

Arena Site Analysis

For this analysis, the minimum required acreage for sites outside the downtown area was 20 acres. Sites whose names are shaded in gray were not considered viable because they do not meet certain key standards (shown by gray square in relevant column). Rows B through F ranked as the top choices for new arena sites.

	Site Name	Current Tenants	Acreage	No. of Parcels	Tax Value	In City limits	"Core Area"	City-owned land	At least 300' x 300'	Good Traffic Access	Flattish topography	Other services walkable	No loss of pervious and/or pristine area	No railroad proximity issues (e.g. noise)	No negative impact for downtown business	No floodplain issues	Room to grow	No Brownfields issues
A.	Current Civic Center Site	(Civic Center)	2.7	1	\$12,440,000.00	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓
B.	Patton Ave. Downtown Gateway	Varied retail and non-profit; surface parking.	12.9	32	\$13,914,500.00	✓	✓		✓	✓		✓	✓	✓	✓	✓		✓
C.	South of City-County Plaza	Surface parking	4.7	12	\$7,847,000.00	✓	✓	90%		✓		✓	✓	✓	✓	✓		✓
D.	Innsbruck Mall	Ingles, (old Wal-Mart), Office Depot	31.7	6	\$12,284,200.00	✓			✓	✓	✓	✓	✓	✓	✓	✓		✓
E.	Biltmore Square Mall	Various Retail	60.0	3	\$26,474,400.00	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
F.	Brevard Rd/40/240 (R. Ingle)	(Agricultural)	37.2	1	\$3,023,300.00				✓	✓			✓		✓	✓	✓	✓
G.	Riverside Drive @ Hill Street	Retail, auto-related	20.2	8	\$3,701,400.00	✓			✓	✓	✓							?
H.	Riverside Drive @ Pearson Br.	Retail, storage, utilities	18.5	11	\$3,082,600.00	✓			✓		✓							?
I.	Broadway @ Riverside Drive	Varied retail/industrial	16.8	7	\$6,170,300.00	½			✓	✓	✓							?
J.	UNC-A "South Campus"	(Wooded)	31.9	2	\$3,490,000.00	✓			✓	✓	✓		✓		✓	✓		✓
K.	K-mart on S. Tunnel	K-Mart, Beaucatcher Cinema	20.5	6	\$23,027,800.00	✓			✓		✓	✓	✓	✓	✓	✓		✓
L.	Koon Development	Varied industrial	28.0	33	\$9,025,500.00	✓			✓		✓		✓				✓	?
M.	Swannanoa @ Truckers Place	Aldi, others	41.5	22	\$10,303,100.00	✓			✓		✓	✓	✓	✓			✓	?
N.	Bi-Lo on Fairview (+ CP&L)	Bi-Lo, Babies-R-U's, CP&L, others	22.4	3	\$11,128,200.00	✓			✓	✓	✓		✓		✓	✓		?
O.	Crayton @ Sweeten Creek	(Mostly undeveloped)	27.3	2	\$8,887,700.00	✓			✓		✓				✓	✓		?
P.	Thompson St @ Stoner	Storage/Industrial	31.0	10	\$7,333,000.00	✓			✓		✓							?
Q.	Old Biltmore School	Old School Bldg.	5.1	2	\$3,235,300.00	✓					✓		✓		✓			✓
R.	Smokey Park Hwy Car dealers	Auto Dealerships	19.9	7	\$10,312,900.00	✓			✓		✓		✓		✓			✓
S.	Wal-Mart site on SPH (+)	Vacant, Misc. Retail	29.5	6	\$15,134,700.00	✓			✓		✓				✓			?
T.	Smokey Park Hwy Goodwill	Goodwill, DMV	13.9	1	\$2,990,100.00	✓			✓		✓		✓		✓			✓
U.	Patton Ave K-Mart	K-Mart	17.8	2	\$12,334,500.00	✓			✓		✓	✓	✓	✓	✓	✓		✓
V.	Sam's	Sam's Club	24.0	3	\$10,260,100.00	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
W.	Westgate	Earth Fare, Samaritan Shoppe	23.1	5	\$11,909,100.00	✓			✓	✓	✓	✓	✓	✓	✓	✓		✓
X.	Stockyard	Stockyard, storage, vacant	20.0	8	\$3,526,300.00	✓			✓		✓		✓		✓			?
Y.	French Broad - Lyman Street	Storage/Industrial	14.9	9	\$2,594,600.00	✓			✓		✓							?
Z.	240 Air-Rights	Air	n/a	n/a	?	✓	✓			✓		✓	✓	✓	✓	✓		✓

Unaffected by I-26 changes	Unlikely to require major displacements	Notes
✓	✓	Tax exempt
✓		Would require decked parking; probable closure of a street
✓	✓	Tax exempt; complicated construction
✓		
✓		Design could incorporate existing retail
✓	✓	
	✓	Poss. partnership (date conflicts, alcohol sales?); tax exempt
✓		
✓		
✓		
✓	✓	
✓		
✓		
✓		
✓		
✓		
✓		
✓		
		Mobile home park concerns
✓		
?		
		Access could improve
		Access could improve; some acreage not useable
?		
✓		Tricky construction