BUNCOMBE COUNTY

COMPREHENSIVE FACILITIES PLAN

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January 26, 2021

AGENDA

1. BUILDING MAINTENANCE
   - BUILDING CONDITION ANALYSIS RESULTS
2. SPACE NEEDS ANALYSIS
   - SPACE NEEDS PRIORITIES
   - COUNTY FACILITIES (NON-LIBRARIES)
     - PRIMARY SPACE NEEDS DRIVERS
     - BOC DECISION POINTS
   - LIBRARY FACILITIES
     - LIBRARY DRIVERS
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BUILDING MAINTENANCE

CONDITION ANALYSIS

- 38 buildings evaluated on a scale from 1(poor)-5(excellent)

- 26 buildings rated 3.5 or below

- Significant funding is needed over the next 15 years to improve quality of county buildings

- Deliverable: 15-year plan for upgrading facilities and moving

Location	Average Condition
SWANNANOA LIBRARY	1.69
HUGHES BUILDING	2.40
GROUNDS GARAGE	2.49
COUNTY GARAGE	2.77
52 COXE AVE. HHS	2.78
ALLPORT BUILDING, PERMITS, PLANNING, PARK'S AND REC.	2.81
Mt. MOBILITY, 2000 RIVERSIDE Dr.	2.83
COUNTY COURTHOUSE	2.90
BOARD OF ELECTIONS	2.90
WEST ASHEVILLE LIBRARY	2.93
SOUTH ASHEVILLE LIBBRARY / OAKLEY+B64	2.94
INTERCHANGE BUILDING, I.T.	2.95
SOUTH BUNCOMBE LIBRARY	2.95
BLACK MOUNTAIN LIBRARY	3.1
FAIRVIEW LIBRARY	3.15
WESTERN N.C. COMMUNITY HEALTH	3.19
WEAVERVILLE LIBRARY	3.2
EMS/911 CENTER (The Castle)	3.24
LEICESTER LIBRARY	3.24
94 COXE AVE, TAX OFFICE	3.33
REGISTER OF DEEDS / COMMUNITY ENGAGEMENT	3.35
LEICESTER CROSSING, (Land of Sky, Evidence storage Sheriff Patrol)	3.39
DETENTION CENTER A	3.40
49 MOUNT CARMEL, SOIL AND WATER	3.41
ALLPORT BUILDING, PERMITS, PLANNING, PARK'S AND REC.	3.43
NORTH ASHEVILLE LIBRARY	3.44

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SPACE NEEDS PRIORITIES

1. AVOID LEASING COSTS →

EXAMPLE LEASED FACILITIES	CONDITION	COST ANNUALLY
Swannanoa Library	1.69	$7,025
Hughes Building (HHS/Comm.)	2.40	$109,174
Mt. Mobility	2.83	$51,528
Board of Elections	2.90	$95,130

2. PLAN FOR/AVOID MAINTENANCE COSTS →

EXAMPLE FACILITIES	CONDITION	COST
Grounds Garage (Sportspark)	2.49	$91,537 (draft)
52 Coxe (HHS and Air Quality)	2.78	$604,181 (draft)
Allport	2.81	$6,114,333 (draft)
Interchange (IT)	2.95	$3,192,521 (draft)
Register of Deeds	3.35	$1,796,197 (draft)

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BUILDING ASSESSMENT PRIORITIES

3. BEST USE OF SPACE →

EXAMPLE FACILITIES	CONDITION
Allport (Planning, Inspect., Park)	2.81
West Asheville Library	2.93
Interchange (IT)	2.95
Tax Office	3.33
49 Mt Carmel	3.41

SPACE NEEDS ANALYSIS- DRIVERS

Drivers	Depts Impacted	Buildings Impacted
Telecommuting	Economic Services (HHS) Social Work (HHS) Public Health/Air Quality IT	40 Coxe 35 Woodfin 52 Coxe Interchange
Move HHS staff from 35 Woodfin to 40 Coxe	HHS	35 Woodfin 40 Coxe
Creation of Consolidated Building for Forward Facing Departments	Planning Permitting/Inspections Air Quality Erosion Control Tax Collector/Assessment Register of Deeds ID Bureau	Allport 52 Coxe 94 Coxe 205 College

SPACE NEEDS ANALYSIS- DRIVERS (cont.)

| Drivers	Depts Impacted	Buildings Impacted
Construction of new Fleet/General Services Facility	General Services Grounds Fleet	40 McCormick Grounds Garage (Sportspark) County Garage (Transfer Station)
Creation of second/main downtown ambulance facility	Emergency Services	40 McCormick/35 Woodfin/New Fleet Complex
Condition of Facilities	Various	Various
Leased Buildings	Board of Elections Communications Press Mtn. Mobility Sheriff Ag and Land Resources	77 McDowell Hughes Bldg 2000 Riverside Leicester Crossing 49 Mt Carmel

SPACE NEEDS ANALYSIS- DRIVERS (cont.)

