



Project Phoenix Update

Presentation to Legislative Oversight Committee on Capital
Improvements

Wednesday, February 10, 2016



Overview of Projects

Blount Street Houses	Personnel Training Center	Old Rex Hospital
Charlotte Prison	Blue Ridge Road Property	Lot 18 Parking Lot
DHHS New Headquarters	Department of Revenue	Moore Square

Blount Street Houses

- Heck-Andrews House
 - Listed for sale
- Bailey-Tucker House
 - Listed for sale
- Five Blount Street area houses
 - Sold and approved by Council of State
 - Average price psf: \$135.00
- Remaining Blount Street area houses
 - Will be listed on the market shortly
- A majority of these homes have been unused and have deteriorated due to the state's inaction



Personnel Training Center



- Property listed
- Looking for long-term ground lease
- Prime example of an underutilized piece of property in the Capital District

Old Rex Hospital

- Located on Wade Avenue
- Large Parcel “Ripe” for multi-use development
 - Will lease “as is”
 - 99-year land lease
 - Will use a third-party broker
- RFQ has been published to hire third-party broker to market the property nationwide
- Winning broker to be notified before Christmas



Charlotte Prison



- Property is located across from the Billy Graham Center
 - Approximately 50 acres
 - Very close to the airport
- Property has been listed for Sale Fee Simple

Blue Ridge Road Property

- Develop an Underutilized Prime Real Estate Property
 - 99-year lease “as is”
 - Prime location for PPP
 - Press release issued

