



# University City Regional Library Relocation

Mecklenburg Board of County Commissioners  
October 6, 2022

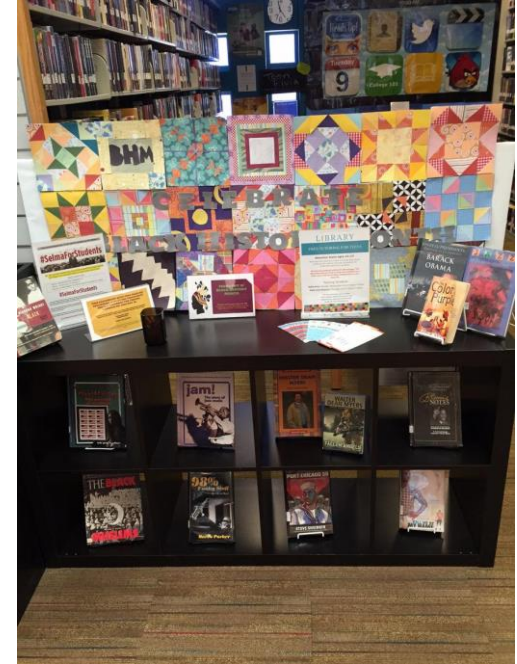
# Background

- 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





# 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 CHILDREN'S LIBRARY SO PARENTS CAN BROWSE IN CLOSE PROXIMITY TO CHILDREN'S 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 CHILDREN'S 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

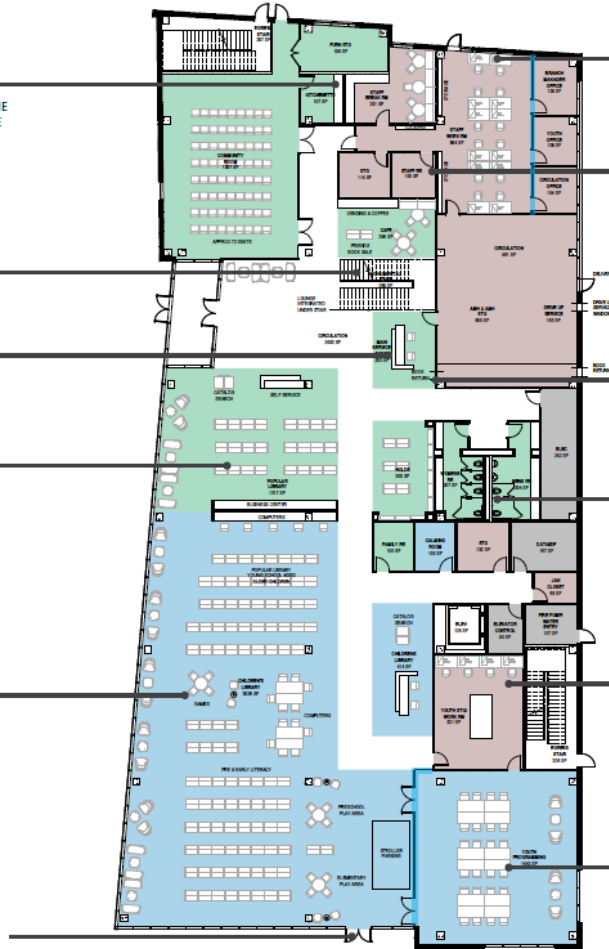
CORE AND CIRCULATION HAS BEEN REWORKED TO REMOVE THE SERVICE CORRIDOR AND MAXIMIZE SPACE FOR OTHER PROGRAM FUNCTIONS

### 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?

