

and she commended the entire plan. She said it is obvious that communication is happening, and someone is doing a really good job with that.

Lucinda Munger said this is due to the person in the communications position now, Ms. Shepherd. She said this person is responsible for their community public relations, and she does a great job.

Commissioner Rich said this is a better format than what the Board saw previously. She asked for clarification on the interviews section on page 10, regarding the reference to Friends' Board. She asked if the reference to a main chair is in reference to the main library in Chapel Hill

Lucinda Munger said this refers to the main library in Hillsborough. She said staff did not talk to the Friends' boards in Chapel Hill.

Commissioner Rich said she would suggest keeping clear communication between Chapel Hill and the Orange County libraries. She said a marketing person could fall under different realms. She said it is important that information get out through all different avenues, including social media, and the website.

Lucinda Munger said staff is working to make continuous improvements to the library website and the library does have a twitter and Facebook account.

Commissioner Rich said when she looks at strategic plans, she likes them to be fluid and to be reviewed and updated regularly in order to stay live.

Lucinda Munger said this is part of the role of the community review group. She said there will be reviews at least annually, and adjustments will be made as needed to keep the plan alive.

Chair Jacobs said, as far as the Cedar Grove Community Center, he is supportive of staff mentioning it in the plan. He said there does need to be a focus on other facilities as well. He suggested she work with planning, especially as it relates to the siting of telecommunication towers and the availability of public and quasi-public places.

Chair Jacobs said he agrees with Commissioner Gordon that there needs to be an overarching philosophy. He said he feels the communications position is related to the Public Affairs Office. He does not feel this needs to be so specifically designated in the strategic plan.

Chair Jacobs said the County should continue to accent interoperability with Chapel Hill as a key component to making a more seamless system for the residents of Orange County.

Chair Jacobs said it is good to be aggressive about updates, but it is best not to over-commit on how often this can be done.

Commissioner Gordon referenced her previous comment regarding the Communications Position and gave recommendations on the appropriate placement of this information.

2. Southern Branch Library Siting Criteria, Process Update

Jeff Thompson reviewed the following PowerPoint slides.

Southern Library Site Evaluation Update

9/12/13

Area Locator: (Map)

Intended Outcome:

- *Background/Feedback from 3/19/13 Regular Meeting*
- *Additional Carrboro Suggested Site Evaluation*

- *BOCC Feedback, Next Steps*

Background/Feedback:

- *Summary of Carrboro Suggested Site Evaluation – 3/19/13*
 - *Eliminate Town Hall*
 - *Technical Phase I Due Diligence:*
 - *1128 Hillsborough*
 - *401 Fidelity*
- *Preliminary “Phase 1” Review:*
 - *Literature Review*
 - *Site Visits*
 - *No Technical Analysis*
 - *(Survey, Soils, Environmental, Appraisal, Title, etc.)*

401 Fidelity: (map)

1128 Hillsborough: (map)

Background/Feedback:

- *BOCC Feedback and Guidance*
 - *No decision on recommendations*
 - *Review more sites*
 - *Emphasis on:*
 - *honoring Carrboro partnership*
 - *multi-use facility*
 - *adequate parking*
 - *projected uses of rural and urban populations*
 - *proximity to lower/middle income neighborhoods*

Background:

- *Additional Site Review*
- *May 7, 2013 letter*
 - *203 Greensboro- parking lot*
 - *201 Greensboro- CVS site*
 - *300 E. Main*
 - *120 Brewer*

Michael Harvey reviewed the following PowerPoint slides:

203 South Greensboro: (map)

203 South Greensboro: (map)

300 East Main; 120 Brewer Lane: (map)

300 East Main; 120 Brewer Lane: (map)

Staff Opinion for Continued Technical Site Review & Assessment:

Eliminate 203 Greensboro (Carrboro owned parking lot)

- *Difficult site with many constraints*
- *Potential expense*
- *Need for structured parking*

Staff Opinion for Continued Technical Site Review & Assessment:

Eliminate 201 Greensboro ("CVS Site")

- *Site constraints*
- *Potential need for more property acquisition*
- *Expensive*

Staff Opinion for Continued Technical Site Review & Assessment:

Eliminate 300 E. Main

- *Expensive*
- *Commercial retail highest and best use, not library*

Staff Opinion for Continued Technical Site Review & Assessment:

Continue Study of 120 Brewer

Pros:

- *More reasonably priced*
- *Likely adequate parking*
- *Proximate to low/mid income housing*
- *Potential multi-use, destination ("sense of place")*
- *Attractive to Carrboro Aldermen*

Cons:

- *Lack of direct visibility*
- *Wayfinding challenges*
- *Potential parking issues, unless exclusive parking deck assignments are arranged*

Q&A:

Michael Harvey reminded the Board that a listing of the criteria for site evaluations is included on page 7 of the abstract. He said that public comment has not been sought yet, and this will be done in phase two. He said there are detailed comments regarding the additional 4 sites on page 14 of the abstract.

