

MANDATORY REFERRAL REPORT NO. 99-29
CHARLOTTE MECKLENBURG PLANNING COMMISSION
GREENVILLE PARK ELEMENTARY SCHOOL SITE

PROJECT LOCATION

The site is approximately 21 acres in size and is located just east of I-77 between Hamilton Street and Spring Street. The site consists of five parcels (Tax Parcel Numbers 078-443-05,06, 07, & 08 and 078-453-01 / See Attached Map). The proposed school site is zoned R-5 (single-family). Primary vehicular access to the site is provided by Spring Street, which is a collector street. The site configuration is very amenable to a school campus layout with no steep slopes, bodies of water, or floodplain.

PROJECT PROPOSAL

This proposal is a joint-use project involving Charlotte-Mecklenburg Board of Education, Mecklenburg County Park and Recreation, and the City of Charlotte to provide an elementary school site in the Central City area. The five parcels will 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.

PROJECT JUSTIFICATION

The Center City will need 7,000 additional seats when the Board moves to a neighborhood school plan. Shifting magnet programs to free up seats in the Center City, which has an abundance of magnet schools, can create some of the additional seats. New construction will be required to provide the rest of the needed seats. This site is located to provide additional seats in this region of the district in grades K-5.

PROJECT IMPACT

The proposed project will serve to relieve anticipated crowding in the Central City schools and to allow for future enrollment growth in grades K-5 in this region of the school district.

In the Central District Plan, the recommended land use for parcels numbered 078-443-05 & 08 is a neighborhood park. Single-family residential is recommended for parcels numbered 078-443-06 & 07 and 078-453-01.

PROJECT COST

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$10 million for an elementary school. The cost includes construction, furnishings/equipment, design, and project management.

STAFF RECOMMENDATION

Staff recommends denial of this project request until the following issues can be addressed:

- Charlotte-Mecklenburg Schools, working with the appropriate City and County departments, develop a comprehensive plan for addressing the need for additional seats as a result of the recent court ruling.
- Design standards (multi-story, expandable, joint-use, etc.) and site layout criteria (smaller sites, green space, inter-face with neighborhood, etc.) be developed for new schools in the older, more urban environment of the inner city.
- The site planning for this project is truly a joint planning effort among Mecklenburg County Park and Recreation, Charlotte Department of Transportation, Schools, Planning Commission, and the Greenville neighborhood.
- Convenient neighborhood access to all park facilities (fields, playground equipment, and rec center) is established as one of the guiding principles for site plan development.
- Mecklenburg County Park and Recreation, working with the Police Athletic League (PAL), to determine how PAL's need for ball fields in this area can best be accommodated.
- The transfer of City owned property and the Park and Recreation property would require City Council approval. The Park property was formerly City property. The consolidation agreement transferring the property to the County has a reversion clause, which would require City approval if the property were used for a purpose other than a park.

PLANNING COMMITTEE RECOMMENDATION

Based on Dr. Smith's commitment to a collaborative planning effort with City and County departments, Planning Committee unanimously approved this joint-use project to provide a new elementary school in the inner city.

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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 9/27/99
Planning Services Prepared _____
And Building Services Departments
701 E. Second Street
Charlotte, NC 28202
Submitted By Harold Jenkins (Building Services) 704-343-6050
Eric Becoats (Planning Services) 704-343-7408

II. Project Name Greenville Park School Site

Location and Description of Project _____
The site is approximately 21 acres in size and is located on the east side of I-77 between Hamilton St. and
Spring Street. The site consists of 6 parcels: 078-443-05,06,07,08 and 078-453-01,02. (see attached
location and site maps). This will be joint-use project with Park & Rec. & the City of Charlotte to provide a
school for the students in the Central City.

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 enhance educational opportunities in this region of the district for
grades K through 5, or grades 6 through 8 and to relieve anticipated crowding in nearby elementary or
middle schools.

IV. Project Impact (Explain the impact of the proposed project on nearby schools, i.e. abandonment, closure, re-use, etc.) _____
The proposed project will serve to relieve anticipated crowding in Central City schools and to allow for
future enrollment growth in grades K through 5 or 6 through 8 in this region of the school district.

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

CAPITAL PROJECT PROPOSAL FORM

VI. Project Status (Check those that apply)

Nothing done but this report	_____	Land not yet acquired	_____
Preliminary plans completed	_____	Land acquisition underway	_____
Detailed plans completed	_____	Land acquired	_____
No land acquisition involved	<u>x</u>	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.

