



University City Regional Library Relocation

Mecklenburg Board of County Commissioners
October 6, 2022

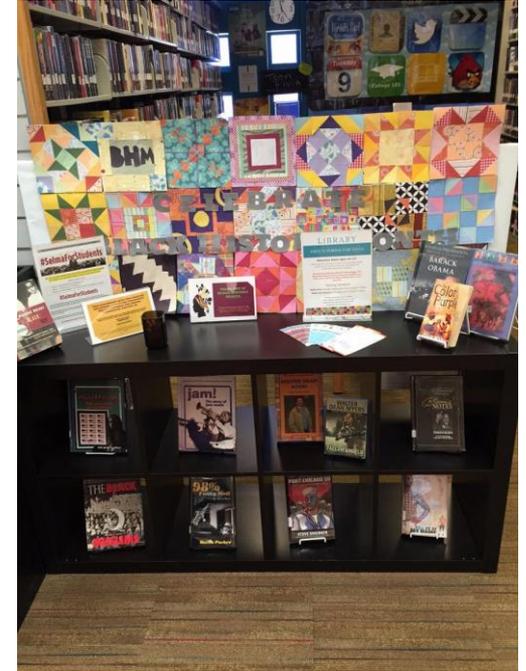
Background

- Current Location: 301 East W.T. Harris Boulevard
- One of the busiest branches (circulation) in the Library system
- Current lease expires Dec. 31, 2024
- Critical need to replace the facility



Description of Process

- Use of Public-Private Partnership (P3) method (G.S. 143-128.1C)
- Selection of development team through Request For Qualifications (RFQ) process
- Advertisement of RFQ and solicitation of proposals
- Library selected EBA Dynamic Real Estate, LLC, a Delaware Limited Liability Company
- Library completion and opening - spring 2025



Location Map



I-85

RETAIL

JW CLAY BLVD

RES

EXTENTS OF LARGER DEVELOPMENT

RETAIL

BLDG SITE

RES

LIGHT RAIL STOP

RETAIL

HOTEL

RETAIL

RETAIL

WT HARRIS BLVD

OFFICE

N TRYON ST

UNCC CAMPUS

RETAIL

Site Plan



COMMUNITY ROOM
 PLACED NEAR ENTRY IN VISIBLE LOCATION ALONG THE MAIN CIRCULATION PATH; NEAR EXTERIOR ENTRANCE

MONUMENTAL STAIR
 CENTRALLY LOCATED AT ENTRY AS AN ARCHITECTURAL FOCAL POINT

MAIN SERVICE POINT
 PLACED CLOSER TO ENTRY TO PROVIDE INVITING ENTRY EXPERIENCE

ADULT POPULAR BROWSING
 PLACED NEAR ENTRY AND ADJACENT TO CHILDRENS LIBRARY SO PARENTS CAN BROWSE IN CLOSE PROXIMITY TO CHILDRENS ACTIVITIES; LOUNGE SPACES PLANNED ALONG EXTERIOR WALL TO MAXIMIZE DAYLIGHT AND VIEWS

CHILDREN'S LIBRARY
 SERVICE POINT CENTRALLY LOCATED WITHIN THIS ZONE TO PROVIDE SIGHT LINES THROUGHOUT THE SPACE AND EASY ACCESS FOR PATRONS; LOUNGE SPACES PLANNED ALONG EXTERIOR WALL TO MAXIMIZE DAYLIGHT AND VIEWS

CONNECTIVITY TO PLAZA
 DOOR LOCATED WITHIN THE CHILDREN'S ZONE TO CREATE CONNECTIVITY TO THE ADJACENT PLAZA



STAFF WORKROOM
 12 WORKSTATIONS FOR CIRCULATION STAFF AND CHILDRENS LIBRARY STAFF; TOTAL WORKSTATION REQUIREMENTS FOR THIS LEVEL NEED TO BE CONFIRMED

STAFF RR
 PLACED WITHIN STAFF AREA FOR ACCESS BY STAFF ONLY

BOOK RETURN
 PLACED NEAR ENTRY IN VISIBLE LOCATION ALONG THE MAIN CIRCULATION PATH - SIGNAGE CAN BE PROVIDED THAT IS VISIBLE FROM ENTRY

CORE/CIRCULATION
 CORE AND CIRCULATION HAS BEEN REWORKED TO REMOVE THE SERVICE CORRIDOR AND MAXIMIZE SPACE FOR OTHER PROGRAM FUNCTIONS

YOUTH STG + WORKROOM
 PLACED ADJACENT TO YOUTH PROGRAMMING ROOM AND NEAR CHILDREN'S LIBRARY FOR EASE OF ACCESS; AREA FOR A LARGE WORK SURFACE

YOUTH PROGRAMMING
 PLACED AS A DESTINATION IN THE SPACE SIMILAR TO SOUTH COUNTY LIBRARY



Conceptual Design



Conceptual Design

Key Terms of Agreements

- Location: Waters Edge Village Drive (University Place complex)
- Approximately 35,000 SF two-story library
- Parcel size: 0.9 acres
- Purchase Price: \$36,500,000
- Library to pay pro-rata share of common area operating expenses
- Perpetual right to park on adjacent 1.85-acre parcel at no additional cost (ratio of 4 parking spaces per 1,000 SF of building area)
- Closing date on purchase of land & building to be within 15 days of issuance of temporary Certificate of Occupancy and Certificate of Substantial Completion



Capital Ordinance and Funding Agreement

- Approve a capital project ordinance to provide funding for the property acquisition, design cost, construction cost, and furniture, fixtures & equipment for a new University City Regional Library in the amount of \$39,600,000
- Authorize the County Manager to execute an agreement between the County and Library outlining the purpose and distribution of capital funds up to the amount of \$39,600,000



Questions?

