

Village of Pinehurst
Library Needs Assessment Analysis of Alternative Sites

At the December 1, 2020 Village Council work session, the Council confirmed the following criteria would be used to analyze alternative sites or locations for a municipal library.

Category	Criteria
Site Location	Site Constraints (parking, topography, etc.) - Does the site have constraints that will limit design/features?
	Ability to Expand in the Future – Are we able to expand the building in the future?
	Centrally Located In/Around Village Center - Is the option more or less centrally located in the Village Center?
	Ability to Stimulate Other Investment - How much private investment would this option be likely to stimulate?
	Ability to Stimulate Economic Activity – How much economic activity would this option be likely to stimulate for existing businesses?
	Best Strategic Location for a Library Long Term (20 Years) - Is the option the best strategic location for our growing community?
Building Use	Adaptive Reuse of an Existing Building - Does the option adapt or reuse an existing building, if applicable?
	Best Use of Existing Building - Does the option result in the best use of the existing building, if applicable?
	Respects the Original Intent of the Tufts & Given Family - Does the option respect the intent of the original library building?
Timeframe	Length of Time to Design & Construct - How quickly can the location be transformed to meet the library needs of the community?
Impact on Other Operations	Displacement of Existing Operations - Will existing operations be displaced if the option is selected?
Impact on Existing Library/ Archives Operations	Temporary Interruption of Library/Archives Operations – How disruptive would this option be to existing library and archives operations?

On December 1, 2020 the Village Council identified four viable, alternative sites for a municipal library to evaluate:

#	Alternative Sites or Locations
1	Renovate & expand the existing library building ¹
2	Co-locate near Village Hall
3	Co-locate near the Community Center
4	Renovate & expand the historic fire station

¹ Assumes both the library & archives remain in the same location

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One way to analyze the alternative options is to rank order the options (from 1 to 4, with 1 being it BEST meets the criteria and 4 being it LEAST meets the criteria) in terms of how well they meet the criteria identified by the Village Council.

Category	Criteria	Rank order the options (With 1 being it <u>BEST</u> meets the criteria and 4 being it <u>LEAST</u> meets the criteria)			
		#1 Existing Location	#2 Near Village Hall	#3 Near the Comm. Center	#4 Historic Fire Station
Site Location	Site Constraints – Which site has the <u>FEWEST</u> constraints such as lot size & topography that will limit the flexibility of design/features?				
	Ability to Expand in the Future – Which site provides the <u>GREATEST</u> ability to expand the building in the future?				
	Centrally Located In/Around Village Center – Which site is <u>MOST</u> closely located to the Village Center?				
	Ability to Stimulate Other Investment – Which site would be <u>MOST</u> likely to stimulate additional private investment?				
	Ability to Stimulate Economic Activity – Which site would be <u>MOST</u> likely to stimulate economic activity for existing businesses?				
	Best Strategic Location for a Library Long Term – Which site is the <u>BEST</u> strategic location for our growing community in the long term (20 year horizon)?				
Building Use	Adaptive Reuse of an Existing Building – Which site is the <u>BEST</u> reuse an existing building, if applicable? (Rank 1 & 2)				
	Best Use of Existing Building – Which site allows the <u>BEST</u> use of the existing building, if applicable?				
	Respects the Original Intent of the Tufts & Given Family- Which site <u>BEST</u> respects the intent of the original library building?				
Timeframe	Length of Time to Design & Construct – Which site can be <u>MOST</u> quickly transformed to meet the library needs of the community?				
Impact on Other Operations	Displacement of Existing Operations - Which site would have the <u>LEAST</u> impact of displacing existing operations on the site?				
Impact on Existing Library/ Archives Operations	Temporary Interruption of Library/Archives Operations – Which site would be the <u>LEAST</u> disruptive to existing library and archives operations?				

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Using the criteria identified by the Village Council on the previous page, Council may also indicate the advantages and disadvantages of each alternative site.

Advantages/ Disadvantages	Option #1 - Renovate & expand the existing library building
Advantages	
Disadvantages	

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Advantages/ Disadvantages	Option #2 - Co-locate near Village Hall
Advantages	
Disadvantages	

