

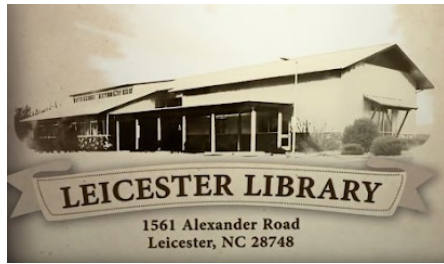
BUNCOMBE COUNTY COMPREHENSIVE FACILITIES PLAN

AGENDA

1. REVIEW OF LIBRARY MASTER PLANNING AND ANALYSIS
2. LIBRARIES BY THE NUMBERS
3. COXE AVENUE OPPORTUNITIES
4. QUESTIONS AND NEXT STEPS

AGENDA

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2. LIBRARIES BY THE NUMBERS
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4. QUESTIONS AND NEXT STEPS



BUNCOMBE COUNTY LIBRARIES FACILITY MASTER PLAN:
PRESENTATION
MAY 18, 2021



Community Input Summary:

FOCUS GROUPS:

13 Groups

46 Participants

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%)





Community Input Summary:

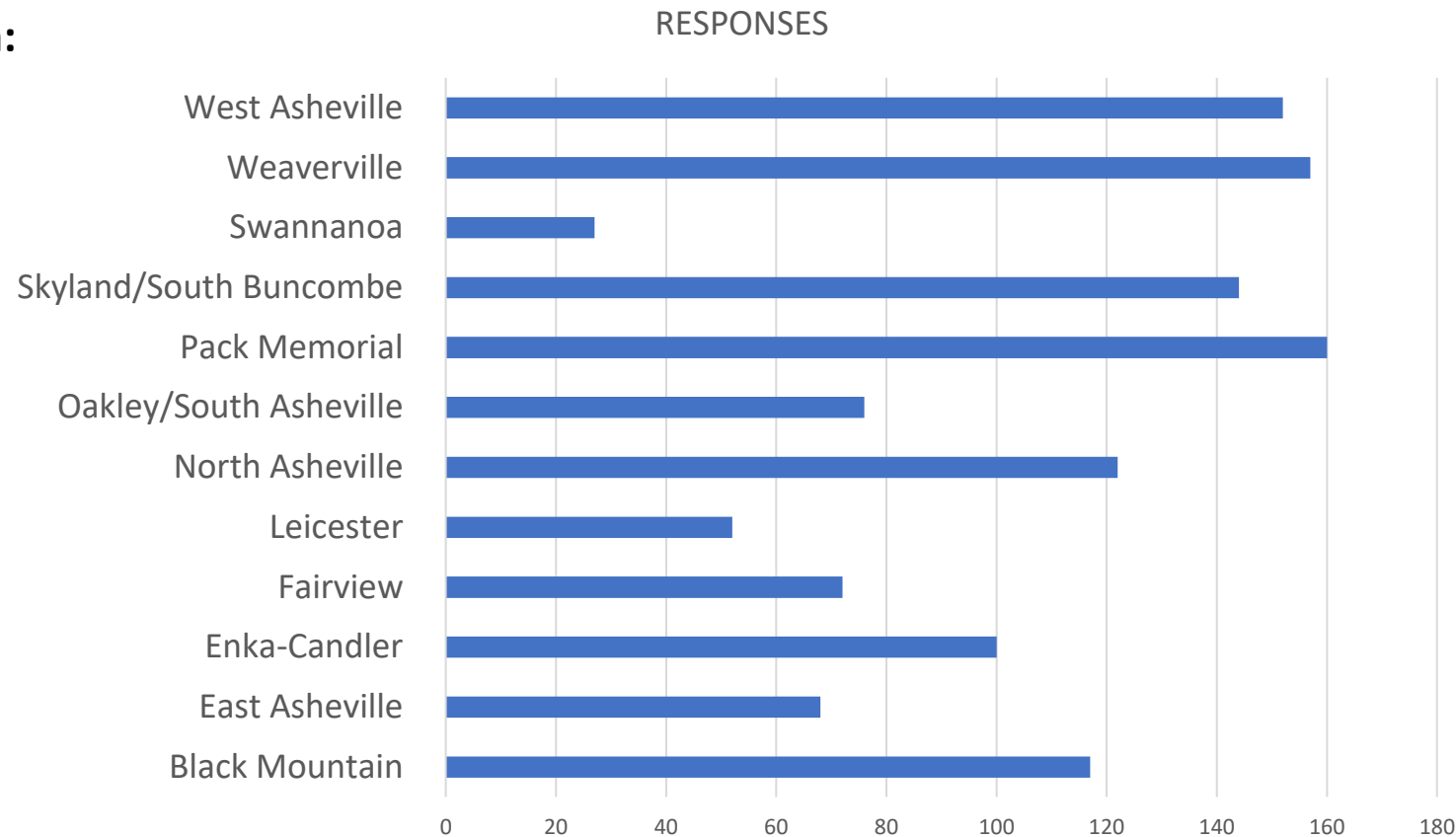
Online Survey:

All Respondents (**1,410** respondents)

Non-Users Only (163 respondents)

Users Only (1,247 respondent)

By Branch:



**BUNCOMBE
COUNTY**
LIBRARY BOARD



LIBRARY ANALYSIS- DRIVERS

Drivers	Buildings Impacted
Leased Facilities	Swannanoa Black Mtn South Asheville/Oakley
Condition of Facilities	Swannanoa South Asheville/Oakley South Buncombe/Skyland West Asheville
East Asheville Library Construction	South Asheville/Oakley 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	Population
Black Mountain Library	12275
East Asheville Library	16673
Enka Candler Library	31547
Fairview Library	15174
Leicester Library	16899
North Asheville Library	16416
Oakley Library	12193
Pack Library	20870
Skyland Library	30708
Swannanoa Library	10933
Weaverville Library	25232
West Asheville Library	29398

Buncombe County Library Service Areas and Population

Population Study

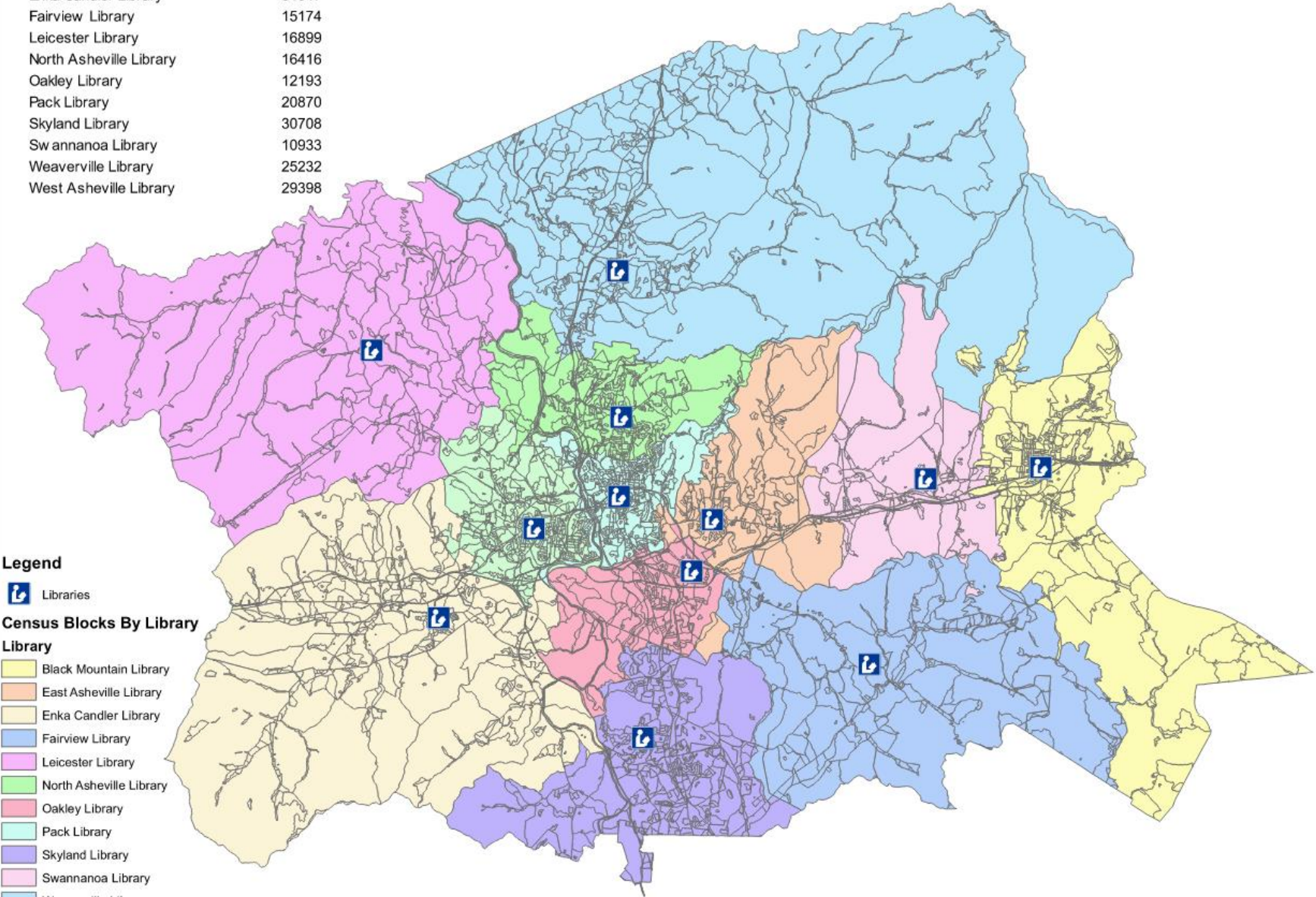
Legend



Census Blocks By Library

Library

- Black Mountain Library
- East Asheville Library
- Enka Candler Library
- Fairview Library
- Leicester Library
- North Asheville Library
- Oakley Library
- Pack Library
- Skyland Library
- Swannanoa Library
- Weaverville Library
- West Asheville Library



1 in = 4 miles



**BUNCOMBE
COUNTY**
LIBRARY BOARD



Buncombe County Libraries in 2010

2010							
LIBRARY	Existing SF	2010 POP SERVED	SF/CAPITA		Percentage of Population Served	Size at .8 SF per capita	Increase
WEST ASHEVILLE LIBRARY	5,716	29,398	0.19	6	12.34%	23,518	17,802
ENKA-CANDLER LIBRARY	9,984	31,547	0.32	3	13.24%	25,238	15,254
*SWANNANOA LIBRARY	3,276	10,933	0.30	3	4.59%	8,746	5,470
*BLACK MOUNTAIN LIBRARY	5,694	12,275	0.46	7	5.15%	9,820	4,126
PACK MEMORIAL LIBRARY	51,776	20,870	2.48	12	8.76%	63,445	11,669
NC HISTORY @ PACK						7,500	2,500
ADMIN/TS @ PACK						15,000	8,000
SKYLAND/SOUTH BUNCOMBE LIBRARY	7,837	30,708	0.26	1	12.89%	24,566	16,729
FAIRVIEW LIBRARY	7,500	15,174	0.49	9	6.37%	12,139	4,639
LEICESTER LIBRARY	5,824	16,899	0.34	4	7.09%	13,519	7,695
*SOUTH ASHEVILLE LIBRARY / OAKLEY	2,980	12,193	0.24	2	5.12%	9,754	6,774
WEAVERVILLE LIBRARY	8,120	25,232	0.32	10	10.59%	20,186	12,066
EAST ASHEVILLE LIBRARY	0	16,673	0.00	11	7.00%	13,338	13,338
NORTH ASHEVILLE LIBRARY	7,884	16,416	0.48	8	6.89%	13,133	5,249
TOTAL	116,591	238,318	0.49		100%	259,903	



**BUNCOMBE
COUNTY**
LIBRARY BOARD

Buncombe County Libraries in 2020

2020						
LIBRARY	Existing SF	2020 POP SERVED	SF/CAPITA	Percentage of Population Served	Size at .8 SF per capita	Planned Size 2020-2035
WEST ASHEVILLE LIBRARY	5,716	32,435	0.77	12.34%	25,948	25,000
ENKA-CANDLER LIBRARY	8,100	34,806	0.72	13.24%	27,845	25,000
*SWANNANOA LIBRARY	3,276	12,063	1.66	4.59%	9,650	20,000
*BLACK MOUNTAIN LIBRARY	5,694	13,543	0.00	5.15%	10,835	
PACK MEMORIAL LIBRARY	51,540	23,026	2.82	8.76%	69,999	65,000
NC HISTORY @ PACK					7,500	7,500
ADMIN/TS @ PACK					15,000	15,000
SKYLAND/SOUTH BUNCOMBE LIBRARY	7,837	33,880	0.13	12.89%	27,104	4,296
FAIRVIEW LIBRARY	7,500	16,742	0.45	6.37%	13,393	7,500
LEICESTER LIBRARY	5,824	18,645	0.31	7.09%	14,916	5,824
*SOUTH ASHEVILLE LIBRARY / OAKLEY	2,980	13,453	0.00	5.12%	10,762	0
WEAVERVILLE LIBRARY	8,120	27,839	0.90	10.59%	22,271	25,000
EAST ASHEVILLE LIBRARY	14,000	18,396	0.76	7.00%	14,716	14,000
NORTH ASHEVILLE LIBRARY	7,912	18,112	0.44	6.89%	14,490	7,912
TOTAL	128,499	262,939	0.84	100%	284,430	222,032



**BUNCOMBE
COUNTY**
LIBRARY BOARD

Buncombe County Libraries in 2035

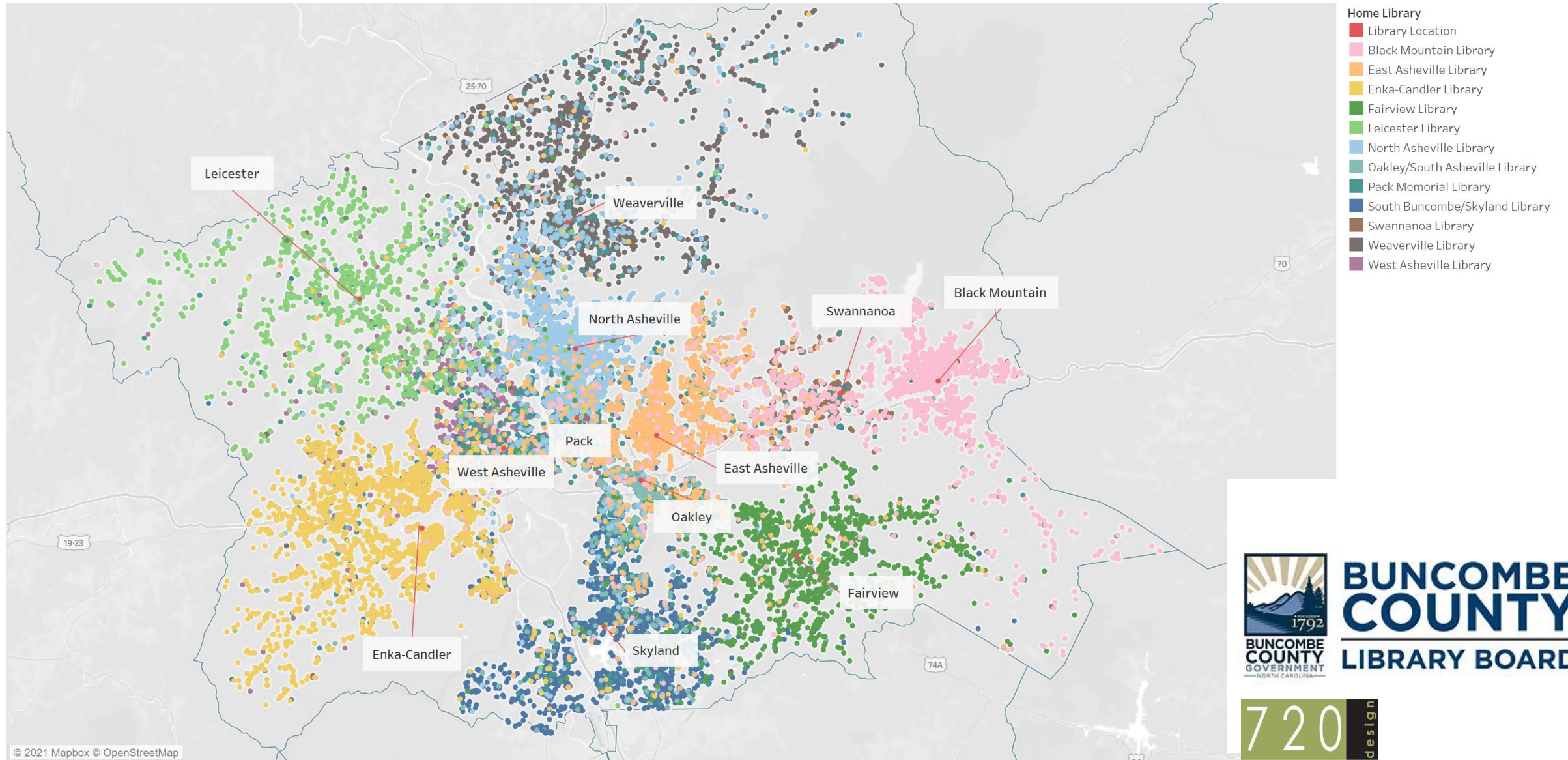
2035							
LIBRARY	Existing SF	2030 POP SERVED	SF/CAPITA	Percentage of Population Served	Size at .8 SF per capita	Planned Size 2030-2035	
WEST ASHEVILLE LIBRARY	25,000	36,395	0.69	12.34%	29,116	25,000	
ENKA-CANDLER LIBRARY	25,000	39,055	0.64	13.24%	31,244	25,000	
SWANNANOVA/BM LIBRARY	20,000	28,737	0.70	9.74%	22,989	20,000	
*PACK MEMORIAL LIBRARY	65,000	25,837	2.52	8.76%	78,545	65,000	
NC HISTORY @ PACK					7,500	7,500	
ADMIN/TS @ PACK					15,000	15,000	
SKYLAND/SOUTH BUNCOMBE LIBRARY	25,000	38,017	0.66	12.89%	30,413	25,000	
FAIRVIEW LIBRARY	7,500	18,785	0.40	6.37%	15,028	7,500	
LEICESTER LIBRARY	5,824	20,921	0.72	7.09%	16,737	15,000	
WEAVERVILLE LIBRARY	25,000	31,237	0.80	10.59%	24,990	25,000	
EAST ASHEVILLE LIBRARY	14,000	35,729	0.39	12.11%	28,583	14,000	
NORTH ASHEVILLE LIBRARY	7,912	20,323	0.39	6.89%	16,258	7,912	
TOTAL	220,236	295,036	0.85	100%	316,404	251,912	



