

Sand Point Branch Library Site Analysis

						LIBRARY BOARD SITE SELECTION CRITERIA FOR BRANCH LIBRARIES					
SITE	ADDRESS	CURRENT & PAST USE	NUMBER OF OWNERS	ZONING	ISSUES	CAPACITY // AREA SQ.FT.	AVAILABILITY*	PROXIMITY	ACCESSIBILITY // BUS ROUTES	PROGRAM REQUIREMENTS	COST FACTORS
A	Magnuson Park Building 30	hangar & recreation / special events; offices	1	SF 7200	good visibility within campus; triggers major structural & systems requirements for much of the building remainder; Initiative 42	5,000	west wing available	over 1 mile from North East Branch	ADA issues #74 bus stops in front, 75		condition of existing building; unknown TI expense; long-term lease
B	Magnuson Park Gatehouse (bldg. 138)	offices (north wing), Cascade Bicycle Club (south wing) / former security gatehouse	1	SF 7200	Good visibility; Initiative 42	2,500	existing lease in place	over 1 mile from North East Branch	ADA issues 74, 75		condition of existing building; unknown TI expense; long-term lease
C	Magnuson Park Building 18	dry storage Friends of the Library; vacant / former fire station	1	SF 7200	good visibility within campus; current RFP for this facility with potential for pooling resources with other compatible users; Initiative 42	4,000-5,000	mostly vacant; 2nd floor not occupied	over 1 mile from North East Branch	good access 74, 75		condition of existing building; unknown TI expense; long-term lease
D	Magnuson Park Building 41	Parks crew & equipment / former gas station	1	SF 7200	good visibility within campus; possibility for drive-up book drop; Initiative 42	2,500	can be available	over 1 mile from North East Branch	good access 74, 75		condition of existing building; unknown TI expense; long-term lease
E	Magnuson Park Building 9 (UW property since '95)	currently mostly unused / former officers' quarters	1	L-3	good visibility within campus; triggers major structural & systems requirements for much of the building remainder; long-term plans by UW unknown; Initiative 42	Variable	UW intends to house other educational programs; currently vacant	over 1 mile from North East Branch	ADA issues 74, 75		condition of existing building; unknown TI expense
F	5755 NE 63rd St.	former City Light substation	1*	NC2-40	visibility is a concern; vacant with no known development restrictions; some contamination; *may need to acquire adjacent parking lot owned by Seattle Public Schools	8,117	City plans to surplus property	over 1 mile from North East Branch	74, 75, 71		may have to purchase property for fair market value; may need to acquire adjacent parcel; contamination?
G	6208 60th Ave NE	Sand Point Education Center (North Seattle Community College) / former Sand Point Elementary School	1	SF 5000	visibility is a concern; good compatibility with other programs	5,000	NSCC has 2 yrs remaining on lease with district & plans to renew lease or purchase property	over 1 mile from North East Branch	no ADA issues 74, 75		unknown TI expense
H	Neighborhood Business District	various		NC2-30	excellent visibility; high foot traffic; appropriate & desired SF may not be available	Variable			good visibility 74, 75		high rents; limited parking; unknown redevelopment costs

SITE SELECTION CRITERIA FOR BRANCH LIBRARIES:

Capacity of Site: The site should be large enough to accommodate the library facility requirements in a square or rectangular “footprint”; code required parking at grade or in a parking structure; necessary allowances for setback, zoning requirements, and suitable landscaping. A site that allows for a single story configuration, a single story over structured parking, or with all public spaces on a single story is preferred due to operational cost concerns wherever possible. Site capacity may also consider anticipated future library service needs. *Note* : Parking requirement for 5,000 SF library is ten stalls.

Availability: The site should be relatively acquirable within the time frame needed without major conflicts and high legal costs.

Proximity to Other Branches: The location should be no closer than one mile from other branch libraries in the area, and preferably two miles away from any full service branches, so that each branch can have an immediate service area of a one-mile radius without significant overlap.

Accessibility: The site should be in an area frequently visited by all segments of the primary community being served, close to or on primary streets and transit routes, and highly visible. It should have convenient access to parking, and have the capacity to meet all Americans with Disabilities Act (ADA) requirements.

Neighborhood and Comprehensive Plan Compatibility: Libraries should be sited to provide a positive contribution to the neighborhood. The library should be compatible with existing land uses, and the environment around the future library should support access and use by library patrons.

Library Program Requirements: The site for a new library building or for space in an existing facility should provide for a single street level entrance, an open flexible floor plan with a minimum of load bearing walls and closely placed columns.

Cost: All costs related to each site must be considered including: acquisition costs; demolition costs of existing buildings; relocation costs of businesses or residents on the site; any unusual site development costs; any extra construction costs due to site conditions or configuration; costs of providing sufficient utility service. Low cost should not be used to justify the selection of site that does not substantially meet the above criteria. The cost of land may be evaluated in light of other cost considerations, such as the trade-off between land cost and the cost of structured parking.

* Availability: This factor is most influenced by the property owner's stated willingness to sell.

Note: Criteria are not weighted in this matrix, although some such as willingness to sell may have more influence in siting decisions.