

MANDATORY REFERRAL REPORT NO. 98-19
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPOSED NEW SCHOOL SITE
NORTHEAST ELEMENTARY SCHOOL - GRIER ROAD

PROJECT LOCATION

The Charlotte-Mecklenburg Board of Education proposes to purchase 22 acres of land (Tax Parcel Number 105-091-26 / See Attached Map) located at 7740 Grier Road, just east of W.T. Harris Boulevard. The proposed school site is zoned R-3 (single-family). The site has access to both water and sewer services and road access is provided by 1280 feet of frontage along Grier Road which is a major thoroughfare. The site configuration is very amenable to a school campus layout with no steep slopes, bodies of water, or floodplains.

PROJECT PROPOSAL

This proposed project calls for the purchase of 22 acres of land by the Board of Education to serve as a site for a new elementary school. The new school will house approximately 800 K-5 students living in the general vicinity of the school. The school is anticipated to be completed and opened for the 2000-2001 school year.

PROJECT JUSTIFICATION

The site is located to address future enrollment growth in this region of the district in grades K through 5 and to relieve present and/or anticipated crowding in nearby elementary schools. University Meadows, Hickory Grove, Hidden Valley, Newell, Reedy Creek, and J.H. Gunn represent the elementary schools in the northeast region which are continuing to increase in enrollment within their attendance areas.

PROJECT IMPACT

A school at this location will provide relief from overcrowding at the above referenced schools and room for additional enrollment growth at these schools. The additional capacity can also allow for the restoration or preservation of specialized elementary programs (computer instruction, art, music, exceptional) which are frequently reduced or eliminated during school overcrowding conditions.

The proposed site supports the principles (Proximity, Diversity, Utilization, Stability) prescribed to be used in the siting of future schools which were developed by the Charlotte-Mecklenburg Schools Future School Planning Task Force (Committee of 33). The location is in general proximity to crowded school attendance areas, to areas of anticipated growth, and to areas of concentrated black and non-black populations. Significant segments of this region also have areas of fairly integrated student populations. (See attached for a more detail description of the site selection process.)

A new school at this location would be in concert with the Northeast District Plan and support of a residential future which is recommended for this area.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The proposed school site borders the future (2001) east campus of CPCC on the west as well as a potential future expansion area of Reedy Creek Park on the east. Presently, Reedy Creek Park, which contains an environmental education center, borders the site along a portion of its southern boundary. Northridge Middle School is south of the future CPCC site.

PROJECT COST

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$11 million including land, construction, furnishings and equipment, design, and project management.

STAFF RECOMMENDATION

Staff recommends the land be purchased to build the new Northeast Elementary School. Staff also recommends that CMS, Mecklenburg County Park and Rec, and CPCC in conjunction with the Joint Use Task Force set up a process to explore possible joint use/ shared use/ cost saving opportunities that might exist from their close proximity to each other.

