

# SOUTHERN BRANCH LIBRARY

Board of County Commissioners (BOCC)

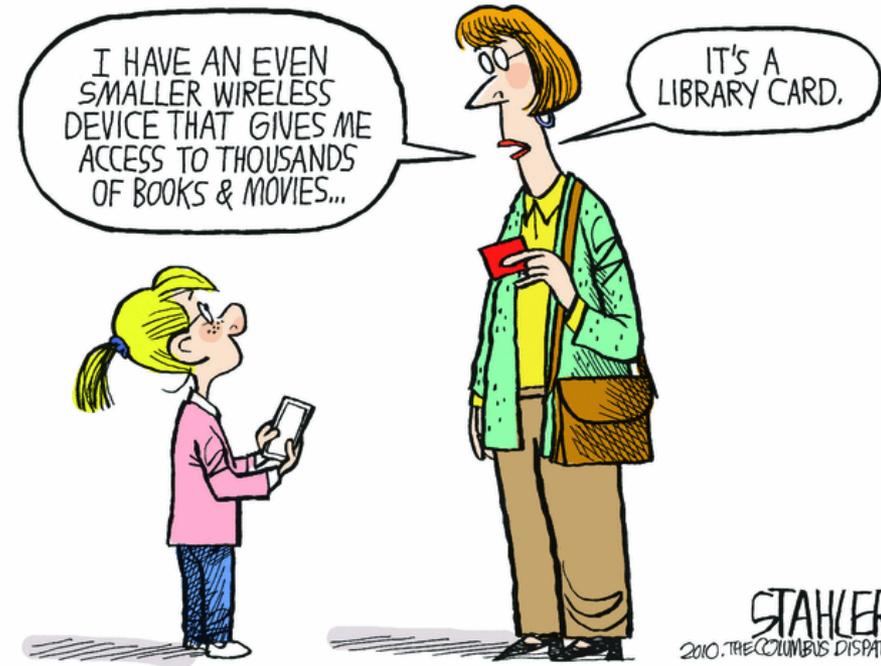


## Orange County Public Library (OCPL) SOUTHERN BRANCH LIBRARY

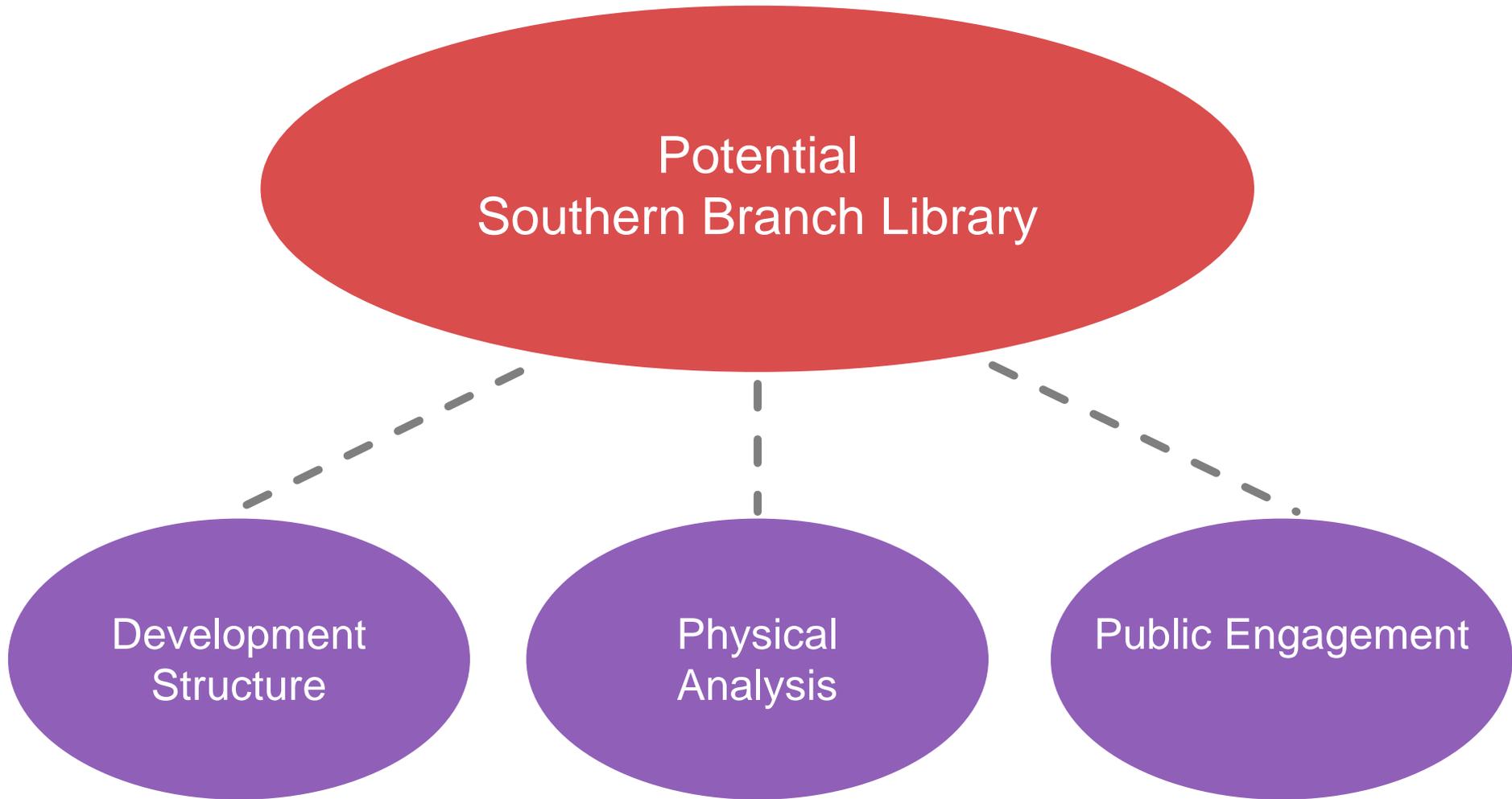
- Introductions
- Background
- Process
- Conceptual Program
- Site
- Next Steps