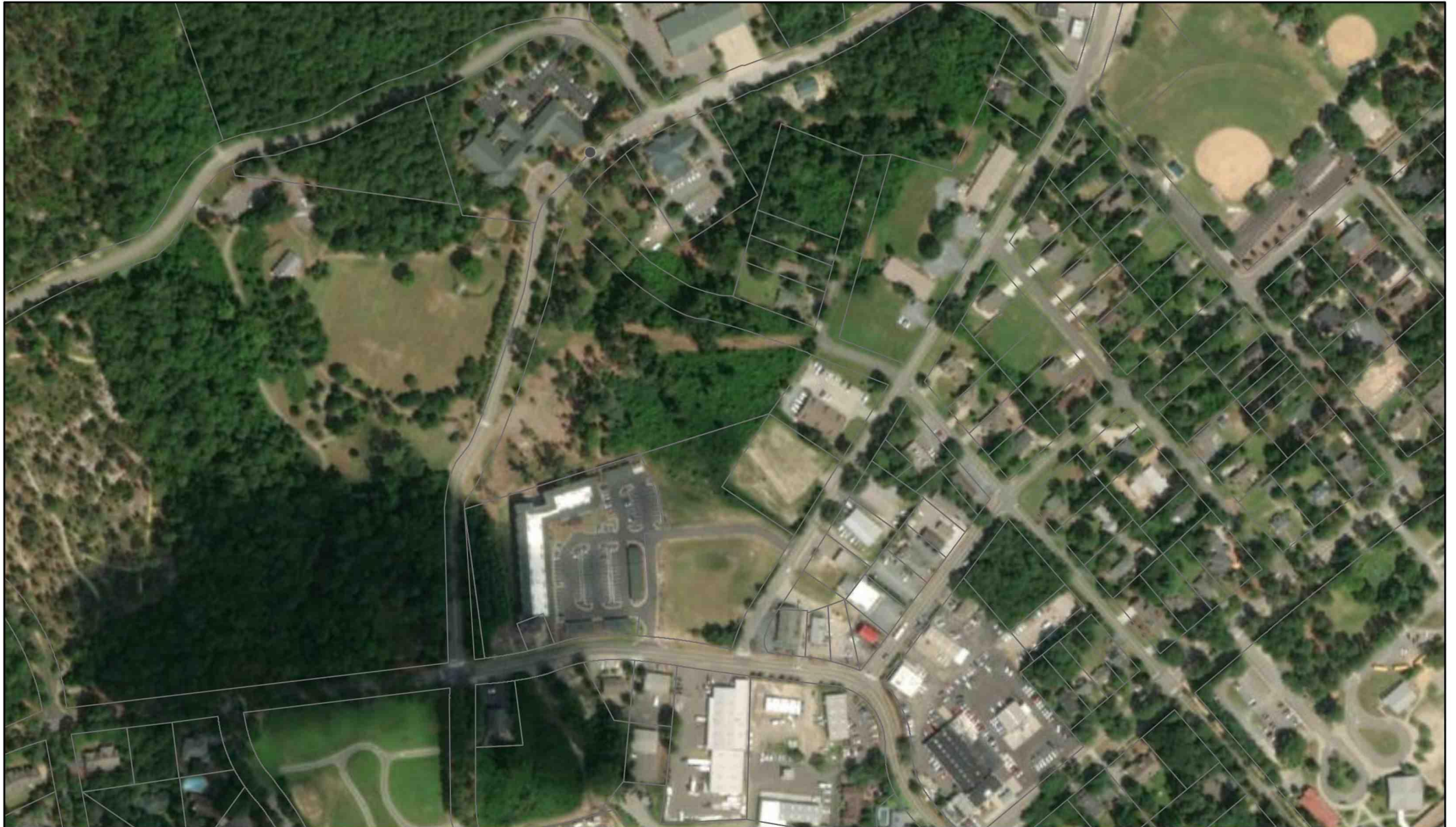
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Advantages/ Disadvantages	Option #3 - Co-locate near the Community Center
Advantages	
Disadvantages	

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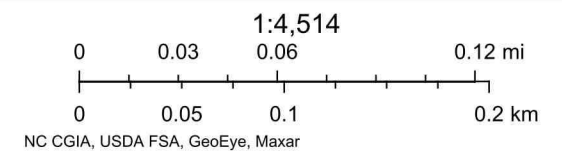
Advantages/ Disadvantages	Option #4 - Renovate & expand the historic fire station
Advantages	
Disadvantages	