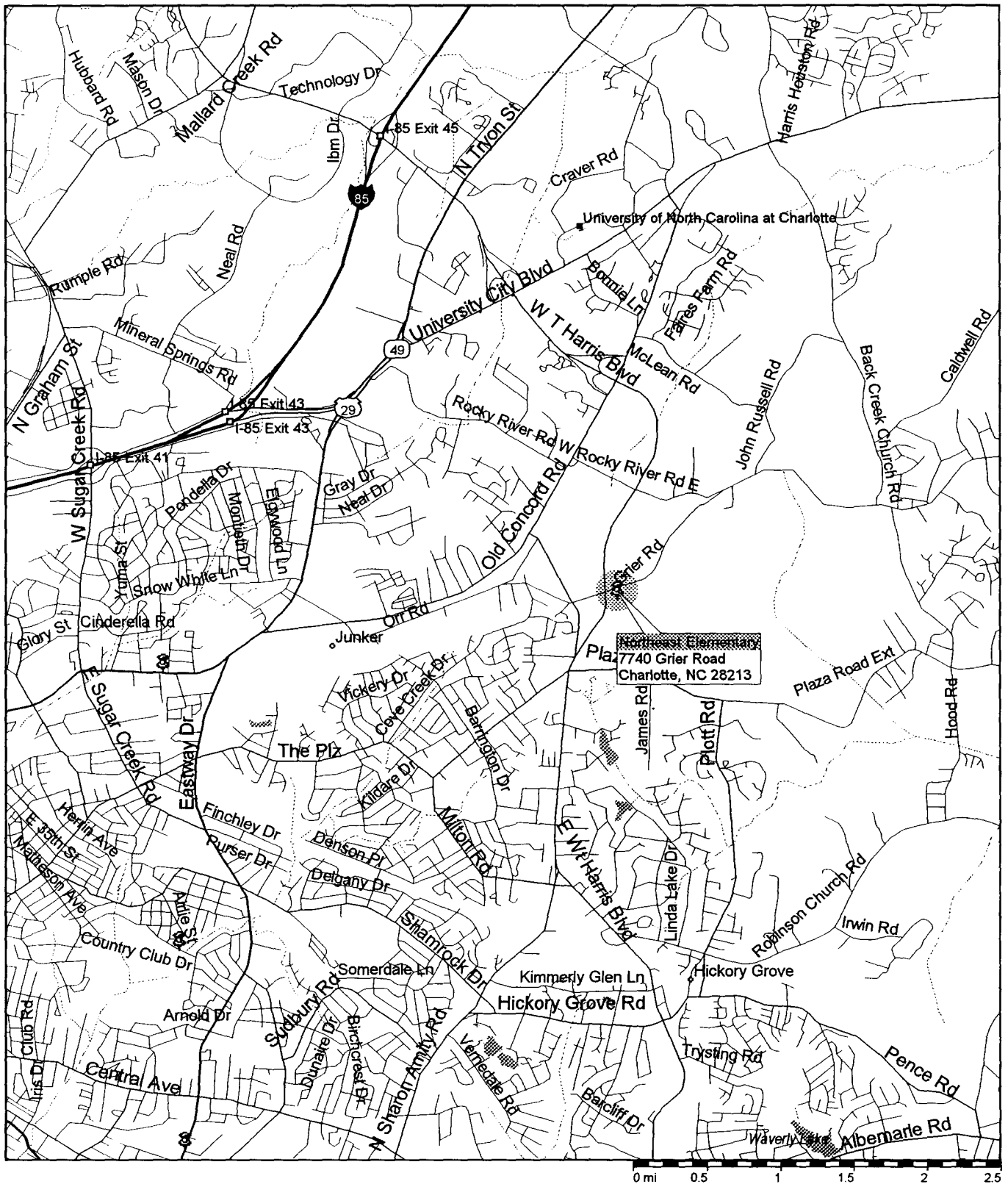
At the May 13 meeting of the Joint Use Task Force, CMS gave a presentation on the proposed site for review and comment. The Joint Use Task Force was also supportive of the proposed site for a new school.

PLANNING COMMITTEE RECOMMENDATION

At the May 19, 1998 meeting, Planning Committee unanimously approved the purchase of 22 acres of land by the Board of Education for a new northeast elementary school on Grier Road.

