

MANDATORY REFERRAL REPORT NO. 00-17
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPOSED NEW SCHOOL SITE
MIDDLE SCHOOL SITE – 459 LAMBETH ROAD

PROJECT LOCATION

The project is located at 459 Lambeth Road (off North Tryon Street at Eastway Drive). The site consists of four parcels: 089-103-03, 089-111-09, 089-121-03, and part of 089-111-11 (See attached map – Potential Middle School Sites – Parcel A). The proposed school site is zoned single-family R-4 and R-5 (CD). The site has access to water and sewer services. Lambeth Road (local residential) and Northchase Drive (local residential) provide road access. The site configuration is very amenable to a school campus layout with good topography. The site also contains two 30-foot SWIM buffers.

PROJECT PROPOSAL

The project proposal involves the purchase of 58 acres of land off North Tryon at Eastway Drive for a new middle school (38 acres) and a neighborhood park (20 acres) for Hidden Valley. The new middle school will house approximately 1200 (6-8 grade) students living in the general vicinity of the school. There is no scheduled completion date at this time.

CMS has commissioned a Traffic Impact Study to identify the off site transportation improvements required to provide safe access to the school and to achieve an acceptable safe operation of the supporting roadways and intersections to the site. The access improvements identified in the traffic study include a traffic signal at North Tryon Street and Lambeth Road and upgrading Lambeth Road to accommodate school bus traffic and drop off /pick up traffic.

PROJECT JUSTIFICATION

The site is located to address future enrollment growth in this region of the district in grades 6-8 to relieve present and/or anticipated crowding in nearby middle schools. Geographically, the proposed site is centrally located between five existing middle schools: Martin, J. T. Williams, Eastway, Northridge, and Cochrane Middle Schools. Most significantly, the current total number of non-magnet students at these five schools is approximately equal to 100% of the capacity of these schools without mobile units. Given growth, potential decreases in the number of students bussed away from the area in which the site is located, and/or a desire to reduce class sizes; a new middle school in this area is justified.

Additionally, Mecklenburg County Park and Recreation Department has interest in acquiring approximately 20 acres of the site for a walk-in neighborhood park for the Hidden Valley neighborhood. Thus, this site presents an excellent joint use opportunity as well.