ArcGIS Web Map

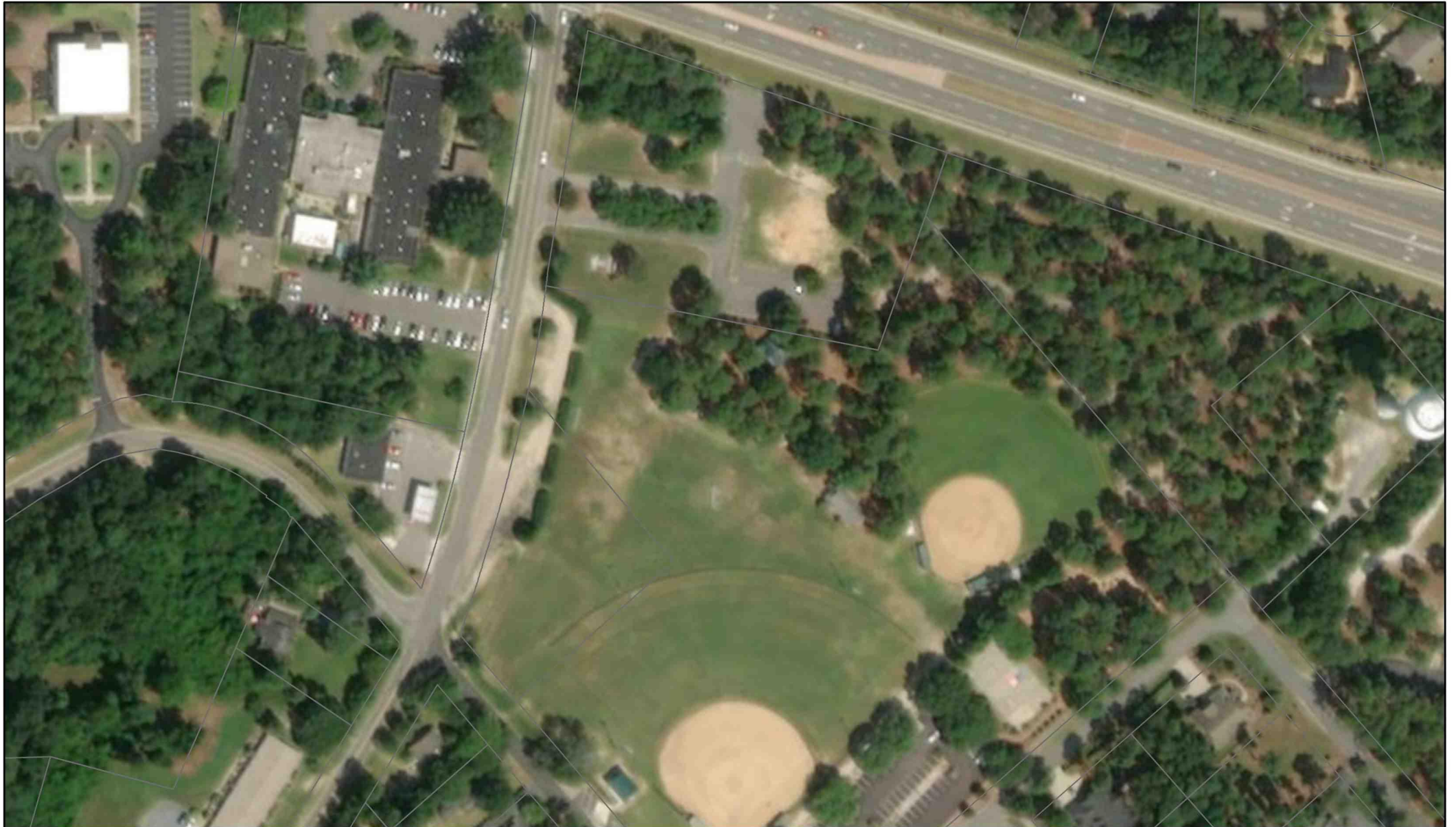


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-  Parcels in Pinehurst
-  Pinehurst Village Limits
-  Tax Parcels

