

MANDATORY REFERRAL-REPORT NO. 16-15
Proposed New Education Center Building at CPCC Central Campus

PROJECT PROPOSAL AND LOCATION:

Construction of a new 180,000 square foot, 8 story classroom building and related site improvements are proposed at the existing Central Piedmont Community College Central Campus utilizing 2013 Mecklenburg County Bonds funding. The project will provide needed additional specialty classroom and lab spaces as well as improvements to current programs including College and Career Readiness Programs, Adult High School Diploma, High School Equivalency Programs, English as a Second Language Programs, Special Learning Needs Programs, Biology and Chemistry Labs, Biomedical Equipment Technology, Diagnostic Sonography, Polysomnography and Interdisciplinary Simulation Suite for Allied Health Programs.

The subject property is located at 1320 Sam Ryburn Walk in Charlotte, NC (12.42 total acres), and is surrounded by college campus buildings and the Memorial Stadium. The proposed project replaces the current Kratt Building which will be demolished. Zoning of the property is Mixed Use Development (Optional) MUDD-O, according to the Charlotte Zoning Ordinance.

In addressing the shortage of classroom space (and related support spaces like offices) on Central Campus the biggest hurdle is the lack of available land to add new buildings. At just under 58,000 square feet, the Kratt Building (proposed to be demolished) provides limited useable space for the amount of land it occupies. Also, the building is very energy inefficient due to its design where all classrooms open directly onto exterior corridors. This makes it extremely difficult to control temperature in the spaces. It has been estimated that between 75% and 85% of the cost of building a replacement building (of the same size) would be required to renovate Kratt to provide appropriate and accessible spaces (currently the building has limited accessibility). Many educational institutions deem it unwise to spend more than 67% - 75% of the replacement cost for a building renovating an existing building unless it has special historic or cultural benefits. Renovating Kratt wouldn't yield any additional space and could result in a net reduction in classroom count due to current requirements. The curriculum programs housed in Kratt would be located in the new building (Special Learning Needs, General Education Classes) and space for the expansion of other programs including Science, Health Careers and Biomedical Engineering Technology will also be included in the new building. Also programs serving English as a Second Language, High School Equivalency Programs and College and Career Readiness will be housed in the new larger building. An added benefit of the Kratt site is that it keeps these programs on the central quad and brings programs located on the periphery into a more central location on campus.

PROJECT JUSTIFICATION:

CPCC had approximately 60 square feet of assignable building area per student total for all of its campuses as of 2012, while the North Carolina Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The parcel in question is subject to *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed use for a new 8 story classroom building is consistent with the adopted land use plan.

PROJECT IMPACT:

Current Central Campus parking decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Project and its related site improvements should not result in any degradation of any of the adjacent properties. Those to the east, west and south are owned by the college. Memorial Stadium is located to the north across Sam Ryburn Walk.

ESTIMATED PROJECT COMPLETION DATE:

The new classroom building is scheduled for completion in time for its full use starting Fall Semester 2020.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 6, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

