

RECOMMENDATION FOR SITE SELECTION CRITERIA SOUTH COUNTY LIBRARY

SIZE

An existing building for adaptive reuse with space to support outdoor learning environments, technology and innovation needs, indoor programs, and with sufficient parking to support larger events and programs.

- Building size of approximately 40,000 sq. ft.
- 5 acre minimum total lot size

LOCATION

The location and design of the existing structure should provide for easy access and promote accessibility for all. It should be inclusive and safe, be accessible to walking and cycling routes, and ideally be located near public transportation routes. Location should have high visibility from through ways.

- Avoid potential flood areas near native water sources
- Need maneuverability for large delivery trucks
- Avoid passing through residential areas
- Site should not involve costs for mitigation of prior soil contamination, or other pre-existing environmental conditions such as poor drainage, unstable land formation, flood plain or protected lands.
- Grading and outdoor environment for outdoor activities.
- Sites with steep grades and drop off areas should be avoided
- Potential for co-location and/or partnering with outside entity(s)

SUSTAINABILITY AND STEWARDSHIP

We desire an existing building where we can promote an outdoor connection. The site should a goodvalue. A site that offers a design that could take advantage of renewable or energy efficient systems and that fosters environmental stewardship or has potential to allow for it.

- Site should have potential and municipality clearances for taking advantage of renewable resources, solar, wind, etc.
- Building design should not require extensive investment to renovate.
- Cost per sq. ft. purchase price should be consistent with similar properties in the market area.

CONVENIENCE

- Building should provide convenient options for pick-up and drop of such as a drive-up return
- Building should be accessible by multiple modes of transit along popular transportation routes.



TECHNICAL REQUIREMENTS

- Floor structure needs to have minimum 150 pounds per sq. foot load rating for books and shelving
- Intuitive entry and parking - entrance facing parking lot
- Need CenturyLink fiber for internet, reliable power, space for emergency generator
- Existing setbacks, zoning, right-of-ways should allow for library and future expansions
- Main Sanitary Sewer for large community events
- Storm drainage capability either on site or to full capacity public infrastructure
- Fire Suppression psi and volume available on or near site