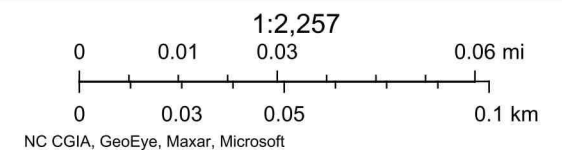


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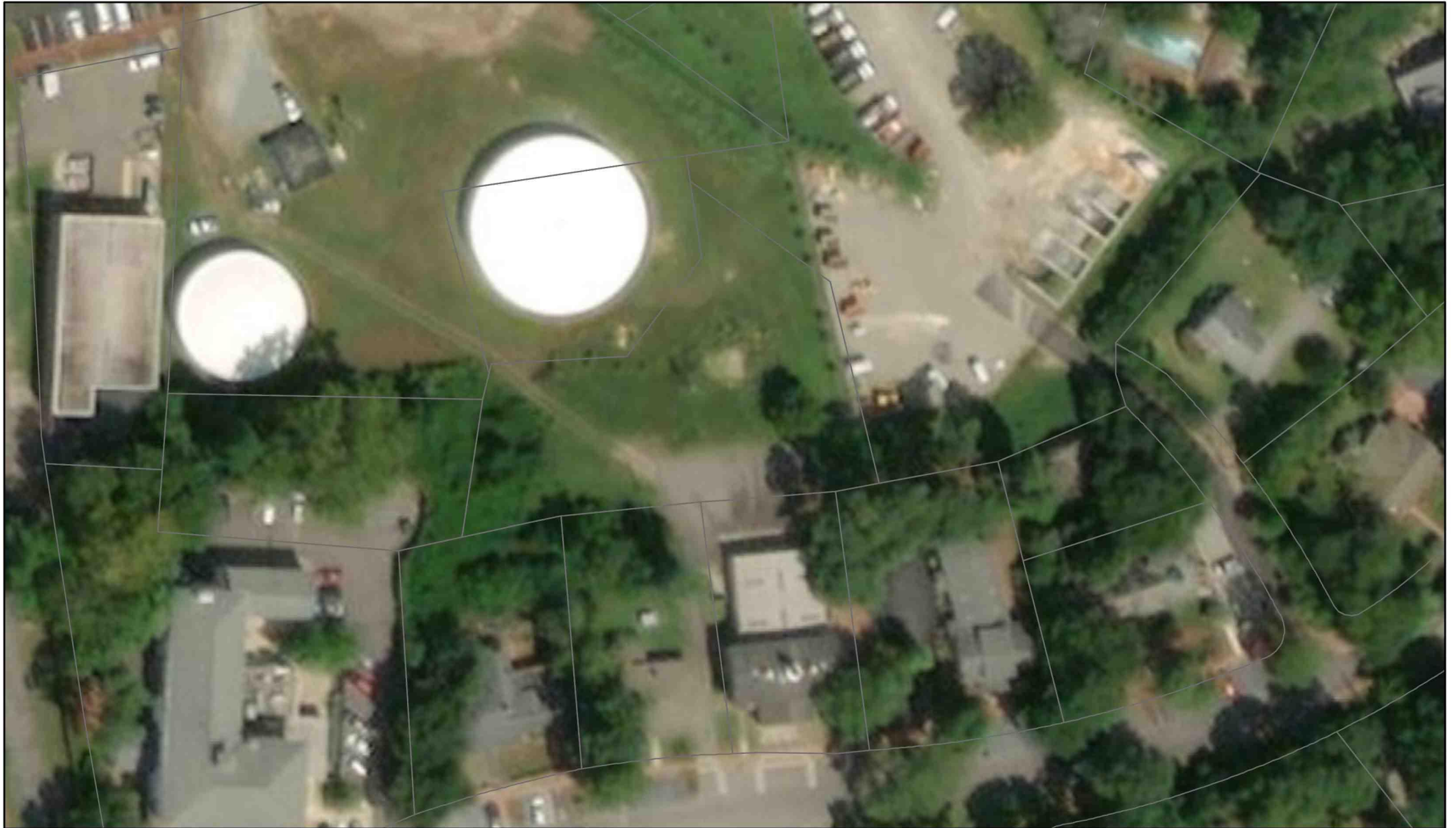


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-  Parcels in Pinehurst
-  Pinehurst Village Limits
-  Tax Parcels

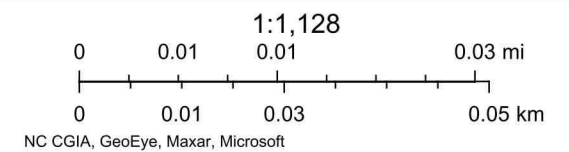


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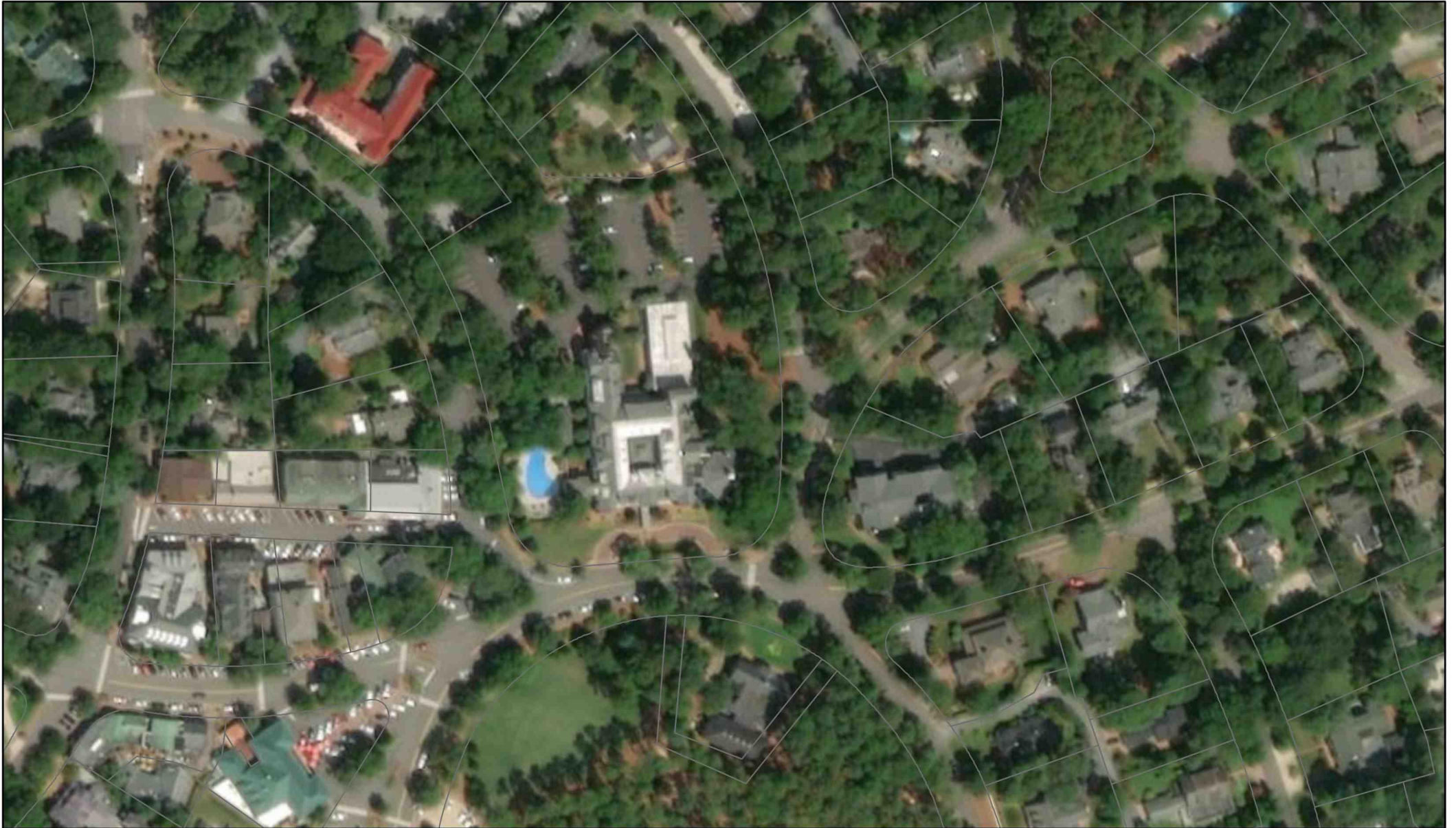


