

MANDATORY REFERRAL REPORT NO. 01-48
CHARLOTTE-MECKLENBURG SCHOOLS
ACQUISITION OF PROPERTY FOR EXPANSION OF PIEDMONT OPEN MIDDLE SCHOOL

PROJECT LOCATION: The subject property is located near the corner of Tenth Street and Louise Avenue, east of Piedmont Open Middle School campus (see map). The proposed acquisition consists of three parcels: 081-114-20,21 & 22 and a portion of a fourth parcel (081-114-16).

PROJECT PROPOSAL: The purpose of this proposed acquisition is to allow for expansion of Piedmont Open Middle School, from a student capacity of 752 to 900.

PROJECT JUSTIFICATION: The project will provide adequate land to accommodate an expanded playground area, bus loading area, visitor and staff parking needs. Building renovations will include additional classrooms, kitchen facilities, cafeteria and a new gymnasium and media center.

The proposed project is part of the CMS's long-range plan of evenly dispersed, adequate and equitable facilities throughout the system.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: The City of Charlotte owns parcel 081-114-16. The Charlotte-Mecklenburg Schools and the City are negotiating to transfer the ownership of the front portion of this parcel to the school system. This parcel is located between the current school boundary and the other three parcels proposed for acquisition from other parties. Without the frontage portion of the City's parcel, the other three parcels would be of little benefit to CMS.

(The City's Property Management representative indicated that the City and CMS are currently in negotiations and current indications point towards a positive outcome for transfer of the City property to CMS.)

PROJECT IMPACT: The proposed expansion/renovations of Piedmont Open Middle School will have a positive impact for the students, faculty and general public. The project will allow for an additional 150 students to attend the school.

The Central District Plan calls for these parcels to have a commercial land use classification, with the school campus itself to remain institutional.

PROJECT COST: Market appraisals will be the basis for negotiations and to determine land costs for this project.

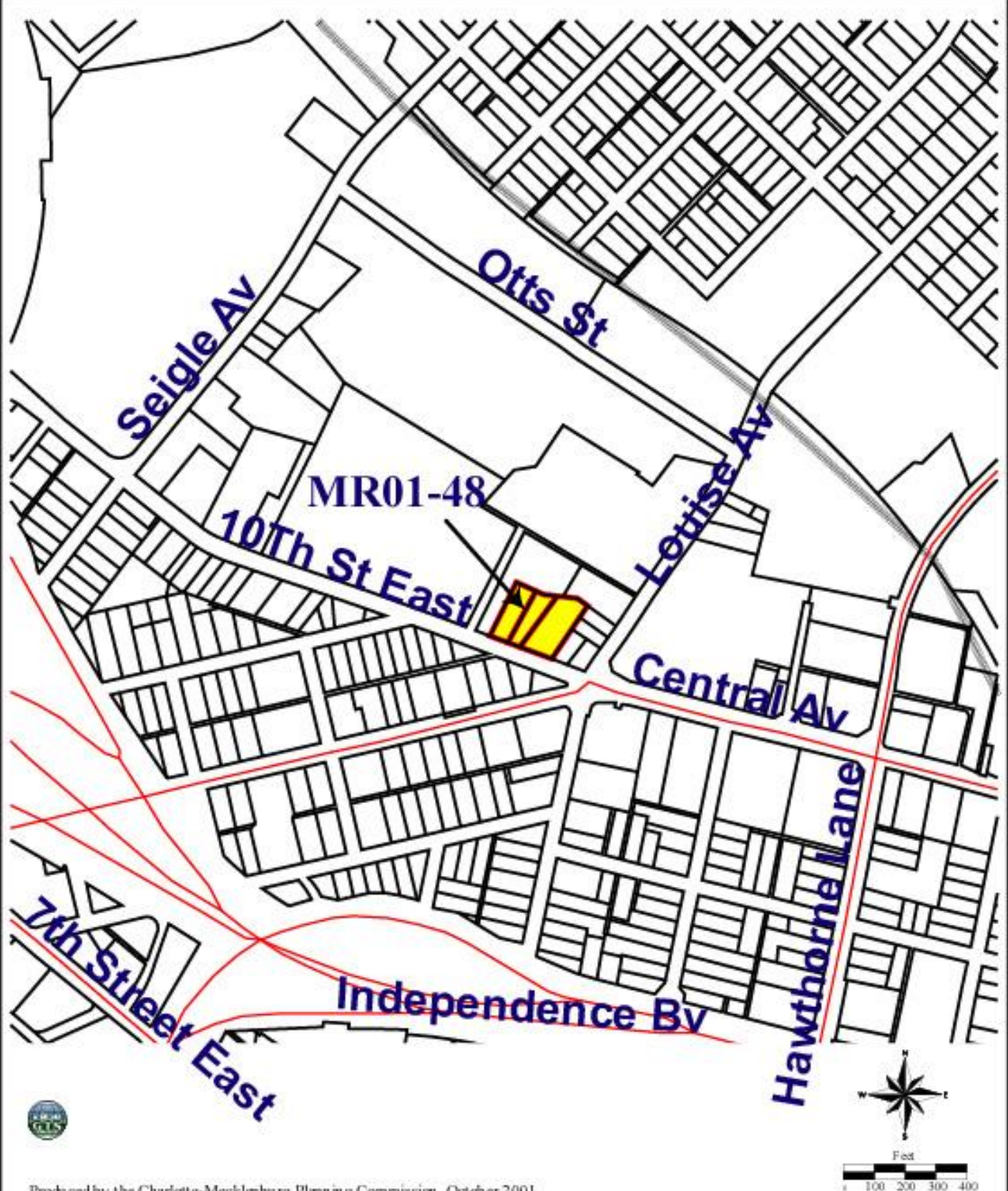
Project funding is through 1997 state bonds.

