

**MANDATORY REFERRAL REPORT NO. 99-30**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**PROPOSED NEW SCHOOL SITE**  
**INNER CITY ELEMENTARY SCHOOL – NORTH TRYON STREET**

**PROJECT LOCATION**

The Charlotte-Mecklenburg Board of Education proposes to purchase 17.33 acres of land (Tax Parcel Number 085-031-03 / See Attached Map) located on the northerly side of North Tryon Street Between Hilo Drive and Craighead Street. The proposed school site is zoned I-1 (CD). The site has access to both water and sewer services. Road access is provided by North Tryon Street (major thoroughfare), Graighead Street (collector street) and Hilo Drive (collector street). The site has a Duke Energy easement along part of the North Tryon Street frontage.

**PROJECT PROPOSAL**

This proposed project calls for the purchase of 17.33 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 2001-2002 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 anticipated crowding in nearby elementary schools.

**PROJECT IMPACT**

A school at this location will provide relief from overcrowding at the nearby elementary schools and allow for future enrollment growth in grades K through 5 in this region of the school district. 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.

A new school at this location would be consistent with the Central District Plan and supportive of the North Tryon Corridor Revitalization Study, which calls for quality development to complement the Historic Rosedale and the Winchester Medical Supply Building sites. Originally, the Central District Plan recommended multi-family residential development on this site. Later, the recommended land use was changed to industrial to reflect the July 21, 1997 rezoning of this property.

## **PROJECT COST**

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$12 million including land, construction, furnishings and equipment, design, and project management.