The
News & Observer

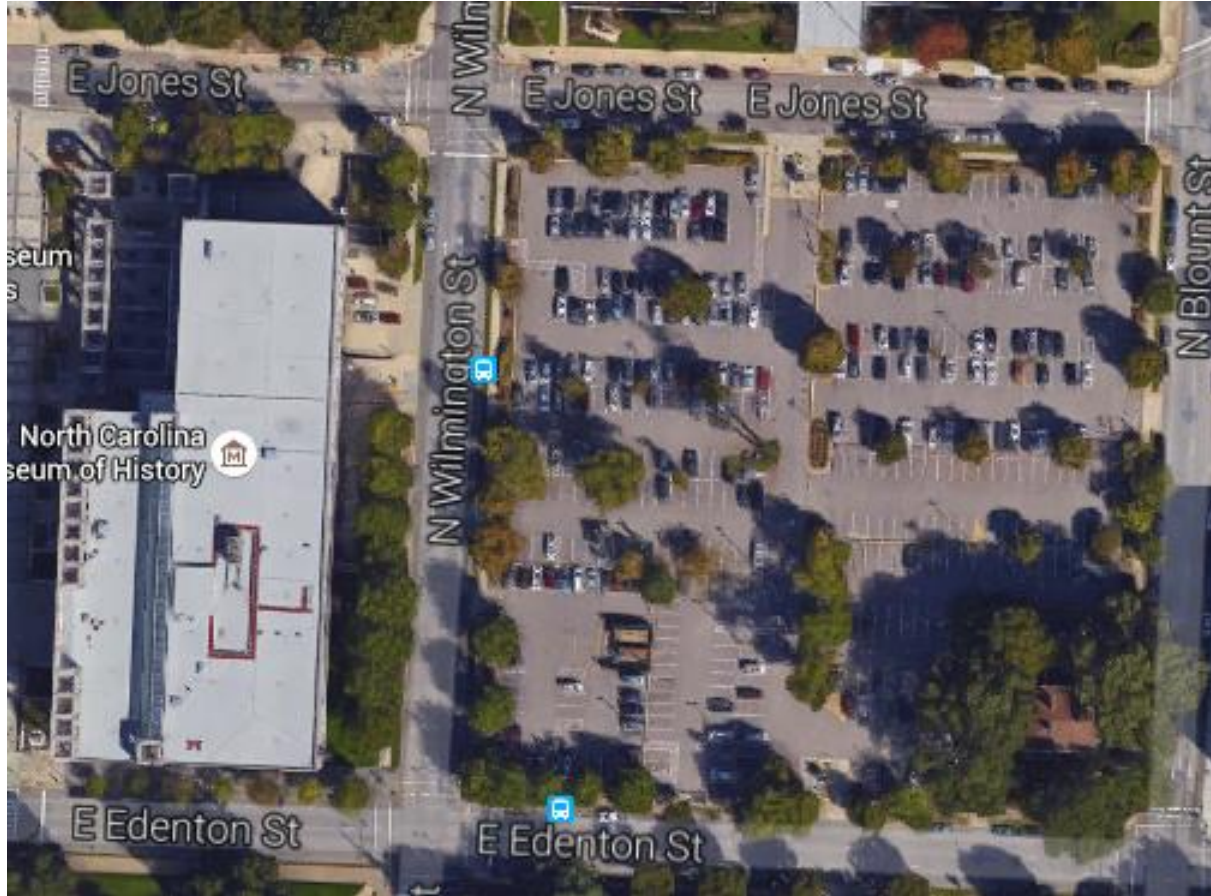
BUSINESS

DECEMBER 8, 2015

State to lease 43 acres along Raleigh's Blue Ridge Road



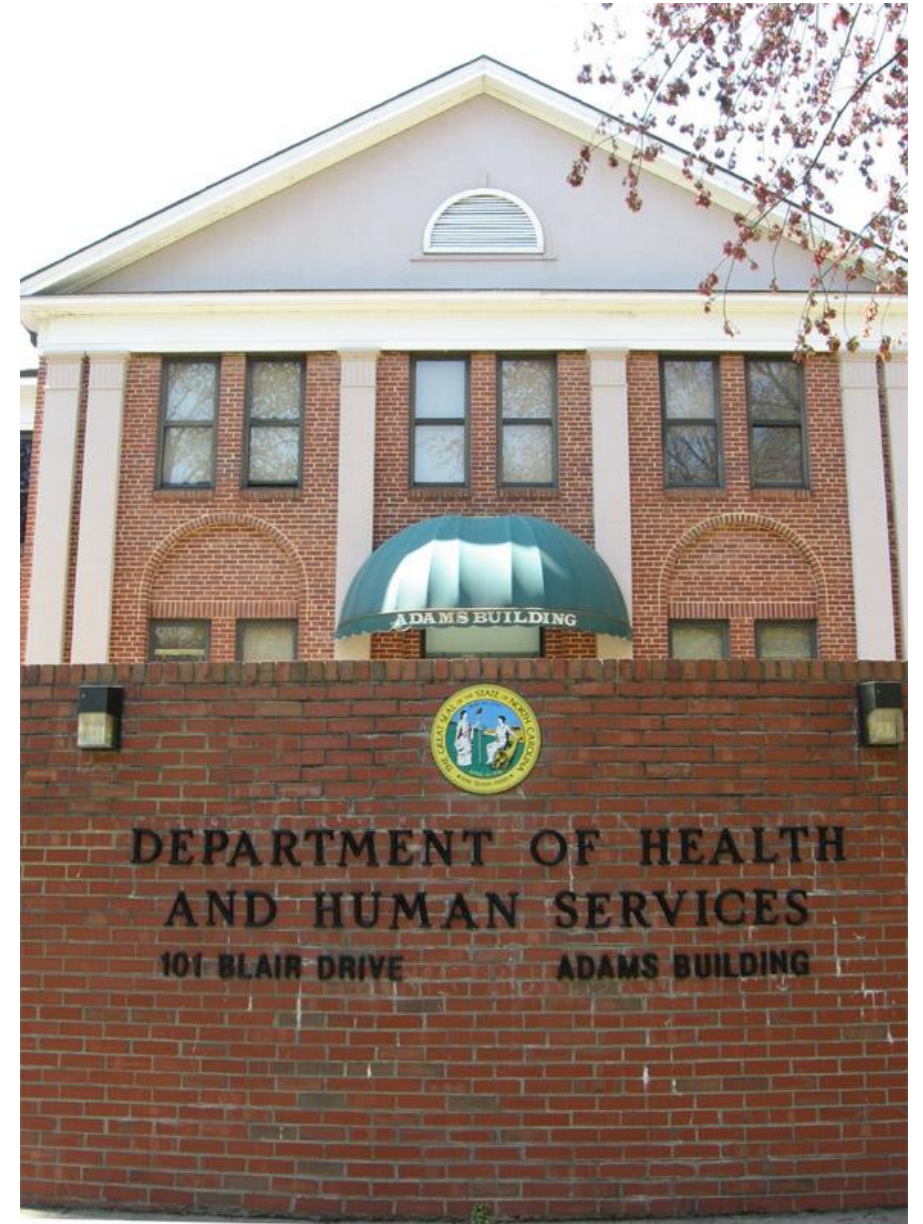
Lot 18 Parking Lot



- Currently a surface parking lot across the street from Department of Natural and Cultural Resources
 - Comprehensive review undertaken
 - All Stakeholders will be involved, i.e. DNCR, DOA, etc.
 - Option could include the new history museum, PPP, hotel, etc.

