



## MEMORANDUM

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**Date:** February 2, 2016

**To:** Board of Orange County Commissioners

**From:** Bonnie Hammersley, Orange County Manager

**Subject:** Update on Southern Branch Library Due Diligence and Siting Process

The purpose of this memo is to provide an update to the Board of Orange County Commissioners (BOCC) regarding the ongoing and collaborative Southern Branch Library site due diligence.

In late 2015, the Board may recall authorizing the County and Carrboro Town Manager to discuss a mutually beneficial site control arrangement for the Carrboro owned 203 S. Greensboro site. The BOCC also authorized the County Manager and staff to continue preliminary phase due diligence with regard to the site. Over the past several weeks, the Managers and staff have worked closely together on the project and have established an understanding on the following points and principals with regard to this promising site:

1. The site is best suited to continue to be owned by the Town of Carrboro with the County as a property right holder for a Southern Branch Library. This arrangement provides the control likely desired by Carrboro for current and future development while allowing the County to potentially build a 15,000 gross square foot Branch Library with associated parking. This arrangement also provides a more efficient development process under the Town development ordinance since the Town would continue to maintain ownership.
2. The Carrboro land use ordinance allows for a much larger building project in excess of the needs of the contemplated Southern Branch Library. This condition allows a simultaneous or future development of additional uses on the site that are mutually desirable by the Town and County. The Carrboro Board of Aldermen (BOA) has authorized the Town Manager to engage in a comprehensive town facilities space study. This study will inform the BOA of any potential need for town facilities to be co-located with the library on the 203 S. Greensboro site.

3. Public parking during construction as well as permanent parking facilities is a major factor for this site and will be addressed as part of the Town and County's collaborative work. The Town is currently conducting a parking study that will provide important information for this component of the potential project.
4. The County continues to conduct its preliminary phase due diligence on the property and, to date, has not discovered any significant impediments to its development as a Southern Branch Library. Results of the geotechnical and environmental analysis components will be available for staff in the coming weeks.
5. The County continues to attend, at the invitation of Carrboro, the Carrboro Arts and Innovation Center work group. The work group is awaiting findings and recommendations of a study being provided by the UNC School of Government's Development Finance Initiative. This work is separate to the County and Town's collaboration on the Southern Branch Library.

The County Manager, Town Manager and staff will continue working closely together on this project at the 203 S. Greensboro site. The Managers will present a draft development agreement to their governing Boards shortly after the Carrboro space and parking studies are completed in the spring/summer of 2016. In addition, an accurate project timeline will be presented based on the results of the completed studies.

The "Southern Branch Library Chronology" is attached and has been updated for your information.

If you have questions, please do not hesitate to contact me. Thank you.

cc: Carrboro Board of Aldermen

## **Attachment A: Southern Branch Library Project Chronology**

**2010-2012** - Evaluation and ultimate BOCC rejection of 210 Hillsborough Street location as a Southern Branch Library site.

**September, 2012** - BOCC adopted site selection criteria.

**December, 2012** - Letter from Carrboro Manager to the County Manager suggesting 3 sites be evaluated.

**May, 2013** - Letter from Carrboro Manager to the County Manager suggesting 4 additional sites be evaluated.

**November, 2013** - BOCC authorized staff to begin primary phase 1 due diligence on 120 Brewer Lane site.

**January, 2014** - BOCC authorized staff to begin the public input work as part of the primary phase due diligence on 120 Brewer Lane site.

**May, 2014** - Staff report to BOCC updating the primary phase due diligence and public input process for the 120 Brewer Lane site.

**October, 2014** - Staff report to joint meeting of BOCC and Carrboro Board of Aldermen on progress of 120 Brewer Lane Memorandum of Understanding and Development Agreement negotiations.

**June, 2015** - Southern Branch Library site criteria update staff report to BOCC CAIC Steering Committee update reports to BOCC and Carrboro Board of Aldermen.

**September, 2015** - Southern Branch Library site criteria update staff report to BOCC and recommends continued due diligence with regard to the 23 S. Greensboro site; BOCC authorizes County Manager to enter into discussions of site control for 203 S. Greensboro Street site.

**October, 2015** – Carrboro Board of Aldermen authorizes Town Manager to enter into site control discussions for 203 S. Greensboro Street.

**February, 2016** – Project progress update to BOCC and Board of Aldermen.