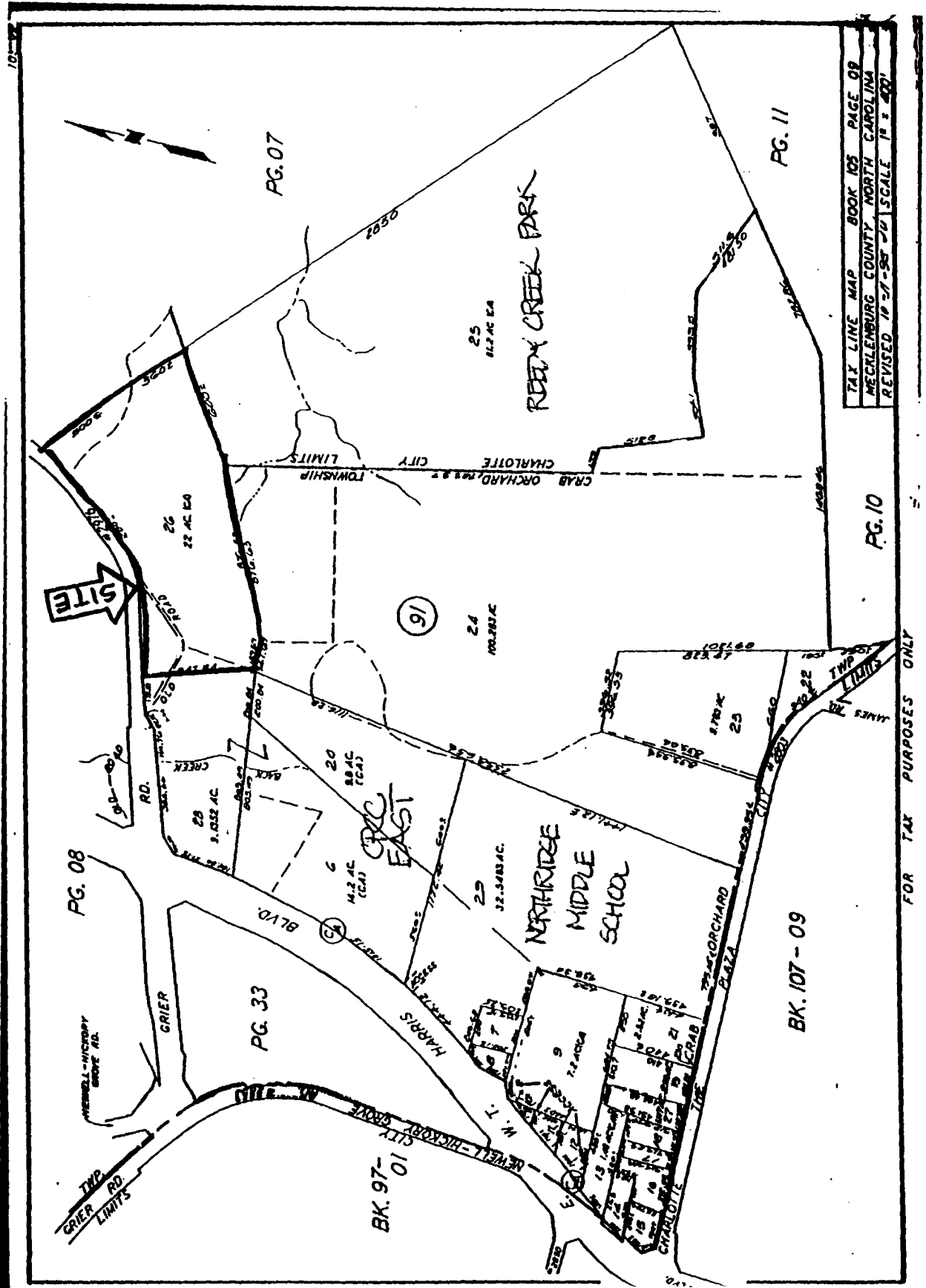
Northeast Elementary

7740 Grier Road



Microsoft/Expedia

Streets98



TAX LINE MAP BOOK 103 PAGE 09
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED 10-17-98 1" = 400'

FOR TAX PURPOSES ONLY

"NORTHEAST ELEMENTARY"

SCHOOL SITE IDENTIFICATION PROCESS - 1997 REFERENDUM

The new school site identification process (outlined below) for the 1997 referendum funded projects differs substantially from the process previously used.

January 1997: Board of Education adopted facilities plan prescribing 10 new schools by 2003... needed to respond to crowding and anticipated growth in enrollment through 2003. General geographic areas were identified based upon expected unmet needs from completion of 1993 and 1995 bond funded new schools and by enrollment growth trends and demographics. Ten schools by level were:

- elementary (4)
- middle (3) and
- high schools (3)

August 1997: The “Committee of 33” report presented to Board of Education identified a series of principles prescribed to be used in siting of future schools, and endorsed the concept of long range school facilities planning.