He reviewed the maps of the 4 sites in slides 9-12.

He said staff believes the fourth site, 120 Brewer, has significant potential. He said it is his recommendation that the Board allow staff to do a comprehensive review of Fidelity Street, 1128 Hillsborough, and Brewer Street.

Commissioner Gordon asked how much it will cost to do the next phase of due diligence for each site.

Michael Harvey said this will cost \$10,000-15,000 per site, and these funds are available in the budget.

Commissioner Rich asked why this would go to phase two before getting public input.

Michael Harvey said phase two specifically involves public comment.

Commissioner Rich noted that the sites that need public comment are being eliminated.

Michael Harvey said staff is recommending the elimination of these sites, but it is the Board of County Commissioners' choice.

Commissioner Rich said it seems, looking at the sites that have been chosen, that staff is still trying to build a suburban library in an urban area. She said she does not agree with spending \$15,000 on each of these properties. She feels this is a waste of money.

Commissioner Rich asked about the price on 300 Main Street. She asked if the price of \$25 per square foot came from the developer.

Jeff Thompson said the ground floor prime space is upfront on this site and the price did come from the developer

Jeff Thompson said the Brewer property is less per sq ft because there is no visibility from the street, and it is more conducive to non-retail use

Commissioner Pelissier said the Brewer Lane and 300 Main would involve amendments to the previously approved master plan by the town of Carrboro. She asked what this would involve.

Jeff Thompson said, in talking with the developer, it seems that this would be little more than an administrative process.

Realtor Ms. Van Zandt said the Brewer property was acquired late last year and by incorporating it into the 300 East Main Development, it allows for expansion of the parking deck on to this property. She said that the reconfiguration of the buildings requires a modified permit from the town of Carrboro; however it is a minor modification that does not require public hearings.

Commissioner Gordon asked about the boxy buildings designated as placeholders.

Ms. Van Zandt said this refers to the boxy buildings in the second tier with no windows.

Commissioner Gordon asked if there is any particular place at the Brewer Lane site that is being considered for a library, and she asked for details on the parking arrangement.

Ms. Van Zandt said property will consist of one building and the ground floor will be non-residential. She said the top floor would be condos, and the library would be on the bottom floor. She said there are currently 500 spaces in the deck that will be open to the public, and there is room for a third bay that would add another 250 spaces. She said this gives 750 spaces in the deck and she plans to work together with the town to devise the best plan for use.

Commissioner Gordon asked if there would be a lease arrangement with parking and the library.

Ms. Van Zandt said this is flexible and could be done either way, lease or purchase. She said with the library there may be a preference for leasing versus ownership early on.

Commissioner Gordon asked how this would work with the parking. She asked if the county would be able to have particular spaces at particular costs.

Ms. Van Zandt said staff will work with Orange County on this issue. She said the Arts Center and the Cat's Cradle are also there, but the Cat's Cradle does not really operate until after the library is closed, so sharing of spaces does make some sense.

Commissioner Gordon asked about a review of the Shetley property on Hillsborough Road, and she asked about the utility easement on that site.

She said she is not interested in seeing a library on the Shetley property. She said there had been discussions about swapping properties with Carrboro, so that the library would be on the Carrboro owned property. She questioned whether the Aldermen are interested in a swap, and if not, she feels this site is not suitable for a library because of site limitations, including the utility easement.

Frank Clifton said nobody on County staff would recommend the library be put on the Shetley property. He said there were some discussions at one point with town staff regarding a joint project that would involve a County library site on the street frontage of the park property.

He said that, it is best to do more study to make sure a library can be built on these sites before proposing them to the public.

Commissioner Gordon said her point is that the Board needs to find out if the Aldermen are even interested in a swap.

Commissioner Rich asked why the Board should invest in sites with no guarantee that the town or the public want them. She would like to see more public comment first. She asked if staff is considering that Brewer Lane has close proximity to a lower-middle class neighborhood.

Jeff Thompson said yes. He said this is true for Brewer Lane as well as Fidelity.

Commissioner Rich said the Brewer site fits into a lot of criteria. She said she wants to keep this an urban library, and she keeps hearing this from others as well. Her current preference is for the Brewer Lane property.

Commissioner Pelissier said she prefers the Brewer Lane site too; however there need to be multiple sites for the public to compare and discuss. She still has concerns about the Hillsborough Road site because this would require conditional use re-zoning. She noted that if Carrboro were building a library it would not need re-zoning, and she asked why Orange County has to have it.