Drivers	Depts Impacted	Buildings Impacted
Creation of Central Training Center / EOC	All HHS Board of Elections Emergency Services	Admin/200 College
Accessibility Concerns	Recreation Services	Allport / Library - Recreation Facility / Grounds Garage
Creation of an Ag Center	Ag and Land Resources USDA Forest Services NRCS	49 Mt Carmel
Veterans Services and HHS	HHS	40 Coxe
WIC West and Sheriff	HHS Sheriff	Leicester Crossing

SPACE NEEDS - TELECOMMUTING

- CURRENTLY 465 PEOPLE TELECOMMUNITNG AT THIS TIME

- 283 PEOPLE INDICATED THEY WOULD TELECOMMUTE POST-PANDEMIC IF ALLOWED

- IT | PUBLIC HEALTH | ECONOMIC SERVICES | SOCIAL WORK SERVICES

- STILL NEED TO PROVIDE SOME TOUCH-DOWN/SHARED SPACE FOR PART-TIME TELECOMMUTERS

- 283 PEOPLE X 80 SF/PERSON = REDUCTION OF **22,700 SF** FOR EMPLOYEE SPACE

BOC DECISION POINT - DOES THE BOC WANT TO ALLOW FOR TELECOMMUTING ON A PERMANENT BASIS?

Telecommuting Per Department
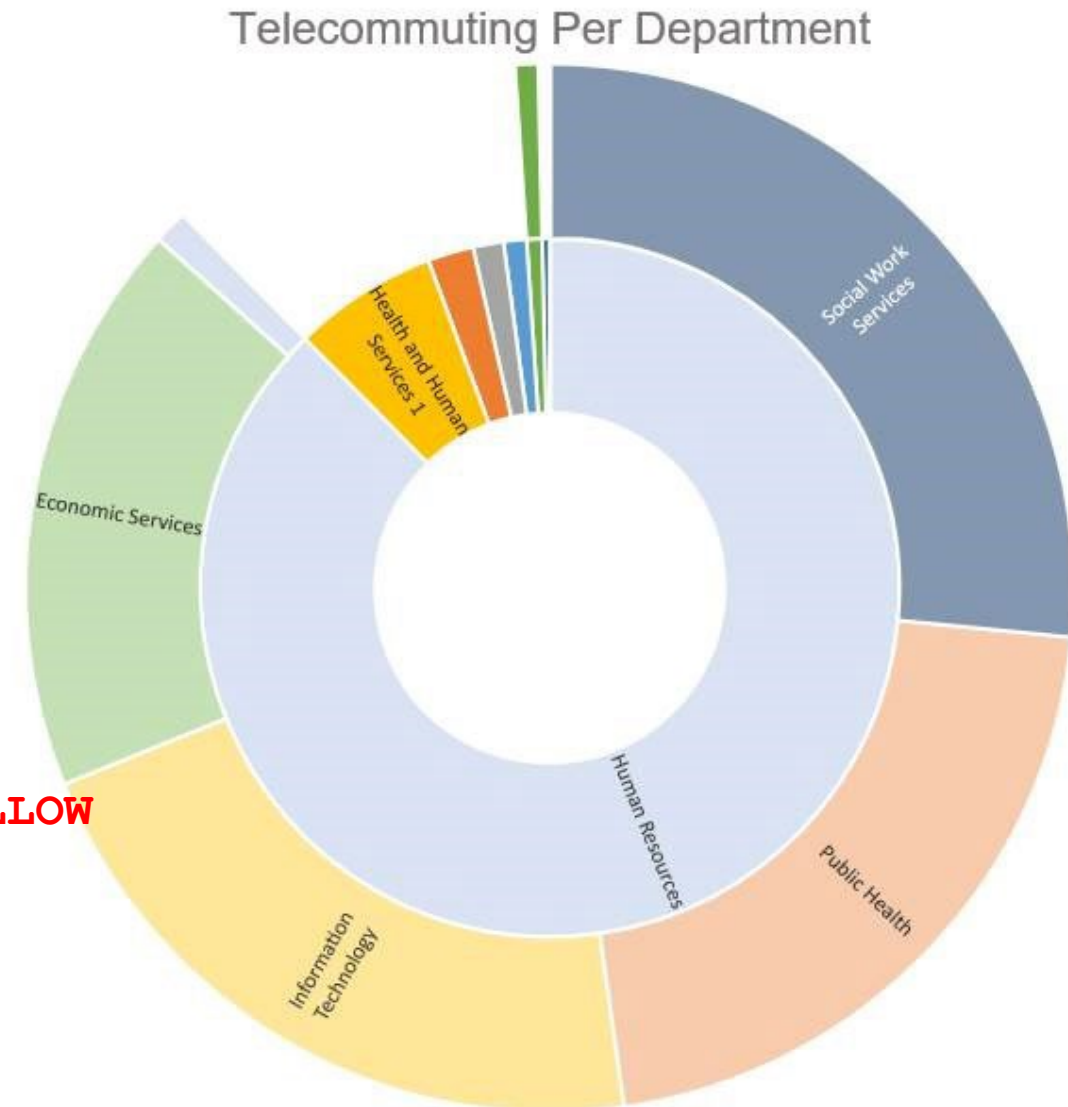
ANALYSIS OPTIONS – DRIVERS IMPACT

