

MANDATORY REFERRAL REPORT NO. 98-01
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
UNIVERSITY CITY REGIONAL LIBRARY EXPANSION
JANUARY, 1998

PROJECT LOCATION

The existing University City Regional Library (UCRL) is a 15,000 square foot building located at 301 East W.T. Harris Blvd. The property is owned by the Charlotte-Mecklenburg Hospital Authority. The University Hospital and Medical Park and UCRL are located on this 55.790 AC property, and the tax parcel number for the library is 049-311-08.

PROJECT PROPOSAL

This project proposes to expand the UCRL facility by adding 8,000-10,000 square feet of space to the existing facility. The expansion will add stack space and computer workstations. Construction will begin in July 1998 and completion is scheduled for March 1999.

PROJECT JUSTIFICATION

The University City area is undergoing a rapid growth of people and businesses. The UCRL needs this proposed expansion in order to keep up with existing and future population growth. Circulation has increased 7% annually from 1993 to 1995. Last year circulation increased 11% from the previous year. Built in 1993, the existing facility was intended to handle 60,000 volumes, it now holds 75,000. As circulation activity increases, demand for additional computer workstations and study seats as well as for more children's programs is also steadily increasing.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The UCRL is located within the Northeast District Plan, which was updated in 1995. The Northeast District Plan recognizes the subject area as a Regional/Mixed Use Center. Property on the northeasterly corner of the intersection of US29 and Harris Blvd. is largely zoned for commercial development. On the northwesterly side of the intersection property is largely zoned for office development. The southwest area of the intersection is zoned for a mixture of office and industrial. The UCRL property is currently zoned institutional. The UCRL expansion is consistent with land use recommendations as proposed in the Northeast District Plan.

PROJECT IMPACT

The UCRL expansion is not only consistent with the Northeast plan but compliments current land uses recommended by the plan. The University Hospital and Medical Park, UNCC and the UCRL allow citizens a concentrated area of services. The proposed expansion further adds to the joint use relationship shared by Charlotte-Mecklenburg Libraries and the Charlotte-Mecklenburg Hospital Authority.

PROJECT COST

The amount budgeted for the UCRL expansion is \$1.5 million. This project cost estimate is based on 10,000 square feet at \$125 per square foot plus fees and miscellaneous costs.

STAFF RECOMMENDATION

Staff supports this proposed project to expand the University City Regional Library.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee voted unanimously in favor of the UCRL expansion. It should be noted, however, that they would like for the Department of Transportation to investigate the traffic situation at the intersection in front of the library entrance. They would like further studies completed on the possibility of a traffic light to ensure traffic safety.



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

December 15, 1997

Mr. Rich Rosenthal
Chief of Operations
Public Library of Charlotte & Mecklenburg County
310 North Tryon Street
Charlotte, N. C. 28202

Dear Mr. Rosenthal:

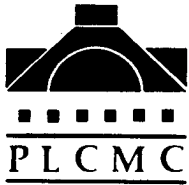
We have received your request to process a mandatory referral report for expansion of University City Regional Library. This mandatory referral #98-01 has been assigned to Melony McCullough for review. She can be reached at ext. 5993.

This report is tentatively scheduled to be discussed at Planning Committee's meeting on January 20, 1998. The meeting will be held at 5:00 p.m. in the Planning Commission's Uptown Conference Room on the 8th Floor of the CMGC.

If you have questions, please contact Melony or me at ext. 2671.

Sincerely,

Debra D. Campbell
Debra D. Campbell
Planning Division Manager



Public Library of Charlotte & Mecklenburg County

310 North Tryon Street ■ Charlotte ■ North Carolina ■ 28202 ■ 704-336-2801 ■ FAX 704-336-7836

Rich Rosenthal
Chief of Operations
704/336-2860
rhr@plcmc.lib.nc.us

December 10, 1997

Ms. Melony McCullough
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, NC 28202

RE: Mandatory Referral

Dear Melony:

Attached is a Mandatory Referral form for the University City Regional Library Expansion project. This project was funded by the Board of County Commissioners in 1997. Please call me if you need additional information.

Sincerely,

Rich Rosenthal
Chief of Operations

cc: Mandatory Referral - UCRL Expansion

"Libraries of Tomorrow, Today"

CAPITAL PROJECT PROPOSAL FORMInstructions:

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.

- Public Library of Charlotte
- I. Initiating Department & Mecklenburg County Date 12/9/97
Submitted By Rich Rosenthal, Chief of Operations
Department Representative Rich Rosenthal
- II. Project Name University City Regional Library Expansion
Location and Description of Project The address is 301 East W.T. Harris Blvd. UCRL is an existing 15,000 square foot building located on property owned by Carolinas Medical System. This project will expand the facility by adding 8,000-10,000 square feet of space. The expansion will add stack space and computer workstations.
- III. Project Justification/Need Circulation at UCRL has increased 7% annually from 1993 to 1995. Last year circulation increased 11% from the previous year. The existing facility was designed for 60,000 volumes. It now holds 75,000. Demand for additional computer workstations and study seats as well as for more children's programs has grown steadily.

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IV. Project Status (check those that apply).

Nothing done but this report	_____	Land Not yet acquired	_____
Preliminary plans completed	_____	Land acquisition underway	_____
Detailed plans completed	_____	Land acquired	<u>X</u>
No land acquisition involved	<u>X</u>	Project under contract	_____

V. Proposed Development Schedule

	<u>Begin</u>	<u>Completed</u>
Planning Design	<u>January 1998</u>	<u>June 1998</u>
Land	_____	_____
Construction	<u>July 1998</u>	<u>March 1999</u>

(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).

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?)

NO

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). \$1.5 million is budgeted for the project. This is based on 10,000 square feet at \$125 per square foot plus fees and miscellaneous costs.

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).

Revised: 9-28-82