



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# **Joint Use Task Force Strategic School Siting Issues**

California Department of Public Health  
Project LEAN tele-conference

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# Joint Use Task Force

- First created 1995 by Joint Resolution
- 2000 Joint Resolution endorsing joint use
- Meets monthly (Planning staff convenes)
- Staff from 2 dozen agencies

**Joint Use**



**Task Force**

## Joint Resolution adopted by:

- Charlotte City Council
- Mecklenburg Board of County Commissioners
- Charlotte-Mecklenburg Board of Education
- CPCC (community college) Board
- County Library Board

## Joint Resolutions:

- Endorse concepts of joint facility planning and joint use
- Recognize that cost savings can be realized through joint use
- Understand capital decisions (e.g. school placement) cannot be made unrelated to one another and must be coordinated
- Long-range facility master plans should be developed by each agency and coordinated with one another

# Joint Use Task Force

## City membership

- Engineering
- Real Estate
- Budget & Evaluation
- Fire
- Police
- Transit system
- Housing Authority
- Neighborhood & Business Services
- Utilities
- Stormwater
- Dep't of Transportation
- Planning

## County membership

- Real Estate
- Finance
- Park & Recreation
- Libraries
- C-M Schools
- Community College
- Budget

## 6 Mecklenburg towns

## Not-for-profits

## Purpose and roles:

- Seek collaborative opportunities to:
  - reduce facility development cost
  - reduce operational cost
  - create superior product for community
- Explore means to better align projects in capital plans & facilities needs assessments
- I.D. potential public re-use of surplus public properties
- Single source for “all things capital” in Charlotte-Mecklenburg

## Joint use suitability “tests”:

- Publicly-owned land available (& status of)?
- Other public agencies planning investment?
- What uses are “good” fit?
- What is funding status of partners?
- Is coordination possible?
- What type of joint use is possible?
- What obstacles exist?
- Can they be overcome (& at what cost)?
- Do advantages outweigh challenges?

## Joint Use example:



Philip O. Berry high school/branch library



## Joint Use example:



Sterling school/transit parking structure

## Joint Use example:



Service center (Police/Job Link/Library)

## Joint Use examples:

- Ballantyne Park (park, elementary school, middle school, Fire Station, YMCA, future library)
- Reedy Creek Park/Fire Station
- Matthews town hall/library
- Sugar Creek service center (Police/Job Link/Library)
- Sterling elementary school/CATS parking structure
- Philip O. Berry high school/branch library
- Many other facilities

## Other Joint Use benefits:

- Real Estate Ledger
- Mandatory Referrals
- Transit corridor implementation teams
- Infrastructure policy initiatives
- Departmental polling
- Knowledge base sharing
- Networking

# Model Resolution...

## PROMOTING AND ENHANCING JOINT CAPITAL PLANNING AND JOINT USE POLICY AND PROCESS

**WHEREAS**, the cumulative projected capital needs for the community currently stand at \$(billion) through the year 2020; and

**WHEREAS**, the elected body/bodies provide funding through a combination of general obligation bonds and operating capital budgets to address these capital needs; and

**WHEREAS**, each public agency independently identifies its future capital needs; and

**WHEREAS**, each agency develops and updates its long-range facility master plan upon which capital needs are based; and

**WHEREAS**, there is a call for strengthening the focus on identifying joint use and collaboration opportunities among public agencies participating in capital facilities planning and programming; and

**WHEREAS**, governing bodies face mounting obstacles associated with meeting the capital needs of our community and the need to identify creative solutions; and

# Model Resolution

**WHEREAS**, joint development and occupancy of public capital investments is one means of reducing both capital and operating costs while improving the quality of the product and the service it provides to the community; now therefore, be it

**RESOLVED** that participating public bodies designate staff representatives from each agency with capital needs to work collaboratively on a goal to develop a strong program of joint facilities planning and facilities development, and joint use, including seeking means of overcoming obstacles associated with meeting this goal; and be it further

**RESOLVED** that (designate department or agency) be designated as the convener of this “joint use task force”, and be it further

**RESOLVED** that a comprehensive and strategic area-wide facilities planning process be employed, and be it further

**RESOLVED** that these public bodies provide sufficient resources to staff representatives in meeting the joint use goal.

## Major Issues:

- Site selection process/criteria
- Community planning
- Regulatory issues
- Community design

## Site selection process/criteria:

- Funding uncertainties (“reactive”)
- Lowest cost vs. best value
- Acreage
- Student assignment policies (crowding, diversity, sustainability)



## Community planning:

- Integration of school facility/municipal land use planning
- Integration of school facility/public infrastructure planning
- Timing: who goes first: school or community?
- “NIMBY-ism”

## Regulatory issues:

- Zoning: integration vs. insulation  
inclusive vs. exclusive
- Roadway access limitations
- Community regulatory requirements, re. sidewalks, connectivity, etc.
- Land reservation or dedication
- Community expectations

## Community design:

- Campus design standards: inward (“security”) vs. outward (“inclusion”)
- Do “more with less” real estate
- Bicycle & pedestrian features
- Greenways
- Connectivity
- “Soft” issues: safety, convenience, comfort

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# Joint Use Task Force



**A MODEL RESOLUTION  
PROMOTING AND ENHANCING JOINT CAPITAL PLANNING  
AND JOINT USE POLICY AND PROCESS**

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**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.