

American Legion Memorial Stadium Renewal

Past - Present - Future

Mecklenburg Board of County Commissioners

July 6, 2016



Mecklenburg County
Park and Recreation
*The Natural Place
To Be...*



Charlotte
CENTER CITY
Partners



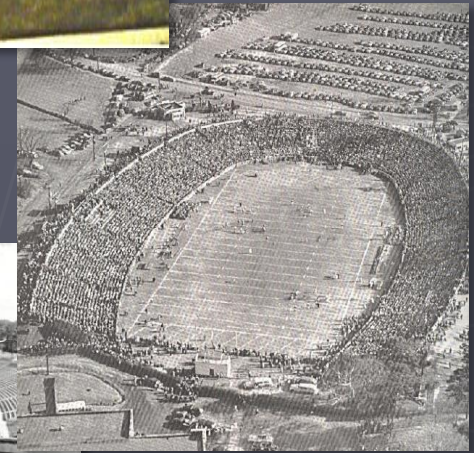
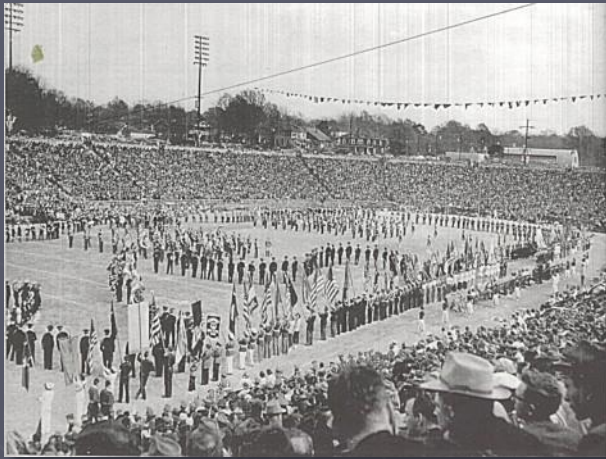
Memorial Stadium Renewal

Shared Project Goals

1. Create a great place & neighborhood + honor & strengthen the neighborhood
2. Preserve & honor history
3. Provide recreational & entertainment amenities for citizens of Mecklenburg County
4. Grow tax base & jobs
5. Strengthen CLT as a visitor destination through this “renewed” asset
6. Advance soccer as a major CLT sport & destination asset
7. Celebrate global/multicultural CLT
8. Maximize benefit of transit investment

American Legion Memorial Stadium: A Rich History

1936

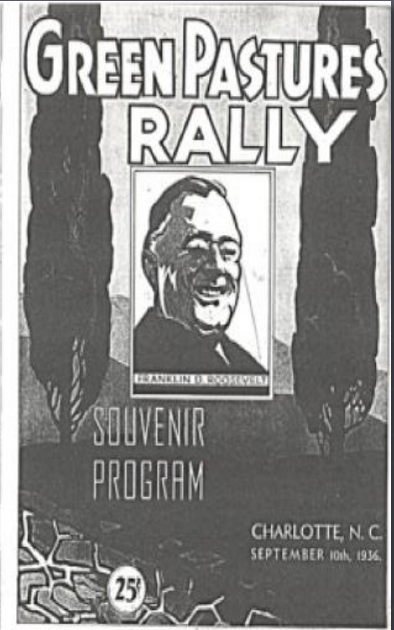
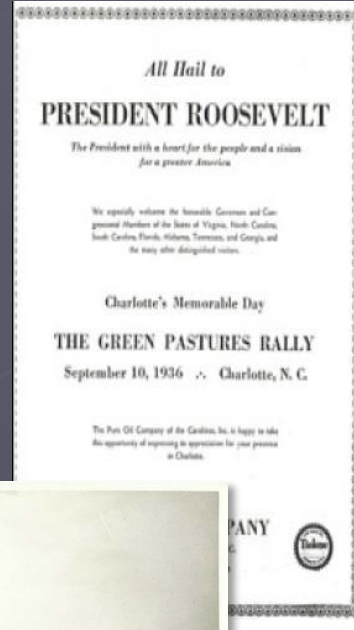


