

MANDATORY REFERRAL-REPORT NO. 16-16
Proposed New Student Services Building at CPCC Central Campus

PROJECT PROPOSAL AND LOCATION:

Construction of a new, 90,000 square foot 4 story classroom building and related site improvements is being proposed at the existing Central Piedmont Community College Central Campus located at 1141-1201 Elizabeth Avenue in Charlotte (parcels 08013203 and 08013201). 2013 Mecklenburg County Bonds would be utilized for funding.

The project will provide needed spaces for a variety of Student Support Services including Enrollment, Cashiers, Student Life, Student Union, Technology Support Services, Campus Administration Offices and faculty offices for the Business & Accounting and Behavioral & Social Sciences Departments.

The property is zoned MUDD-O (mixed-use optional), according to the Charlotte Zoning Ordinance. The footprint of the proposed building is surrounded by other academic structures, as the site sits mid-campus.

The plan for this building is to provide a centralized location for those services most used by prospective and present students (Enrollment, Financial Aid, Cashiering, Counseling and other support programs). An important element of this building will be the provision of a Student Union type space where students can “hang out” between classes, get a bite, buy some supplies and get IT help. Many of these programs are in Central High (adjoining structure) right now in rather cramped quarters. Some of the lower demand programs will remain in Central. The new building will focus on those programs students use most often.

The new building will be “inserted” between Terrell and LRC/Pease at the west end of the central quad. A portion of Central is scheduled for demolition to accommodate the building. There is a back wing of Central High along Pease Lane that is currently used for college storage. These spaces were additions to the original High School and housed a gym, vocational shops and fine arts classrooms. This wing is in poor condition and partially in a flood plain. The college has secured an off-site warehouse space and is moving the items stored there to the new location. With these additions removed development of a connection the new building will be possible to Central for easy student access. Part of the long-term plan is to remove Terrell as well (perhaps within five years). Terrell houses faculty and staff offices and student services, many of which will relocate to the new building and their vacated spaces used as swing space while other construction and renovations occur 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. The North Carolina Community College System recommends 100 square feet per student, while 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 4 story classroom building is consistent with the adopted land use plan.

PROJECT IMPACT:

Parking /Traffic 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 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 reviewed this matter at their April 6, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

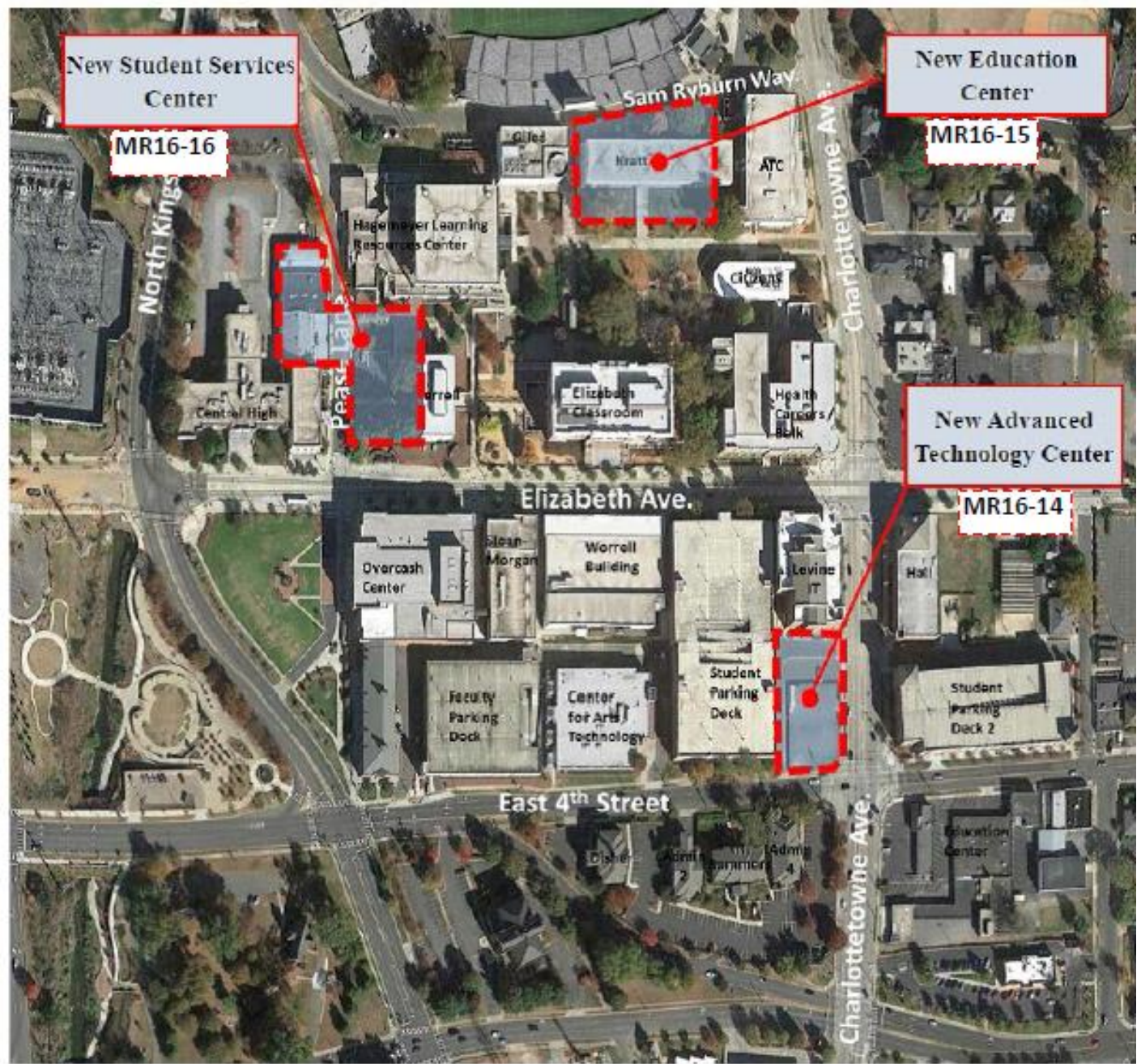
The proposed land use is consistent with the *Elizabeth Area Plan (2011)*. Staff recommends approval of the proposal.