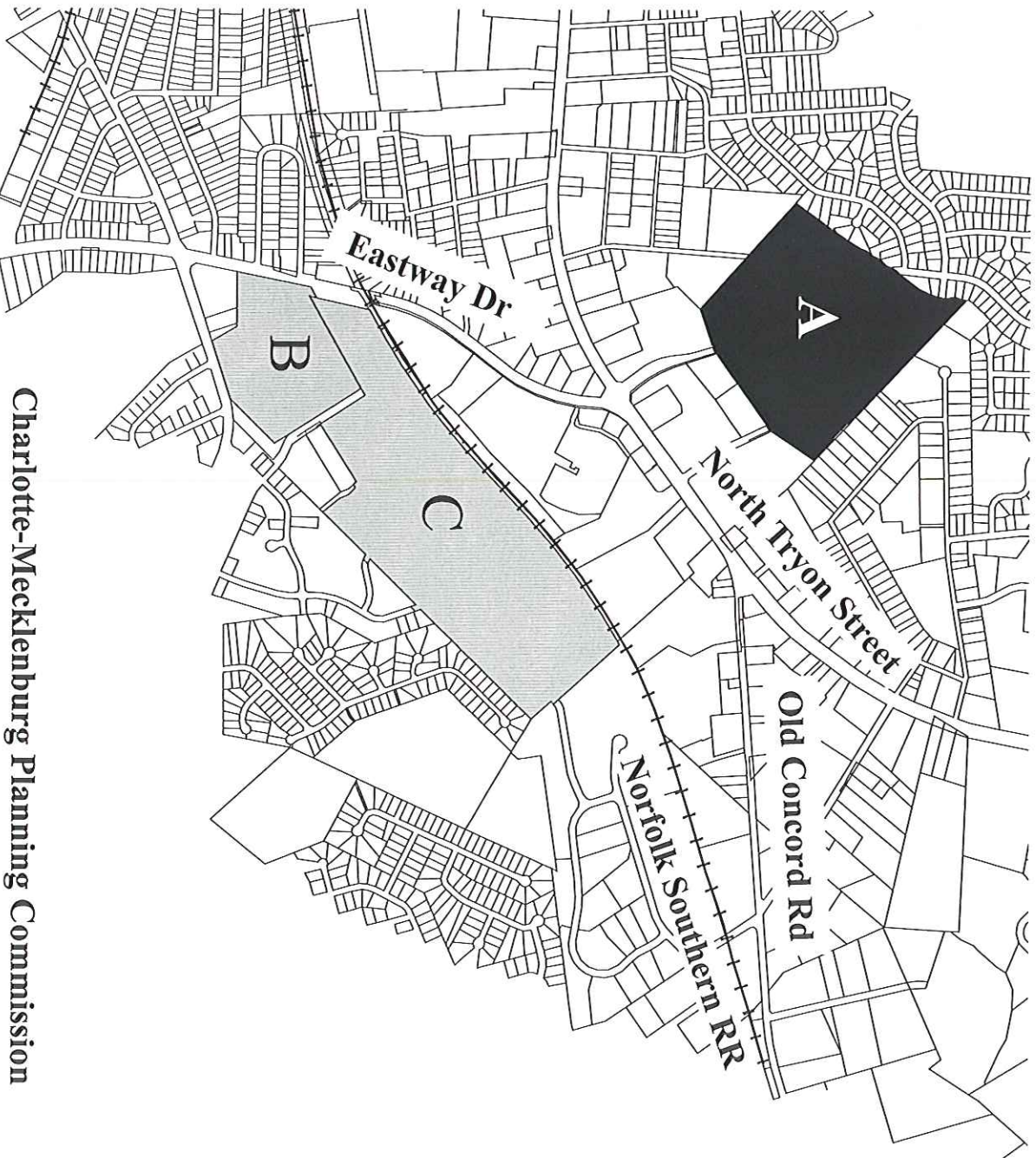
Potential Middle School Sites

North Tryon Street

Site A
58 Acres

Site B
25 Acres

Site C
82 Acres



Charlotte-Mecklenburg Planning Commission

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies 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.

- I. Initiating Department: **The Charlotte-Mecklenburg Board of Education ("CMBE")**
701 E. Second Street
Charlotte, NC 28202
- Date Prepared: **3/17/00**
Prepared by: **Harold Jenkins (Building Services) 343-6050**
- II. Project Name: **Landbanking Site (North Tryon/Eastway "Abernethy" Middle School Site)**

Location and Description of Project: **The site is approximately 58 acres in size and is located east of Sugar Creek near the intersection of N. Tryon & Eastway Drive. The parcel identification numbers are 089-111-09; 089-121-03; 089-103-03 and portions of parcel 089-111-11(see attached location and site maps). CMBE's desire is to construct a middle school on the property.**

III. Project Justification/Need (Provide information about why the project being proposed at this location i.e. response to growth, relieve overcrowding, correct racial imbalance, etc.): **The site is strategically located to enhance educational opportunities in this region of the district and to relieve anticipated crowding in nearby middle schools. Geographically, the proposed site is centrally located between five existing middle schools: Martin Middle, J.T. Williams Middle, Eastway Middle, Northridge Middle and Cochrane Middle. Most significantly, the current total number of non-magnet students at these five middle schools is approximately equal to 100% of the capacity of these middle schools without mobile units – with the target goal being 90% of the capacity. Given growth, potential decreases in the number of students bussed away from the area in which the site is located, and/or a desire to reduce class sizes, a new middle school in this area is justified. Additionally, Mecklenburg County Park and Recreation Department has indicated a strong interest in acquiring approximately 20 acres of the site for a walk-in neighborhood park for the Hidden Valley neighborhood. Thus, this site presents an excellent joint use opportunity as well.**

IV. Project Impact (explain the impact of the proposed project on nearby schools, i.e. abandonment, closure, re-use etc.): **See response to item III, above.**

V. Project Status (Check those that apply)

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

(Please send site plans if available.)

