

# Cultural Center



## Presentation Agenda

- Progress
- Public Input
- Demolition
- Site Feasibility
- Design Approach
- Development Options
- Discussion

# Progress

- |                                   |                          |
|-----------------------------------|--------------------------|
| • Public Input Phase              | Completed January 2024   |
| • Masterplan and Program          | Completed January 2026   |
| • Demolition                      | Budgeted FY26 - \$2.12M  |
| • \$2.22M received from insurance |                          |
| • Design                          | Budgeted FY27 - \$3.5M   |
| • Construction                    | Budgeted FY28 - \$52.75M |

# Public Input Focus

## Library

- Technology/Maker space
- Classes/Historical Center

## Cultural Center

- Multipurpose space
- Social events

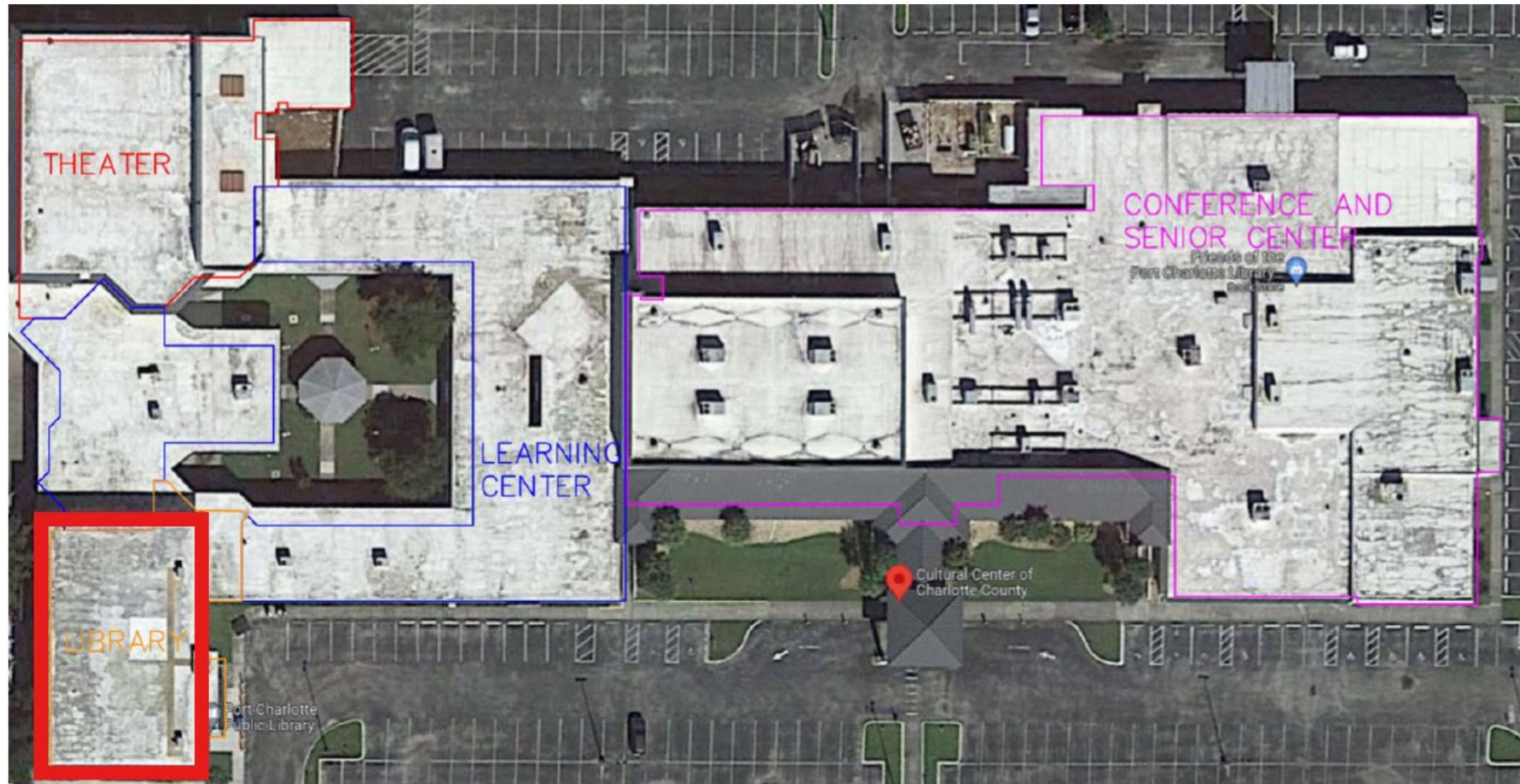