**BUNCOMBE
COUNTY**
LIBRARY BOARD



Map of Library Users





Drive Times:

	# Patrons for Whom Branch is Closest Location	% Patrons for Whom Branch is Closest Location	Avg. Drive Time to Closest Location	Avg. Mileage to Closest Location	# Patrons for Whom Branch is 2nd Closest Location	% Patrons for Whom Branch is 2nd Closest Location	Avg. Drive Time to 2nd Closest Location	Avg. Mileage to 2nd Closest Location	# Patrons for Whom Branch is 3rd Closest Location	% Patrons for Whom Branch is 3rd Closest Location	Avg. Drive Time to 3rd Closest Location	Avg. Mileage to 3rd Closest Location
Black Mountain	1,995	6.7%	3.1	2.1	771	2.6%	9.0	6.0	403	1.4%	13.8	9.2
East Asheville	2,376	8.0%	3.1	2.1	1,546	5.2%	5.6	3.7	6,312	21.2%	11.2	7.5
Enka Candler	3,238	10.9%	5.6	3.7	1,491	5.0%	9.5	6.3	1,759	5.9%	8.7	5.8
Fairview	2,015	6.8%	5.9	3.9	378	1.3%	12.4	8.3	962	3.2%	14.5	9.6
Leicester	1,558	5.2%	6.6	4.4	413	1.4%	11.7	7.8	463	1.6%	15.7	10.5
North Asheville	2,749	9.2%	2.9	1.9	4,841	16.2%	9.5	6.3	1,908	6.4%	12.2	8.1
Oakley South Asheville	1,446	4.8%	2.8	1.8	5,508	18.5%	8.0	5.3	2,753	9.2%	13.2	8.8
Pack Memorial Library	2,739	9.2%	2.3	1.5	5,535	18.6%	5.3	3.6	11,022	36.9%	12.2	8.1
Skyland South Buncombe	3,765	12.6%	5.1	3.4	2,151	7.2%	13.3	8.9	280	0.9%	13.4	8.9
Swannanoa	1,033	3.5%	3.7	2.5	2,298	7.7%	8.3	5.5	1,015	3.4%	16.8	11.2
Weaverville	3,158	10.6%	6.0	4.0	408	1.4%	11.3	7.5	547	1.8%	10.2	6.8
West Asheville	3,765	12.6%	2.5	1.7	4,497	15.1%	10.8	7.2	2,413	8.1%	11.1	7.4
	29,837	100.0%	4.1	2.8	29,837	100.0%	8.7	5.8	29,837	100.0%	12.1	8.1



**BUNCOMBE
COUNTY**
LIBRARY BOARD





Drive Times Summary:

Library users:

0.2% exceed 30 minutes of driving to the nearest library (primarily Leicester and Weaverville)

2.4% drive between 20 – 30 minutes

State Standards:

Maximum 20 minute drive for urban library users

Maximum 30 minute drive for rural library users





Facility Condition Assessment:

LIBRARY	SCORE	RANK OUT OF 43 COUNTY BUILDINGS
Swannanoa Branch Library (Leased)	1.69	43
West Asheville Branch Library	2.93	34
South Asheville/Oakley Branch Library (Leased)	2.94	33
South Buncombe Branch Library	2.95	31
Black Mountain Branch Library (Leased)	3.1	30
Fairview Branch Library	3.15	29
Weaverville Branch Library	3.2	27
Leicester Branch Library	3.24	25
North Asheville Branch Library	3.44	18
Pack Library	3.78	12
Enka Candler Branch Library	3.87	9



**BUNCOMBE
COUNTY**
LIBRARY BOARD





Maintenance Recommendations:

- A standard interior and exterior signage program at each library.
- Libraries that are not scheduled to be replaced in the short term should be re-carpeted with modular carpet tile.
- Shelving should be replaced at each library (ideally in conjunction with new carpeting).
- New, modular services desks should be considered at all libraries.



Pack Library and Administration/Technical Services: NEW

- Identify a new location for approximately 65,000 square feet of public library services with adequate, free parking.
- Consider additional square footage to include the Buncombe County Special Collections with the Pack Library.
- Identify a new and central location for Administration and Technical Services to serve the entire system. Include Outreach at this location as well to house a new book mobile or vending/locker services.
- Look for opportunities to combine library services and affordable housing for grant opportunities



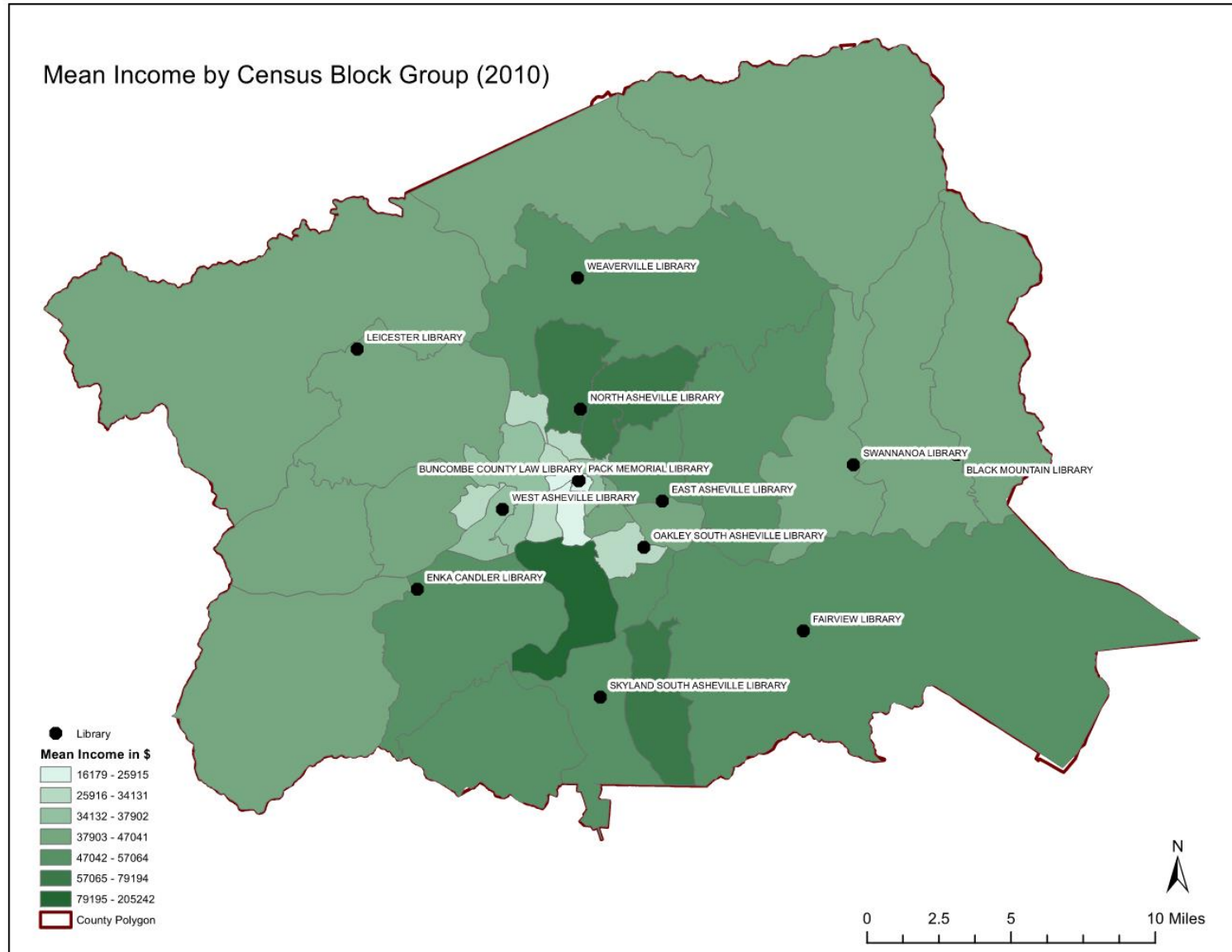
Current Location	Owned/leased	Current Size	Year	Rec Size	Timeline
67 Haywood Street	Owned (parking Leased)	51,776	1978/2009	65,000 Library 15,000 Admin/TS/Outreach 7,500 Special Collections	



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Population Income Study:

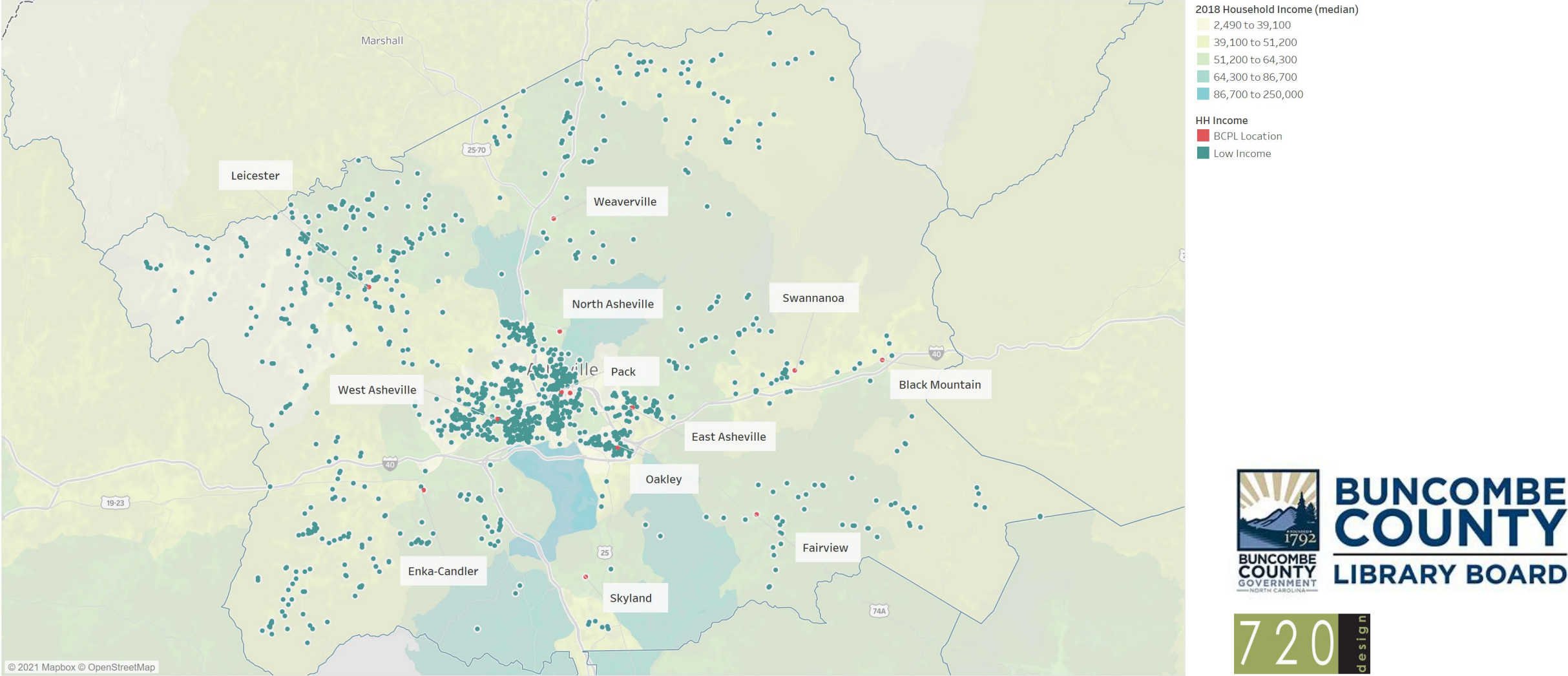


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LIBRARY BOARD

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Library Users that would benefit from Affordable Housing:



Case Studies of Libraries combined with Senior/Affordable Living:



Year Built:	2019
Cost:	34 million
Size:	65,000 SF
1 st Floor:	Library
2 nd Floor:	22 Senior Housing Units
3 rd Floor:	8 Senior Housing Units +14 Affordable

Benefits:

- More efficient use of land
- Provides affordable housing where its needed
- Placemaking – creates a community
- Apartments share community, art, and meeting spaces
- Broad Library programs like intergenerational programs, senior book clubs, music events



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Case Studies of Libraries combined with Senior/Affordable Living:

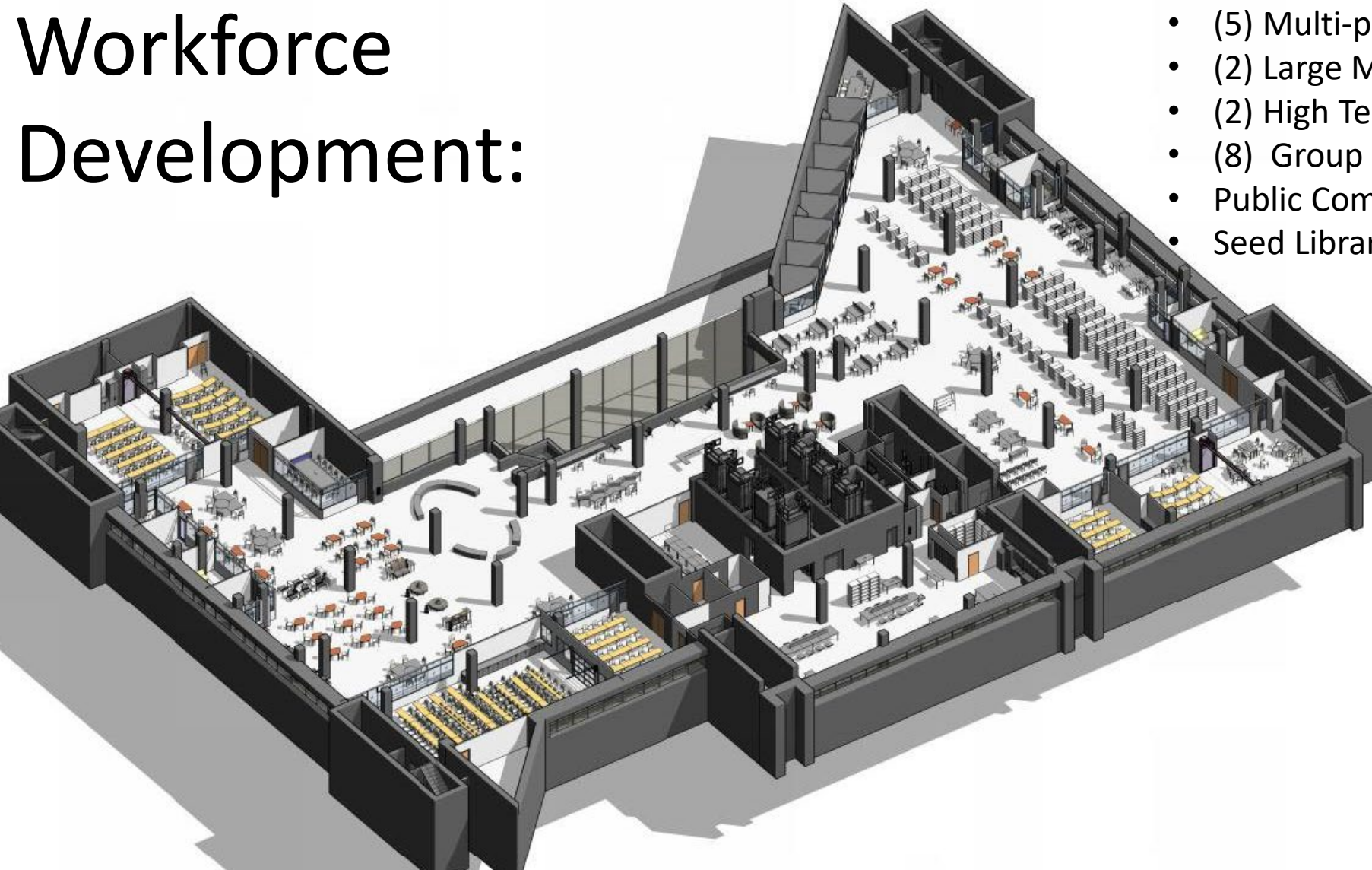
Year Built:	2019
Cost:	34 million
1 st Floor:	16,000 SF Library
2 nd – 4 th Floor:	30 Senior Housing Units 14 Affordable Housing Units

