

MANDATORY REFERRAL REPORT NO. 00-23
CHARLOTTE MECKLENBURG PLANNING COMMISSION
CPCC MULTI-CAMPUS DEVELOPMENT PLAN
CENTRAL CAMPUS AND CITYVIEW CENTER

PROJECT LOCATION

Central Piedmont Community College (CPCC) proposes to purchase 11.812 acres of land adjacent to the existing central campus (See Attached Maps and Parcel List). In addition, CPCC proposes to purchase 8.272 acres (Tax Parcel # 061-131-01) on Ashley Road near CPCC's Cityview Center campus. The proposed sites for the downtown campus are zoned B-2. The zoning for the Ashley Road site is divided equally between I-1 and R-12MF.

PROJECT PROPOSAL

This proposed project calls for the purchase of 30 parcels, adjacent to the existing central campus, totaling 11.812 acres and 8.272 acres at 1726 Ashley Road. Land banking funds will be used to acquire these properties.

PROJECT JUSTIFICATION

The proposed project is to secure properties adjacent to existing campus locations in order to provide for future growth and the fulfillment of the CPCC Facility Master Plan. CPCC is the primary provider of workforce development for the Charlotte region. CPCC's enrollment growth is projected to increase by 47 % through 2010. Additional space for all campuses is critical.

PROJECT IMPACT

The Central Campus Plan is a joint planning process with Presbyterian Hospital and other Elizabeth partners. The renovation/expansion plan has been incorporated into the 2010 Plan. The impact of these land acquisitions and renovations on the Elizabeth Avenue area will be very positive, creating another gateway to the center city.

The adult education center at Ashley and Alleghany is currently at capacity and the existing site does not allow for expansion. Acquisition of the Ashley Road property provides a future building site and the opportunity for joint participation with CMS and the Library. CPCC and CMS are currently planning joint curriculums for the Technical High School.

Black, Richard

From: Kathy Drumm [Kathy_Drumm@cpcc.cc.nc.us]
Sent: Thursday, June 15, 2000 10:47 AM
To: rblack@ci.charlotte.nc.us
Subject: CPCC information

The following are some project impact statements:

General:

According to a recent Charlotte Chamber study the number one threat to the economy is the lack of skilled workers., CPCC is the primary provider of workforce development for our region. The economic impact and return on investment for CPCC is 300+%. CPCC's enrollment growth projections through 2010 is a 47% increase. We currently serve 70,000 individuals per year. Additional space for the College (at all campuses) is critical.

Central Campus Plan:

This is a joint planning process with Presbyterian Hospital and other Elizabeth partners. The renovation/expansion plan has been presented to Martin Crampton & the Planning staff and is incorporated into the 2010 plan.

The impact of these land acquisitions and renovations on the Elizabeth Avenue area will be very positive, creating another gateway to the center city.

West - Cityview Center:

The adult education center at Ashley and Alleghany is currently at capacity and the existing site does not allow for expansion. Acquisition of the land provides a future building site and the opportunity for joint participation with CMS and the Library. CPCC and CMS are currently planning joint curriculums for the Tech High School.

We will be emailing a current Elizabeth Avenue map and a proposed plan by the end of the day. I will also bring boards of these maps to the meeting.
Thank you.

Central Piedmont Community College Campus Development

Property Request	Address	Acres	Tax Map	Tax Value
Colony Court Office Park	1300 East Fourth St. and 1308 East Fourth St.	.953	125-109-01 through 125- 109-09	\$2,005,110
Walker Wells	200 S. Independence	0.771	125-105-14	\$715,030
Walker Wells	212 S. Independence	1.041	125-105-12	\$599,340
Walker Wells	233 S. Kings Dr.	2.65	125-106-14	\$1,394,450
Robert B. Mullis	307 Cherry St.	0.12	125-105-13	\$133,440
Robert B. Mullis	E. 3 rd St.	0.17	125-105-15	\$104,660
Michael J. Mattick	137 S. Kings Dr.	0.587	125-106-05	\$831,560
Michael J. Mattick	201 S. Kings Dr.	0.367	125-106-07	\$343,380
Hdna Earle Newman	141 S. Kings Dr.	0.121	125-106-06	\$98,590
Melissaris Family Ltd. 7 th & Kings	209 S. Kings Dr.	0.647	125-106-21	\$676,870
	407 N. Kings Dr.	.218	080-131-02	\$173,330
	1100 E. 7 th St.	.213	080-131-04	\$67,950
	1104 E. 7 th St.	.174	080-131-03	\$85,490
CPCC Annex	100 E. Independence	1.425	125-103-02	\$1,203,700
	1422 Elizabeth	.327	125-103-12	\$217,960
	1418 Elizabeth	.227	125-103-13	\$241,620
Billboard Corner	1134 Elizabeth	.136	125-101-11	\$41,360
Strip Center	1148 Elizabeth	.24	125-101-08	\$192,990
Jimmie's Parking Lot	1146 Elizabeth	.158	125-101-09	\$70,930
Pourlos Administrative Offices	1140 Elizabeth	.293	125-101-10	\$317,920
Athens Restaurant	109 E. Independence	.535	125-101-15	\$419,780
Jackalopes	201 E. Independence	.439	080-132-04	\$540,000