## Outdoor Areas

- Event space
- Courtyards

## Theater

- Event space
- Music space

# Demolition Site





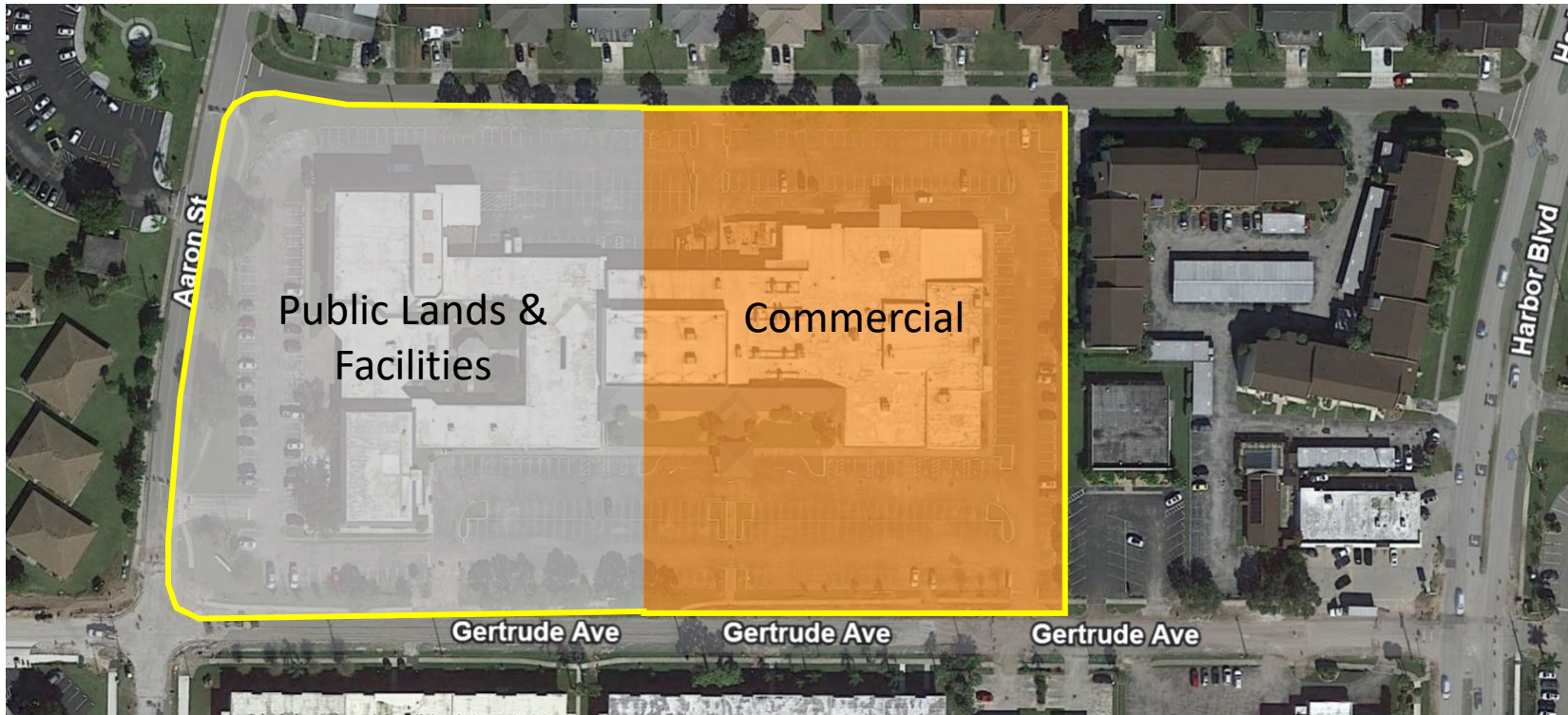
# Demolition Options

Currently budgeted at \$2.12M

- Partial Demolition
  - Library to remain
  - Library would close during demo
  - Requires engineering
  - Requires permitting
  - Requires electrical service separation
  - Rough order magnitude est. \$5M
  - Estimated 18 months
- Full Demolition – Recommended
  - Library at end of life
  - Requires permitting
  - Estimated \$1.8M
  - Estimated 6-8 months

# Site Feasibility

- FEMA Zone X/Storm Surge Evacuation Zone B
- Site will require a new SWFWMD ERP and Charlotte County Stormwater Permit
- Future land use: Commercial General and Public Lands & Facilities
- Current land uses: Commercial Office, Medical, Institutional Zoning