If Telecommuting continues → Space is created at 40 Coxe (HHS) and Interchange (IT) buildings

If HHS staff moves from 35 Woodfin to 40 Coxe → Forward facing departments (Planning, Permitting, Tax, Air Quality, Register of Deeds, ID Bureau) can move to 35 Woodfin

If General Services moves all divisions to old landfill → Emergency Management moves to General Services building, creating a second ambulance location
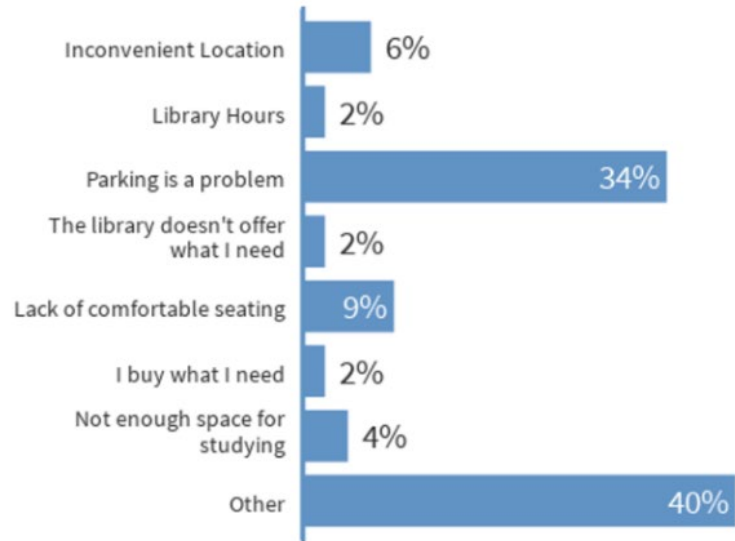
If HHS and AQ move from 52 Coxe → Construction of new Elections facility and Elections can vacate leased space at 77 McDowell
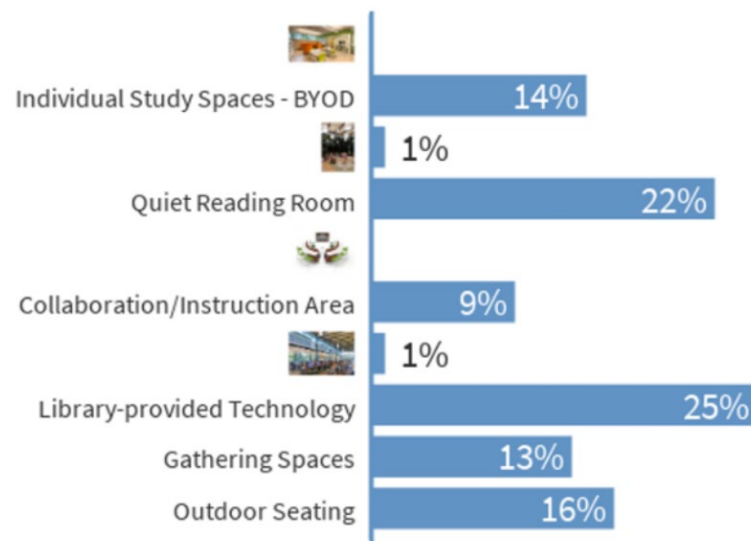
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BOC DECISION POINT – DOES THE BOC AGREE WITH THE OPTIONS LISTED ABOVE?