## OCPL SOUTHERN BRANCH LIBRARY

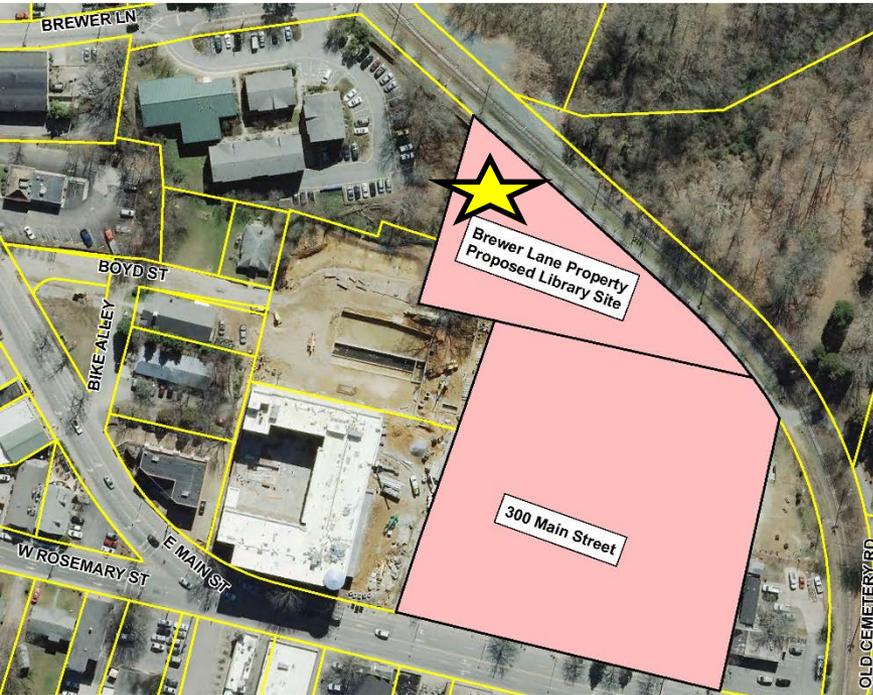
- Introductions
- Brief update on Past Steps
- Update on progress
  - Public Input and Assessment with Freelon
- Continued due diligence on Brewer Lane Property



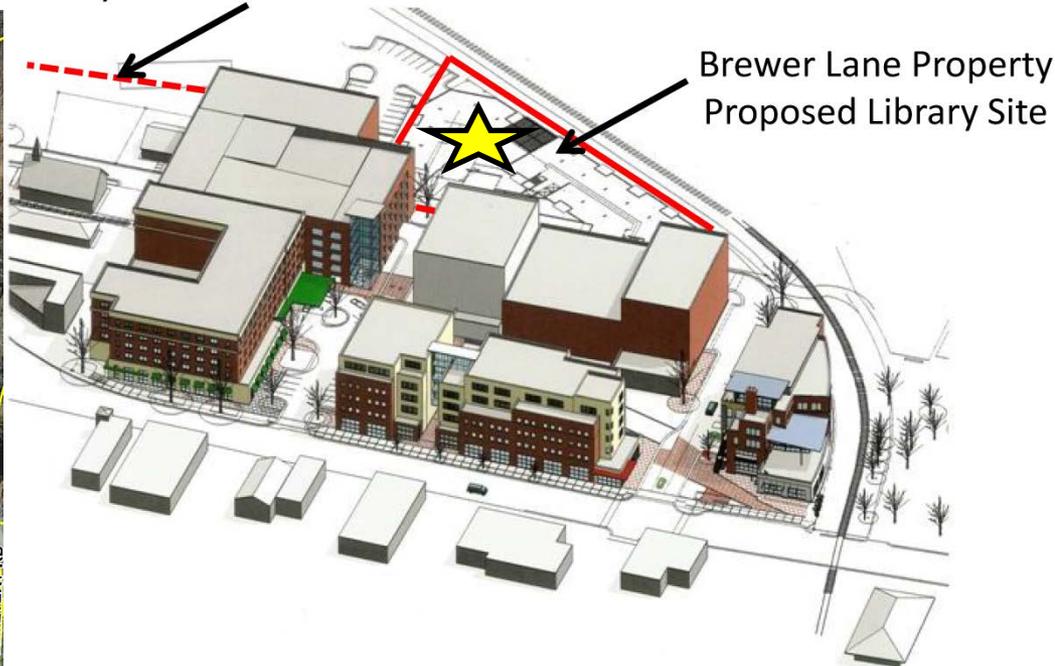
## PRIMARY PHASE – BREWER LANE SITE



# BREWER LANE SITE



Potential Boyd St. Access to Main St. and Merritt Mill Rd.



The boxy buildings in the back are placeholders pending design of the new ArtsCenter and nearby buildings.

## OCPL SOUTHERN BRANCH LIBRARY

- Freelon – who we are...
  - Founded 1990
  - 43 staff
  - 30 Licensed Architects, 31 LEED Accredited Professionals
  - 52 AIA (American Institute of Architects) Design awards
  - Cultural Focus (museums, libraries, cultural centers)
  - Public Work
  - National Practice | Local Presence

## OCPL SOUTHERN BRANCH LIBRARY

- Project Experience – Library Expertise





## WE WANT TO HEAR FROM YOU... Community Input

- Public Engagement Workshops
- Online Survey
- Comment Cards
- McDougale Middle School Engagement Workshop
- Carrboro Community Dinner Exercise



