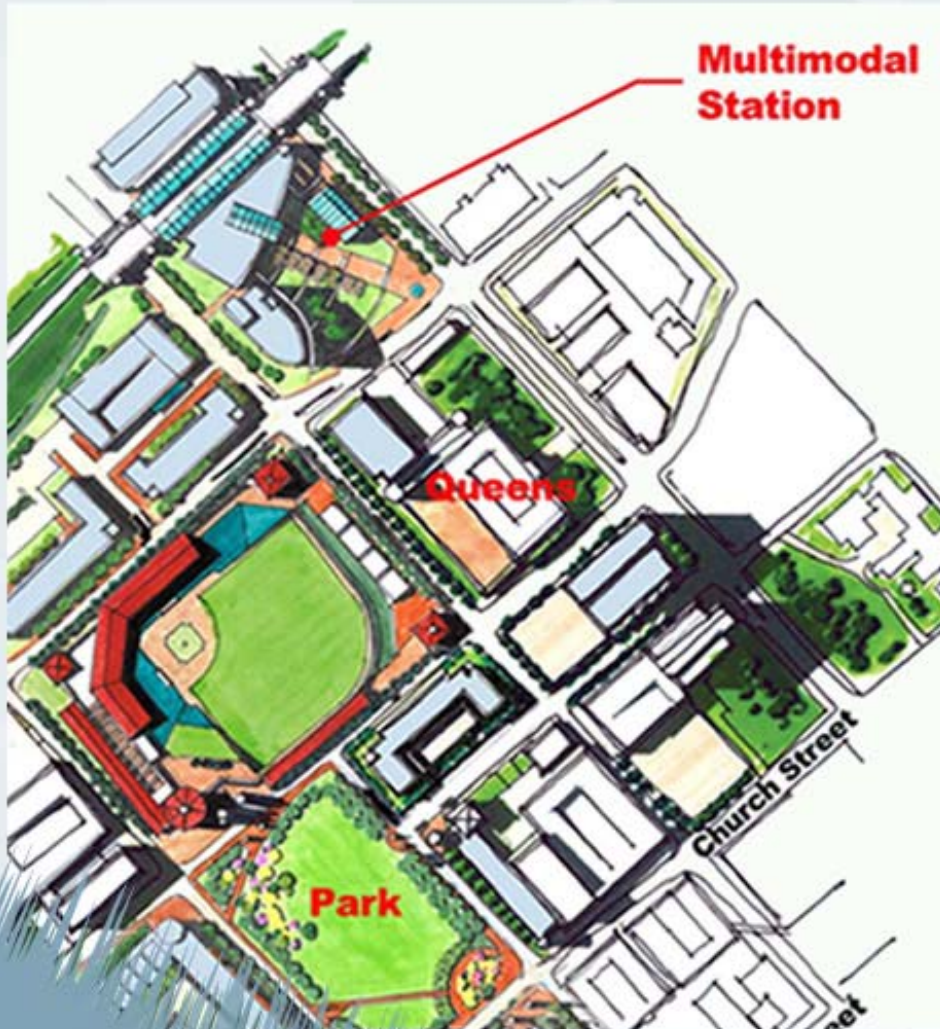




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Objective #2





New ballpark:

- Affordable family entertainment
- Synergy with West Park
- Knights to fund design & construction

New Baseball Stadium





Recommendation:

- City offers same deal structure given Panthers
- Long term land lease & infrastructure improvements

Private Sector Steps Up for Baseball





Charlotte Knights & private sources are willing to increase investment substantially to fund the balance of \$34 million stadium cost