LIBRARY ASSESSMENT

LIBRARY ASSESSMENT AND ANALYSIS

What keeps you from using the library?

Category	Percentage
Inconvenient Location	6%
Library Hours	2%
Parking is a problem	34%
The library doesn't offer what I need	2%
Lack of comfortable seating	9%
I buy what I need	2%
Not enough space for studying	4%
Other	40%

What are the three most important adult spaces?

Category	Percentage
Individual Study Spaces - BYOD	14%
	1%
Quiet Reading Room	22%
Collaboration/Instruction Area	9%
	1%
Library-provided Technology	25%
Gathering Spaces	13%
Outdoor Seating	16%

The future of libraries will be built around 4 new insights, which do you believe are most important?

Category	Rank
People seek personal enrichment and entertainment in new ways	1st
People want to access to technology through the library	2nd
Personal enrichment and entertainment in new ways	3rd
Knowledge and reference expertise in new ways	4th
Access to technology through the library	5th
Learning is a social process	6th
People see learning is a social process	7th
People seek knowledge and reference expertise in new ways	8th
Other	9th

How would you rate the library's atmosphere – 81% rated fair to good.
How do you use the library? Check out books (29%), Attend programs (24%), Online (16%)
What keeps you from using the library? Parking (34%)

Branch Libraries should be everything to everyone (49%)
Libraries should be a portal to New Information (67%)
Libraries should be both individual and community focused (68%)
Libraries should provide both physical space for books/people and have a virtual presences (74%)

Top Three County Services: Job Seeker Resources (19%), Academic Achievement (18%), Senior Services (15%)
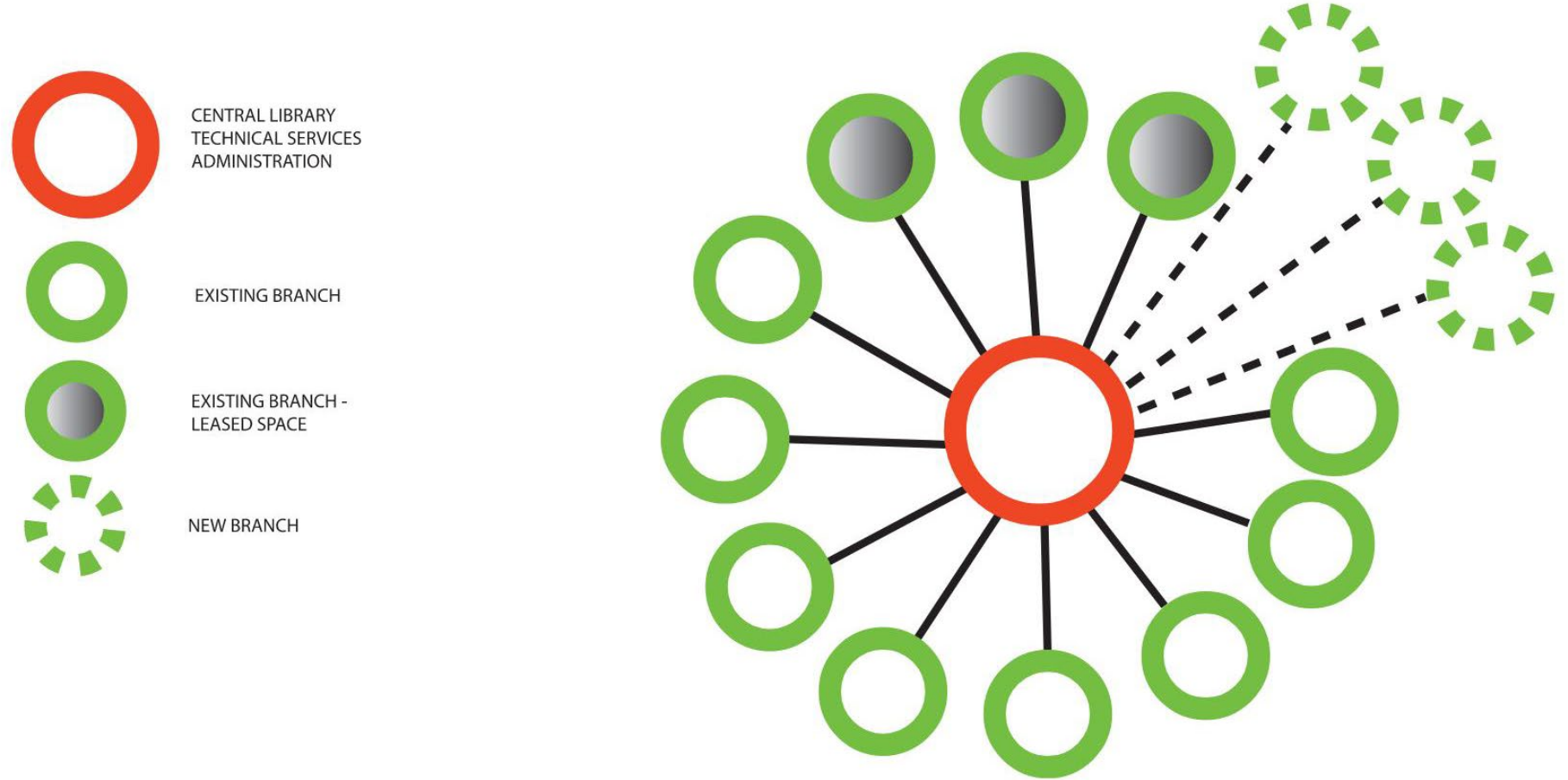
LIBRARY BENCHMARKING