# WE WANT TO HEAR FROM YOU...

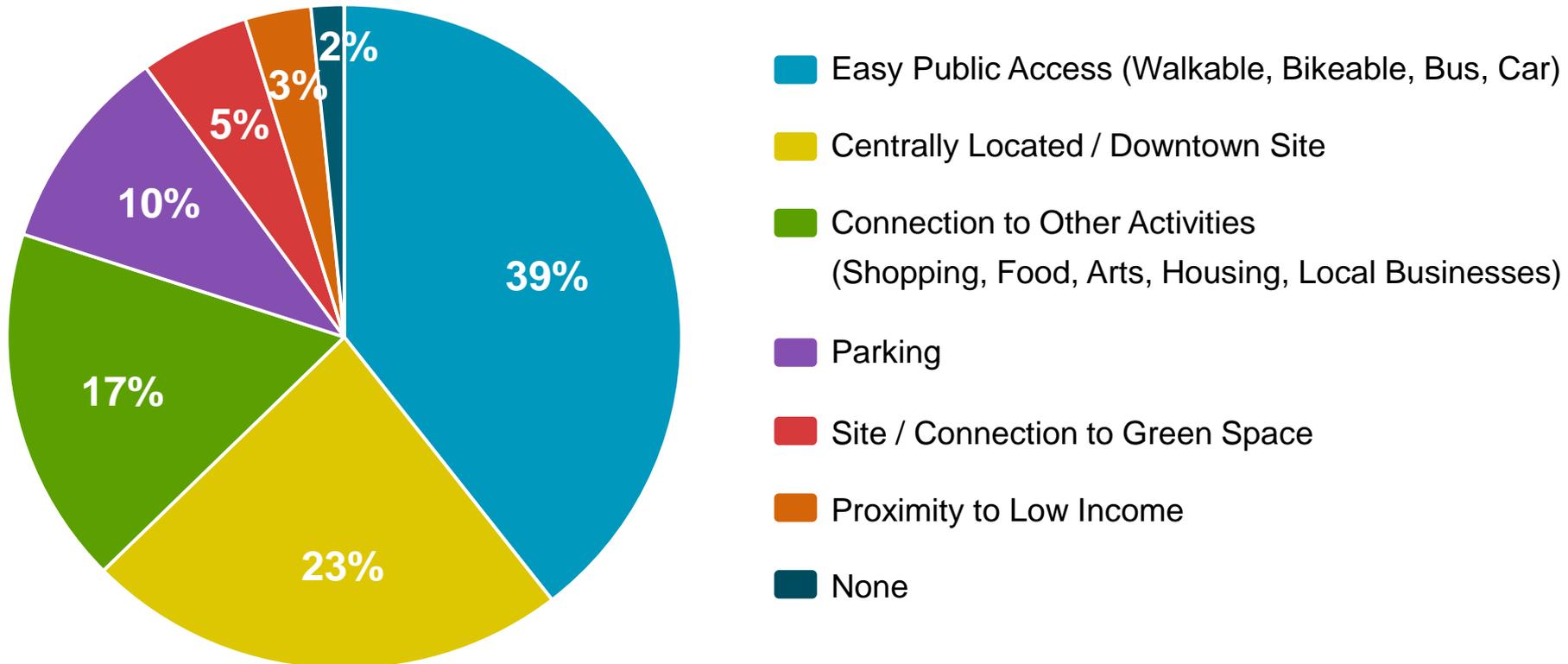
## Community Input

- First impressions of your new Library?



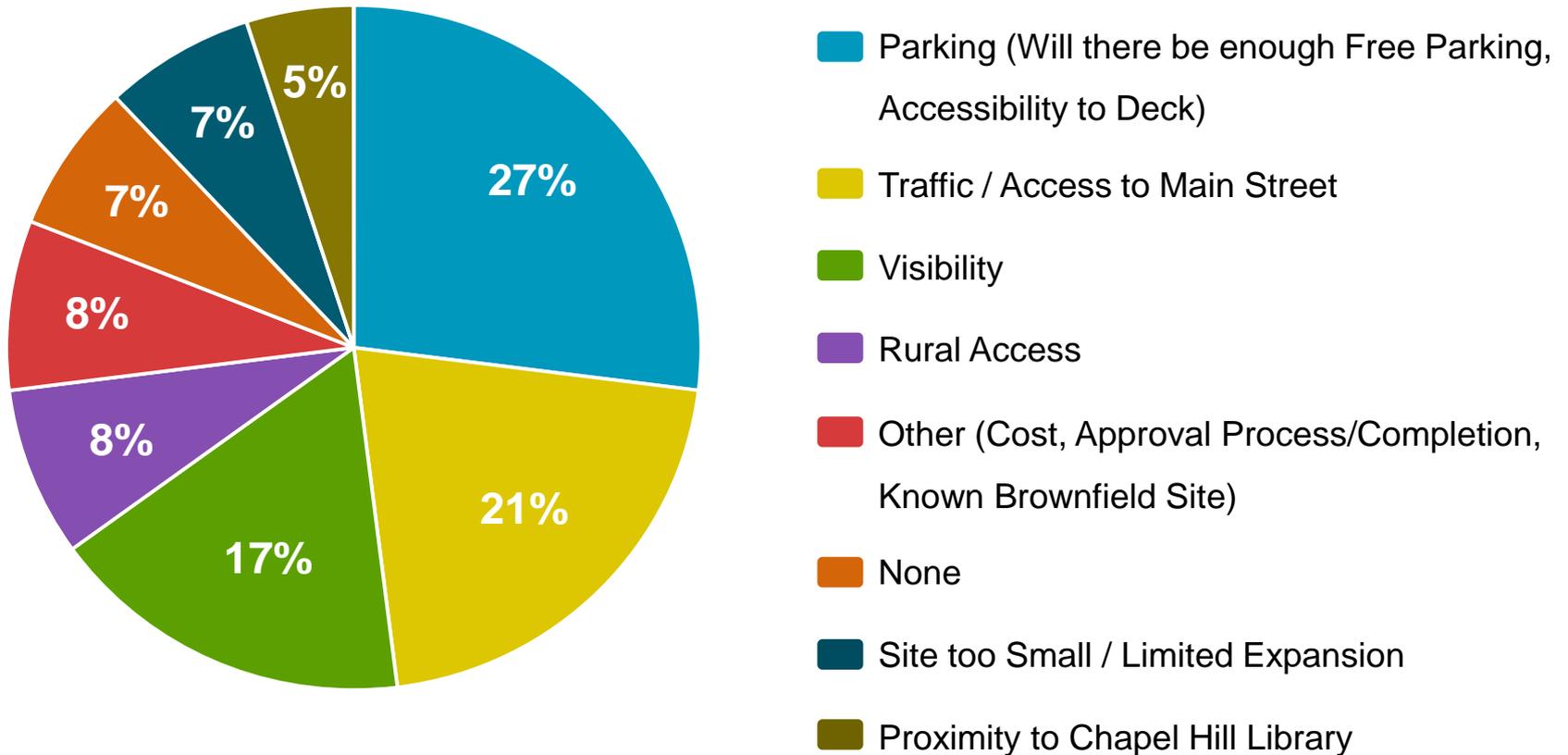
## WE WANT TO HEAR FROM YOU... Community Input

- What are the **BENEFITS** to the Brewer Lane Site?



## WE WANT TO HEAR FROM YOU... Community Input

- What are the **CHALLENGES** to the Brewer Lane Site?





# WE WANT TO HEAR FROM YOU...

## Orange County Public Library Staff Input

- What *new* activities and services do you imagine for the new Library?



## WE WANT TO HEAR FROM YOU...

### Community Input – Public Engagement #1

- What types of services and programs do you imagine for the new Library?



**#1**

**Relax/Work/Read  
Space**



**#2**

**Flexible Gathering  
Exhibit Space**



**#3**

**Music  
Space**

## WE WANT TO HEAR FROM YOU...

### Community Input – Community Dinner/Public Engagement #2

- What types of new activities do you imagine for the new Library?