# Design Approach

- Public input data
- Stormwater requirements
- Future land-use opportunities
- Public/Private partnership
- Operational programming needs
- Future growth
- Phasing considerations
- Funding strategies



# Option 1 – Full Buildout

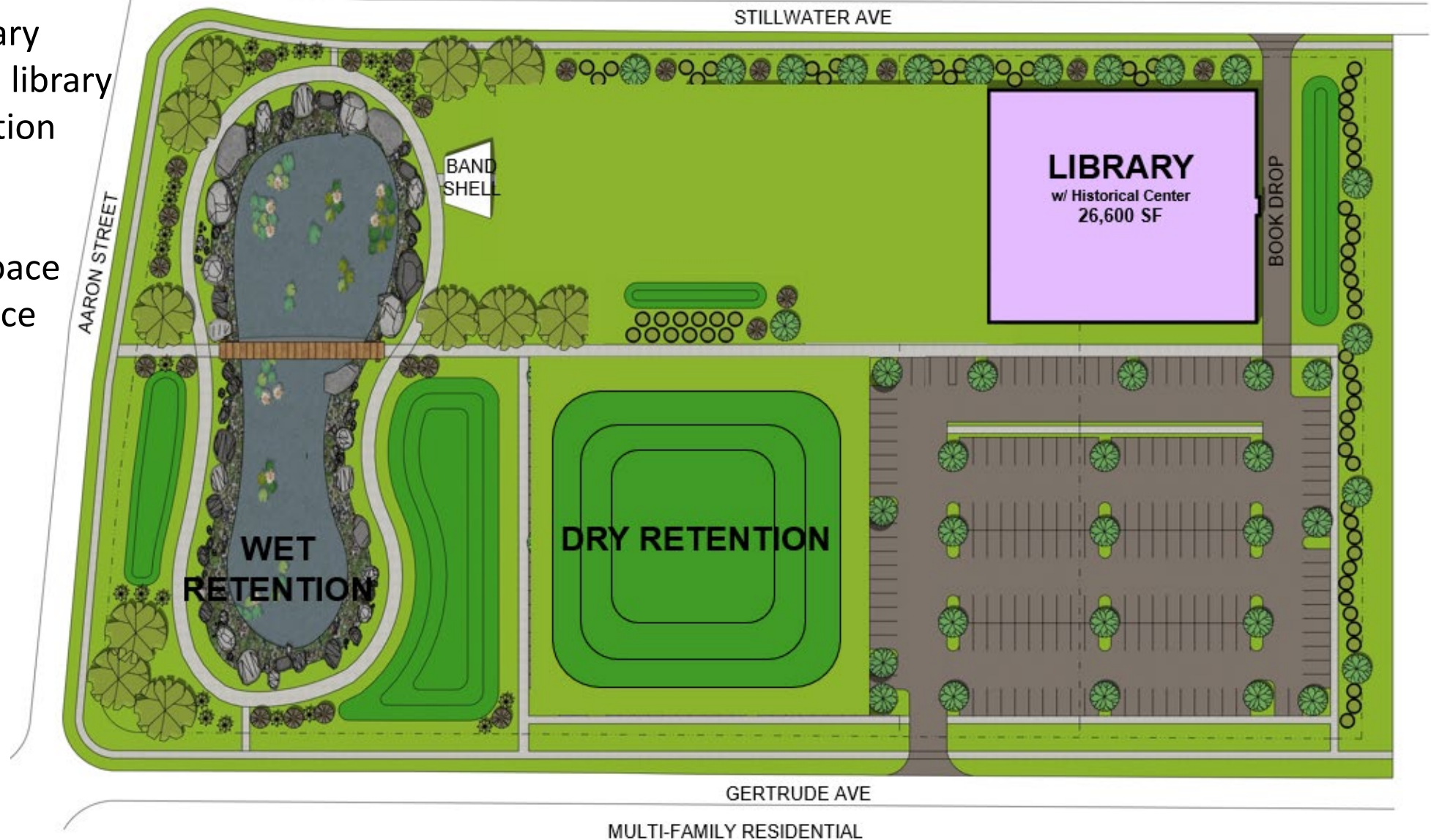
- Build new library
- Demo existing library
- Historical center in library
- Library Admin
- Cultural Center
- Wet retention
- Water features
- Walking trails
- Limited green space
- Outdoor event space
- Surface parking
- Stormwater vaulting





