

MANDATORY REFERRAL REPORT NO. 99-39
CHARLOTTE MECKLENBURG PLANNING COMMISSION
GREENVILLE PARK ELEMENTARY SCHOOL SITE

PROJECT LOCATION

The site is approximately **18.42** acres in size and is located just east of I-77 between Hamilton Street and Spring Street. The site consists of **six** parcels (Tax Parcel Numbers **078-442-03** and **078-443-04,05,06, 07, & 08** / See Attached Map). **The ownership of the site is shared by the City (3.85 acres – Greenville Neighborhood Center and Pool) and the County (14.57 acres – Park Facilities).** 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 **six** 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 **078-442-03** and 078-443-06 & 07. **Institutional use is recommended for parcel numbered 078-443-04.**

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

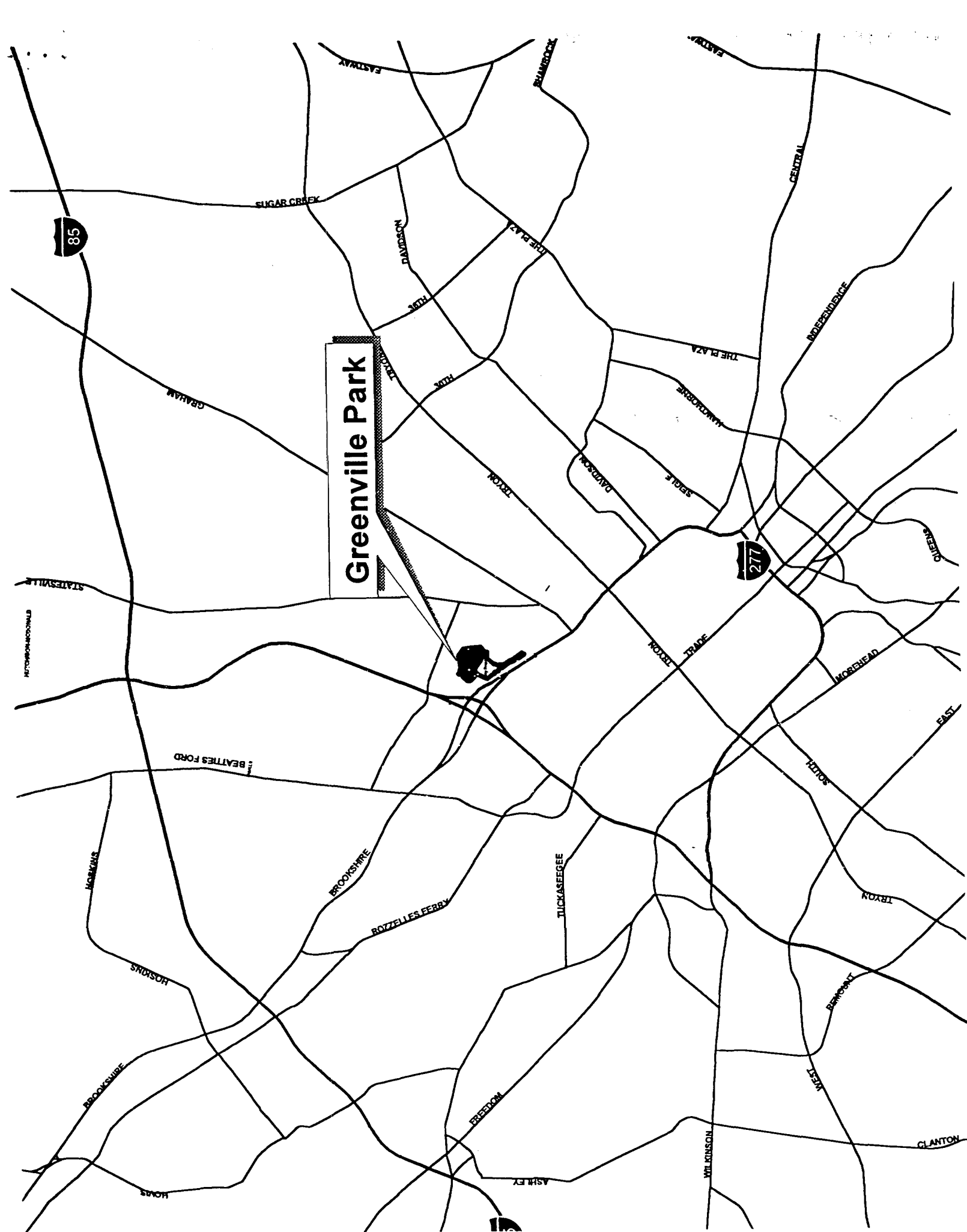
Staff recommends **approval** of this project request **based on** the following issues being addressed:

- 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.

NOTE: Bold type indicates the changes made to the original mandatory referral report (MR 99-29).





**County Prroperty
Greenville Park
(12.74 ac)**

**City Property
Rec Center/Pool
(3.85 ac)**

**County Property
(1.83 ac)**

OAKLAWN

FONTANA

SPRING

CALLAHAN

STATESVILLE

GRAHAM

DALTON

OLIVER

SPRATT

JOHNSON

POLK

CANTON

HAMILTON

BURTON

WHISNANT

277

Black, Richard

From: Black, Richard
Sent: Thursday, September 30, 1999 4:13 PM
To: Braswell, Wanda G.; Cramton, Martin; Black, Richard; Campbell, Debra
Subject: Council-Manager Memo

Planning staff received a request to schedule a special meeting of the Planning Committee to consider a capital project proposal (Mandatory Referral No.99-29) submitted by Charlotte-Mecklenburg Schools. The proposal was a joint-use project involving CMS, Mecklenburg County Park and Recreation, and the City of Charlotte to provide a site for a new school in the inner city. The proposal was received on September 20 and the specially called meeting was scheduled for September 28.

The proposed site is located in the Greenville community and consists of five parcels totaling 21 acres. The Greenville neighborhood park presently occupies 12.7 acres of the total acreage. CMS has identified a need for 7,000 additional seats in the inner city. A new school at this location could provide 800 K-5 or 1,000 6-8 students.

Staff recommended denial of the project requests until several questions could be answered. Some of the more important questions were: What is the overall plan for providing seats in the inner city? How does this site fit into that plan? Are there any building design and site layout guidelines for locating new schools in the older, more urban environment of the inner city? Is the site needed for an elementary or middle school? What has been the degree of neighborhood involvement in this project to date? How would this project impact the existing park?

At the September 28 meeting, Dr Smith assured Planning Committee members of CMS's commitment to a collaborative planning effort with City and County departments and agencies. Based on the assurance of this commitment, Planning Committee approved the joint-use project to provide a new elementary school on the Greenville Park site. Planning staff has scheduled the October 13 Joint Use Task Force meeting to address the issues identified in the mandatory referral.