

SITE SELECTION CRITERIA

COMMUNITY AND ENVIRONMENTAL VALUES

GENERAL AREA WALKABILITY

Must have: Walkable within 5-10 min of other businesses (1 point)

Highly Wanted: Walkable within 5-10 min of residential community (3 points)

Nice to have: Walkable within 5-10 min of higher density residential community (5 points)

PROXIMITY TO SCHOOLS

Must have: Walkable within 5-10 min of campus (1 point)

Highly Wanted: Walkable 5-10 min & without crossing major street (3 points)

Nice to have: Walkable by adjacent property (5 points)

PROXIMITY TO BUS ROUTE, GREENWAYS, INTERMODAL APPROACH

Must have: Walkable within 5-10 min of current or future Bus Stop / Public Transportation Routes (1 point)

Highly Wanted: Within 5-10 min of current or future Bus Route / Transit, and Bicycle Routes (3 points)

Nice to have: Something unique or above the previous standards (5 points)

DEMOGRAPHIC OPPORTUNITY ALIGNMENT

Must have: Close proximity to general population density centers (1 point)

Highly Wanted: Close proximity to heavy usership (3 points)

Nice to have: Close proximity to Density, heavy usership, and underserved communities (5 points)

PUBLIC SAFETY

Must have: Water pressure for fire suppression systems adequate (1 point)

Highly Wanted: Within 10 min of EMS/Police/ Fire response zone (3 points)

Nice to have: Close Proximity / under 5 min response time zone (5 point)

SOCIAL ENVIRONMENTAL IMPACTS

Must have: Building location encourages inclusive community patronage through accessibility, walkability, and proximity to public transportation. (1 point)

Highly Wanted: Building location promotes inclusivity as listed above, and has the opportunity to reach historically underserved patrons in the neighborhoods defined by the demographic team. (3 points)

Nice to have: Building location has opportunity to directionally change social conditions in a positive manner through the expansion of items listed above that perhaps don't yet exist in the area. (5 points)

SUSTAINABILITY (USGBC LEED rating)

Must have: The site must meet minimum prerequisites as defined by USGBC LEED (v4.1) site selection criteria equivalent in similar sustainable rating systems. (1 point)

Highly Wanted: Site has potential to score 4 or more points on Sustainable Site in USGBC LEED v4.1 or equivalent in similar sustainable rating systems. (3 points)

Nice to have: Site has potential to score 7 or more points on Sustainable Site in USGBC LEED v4.1 equivalent in similar sustainable rating systems. (5 points)

CLEAR OF AIRPORT PROTECTIVE ZONES & NOISE ZONES

Must have: The site must be outside FAA regulated runway protection zones. (1 point)

Highly Wanted: Outside FAA runway protection zones and clear of acceptable decibel that does not require special sound construction. (3 points)

Nice to have: Includes above and has limited or no noise from overhead airplane activity (5 points)

SITE VISIBILITY

Must have: Signage visible from Street (1 point)

Highly Wanted: Building & Signage visible from street (3 points)

Nice to have: Building easily identifiable and visible from major street / intersection (5 point)

SITE LOCATION

Must have: Within the defined Athens Eastside Library "Must Have" area defined as "The East Side" (1 point)

Highly Wanted: Inside defined Athens Eastside Library "Highly Wanted" area (3 points)

Nice to have: In close proximity or inside one of the defined Athens Eastside Library "Nice to Have" area (5 points)

DEVELOPABLE SQUARE FEET AVAILABLE (ACREAGE)**New Site**

Must have: 30,000 sf building foot print (0.75 acres), +/-90-120 parking spaces (1.0 acres), 1.25 acres expansion of building Total: 3.5 acres (1 point)

Highly Wanted: 45,000 sf building footprint (1 acre), +/-180 parking spaces (1.4 acres), open detention opportunity (1 acre) Total: 4.0-6.0 acres (3 points)

Nice to have: 30 plus yr. plan 6+ acres (5 points)

Adaptive Reuse

Must have: 30,000 sf with 25'- 30' structural bays for adaptive reuse, +/-90-120 parking spaces (or land to available to accommodate), 1.5 acres expansion of building, open space (0.5 acres)= total 5.0 acres (1 point)

Highly Wanted: 45,000 sf with 25'- 30' structural bays and open floor plan available for adaptive reuse, +/-180 parking spaces (or land to accommodate 2.0 acres), 1 acre expansion of building, open detention opportunity (1.5 acres), open space (0.5 acres) = total 5.0-9.0 acres (3 points)

Nice to have: 30 plus yr. plan 9+ acres with minimal renovation (5 points)

TOPOGRAPHY

Must have: Slope may require some retaining walls or topography modifications, but meets buildable area requirements (1 point)

Highly Wanted: Slope may require some topography modifications, meets buildable area requirements (3 points)

Nice to Have: Site is generally level and accommodates multiple building layouts with minor grading (5 points)

ROAD ACCESS / TRAFFIC IMPACT

Must have: Location does not adversely affect adjacent properties traffic ingress and egress or add to street vehicle count by more than 20% (1 point)

Highly Wanted: Location allows for direct ingress and egress, and does not add to street vehicle count by more than 15% (3 points)

Nice to have: Traffic signaled entrance (5 points)

UTILITY ACCESS**New Site**

Must have: Access to municipal water, municipal sewer, power, natural gas, and storm water (1 point)

Highly Wanted: Within adjacent right of way utilities noted above and has high speed data or fiber optic connection in adjacent right of way (3 points)

Nice to have: Site has utilities and data options noted above, and utilities are located below ground (5 points)

Adaptive Reuse

Must have: Existing utilities with upgrade acceptable (includes municipal water, municipal sewer, power, natural gas, and storm water) (1 point)

Highly Wanted: Existing utilities are acceptable and include those noted above, high speed data or fiber optic connection in adjacent right of way (3 points)

Nice to have: Site has utilities and data options noted above, and existing utilities are located below ground (5 points)

PROPERTY OWNERSHIP (COUNTY / PUBLIC, PRIVATE)

Must have: Site is available for purchase (1 point)

Highly Wanted: Existing Government property that would consider Intragovernmental agreement for exchange or use (3 points)

Nice to have: Property presently owned by ACCUG and available for development of Library use (5 points)

PROXIMITY TO COUNTY OWNED SERVICES

Must have: Site is available for purchase (1 point)

Highly Wanted: Adjacent to preserved land or greenspace (3 points)

Nice to have: Adjacent to Parks/active recreation, Greenspace and trails (5 points)