City View Center

Property Request	Address	Acres	Tax Map	Tax Value
EVCO Construction	1726 Ashley Road	8.272	061-131-01	\$510,320



Capital Project Proposal FormInstructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal, a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

- I. Initiating Department: **Central Piedmont Community College** Date: **5/10/00**
 Submitted by: **Kathy Drumm**
 Department Representative: **Executive Vice President, Kathy Drumm**
- II. Project Name: **CPCC Multi-Campus Development Plan**
 Location and Description of Project:

Central Piedmont Community College Campus Development

Property Request	Address	Acres	Tax Map	Tax Value
Colony Court Office Park	1300 East Fourth St. and 1308 East Fourth St.	.953	125-109-01 ✓ through 125- 109-09	\$2,005,110
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11.812

#30

\$10,175,460

City View Center

Property Request	Address	Acres	Tax Map	Tax Value
EVCO Construction	1726 Ashley Road	8.272	061-131-01	\$510,320

III. Project Justification/Need: To secure properties adjacent to existing campus locations in order to provide for future growth and the fulfillment of the CPCC Facility Master Plan. Land banking funds would be used to acquire these properties

IV. Project Status (check those that apply).

Nothing done but this report	Land not yet acquired	X
Preliminary plans completed	Land acquisition underway	
Detailed plans completed	Land acquired	X
No land acquired involved	Project under contract	

V. Proposed Development Schedule

	Begin	Completed
Planning	1994	2000
Land	1999	2001
Construction	2001	2004

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.)

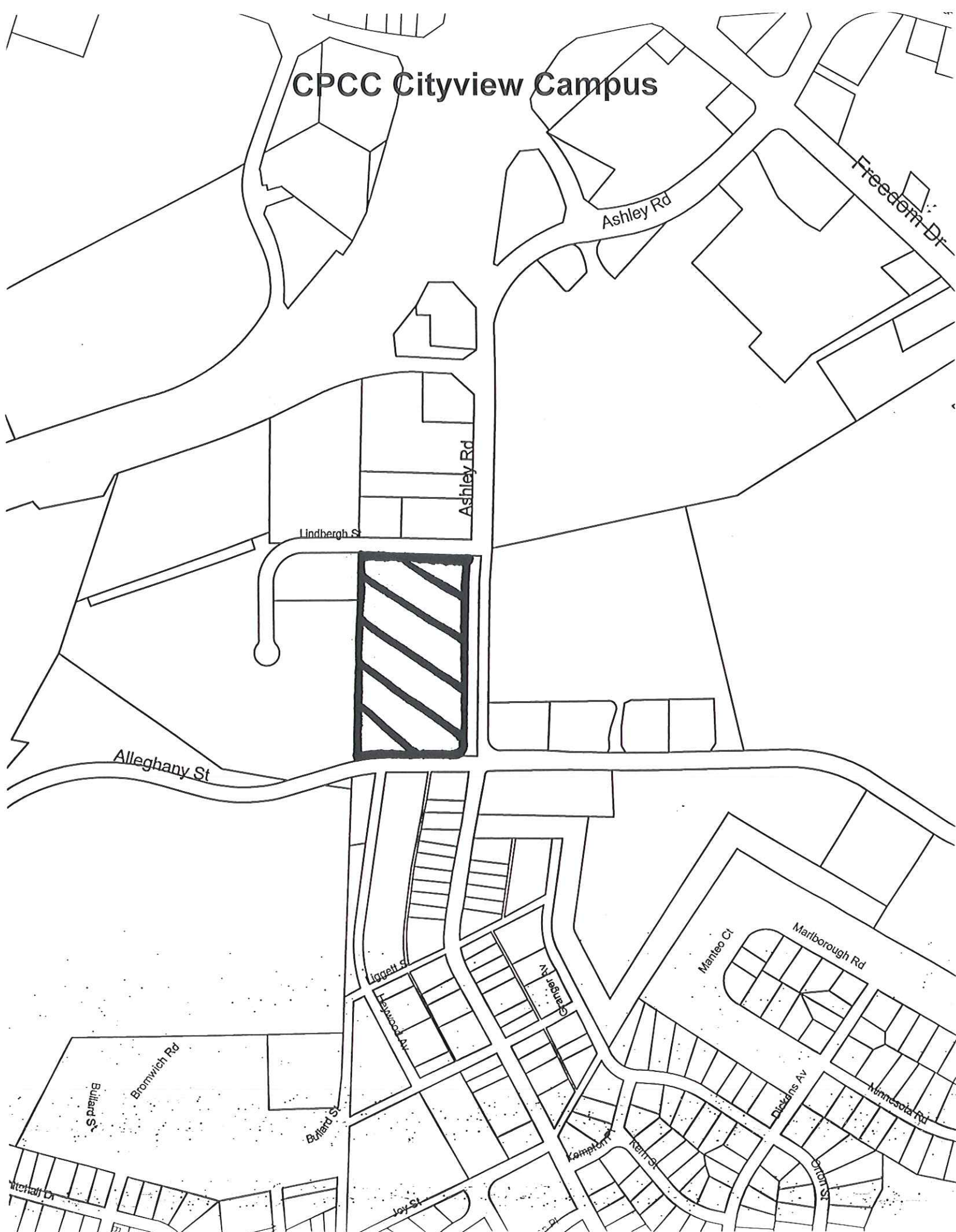
VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)
Joint projects and planning processes with Park & Recreation Department, CMS, Libraries.

