

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: SPLOST 2020 Project 25 - East Side Library Project, Proposed Candidate Sites

DATE: August 2, 2024

EXECUTIVE SUMMARY:

This agenda item, in accordance with the approved Capital Project Delivery Process, requests Mayor and Commission (M&C) take the following action: 1) approve the Site Selection recommendation of 1030 Barnett Shoals (Parcel 174D 005) as one of the two alternative sites for the East Side Public Library (SPLOST 2020 Project 25); 2) authorize staff to advance the East Side Public Library (SPLOST 2020 Project 25) to the Schematic Design Phase on Parcel 174D005; 3) authorize Staff to finalize acquisition/transferring of the property necessary to develop the East Side Public Library. In keeping with the ordinances, the agenda also requests M&C approve the designation of the project as appropriate for public art.

BUDGET INFORMATION:

REVENUES:

\$ 14,160,020	SPLOST 2020 Funding
\$ 2,000,000	State Grant Funding
\$ 16,160,020	Total Revenue Available

EXPENSES:

CAPITAL:

\$ 903,663	Expensed or Encumbered
\$ 35,000	Designated Design & Construction Admin. Services
\$ 1,229,367	Designated Testing, Permitting, Utilities, PM Fees, and Commissioning
\$ 61,000	Designated Public Art - Sub-Project (SP) #1
\$ 1,689,000	Designated Fixtures, Furnishings & Equipment
\$ 2,000,000	Designated Books and Resources
\$ 1,742,020	Designated Project Contingency
\$ 8,000,000	Designated for Construction
\$ 500,000	Available for Land Acquisition

OPERATIONAL:

FUNDING SOURCE: CAPITAL - SPLOST 2020 Program Revenues/Financing, State Grant Funding
OPERATIONAL – GENERAL FUND

COMMISSION ACTION REQUESTED ON: September 3, 2024

PURPOSE:

To request that the Mayor and Commission:

- a. Approve the Site Selection recommendation of 1030 Barnett Shoals (Parcel 174D 005) as one of the two alternative sites for the East Side Public Library (SPLOST 2020 Project 25);
- b. Authorize staff to advance the East Side Public Library (SPLOST 2020 Project 25) to the Schematic Design Phase on Parcel 174D005 as generally shown on **Attachment #1**;
- c. Approve the Athens Cultural Affairs Commission (ACAC) recommendation that the East Side Library Project (SPLOST 2020 Project 05) is appropriate for Public Art with a proposed budget of \$61,000; and,
- d. Authorize the Mayor and appropriate staff to execute necessary documents to develop the East Side Public Library.

HISTORY:

1. On September 19, 2007, the Northeast Georgia Regional Commission (NEGRC) entered into a lease agreement with the Athens-Clarke County Public Building Authority (PFA), for 305 Research Drive. The NEGRC entered into the agreement and transferred the property to the PFA. The agreement allowed the issuance of revenue bonds to finance the renovation of the NEGRC property and provided the NEGRC the opportunity to reacquire the property when the bonds were paid in full (History #32).
2. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; included in the call was the East Side Public Library (Project 25). The approved budget for the project was \$14,499,000 with the acknowledgement that the cost of Land Acquisition was not included in the approved project budget.
3. On November 5, 2019, Athens-Clarke County (ACC) voters approved the SPLOST 2020 Program Referendum. This Referendum included the East Side Public Library (Project 25).
4. On February 2, 2021, the M&C approved the 2020 SPLOST Tier Funding Schedule. Allocating funds for this project across all Tiers but with the funding for design to begin in FY22 and Construction across FY23 and FY24.
5. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) approved a recommendation to the M&C that this project as appropriate for Public Art.
6. In July 2021, the ACCLB approved the hiring of McMillan Pazdan Smith to develop a preliminary program for the East Side Public Library. This program was to better understand the needs of the library and to help apply for state funding for the library project.
7. In July 2021, Manager Williams selected the User Group Members for the SPLOST 2020 Project 25 - East Side Library Project to help ensure the Unified Government of Athens-Clarke County (ACCGov) long terms goals are promoted during the Project Development process. The User Group Members are:

- Valerie Bell
 - Beth Smith
 - Jane Russell
 - Toby Mayfield
 - Lawrence Harris
 - Greg Deal
 - Terris Thomas
 - Mike Wharton (Ex-Officio)
8. On April 5, 2022, the M&C approved the designation of McMillan Pazdan Smith as the highest scoring firm for Professional Design and Construction Administration Services for the project and authorized staff to negotiate a final scope of services and fees with McMillan Pazdan Smith for a not-to-exceed contract amount of \$750,000.
 9. During May – August 2022, the design team worked with the User Group and Site Selection Committee (SSC) to develop the site selection criteria and project concept.
 10. On June 19, 2022, an initial programming session was held with key staff of the existing libraries in the Athens Regional Library system.
 11. On August 8, 2022, the SSC voted to recommend the Proposed Site Selection Criteria to M&C for their consideration during the September Work Session.
 12. On August 18, 2022, the User Group recommended the Proposed Project Concept and Site Selection Criteria to M&C for consideration during the September 2022 Work Session.
 13. On September 13, 2022, during the regularly scheduled work session, the Proposed Project Concept and Site Selection Criteria, for the East Side Public Library, were presented to and reviewed by the M&C.
 14. On September 15, 2022, information from the Work Session and the drafts of the Proposed Project Concept and Site Selection Criteria were posted to the SPLOST website for public review and feedback.
 15. On October 1, 2022, the first public engagement session was held at Fire Station #7 on Barnett Shoals Road.
 16. On October 3, 2022, two additional public engagement sessions were held. The first was at Living Hope Church and the second was at the East Athens Development Corporation.
 17. On October 12, 2022, the SSC reviewed the Site Selection Criteria and the comments from the Public Input Sessions. The SSC recommended the Site Selection Criteria for approval by the M&C.
 18. On November 10, 2022, the on-line public input results were received for the Proposed Project Concept and Site Selection Criteria. There were 289 responses to the online public input and over 60 people attended the three in person sessions.
 19. On November 1, 2022, the M&C approved the Project Concept and Site Selection Criteria and

authorized the SSC to advance the project into Stage II of the Major Site Selection Process and ultimately to develop the Candidate Sites list.

20. On March 13, 2023, the SSC reviewed the list of Potential Sites for the project and recommended 8 Potential Sites to go out for public input.
21. Between April 28, 2023 and May 21, 2023, the SSC and staff conducted an on-line survey, three public input sessions at different locations across the County, and tabling events in an effort to inform residents about the Potential Sites and to give residents the opportunity to provide public input on the Potential Sites. There was a total of 232 responses to the online public input and over 60 people attended the three in person sessions. The full listing of all 232 public comments that were received can be viewed at:
https://link.edgepilot.com/s/ac78a36c/b35RsOk-S0e_A8OtvuqWMg?u=https://arcg.is/0avav0
22. On June 8, 2023, the UG met to review the Potential Sites and the public input received on the Potential Sites. The UG voted unanimously to recommend the sites listed below as the three recommended Candidate Sites:
 - 1030 Barnett Shoals Rd. – Current undeveloped property owned by ACCGov
 - 280 Gaines School Rd. – Current location of the CCSD Early Learning Center
 - 2000 Barnett Shoals Rd. – Current location of the “old Kmart” and Kroger/College Station shopping center
23. On June 12, 2023, the SSC met to review the Potential Sites, the public input received on the Potential Sites, the evaluations by the design team, and the User Group recommendation. The SSC unanimously approved the User Group’s recommended sites and added a fourth. Additionally, the SSC decided to seek additional information before forwarding their recommendation to the M&C. The four sites approved by the SSC were as follows:
 - 1030 Barnett Shoals Rd. – Current undeveloped property owned by ACCGov
 - 280 Gaines School Rd. – Current location of the CCSD Early Learning Center
 - 2000 Barnett Shoals Rd. – Current location of the “old Kmart” and Kroger/College Station shopping center
 - 1935 Barnett Shoals Rd – Current Green Acres Shopping Center
24. On July 10, 2023 the SSC met to review the potential sites. The SSC unanimously approved to remove 1935 Barnett Shoals Rd (Current Green Acres Shopping Center) from last month’s vote and replace it with a new site, approving four sites in total. The four sites approved by the SSC were as follows:
 - 1030 Barnett Shoals Rd – Current undeveloped property owned by ACCGov
 - 280 Gaines School Rd. – Current location of the CCSD Early Learning Center
 - 2000 Barnett Shoals Rd., 2301 College Station Rd. – Current location of the “old K-Mart” and Kroger/College Station shopping center
 - 4440 Lexington Rd – Current location of Southeast Clarke Park
25. On August 1, 2023, the M&C approved the list of four candidate sites presented by the SSC as listed in History #24 and authorized the SSC to enter Stage III of the ACCGov Site Selection Process for technical and cost evaluations of the candidate sites, candidate site rankings and recommendation to the M&C of site acquisition.