Benefits:

- More efficient use of land
- Provides affordable housing where its needed
- Placemaking – creates a community
- Apartments share community, art, and meeting spaces
- Broad Library programs like intergenerational programs, senior book clubs, music events



City of Dallas Library Workforce Development:



Year Built: 2021 (renovation)
Cost: 3.4 million
6th Floor: 52,000 SF Library

Features:

- (5) Multi-purpose Classrooms/Maker Rooms
- (2) Large Multi-purpose Rooms
- (2) High Tech Conference Rooms
- (8) Group Study/consultation Rooms
- Public Computers with consultation area
- Seed Library



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65,000 SF Library with Parking Garage:

Year Built:	2022 est
Cost:	30 million
Size:	65,000 SF Library
Parking:	300 car structure



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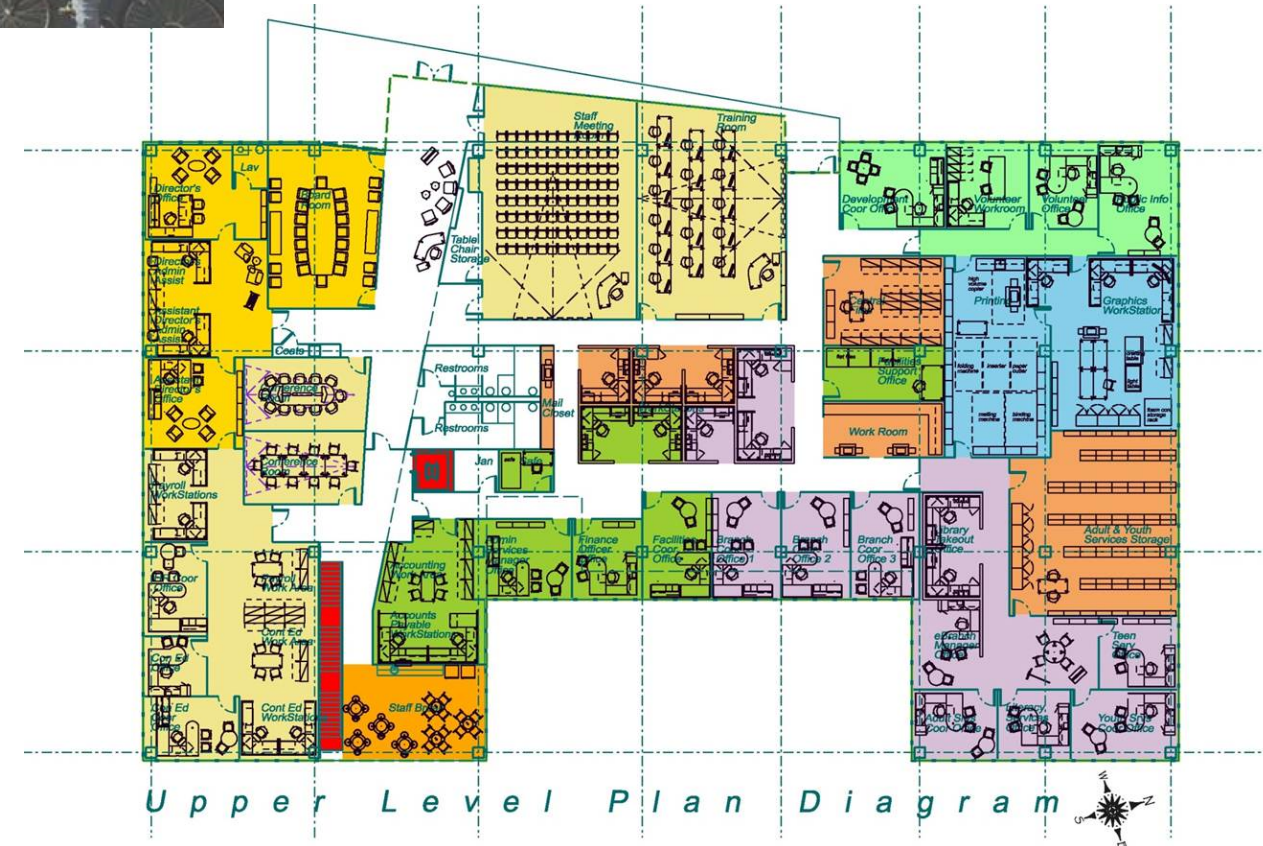
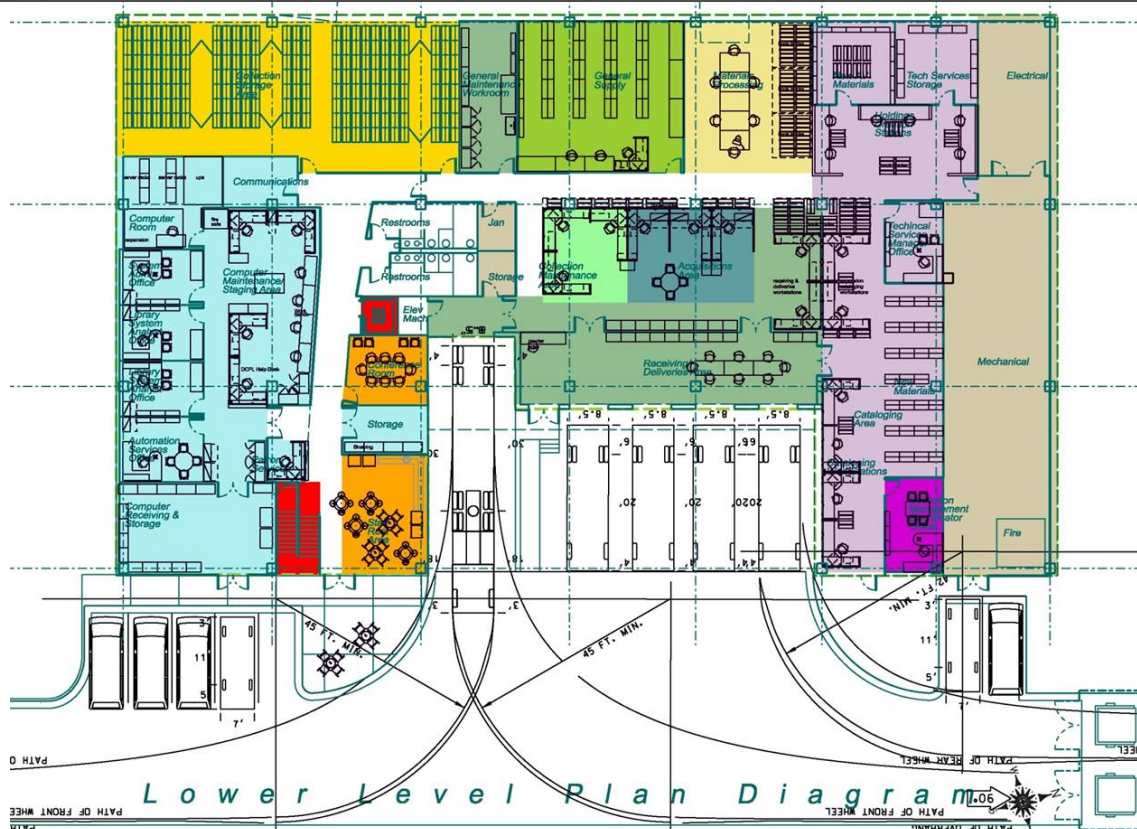




DeKalb County Tech Services/Admin/Outreach:



Year Built: 2012
Cost: 2.9 million
1st Floor: 20K SF Admin/Training/Outreach
2nd Floor: Tech Services/IT

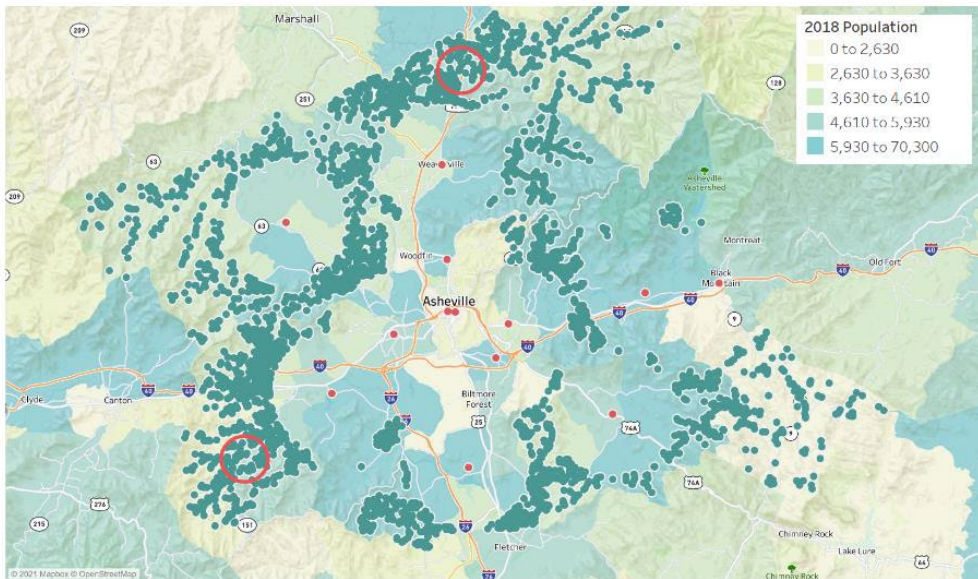


Outreach Recommendations:

Where might we consider vending/lockers for expanded library services without a bricks and mortar building?

Location	Justification
North of Weaverville, near Stockville, where 19-23 and 197 intersect	<ul style="list-style-type: none">• More than 3 miles from Weaverville branch• 2nd highest classification for population and housing units by census tract• 289 patrons live within 2 miles of the intersection and are further than 3 miles from any branch
South Hominy, along 151	<ul style="list-style-type: none">• 206 patrons live within 2 miles and are further than 3 miles from any branch• Middle classification for population and housing units by census tract• Beaverdam residents can go to Skyland/South Buncombe or Enka-Candler

Population by Census Tract + Patrons More Than 3 Mile Radius from Branch



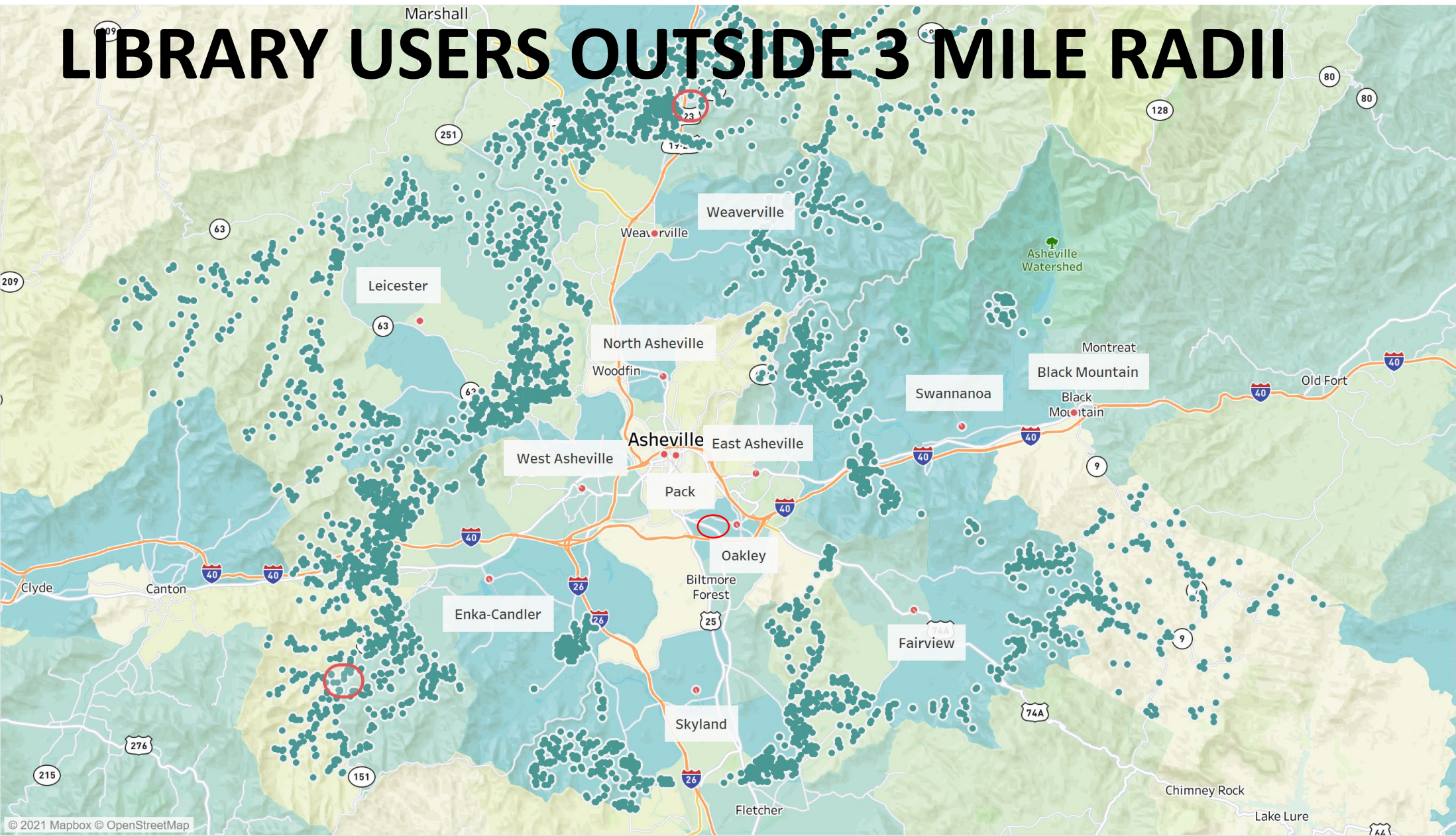
- Lockers or Vending at three locations – this can occur immediately
- Bookmobile/County Services Mobile Service
- Pop up Library events at community centers or parks

New Outreach Space to support these Services:

- New Administrative/ Technical Services Center



LIBRARY USERS OUTSIDE 3 MILE RADII



2018 Population

- 0 to 2,630
- 2,630 to 3,630
- 3,630 to 4,610
- 4,610 to 5,930
- 5,930 to 70,300

BCPL Location

- Black Mountain Library
- Buncombe County Law Library
- East Asheville Library
- Enka-Candler Library
- Fairview Library
- Leicester Library
- North Asheville Library
- Oakley/South Asheville Library
- Pack Memorial Library
- Skyland/South Buncombe Library
- Swannanoa Library
- Weaverville Library
- West Asheville Library
- Null

Outreach Recommendations:



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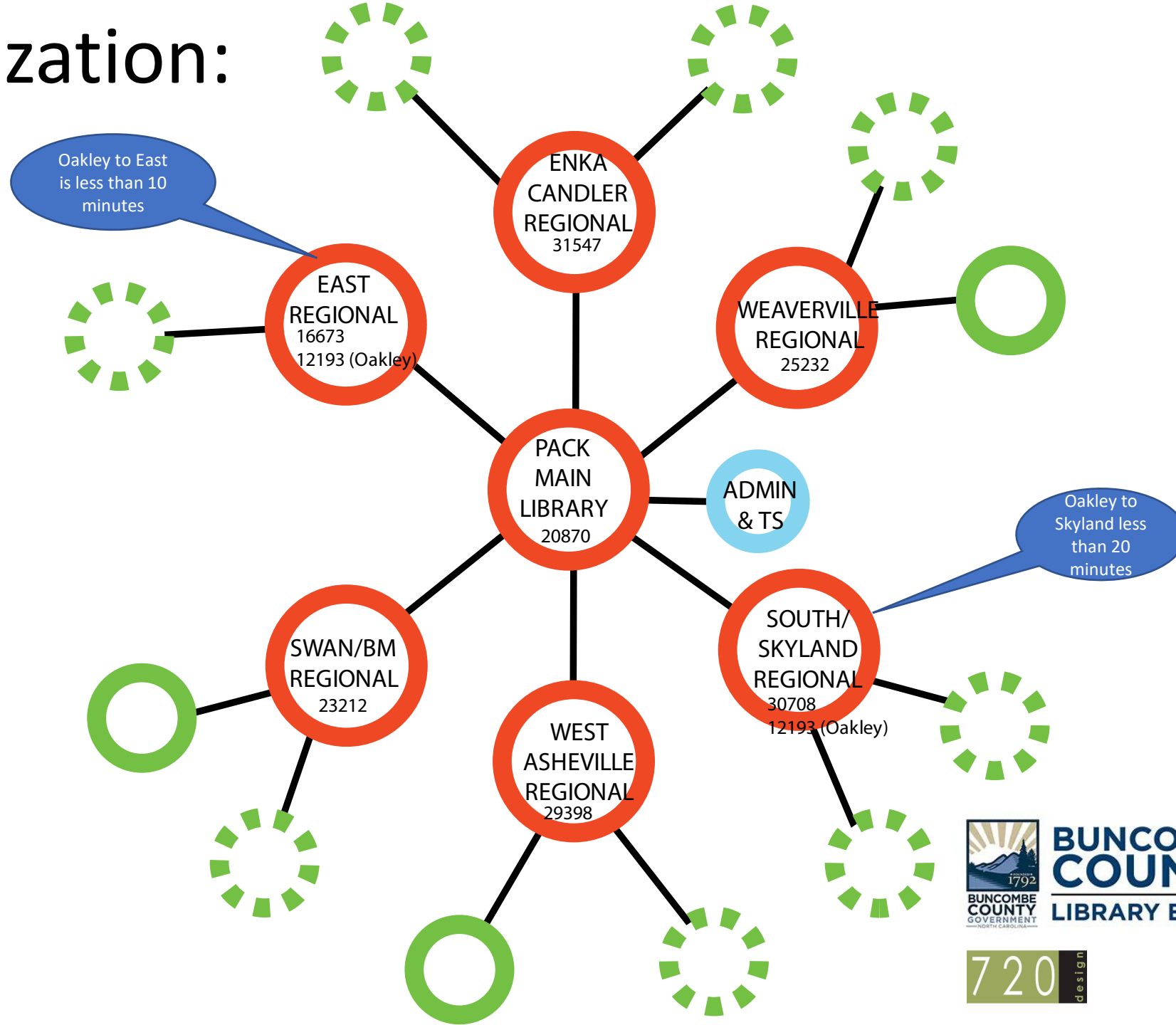
New Organization:

TECHNICAL SERVICES
ADMINISTRATION

REGIONAL BRANCH

EXISTING AREA BRANCH

FUTURE AREA BRANCH or
VENDING/LOCKERS



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COUNTY**
LIBRARY BOARD

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30 SWANNANOA / 31 BLACK MOUNTAIN: COMBINED REPLACEMENT REGIONAL

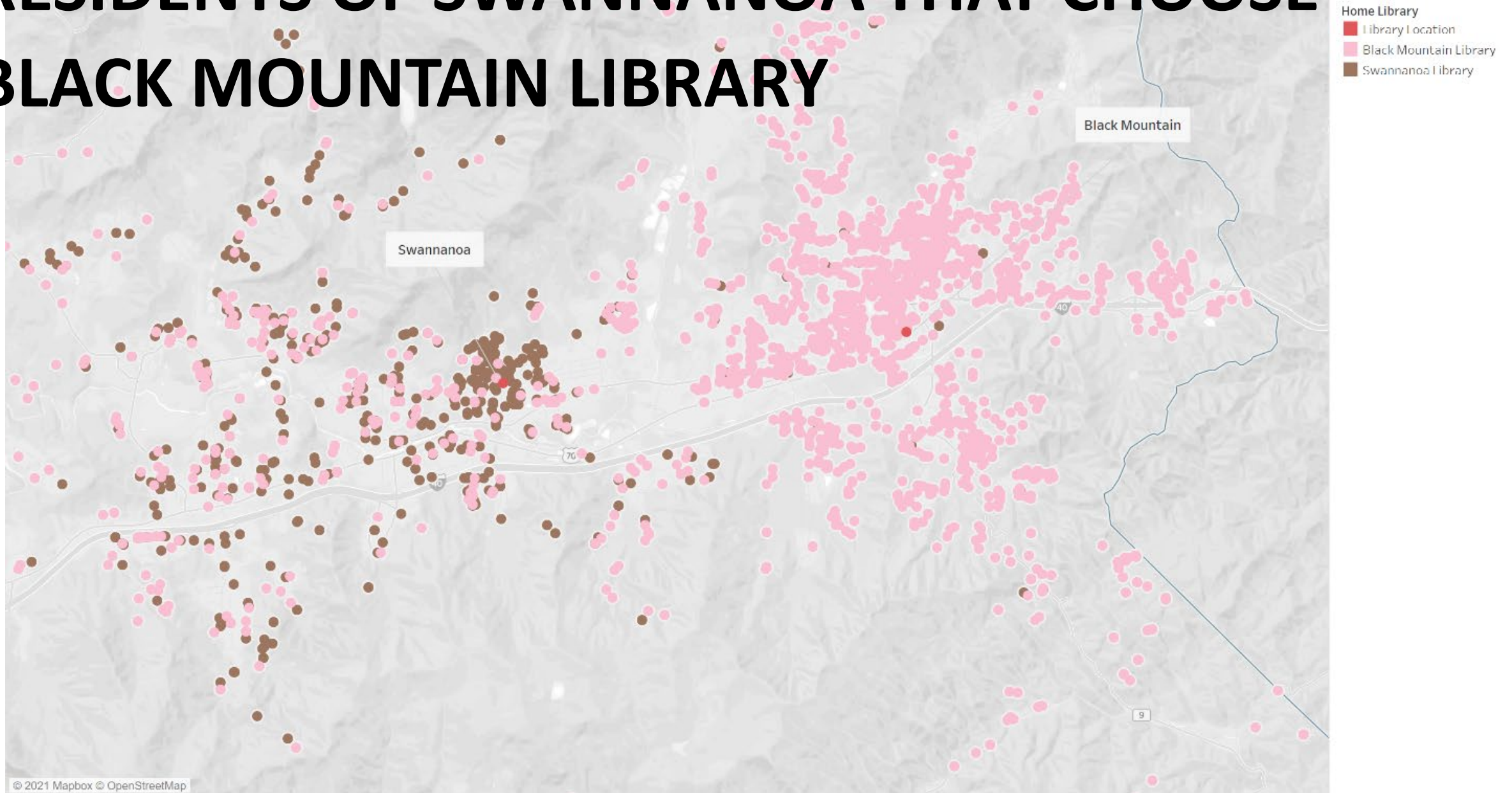
- The Swannanoa and Black Mountain Libraries are both leased facilities
- Among the smallest branches.
- These facilities rank the lowest in terms of condition, maintenance is not in the control of the County, and a funding a major renovation of a building the County does not own does not make fiscal sense.
- In order to best serve these adjacent communities, it is recommended that these branches are **combined into one 20,000 square foot Regional Branch**.
- Currently, these branches are just 8 minutes apart and users of these libraries indicated that they will drive past the Swannanoa Branch to visit the Black Mountain Branch.



Current Location	Owned/leased	Current Size	Year	Rec Size	Timeline
101 W Charleston Ave	Leased	3,276	1960	20,000	18 months
Current Location	Owned/leased	Current Size	Year	Rec Size	Timeline
105 N Dougherty Street	Leased	5,694	1970	20,000	18 months



RESIDENTS OF SWANNANOVA THAT CHOOSE BLACK MOUNTAIN LIBRARY





37 WEAVERVILLE: NEW REGIONAL

- There are no dedicated and few adjacent parking spaces.
- A new, regional library of 20,000 SF library to replace this facility.
- **The new facility will include a large community room, expanded and acoustically separated children’s area, and group project/study rooms.**

Current Location	Owned/leased	Current Size Year		Rec Size	Timeline
41 N Main Street	Owned	8,120	1995	20,000	2 years



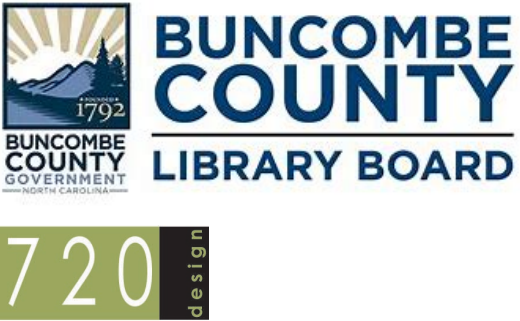


28 West Asheville Library : NEW REGIONAL

- The size of the Regional Branch should be increased to approximately **25,000 SF** to better serve the nearly 30,000 residents that call West Library their home branch as well as support to the nearly 17,000 Leicester Library users.
- **Maintenance projects should commence at the library including new carpet, plumbing and mechanical repairs, and new library shelving (that can be re-used in the new library).**



Current Location	Owned/leased	Current Size Year		Rec Size	Timeline
942 Haywood	Owned	12,924	1998	25,000 SF	6 years





29 ENKA CANDLER: NEW REGIONAL

- The new library should be approximately 25,000 SF
- The new spaces should include a large community room, quiet reading room, and dedicated children’s area. **Nontraditional services like remote library vending or lockers.**
- The existing branch was renovated and expanded in 2018 but there are a few projects to consider in the 7 years leading up to the new branch including **electrical work, a new service desk, and drive-up services.**



Current Location	Owned/leased	Current Size	Year	Rec Size	Timeline
1404 Sandhill Road	Owned	8,100 (useable space)	1930/2018	25,000	7 years



**BUNCOMBE
COUNTY**
LIBRARY BOARD





32 SKYLAND/SOUTH BUNCOMBE: EXPANDED REGIONAL

- The library is recommended for a 20,000 SF expansion.
- New Spaces to include an **expanded children’s area and story time room, study rooms for groups or individuals, tutoring spaces, and seating at both tables and lounge chairs.**
- Projects prior to expansion could include the reconfiguration of the service desk to reduce its footprint and increase the children’s area, and mobile power outlets to expand the ability for guests to bring their own devices.

Current Location	Owned/leased	Current Size	Year	Rec Size	Timeline
260 Overlook Road	Owned	4,296	1962/2002	25,000	7 years





38 EAST: EXISTING REGIONAL

Congratulations on the Grand Opening!



<u>Current Location</u>	<u>Owned/leased</u>	<u>Current Size</u>	<u>Year</u>	<u>Rec Size</u>	<u>Timeline</u>
902 Tunnel Road	Owned	14,000	2021	14,000	Complete



**BUNCOMBE
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LIBRARY BOARD



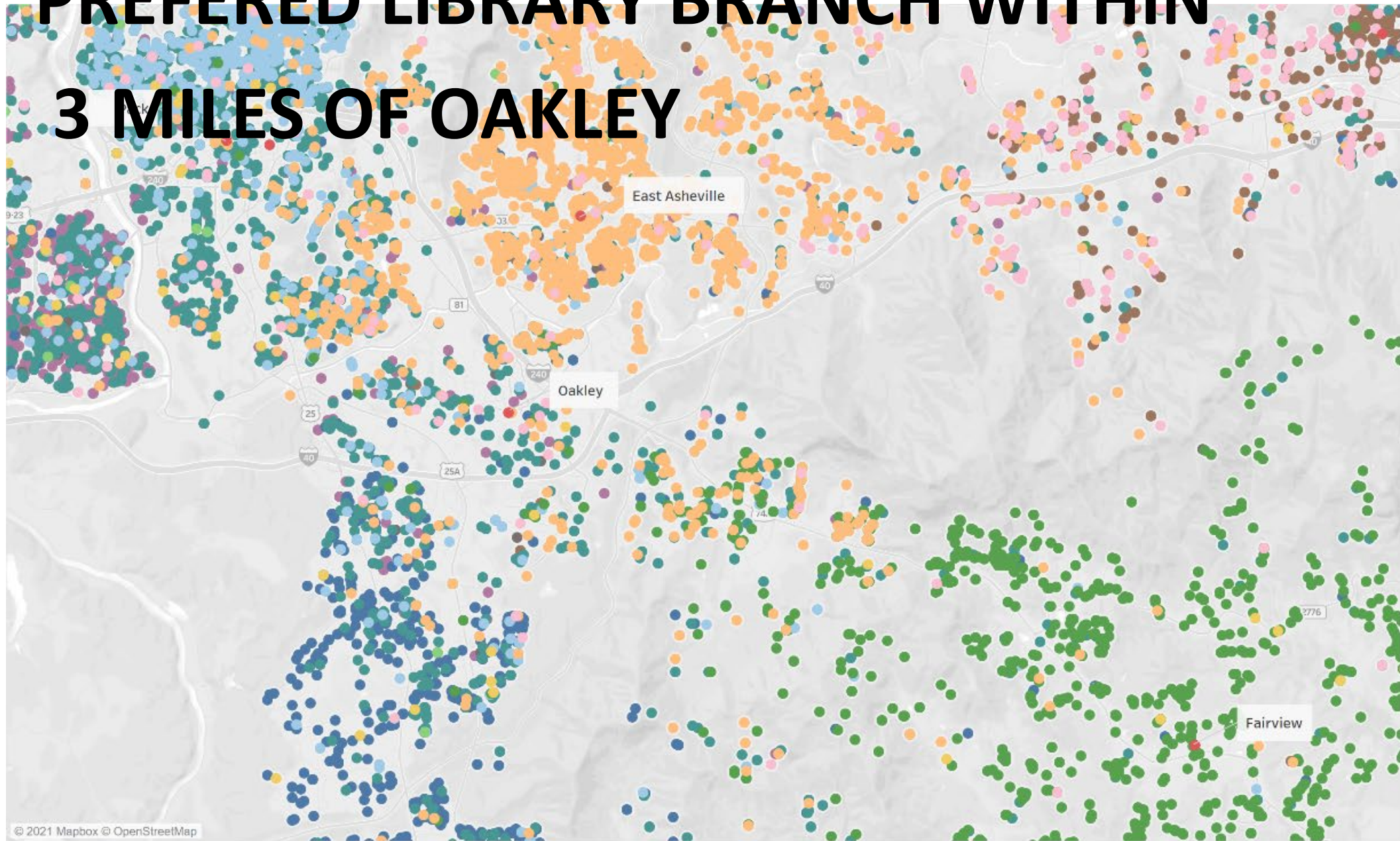
36 SOUTH ASHEVILLE/OAKLEY: MERGED WITH EAST REGIONAL/SOUTH SKYLAND REGIONAL

- The South Asheville/Oakley Library is the smallest existing branch.
- This branch serves the least population and of those that live within 3 miles only 22% list it as their “home” library. Instead, they are most likely to choose either East or Pack as their library of choice.
- Located a less than 10-minute drive from the new East Branch
- The space leased from the city.
- Requires extensive updates for accessibility, mechanical/electrical systems, and life safety issues.
- Oakley ranks among the lowest in terms of condition, maintenance is not in the control of the County, and a funding a major renovation of a building the County does not own does not make fiscal sense.

