



Town of Carrboro

Attachment C-1

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

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TITLE:

Discussion of Potential Sites for Southern Branch of Orange County Library

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive information requested about four additional potential library sites.

DEPARTMENT: Town Manager, Planning

CONTACT INFORMATION: Matt Efird (918-7314); Trish McGuire (918-7327)

INFORMATION: Over the past year, there has continued to be a number of official actions and discussions of a potential Orange County Library branch site in Carrboro. A brief list of the actions that lead directly to the formation of tonight's agenda item is as follows:

- At their June 14, 2012 meeting, the BOCC discussed modifications to the criteria based on comments by the Board of Aldermen. At that time, Town Staff began developing a list of potential library sites and evaluating those sites based on the criteria suggested by both the Board of Aldermen and BOCC.
- In August 2012, staff met with several Board of Aldermen members to discuss the potential sites and receive feedback on the evaluation process.
- On September 18, 2012, the BOCC approved the siting criteria and requested that the Town initiate public solicitation and review of properties for the southern branch of the Orange County library property based on the approved criteria.
- On November 20, 2012, Town Staff presented three potential sites for consideration by the Board of Aldermen. The sites were 1128 Hillsborough Rd. (adjacent to MLK Park), 401 Fidelity St. (cemetery property) and 301 W. Main St. (Town Hall). The Board of Aldermen approved submitting all three sites for further consideration by the Orange County BOCC, and approved keeping the process open for additional sites.
- On April 9, 2013, Orange County staff presented preferred sites (1128 Hillsborough (primary) and 401 Fidelity (secondary)) to the Board of Aldermen. The Board requested additional information from County staff and asked Town staff to evaluate four additional sites.

Town staff evaluated the following sites in response to the April 9th, 2013 meeting:

- 120 Brewer Lane (Butler Property)
- 203 S. Greensboro St. (Town-owned parking lot)
- 201 N. Greensboro St. (CVS property)

- 300 E. Main St.

A comparison of these additional potential sites based on the same criteria the previous sites were evaluated on is included as an attachment. The identified sites are smaller than the sites previously evaluated, and differ in that previous sites were evaluated based on the ability to build a freestanding library, whereas the sites currently under evaluation have had proposed or are currently permitted for commercial or mixed-use projects, which potentially could accommodate the library site. All four sites are located in downtown Carrboro and are in close proximity to Chapel Hill Transit stops. All sites are connected to downtown via sidewalks and bike lanes (and/or bike paths). The sites are proximate to schools and within a short distance of retail establishments. The sites offer an opportunity to create a “beneficial joint development”. All of the sites are at least partially zoned appropriately for a library use.

FISCAL & STAFF IMPACT: There is no fiscal impact associated with this item.

RECOMMENDATION: Staff recommends that the Board of Aldermen receive the report and provide staff with direction on how to proceed.

	<u>120 Brewer Ln.</u>	<u>203 S. Greensboro St.</u>	<u>201 N. Greensboro St.</u>	<u>300 E. Main St.</u>
PRELIMINARY PHASE-TECHNICAL SITE REVIEW AND ASSESSMENT				
Visibility				
Visible from Street	Visible from Brewer/Libba Cotton Bike Path	Visible from Greensboro/Roberson/Carr	Visible from Weaver/Greensboro	Visible from Main/Franklin/Rosemary/Brewer
Classification of street where property will be accessed from	Subcollector	Arterial (Greensboro) / Local (Roberson) / Subcollector (Carr)	Arterial (Weaver) / Local (Short)	Arterial
Visual Appeal	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Site Capacity				
Able to provide comprehensive library services to all the residents of southern Orange County	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Meets Minimum Acreage	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Space for building and on-site parking	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Adequate Utilities and Availability	Yes	Yes	Yes	Yes
Space for future expansion (building to allow for additional library services, parking, etc.) to serve all the residents of southern Orange County.	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Space to accommodate the necessary setbacks, road expansions and other site amenities	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Access				
Accessibility for Pedestrians	0.3 miles from downtown Carrboro, approximately 5 minutes walk time. Property abuts Libba Cotton Bike Path. Sidewalks and bike lanes exist and connect the property to downtown.	Less than 0.1 miles from downtown Carrboro, approximately 1 minute walk time. Sidewalks and bike lanes exist and connect the property to downtown.	Less than 0.1 miles from downtown Carrboro, approximately 1 minute walk time. Sidewalks and bike lanes exist and connect the property to downtown.	0.3 miles from downtown Carrboro, approximately 5 minutes walk time. Sidewalks and bike lanes exist and connect the property to downtown.
Accessibility for Vehicles	Access would be from Brewer Lane or through the 300 E. Main Development. Proximity to public parking at 300 E. Main, 203 S. Greensboro, and corner of Roberson/Main	Access could be from Roberson or Carr.	Site plans include access from Weaver and Greensboro.	Access is available from Main Street, and Boyd Street
Accessibility for public transportation	CHT Stop for CW/F/J Route located at 300 E. Main St (connected to this property by Padgett Ln. Also, property abuts Libba Cotton Bikeway	CHT Stop for J Route located across street	CHT Stop for F Route located Greensboro St. @ Fitch Lumber. CHT Stop for CW Route located @ Weaver Street Market	CHT Stop for CW/F/J Route located on-site
Design capacity and existing traffic load of roadway proposed to access site	3000 (est. cap.) / 2000 (est. vol.)	13700 (cap.) / 12000 (vol.)	13700 (cap.) / 11000 (vol.)	27400 (cap.) / 17000 (vol.)
Alignment with Planning Tools (Comprehensive Plan)				