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-  Parcels in Pinehurst
-  Pinehurst Village Limits
-  Tax Parcels

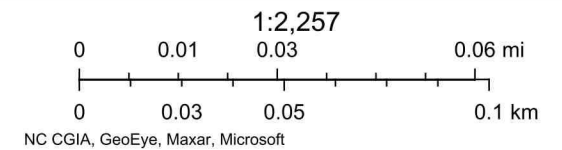


ArcGIS Web Map



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-  Parcels in Pinehurst
-  Pinehurst Village Limits
-  Tax Parcels



Criteria #	Criteria	Lydia B.				Kevin D.				John S.				Jane H					Judy D				
		Ranking Order 1-4 (With 1 being it BEST meets the criteria and 4 being it LEAST meets the criteria)				Ranking Order 1-4 (With 1 being it BEST meets the criteria and 4 being it LEAST meets the criteria)				Ranking Order 1-4 (With 1 being it BEST meets the criteria and 4 being it LEAST meets the criteria)				Ranking Order 1-4 (With 1 being it BEST meets the criteria and 4 being it LEAST meets the criteria)					Ranking Order 1-4 (With 1 being it BEST meets the criteria and 4 being it LEAST meets the criteria)				
		#1 Existing Location	#2 Near Village Hall	#3 Near the Comm Center	#4 Historic Fire Station	#1 Existing Location	#2 Near Village Hall	#3 Near the Comm Center	#4 Historic Fire Station	#1 Existing Location	#2 Near Village Hall	#3 Near the Comm Center	#4 Historic Fire Station	#1 Existing Location	#2 Near Village Hall	#3 Near the Comm Center	#4 Historic Fire Station	#5 Near the Greens	#1 Existing Location	#2 Near Village Hall	#3 Near the Comm Center	#4 Historic Fire Station	
Site Location	Site Constraints – Which site has the <u>FEWEST</u> constraints such as lot size & topography that will limit the flexibility of design/features?	2	1	4	3	1	4	4	4	1	4	3	2	2	3	4	5	1	2	3	4	1	
	Ability to Expand in the Future – Which site provides the <u>GREATEST</u> ability to expand the building in the future?	2	1	3	4	1	4	4	4	3	1	4	2	2	1	4	5	3	2	3	4	1	
	Centrally Located In/Around Village Center – Which site is <u>MOST</u> closely located to the Village Center?	1	3	4	2	1	4	4	4	1	3	4	2	1	5	2	3	3	1	3	4	2	
	Ability to Stimulate Other Investment – Which site would be <u>MOST</u> likely to stimulate additional private investment?	2	1	4	3	1	4	4	4	2	3	4	1	2	5	3	4	1	2	3	4	1	
	Ability to Stimulate Economic Activity – Which site would be <u>MOST</u> likely to stimulate economic activity for existing businesses?	1	3	4	2	1	4	4	4	1	3	4	2	1	5	3	4	2	1	3	4	2	
	Best Strategic Location for a Library Long Term – Which site is the <u>BEST</u> strategic location for our growing community in the long term (20 year horizon)?	1	2	4	3	1	4	4	4	3	2	4	1	1	4	3	5	2	2	3	4	1	
Building Use	Adaptive Reuse of an Existing Building – Which site is the <u>BEST</u> reuse an existing building, if applicable? (Rank 1 & 2)	1				2	1				4	2			1	1			2			1	
	Best Use of Existing Building – Which site allows the <u>BEST</u> use of the existing building, if applicable?	1				2	1				4	2	3		1	1			2			2	
	Respects the Original Intent of the Tufts & Given Family- Which site <u>BEST</u> respects the intent of the original library building?	1				2	1				4	1			2	1	4	5	3	2	1		
Timeframe	Length of Time to Design & Construct – Which site can be <u>MOST</u> quickly transformed to meet the library needs of the community?	1	2	4	3	1	4	4	4	3	2	1	4	2	2	5	5	1	4	2	3	1	
Impact on Other Operations	Displacement of Existing Operations - Which site would have the <u>LEAST</u> impact of displacing existing operations on the site?	3	1	4	2	1	4	4	4	4	1	3	2	4	4	5	4	1	4	2	3	1	
Impact on Existing Library/ Archives Operations	Temporary Interruption of Library/Archives Operations – Which site would be the <u>LEAST</u> disruptive to existing library and archives operations?	3	1	4	2	1	4	4	4	4	1	3	2	5	1	1	1	1	4	2	3	1	
	AVERAGE RANKING	1.58	1.67	3.89	2.50	1.00	4.00	4.00	4.00	2.25	2.22	3.30	1.83	1.92	3.40	3.50	3.58	1.70	2.17	2.67	3.67	1.33	
	RANK ORDER	1	2	4	3	1				3	2	4	1	2	3	4	5	1	2	3	4	1	