Private Sector Steps Up for Baseball





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Objective #3





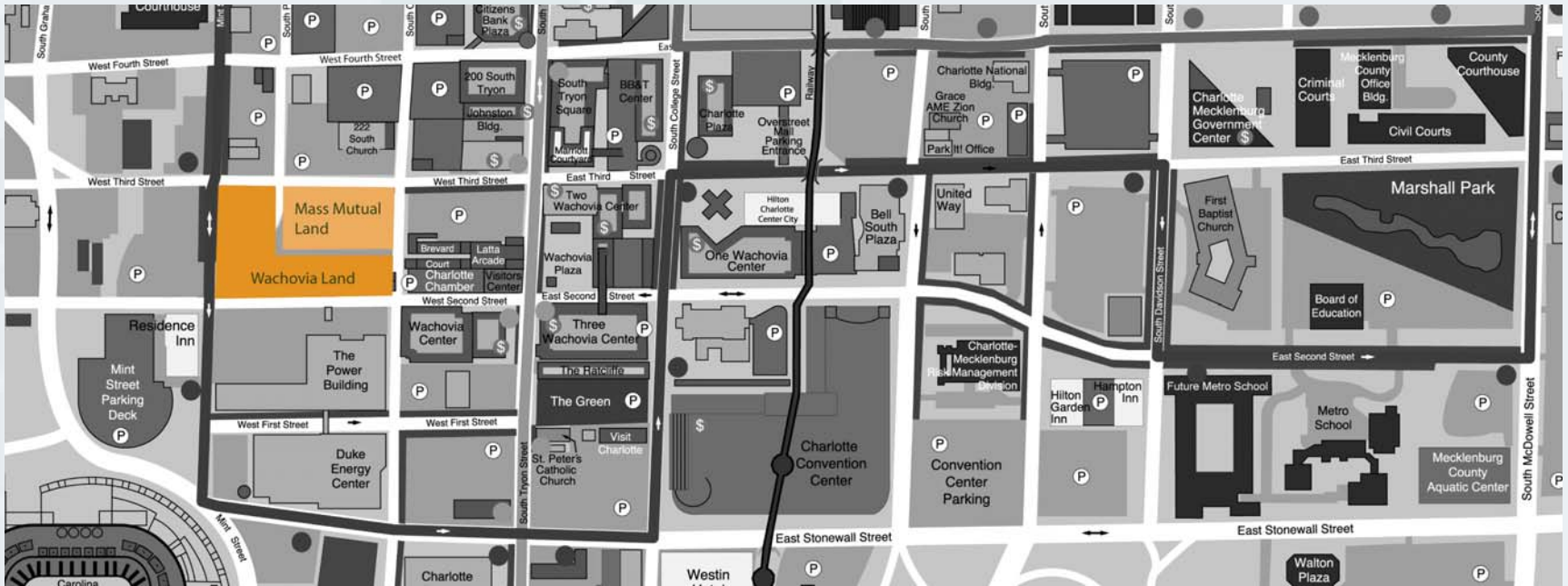
Location:

Marshall Park & Board of Education Property between 2nd & 3rd

Fulfills Second Ward Plan vision by jumpstarting mixed use development that includes: affordable, high-density housing, retail & office

