

MANDATORY REFERRAL-REPORT NO. 16-45
Proposed New North Energy Plant on CPCC Central Campus

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) proposes construction of a 7,138 square foot, two story centrally-located Energy Plant at the existing CPCC Central Campus utilizing 2016 Connect NC State Bonds funding. The proposed site of the improvement is on parcel 080-132-03, located at 1200 block of Sam Ryburn Walk. The total acreage of the site is 12.42 total acres, and the property is zoned MUDD-O (mixed use, optional), according to the Charlotte Zoning Ordinance. The location of the proposed improvement is surrounded by college campus buildings and other improvements.

PROJECT JUSTIFICATION:

CPCC has a total of four new buildings planned for the Central Campus utilizing 2013 Mecklenburg County Bonds. The CPCC 2017-2023 Long Range Plan calls for the addition/expansion/replacement of a number of buildings on Central Campus. The existing Central Energy Plant located in the Faculty Parking Deck on East 4th Street does not have sufficient capacity to serve all the building space planned for the campus, hence the need for replacement.

Adding a second Energy Plant will allow the college to more efficiently serve the HVAC needs of the north side of campus (north of Elizabeth Avenue). The existing Central Energy Plant will serve the portion of the campus south of Elizabeth Avenue. The two piping loops will be connected to allow the two systems to support and back up one other.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Adding the North Energy Plant allows the college to provide hot and chilled water to the mechanical systems at each building (existing, planned and long range proposed), in a more energy efficient manner than individual systems at each building. The central system reduces overall costs to provide heating and cooling to the campus buildings. This will reduce needed operating funds supplied by the county.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The parcel in question is subject to *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed energy plant facility will support the continued use of the college and is consistent with the adopted land use plan.

PROJECT IMPACT:

The project is located on a steeply sloping piece of lawn that has some evergreen trees. The two story structure will be "dug" into the hillside so that the building will be a one story building when viewed along Sam Ryburn Walk. It is adjacent to an existing cooling tower enclosure on Sam Ryburn Walk which will be replaced with a new cooling tower enclosure. An existing service drive to the south of the building will remain in full use and not be impacted by the new building. The building will be two stories in height when seen from that service drive.

Parking /Traffic Impact: The proposed improvement will be an unoccupied building (mechanical and electrical equipment only) and will not have any parking or traffic impacts associated with it. It will not displace any existing parking. Consistent with zoning requirements, the building will be located a minimum of 14 feet off the back of curb along Sam Ryburn Walk and will be designed to provide required street trees along the portion of Sam Ryburn Walk ROW that it parallels. The adjacent Cooling Towers will be screened with brick and metal louver enclosure walls and landscape screening if required.

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, much of which are owned by the college. It will be designed in a manner that the exterior will be in keeping with the brick with cast stone accents found on the newer campus buildings and planned for upcoming buildings.

ESTIMATED PROJECT COMPLETION DATE:

The new North Central Energy Plant is scheduled for completion in time for its use starting in spring of 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed Energy Plant.