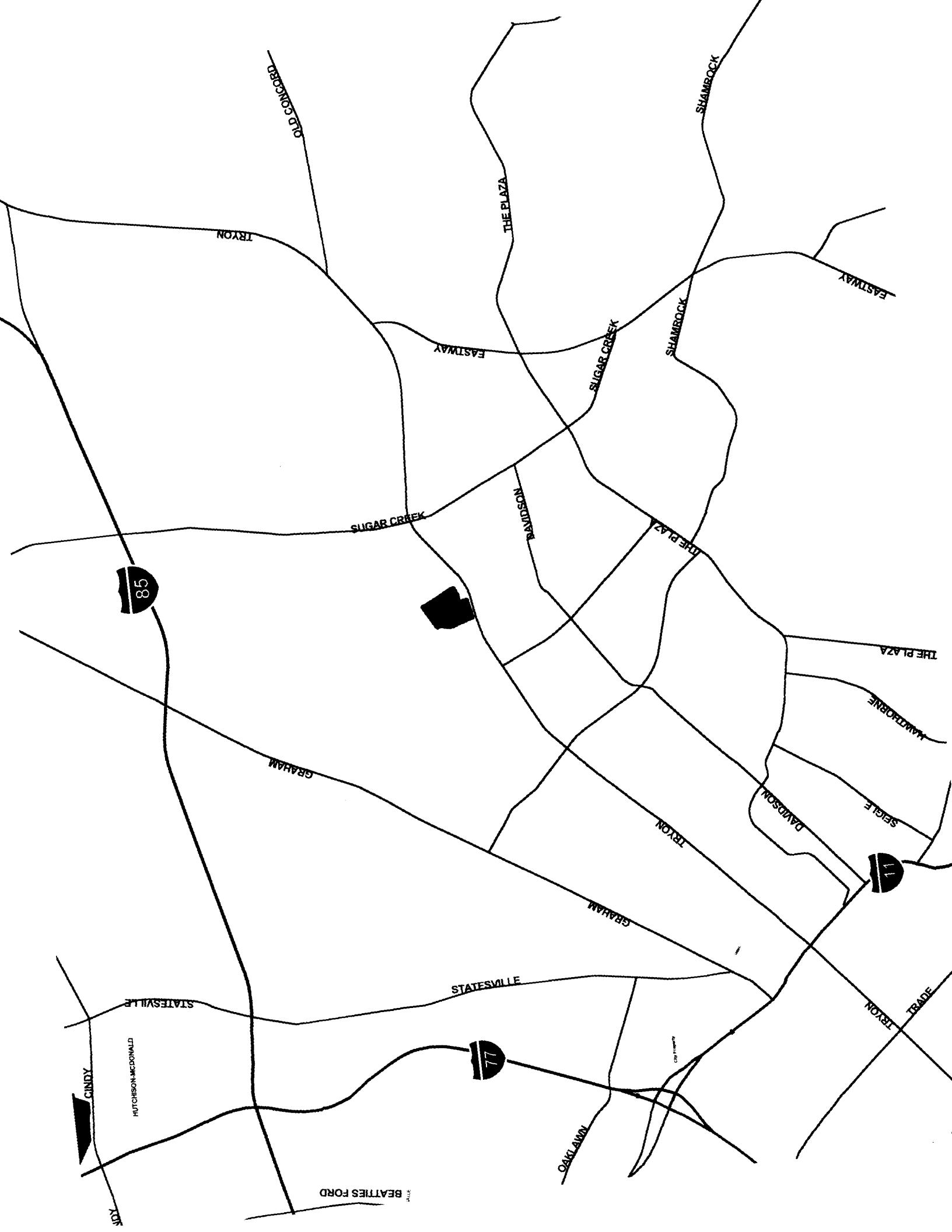
## **STAFF RECOMMENDATION**

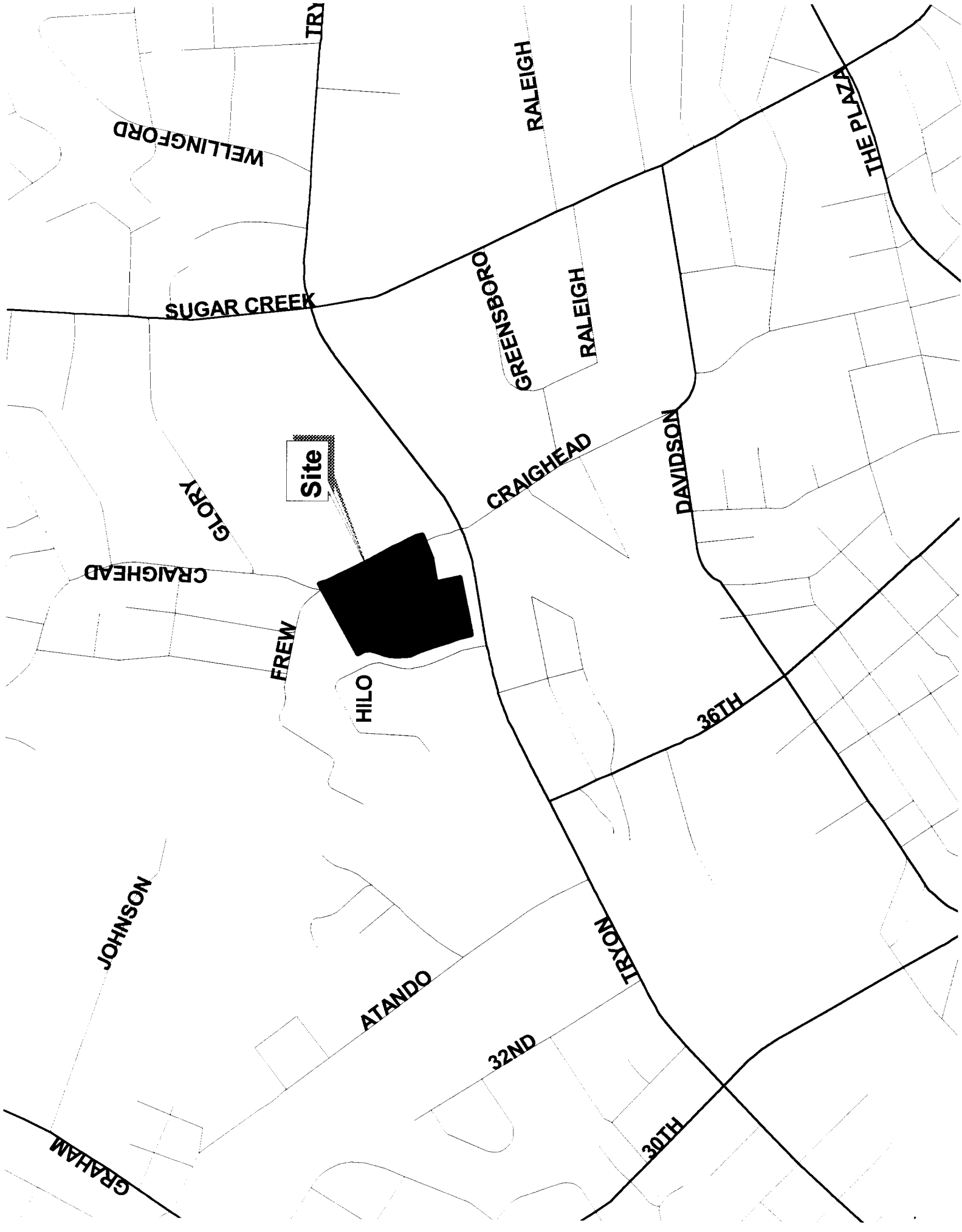
Staff recommends the land be purchased to build a new inner city elementary school. Staff also recommends that CMS file for a conditional Institutional rezoning (Inst-CD). The CD site plan will address, at a minimum, the following site design issues:

- Location of parking lots, pedestrian entrances, and vehicular access to the site with special consideration for interior stacking lanes.
- Location of green space to complement the green lawns already present on the Historic Rosedale and medical supply building sites.
- Appropriate buffering and edge treatment on back of site adjacent to existing apartment development.
- Building location and relationship to North Tryon Street.
- Streetscape improvements (street trees, decorative lighting, etc.).
- Possible joint-use and location of playground area and multi-purpose fields.

## **PLANNING COMMITTEE RECOMMENDATION**

At their October 19, 1999, Planning Committee unanimously approved the purchase of 17.33 acres of land by the Board Of Education for a new inner city elementary school on North Tryon Street.





Site

# 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 9/20/99  
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 Craighead/North Tryon School Site

Location and Description of Project \_\_\_\_\_  
The site is approximately 17 acres in size and is located west of Sugar Creek at the corner of N. Tryon &  
Craighead. The parcel identification number is 085-031-03 (see attached location and site maps).  
The intent is to construct a middle school or elementary school to serve 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.  
\_\_\_\_\_  
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\_\_\_\_\_  
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## **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	_____ x _____
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.

\_\_\_\_\_

\_\_\_\_\_

**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.

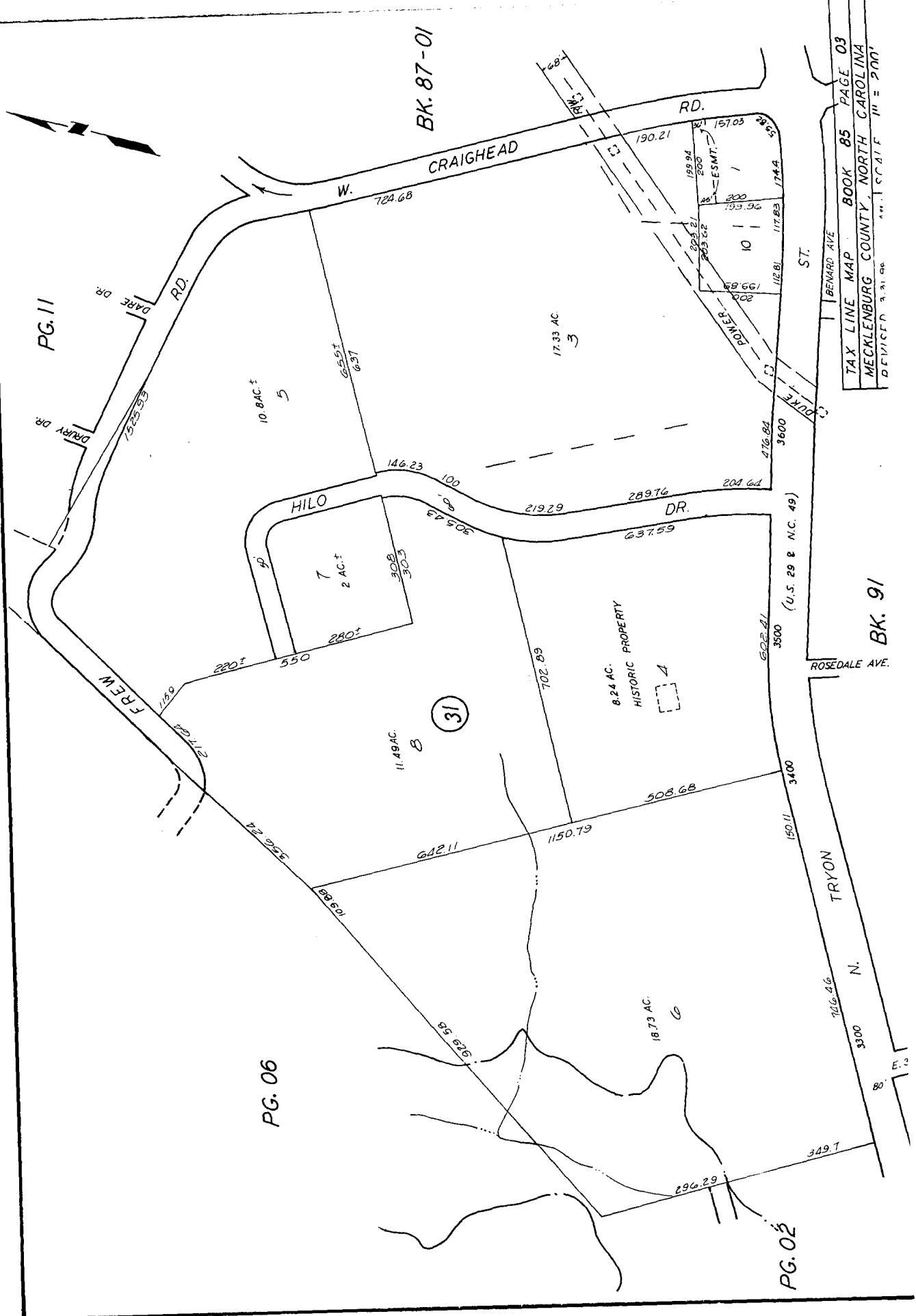
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**X. Assistance Funds** (If State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance.)

