

MANDATORY REFERRAL | REPORT NO. 2018-18

Central Piedmont Community College (CPCC) Proposed Construction of New Central Campus Library & Pease Auditorium

PROJECT PROPOSAL AND LOCATION:

Construction of a new, 100,000 square foot 4 story Library, including a new Pease Auditorium is being proposed at the existing CPCC Central Campus located at 1200 block of Sam Ryburn Walk in Charlotte (parcel 080-132-03). The property is zoned MUDD-O (mixed-use optional), according to the Charlotte Zoning Ordinance. 2017 Mecklenburg County Pay-Go will be utilized for funding.

The New Library and Pease Auditorium will be built on the site of the existing buildings following their demolition. This location is of prime importance to the Central Campus quadrangle and will continue its prominent presence on Central Campus. The New Pease Auditorium will be in approximately the same location to continue its ease of public access for its programs.

The proposed building will be designed and built in conjunction with the New Student Services Building (MR 2016-16) to provide one, unified complex that houses the Library, Pease Auditorium, Student Services and Student Commons functions. This complex will become the heart of the Central Campus.

PROJECT JUSTIFICATION:

[CPCC's Long-Range Academic and Facilities Plan 2017-2023](#) identified a new Library (Learning Resources Center) as the top need for the Central Campus. The existing Hagemeyer Learning Resources Center is functionally outdated, not code compliant or readily adaptable to other uses due to its concrete structure with small bay spacing and low floor to floor heights. A study in 2015 showed that it was not economically advisable to renovate the structure for other uses and today's college libraries must respond to the rapidly changing needs and methods of educational program delivery, requiring significantly different facilities than those built 30 or 40 years ago.

Pease Auditorium has been a popular venue for not only college produced dramatic productions but also many community programs such as dance recitals and public speakers. The new Auditorium will provide an up-to-date facility that will continue as a community asset and offer even more opportunity for the Charlotte Arts Community and other community groups.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The New Library and Pease Auditorium continue the improvement and development of the Central Campus to compliment the projects included in the 2013 Mecklenburg County Bonds projects that are providing expanded classroom facilities to support the educational missions of the college and to support local business and industry in workforce development.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The [Elizabeth Area Plan \(2011\)](#) recommends institutional land uses for the subject site.

PROJECT IMPACT:

Being a replacement facility, the new Library and Pease Auditorium should not have significant impact on the parking needs and traffic issues of the college. Parking is provided at the college based primarily upon classroom occupancies (student counts). Pease Auditorium use mostly occurs on nights and weekends when demand for parking is greatly reduced due to limited class demand. Pease Lane, a private street owned by the college, will be maintained primarily for fire and service access with limited public vehicular access.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project and its related site improvements should not result in any degradation to any of the adjacent properties, most of which are owned by the college. One of the project goals is to preserve and improve the qualities of the existing main quadrangle.

Additionally, the project will be designed in a manner that the exterior will complement the brick with cast stone accents found on the newer campus buildings, while yielding a distinct look for this key building for the Central Campus.

ESTIMATED PROJECT COMPLETION DATE:

The New Library and Pease Auditorium are scheduled for completion in time for use starting in early 2022.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their September 5, 2018 meeting and no comments were offered.

Agencies Represented:

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed property project and have made the following findings:

Conclusions:

- The proposed buildings will be built on the site of the existing buildings, and the property is owned by Central Piedmont Community College.
- The proposed uses are permitted by-right under the current zoning.

Adopted Goals and Policies:

- The [Elizabeth Area Plan \(2011\)](#) recognizes the importance of existing institutional uses, such as Central Piedmont Community College, and expects such uses to remain viable components of the plan area in the future.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 18, 2018 meeting, the Planning Committee recommended...