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Below are general comments received from two Council Members when asked to provide input on the alternative sites for a library discussed by the Council on December 1st.

KEVIN D: I disagree with the criteria – I have only one criteria – “do what’s right for the long term interests of the public.” I did not approve these criteria of the options. I see only one option – control the library space on the village green

JANE H: Also, in addition to looking at construction costs and operating expenses only for a 10,000 to 12,000 square foot building model, I'd like to look at two other models.

First, what services could we get, and what would it cost to operate a 6,000 square foot library building - something about the size of the GML if all devoted to library uses (and assuming the basement is useful only for storage)?

Second, what could we get for the best use of \$400,000 per year? That's the amount the ETC survey says people are willing to pay for library services. I think it's fair to understand that.

Using the criteria identified by the Village Council on December 1st, each Council member identified what they believe to be the advantages and disadvantages of each alternative site. Individual Council member input is indicated on the following pages.

Advantages/ Disadvantages	Option #1 - Renovate & expand the existing library building
Advantages	<u>Lydia B.</u> • Located in the core Village, this providing a stable location for residents and remain an accessible location for visitors. • Proximity to Pinehurst Elementary. • If the bookstore remains in the Old Post Office, staff can more easily service both locations. Efficiencies in staffing. • Proximity to the Carolina, Holly Inn, and the new hotel for additional visitor traffic. • Adequate land around the building for expansion now or in the future. • The ability to create a first-class facility that will be a draw for residents and visitors. <u>Kevin D.</u> • This is the location picked by Givens & Tufts • The deed gives this property to the library and that is the only intended use of this land • The second deed was given to the library – not the museum, for them to use as a small museum and if it no longer is used as a library (not a museum) it must be returned to the village green according to deed. • When you combine this to the bylaws saying clearly the only use for the money is to fund library on that property – its obvious we need to reuse this space and invest in our own village green • This is the only option – any other option would make this a commercial space on our village green – we must control this space at all cost I will consider no other option. • If we owned and controlled this space – we could allow it to be used for something else in the future like only a Library which is the obvious first choice for bifurcation, but I don't think that will ever occur if we expand digital options to our community and do this right. Libraries are getting smaller – terrible time to go big • But for now we should dig down and create offices and storage in massive basement and even allow for expansion space down in basement. • We should also raise the building with high walls that would display books with low use books up high on a classic library ladder and artifacts together in a classic design which would reassemble the quality of another era – something like you'd see at a Yale Library or an old New England library which would fit our character based standards. • We must do this with craftsmanship and investment and do it in a way which does not require large staff • We need to think dynamically, for example, what is the reason to divide the library and museum? I say none! We should make this space one beautiful space which combines museum and library and even welcome center into one beautiful experience. • While I will never approve this space going to the resort as a convention space per their words not mine – I believe if we do it this right it could be fair and reasonable for the resort to use it as a showplace when available as all who qualify could use for a fee to have events just like the public. • It is not connected to the outdoors and never has taken advantage of being next to the village green, the advantage is we can include a patio and outdoor program space and possibly outdoor restrooms and a stage as part of this project. The stage could be used for library outdoor programs when not in use or just reading and could be used for poetry readings and such. • This is also true for the museum – they should bring back the sand green and any other outdoor exhibits and take advantage of the outdoor space then expansion won't be needed if we build the space to expand to outdoors.

