



## Legislation Details (With Text)

**File #:** 18-563      **Version:** 1      **Name:**  
**Type:** Other Items of Business      **Status:** Agenda Ready  
**File created:** 11/29/2018      **In control:** City Council Work Session  
**On agenda:** 3/4/2019      **Final action:**  
**Title:** Centre City Business Park  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. NC Growth Presentation on City Center Business Park, 2. Center City Business Park Market Feasibility Analysis

Date	Ver.	Action By	Action	Result
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**TO:** Mayor and Members of City Council  
**THRU:** Kristoff Bauer, Deputy City Manager  
**FROM:** Cynthia Blot, Economic & Community Development Director  
**DATE:** March 4, 2019  
**RE:**  
Centre City Business Park  
**COUNCIL DISTRICT(S):**  
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### Relationship To Strategic Plan:

Goal 3: High Quality Build Environment

### Executive Summary:

In November, 2008, a Resolution was approved authorizing the City Manager and staff to negotiate and acquire property in the Hope VI revitalization area. In December, 2010, Council approved the site and concept for the Hope VI Business Park which has since been revised to Centre City Business Park.

### Background:

On November 24, 2008, a Resolution was approved authorizing the City Manager or his designees the authority to negotiate and acquire property in the Hope VI revitalization area. On December 13,

2010, City Council approved the site and concept for what is now known as the Centre City Business Park but was then known as Hope VI Business Park.

On October 8, 2012, staff asked the City Council to authorize condemnation on the remaining parcels to allow for completion of the project; however Council did not authorize staff to continue with the condemnation actions Property Acquisition for the entire site is nearly complete.

On September 26, 2016, resolution R2016-065 was approved authorizing City Staff to acquire the 12 remaining parcels by condemnation. One parcel remains to be acquired.

Since July, 2018, staff has worked in collaboration with NC Growth and Kenan Institute to identify a potential end user(s) for the Center City Business Park. A thorough analysis of the site has been completed and is now available for review.

### **Issues/Analysis:**

Recommendations include:

1. Develop Centre City Business Park as flex industrial space
2. Adopt covenants to protect the integrity of the business park
3. Rezone the property with the compatible zoning designation
4. Acquire additional adjacent properties to site
5. Provide façade grants to Gillespie corridor businesses to make cosmetic improvements.
6. Maintain and enrich the community connection to the onsite historic EE Smith House.
7. Actively explore programming opportunity with FSU in connection to the EE Smith House.
8. Connect economic development, workforce development, and community development.

### **Budget Impact:**

N/A

### **Options:**

Consider Recommendations and provide guidance to staff

Direct staff to continue with recommendations from NC Growth.

Decline recommendation and direct staff as to how to proceed with the project.

### **Recommended Action:**

This item is presented for discussion only. Action will be considered in a Regular Council Session.

### **Attachments:**

NC Growth Presentation on City Center Business Park  
Center City Business Park Market Feasibility Analysis