26. On September 28, 2023, the UG met to review the Candidate Sites' technical and cost evaluations, done by the design team, and unanimously voted to rank the Candidate Sites in the following order:

User Group Candidate Site Ranking:

1. 2000 Barnett Shoals Rd., 2301 College Station Rd. – Current location of the “old K-Mart” and Kroger/College Station shopping center
2. 1030 Barnett Shoals Rd – Current undeveloped property owned by ACCGov

Candidate Sites Recommended to be removed from consideration

- 4440 Lexington Rd – Current location of Southeast Clarke Park
- 280 Gaines School Rd. – Current location of the CCSD Early Learning Center

27. On October 3, 2023, the SSC met under executive session to review the Candidate Sites information and the recommendation of the User Group. The SSC voted unanimously to rank the sites in the order below. 1030 Barnett Shoals Rd and 4440 Lexington Rd were proposed as back up options to the 2000 Barnett Shoals Rd site, but were not ranked.

Site Selection Committee Candidate Site Ranking:

1. 2000 Barnett Shoals Rd., 2301 College Station Rd. – Current location of the “old K-Mart” and Kroger/College Station shopping center
2. 1030 Barnett Shoals Rd – Current undeveloped property owned by ACCGov
2. 4440 Lexington Rd – Current location of Southeast Clarke Park

Candidate Sites Recommended, by the SSC, to be removed from consideration

- 280 Gaines School Rd. – Current location of the CCSD Early Learning Center

28. On November 7, 2023, under executive session, the M&C reviewed the candidate sites information and recommendation of the SSC. The M&C recommended moving forward with the 2000 Barnett Shoals Rd site and approved staff to begin negotiations with Kroger for acquiring the property.
29. On May 3, 2024, under executive session, the M&C reviewed the offers from Kroger for the 2000 Barnett Shoals Rd property and the recommendation from Staff to pursue other site options. M&C directed staff move forward with the 1030 Barnett Shoals Rd site but also requested that staff engage the Northeast Georgia Regional Commission (NEGRC) and look at the possibility of shared use on the 1030 Barnett Shoals Rd site.
30. On May 10, 2024, staff met with NEGRC staff to discuss the building needs of the NEGRC and the potential for shared use operations.
31. On June 25, 2024, NEGRC requested, pursuant to the lease agreement from September 19, 2007 (History #1), that ACCGov transfer ownership of the property from the Athens-Clarke County Public Building Authority (PFA) for 305 Research Drive, the current NEGRC offices, to the NEGRC.
32. On July 30, 2024, staff and the design team met with the NEGRC to go over design options and the associated cost. At this meeting it was determined that the funding available to the NEGRC was not sufficient to cover the programming needs desired by the NEGRC.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 25 East Side Library Project reads as follows:

Project 25, East Side Library Project, will provide funding for land acquisition, design, construction, and/or equipping of a facility and/or renovations, improvements, additions to, and equipping of an existing facility for the purpose of extending library services to county residents on the east side of Athens-Clarke County. This annex facility would be a full-service library consistent with the level of resources and services provided at other similarly situated public libraries in the county. Depending upon costs and funding availability, the facility may include, but not be limited to, spaces such as meeting rooms, study rooms, children's area, teen area, popular reading space, computer spaces, a creation space complete with digital and modern technology, innovative spaces and technology, and associated parking and general infrastructure to support the facility. This project may also provide funding for the purchase of enhanced technology, access improvements for the disabled, and purchase of library resources for the Athens-Clarke County Libraries. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. Based on the above Initial Project Statement (F&I #1) and with consideration of feedback received from the three public engagement sessions (History #15 and 16), the M&C approved the Project Concept and Site Selection Criteria (History #19).
3. The ACCGov Site Selection process is implemented by a Mayor-appointed citizen committee chaired by a Commissioner. The principal charge to the committee is to ensure both appropriate technical and community values are considered and evaluated in the selection of sites for SPLOST and ACCGov facilities. The overall process includes specific activities as follows:
 - Stage I – development of appropriate technical and community values for the site selection criteria which must be approved by the M&C;
 - Stage II – identification of Potential Sites based on the approved criteria, and determination of up to ten Candidate Sites based on evaluated rankings of the Potential Sites. The Candidate Sites must also be approved by the M&C; and,
 - Stage III – develop detailed site studies as appropriate and a recommended final site ranking for M&C review and approval. Each of these steps also includes a public information/community meeting process to receive input from the public for additional consideration.
4. Using the approved Siting Criteria, eight Potential Sites, were identified and evaluated against the criteria relative to the technical and community values. Each site was assigned points based on the site selection criteria to provide relative benefits and challenges for each of the sites. The public input on the eight Potential Sites was also reviewed and evaluated as part of determining a recommendation for the proposed candidate sites for further study and evaluation. The eight Potential Sites were as follows:
 - 1030 Barnett Shoals Rd, Parcel #174D 005 (6.293 Acres) - 56 Points
 - 2000 Barnett Shoals Rd Parcel #182B 007B (5.97 Acres) - 56 Points
 - 280 Gaines School Rd Parcel #233 022 (14 Acres) - 56 Points
 - 1935 Barnett Shoals Rd Parcel #241A3 B009A (6.36 Acres) - 54 Points

- 1065 Gaines School Rd Parcel #241 005 (4.48 Acres) - 50 Points
 - 1300 Cedar Shoals Dr Parcel #241 005D (56.2 Acres) - 46 Points
 - 1934 Lexington Rd Parcel #174B2 A017 (6.48 Acres) - 46 Points
 - 2555 Lexington Rd, Parcel #233 003A (5 Acres) - 44 Points
5. The approved Major Project Site Selection Process required that the SSC submit to M&C a minimum of three recommended Candidate Sites for further evaluation. After the public input and the evaluation of the Potential Sites, the SSC recommended four sites (History #24) to the M&C for consideration as Candidate Sites. Subsequent to the UG recommendation, the Site Selection Committee reviewed the public input, the design team evaluation of the sites, and ultimately voted unanimously to approve the UG's recommendation (first three properties listed below) and to add the fourth property listed below:
- 1030 Barnett Shoals Rd. – Current undeveloped property owned by ACCGov
 - 280 Gaines School Rd. – Current location of the CCSD Early Learning Center
 - 2000 Barnett Shoals Rd., 2301 College Station Rd. – Current location of the “old Kmart” and Kroger/College Station shopping center
 - 4440 Lexington Rd. – Current site of Southeast Clarke Park
6. The Site Selections above recommended Candidate Sites were presented to the M&C in an executive Session (History #28). At the executive session, M&C provided staff with authority to negotiate with the Owner of 2000 Barnett Shoals Road site, to determine if a sales option could be acquired for the East Side Library. Staff engaged the property owner to discuss the potential acquisition. From November 2023 to April 2024, staff met with representatives of Kroger to discuss several different potential lease and purchase agreements for the site. The potential of reusing the existing building and building a new building were both explored for the site. The results of these negotiations were brought back to M&C in executive session on May 3, 2024 (History #29).
7. The results of those negotiations did not yield a favorable agreement that would allow the new library to be built and within the available budget. The M&C directed staff to move forward with the property already owned by ACCGov at 1030 Barnett Shoals Rd site and to look at the potential of co-locating an expansion of the North East Georgia Regional Commission facility. After conferring with the NEGRC about potential to co-locate expansion of the of the NEGRC on the 1030 Barnett Shoals Rd site.
8. At the request of the M&C (History #29), staff engaged the NEGRC to discuss a potential shared use of the 1030 Barnett Shoals Rd site. Based on the NEGRC's space needs, staff and the library design team produced a conceptual site layout and associated cost estimate that would support a shared use of the site. After discussing layout with the NEGRC, it was determined that there was not sufficient funding available, for the NEGRC, to support the cost of the additional square footage, parking, site improvements needed for a co-located or shared use facility. It is the recommendation of the User Group and Project Design team that the East Side Library project move forward on the 1030 Barnett Shoals Rd site without co-locating the NEGRC.
9. Anticipated remaining timeline for Site Selection Process:
- | | |
|---|-------------------|
| • M&C Action on Selected Site | September 3, 2024 |
| • Schematic Design to M&C Consideration | December 2024 |
| • Construction Bidding | Summer 2025 |
| • Construction Complete | End of 2026 |

10. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:

- Identify and Close Gaps in Partnership with the Community Goal, Strategy C: *Identify ways to address unaddressed community needs and develop Identify ways to address unaddressed community needs and develop programs, policies, and processes to facilitate community transformation.*

OPTIONS:

1. Mayor and Commission:

- a. Approve the Mayor and Commission's recommendation of 1030 Barnett Shoals (Parcel 174D 005) as the selected site for the East Side Public Library (SPLOST 2020 Project 25);
- b. Authorize staff to advance the East Side Public Library (SPLOST 2020 Project 25) to the Schematic Design Phase on Parcel 174D005 as generally shown on **Attachment # 1**;
- c. Approve the Athens Cultural Affairs Commission (ACAC) recommendation that the East Side Library Project (SPLOST 2020 Project 05) is appropriate for Public Art with a proposed budget of \$61,000; and,
- d. Authorize the Mayor and appropriate staff to execute necessary documents to develop the East Side Public Library.

2. Mayor and Commission do not approve the 1030 Barnett Shoals (Parcel 174D 005) Site for SPLOST 2020 Project 25, East Side Public Library.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, & d

DEPARTMENT: Capital Project Department

Prepared by: John Simoneaux for,



Josh Hawkins, Capital Projects Director

8/09/2024

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, & d



8/30/2024

Niki Jones, Acting Manager

Date:

Attachment #1 – Proposed Site Concept for 1030 Barnett Shoals Road



**1030 BARNETT SHOALS RD, PARCEL NO. 174D 005
(SCORE 56, 6.293 ACRES)**

**Attachment #1
Page 1 of 2**



BENEFITS:

- IN THE "HIGHLY WANTED" AREA
- OWNED BY THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
- WALKABLE WITHIN 5-10 MINUTES OF A HIGHER DENSITY RESIDENTIAL COMMUNITY
- BUS ROUTES ON BARNETT SHOALS RD. IN EACH DIRECTION ADJACENT TO THE SITE
- CLOSE PROXIMITY TO DENSITY AND UNDERSERVED COMMUNITIES
- CLOSE TO THE FIRE STATION #7
- SITE HAS POTENTIAL FOR HIGH SUSTAINABILITY SCORE DUE TO TREE COVERAGE AND PROXIMITY TO A CREEK
- CLEAR OF AIRPORT ZONES
- POTENTIAL FOR BUILDING AND SIGNAGE TO BE VISIBLE FROM A MAJOR ROAD
- POTENTIAL FOR FUTURE EXPANSION OF THE FACILITY DUE TO ACREAGE
- EXISTING AND PROPOSED GREENWAYS ARE CLOSE TO THE SITE AND GREENWAY CONNECTIONS COULD BE IMPLEMENTED
- BUILDING AND SIGNAGE VISIBLE FROM A MAJOR ROAD

CHALLENGES:

- CURRENT ZONING RM-2 (MIXED DENSITY RESIDENTIAL)
- NOT WALKABLE TO A SCHOOL
- VEHICULAR TRAFFIC IS LIMITED, ACCESS IN AND OUT ON BARNETT SHOALS RD. ONLY. WITHOUT TRAFFIC SIGNAL, LEFT TURNS CAN BE DIFFICULT.
- GEORGIA POWER EASEMENT ON THE SITE THAT WILL IMPACT THE DEVELOPABLE AREA
- SITE TOPOGRAPHY MAY REQUIRE MODIFICATIONS