	• While closed – we can work on building the best digital library in the country that connects our citizens to the world and local libraries. While construction, we will spend a lot of money on a future digital planform that sets the stage for the quality of the product we are going to build so our customers don't miss a beat during construction phase but gain the most sophisticated digital library that will allow are citizens to be ready on day one as members of the new library because they are already using it digitally. • If we do this, we will have options in the future and only if we do this—all we can do now is limit our options in the future by letting this property become commercial so this is the only option that honors the past and builds towards the future and keep options open. <u>John S.</u> • Familiarity of public with location; apparently true to Given and Tufts families' intent. • Likely Economic benefit to core retail district. • Less movement of books and archives material required <u>Judy D.</u> • Great location in Village Center ○ Known location to citizens and many visitors ○ Convenient and walkable to/from Pinehurst Elementary school • Iconic classic architecture is a treasure • High value outdoor space with view and access to the Village Green ○ Similarly, offer indoor space for receptions and other public or private meetings/gatherings • VOP vision for library and archives must be compelling and timely for GMLTA board to embrace and promote <u>Jane H.</u> • The existing site is in the Village Center, people are familiar with it and like it, • It is what the original donors envisioned.
Disadvantages	<u>Lydia B.</u> • Parking – what will our PDO require if the building is renovated? • Negotiating with the Given Board to acquire the building and all the assets. • Costs of renovation vs. building in a new site. • Working with the USGA to ascertain which assets might be suitable for their museum. • Determining which assets might be suitable for the Archives. • Park Service – having to justify to the Park Service why expanding in this location isn't a threat to our landmark status. (This is doable.) <u>Kevin D.</u> • None – the disadvantage is being cheap and not understanding the importance of the village green to the community and if we don't invest now and be short sighted we will lose control of our village green – unacceptable. <u>John S.</u> • Footprint and building square footage, even modestly expanded, may be too tight for long term site of library and archives, and or museum operated in conjunction with Resort and USGA • Parking in core Village would likely need to be expanded.' • Renovation and/or expansion too costly, and may be difficult to fit to the real needs of the library and archives. <u>Judy D.</u> • Expansion gymnastics are non-trivial ○ Perhaps use the Pinehurst Elementary School trailers for interim library – either leave where they are or move to a different TBD location ○ Store archives off site in TBD temperature-controlled facility • Cost of expansion in character of existing building will likely be the most costly • Challenge of managing NPS acceptance of expansion

	○ Could create delays to gain approvals before proceeding • VOP takes on non-trivial additional responsibility for archives curation in addition to library management ○ Additional investment for compelling presentation, curation and staffing • Would VOP be able to leverage Resort vision alone, or in conjunction with USGA, to create and present stronger Archives content? • Could a separate Archives entry offer space “ownership” to the Resort for their investment in curation, interactive displays, promotion, etc. <u>Jane H.</u> • Parking needs to be figured out • There are ADA and probably other code issues with the building itself, which is expensive.
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Library Needs Assessment Analysis of Alternative Sites – Option #2 (Near Village Hall)

Advantages/ Disadvantages	Option #2 - Co-locate near Village Hall
Advantages	<u>Lydia B.</u> • Would help create a government center where many of our government operations are located. • Having the library across the street from Village Hall might draw more foot traffic into Village Hall which could create a better “connectivity” between the public and Village operations. • Close to Village management for operations • Village owns the property – no land acquisition cost. • Cost of constructing a new building could be less than renovating an old building. • Village could have more flexibility in designing and constructing a facility that fully satisfies public need, as opposed to limitations that may exist if renovating an existing building. • Close to Pinehurst Elementary. • Parking challenges could be less than other locations. <u>Kevin D.</u> • None <u>John S.</u> • Handy for use of various Village Hall meeting rooms with advanced scheduling. • Near Arboretum and Rassie Wicker Parks, Timmel pavilion and Butter Fly Garden for educational programs. • Parking available, • Possible Road connection from Rattlesnake to rear of site? <u>Judy D.</u> • Adequate location ○ High Rassie Wicker Park foot traffic will promote awareness ○ Convenient and walkable to/from Pinehurst Elementary school ○ Close to Cannon Community Center • VOP owns land • Can design what we can afford • Could have intriguing outdoor space with slope <u>Jane H.</u> •

Disadvantages	<u>Lydia B.</u> • Impact on downtown businesses if library, and possibly the Archives, are relocated. • Visitors aren't likely to venture there if separated from the Archives. • Costs of construction, including all infrastructure. <u>Kevin D.</u> • loss of our village green to a commercial enterprise and loss of all our artifacts into in our museum into private commercial only setting to turn it into a convention space – sad – I will not support it. Someone can buy the resort and turn the village green into a restaurant to a hotel. • Also, no one goes to the library now, they might more in the future but digital library is going lower need for large spaces • How embarrassing will it be when we build this new library with great parking and its empty – we don't need it but the combined library, museum and welcome center is a guaranteed success and fills a tripe need. <u>John S.</u> • Amount of new parking on site questionable. • Topography difficult for maximum use of site? <u>Judy D.</u> • Challenging site topography in front of Village Hall may increase building expense • Anywhere architecture more likely outcome <u>Jane H.</u> • This spot is father away from where the houses are, and in the middle of government administration activity. • The site is steeply sloped, and would there have to be a new connector road built as well?
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Library Needs Assessment Analysis of Alternative Sites – Option #3 (Near the Community Center)