## Option 1B – Library Only

- Build new library
- Demo existing library
- Historical center in library
- Wet and dry retention
- Water features
- Walking trails
- Expansive green space
- Outdoor event space
- Surface parking



## Option 2 – Full Buildout

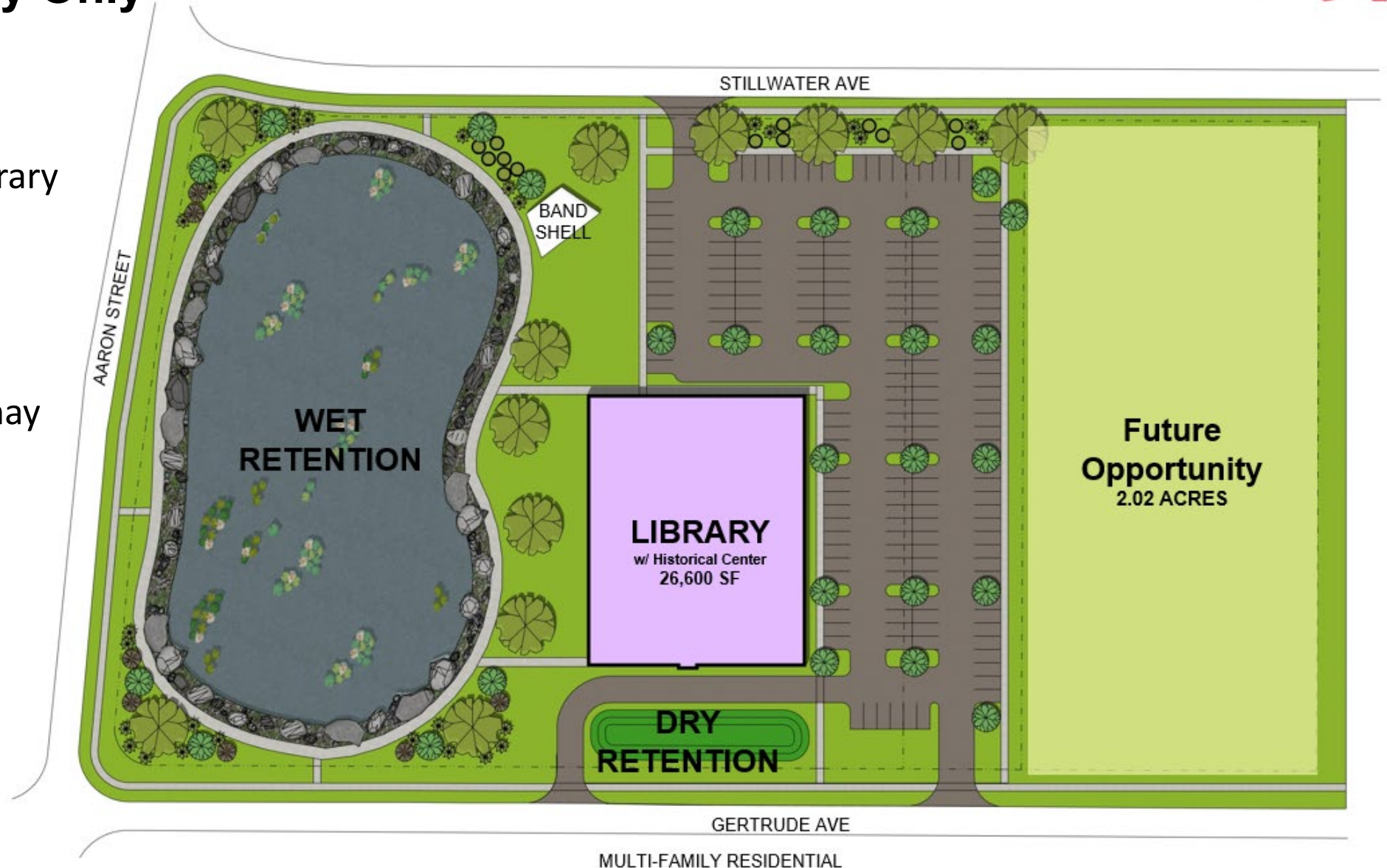
- Build new library
- Demo existing library
- Historical center in library
- Library Admin
- Cultural Center
- Wet retention
- Water features
- Walking trails
- 2-Story parking garage
- Vaulted stormwater may be required