1946

President Roosevelt Visit - 1936



Motorcade through Uptown



Green Pastures Rally
September 10, 1936

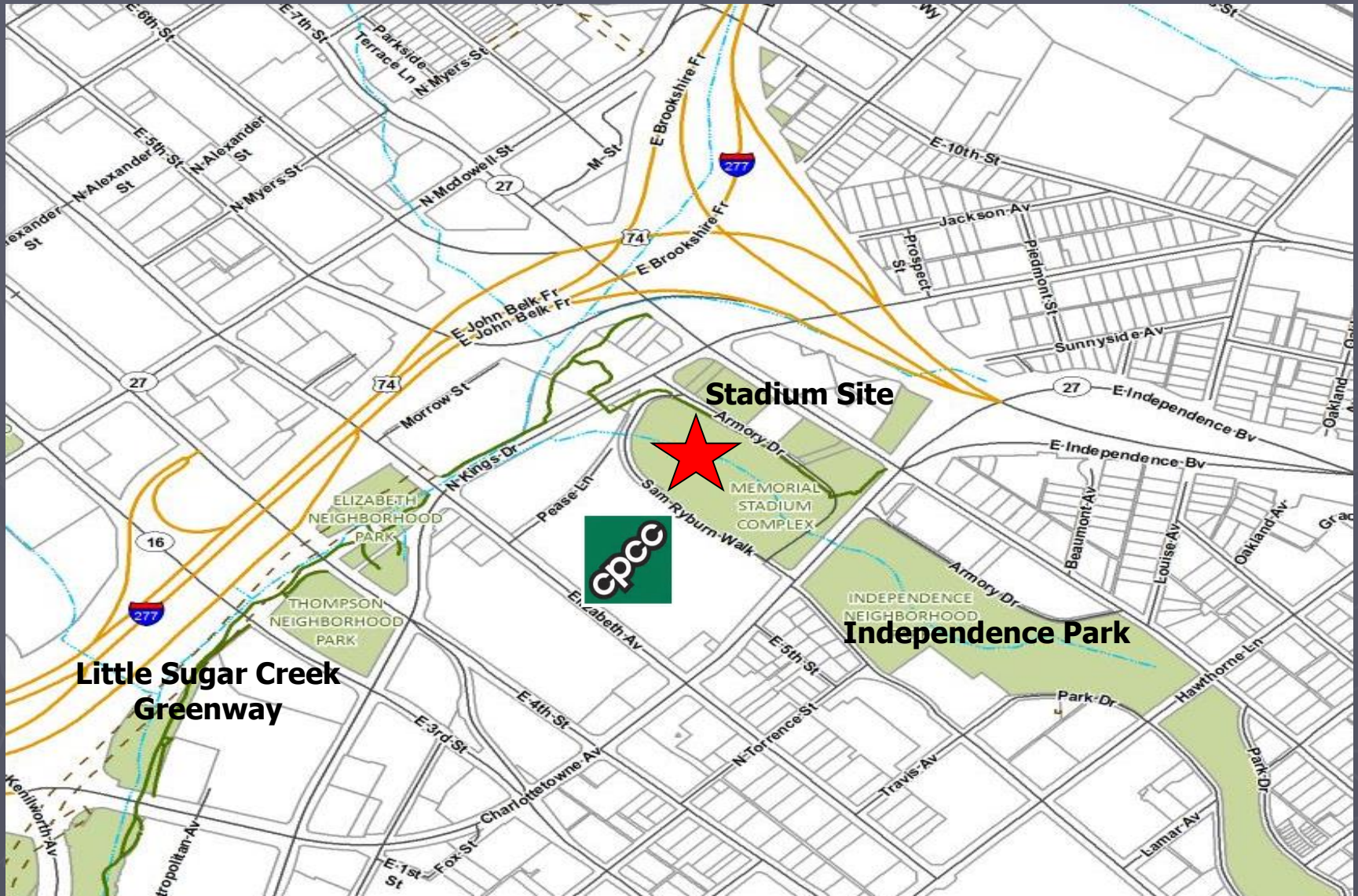
Historic Games

1966 Shrine Bowl



1936 Wake Forest vs UNC

Project Site

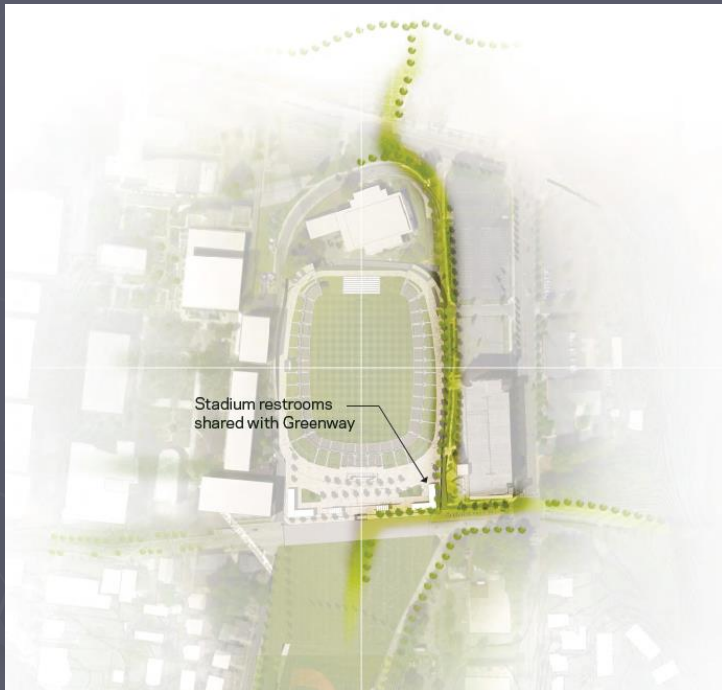


What's Next?



- Connect & extend greenway & park network
- Views into stadium bowl
- Shared building uses
- Extend value of stadium
- Be better neighbor to surroundings

What's Next?



- Stadium restrooms shared with Greenway



- Armory Way Plaza
- Vehicular circulation improvements

What's Next?



In conjunction with the berm seating concept, the new stadium seeks to preserve the existing historic stone field wall. However, because the field must be widened for soccer, it will be rebuilt in a similar but new configuration as shown below.



- Stone Wall Improvements

What's Next?



In addition to preservation of the stone wall, the design plans to recognize the armed forces within the main entrance plaza. This could be done in a variety of ways. The diagram at left suggests a layered approach where individual servicemen and women are recognized within a unique plaza paving system with the main branches of military identified as interactive plaza sculptures.

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Armory Way Plaza Improvements

What's Next?



Perspective Rendering looking Southwest

What's Next?



Longitudinal Section - looking southwest

Longitudinal section looking Southwest

What's Next?

Phase 1 Plan

SEAT COUNT SUMMARY:

	GA SEATS	-	4,897
	CLUB SEATS	-	1,128
	BERM SEATING	-	3,632
	TERRACE	-	1,125
	ADA POSITIONS	-	44 (X2)

TOTAL - **10,870**

CONCESSIONS

43 P.O.S-	portable/permanent
5,092 sf	- 1,299sf permanent
	- 3,793sf portable

RESTROOMS

Men	- 4,208 sf
Women	- 5,484 sf
Family	- 160 (x2)

BOX OFFICE

250 sf (5 windows)

FIRST AID

250sf

ADA POSITIONS

44+ companion



American Legion Memorial Stadium

What's Next?