A New 2nd Ward Neighborhood





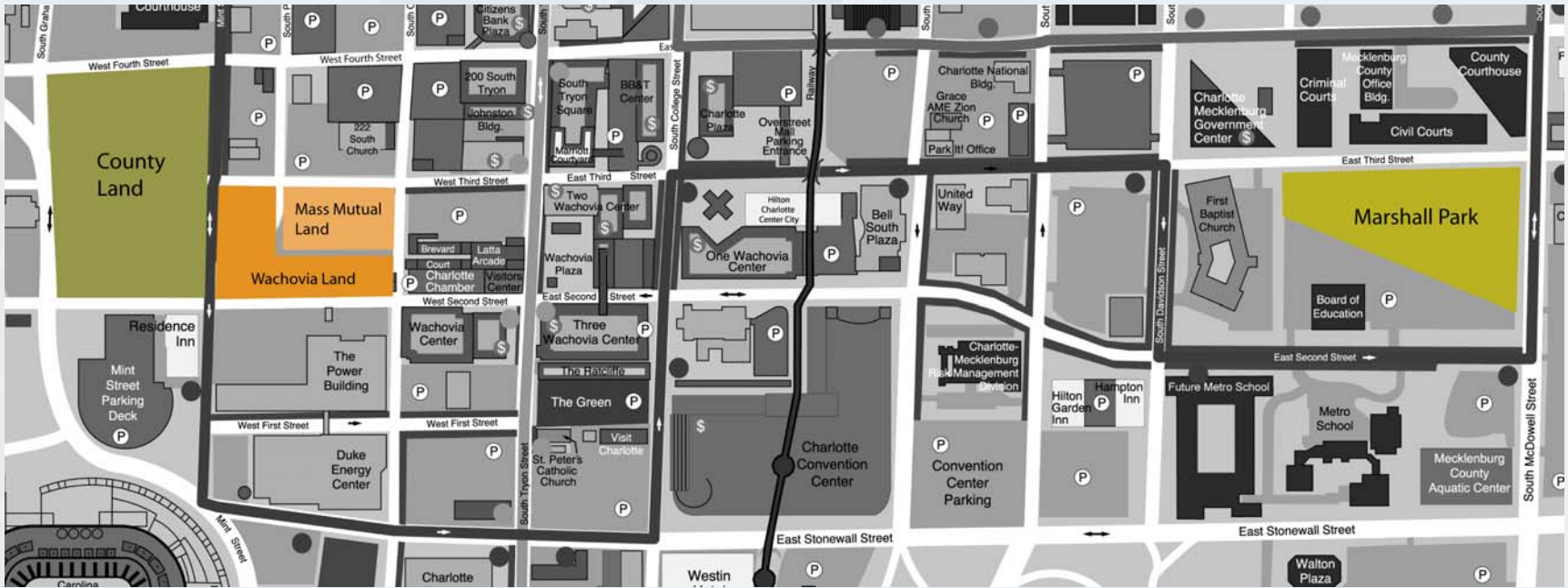
1

Mass Mutual purchases Wachovia property at market value to assemble ideal West Park site.



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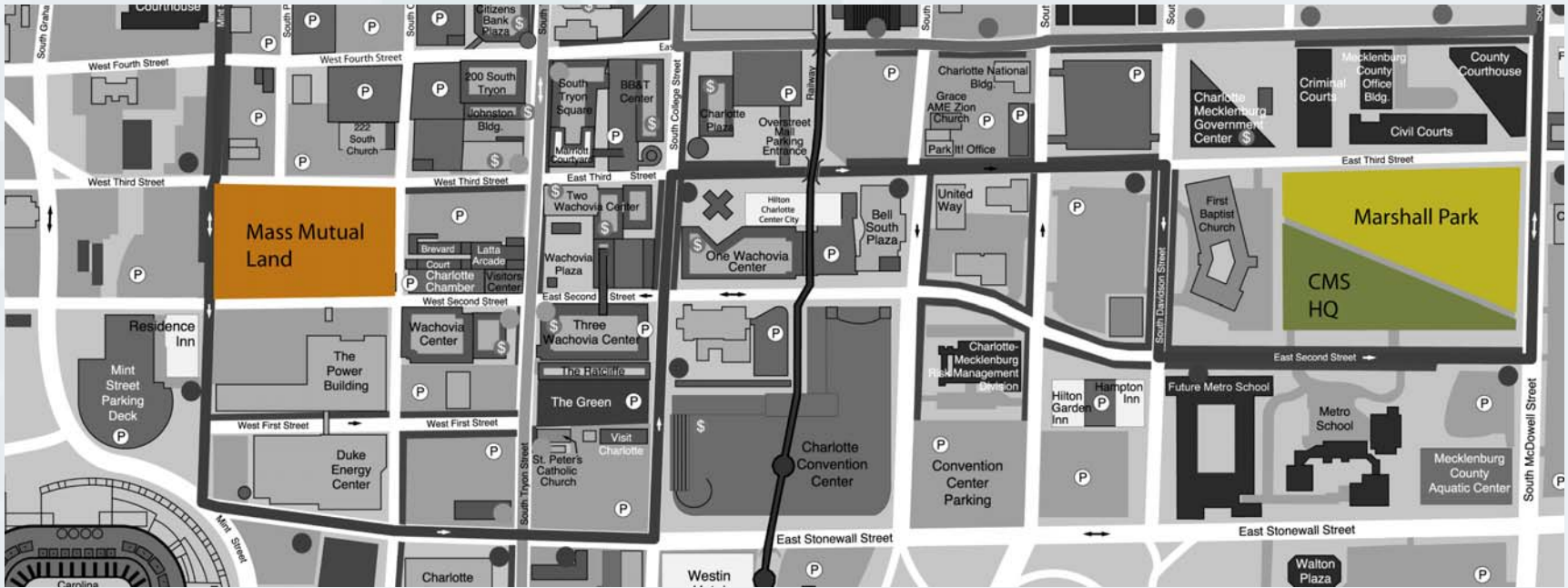
Park Site Assemblage