Advantages/ Disadvantages	Option #3 - Co-locate near the Community Center
Advantages	<u>Lydia B.</u> • Village owns the land, although not very much. <u>Kevin D.</u> • none – stupid idea <u>John S.</u> • Use of rooms in Community Center, with advanced planning, will alleviate need for such space in Library, in turn reducing square footage necessary for new construction.. • Good access from Hwy 211. • Possible use of playing fields, community center and library simultaneously by residents.– a one stop for three purposes destination. <u>Judy D.</u> • None if you lose the ball fields • Furthest location from Village Center ○ Convenient to community center ○ Convenient and walkable to/from Pinehurst Elementary School • Concentrates VOP services on VOP-owned land • Is it feasible to build large building behind Cannon CC that could ultimately be converted to basketball court? ○ Pay forward future community center building ○ Still have to find a future library, but we would be wiser by then? • This may be too half-baked . . <u>Jane H.</u> •
Disadvantages	<u>Lydia B.</u> • Precludes expansion of Community Center. • Eliminates ball fields (quality of life impact). <u>Kevin D.</u> • Silly idea – destroy any chance at expansion of community center and destroys loved park. <u>John S.</u> • Likely use of existing playing field space is counterproductive to Parks and Recreation plans. <u>Judy D.</u> • Limited VOP land available • If you don't size to future community center use, size of possible structure likely to offer only a short-term use • Lose ball fields • Parking could be challenged <u>Jane H.</u> • No room for a new building behind the Community Center building without disrupting the playing fields •

Advantages/ Disadvantages	Option #4 - Renovate & expand the historic fire station
Advantages	<u>Lydia B.</u> • Located in the historic district • Proximity to PES and other businesses that attract residents and visitors – park once <u>Kevin D.</u> • None - Possibly the dumbest idea ever – we would spend more and get less than investing in the original library and we will loss control of our village green <u>John S.</u> • Potential great reuse of space, adding to historic preservation efforts and NPS support? • Building at rear of Fire Station for demolition and reconstruction, and parking on site available. • Additive to Community Road area and Village Place • Connecting spine from core Village could lead to library. <u>Judy D.</u> • Repurposes an historic building in an historic community ○ Great history to leverage – former home of fire chief, connections to old alarms are still across the street, etc. • Great location near Village Center ○ Convenient and walkable from Pinehurst Elementary School • Serves as an anchor for corner of future Village Place with Manor and Brewery refurbished ○ Important point on connecting spine from Village Place to Village Center • Even lacking the classic brickwork of the Brewery, building could be handsomely refurbished ○ Whitewash the brick ○ Convert fire engine doors to glass and wood ○ Industrial design throughout using polished concrete floors ○ Rip off Butler building and replace with 3-story addition • Affords on-site and adjacent parking ○ Ground level of 3-story addition is covered parking and possibly some storage • Potential to pick up adjacent parking in public services area at some point in future <u>Jane H.</u> •
Disadvantages	<u>Lydia B.</u> • Renovation costs – the building would need to be gutted, much older than current library location. ADA compliance, asbestos, lead-based paint, plumbing, electrical, etc. • Limited parking? <u>Kevin D.</u> • It is smaller and has less parking and is a cost nightmare <u>John S.</u> • Topography, rear of building too steep for safe vehicle access and egress? • Potential renovation too costly? <u>Judy D.</u> • Renovation costs of old structure may be expensive, but most of renovation will be new addition • May have a 10-year vs. 20-year life . . . <u>Jane H.</u> • No room for parking. • Who knows what structural issues with the building

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Library Needs Assessment Analysis of Alternative Sites – Option #5 (Beside the Greens)

Advantages/ Disadvantages	Option #5 – Beside the Greens
Advantages	<u>Lydia B.</u> • <u>Kevin D.</u> • <u>John S.</u> • <u>Judy D.</u> • <u>Jane H.</u> • Near the Community Center, Rassie Wicker, the Elementary School and central Village neighborhoods • Could support a 10,000 square foot building (which I think is too big, but anyway) with almost 30,000 square feet of land left over for parking, drives and greenspace. If 40% of the lot (15,600 sq. ft.) were devoted to parking, it should be possible to get 50 parking spaces, which is not unreasonable for a 10,000 sq. ft. building if you figure one space per 200 sq. ft. And there would still be 30% of the site left for greenspace.
Disadvantages	<u>Lydia B.</u> • <u>Kevin D.</u> • <u>John S.</u> • <u>Judy D.</u> • <u>Jane H.</u> •