#### Teen Activities



#### Children's Activities



#### Musical Activities



#### Maker Space Activities



#### Movement Activities



#### Outdoor Activities



## WE WANT TO HEAR FROM YOU... Community Input – McDougale Middle School

- What types of services and programs do you imagine for the new Library?



**#1**  
**Hanging Out**  
**Space**



**#2**  
**Gaming**  
**Space**



**#3**  
**Technology**  
**Space**

## Community Library

### What makes a Community Library Unique?

- ***Main Library and Community Library***

- Program offerings
- Space types
- Collections
- Services not size

- ***Southern Library - Service Community***

(2004 Library Services Taskforce)

- Town of Carrboro, Bingham Township,  
Unincorporated Chapel Hill



# Conceptual Program Site Non Specific

## Program Considerations for a 21<sup>st</sup> Century Community Library:

- Library Statistics
  - Demographics
  - Public Comments
  - Leadership Input
- 
- Flexibility
  - Collections
  - Programs
  - Operations

Education Attainment for People 25 and Older (American Community Survey 2012 - 5 Year) by Block Groups

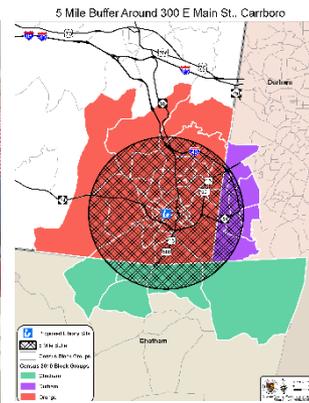
	Bingham Twp	Carrboro	Chapel Hill Twp Unincorporated	All Areas
Total: Population 25 years and over - (Estimate)				4,455
No schooling completed: Population 25 years and over - (Estimate)				543
Nursery school: Population 25 years and over - (Estimate)	2,264	19,587	3,498	26,344
Under 5	164	3,134	156	1,454
Under 5	164	3,134	156	1,454
1st grade: Population 25 years and over - (Estimate)				1,560
2nd grade: Population 25 years and over - (Estimate)				1,071
3rd grade: Population 25 years and over - (Estimate)				62
4th grade: Population 25 years and over - (Estimate)	3,764	19,587	3,498	26,344
5th grade: Population 25 years and over - (Estimate)	2,740	13,893	2,811	19,447
6th grade: Population 25 years and over - (Estimate)				404
7th grade: Population 25 years and over - (Estimate)				268
8th grade: Population 25 years and over - (Estimate)				137
9th grade: Population 25 years and over - (Estimate)				127
10th grade: Population 25 years and over - (Estimate)				204
11th grade: Population 25 years and over - (Estimate)				219
12th grade: Population 25 years and over - (Estimate)				78
13th grade: Population 25 years and over - (Estimate)				378
14th grade: Population 25 years and over - (Estimate)				107
15th grade: Population 25 years and over - (Estimate)				2,979
16th grade: Population 25 years and over - (Estimate)				1,722
17th grade: Population 25 years and over - (Estimate)				1,297
18th grade: Population 25 years and over - (Estimate)				378
19th grade: Population 25 years and over - (Estimate)				1,991
20th grade: Population 25 years and over - (Estimate)				1,500
21st grade: Population 25 years and over - (Estimate)				329
22nd grade: Population 25 years and over - (Estimate)				1,148
23rd grade: Population 25 years and over - (Estimate)				670
24th grade: Population 25 years and over - (Estimate)				463
25th grade: Population 25 years and over - (Estimate)				1,726
26th grade: Population 25 years and over - (Estimate)				607
27th grade: Population 25 years and over - (Estimate)				820
28th grade: Population 25 years and over - (Estimate)				1,284
29th grade: Population 25 years and over - (Estimate)				1,098
30th grade: Population 25 years and over - (Estimate)				444
31st grade: Population 25 years and over - (Estimate)				1,630
32nd grade: Population 25 years and over - (Estimate)				6
33rd grade: Population 25 years and over - (Estimate)				315
34th grade: Population 25 years and over - (Estimate)				5,592
35th grade: Population 25 years and over - (Estimate)				48
36th grade: Population 25 years and over - (Estimate)				226
37th grade: Population 25 years and over - (Estimate)				5,412
38th grade: Population 25 years and over - (Estimate)				36
39th grade: Population 25 years and over - (Estimate)				226
40th grade: Population 25 years and over - (Estimate)				10,791
41st grade: Population 25 years and over - (Estimate)				129
42nd grade: Population 25 years and over - (Estimate)				4,021
43rd grade: Population 25 years and over - (Estimate)				4,150
44th grade: Population 25 years and over - (Estimate)				203
45th grade: Population 25 years and over - (Estimate)				5,860
46th grade: Population 25 years and over - (Estimate)				6,063

2012 - 5 Year) by Block Groups

	Bingham Twp	Carrboro	Chapel Hill Twp Unincorporated	All Areas
10th grade: Population 25 years and over - (Estimate)				1,991
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37th grade: Population 25 years and over - (Estimate)				6,063

2010 Pop | Growth Rate | 2024 | 2025

	2010 Pop	Growth Rate	2024	2025
Bingham Twp	3,264	0.0123	3,873	3,920
Carrboro	19,582	0.0175	28,629	29,410
Chapel Hill Twp Unincorporated	3,498	0.0194	4,578	4,666
Total	38,000			



## Conceptual Program Site Non Specific (Current Demographics)

Square Feet (SF)

- Minimum Recommended SF

**15,650 – 18,475 Usable SF** (19,563 – 23,094 Gross SF)

- Program Components:

### Public Spaces

Adults / Teens / Children 53%

Gathering / Meeting Spaces 15%

Marketplace 12%

Creation Spaces 10%

**Non Public Spaces 10%**

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**100%**

## Conceptual Program Site Non Specific – Program Spaces

- **Marketplace:** Entry, Service Desk, Self-Checkout, Returns, Holds, New Releases, Display, Gallery, Download Hubs, Technology Vending, Book Sales



## Conceptual Program Site Non Specific – Program Spaces

- **Adults/Teens/Children:** Collections, Seating, Computers, Small Study Spaces, Group Spaces