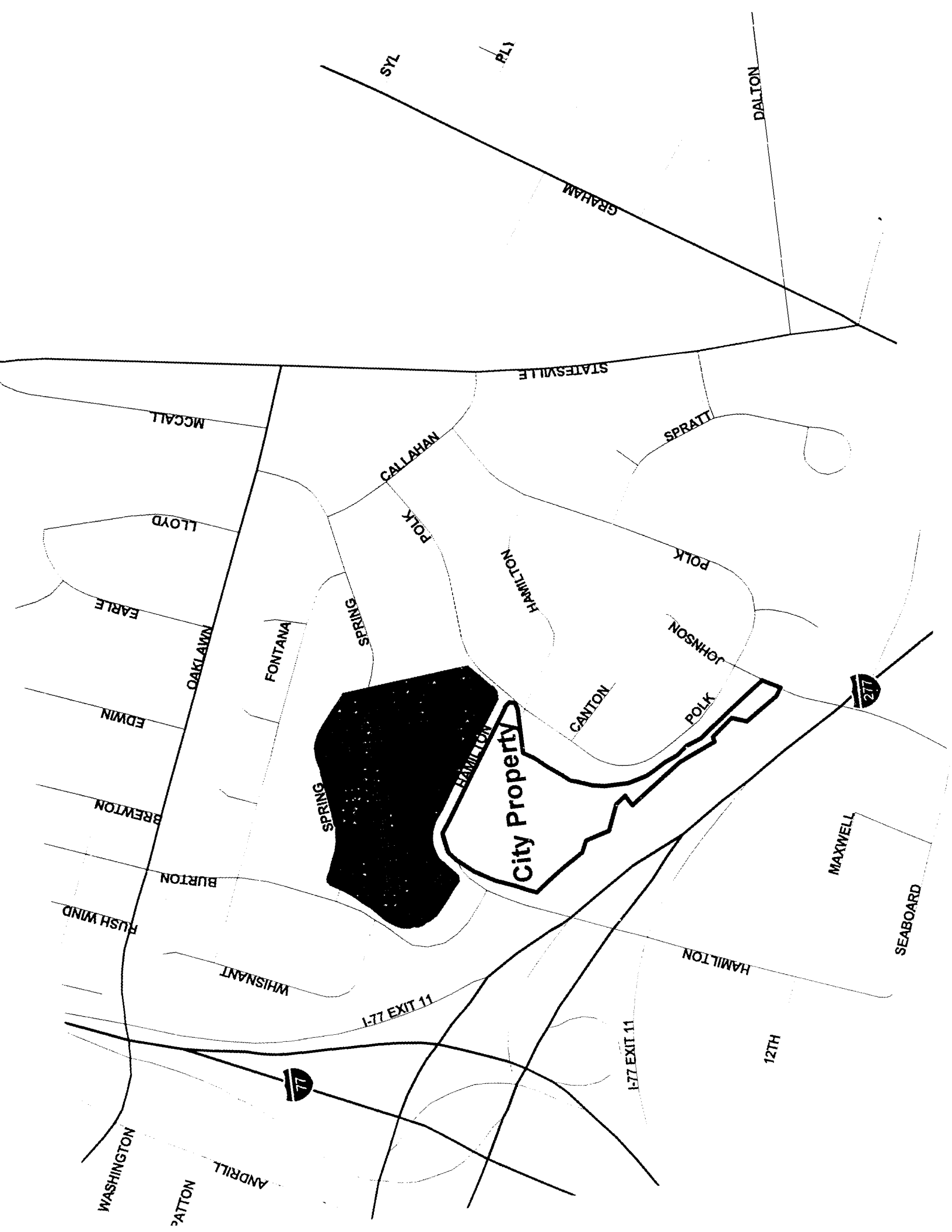
N.A.