October 1997: The “Committee of 21” report presented to Board of Education, City Council and County Commission, presenting outline for developing long range facilities master plan.

November 1997

- CMPC agreed to partner with CMS in opening site i.d. process to city/county agencies and to broker collaboration among these departments.
- CMPC brought several city/county agencies to review CMS preliminary site criteria and to determine what publicly- and privately-owned parcels came close to meeting the criteria.
- Group focused on areas identified by the principles contained in the Committee of 33 report, by principles of sound community planning suggesting schools be built away from “edges”, and by desire to avoid building schools of like levels in close proximity to one another.
- Process resulted in identification of over 100 sites.

December 1997 CMS staff began to assess “developability” of the sites: topography, zoning, utility availability, etc. CMPC was instrumental in helping to provide perspective on community and land use master plans pertinent to each site.

October 1996 - present CMPC and County Manager’s office jointly created and staffs the Joint Use Task Force, upon which CMS staff serves. This provides a monthly forum for the school district and each city/county agency (as well as towns) to learn about one other agencies’ capital plans to discuss mutual concerns and potential for joint usage.

April, 1998 CMPC coordinated the effort toward clarifying the approval process and defining the calendar to which the school district intends to comply in order to obtain necessary county approvals for several new school sites.

beginning May, 1998 submission of preferred sites for Mandatory Referral review to CMPC

CAPITAL PROJECT PROPOSAL FORM

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 May 1, 1998
Planning Services Department Prepared
701 E. Second Street
Charlotte, NC 28202
 Submitted By Jonathan Wells
Exec. Director of Strategic Planning
(704) 379-7208 343-5735 (fax)

II. Project Name "Northeast Elementary School"

Location and Description of Project
Project involves the acquisition of a 22-acre parcel located at 7740 Grier Road (just east of W.T.Harris
Blvd.) to serve as a site for a new 800-student elementary school intended to serve K-5 students living
in the general vicinity of the school.

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 site is strategically located to address future enrollment growth in this region of the district in grades
K through 5, and to relieve present and/or anticipated crowding in nearby elementary schools, most
notably University Meadows, Hickory Grove, Hidden Valley, Newell, Reedy Creek, and J.H.Gunn.
These collectively represent the elementary schools in the northeast region which are continuing growth
in enrollment within their attendance areas.

IV. Project Impact (Explain the impact of the proposed project on nearby schools, i.e. abandonment, closure, re-use, etc.)
A school at this location will enable relief of crowding at above-referenced schools and will provide room
for additional enrollment growth at these schools. It can also allow for the restoration or preservation of
specialized elementary programs (computer instruction, art, music, exceptional education) which are
frequently reduced or eliminated during school crowding conditions.

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

The requested location balances the values of Stability Proximity Utilization and Diversity due to its
strategic location in general proximity to crowded school attendance areas, to areas of anticipated growth,
and to areas of concentrated black and non-black populations. Significant segments of this region of the
district demonstrate areas of fairly integrated student populations.

CAPITAL PROJECT PROPOSAL FORM

VI. Project Status (Check those that apply)

Nothing done but this report	_____	Land not yet acquired	_____X_____
Preliminary plans completed	_____	Land acquisition underway	_____
Detailed plans completed	_____	Land acquired	_____
No land acquisition involved	_____	Project under contract	_____

(Please send site plans if available.)

VII. Proposed Development Schedule (Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school. None are known at this time, however it will be important to coordinate design and construction of this school with development of the future CPCC East campus with which the proposed site shares a boundary.

VIII. Relationship of this proposal to other public projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?) This site borders the future CPCC east campus as well as potential future expansion area of Reedy Creek Park. The school district's Northridge Middle School is also nearby.

IX. Project Cost Estimate (Indicate the estimated total project cost and describe how this estimation has been made.) Estimated cost, developed in conjunction with CMS Capital Needs Assessment process is approximately \$11 million, including land, construction, furnishings and equipment, design, and project management.

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