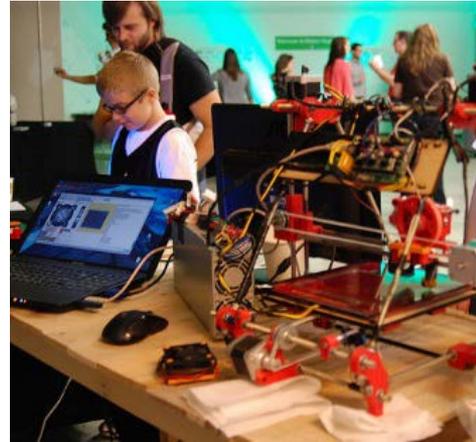
## Conceptual Program Site Non Specific – Program Spaces

- **Meeting/Gathering:** Multipurpose flexible meeting space, Conference room

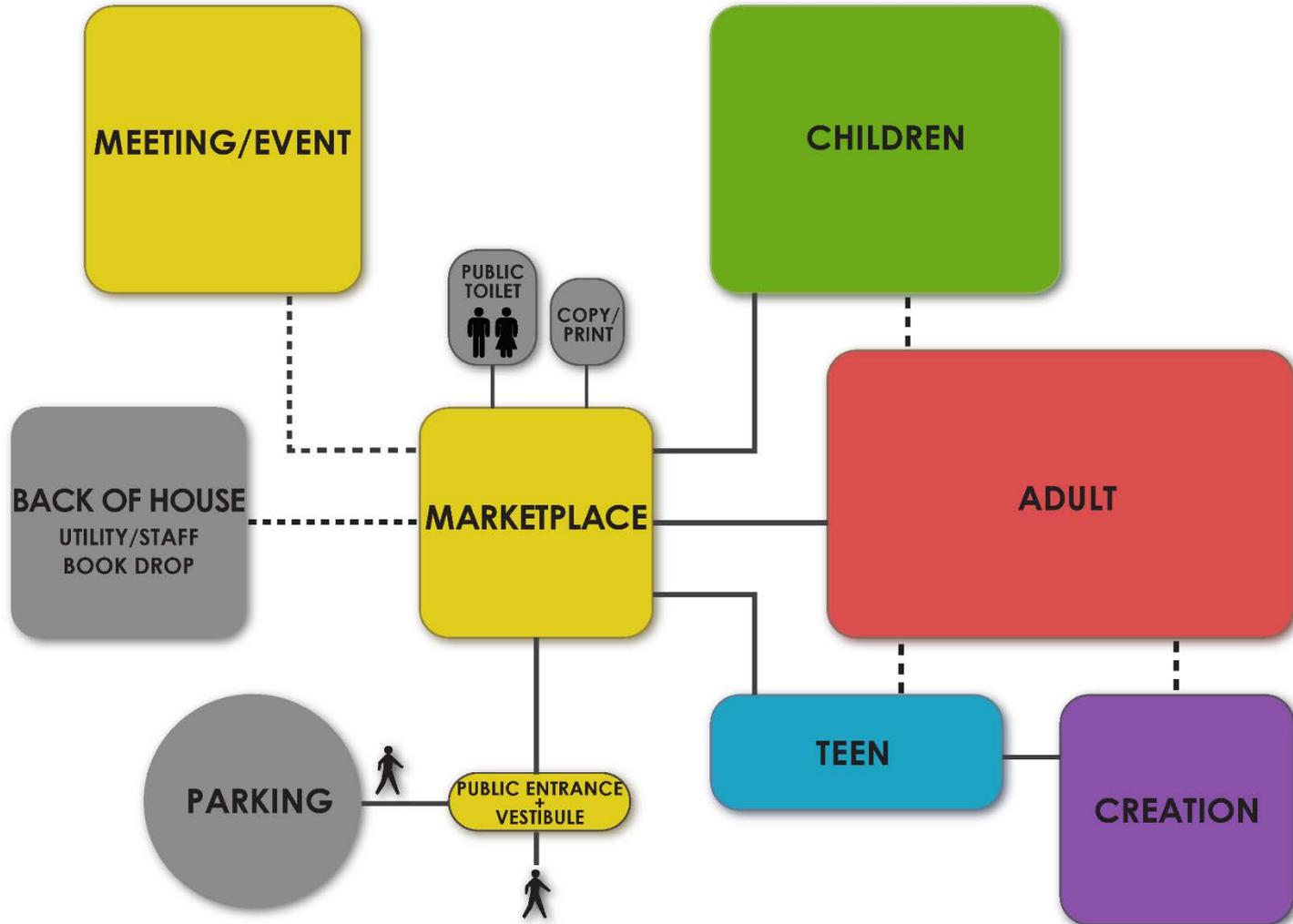


## Conceptual Program Site Non Specific – Program Spaces

- **Creation:** Technology/Media Lab, Training Classroom, Flexible Multipurpose Lab



# Conceptual Program Site Non Specific - Diagram



## Community Library

### What makes this Community Library Unique?

Program Offerings tailored specifically for this Community

- **Community Library Focus:**

- *Flexibility:* New Collections, Teen Activity Space, Children's Learning Discovery Space, Creation/Maker Spaces, Movement Activity Space, Art/Exhibit Space, Technology Hub, Outdoor Space

- **OCPL Main Library Focus:**

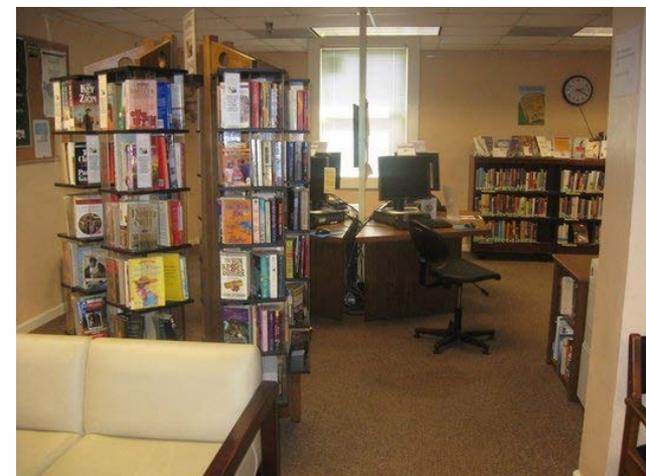
- *Traditional:* Collections, Reference, Local History, Administrative Center, Processing Center