STAFF RECOMMENDATION: The Joint Use Task Force reviewed and discussed the proposed purchase at their October 3, 2001 meeting. There were no joint uses identified for this proposal.

Planning Commission staff recommends approval of the purchase of the three parcels and transfer of a portion of the City parcel for the purpose of expanding student capacity and renovations of current facilities at Piedmont Open Middle School. However, this approval is contingent upon agreement being reached between the City and CMS on the front portion of parcel 081-114-16.

PLANNING COMMITTEE RECOMMENDATION: Approve, 7-0

Mandatory Referral: MR01-48



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	Charlotte-Mecklenburg Board of Education	Date	10/1/01
		Planning Services	Prepared	
		and Building Services Departments		
		701 E. Second Street		
		Charlotte, NC 28202		
Submitted By		Harold Jenkins (Building Services)	704-	
		343-6888		

II. Project Name **PIEDMONT OPEN MIDDLE SCHOOL**

Location and Description of Project

The proposed properties are located near the corner of 10th Street and Louise. (See attached location and site maps). There are three parcels: 081-114-20,21,22 and a portion of parcel # 081-114-16. This project consists of the renovation and addition to the existing Piedmont Open Middle School to increase the student capacity from 752 to 900.

III. Project Justification/Need (Provide information about why the project is being proposed at this location, i.e. response to growth, relieve overcrowding, correct racial imbalance, etc.)

The project will provide adequate land to facilitate a site development plan to accommodate recommended parking, bus-loading area, off street stacking and playfield areas. Renovations include items such as additional classrooms, New kitchen and cafeteria and new gymnasium

**AS WELL AS INCORPORATING A STATE OF THE ART MEDIA CENTER. IT IS
ALSO THE INTENT OF CMS TO SUPPORT
neighborhood –based programs to achieve the best use possible for the facility.**

IV. Project (Explain the impact of the proposed project on nearby schools, i.e.
Impact abandonment,
closure, re-use,
etc.

**THE PROPOSED PROJECT WILL SERVE TO RELIEVE ANTICIPATED CROWDING
AT MIDDLE SCHOOLS IN
this area and allow for future enrollment growth in grades 6-8 in this region of the
school
district.**

V. Relationship to Charlotte-Mecklenburg Schools Future School Planning Task
Force (Committee of 33) Guidelines.

**THE PROPOSED PROJECT IS PART OF A LONG RANGE PLANNING PROCESS
FOR CREATING EQUITABLE FACILITIES
throughout the county.**

VI. Project Status (Check those that apply)

Nothing done but this report		Land not yet acquired	
Preliminary plans	<input checked="" type="checkbox"/>	Land acquisition underway	<input checked="" type="checkbox"/>
Detailed plans	<input type="checkbox"/>	Land acquired	<input type="checkbox"/>
No land acquisition involved	<input type="checkbox"/>	Project under contract	<input type="checkbox"/>

(Please send site plans if available.)

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

**THE PROJECT IS SCHEDULED TO START WITHIN THE NEXT YEAR AND BE
COMPLETED BY 2004.**

VIII. Relationship of this proposal to other public (Is this project part of a series of
projects.
interrelated capital projects? Is the project affected by or does it affect other public
projects in the area?)

**THIS PROJECT IS PART OF A FACILITY EQUITY INITIATIVE TO ESTABLISH A
MINIMUM FACILITY BASELINE FOR
current CMS schools. The baseline is intended to specify the threshold for all
existing facilities.**

It is the minimum facility required to offer the full CMS program at elementary, middle or high school based upon the best available data and the professional opinions of the CMS Building Services staff.

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

ESTIMATED COST, DEVELOPED IN CONJUNCTION WITH THE CMS CAPITAL NEEDS ASSESSMENT PROCESS IS

approximately \$13,930,000 million, including land purchase, construction, design, furnishing/equipment, and project management.

X. Assistance (If State or Federal assistance funds are proposed, indicate the Funds specific assistance program, and the status of any application for project funding assistance.)

The project is funded through 1997 state bonds.