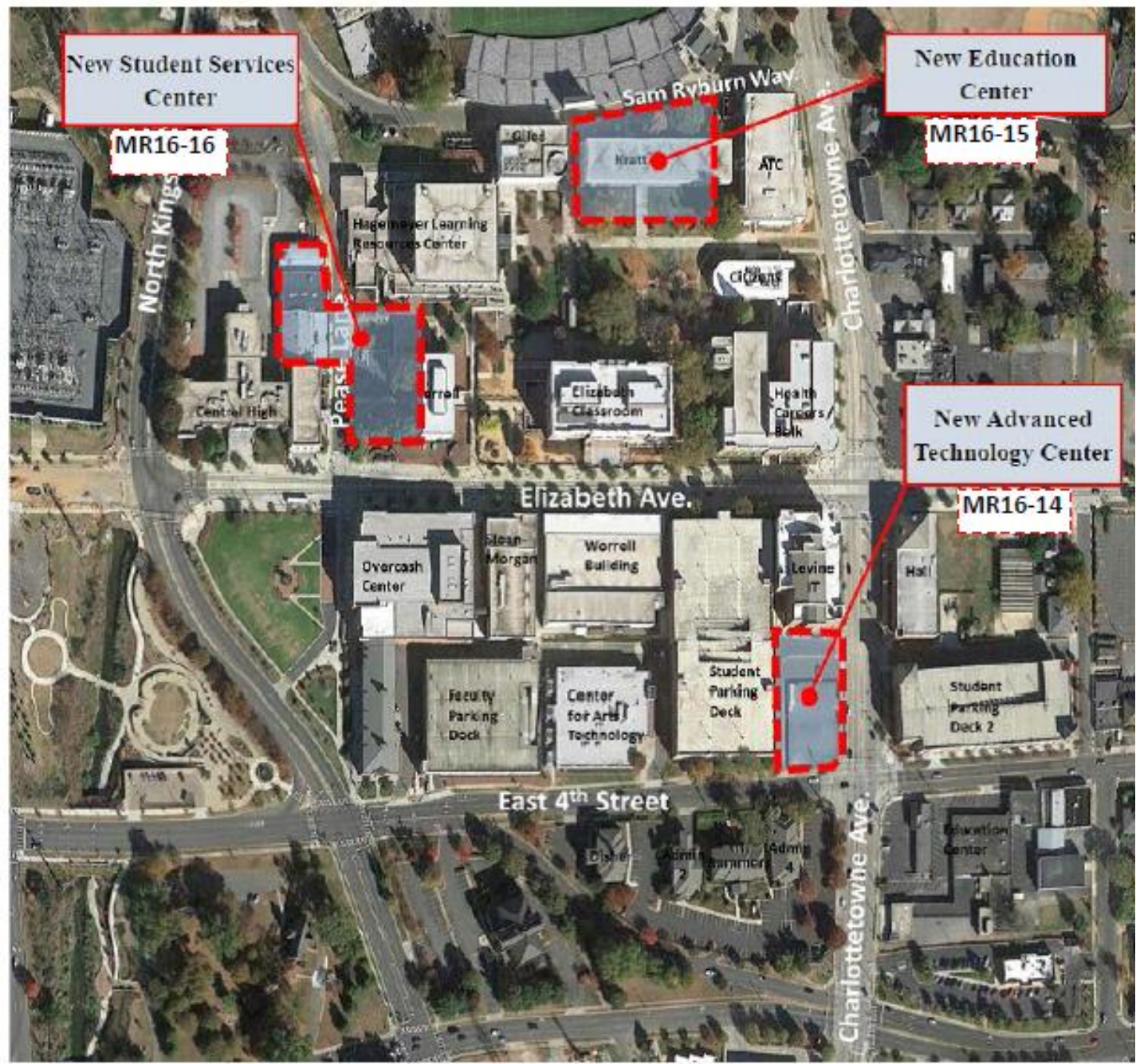
The proposed land use is consistent with the *Elizabeth Area Plan (2011)*. Staff recommends approval of the proposal.