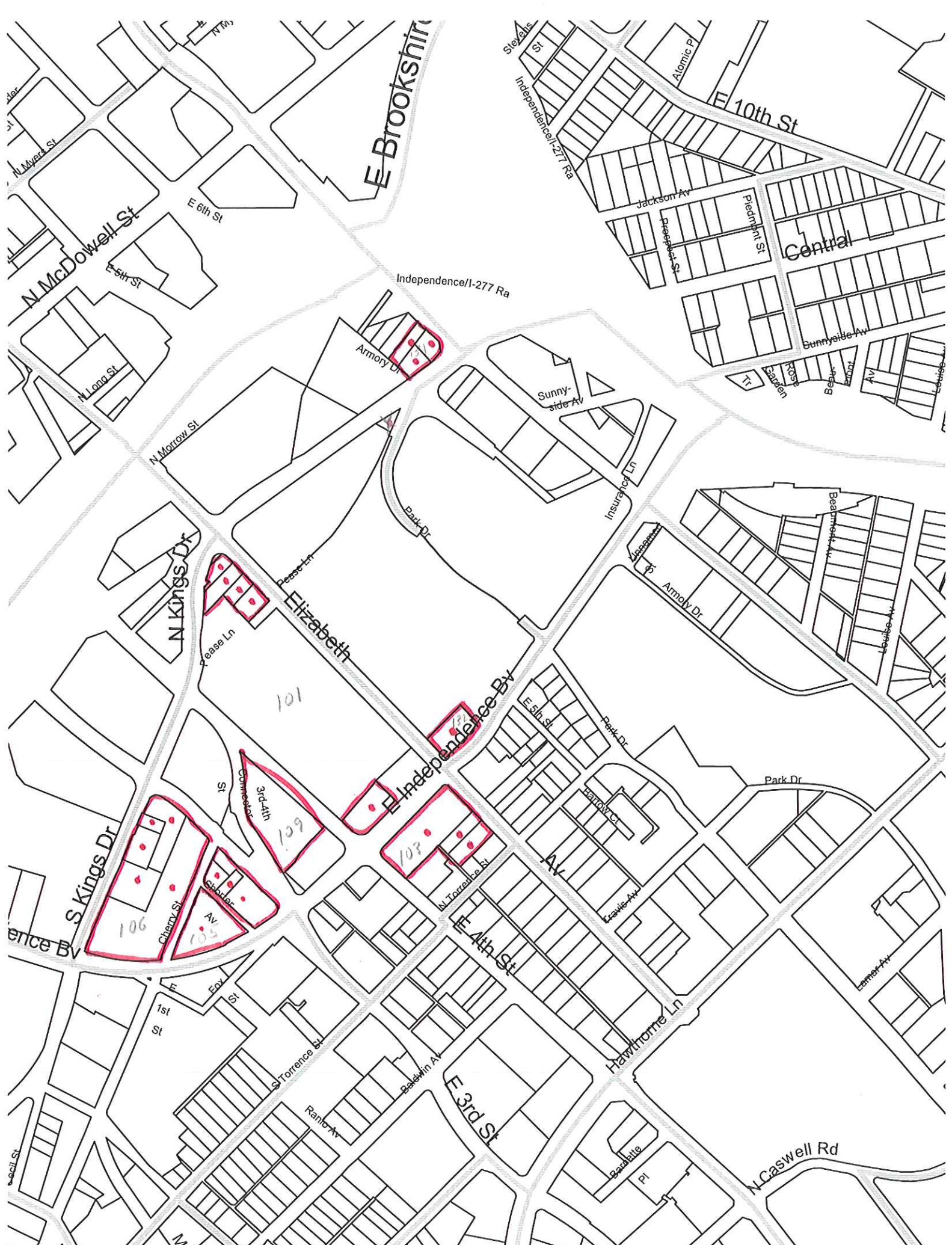
VII. Project Cost Estimate – (Indicate the estimated total project cost and describe how this estimation has been made.)

Tax value of properties - \$10,985,780

VIII. Assistance Funds – (If State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance.)
None

CPCC Cityview Campus





PROJECT COST

The 30 parcels adjacent to the Central Campus have a total tax value of \$ 10,475,460. The tax value of the Ashley Road site is \$ 510,320.

STAFF RECOMMENDATION

Staff recommends the properties be purchased to provide for future growth and fulfillment of the CPCC Facility Master Plan.

PLANNING COMMITTEE RECOMMENDATION