TOTAL PROJECT COST ESTIMATE: \$9,727,537

PARCEL #	ADDRESS	GENERAL AREA WALKABILITY	PROXIMITY TO SCHOOLS	INTERMODAL ACCESS	DEMOGRAPHIC OPPORTUNITY ALIGNMENT	PUBLIC SAFETY	SOCIAL ENVIRONMENTAL IMPACTS	SUSTAINABILITY	CLEAR OF AIRPORT ZONES	SITE VISIBILITY	SITE LOCATION	DEVELOPABLE SQUARE FEET AVAILABLE	TOPOGRAPHY	ROAD ACCESS/ TRAFFIC IMPACT	UTILITY ACCESS	PROPERTY OWNERSHIP	PROXIMITY TO COUNTY OWNED SERVICES	TOTAL
174D 005	1030 BARNETT SHOALS RD	5	0	3	5	5	3	5	5	5	3	5	1	3	3	3	1	55
174D 005	1030 BARNETT SHOALS RD	5	0	3	5	5	3	5	5	5	3	5	1	3	3	3	1	55
233 022	280 GAINES SCHOOL RD	5	3	3	5	5	3	3	3	1	5	5	5	3	3	1	1	54
242 003C	4440 LEXINGTON RD (LEXINGTON)	3	0	1	0	5	1	5	5	5	5	5	5	3	1	3	5	52
242 003C	4440 LEXINGTON RD (WHIT DAVIS)	3	0	3	0	5	1	5	5	5	5	5	5	3	3	3	5	56

DEVELOPMENT SUMMARY	
TOTAL PARCEL AREA:	6.293 AC
LIBRARY DEVELOPMENT:	4.00 AC
BUILDING DEVELOPMENT:	16,000 SF (30,000 SF BUILDOUT)
PARKING PROVIDED:	79 SPACES, 4 ADA, 12 EMPLOYEE, 14 ADDITIONAL FUTURE

NARRATIVE
THE 1030 BARNETT SHOALS ROAD SITE IS CHARACTERIZED BY ITS TREE COVERAGE, OPPORTUNITIES FOR ROAD VISIBILITY, PROXIMITY TO UNDERSERVED RESIDENTS, AND CONNECTIONS TO GREENWAYS. IN THIS PROPOSED MPS SITE INTERVENTION, THE INITIAL PHASE OF THE PROPOSED LIBRARY BUILDING IS PLACED ON AN EXISTING PAD THAT LIES ON A HIGH TOPOGRAPHY POINT OF THE SITE. THE SHORTER FACADES OF THE PROPOSED LIBRARY ARE ORIENTED E-W TO MITIGATE POTENTIAL HEAT GAIN, AND TO GIVE THE POTENTIAL FOR SOUTHERN LIGHT TO BE UTILIZED WITH SOLAR PANELS. POTENTIAL FUTURE EXPANSION IS ACCOMMODATED OFF THE WESTERN FACADE OF THE BUILDING. TREES ALONG THE EASTERN FACADE ARE CLEARED TO CREATE VISIBILITY FROM THE ROAD AND SPACE FOR A DROP-OFF AREA. PARKING IS LOCATED ON THE NORTHERN PART OF THE SITE. A PATH LEADING TO THE EXISTING GREENWAY TRAIL IS ORIENTED TO THE SOUTHWEST OF THE SITE TO MITIGATE NOISE CONCERNS. STAFF PARKING AND A LOADING ZONE ARE LOCATED OFF THE SOUTHERN FACADE OF THE BUILDING TO ALLOW FOR EASY ROAD ACCESS AND PRIVACY, WHILE THE WESTERN FACADE IS LEFT UNENCUMBERED FOR FUTURE POTENTIAL EXPANSION.

TRAFFIC
BASED ON ITS 10TH EDITION, THE ESTIMATED TRAFFIC FOR THE LIBRARY PHASE 1 WILL BE 900 AVERAGE DAILY TRIPS (ADT) WITH PEAK P.M. HOUR TRIPS AVERAGING AROUND 120 TRIPS. AT FULL BUILDOUT, THE ADT WILL BE AROUND 1,650 AND PEAK P.M. TRIPS AROUND 220.

THE LATEST GDOT TRAFFIC COUNTS FOR BARNETT SHOALS ROAD IN THIS LOCATION ARE AROUND 16,500 TRIPS PER DAY. BASED ON EXISTING TRAFFIC COUNTS, PHASE 1 WOULD INCREASE THE DAILY TRIPS BY 5% AND AT FULL BUILD OUT INCREASE DAILY VEHICLE TRIPS BY 10%.

