

SITE SELECTION CRITERIA

SITE 1 SITE 2 SITE 3 SITE 4 SITE 5

COMMUNITY AND ENVIRONMENTAL VALUES					
	SITE 1	SITE 2	SITE 3	SITE 4	SITE 5
GENERAL AREA WALKABILITY					
Must have: Walkable within 5-10 min of other businesses (1 point)	5	3	1	0	0
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)	5	3	1	0	0
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: On or near Bus Route / Public Transportation (1 point)	5	3	1	0	0
Highly Wanted: Access by 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)	5	3	1	0	0
Highly Wanted: Close proximity to heavy usership (3 points)					
Nice to have: Close proximity to Density, heavy usership, and underserved communities (5 point)					
PUBLIC SAFETY					
Must have: Water pressure for fire suppression systems adequate (1 point)	5	3	1	0	0
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 (1 point)	5	3	1	0	0
Highly Wanted: Building location promotes inclusivity and has opportunity to reach historically underserved patrons (3 points)					
Nice to have: Building location has opportunity to directionally change social conditions in a positive manner (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)	5	3	1	0	0
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)					
HEALTH AND WELLNESS (USGBC WELL rating system)					
Must have: Building location promotes active and healthy lifestyle choices (1 point)	5	3	1	0	0
Highly Wanted: Building location promotes USGBC WELL Building minimum standards applicable. (3 points)					
Nice to have: Building location has potential to score strongly in USGBC WELL Building Fitness, Comfort, and Mind standards. (5 points)					
CLEAR OF AIRPORT PROTECTIVE ZONES & NOISE ZONES					
Must have: The site must be outside FAA regulated runway protection zones. (1 point)	5	3	1	0	0
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)	5	3	1	0	0
Highly Wanted: Building & Signage visible from street (3 points)					
Nice to have: Building easily identifiable and visible from major street / intersection (5 point)					

MEASURABLE CRITERIA PHYSICAL SITE					
	SITE 1	SITE 2	SITE 3	SITE 4	SITE 5
SITE LOCATION					
Must have: Within the defined Athens Eastside Library "Must Have" area defined as "The East Side" (1 point)	5	3	1	0	0
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)					
Must have: 30,000 sf building foot print (0.75 acres), +/-90-120 parking spaces (1.0 acres), 1.25 acre expansion of building, parking total 3.5 acres(1 point)	5	3	1	0	0
Highly Wanted: 45,000 sf building foot print (1acre), +/- 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 8-10 acres (5 points)					
PARKING REQUIREMENTS					
Must have: Provide 3 spaces per 1,000 sf of building (1 point)	5	3	1	0	0
Highly Wanted: Provide 4 spaces per 1,000 sf of planned and future building (3 points)					
Nice to have: Provide 4 per thousand with clear walkways (5 points)					
TOPOGRAPHY					
Must have: Slope may require some retaining walls or topography modifications, but meets buildable area requirements (1 point)	5	3	1	0	0
Highly Wanted: Slope may require some topography modifications, meets buildable area requirements (3 point)					
Nice to have: Site is generally level and accommodates multiple building layouts with minor grading (5 points)					
ROAD ACCESS / TRAFFIC IMPACT					
Must have: New location does not adversely affect adjacent properties traffic ingress and egress or add to street vehicle count by more than 20% (1 point)	5	3	1	0	0
Highly Wanted: New location allows for direct ingress and egress, and does not add to street vehicle count by more than 15% (3 point)					
Nice to have: Traffic signaled entrance (5 points)					
UTILITY ACCESS					
Must have: Within adjacent right of way municipal water, municipal sewer, power, natural gas, and storm water (1 point)	5	3	1	0	0
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 point)					
Nice to have: Site has utilities and data options noted above, and utilities are located below ground (5 point)					
FUTURE BUILDING EXPANSION					
Must have: Accommodate a future addition of 10,000 to 15,000 sf above final program allocation (1 point)	5	3	1	0	0
Highly Wanted: Site must accommodate a future addition of 15,001 to 20,000 sf above final program allocation (3 point)					
Nice to have: Site has opportunity to accommodate a number of flexible expansions and/or additional Buildings for ACCUG services (5 point)					
PROPERTY OWNERSHIP (COUNTY / PUBLIC, PRIVATE)					
Must have: Willing seller with clear title /deed (1 point)	5	3	1	0	0
Highly Wanted: Existing Government property that would consider Intragovernmental agreement for exchange or use (3 point)					
Nice to have: Property presently owned by ACCUG and available for development of Library use (5 point)					
PROPERTY INCLUDES OUTDOOR SPACE					
Must have: Patio or porches included in design - add 3,000-8,000 sf. (1 point)	5	3	1	0	0
Highly Wanted: Small park area, meditation garden 8,000 - 12,000 sf (3 point)					
Nice to have: Multiple outdoor spaces, possibly something more active use like a trail, amphitheater, other. 12,000 sf + (5 points)					
PROXIMITY TO COUNTY OWNED SERVICES					
Must have: Close proximity to recreation or greenspaces (1 point)	5	3	1	0	0
Highly Wanted: Adjacent to preserved land or greenspace (3 points)					
Nice to have: Adjacent to Parks/active recreation, Greenspace and trails (5 points)					

AVERAGE SCORE	5.26	3.16	1.05	0.00	0.00
TOTAL SCORE	100.00	60.00	20.00	0.00	0.00