

MANDATORY REFERRAL-REPORT NO. 08-18
Proposed Construction of Student Parking Deck #3 on CPCC Central Campus

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) proposes to construct a new parking deck on their Central Campus with approximately 1,000 parking spaces on the property that now comprises a portion of the surface parking lots adjacent to Memorial Stadium, fronting on Seventh Street between Kings Drive and Charlottetown Avenue, in the City of Charlotte. The individual parcels comprising the subject property are owned by Mecklenburg County and CPCC. The remainder of the surface lots that have frontage on Seventh Street would remain, under this proposal.

A preliminary study of alternative parking structure locations on the Central Campus led to a location for the project on parcels 08017201, 08017202, and a portion of 08017101. This area is shown on the accompanying map. Mecklenburg County Park & Recreation prefers this location because it retains the Kings Drive side of the existing surface lots for bus and truck parking.

The current surface parking is used by CPCC for daily parking as well as parking for special events held at Memorial Stadium and the Grady Cole Center. The proposed deck will also serve this combination of uses. The property is zoned MUDD-O under the Charlotte Zoning Ordinance. The land should not require a re-zoning for the proposed use. No proposed transfer of land ownership (between CPCC and Mecklenburg County) is anticipated in connection with this proposed development.

PROJECT JUSTIFICATION:

This project is needed to address the parking demand associated with:

- The continued growth in student enrollment at the CPCC Central Campus.
 - The addition of several new classroom and lab buildings on campus.
 - The loss of existing surface parking lots on campus and on adjacent property as buildings are constructed on them.
 - The planned development of a portion of the Sugar Creek Greenway on land currently used for student parking.
- CPCC has previously completed a feasibility study that identified and evaluated a number of potential sites for this project, and the proposed site is the most advantageous location available to serve this variety of purposes.

New lab and classroom buildings are in various stages of development (consultant selection, design, or construction) in several locations on the Central Campus. The Culinary Arts building is under construction at the southwest corner of Kings Drive and Seventh Street. The Allied Health Building is an addition to the existing Belk Building at the corner of Elizabeth and Charlottetown (formerly Independence Boulevard) Avenues, while the Center for Automotive Technology on Fourth Street will be renovated for expansion of the Visual Arts program. The Taylor Building on Elizabeth Avenue will be expanded to add classrooms and the 2nd floor of the IT building at Elizabeth and Charlottetown Avenues will be renovated to provide expanded classroom space. The Van Every Building on Elizabeth Avenue will be replaced with a larger facility containing classrooms and a data center.

The Culinary Arts building has eliminated surface parking, while the remainder of parking west of Kings Drive will be converted into the Little Sugar Creek greenway. Surface parking near the intersection of Elizabeth and Charlottetown Avenues has been lost with the Allied Health building construction.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CPCC and Mecklenburg County Park & Recreation have a long standing history of joint use and cooperation to utilize the site for mutual benefit.

The recently-adopted (May, 2008) Mecklenburg County Park & Recreation Master Plan calls for the on-going maintenance of both the Memorial Stadium and the Grady Cole Center for the foreseeable future.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends office and retail development on the subject parcels. The proposed land use on these parcels is consistent with that recommendation in order to serve CPCC.

PROJECT IMPACT:

This project will result in increased parking on the site and will result in a corresponding increase in vehicular and pedestrian traffic. CPCC will work with CDOT and NCDOT during the design phase of the project. The design will comply with zoning requirements for occupied space on ground level, height restrictions and other applicable requirements.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project will provide parking to support the CPCC Culinary Arts Building, currently under construction at the intersection of Kings Drive and 7th Street. It will provide parking for Memorial Stadium and the Grady Cole Center as well as the new Sugar Creek Greenway. It will also serve to strengthen the pedestrian path between the greenway and the existing Independence Park located across Charlottetown Avenue from the site.

ESTIMATED PROJECT COMPLETION DATE:

The project will be completed in late 2009. The exact construction timeline will be developed to coordinate with the needs and schedule of CPCC and Mecklenburg County Park & Recreation. The project will be funded by Mecklenburg County Certificates of Participation approved in 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 4, 2008 meeting and the following comments were offered:

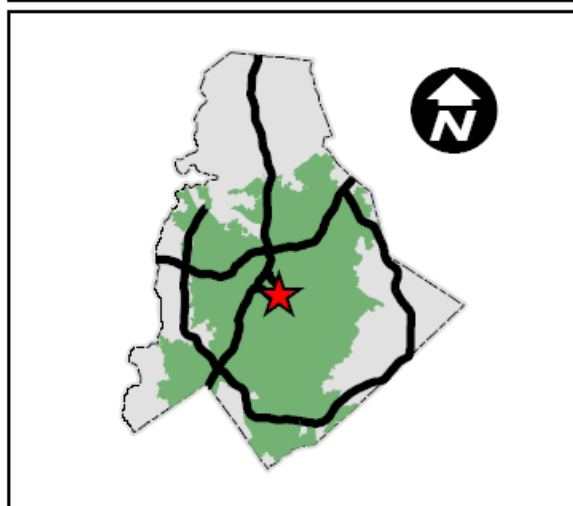
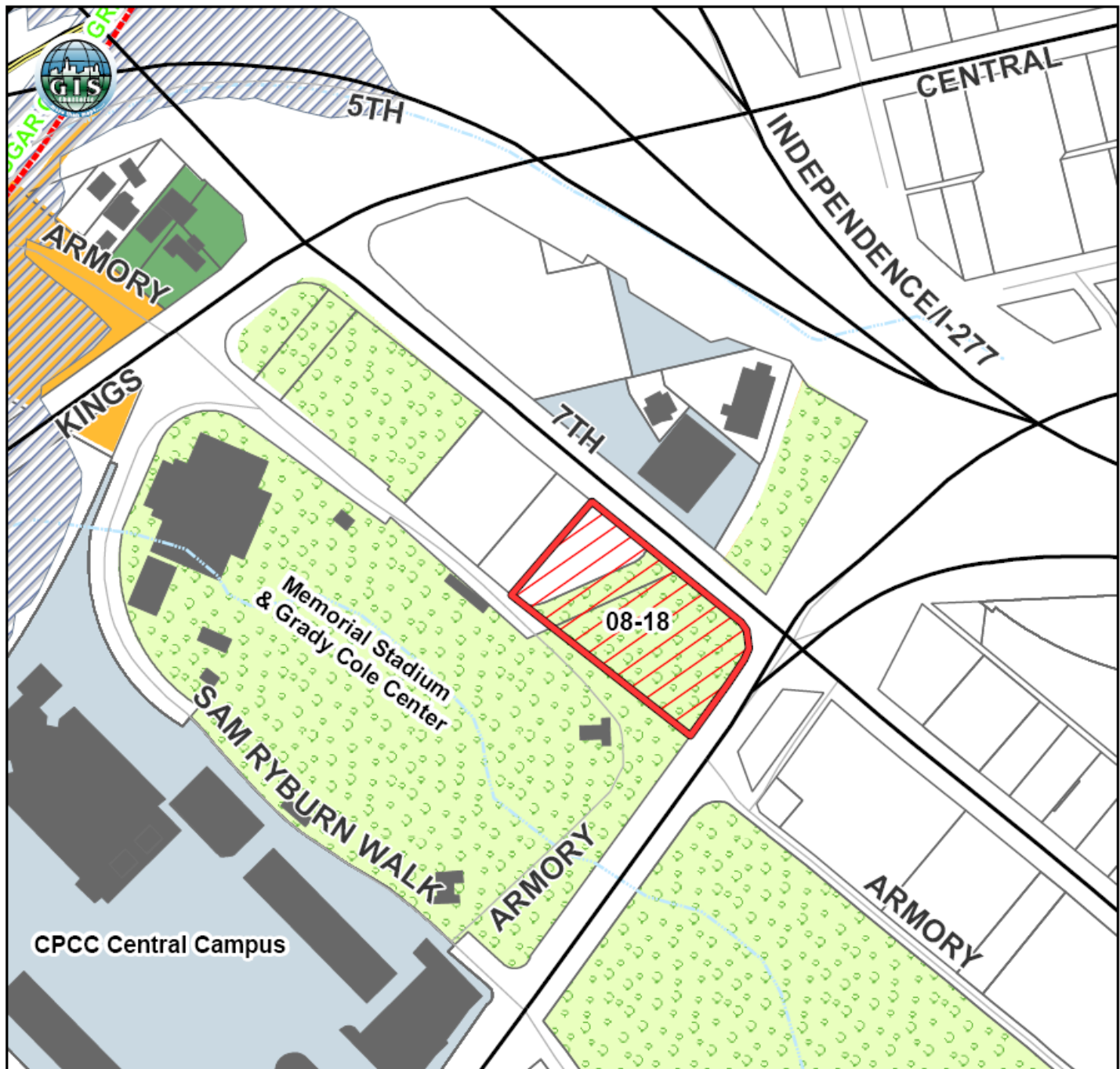
- While it does not specifically pertain to joint use, the parking structure should include occupied space ("storefronts") at ground level (CPCC staff in attendance verified that it will in fact contain that feature and that several college and park & recreation operations were being considered as occupants of this space)
- Discussion should include the inclusion of appropriate administrative CMS functions (specifically mentioned was their Law Enforcement department) as part of the occupied space.
- If ordinances permit it, the inclusion of classroom space on top of the structure should be considered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends the development of a parking deck at the proposed location. Since the deck will be located in a highly visible area, staff also recommends that CPCC work closely with the Planning Department's Urban Design team on the exterior design of the deck.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 17, 2008 meeting, the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-18

CPCC

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|  | Mandatory Referral |  | Proposed Park |
|  | County Property |  | Greenway Property |
|  | Existing Park |  | Nature Preserve |