<u>Current Location</u>	<u>Owned/leased</u>	<u>Current Size Year</u>	<u>Rec Size</u>	<u>Timeline</u>
749 Fairview Road	Leased	2,980	1969	

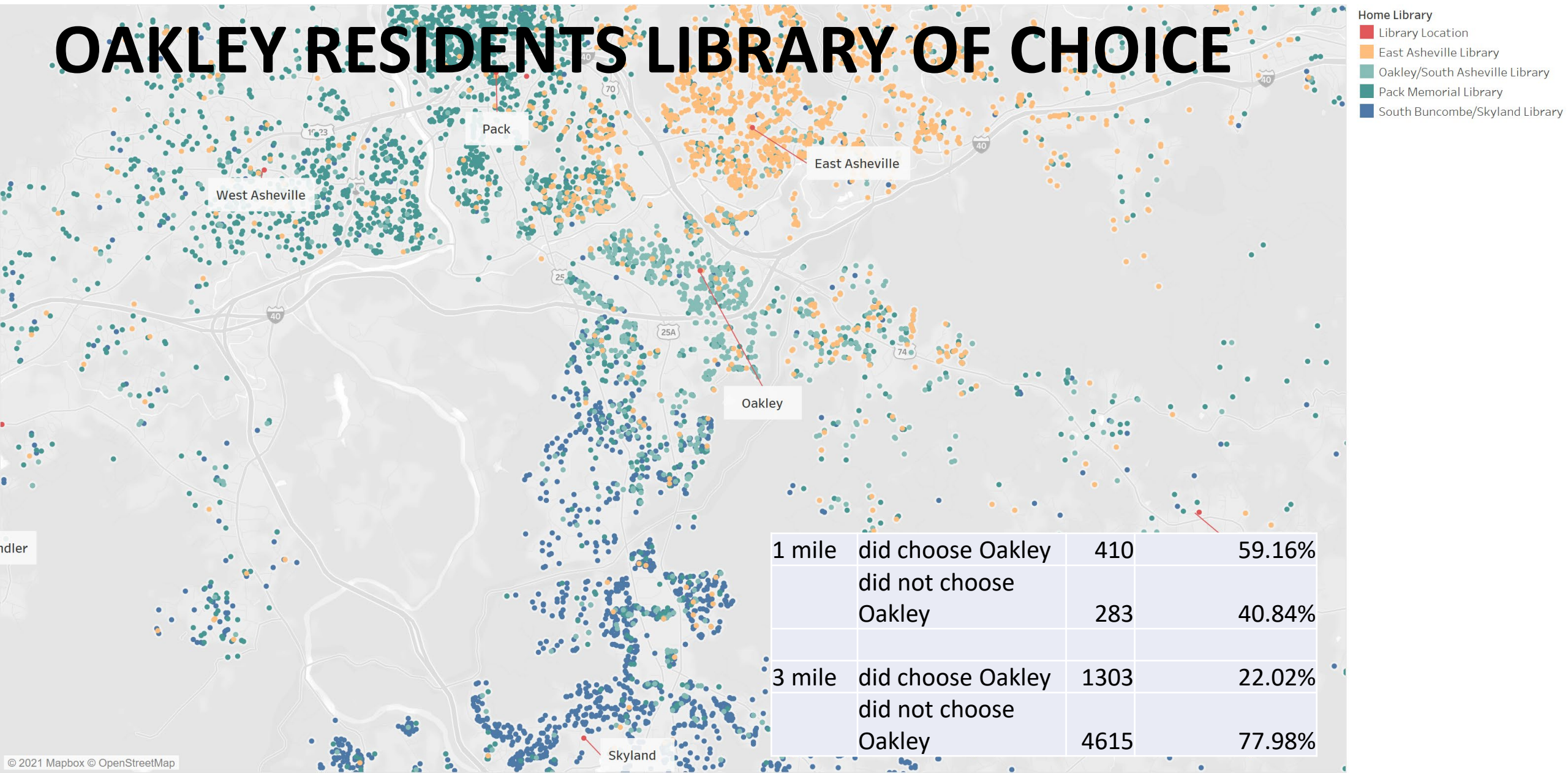


PREFERRED LIBRARY BRANCH WITHIN 3 MILES OF OAKLEY



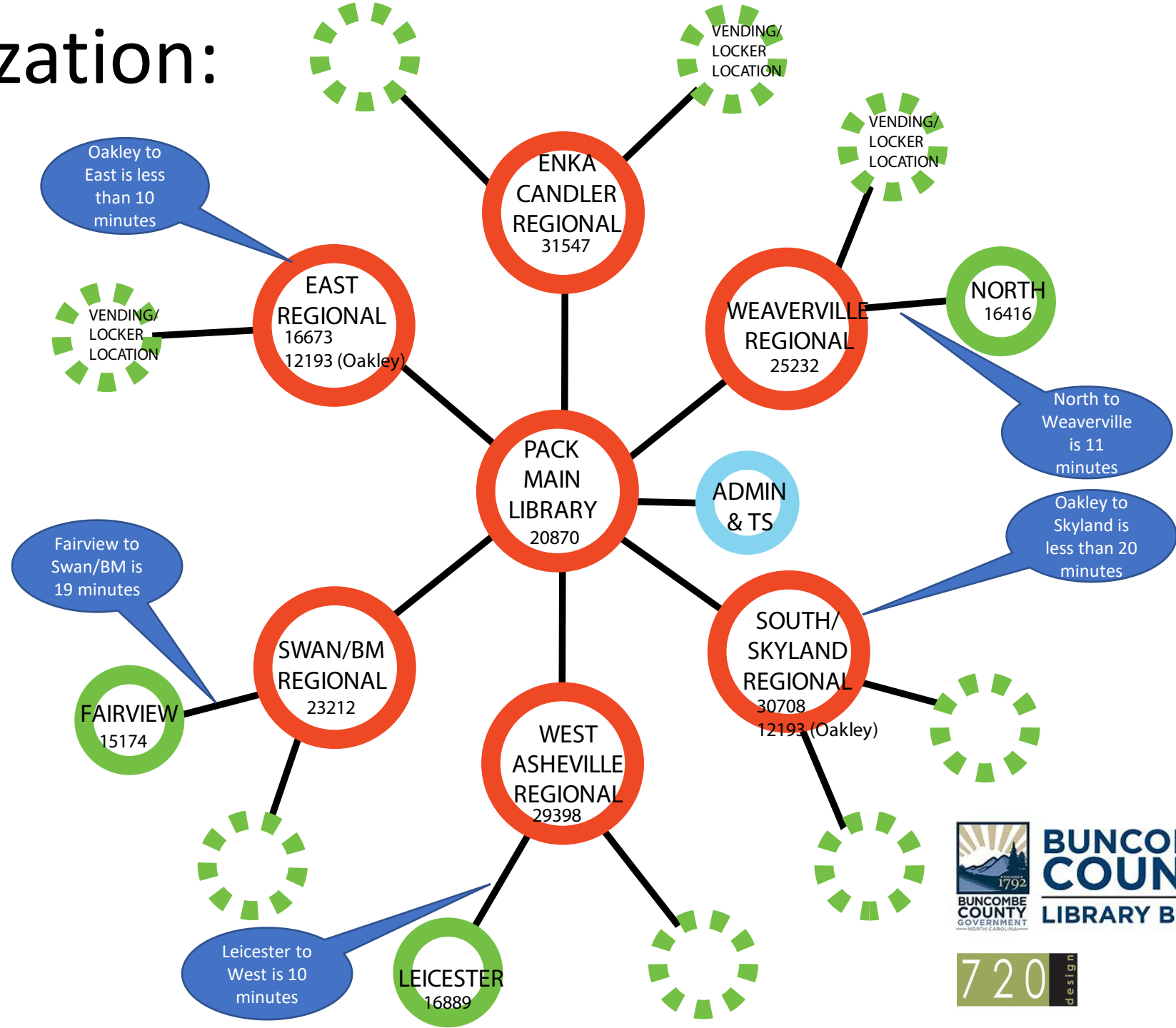
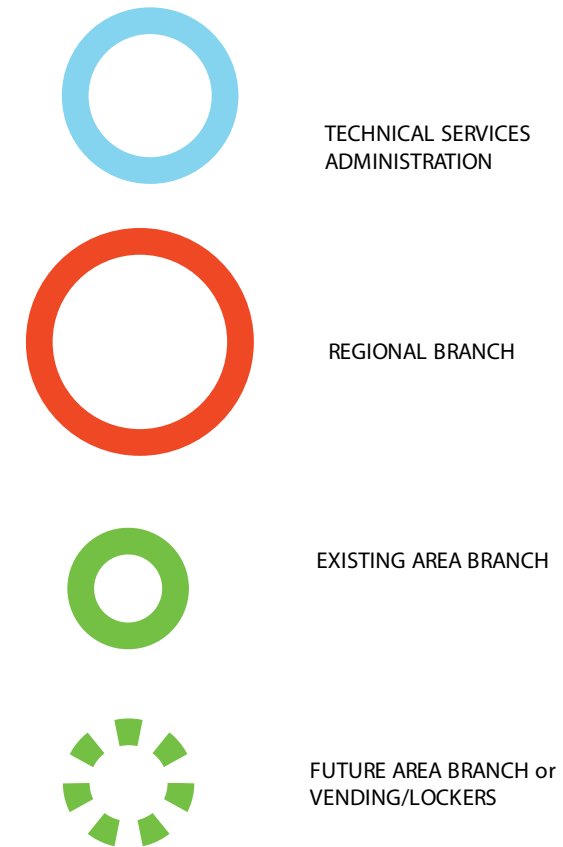
- Home Library
- Library Location
 - Black Mountain Library
 - East Asheville Library
 - Enka-Candler Library
 - Fairview Library
 - Leicester Library
 - North Asheville Library
 - Pack Memorial Library
 - South Buncombe/Skyland Library
 - Swannanoa Library
 - Weaverville Library
 - West Asheville Library

OAKLEY RESIDENTS LIBRARY OF CHOICE





New Organization:



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COUNTY**
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35 LEICESTER: NEW AREA

- The Leicester Library will be an Area Branch served under the West Asheville Regional Branch.
- The size of the Area Branch should be increased by both taking advantage of outdoor spaces and a planned addition of approximately 8,000 SF to better serve the nearly 17,000 residents.
- The expanded interior space should include **additional community room spaces, small group study rooms, increased collection and seating for teens and children.**

Current Location	Owned/leased	Current Size	Year	Rec Size	Timeline
1561 Alexander Road	Owned	5,824	2002	14,000	10 years





34 FAIRVIEW: EXISTING AREA

- While there is a need identified for additional space at the Fairview Library it is beyond the timeline of this masterplan.
- Projects have been identified to extend the functional service areas of the building including adding a **mobile partition or garage door at the community room to expand the program space, re-carpet and re-configure the furniture to meet current needs, and better utilize outdoor spaces for programming and reading** (re-grading and furniture requirements).



Current Location	Owned/leased	Current Size Year		Rec Size	Timeline
1 Taylor Road	Owned	7,500	1999	15,000	TBD





39 NORTH ASHEVILLE: NEW EXISTING AREA

- The North Asheville Library is a true community center that serves a population that does not have computers, tourists, and seniors.
- The long-term goal for this library is to **double its size**.
- There are a number of projects to be considered to increase efficiency and extend the usefulness of the building. These include a **re-carpeting/re-space planning project, enclose patio areas, and rearranging the shelving to increase efficiency.**



<u>Current Location</u>	<u>Owned/leased</u>	<u>Current Size</u>	<u>Year</u>	<u>Rec Size</u>	<u>Timeline</u>
1030 Merrimon Ave	Owned	7,912	2005	15,000	TBD

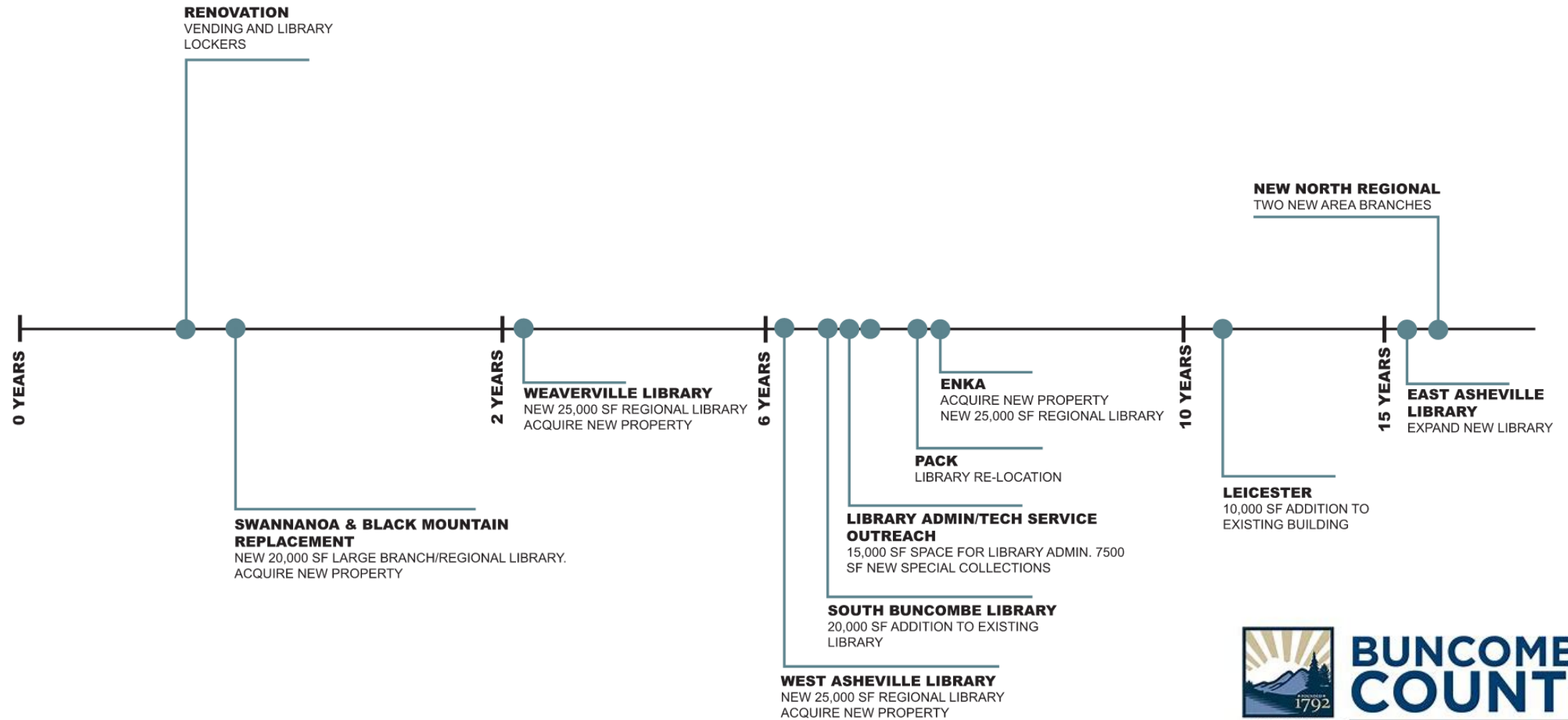


**BUNCOMBE
COUNTY**
LIBRARY BOARD

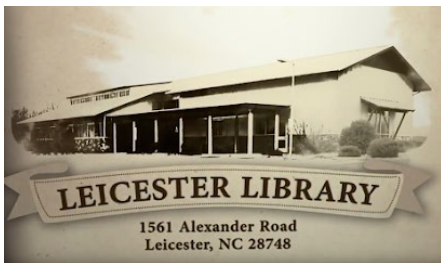




Project Timeline Summary:



**BUNCOMBE
COUNTY**
LIBRARY BOARD



Questions?

AGENDA

1. REVIEW OF LIBRARY MASTER PLANNING AND ANALYSIS
- 2. LIBRARIES BY THE NUMBERS**
3. COXE AVENUE OPPORTUNITIES
4. QUESTIONS AND NEXT STEPS

BUILDING MAINTENANCE

- Roof Replacements
- HVAC Unit Replacements
- Finishes updates
- Includes all county buildings including libraries
- **15 year plan** – includes escalation
- Years indicate target year for work to take care of deferred maintenance and not create deferred maintenance in the future.
- Maintenance list assumes Year 0 as FY 2023