VI. Proposed Development Schedule. (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.

The development schedule is unknown at this time. Per CMBE's contract with the current owner of the property, closing on the land purchase must occur on or before May 8, 2000.

CAPITAL PROJECT PROPOSAL FORM

VII. Relationship 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?)
See response to item III, above.

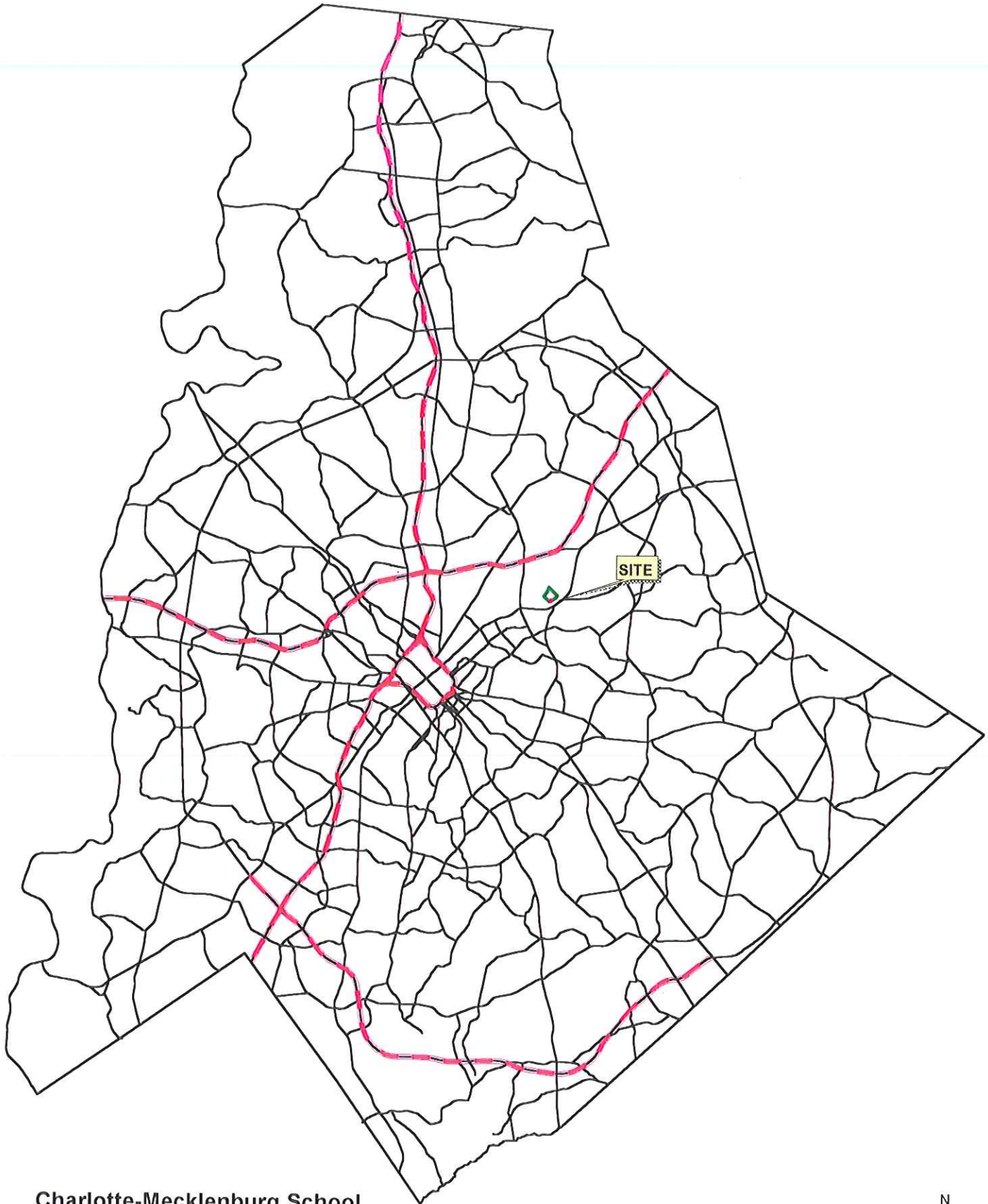
VIII. Project Cost Estimate (Indicate the estimated total project cost and describe how this estimation has been made)