2

County swaps current Romare Bearden Park site (valued at \$27MM) with City for:

- **Marshall Park**
- **City's shared ownership in Spirit Square, and**
- **Other properties to balance the ledger**



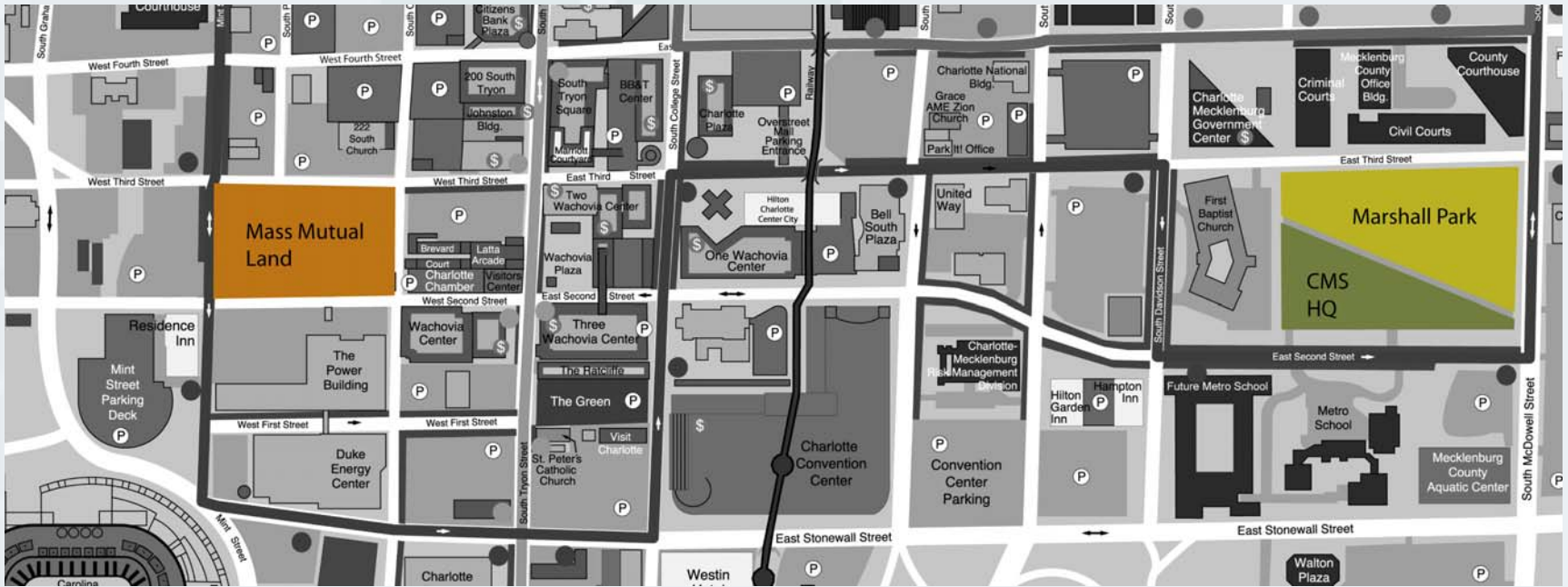
3

County acquires Board of Education property through agreeing to pay CMS market value (\$13.75MM):

- Purchase funded through a Synthetic TIF (COPs) on incremental tax revenue in 2nd Ward project
- Proceeds utilized to procure replacement office space.

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2nd Ward Village Assemblage



4

County swaps the majority of 2nd Ward assemblage with Mass Mutual for 3rd Ward West Park site assemblage. County retains 4 acres in the 2nd Ward for a new park as specified in adopted plan.

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2nd Ward Village & Park Swaps



5

Mass Mutual builds mixed use development on Marshall Park & Board of Education property

- 8 – 10 story Office Building
- 284 Apartments
- 410 Condominiums
- 35,000 sq ft Retail

2nd Ward Village





ODELL



Land Swap Proposal



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Land Swap Proposal