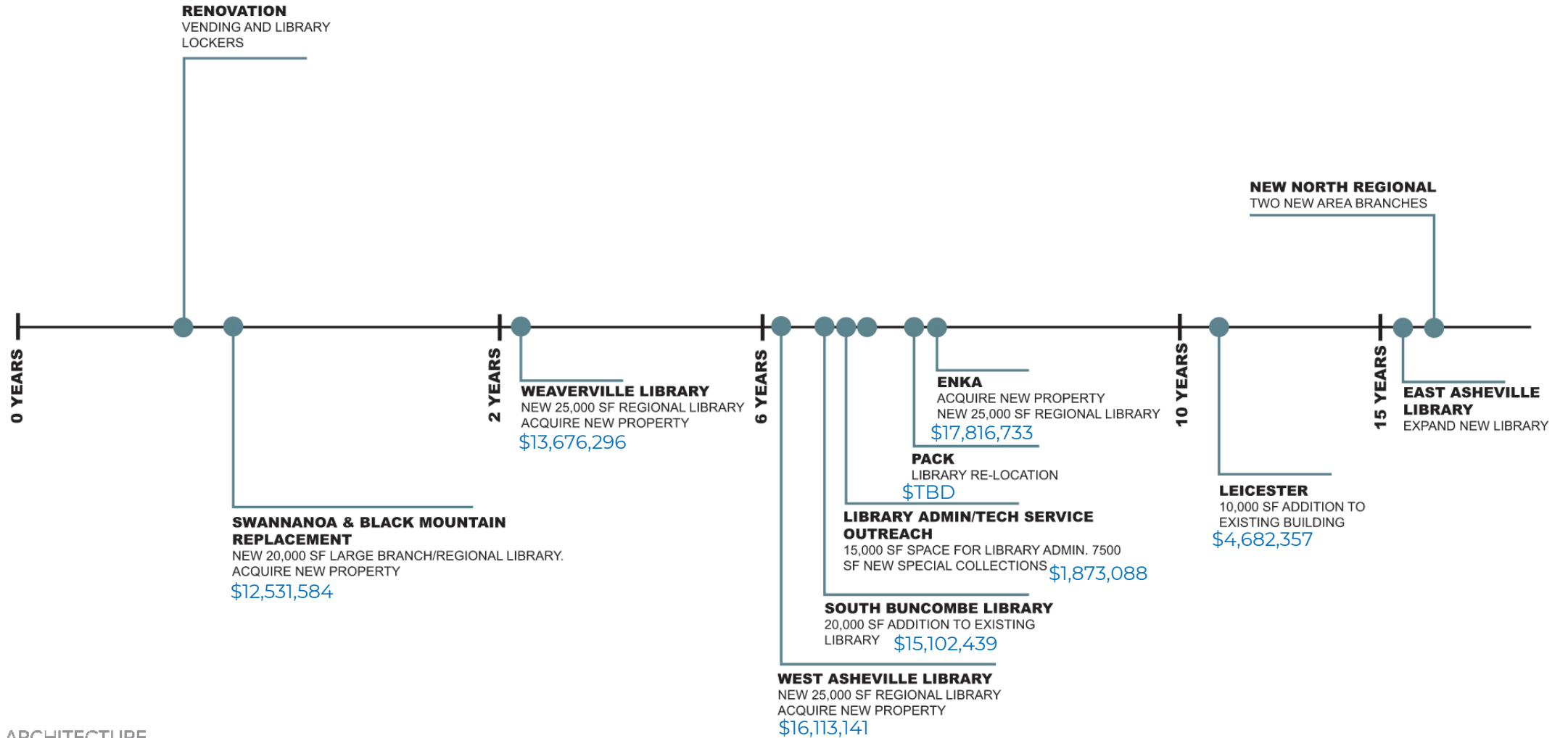
		Escalated Costs by Severity Assessment					
		0-2 Years	3-6 Years	7-10 Years	11-15 Years		
Facility Name	CURRENT COST	Priority 1	Priority 2	Priority 3	Priority 4	Blank Escalated	ESCALATED COST
1 - Allport Building 30	\$2,530,242	\$731,808	\$605,167	\$1,183,208	\$510,120	\$0	\$3,030,304
1 - Allport Building 44	\$3,527,974	\$1,958,999	\$1,245,236	\$686,732	\$0	\$0	\$3,890,967
2 - Register of Deeds	\$1,247,547	\$0	\$641,112	\$679,763	\$0	\$174,369	\$1,495,244
2 - Community Engagement	\$165,654	\$56,807	\$43,937	\$59,385	\$0	\$30,909	\$191,038
3 - Interchange Building	\$2,775,604	\$576,868	\$1,413,061	\$809,454	\$229,576	\$214,079	\$3,243,038
4 - EMS/911 Center	\$1,876,938	\$98,907	\$1,249,701	\$845,495	\$3,638	\$5,657	\$2,203,397
5 - County Courthouse	\$8,906,497	\$8,796,485	\$0	\$479,305	\$96,644	\$0	\$9,372,434
6 - 94 Coxie Avenue Tax Office	\$883,522	\$247,149	\$341,260	\$426,962	\$7,275	\$0	\$1,022,646
7 - General Services	\$233,914	\$202,531	\$37,141	\$8,095	\$0	\$0	\$247,766
8 - Grounds Garage	\$152,935	\$13,197	\$159,179	\$0	\$0	\$0	\$172,376
9 - 40 Coxie Avenue Health and Human Services	\$10,500,818	\$0	\$906,249	\$656,144	\$13,356,226	\$0	\$14,918,619
10 - Hughes Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11 - County Garage	\$317,780	\$26,185	\$332,103	\$0	\$0	\$0	\$358,288
12 - Leicester Crossing	\$1,650,309	\$0	\$13,904	\$9,664	\$2,372,172	\$0	\$2,395,740
13 - 50 Coxie Avenue Board of Elections Warehouse.	\$15,168	\$9,639	\$3,405	\$3,640	\$0	\$0	\$16,683
14 - 52 Coxie Avenue, HHS	\$529,562	\$69,293	\$407,535	\$122,182	\$9,481	\$0	\$608,491
15 - Mt Carmel Soil and Water	\$222,033	\$13,345	\$53,429	\$72,021	\$152,397	\$0	\$291,192
16, 17 - Detention Center	\$6,044,574	\$71,608	\$5,817,385	\$142,139	\$1,072,354	\$0	\$7,103,485
18 - 200 College Street	\$58,743	\$61,093	\$0	\$0	\$0	\$0	\$61,093
19 - 177 Erwin Hills	\$701,839	\$43,892	\$234,330	\$30,047	\$624,537	\$0	\$932,806
20 - Animal Shelter	\$298,295	\$0	\$336,295	\$2,510	\$0	\$0	\$338,805
21 - Courts Complex	\$914,213	\$0	\$0	\$1,022,080	\$145,219	\$0	\$1,167,299
22 - EMS Garages	\$35,335	\$0	\$37,268	\$0	\$3,638	\$0	\$40,905
23 - 35 Woodfin	\$4,931,983	\$2,050,791	\$2,184,477	\$6,275	\$0	\$1,273,857	\$5,515,399
24 - Community Health 257 & 283 Biltmore	\$11,200	\$624	\$6,356	\$6,275	\$0	\$0	\$13,255
24 - Community Health Child Crisis Center 277 Biltmore	\$211,955	\$11,863	\$891	\$250,703	\$0	\$0	\$263,457
25 - Board Of Elections	\$533,212	\$121,340	\$224,493	\$96,173	\$0	\$175,691	\$617,697
26 - 356 Biltmore	\$3,985,817	\$7,280	\$1,014,634	\$1,660,039	\$2,563,893	\$0	\$5,245,846
27 - Mountain Mobility	\$394,023	\$84,579	\$232,265	\$135,613	\$0	\$0	\$452,457
28 - West Asheville Library	\$139,130	\$62,435	\$70,621	\$3,284	\$20,745	\$0	\$157,086
29 - Enka	\$357,038	\$35,448	\$0	\$207,625	\$229,184	\$0	\$472,257
30 - Swannanoa	\$502,315	\$477,618	\$42,732	\$0	\$7,883	\$0	\$528,233
31 - Black Mountain	\$384,514	\$171,056	\$130,354	\$18,914	\$131,120	\$0	\$451,444
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33 - South Buncombe Library	\$296,074	\$135,010	\$11,895	\$6,275	\$219,381	\$0	\$372,560
34 - Fairview	\$247,825	\$16,118	\$115,029	\$314	\$190,212	\$0	\$321,673
35 - Leicester	\$117,528	\$0	\$45,721	\$11,723	\$98,800	\$0	\$156,244
36 - South Asheville Library	\$278,677	\$202,437	\$80,752	\$0	\$18,739	\$0	\$301,928
37 - Weaverville Library	\$155,675	\$159,180	\$2,970	\$0	\$0	\$0	\$162,151
39 - North Asheville	\$100,288	\$0	\$50,990	\$3,284	\$75,709	\$880	\$130,864
TOTAL COSTS	\$58,559,935	\$16,573,564	\$18,093,963	\$9,729,019	\$25,335,553	\$1,875,442	\$71,607,540

BUILDING MAINTENANCE - Using Maintenance Costs in decision making

- Roof Replacements
- HVAC Unit Replacements
- Finishes updates
- Includes all county buildings including libraries
- **15 year plan** – includes escalation
- Years indicate target year for work to take care of deferred maintenance and not create deferred maintenance in the future.
- Maintenance list assumes Year 0 as FY 2023

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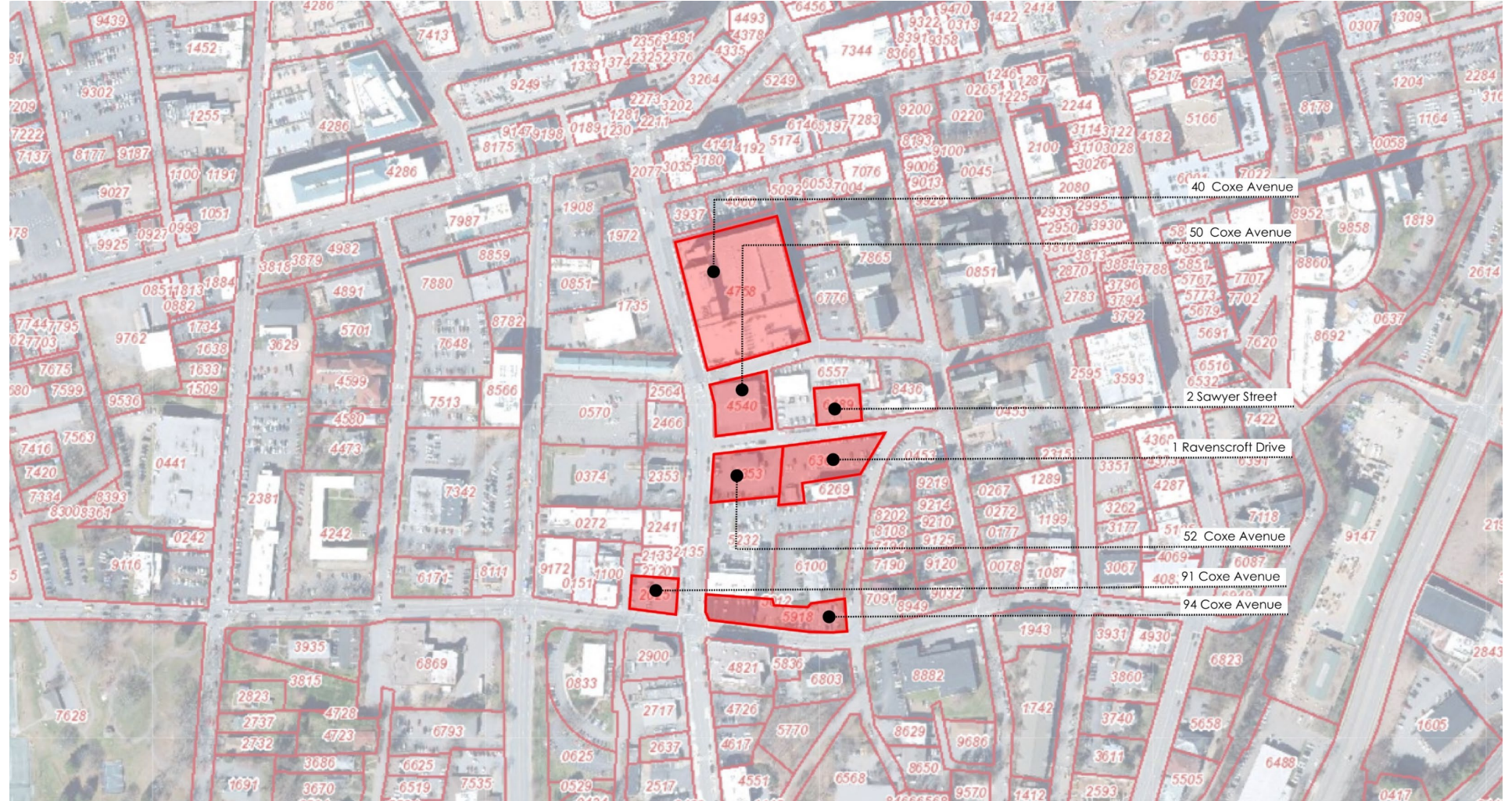
LIBRARY CAPITAL PROJECTS



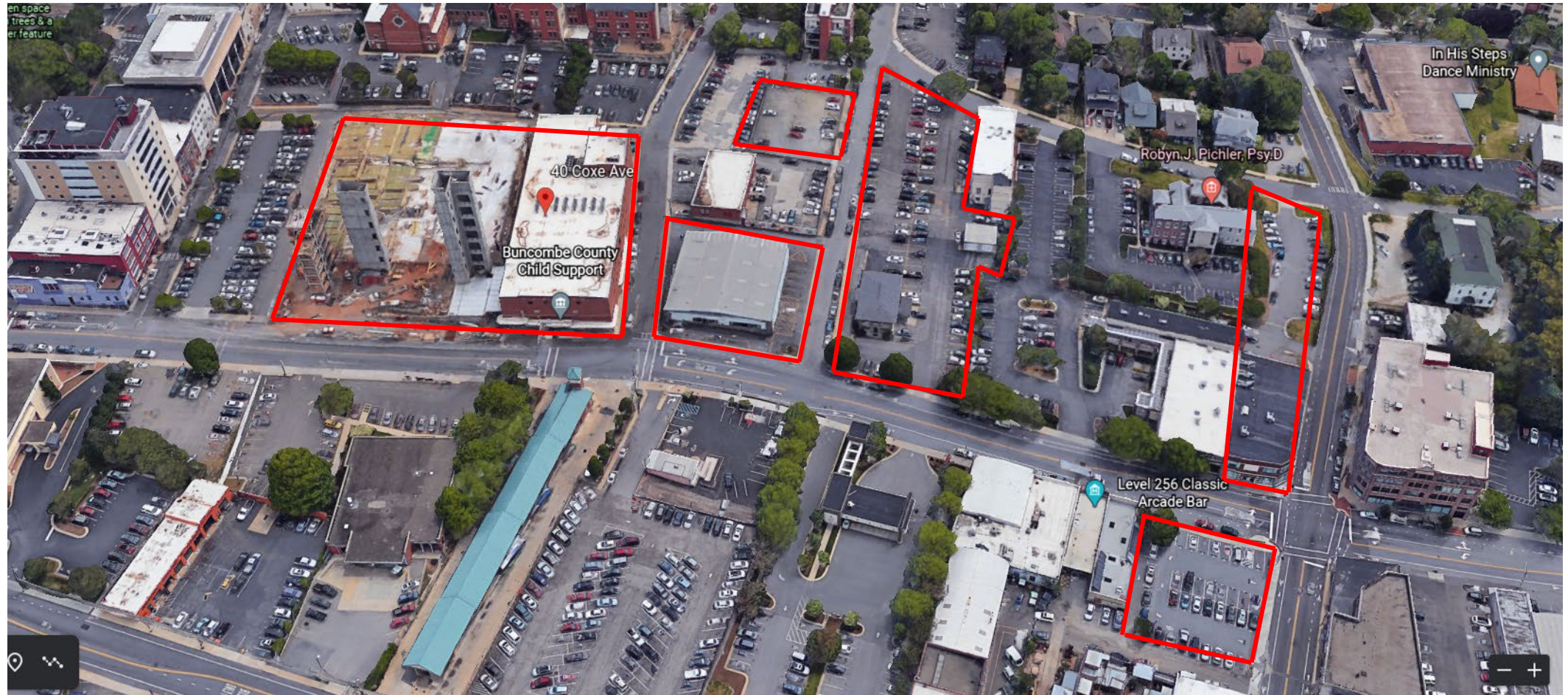
AGENDA

1. REVIEW OF LIBRARY MASTER PLANNING AND ANALYSIS
2. LIBRARIES BY THE NUMBERS
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4. QUESTIONS AND NEXT STEPS

SITE AVAILABILITY FOR BOARD PROJECTS



SITE AVAILABILITY FOR BOARD PROJECTS



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

COXE AVENUE STUDIES

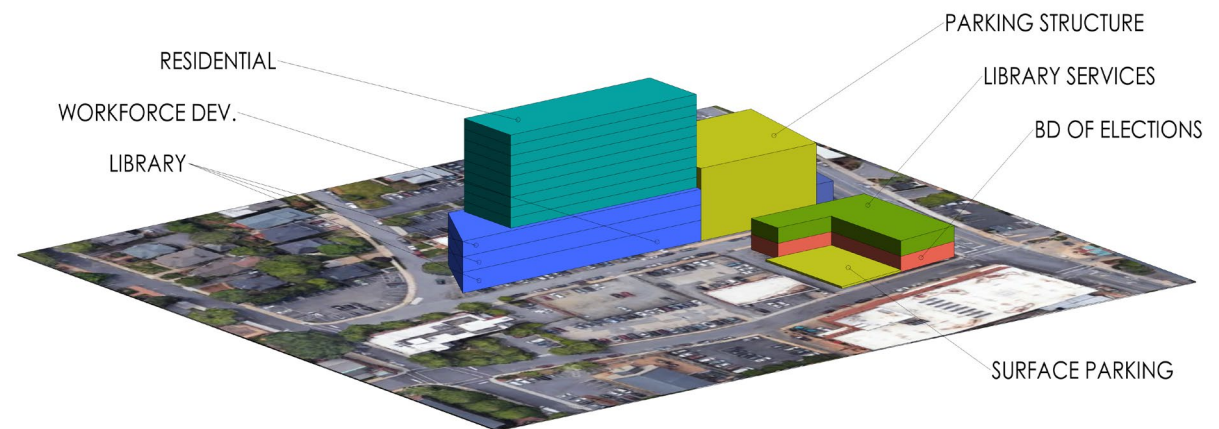
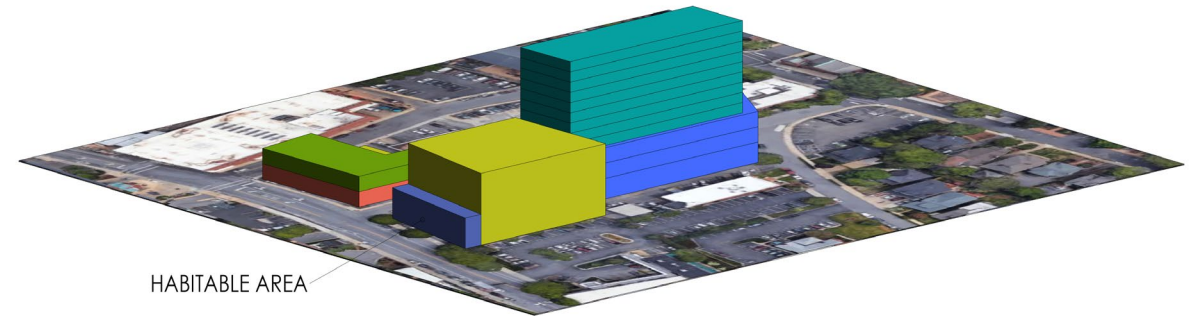