- Library is underfunded compared to the national average.

- BCPL ranks 4th out of 5 for square miles and population per location.

- BCPL is 56,000 SF below the national average for a system of this size.

- BCPL has the heaviest burden on staff and the least staff per location. Fewest number of professional staff.

- BCPL ranks 1st in the peer set for physical materials.

- BCPL ranks 1st in the number of programs and attendance for children's programs.

- BCPL has the fewest public computers.

LIBRARY ANALYSIS- DRIVERS

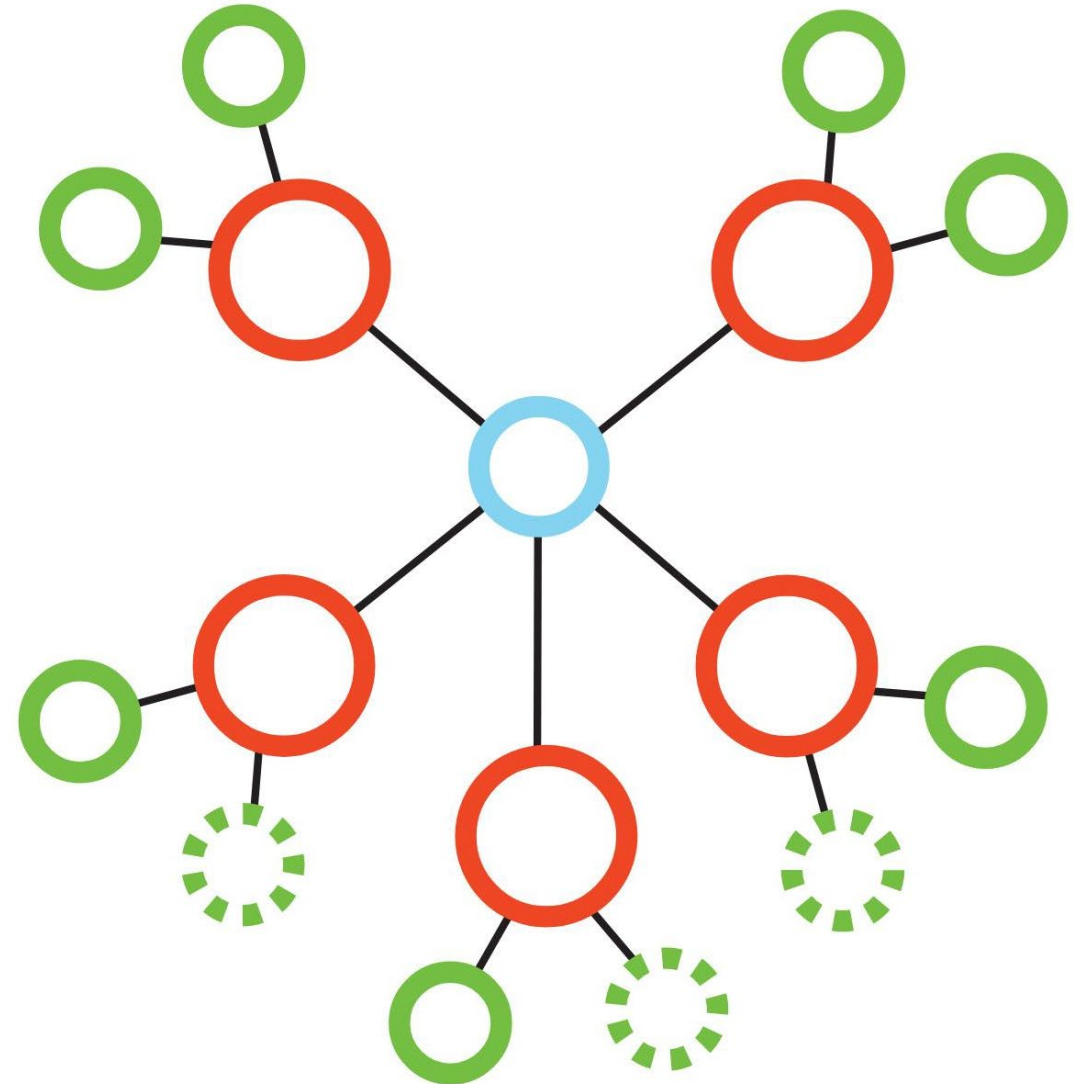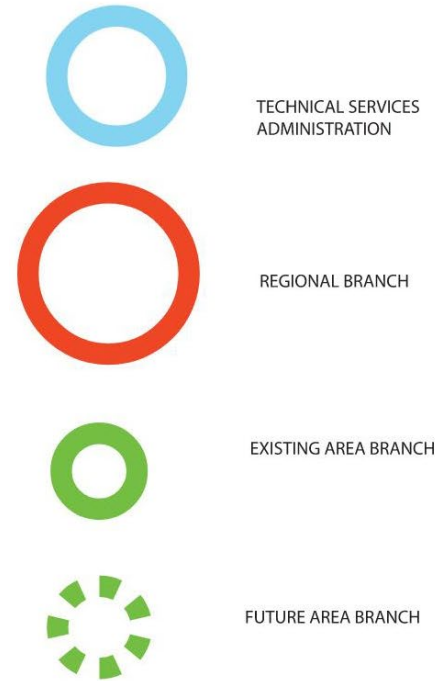| Drivers	Buildings Impacted
Leased Facilities	Swannanoa Black Mtn South Asheville
Condition of Facilities	Swannanoa South Asheville South Buncombe West Asheville
East Asheville Library Construction	South Asheville Swannanoa
Staffing	Quantity of Libraries Services Available
Full-Service Libraries	Reduce drive time to services (currently at Pack Library) Duplication of Services and Materials Available Undersized Footprints

LIBRARY MODEL

CURRENT ORGANIZATION

CENTRAL LIBRARY
TECHNICAL SERVICES
ADMINISTRATION

EXISTING BRANCH

EXISTING BRANCH -
LEASED SPACE

NEW BRANCH

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LIBRARY MODEL

POTENTIAL FUTURE ORGANIZATION

TECHNICAL SERVICES ADMINISTRATION

REGIONAL BRANCH

EXISTING AREA BRANCH

FUTURE AREA BRANCH

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LIBRARY BOARD FEEDBACK

IF REGIONAL MODEL:

- How will a regional system work with the Buncombe County topography? (we will be exploring this through the market segmentation analysis and associated drive times)

- Confirmation that the staffing for the library will be increased based on the benchmark analysis and not decreased based on efficiencies – improve staff capacity in recognition of present challenges

- That people – library staff and patrons are the priority in the designing the system.

- Flexibility is baked in for a quickly changing library world (ie not too many walls).

- That the libraries maintain a community look and feel.

BOC DECISION POINT – WHICH LIBRARY MODEL (REGIONAL OR CENTRAL) DOES THE BOC PREFER?

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