	<u>120 Brewer Ln.</u>	<u>203 S. Greensboro St.</u>	<u>201 N. Greensboro St.</u>	<u>300 E. Main St.</u>
Alignment with planning tools applicable for the subject property (County Comprehensive Plan, adopted Small Area Plans, Strategic Plans, etc.)	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
<u>Lease Vs. Purchase</u>				
Analysis of long-term viability of site	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Availability of Property for Lease	This property has a permit for a planned development. Space within that development could be purchased or leased by Orange County	This property could be leased to Orange County by the Town	Unknown	This property has a permit for later phases of a planned development. Space within that development could be purchased or leased by Orange County
<u>Centrality of Site</u>				
Existing and potential future population in given area	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Growth and development opportunities/constraints in a given area	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Proximity to Schools	0.2 Miles from Community Schools for People Under Six, 1.2 miles from Northside Elementary	0.6 Miles from Carrboro Elementary, 0.7 miles from Frank Porter Graham Elementary	0.5 Miles from Carrboro Elementary	1.0 miles from Northside Elementary
Proximity to Retail	Closest retail opportunities are in 300 E. Main development. The planned development for this site does include commercial space.	Property is located in Downtown Carrboro commercial district, and the potential exists for commercial construction as a part of the library site	Property is located in Downtown Carrboro commercial district	The planned development for this site includes commercial space, and is located within the Downtown Carrboro commercial district and in proximity to Franklin Street
Proximity to Other Libraries	Existing branch library at Carrboro Cybrary (0.6 miles)	Existing branch library at Carrboro Cybrary (<0.1 miles)	Existing branch library at Carrboro Cybrary (<0.1 miles)	Existing branch library at Carrboro Cybrary (0.3 miles)
<u>Site Conditions, Allowances, and Constraints</u>				
The cost-benefit conclusions of physical, legal, and land-use allowances/constraints	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Technical and Environmental Assessments (Planning/Zoning, jurisdictional processes, etc.)	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Environmentally Sustainable (C&A, stormwater mgmt., buffers, energy "net zero capacity")	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Operationally Sustainable	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Defeats Obsolescence	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
<u>Cost and Availability</u>				
Cost for Site Acquisition	Unknown	Owned by the Town of Carrboro	Unknown	Unknown
Availability of Property for Lease	A project built at this site could include leased space for the County	This property could be leased to Orange County.	A project built at this site could include leased space for the County	This property is currently leasing space.
Analysis of long-term viability of site	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			

	<u>120 Brewer Ln.</u>	<u>203 S. Greensboro St.</u>	<u>201 N. Greensboro St.</u>	<u>300 E. Main St.</u>
Timeframe for development of site	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
Terms for site control necessary for development of site	THIS CRITERIA WILL BE EVALUATED BY ORANGE COUNTY STAFF			
<u>PRIMARY PHASE-PUBLIC INPUT AND ASSESSMENT</u>				
<u>Community Preference</u>				
Input from Elected Officials	THIS CRITERIA WILL BE EVALUATED IN A LATER PHASE			
Input from a broad cross-section of the area to be served	THIS CRITERIA WILL BE EVALUATED IN A LATER PHASE			
Orange County & Carrboro Friends of the Library	THIS CRITERIA WILL BE EVALUATED IN A LATER PHASE			
<u>Partnerships</u>				
Co-location with other private or public entity	Opportunity to develop jointly with The Butler development and increase commercial development in Carrboro and Orange County	Opportunity to develop site jointly with the Town of Carrboro	Opportunity to develop jointly with CVS project and increase commercial development in Carrboro and Orange County	Opportunity to develop jointly with later phases of 300 East Main development and increase commercial development in Carrboro and Orange County
Mutually beneficial joint development				
Enhances service possibilities				