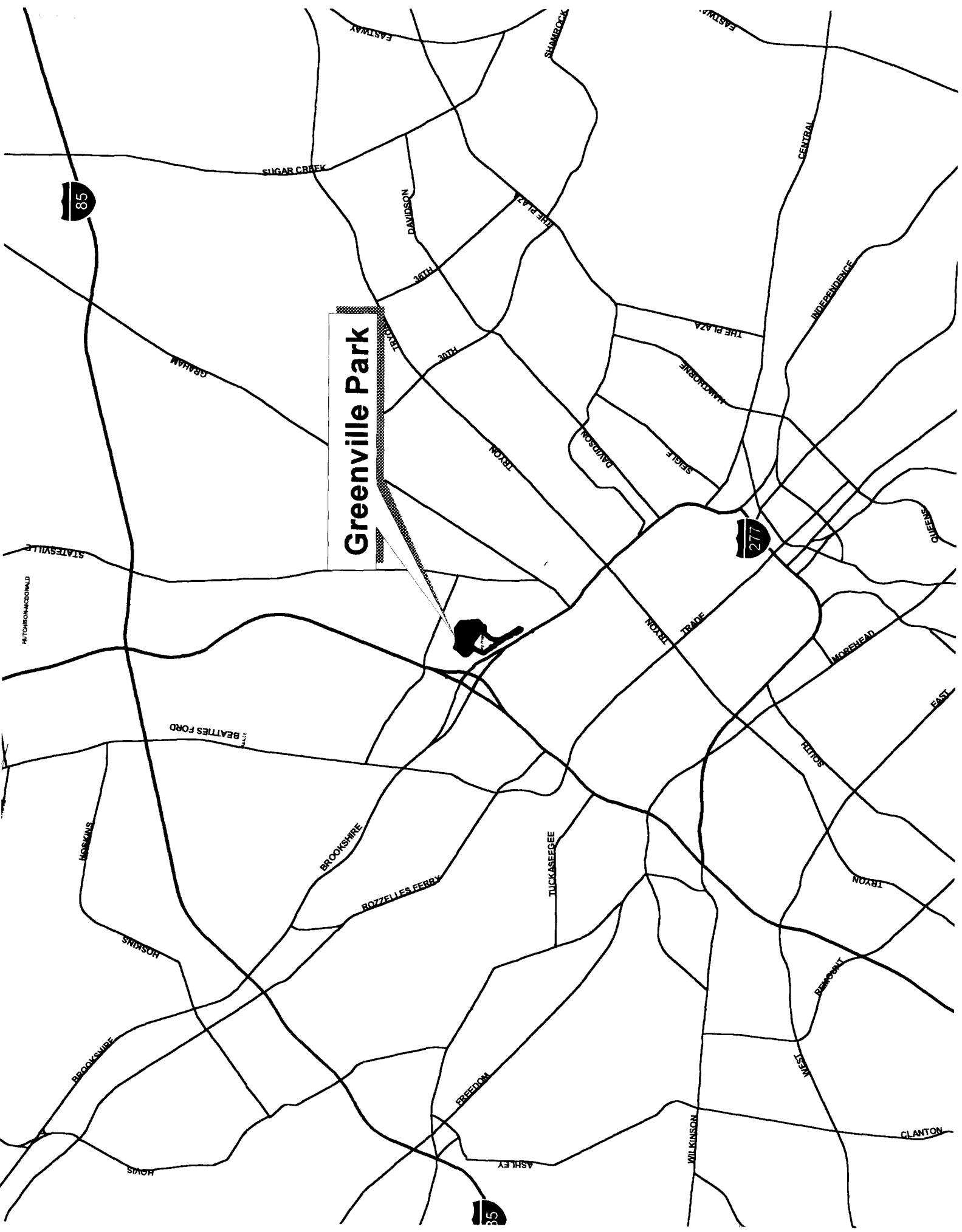
VIII. Relationship of this proposal to other public projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)

IX. Project Cost Estimate (Indicate the estimated total project cost and describe how this estimation has been made.)

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process is approximately \$20 million for a middle school or \$10 million for an elementary school. The cost includes construction, design, furnishings/equipment, 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.