- **Chapel Hill Library Focus:**

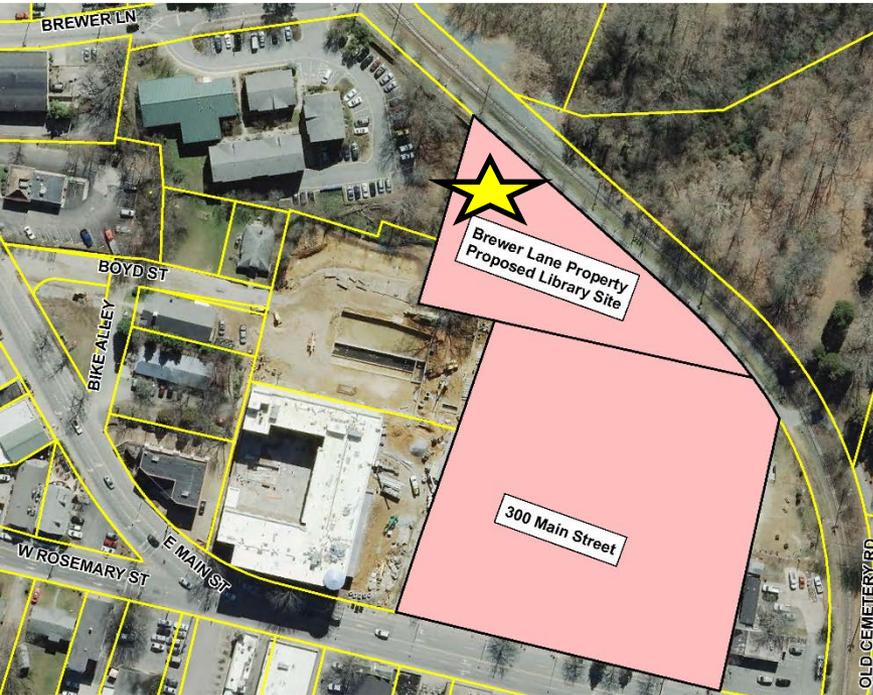
- *Traditional:* Collections, Research, Large Meeting Room Complex, Fixed Public Spaces, High Circulation

## Existing Conditions Usable Square Footage Analysis

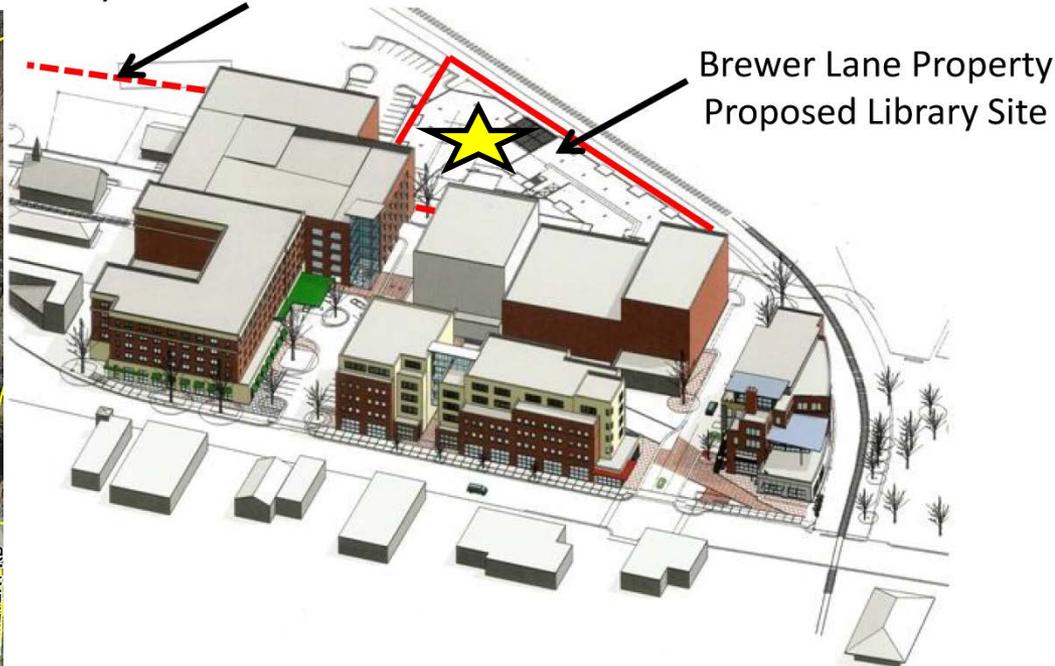
- Community/Neighborhood Libraries
  - Average Usable SF 18,000 – 26,000
- Cybrary (Century Center) – Usable SF 900
- Carrboro Branch (McDougle) – Usable SF 8,700
  - Usable SF Does Not Include: Restrooms, Entrance, Meeting Space, Staff Space, Area Service Desks, Teen Collection, Back of House Space (storage, shipping, receiving, book drop, utility)



# BREWER LANE SITE



Potential Boyd St. Access to Main St. and Merritt Mill Rd.



The boxy buildings in the back are placeholders pending design of the new ArtsCenter and nearby buildings.