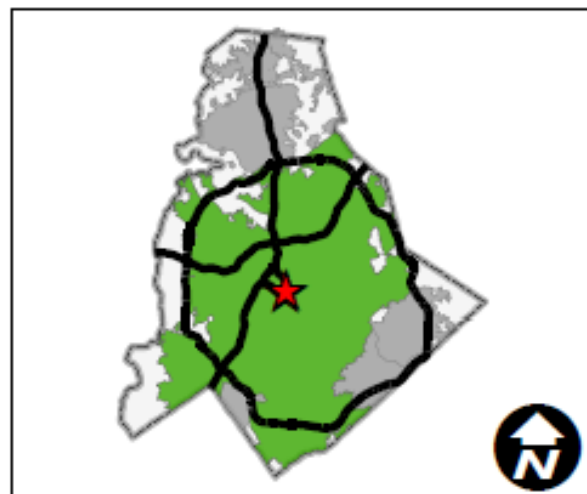
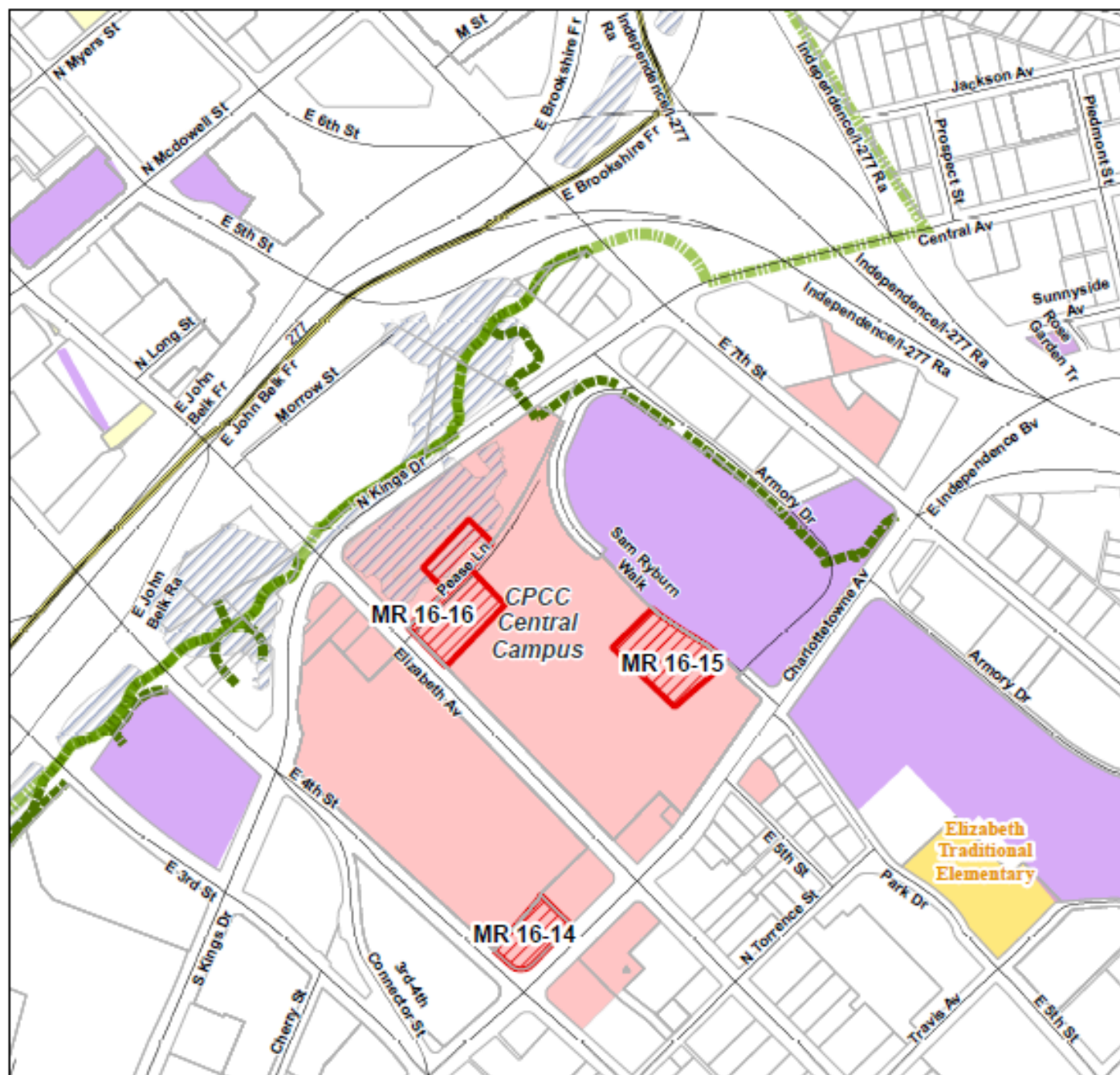
CMPC PLANNING COMMITTEE RECOMMENDATION:

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