

**SITE EVALUATION CRITERIA:**

**PHASE 1 - PRELIMINARY ASSESSMENT**

**VISIBILITY**

	120 Brewer Lane
Visible From Street	Library building will not be directly visible from Main Street or other major roadway. Off-site directional signage, including directional signage within the 300 East Main property, will be necessary directing motorists and pedestrians to the site.
Classification of Street where property will be access from	Arterial
Visual Appeal	Building housing proposed library shall be part of a mixed use development comprised of residential and non-residential land uses as well as a parking deck. Rear of the property looks over wooded area. An existing, unused, building is to be demolished.

**SITE CAPACITY**

	120 Brewer Lane
Able to provide comprehensive library services to all the residents of southern Orange County	Yes
Meets minimum acreage	Yes
Space for building and on-site parking	Yes
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.	Sufficient flood space shall be available to accommodate anticipated library based on County consultant and Library Project Team estimates.
Space to accommodate the necessary setbacks, road expansions, and other site amenities	Yes

**ACCESS**

	120 Brewer Lane
Accessibility for Pedestrians	Property is downtown and will be adjacent to a proposed parking deck as well as an existing sidewalk system affording pedestrian access off of Main Street. The property is part of a master planned development with internal access points for various residential/non-residential uses located on-site.
Accessibility for Vehicles	Access would be off of Main Street and 'Brewer Lane' (undeveloped street access)
Accessibility for public transportation	Public transportation access will be possible
Design capacity and existing traffic load of roadway proposed to access site	Based on comments from Town of Carrboro this should not be an issue but will have to be addressed by the developer as part of the permit review process.

**ALIGNMENT WITH PLANNING TOOLS (COMPREHENSIVE PLAN)**

	120 Brewer Lane
Alignment with planning tools applicable for the subject property (County Comprehensive Plan, adopted Small Area Plans, Strategic Plans, etc.)	This property satisfies various 'goals' with respect to the location of a library from both the County and Carrboro's standpoint.

**LEASE VERSUS PURCHASE**

	120 Brewer Lane
Analysis of long-term viability of site	This will be a lease/purchase situation for the County as part of an agreement with the developer
Availability of property for lease	This will be a lease/purchase situation for the County as part of an agreement with the developer

**CENTRALITY OF SITE**

	120 Brewer Lane
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	The size of the 'space' for the library will be limited to a lease/purchase agreement with the developer. Expansion will be viable only if there are vacancies in other proposed 'store fronts' allowing the County to lease/purchase for expansion.
Proximity to schools	Approxiamtely 2 miles from Carrboro elementary School
Proximity to retail	Will be in the heart of a retail/residential mixed use development.
Proximity to other libraries	Approxiamtely 4 miles from existing library located within the Town of Chapel Hill

**SITE CONDITIONS, ALLOWANCES, AND CONSTRAINTS**

	120 Brewer Lane
The cost-benefit conclusions of physical, legal, and land use allowances/constraints	The County's Attorney (B. Ferrell) and Library Project Team have concluded project is viable and constraints are either negligible or manageable.
Technical and environmental assessments (Planning/Zoning, jurisdictional process, etc.)	Developer will address permit process. Could involve a heightened level of permit review by Carrboro (i.e. Special Use Permit).
Environmentally Sustainable (C and A, stormwater management, buffers, energy, 'net zero capacity')	No apparent issues. Project can accomplish several stated goals of the BOCC and Carrboro Board of Alderman with respect to the building/development being sustainable. Please note library will only be a small component of the total development of the property. The library project team cannot make commitments on sustainability for the developer.
Operationally Sustainable	Yes.
Defeats obsolescence	Conceptual layout for library space maximizes adaptability for the library overtime to address issues of obsolescence.

**COST AND AVAILABILITY**

	120 Brewer Lane
Cost for site acquisition	Developer has indicated a strong desire to discuss lease/purchase options for a space to house the library.
Availability of property for lease	Developer has indicated a strong desire to discuss lease/purchase options for a space to house the library.
Analysis of long-term viability of the site	Property offers potential for reasonable expansion , assuming willingness of developer and vacancies, and partnership opportunities to support long-term provision of library services.
Timeframe for development of site	Pending on permitting from Carrboro but appears consistent with established CIP program guidelines/timeframes
Terms of site control necessary for the development of the site	Being handled by the developer

**PHASE 2 - PUBLIC INPUT AND ASSESSMENT****COMMUNITY PREFERENCE**

	120 Brewer Lane
Input from Elected officials	Completed
Input from a broad cross-section of the area to be served	Completed
Orange County and Carrboro Friends of the Library	Completed

<b>PARTNERSHIPS</b>	
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	120 Brewer Lane
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Co-location with other private or public entity	
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Mutual beneficial joint development	
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Enhances service possibilities	
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