Cost of the land is \$25,000 per acre which is the appraised value of the land. Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$20 million for a middle school. The cost includes construction, design, furnishings/equipment, and project management.

IX. 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.)

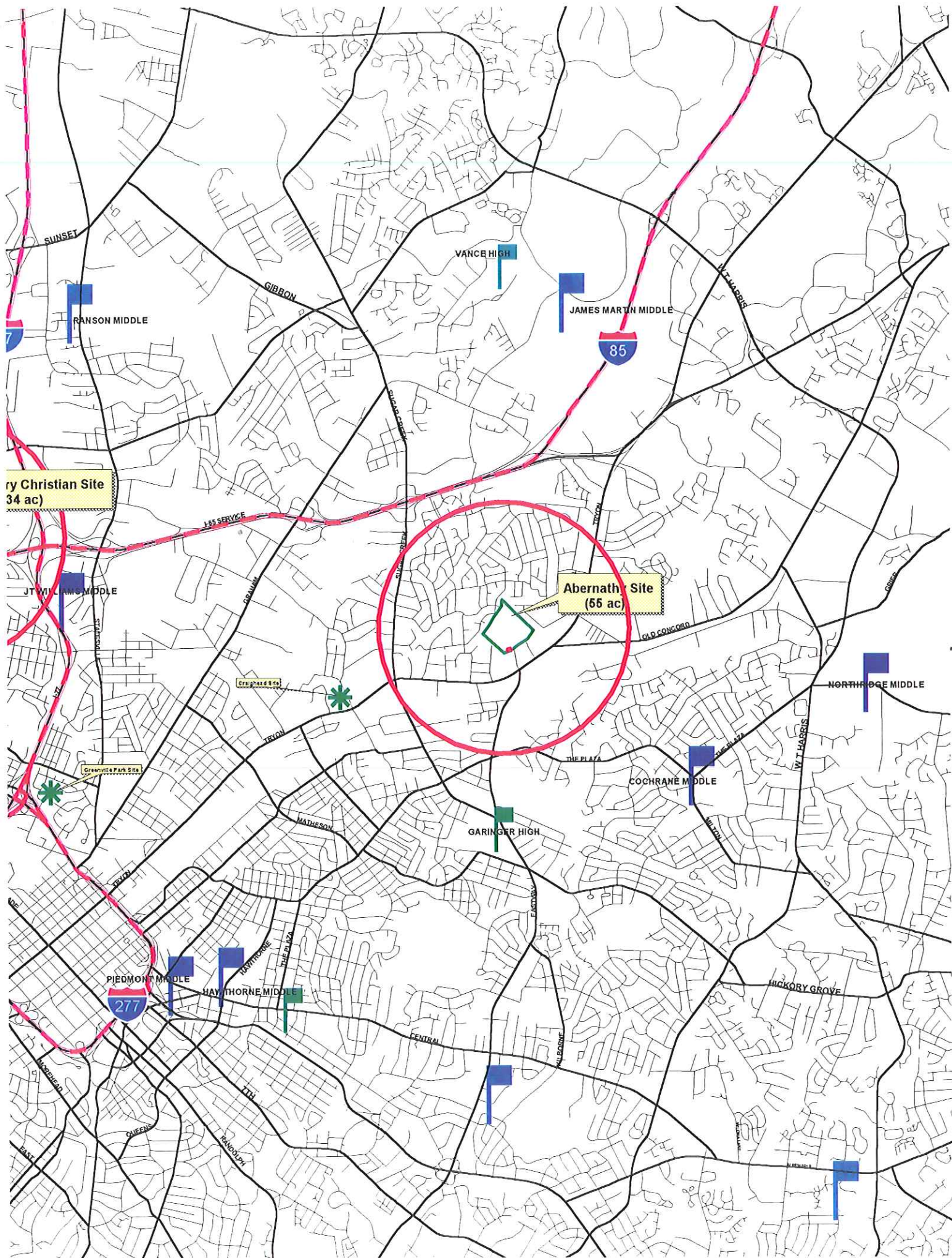
N.A.