# SITE DIAGRAM SCENARIO A – PLAN



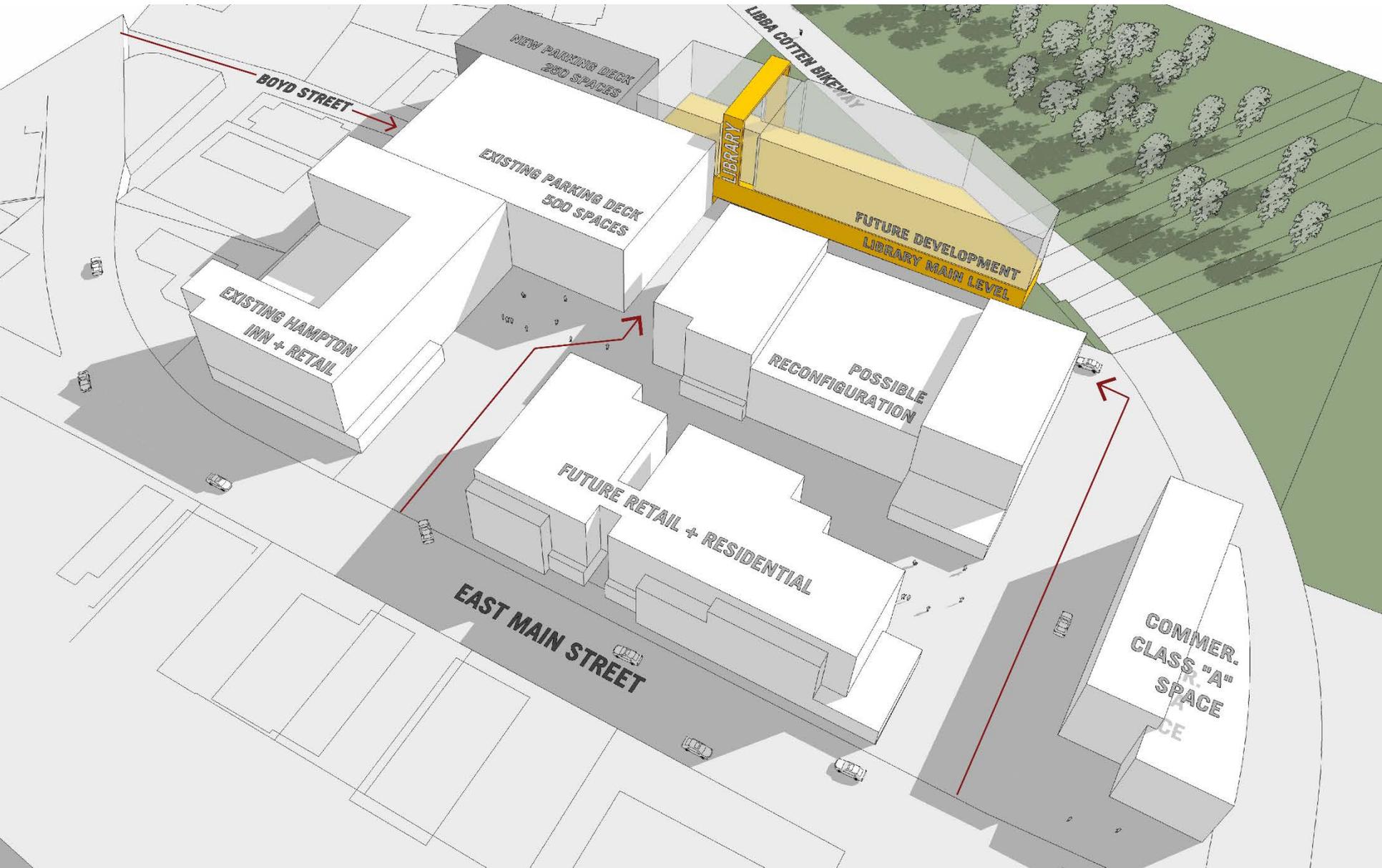
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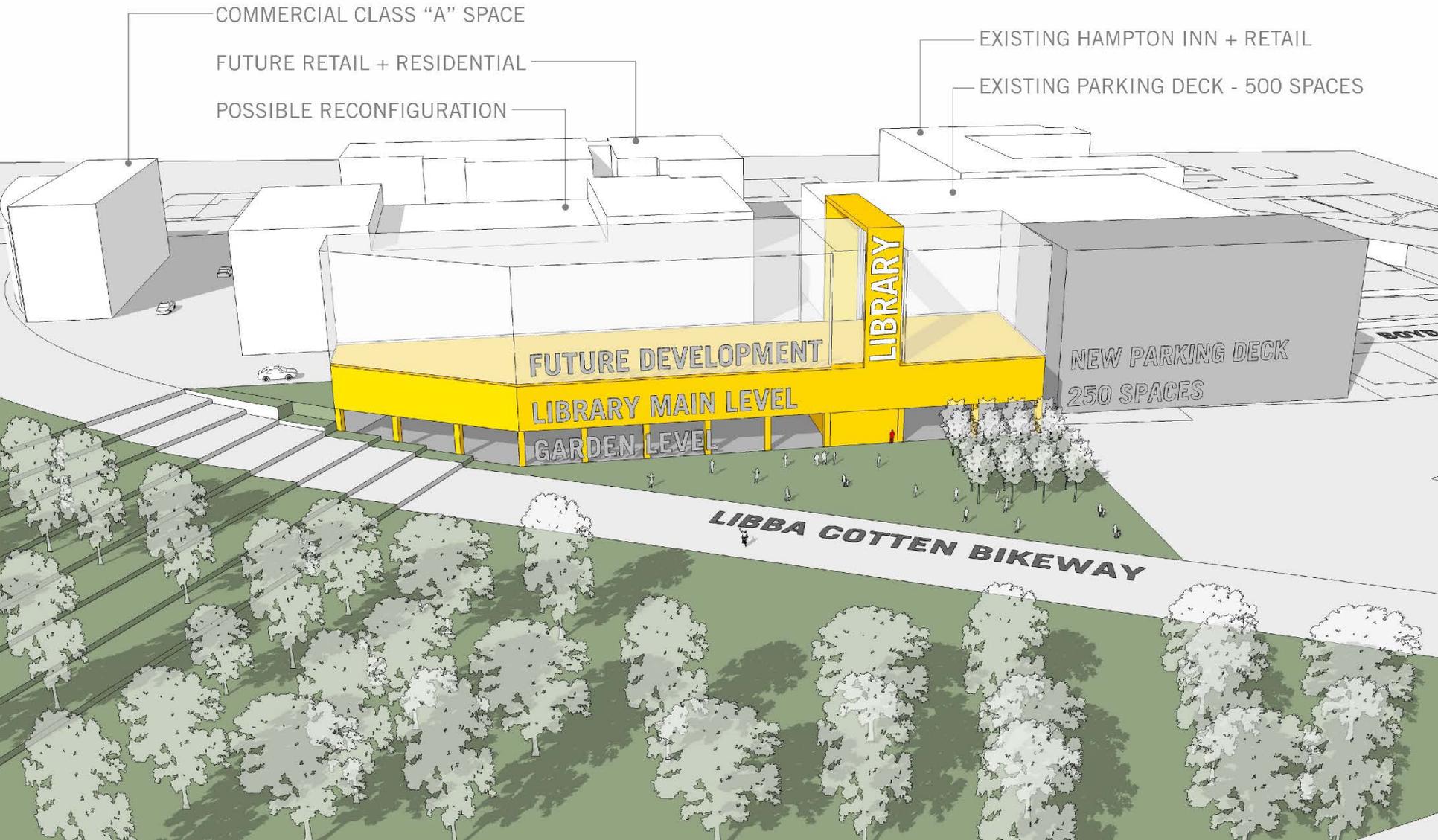
# SITE DIAGRAM SCENARIO A – PLAN