Phase 1 Traditional Design & Construction Schedule

AMERICAN LEGION MEMORIAL STADIUM EXPANSION

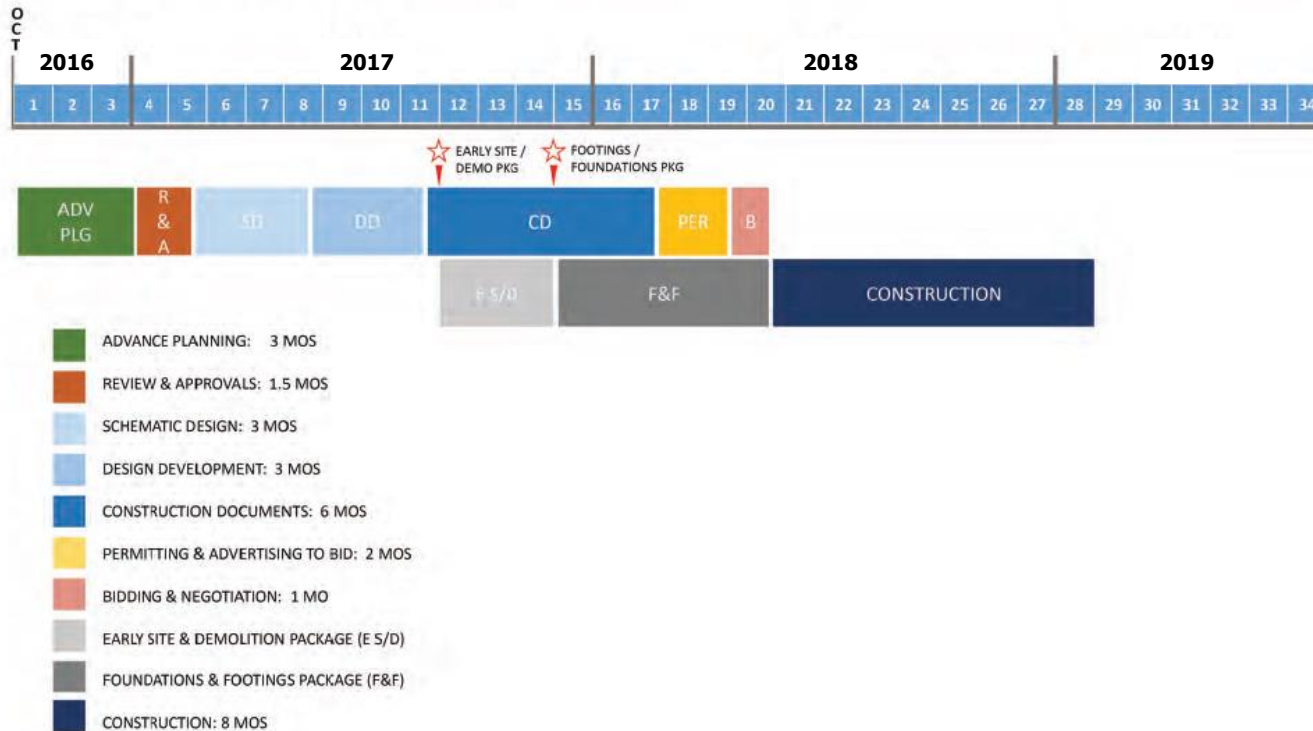


- ADVANCE PLANNING: 3 MOS
- REVIEW & APPROVALS: 1.5 MOS
- SCHEMATIC DESIGN: 3 MOS
- DESIGN DEVELOPMENT: 3 MOS
- CONSTRUCTION DOCUMENTS: 6 MOS
- PERMITTING & ADVERTISING TO BID: 2 MOS
- BIDDING & NEGOTIATION: 1 MO
- CONSTRUCTION: 14 MOS

What's Next?

Phase 1 Fast-Track Design & Construction Schedule

AMERICAN LEGION MEMORIAL STADIUM EXPANSION



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What's Next?

CHARLOTTE MEMORIAL SOCCER STADIUM - PROJECT COST SUMMARY

CONSTRUCTION COST (INCLUDES CONSTRUCTION CONTINGENCY AND ESCALATION)	\$16,518,946
PROJECT SOFT COSTS, PROJECT CONTINGENCY, SOIL ALLOWANCE, SPECIAL INSPECTIONS (17% OF TOTAL CONSTRUCTION COSTS)	\$2,808,221
DESIGN FEES (10% OF TOTAL CONSTRUCTION COSTS)	\$1,651,895
FURNITURE, FIXTURES AND EQUIPMENT	\$1,022,700
TOTAL PROJECT COST (NATURAL TURF):	\$22,001,762
SYNTHETIC TURF:	\$2,778,050
ADDITIONAL COST FOR CERTIFIED FIFA 2 SYNTHETIC FIELD AND RELATED DETENTION IN LIEU OF NATURAL TURF (GEOFILL ESTIMATE \$350,000)	<u>GRAND TOTAL:</u> \$24,779,812

CRVA – Hospitality Value

- ▶ Amateur Sports
- ▶ Charlotte Independence Soccer Team
- ▶ Charlotte Hounds Lacrosse Team
- ▶ Community Users:
 - High school & college soccer
 - Concerts
 - Festivals

Renewal Evaluation Process

- Community & Historic Landmarks Commission
- County Commission & City Council Approval

Potential Funding Model

- City/CRVA
- County
- Charlotte
Independence

Questions



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