

MANDATORY REFERRAL REPORT NO. 02-04
ACQUISITION OF PROPERTY FOR A REPLACEMENT COULWOOD BRANCH LIBRARY
PUBLIC LIBRARIES OF CHARLOTTE AND MECKLENBURG COUNTY

PROJECT PROPOSAL AND LOCATION: The proposal is to acquire property for the Coulwood Branch Library Replacement at a site located at 11500 Rozzelles Ferry Road in Charlotte. The proposed site is within the new Mountain Island Village being developed by Crosland Commercial.

PROJECT JUSTIFICATION: This library construction project was one of the projects included in the 1999 County General Obligation Library Bond approved by the voters in 1999. The existing branch library is a 4,000 SF storefront located in the Coulwood Shopping Center which was opened in 1983. The proposed replacement will be a minimum of 15,000 SF.

PROJECT IMPACT: There will be little impact to the surrounding area. This new library facility will be part of a zoned commercial center with good access to both Brookshire and Bellhaven Boulevard. Watershed protection, traffic, and adjacent land use impacts were all addressed during the conditional rezoning for the entire site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This facility will be the anchor tenant for a planned commercial "village center" just east of the intersection of Brookshire and Bellhaven Boulevards. As such, it will provide a strong and vibrant civic presence for an area of Mecklenburg County that is rapidly suburbanizing and is currently underserved by public facilities.

PROJECT COST: The \$2.6 million cost will cover acquisition, design, construction, and upfit for the project.

STAFF RECOMMENDATION: The recently adopted Brookshire/I-485 Plan recommends that the new Northwest Branch library be located in either of the mixed-use "village centers" proposed for the intersections of Mt. Holly-Huntersville and Bellhaven and Mt. Holly-Huntersville and Brookshire. Library staff worked with Planning Commission staff to identify and evaluate several potential parcels in each of these locations. Unfortunately, none of these sites meets the necessary criteria for accessibility and visibility as well as the preferred location in the new Mountain Island Village.

Given that Library staff put forth a genuine effort toward evaluating the sites suggested in the Brookshire/I-485 Plan prior to determining that these sites did not sufficiently meet the Library site criteria, Planning staff supports the proposed project location in the Mountain Island Village.

This Mandatory Referral was discussed at the February 6, 2002 Joint Use Task Force meeting, and although Library staff expressed interest in joint use possibilities, the locations of existing and proposed public facilities in the vicinity (notably schools and parks) lacked the acreage, accessibility, and visibility required of a branch library.

PLANNING COMMITTEE RECOMMENDATION: The Planning Committee approved this request with a 5-0 vote at their February 19, 2002 meeting.

Mandatory Referral: MR02-04



Produced by the Charlotte-Mecklenburg Planning Commission, February 2002

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments 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. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department Public Library Date 1/23/02

Submitted by Rich Rosenthal, Chief of Operations

Department Representative Rich Rosenthal, Chief of Operations

II. Project Name Coulwood Branch Library Replacement

Location and Description of Project Tax Parcel ID 02312227. Address is 11500 ROZZELLES FERRY RD. Charlotte, NC 28209. This project will provide a replacement for the existing Coulwood Branch Library

III. Project Justification/Need This project was one of the projects included in the 1999 County General Obligation Library Bond approved by the voters in 1999. The existing branch library is a 4,000 SF storefront opened in 1983. It is located in the Coulwood Shopping Center. The proposed replacement will be a minimum of 15,000 SF. The location is in the Mountain Island Village to be developed by Crosland Commercial.

IV. Project Status (check those that apply)

Nothing done but this report ☐

Preliminary plans completed ☐

Detailed plans completed ☐

No land acquisition involved ☐

Land Not yet acquired ☐

Land acquisition underway ☒

Land acquired ☐

Project under contract ☐

V. Proposed Development Schedule

Begin

Completed

Planning
Land
Construction

(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.)

Proposed project timeline:

Land Acquisition	Complete 2nd quarter 2002
Design	Complete 4th quarter 2002
Construction	Complete 1st quarter 2004
Open to the Public	Complete 2nd quarter 2004

VI. Relation 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?)

The existing branch library will close when the replacement facility is opened.

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made).

\$2,595,000 is budgeted for project. This includes land acquisition, construction, upfit, and all related expenses.

VIII. 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).

Addendum to Mandatory Referral- Coulwood Branch Library Replacement

Joint Use Opportunities.

The Library has pursued three joint use opportunities for this project. All were identified through the Joint Use Task Force and analyzed by the Library and the appropriate agency. These are identified and briefly summarized below.

A. Proposed Park-Old Shuffletown Drag Strip Property. This property may be acquired and developed by Mecklenburg County Park and Recreation as a public park. P&R offered land on the north side of the property on Bellhaven Blvd as a site for a library. The land is directly south of the I-485 corridor, which crosses over Bellhaven Blvd. The site will be difficult to access and will be relatively isolated from other community destinations. Discussions at community meetings did not support this location.

B. Pleasant Grove Elementary School. This property is located at the intersection of Pleasant Grove Rd and Hwy 16. Discussions with CMS representatives revealed that there is not sufficient acreage to provide a site for the library.

C. Coulwood Park. This is an existing neighborhood park. The park is built out with no space for the library.