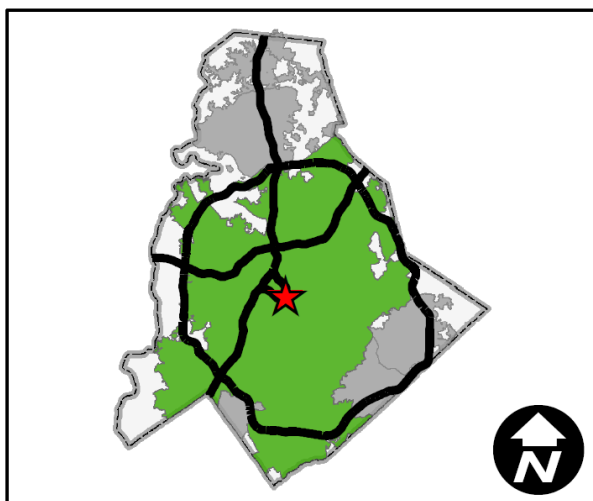
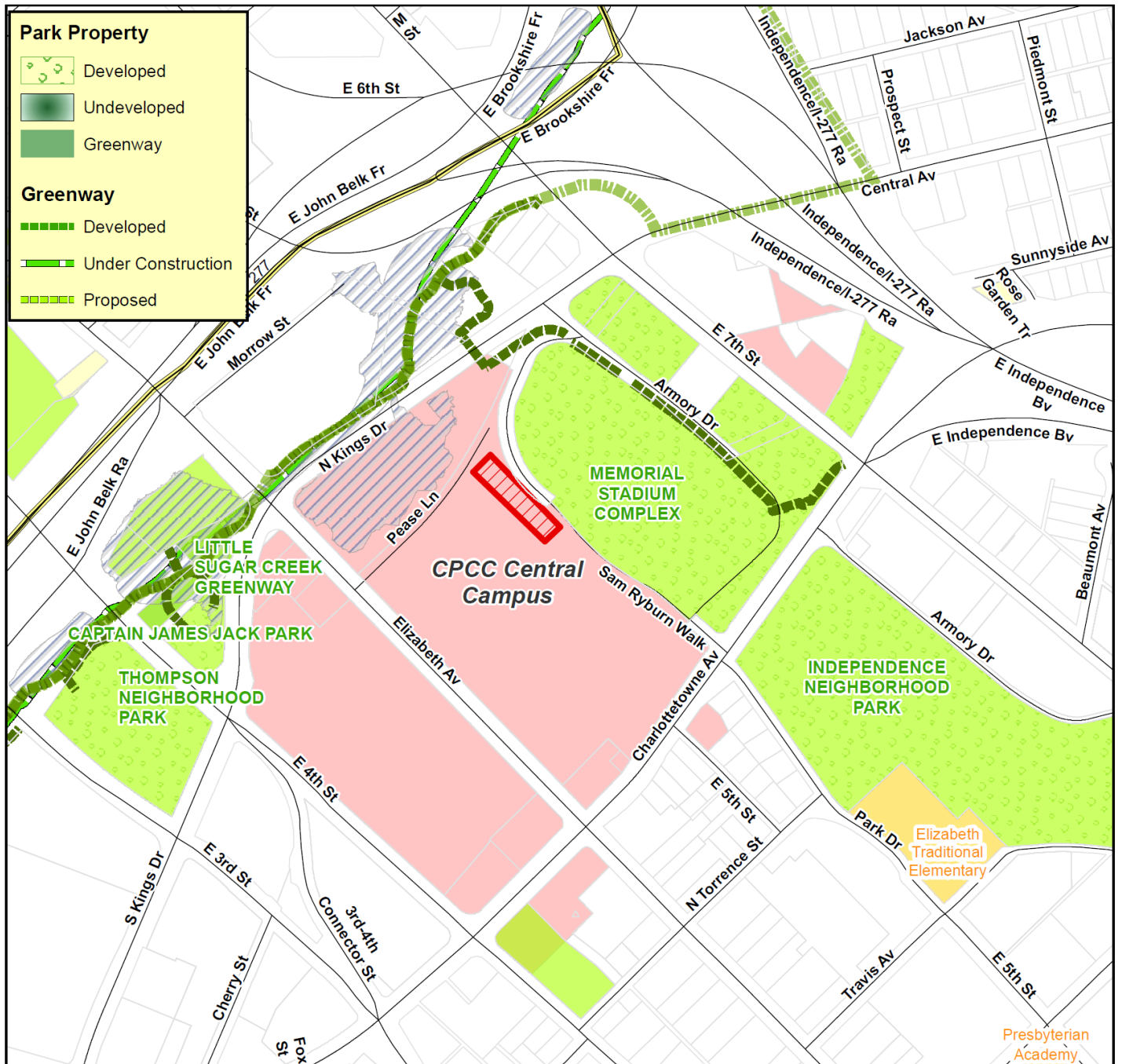
Rationale:

- The proposed energy plant facility will support the continued use of the college and is consistent with the adopted land use plan.

- **Adopted Goals and Policies:** The adopted future land use for the property is institutional based on the *Elizabeth Area Plan* (2011).
- The property is zoned MUDD-O (mixed use, optional) allowing a number of uses, including colleges providing adult training in any of the arts, sciences, trades and professions.
- City Council has a goal to work with universities and the education system, local industry leaders, and other economic development partners to drive global competitiveness, job creation, and job retention in the energy, finance, information technology, logistics, and advanced manufacturing sectors. (Economic Development & Global Competitiveness Focus Area Plan)

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 15, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 16-45

Initiated & Submitted by:
CPCC Facilities Services

- Mandatory Referral
- Colleges
- City Property
- County Property
- Schools
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



CENTRAL PIEDMONT COMMUNITY COLLEGE