THERE IS POTENTIAL TO ADD A SECOND ENTRANCE TO THE END OF THE PARKING LOT ALIGNING WITH COTTON CREEK DRIVE. THE SECOND ENTRANCE COULD BE PART OF THE BUILDING EXPANSION EFFORT. A LEFT TURN LANE WILL BE REQUIRED AND WILL NEED TO BE PLANNED FOR ONCE FULL BUILD OUT IS REACHED.

SITE
ASSUME THE ADDED PARKING AND DRIVE WILL HAVE CURB AND GUTTER. ALTHOUGH NOT ILLUSTRATED, AN ENCLOSED SOLID WASTE AND RECYCLING FACILITY WILL NEED TO BE INCLUDED.

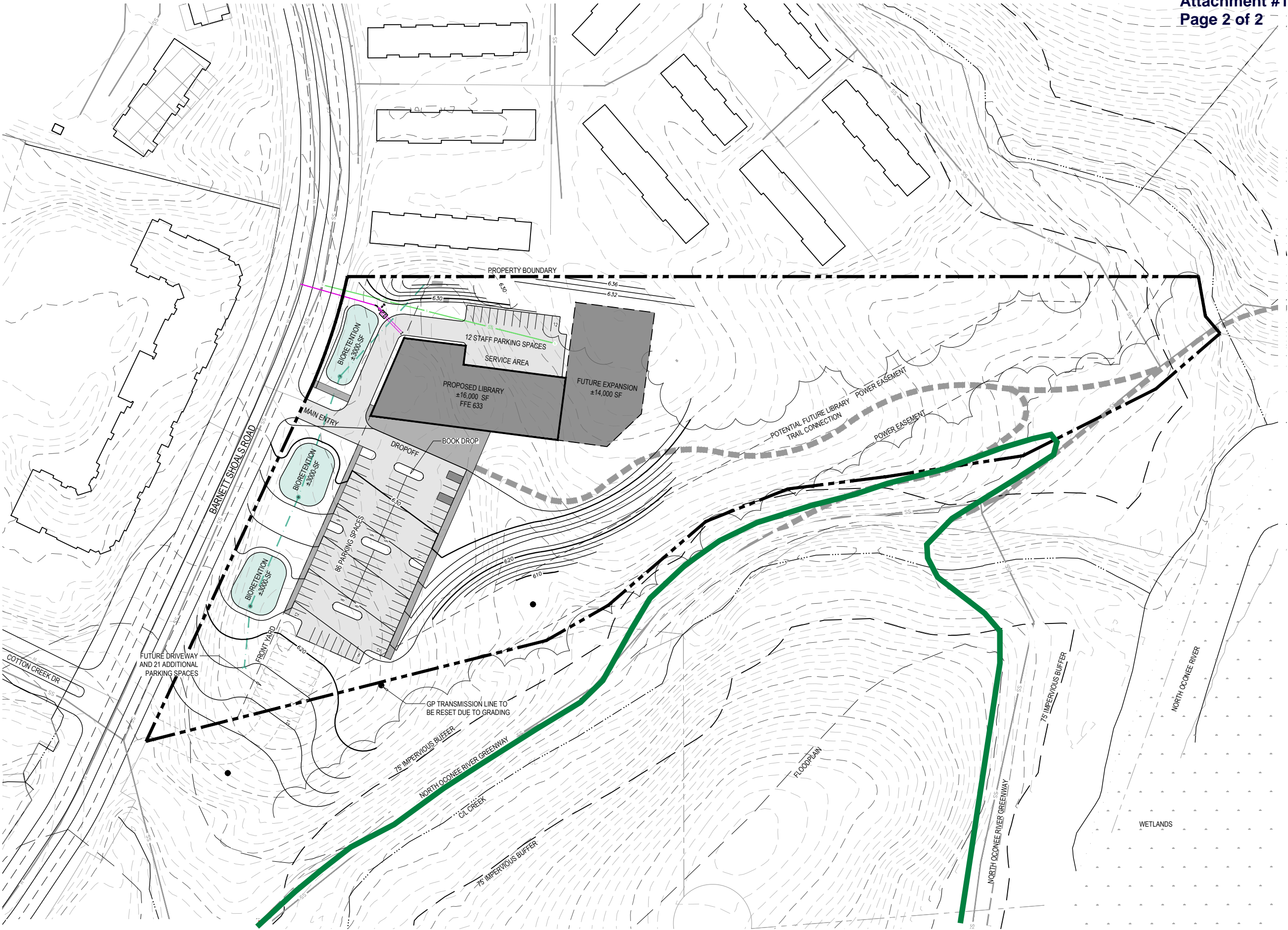
EARTHWORK
PRELIMINARY GRADING ILLUSTRATES THAT THE SITE CAN BE BALANCED (IF EXISTING SOILS ARE GOOD) AND THERE WILL NOT BE NEED FOR RETAINING WALLS. PLEASE NOTE THE ILLUSTRATED FFE AND PROPOSED GRADING WOULD NEED TO BE LOWERED 20-INCHES TO ACHIEVE BALANCED CUT/FILL EARTHWORK. LOWERING TO BALANCE RESULTED IN APPROXIMATELY 27,000 CY OF CUT AND 23,500 CY OF FILL. ASSUMES 3,500 CY OF TOPSOIL MAY BE DIFFICULT TO REUSE ON SITE.