Abernathy Middle School Site

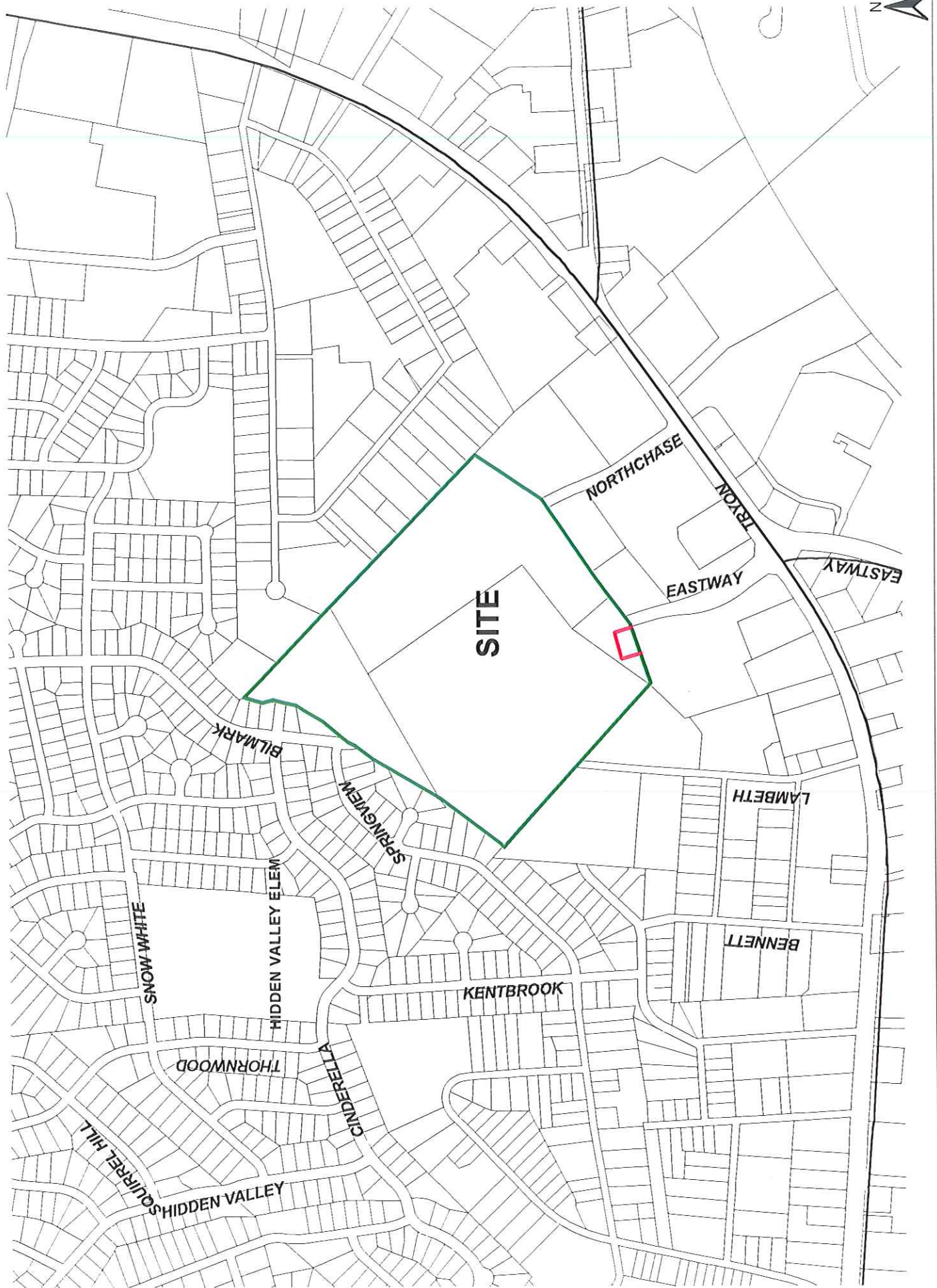


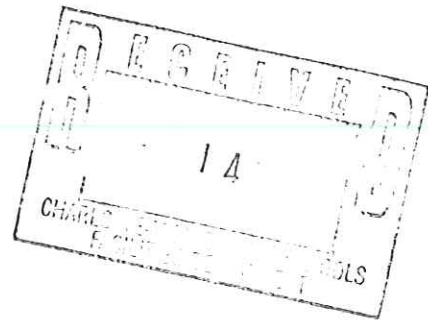
**Charlotte-Mecklenburg School
Building Services**





Abernathy Middle School Site





Corporate
Headquarters
8701 Mallard Creek Road
Suite 212
Charlotte, NC 28262
704. 510. 0080 phone
704. 510. 0090 fax

NC Triad Office
1500 Pinecroft Road
Suite 123
Greensboro, NC 27407
336. 294. 8510 phone
336. 294. 8511 fax

Eastern VA Office
12350 Jefferson Avenue
Suite 130
Newport News, VA 23602
757. 249. 4886 phone
757. 249. 4877 fax

February 10, 2000

Mr. Harold Jenkins
Charlotte-Mecklenburg Schools
3301 Stafford Drive
Charlotte, North Carolina 28208

RE: Cost Estimate for improvements proposed by the
Abernethy Property Traffic Impact Study (c99196)

Dear Mr. Jenkins:

As requested, we have prepared a 'ballpark' cost estimate to incorporate the improvements proposed by the Abernethy Property Traffic Impact Study prepared by our staff. The estimate is as follows:

Roadway Improvements:	\$45,000
Signal Installation:	\$30,000
Traffic Control:	\$12,000
Revised Pavement Markings:	\$4,000
Total:	\$91,000

Sincerely,

Tim Arey, P.E.
Project Manager

Access Management
Traffic Signal Design
Roadway Signing Plans
Traffic Impact Analysis
Transportation Planning
Traffic Control Programs
Transportation Modeling
Local Government Services
Citizen Participation Programs

Creating a higher quality of life through partnerships for innovative transportation solutions.

PROJECT IMPACT