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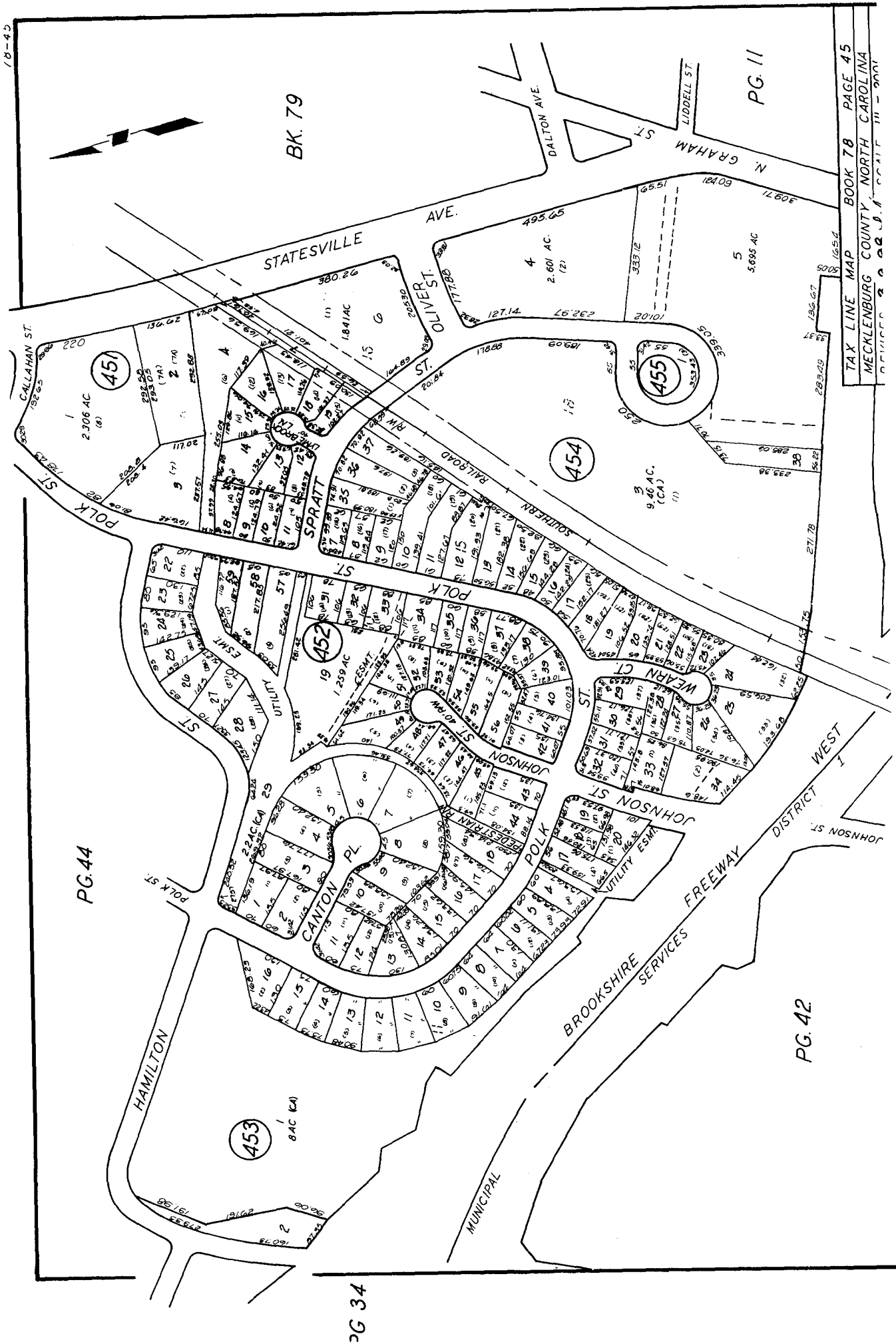
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TAX LINE MAP BOOK 85 PAGE 03  
MECKLENBURG COUNTY, NORTH CAROLINA  
DEIVED 3.31.06 SCALE 1" = 200'







TAX LINE MAP BOOK 78 PAGE 45  
MECKLENBURG COUNTY NORTH CAROLINA