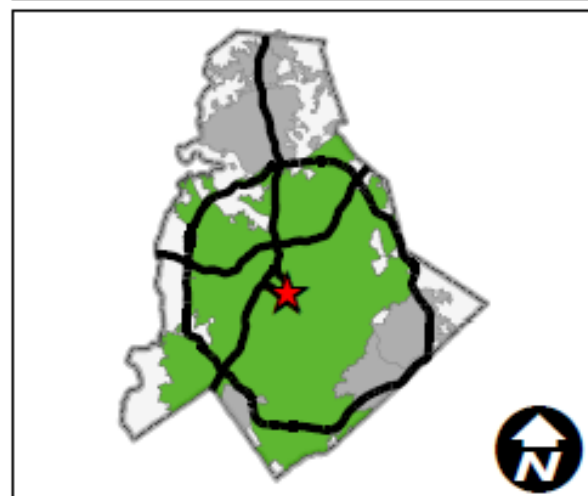
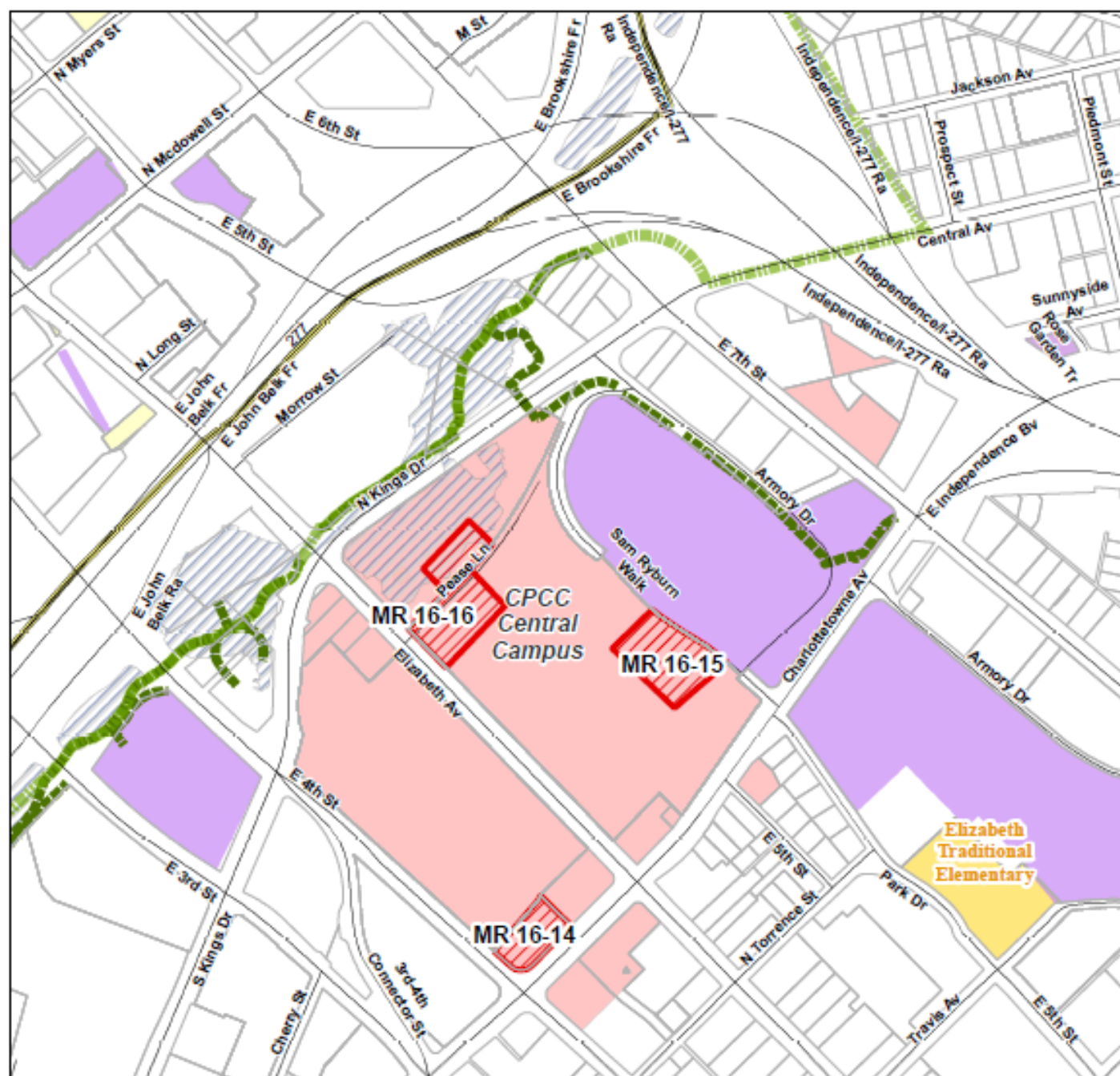
CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.









CENTRAL PIEDMONT COMMUNITY COLLEGE





Mandatory Referral 16-14,15, & 16

Initiated Submitted by: CPCC Facilities Services

-  Mandatory Referral
-  Local Historic Landmark
-  Schools
-  Colleges
-  FEMA 100 Year Floodplain
-  Cross Charlotte Trail



Produced by the Charlotte-Mecklenburg Planning Department