CBD ZONING IMPACTS

(only items that would have significant impact on the development are listed)

- ALL DESIGN OPTIONS ASSUME A SETBACK OF ZERO ALONG STREETSCAPES
- ALL DESIGN OPTIONS ASSUME THE MINIMUM 10' SIDEWALK
- COXE AVE IS A KEY PEDESTRIAN STREET. PARKING GARAGES ON A KEY PEDESTRIAN STREET SHALL PROVIDE A FULL HABITABLE STORY AND USE ALONG THE STREET SIDE FAÇADE WITH A MIN. DEPTH OF 20'.
- STREET WALL HEIGHTS SHOWN BETWEEN 2-4 STORIES
- STEP-BACK OR SIDE-STEP OF STREET WALL PER ZONING
- GROSS FLOOR PLATE AREA LIMITED TO 40 PERCENT OF THE LOT AREA – APPLIES ONLY TO THE BLDG AREA ABOVE 75'

COXE AVE – OPTION 1



COXE AVE – OPTION 1

PARKING STRUCTURE

- LIBRARY + BD OF ELECTIONS – 180
- RESIDENTIAL – 180
- TOTAL 7 LEVELS – 360
- GROUND LEVEL HABITABLE SPACE – 3,000 SF

RESIDENTIAL TOWER

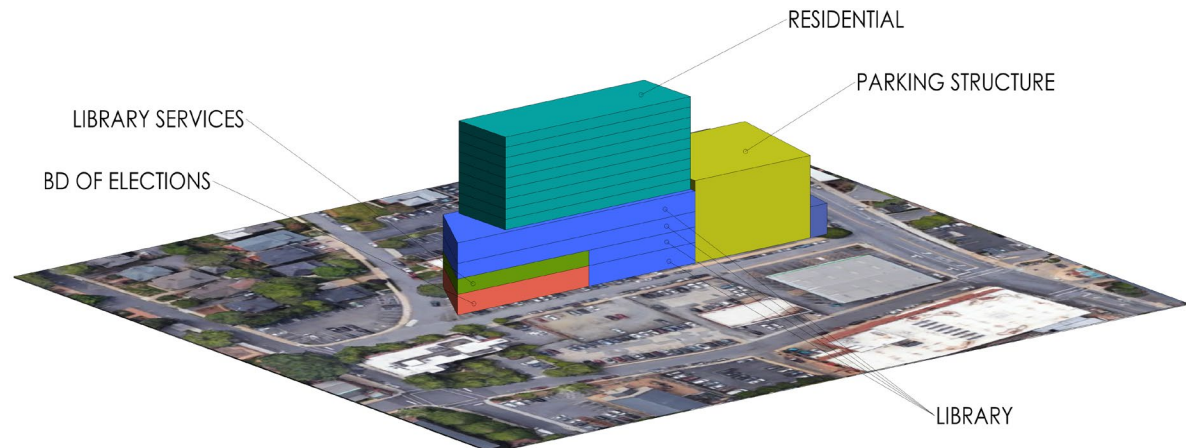
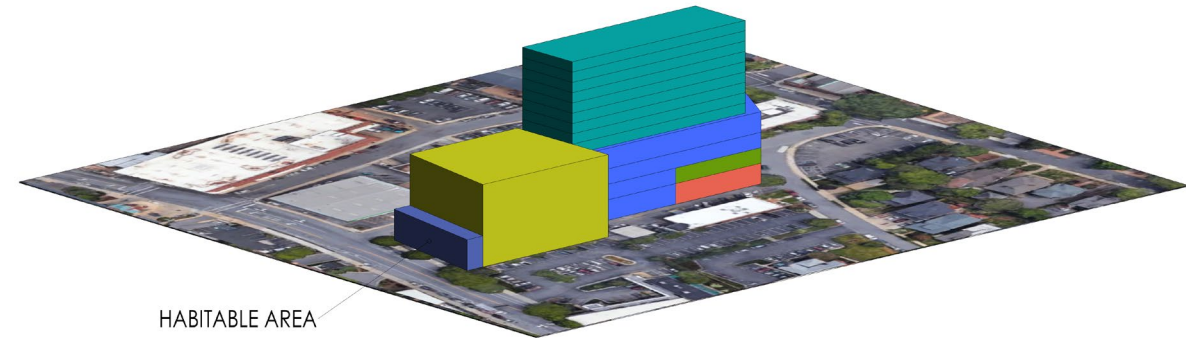
- 14 UNITS PER FLOOR X 8 FLOORS – 112 UNITS
- TOTAL 8 LEVELS – 114,000 SF

LIBRARY SERVICES AND BD OF ELECTIONS

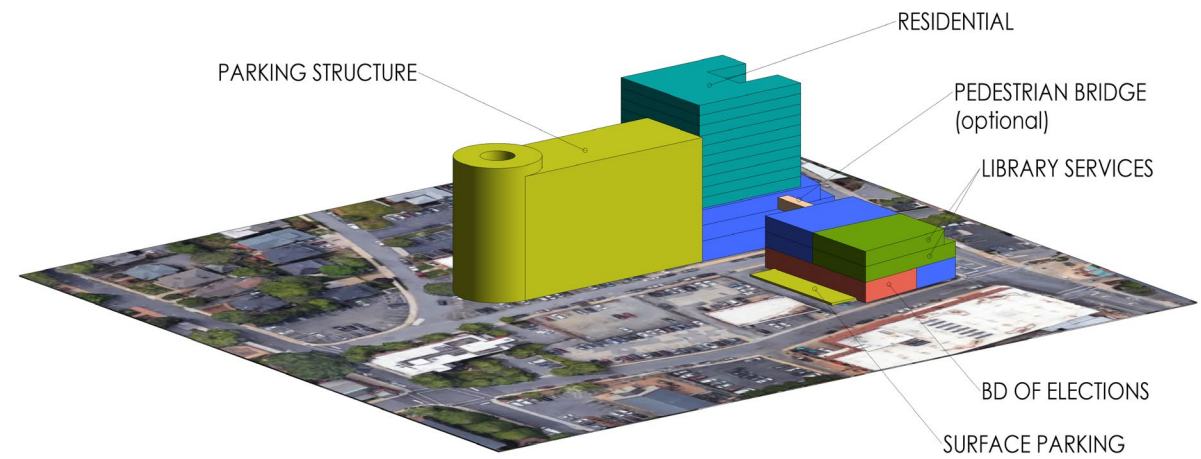
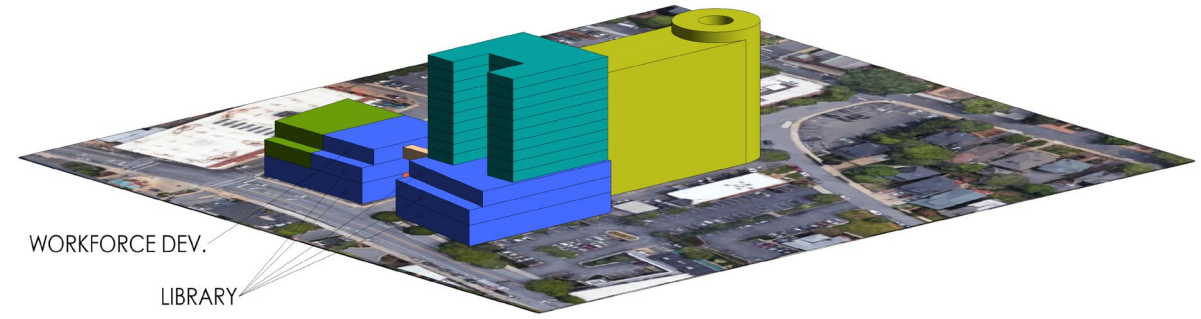
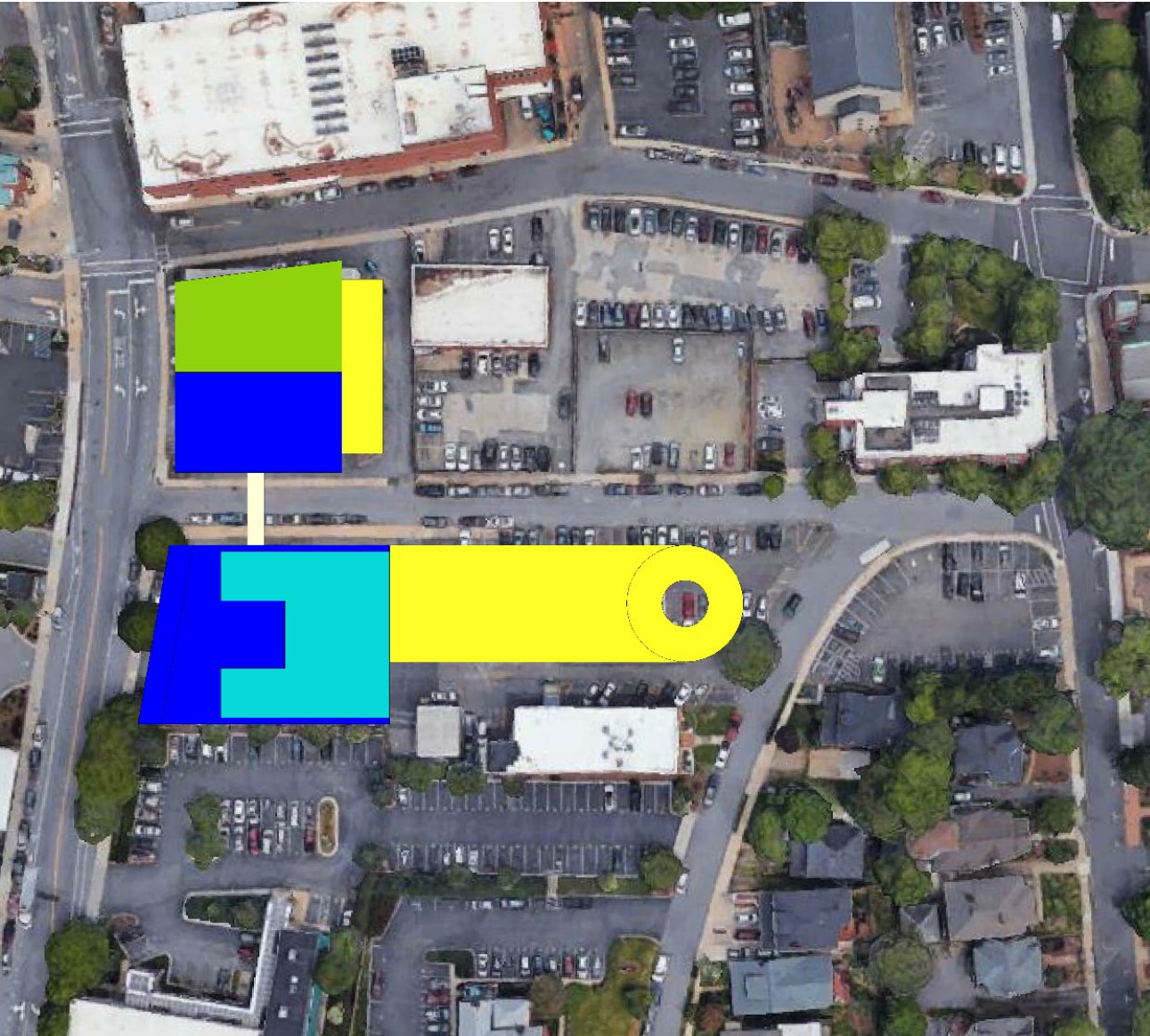
- SURFACE PARKING – 20 SPACES
- LIBRARY SERVICES – 15,000 SF
- BD OF ELECTIONS – 10,000 SF
- TOTAL 2 LEVELS – 25,000 SF

LIBRARY AND WORKFORCE DEVT

- LIBRARY @ 21,000 SF X 3 – 63,000 SF
- WORKFORCE DEVT X 1 – 5,000 SF
- TOTAL 3 LEVELS – 68,000 SF



COXE AVE – OPTION 2



COXE AVE – OPTION 2

PARKING STRUCTURE

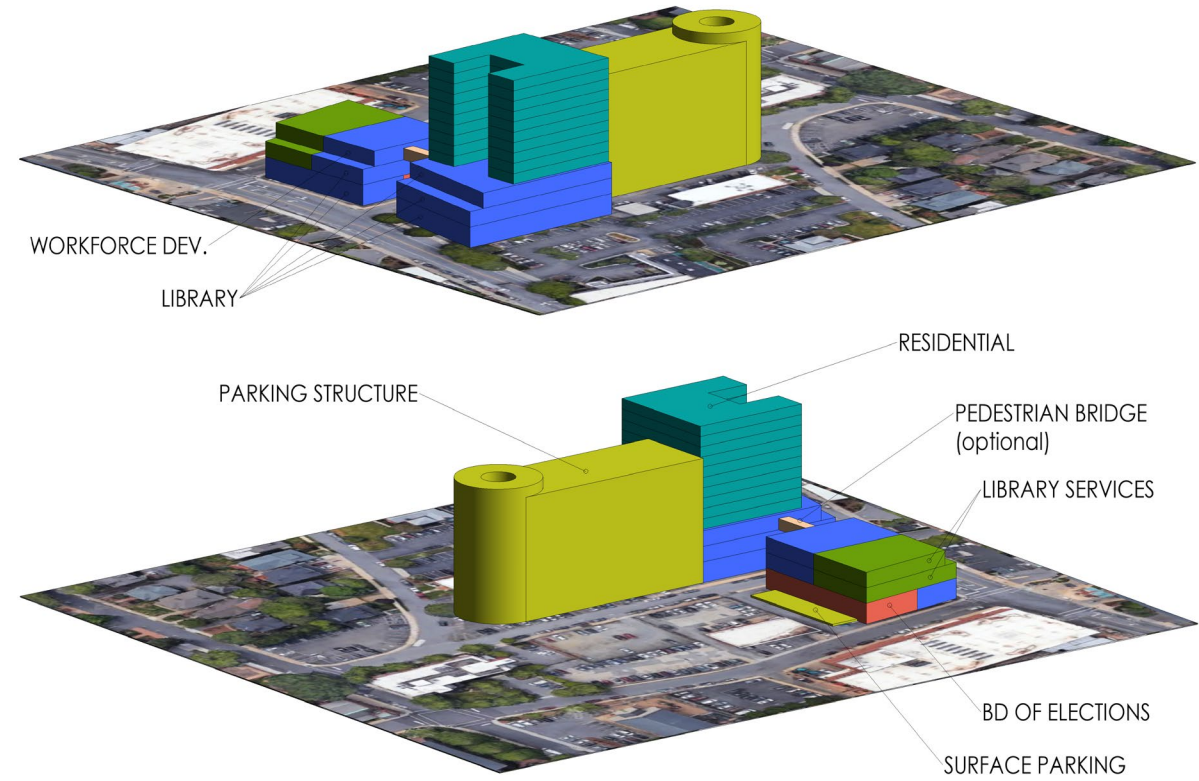
- LIBRARY + BD OF ELECTIONS – 180
- RESIDENTIAL – 180
- TOTAL 12 LEVELS – 360

RESIDENTIAL TOWER

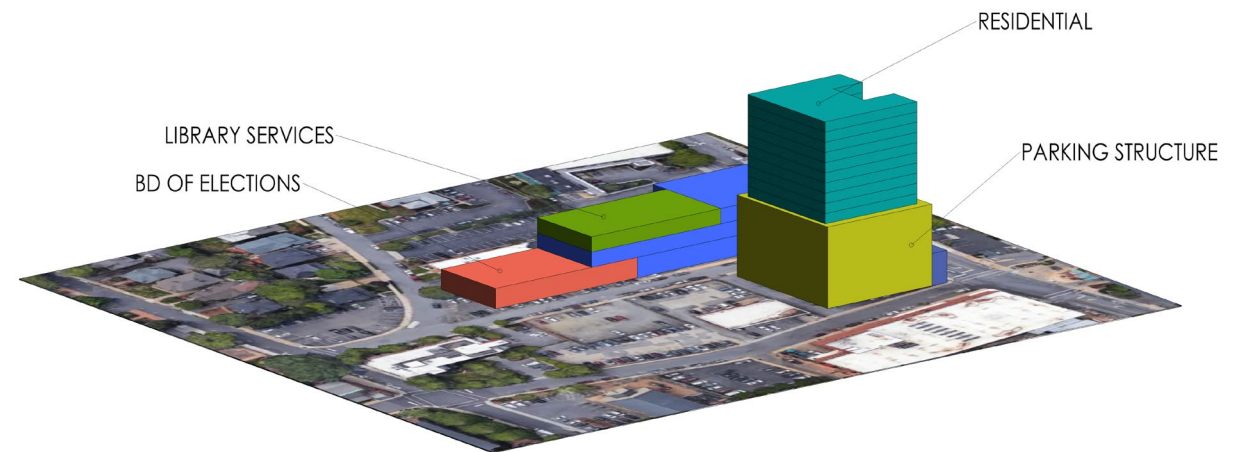
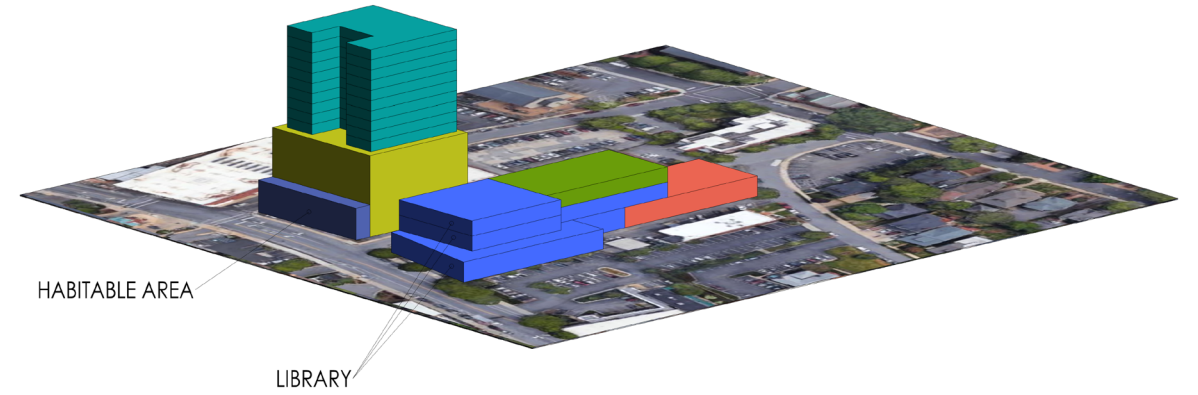
- 12 UNITS PER FLOOR X 10 FLOORS – 120 UNITS
- TOTAL 10 LEVELS – 130,000 SF

