

SITE EVALUATION CRITERIA:

9/15/2015

PHASE 1 - PRELIMINARY ASSESSMENT

VISIBILITY

Italicized words denote Town of Carrboro Comments

	311 Main - Fire & Hearth	200 Main - Armadillo Grill Parking	203 S. Greensboro Street	St Paul AME Zion
Visible From Street	All parcels front main street but are flanked by narrow side setbacks. A library would have adequate visibility of its front façade from Main Street.	This property is currently utilized as a Town of Carrboro parking lot. Property location/orientation would allow a library to be visible from identified arterial street.	This property is currently utilized as a Town of Carrboro parking lot. Property location/orientation would allow a library to be visible from identified arterial street.	This parcel would provide access visibility from the west, east and south points of view, in close proximity to Main Street and Merritt Mill Road. Visibility would be adequate for a library.
Classification of Street where property will be access from	<i>TOC COMMENT: Arterial</i>			
Visual Appeal	Limited on the east and west facades; optimal from the street facing south façade	Optimal on street facing north façade; acceptable but limited from the east and west facades.	Property has direct frontage along S. Greensboro Street, Roberson Street, E. Carr Street, and Maple Avenue with a view of surrounding residential and non-residential land uses.	Acceptable on the east, west, and front facing south facades.

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SITE CAPACITY				
	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME Zion
Able to provide comprehensive library services to all the residents of southern Orange County	Yes			
Meets minimum acreage	Yes; however a five parcel assembly involving three owners would be necessary.	No - Property is .66 acres in area. On-site parking of any kind is extremely challenging. Off-site parking would be necessary to support a building on this site.	Property is .89 acres in area. The site is large enough for a building and limited surface parking; there is potential for structured parking as well.	No
Space for building and on-site parking	Yes, assuming all parcels facing Main Street can be acquired.	See above	See above	No
Adequate utilities and availability	Yes			
Space for future expansion (building to allow for additional library services, parking, etc.) to serve the residents of southern Orange County.	Yes, assuming all parcels facing Main Street can be acquired.	No	See above regarding meeting minimum acreage; however TOC allows 5 deck height on 50% of the property; 2 deck height on 50% of the property; this allows for expansion.	No
Space to accommodate the necessary setbacks, road expansions, and other site amenities	Yes, but challenging, assuming all parcels facing Main Street can be acquired.	No	In staff's opinion there will be challenges in designing this site given its size and frontage on 4 streets.	No

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ACCESS				
	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME Zion
Accessibility for Pedestrians	Properties are downtown and are adjacent to existing sidewalk systems affording pedestrian access.			
Accessibility for Vehicles	Primary access would be from Main Street; secondary access potentially from Broad Street	Primary access would be from Main Street	Access would more than likely be off of a side street rather than a new driveway onto S. Greensboro Street.	Primary Access would likely be from Main or Merritt Mill
Accessibility for public transportation	Public transportation access will be possible.			
Design capacity and existing traffic load of roadway proposed to access site	24,000 (cap) / 17,000 (vol)	24,000 (cap) / 17,000 (vol)	13,700 (cap) / 12,000 (vol)	24,000 (cap) / 17,000 (vol)

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ALIGNMENT WITH PLANNING TOOLS (COMPREHENSIVE PLAN)

	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME
Alignment with planning tools applicable for the subject property (County Comprehensive Plan, adopted Small Area Plans, Strategic Plans, etc.)	This property appears to satisfy various 'goals' with respect to the location of a library from both the County and Carrboro's standpoint.			

LEASE VERSUS PURCHASE

	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME
Analysis of long-term viability of site	Multiple parcels; all of which are not for sale or lease at this time.	No apparent environmental impediments to development identified. The property size, however, severely limits developing a library, adequate parking and supporting infrastructure on the property.	No apparent environmental impediments to development identified. The property size, however, will create manageable challenges in developing a library and supporting infrastructure on the property.	Too small
Availability of property for lease	See above	Property is owned by Main Street Partners where a lease/purchase agreement would have to be discussed.	Property is owned by the Town of Carrboro where a lease/purchase agreement would have to be discussed.	Not explored with the owner at this time

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CENTRALITY OF SITE				
	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME Zion
Existing and potential future population in given area	Site would provide access to existing and future, local, population. County residents will have parking available to make use of the facility.			
Growth and development opportunities/constraints in a given area	Development and expansion will be limited on this property given its size and orientation (i.e. surrounded by street right-of-ways).			
Proximity to schools	All sites are approximately 0.6 miles from Carrboro Elementary, 0.7 miles from Frank Porter Graham Elementary			
Proximity to retail	Properties are within the Carrboro Arts Center area and surrounded by existing retail and residential land uses.			
Proximity to other libraries	TOC COMMENT: Existing Branch Library at Carrboro Cybrary (< 0.1 miles)			

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SITE CONDITIONS, ALLOWANCES, AND CONSTRAINTS				
	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME
The cost-benefit conclusions of physical, legal, and land use allowances/constraints	Deconstruction needs, heightened access concerns, cost of the properties (should they ever be for sale or lease), and potential off-site improvements to address site congestion are significant concerns.	The site is physically too small for adequate library development that includes any on-site parking.	The site offers adequate physical conditions and prescribed land use allowances for a library. Reasonable site control terms with the Owner (Carrboro) would support development conditions for a library on this site.	The site is physically too small for adequate library development.
Technical and environmental assessments (Planning/Zoning, jurisdictional process, etc.)	Library would require a heightened permit process (i.e. Conditional Use Rezoning, text amendment, etc.). Existing permit for project would have to be amended to allow for library.			
Environmentally Sustainable (C and A, stormwater management, buffers, energy, 'net zero capacity')	All challenges within the permitting and development process.			The site is physically too small for adequate library development.
Operationally Sustainable	All challenges within the permitting and development process.			The site is physically too small for adequate library development.
Defeats obsolescence	Yes, but existing surrounding development on three sides with a major arterial roadway (Main Street) inhibits expansion and renovation potential.	Too small for structure and on-site parking	Yes, especially due to the vertical expansion potential allowed with the prescribed land use.	Too small

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COST AND AVAILABILITY				
	Fire & Hearth	300 Main - Armadillo Grill parking	203 S. Greensboro Street	St Paul AME
Cost for site acquisition	The Fireplace Shop parcels are currently under contract for sale with several other buyers and the "Wings Shack" parcel is not for sale or lease--thereby rendering a practical and timely library project unattainable	Purchase price (or equivalent lease cost) approximately \$600K-\$800K	Owned by Town of Carrboro	N/A - property too small for development.
Availability of property for lease				
Analysis of long-term viability of the site	Access from Main only along with surrounding development on three sides presents significant challenges for expansion; however vertical expansion is a possibility within the existing land use rules.	Too small for structure and on-site parking	Viable long term with manageable development challenges	N/A - property too small for development.
Timeframe for development of site	Most parcels no available at this time.	Since this parcel is privately owned, future market demand may make this parcel unavailable.	There is no physical site urgency on a development timeframe for this site.	N/A - property too small for development.
Terms of site control necessary for the development of the site	All 5 parcels of the property are necessary for development; this is unlikely at this time	Main Street Partners is flexible and amenable for reasonable site control structures for development.	Carrboro proffered the property for the site criteria study.	N/A - property too small for development.