STORMWATER
THIS SITE WILL UTILIZE THREE BIORETENTION FACILITIES TO TREAT STORMWATER. THE STAFF PARKING LOT AND ACCESS DRIVE WILL BE ROUTED THROUGH A SMALLER FACILITY ALONG BARNETT SHOALS ROAD. THE BUILDING AND PUBLIC PARKING LOT WILL BE ROUTED THROUGH A LARGER FACILITY ON THE WEST SIDE OF THE SITE. BIORETENTION FACILITIES WILL BE CONSTRUCTED USING 12-IN GRAVEL BASE, 18-IN MEDIA, AND 12-IN OF PONDING. EACH WILL BE SIZED TO TREAT THE RUNOFF REDUCTION VOLUME, CHANNEL PROTECTION VOLUME, AND DETAIN THE 100-YR RAIN EVENT. FINAL SIZING WILL DEPEND ON INFILTRATION RATES. AN ADDITIONAL PIPE WILL BE REQUIRED TO DRAIN STORMWATER FROM A LOW-POINT AT THE SOUTHEAST CORNER OF THE SITE.

UTILITIES
ALL NECESSARY UTILITIES ARE AVAILABLE AND FEASIBLE TO TIE INTO. SEWER WILL GRAVITY TO THE 12-IN SEWER MAIN IN BARNETT SHOALS ROAD. WATER WILL TAP OFF THE MAIN ALONG BARNETT SHOALS ROAD. OVERHEAD POWER AND DATA ARE ON THE LIBRARY FRONTAGE.

TREE CANOPY
ALTHOUGH SOME EXISTING TREES WILL NEED TO BE REMOVED, THE EXISTING STAND IS RELATIVELY YOUNG, NOT A MATURE FOREST. EXISTING CANOPY ALONG THE SIDES AND BACK OF THE PROPERTY WILL BE CONSERVED.

FURTHER CONSIDERATIONS
ALTHOUGH CLASSIFIED AS A COMPLETE STREET WITH BICYCLE LANES AND SIDEWALK, THIS SECTION OF BARNETT SHOALS ROAD IS IN FACT, A HIGHWAY. IT HAS HIGH VEHICULAR SPEED WHICH IS SHOWN TO DETER BICYCLE AND FOOT TRAFFIC. THIS SECTION OF ROAD DOES HAVE THE POTENTIAL TO BE TRANSFORMED INTO A BOULEVARD WITH A GREEN MEDIAN, STREET TREES, AND A MULTI-USE PATH ALL WITHIN THE EXISTING CURBS. THIS CAN BE ACHIEVED WITH A ROAD DIET THAT WOULD DECREASE VEHICULAR SPEEDS FROM 50 MPH TO 30 MPH. THE EXISTING CURB TO CURB IS 68 FT, FURTHER CONTRIBUTING TO THE CURRENT NATURE OF THE ROAD. THIS IS SCOPE IS NOT INCLUDED IN THE PROJECT BUDGET, AS IT IS A FUTURE POSSIBILITY THAT COULD BE CONSIDERED.



Proposed Site for East Side Public Library - 1030 Barnett Shoals Road