# SITE DIAGRAM SCENARIO A – AERIAL VIEW LOOKING SOUTH



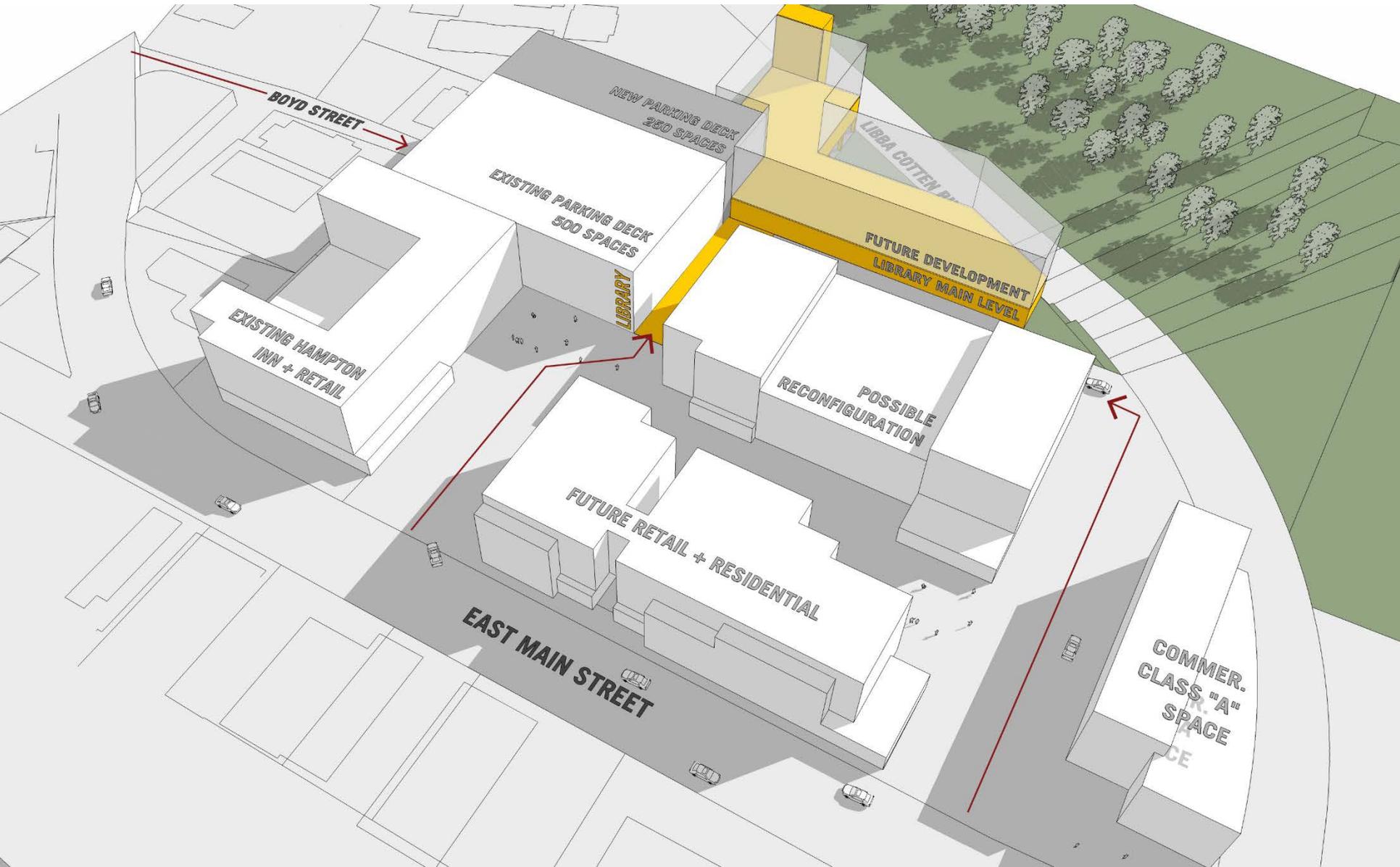
# SITE DIAGRAM SCENARIO A – AERIAL VIEW LOOKING NORTH



# SITE DIAGRAM SCENARIO B – PLAN



# SITE DIAGRAM SCENARIO B – AERIAL VIEW LOOKING SOUTH



# SITE DIAGRAM SCENARIO B – AERIAL VIEW LOOKING NORTH

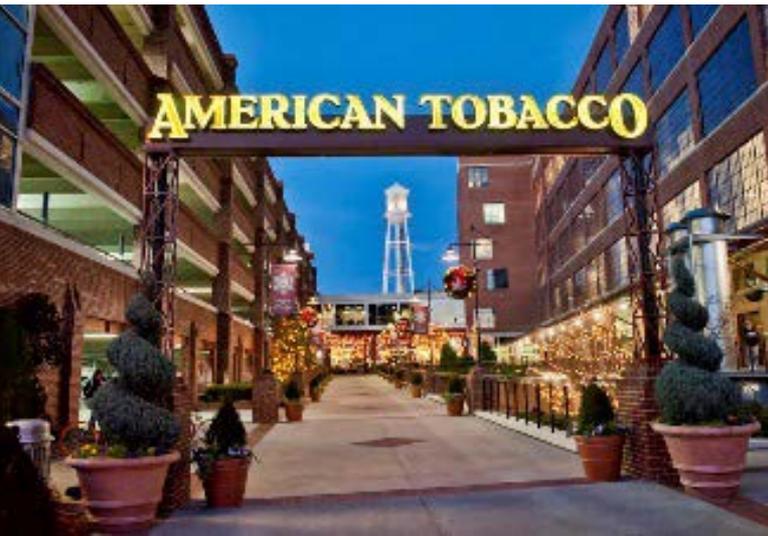


## Challenges

- Parking Deck
- Access/Traffic
- Reinforced Structure for Vertical Expansion\*
- Future Expansion\*
- Visibility\*

\*May be mitigated

## Visibility – Local Examples



## Benefits

- Central / Downtown Location
- Site specific Synergies / Partnerships
- Economic Development Driver
- Adjacent to Greenway / Opportunity for Green Space
- Public Access – Bikeable / Walkable / Public Transportation
- Parking

## Construction Costs Regional Averages

- Building Type Construction Cost - Average \$250/SF
- Furniture, Fixtures and Equipment - \$35/SF
- Audio Visual Technology - \$25- 45/SF
- Reinforced Structure for Vertical Expansion\* - \$30/SF
- Parking\* (80 spaces) – Parking Deck \$1.6 Million
- Professional Fees - \$25/SF
- Land Acquisition Budget – \$600,000

\* Negotiable

## Next Steps

- Timeline
  - Site Selection/Development Agreement – October 2014
  - RFQ Architect Selection – January 2015
  - Program Verification/Construction Documents\* – April 2016
  - Town Permitting/Bid – May 2016
  - Financing – May 2016
  - Opening – October 2017

\* Continued Public Engagement/Comments