DHHS

- Sold Dorothea Dix property to the City of Raleigh in July for \$52 million
- DHHS is currently working on specification for their needs
 - Should be completed in next 30 days
 - Currently, identifying land sites for new headquarters
 - Could be a third-party long-term lease/build to suit



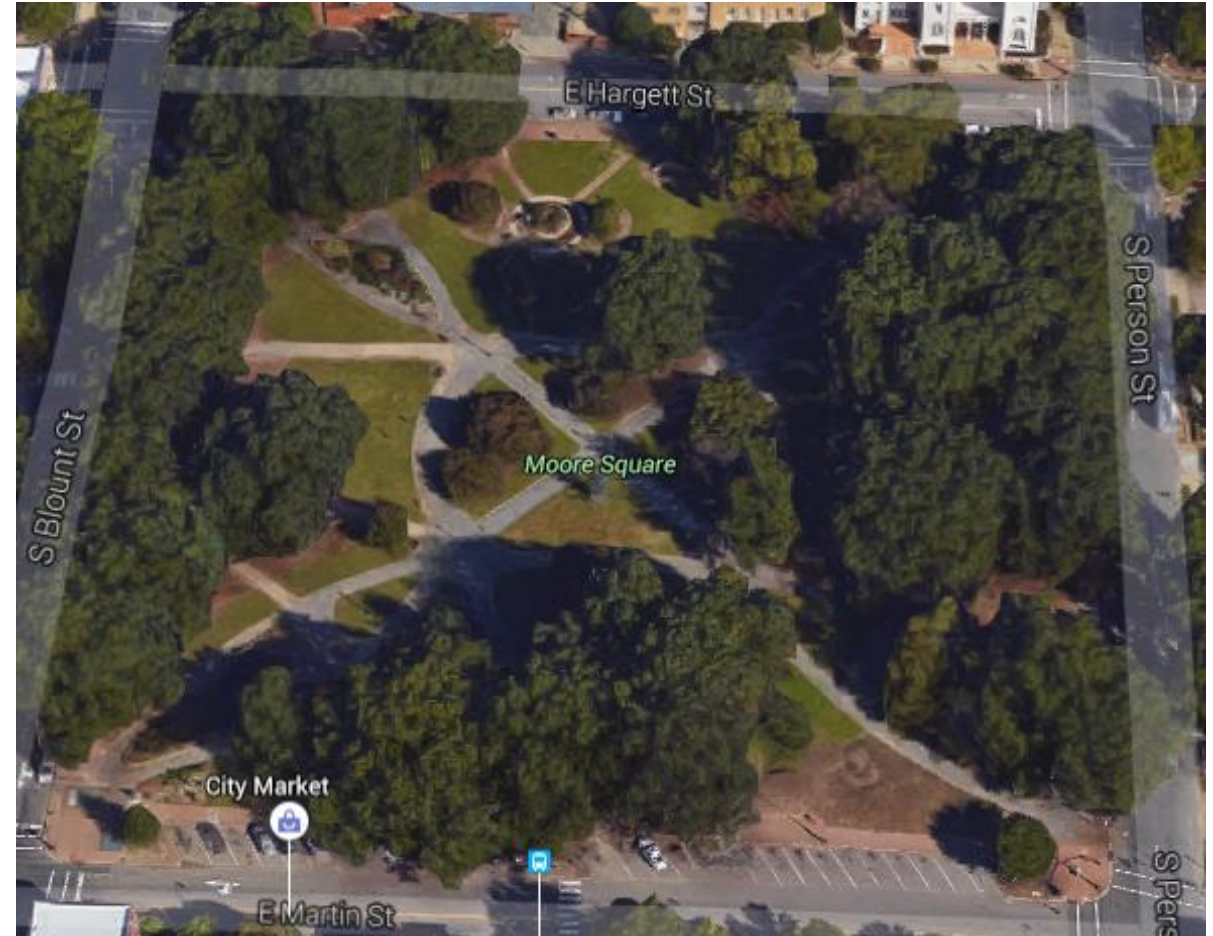
Department of Revenue Building



- Working with COO on specs for new building and space requirements
 - Department is engaging third-party advisor
 - Could free up space for other departments to relocate to their existing space
 - Making more space available for additional PPP

Moore Square

- City/State partnership
 - City will pay for upgrades and improvements including restrooms and food kiosk
 - Currently the design phase is underway
 - City to facilitate/support
 - Groundbreaking scheduled for May 2016



Downtown Nashville, TN



State Administration Building





Discussion