## Option 2B – Library Only

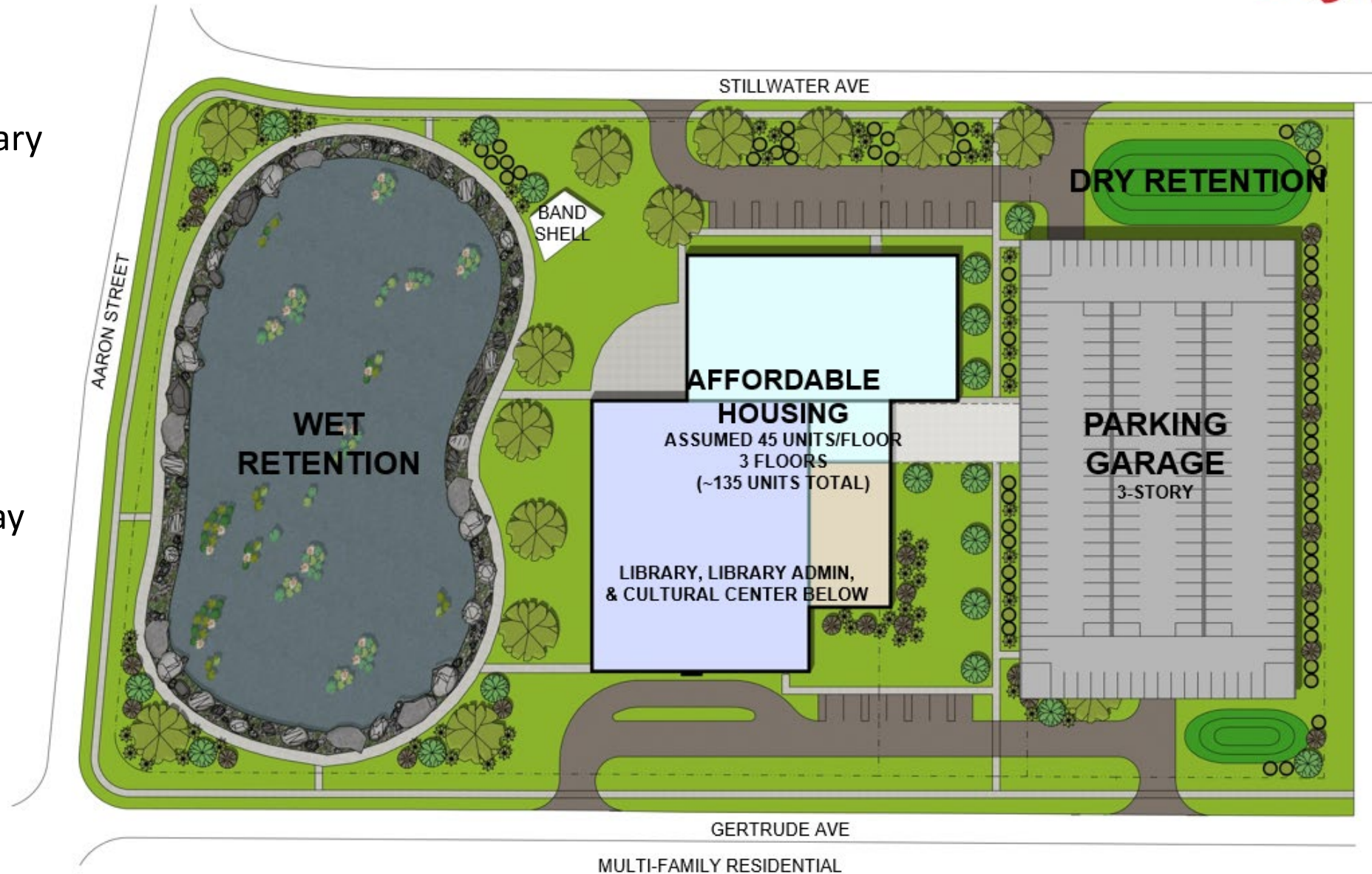
- Build new library
- Demo existing library
- Historical center in library
- Wet retention
- Water features
- Walking trails
- Surface parking
- Vaulted stormwater may be required
- Future opportunity



## Option 3 – Public/Private Partnership



- Build new library
- Demo existing library
- Historical center in library
- Library Admin
- Cultural Center
- Affordable housing
- Wet retention
- Water features
- Walking trails
- 3-Story parking garage
- Vaulted stormwater may be required





Option 3

PRK





# Discussion and Direction

## Demolition Direction

- Full site – funded through insurance
- Partial – requires additional funding source

## Design Options Feedback

- Full buildout options – potential 2026 Sales Tax Project
- Library only options
- Phased approach

## Public / Private Partnership

- Includes affordable housing – funding TBD