Jeff Thompson said when staff says yes to a site this is just part of the technical phase. He said the technical site overview is not just about engineering, but it also includes planning and zoning, and it takes about 60 days.

Commissioner McKee said he has no particular objections to any of these sites. He does have a concern about the Brewer site's lack of visibility and accessibility. He also has a concern about the shift in the discussion from building a County library for Orange County residents in the southern part of the County, to a focus on building a Carrboro town library.

Commissioner Price said her concerns are similar to Commissioner McKee's. She thought this was for the southwest region of the County. She said, when it is time for public input, all of the sites need to be presented, along with the applicable pros and cons.

Commissioner Rich said she does not think the Brewer site is a problem. She said her intention is to build a County branch library in an urban setting in Carrboro. She feels this is a unique setting, and it is a step in the progression of what a branch library should look like. She feels this should be brought back to the public before spending \$15,000 on a site that may not be used.

Chair Jacobs said the Fidelity Street site is owned by Carrboro. He asked if Carrboro intends to give it to the county.

Frank Clifton said the town board has not officially said that, but it is on the table for consideration.

Chair Jacobs said the county has three sites and then one that needs Carrboro's collaboration. He this means there are multiple options to take to the public. He said there are some urban and some suburban. He said that it may turn out that one site is superior, but this cannot be pre-determined. He said, bringing people to Brewer Lane will enhance the economic development in Carrboro, which will benefit Orange County.

Chair Jacobs said, if there are too many sites, this will confuse people. He said the County has set expectation levels too high in the past with regard to what kind of facility this will be. He said the Board wants to be clear that the County is not going to duplicate the Chapel Hill library. He said the goal is to establish a library that serves the southwest portion of the county and does not duplicate either central library. He said these criteria should be established before this goes to the public so that there are realistic expectations.

Chair Jacobs reviewed the Boards' thoughts thus far. He said there are 3 sites that need to be investigated. He said the library is to be a branch library and public expectations need to be tamped down to a realistic level. He said it needs to be stressed that this library is to serve a specific segment of Orange County.

Frank Clifton clarified that all of these sites were recommended by the Town of Carrboro.

Commissioner Gordon said it seems that the Board discussion is converging on three sites. She said she is encouraged by the fact that Carrboro seems most favorably disposed to Brewer Lane. She said it would be \$30-\$40,000 to investigate these properties.

Frank Clifton said staff needs to sit down with the developer before the technical reviews are done on each site and before the site is put before the public.

Commissioner Rich said she is not fond of the 201 site. She questioned why the 203 West Greensboro site would be ruled out if the Brewer Lane does not pan out. She said she is pushing for an urban style library and the 203 Greensboro is right in the middle of town with plenty of parking around.

Commissioner Price asked which three sites Chair Jacobs listed earlier.

Chair Jacobs said the three sites being discussed were 401 Fidelity Street, 1128 Hillsborough Road and 120 Brewer Lane. He said these sites need to go through due diligence before being taken to the public.

Commissioner Price said she would recommend the site at 201 Greensboro Street. She would like to see less emphasis on parking. She said, with several of the sites, especially the Brewer Lane site, there are neighborhoods close by, and residents can walk to the library. She said bus service is also widely available.

Michael Harvey said governmental sites are required to have allocated parking sites by the Unified Development Ordinance. He said this may be a problem with the 203 Greensboro site.

Commissioner Pelissier suggested a poll.

Frank Clifton noted that this library will not only attract neighborhood residents, but it will also attract residents from Southern Village and other areas that require transportation that creates a need for parking.

Chair Jacobs polled the board regarding the sites that should move forward.

The Board decided on the following three sites:

1128 Hillsborough Road

Brewer Lane

401 Fidelity Street

Chair Jacobs said if any of these 3 sites do not work out, then the site at 201 Greensboro Street can be added back to the mix.

Commissioner McKee said the Board needs to definitively explain what will replace the model of a full service library. He feels that most residents will still expect to see a full service library.

Chair Jacobs said the term "full service" is a confusing term and should not be used.

Lucinda Munger said one of the benefits of doing a demographic study around the sites is that it will allow staff to know what services are needed and expected by the residents.

Chair Jacobs suggested that if a Commissioner has not been to Brewer Lane, it would be a good idea to take a look at the site.

3. Whitted Meeting Room Schematic Design Review

Jeff Thompson presented a series of schematic design photos in a PowerPoint presentation regarding the interior of the proposed Whitted Building meeting room.

He said the timeline is on track for construction to begin in the spring, and the facility would open in June.

Architect, Ken Redfoot reviewed the different interior designs and the boardroom layout. He said there will be asphalt parking areas with adequate access to the building and handicap parking space.