The proposed school at this location will provide relief from overcrowding at the nearby middle schools and will allow for future enrollment growth in grades 6-8 in this region of the school district, which is expected to increase in future school-age population.

A new school at this location would be in concert with the Northeast District Plan and supportive of a residential future which is recommended for this area.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Development of a neighborhood park would provide the Hidden Valley neighborhood with a much-needed park for recreation and leisure time activities.

PROJECT COST

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$20 million including land, construction, furnishings and equipment, design, and project management. Site access improvements are estimated to cost approximately \$91,000.

Land for the school would be purchased with funds from Mecklenburg County's Land Banking Bond funds. Mecklenburg County Park and Recreation has 1999 Bond funds to purchase land for the Hidden Valley neighborhood park

STAFF RECOMMENDATION

Based on a positive evaluation of the Traffic Impact Analysis by Charlotte DOT, staff would recommend that the land be purchased to build a new middle school and a neighborhood park. Staff also recommends that CMS initiate an Institutional (Conditional) rezoning petition for the site.

PLANNING COMMITTEE RECOMMENDATION

At the March 21, 2000 meeting, Planning Committee unanimously approved the purchase of 58 acres for a new middle school and neighborhood park with the additional stipulation that the connectivity between the school and the Hidden Valley neighborhood is provided. .