LIBRARY, WORKFORCE DEVT, LIBRARY SERVICES, BD OF ELECTIONS

- SURFACE PARKING – 8 SPACES
- LIBRARY @ 21,000 SF X 3 – 63,000 SF
- LIBRARY SERVICES @ 7,500 SF X 2 – 15,000 SF
- BD OF ELECTIONS – 10,000 SF
- TOTAL BOTH BLDGS – 93,000 SF



COXE AVE – OPTION 3



COXE AVE – OPTION 3

PARKING STRUCTURE

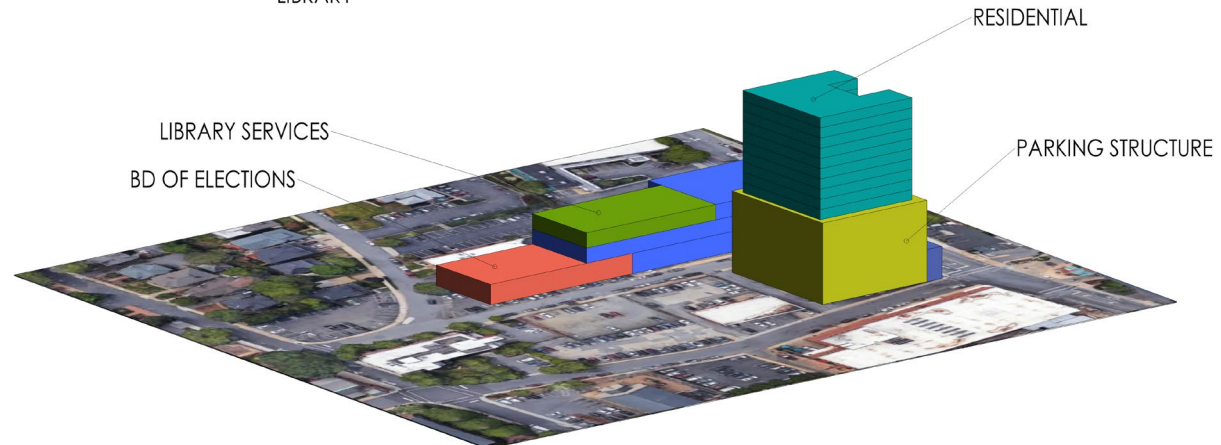
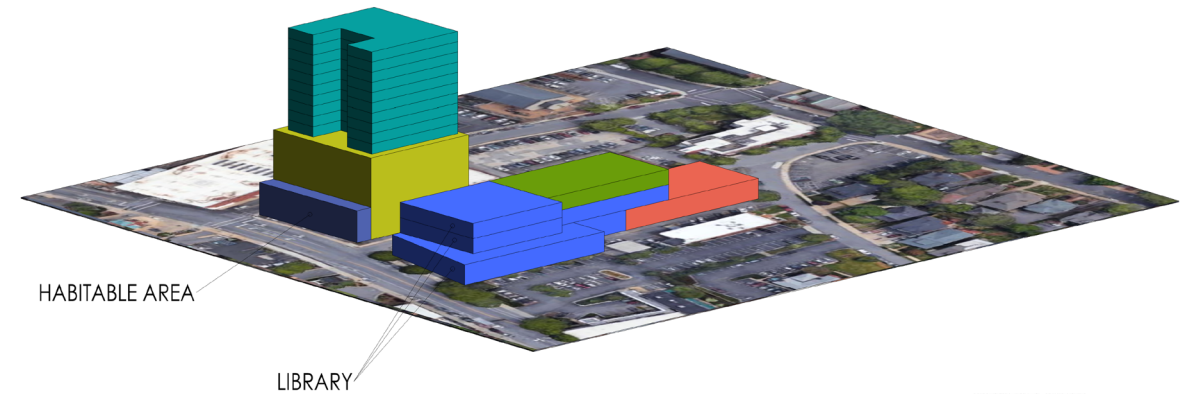
- LIBRARY + BD OF ELECTIONS – 180
- RESIDENTIAL – 180
- TOTAL 7 LEVELS – 360
- GROUND LEVEL HABITABLE AREA – 3,000 SF

RESIDENTIAL TOWER

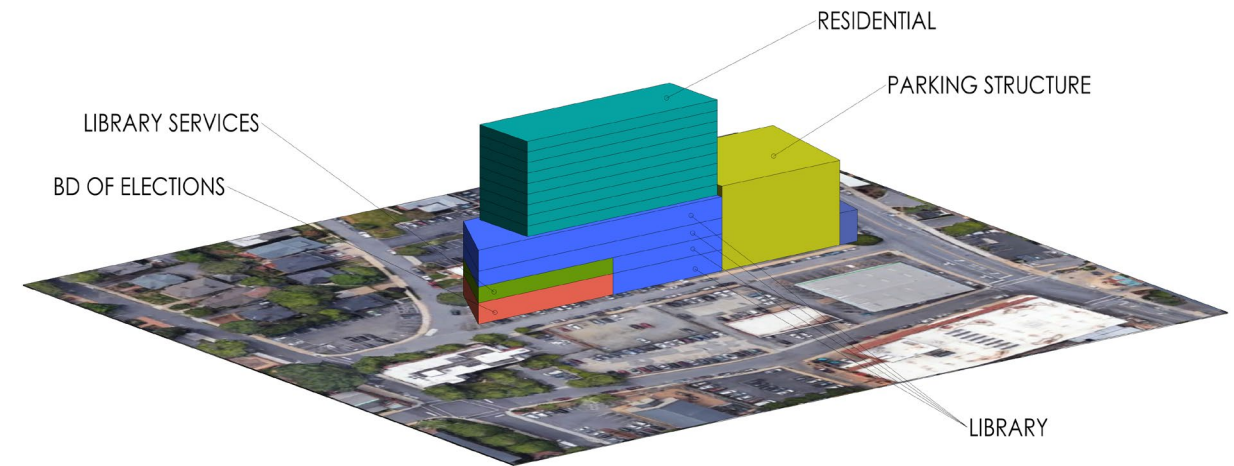
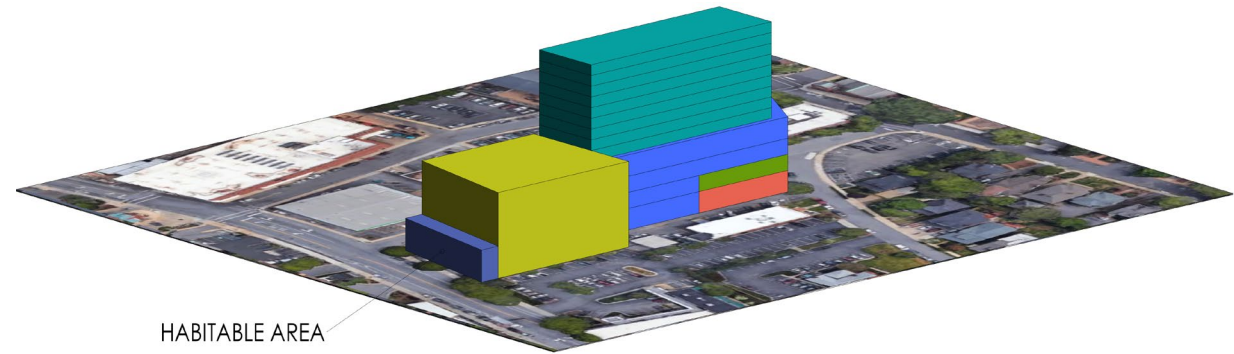
- 12 UNITS PER FLOOR X 10 FLOORS – 120 UNITS
- TOTAL 10 LEVELS – 130,000 SF

LIBRARY, WORKFORCE DEVT, LIBRARY SERVICES, BD OF ELECTIONS

- TOTAL 3 LEVELS – 93,000 SF



COXE AVE – OPTION 4



COXE AVE – OPTION 4

PARKING STRUCTURE

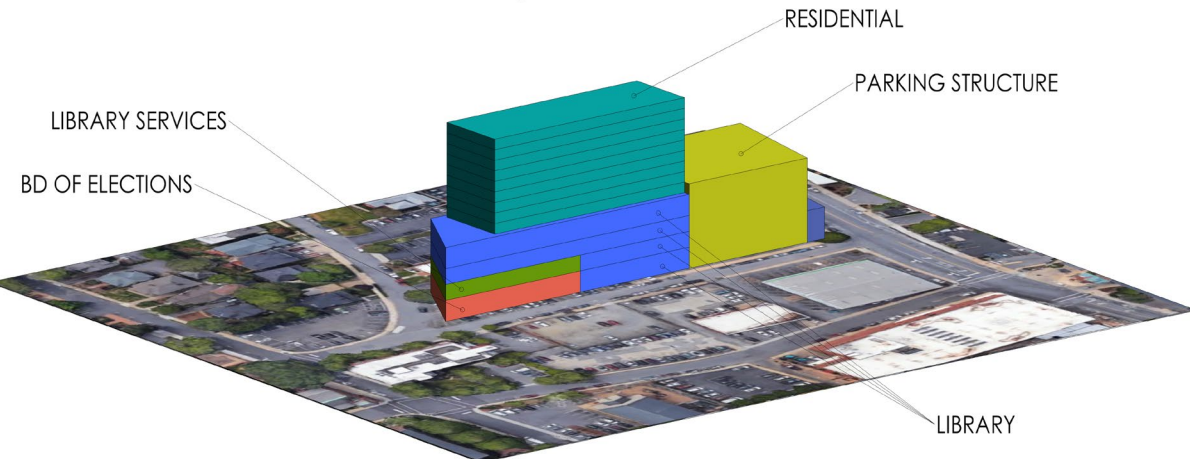
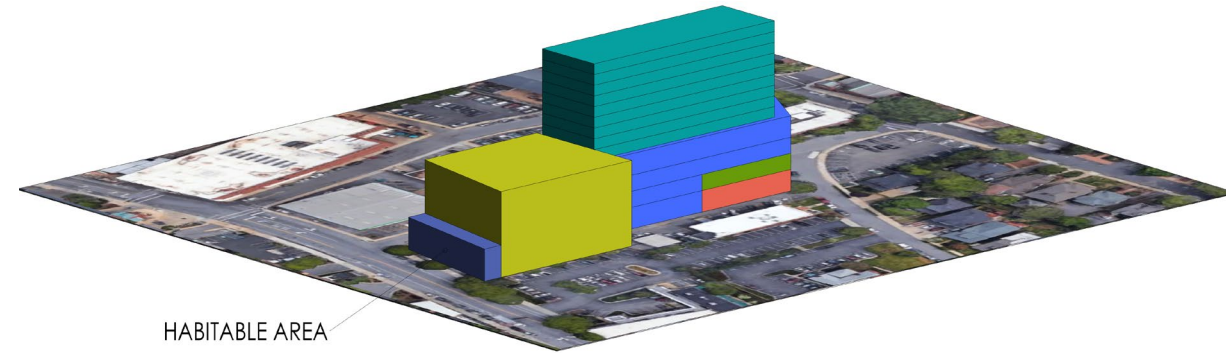
- LIBRARY + BD OF ELECTIONS – 180
- RESIDENTIAL – 180
- TOTAL 7 LEVELS – 360
- GROUND LEVEL HABITABLE AREA – 3,000 SF

RESIDENTIAL TOWER

- 14 UNITS PER FLOOR X 8 FLOORS – 112 UNITS
- TOTAL 8 LEVELS – 114,000 SF

LIBRARY, WORKFORCE DEVT, LIBRARY SERVICES, BD OF ELECTIONS

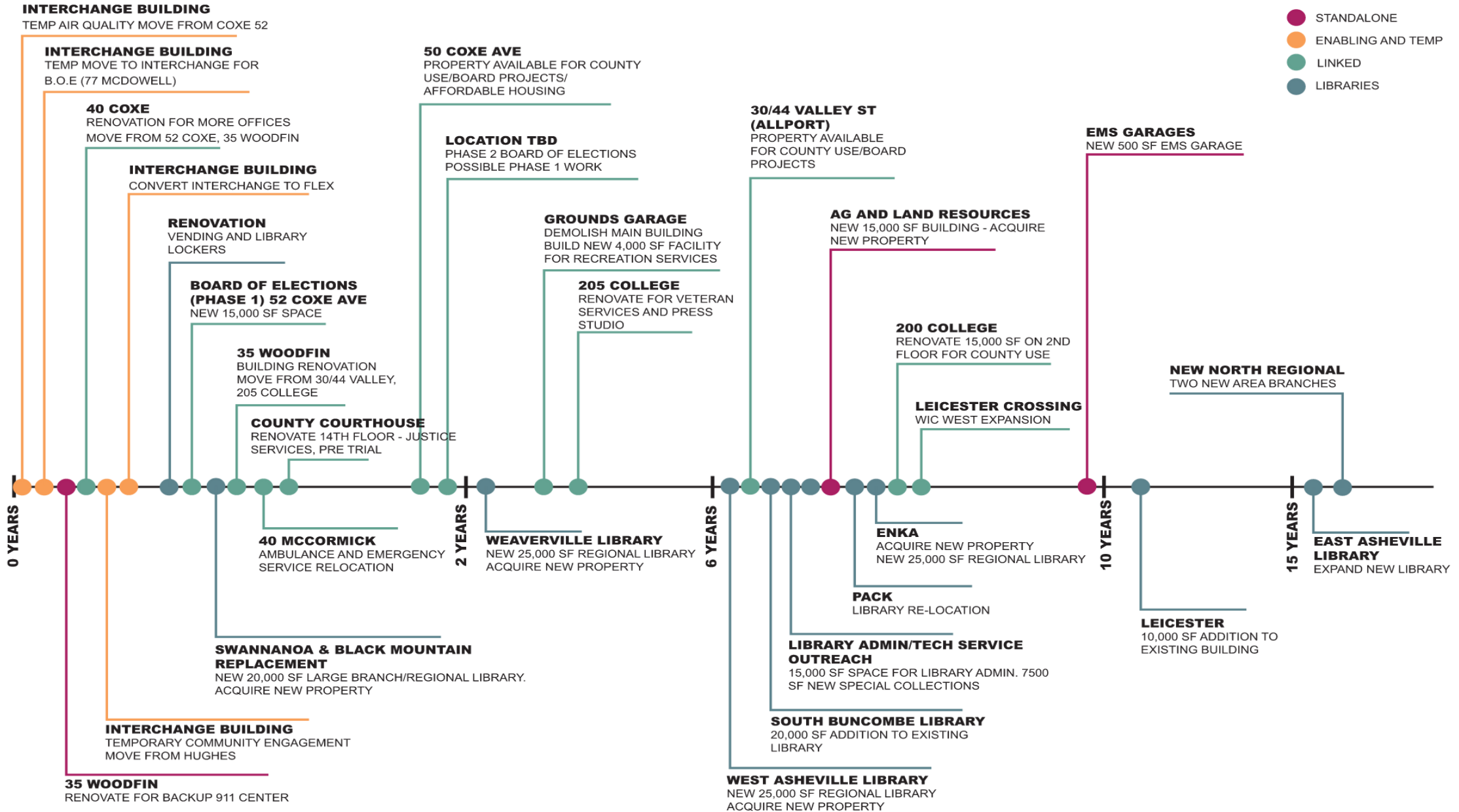
- TOTAL 4 LEVELS – 93,000 SF



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CAPITAL PLANNING PROJECTS



NEXT STEPS

June 15th Regular Board meeting

- Present final Comprehensive Facility study for Board review