Greenville Park

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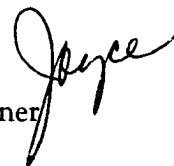
CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: September 24, 1999

TO: Planning Committee Member

FROM: Joyce Gillon
Principal Planner

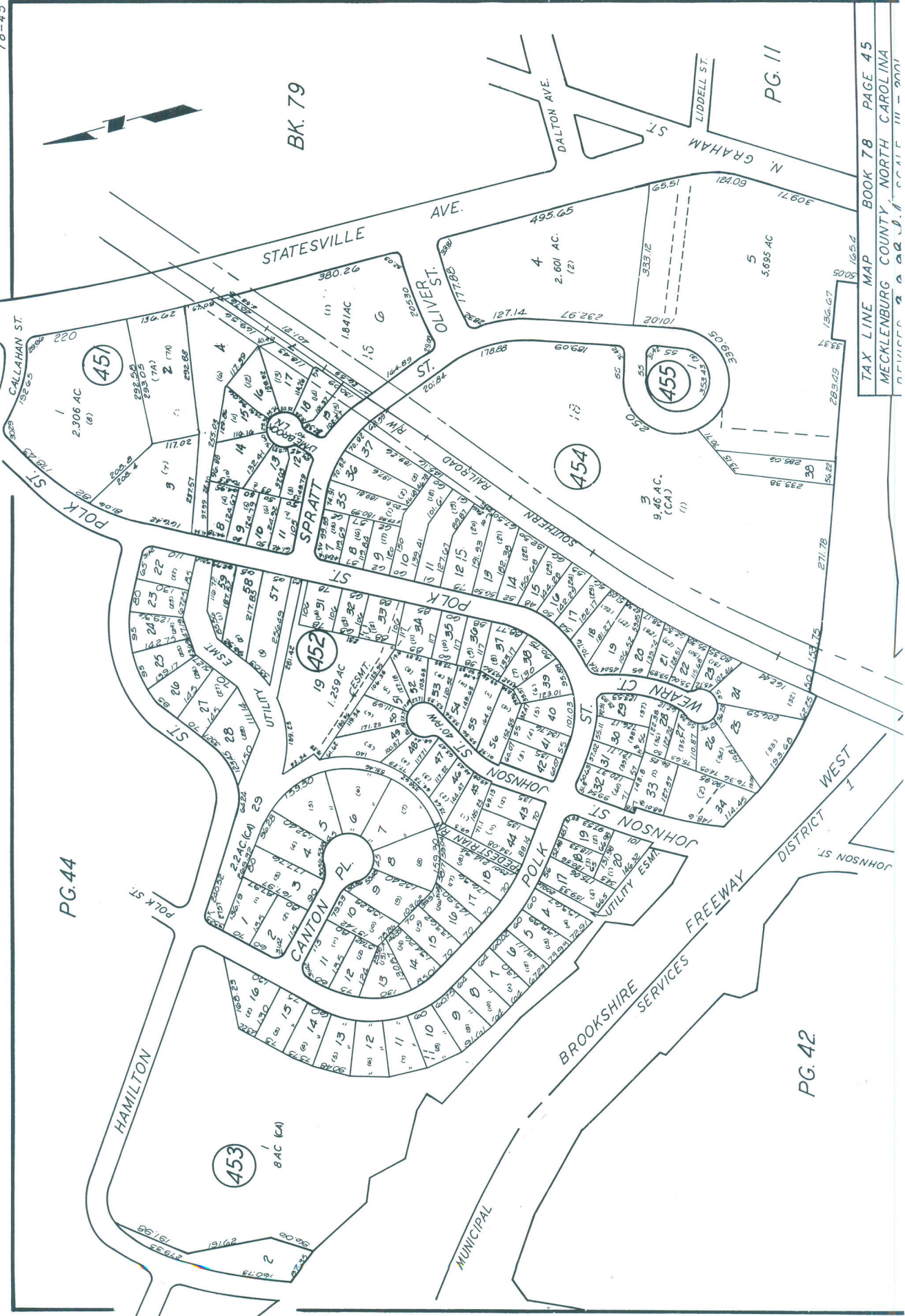


SUBJECT: Meeting , Tuesday, September 28, 1999, 4:30 PM, Uptown Conference Room

This is a reminder that the Planning Committee voted at their September 21 meeting to hold a special meeting on Tuesday, September 28, 1999 to vote on Mandatory Referral No. 99-29, The Greenville Park School Site.

The proposal is a joint-use project involving the Charlotte-Mecklenburg Board of Education, Mecklenburg County Park and Recreation and the City of Charlotte to provide a school site in the Central City area.

The mandatory referral is attached for your review.



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PG 34