

WICOMICO PUBLIC LIBRARY SITE EVALUATION CRITERIA MATRIX FOR TOP THREE SITES: 1, 4, and 10 1 August 2009

SITE EVALUATION CRITERIA:	SITE 1: ENTIRE PARKING LOT 1 (across from Library)	SITE 4: PARKING LOT 10 (Along Route 13)
<b>LOCATION:</b>	Historic Downtown Location, 1 block south Main Street, primary frontage on South Division Street. Part of Tax Map 107, Parcel 1071; bounded on the south by Circle Avenue, east by Division Street and north by Camden Street.	Downtown Location at Gateway entrance to the Historic Downtown. Two blocks north of Main Street. Highly visible frontage at corner of Route 13 and Calvert Street. Tax Map 107, Parcel 829; bounded on the south by Calvert St., east by South Salisbury Blvd (Rt. 13 Business), north by Church St. and west by Popular Hill Avenue.
<b>Zoning:</b>	Currently zoned Central Business District (CBD), Downtown Historic District Overlay Zone, Central Parking, Intensely Developed Area for Critical Area - Set backs: 5' minimum from back of sidewalk and 10' from interior lot lines. Maximum height of all buildings and structures: 75'	Currently zoned Central Business District (CBD), Downtown Historic District Overlay Zone, Central Parking, Intensely Developed Area for Critical Area - Set backs: 5' minimum from back of sidewalk and 10' from interior lot lines. Maximum height of all buildings and structures: 75'
<b>LOT SIZE:</b>	2.51 acres +/- per City property appraisal 8 July 2009	2.862 acres +/- per City property appraisal 8 July 2009
<b>SHAPE AND TOPO:</b>	Rectangular in shape, 10' vertical drop from east side to west side of site	Rectangular in shape, 18' vertical drop from NW corner to SW corner of site
<b>REGIONAL AND LOCAL ACCESSIBILITY:</b>	Regional Access is POOR due to isolated location and lack of visibility from major arterial roadways. Local Access is VERY GOOD - walking - 1 block from Historic Main Street and from Historic Downtown. Accessible by car, bus and bicycle. Not on highly visible or highly traveled route. Only 3,412 vehicles drive by this site per day on average.	Regional Access is EXCELLENT due to location at prime north/south arterial roadway and prime east/west arterial roadway. Local Access is GOOD - walking - 2 blocks from Historic Main Street and from Historic Downtown. This site provides excellent access from surrounding region and brings users to the edge of historic downtown. Highly accessible by cars and buses, located at intersection of two major arteries - Route 13 north/south and Route 50 east/west. More than 34,179 vehicles pass by this site per day on average along Route 13, the major north/south arterial roadway. Another 20,000 vehicles pass by this site per day along Rte. 50.
<b>DELIVERIES + DROP-OFFS ACCESSIBILITY:</b>	Average delivery + drop off access - accessible from 2 sides.	Very good delivery + drop off access - accessible from 3 sides.
<b>VISIBILITY:</b>	Site is visible only from local, lightly traveled road. Site is not visible from a major arterial roadway.	Highly visible site from major arterial roads - Rte. 13 running north/south and Rte. 50 running east/west.
<b>ON SITE PARKING REQUIREMENTS:</b>	Site will allow for on site parking of 100-180 cars on site on same side of street as the library. Site may also allow for parking below grade if underground parking is developed.	Site will allow for on site parking of 120-180 cars on site. Site grades allow for some parking at a lower level with building above. Possible solutions include between 40 -60 spaces on grade. If structured parking is included under the building, another 40-60 spaces may be possible. If a second tier (upper level) structured parking deck is included, another 40 - 60 spaces may be achieved, for a total of 120 - 180 cars possible with a 2-3 story building.
<b>PEDESTRIAN &amp; BICYCLE ACCESSIBILITY:</b>	Yes	Yes
<b>SITE SYNERGIES: (how does site support other ideas of development and quality of life for delivering services.)</b>	May attract more businesses to Historic Downtown.	May attract more businesses to the eastern edge of town and to Historic Downtown, by providing an eastern anchor to downtown.
<b>REVITALIZATION IMPACT: (does this location support the revitalization of Downtown?)</b>	Yes	Yes
<b>SCENIC OR VIEW OPPORTUNITIES:</b>	Yes, view of downtown and the East Branch of the Wicomico River.	No scenic views from this site
<b>NUMBER OF STORIES NEEDED TO ACHIEVE PROGRAM:</b>	Two to three stories.	Two to three stories.
<b>SITE ACQUISITION:</b>	Would need to be purchased from the City of Salisbury.	Library asked on June 1st to purchase this site from the City.
<b>REAL ESTATE DEVELOPMENT LOSS:</b>	Developing this site may prohibit other deals from happening in downtown due to lack of parking or lack of critical mass, area to be developed.	Developing this site may prohibit other commercial ventures from happening on this property.
<b>WHO CURRENTLY OWNS THE SITE:</b>	City of Salisbury	City of Salisbury
<b>ARE UTILITIES NEARBY:</b>	Yes	Yes
<b>STORM WATER MANAGEMENT:</b>	City of Salisbury - Redevelopment (Water quantity and quality with underground Storage, Critical Areas Storm Water Management (10% reduction in phosphorus).	City of Salisbury - Redevelopment (Water quantity and quality with underground Storage, Critical Areas Storm Water Management (10% reduction in phosphorus).
<b>APPRAISAL VALUE:</b>	\$1,550,000	\$1,325,000
<b>WILL LOCATION SUPPORT REGIONAL LIBRARY MISSION OF SERVING THE GREATER WICOMICO AREA:</b>	This site is not located on a highly traveled road. Only 3,412 vehicles pass by this site in a 24 hour period. This site does support the goal of providing regional accessibility and visibility.	This site supports the regional mission of serving the greater Wicomico area and the entire City of Salisbury better than any other site due to its prominent, highly visible, and highly convenient location at the crossroads of two major arterial roads in the County - Rte. 13 and Rte. 50. More than 34,179 vehicles drive past this site daily on Rte 13 and another 20,000 vehicles pass by this site daily on Rte. 50. This Gateway site to Historic Downtown offers the greatest possibility for providing accessible library services to the greatest number of Wicomico County residents.
<b>PROS + ADVANTAGES OF THIS SITE</b>	Excellent pedestrian connectivity to Historic Downtown + Plaza area; supplemental parking garage in Downtown for Library patrons; no need to cross street - parking is on site for library patron; excellent opportunity to "give back" to Historic Downtown by building a new Library; trips to library may be combined with trips to the Historic Downtown - resulting in a "win-win" situation.	Excellent visibility and regional accessibility on highly prominent site in the community; site could serve as the new visible anchor and Gateway to the Downtown; pedestrian connectivity to eastern end of Main Street is good; parking is on site for library patron; extra parking may be provided on site to share with Courts building; excellent accessibility from a regional transportation perspective both cars and buses. Extremely convenient location will increase the number of visitors annually to this great community resource; best value of use and utilization for the public dollars invested. Grades on site provide opportunity to park and build on the same site economically. Locating the library here may catalyze development and investment on the eastern edge of the Historic Downtown and invite users to the Downtown, while making available land (the existing library site) in the Downtown core. More than 34,179 vehicles pass this site per day on Rte. 13.
<b>CONS + DISADVANTAGES OF THIS SITE</b>	Poor regional visibility because Downtown is an island without a lot of vehicular connectivity to it; poor regional accessibility as site in not on a major arterial road; additional parking may require excavating below grade which could be cost prohibitive; library building and parking will take away parking from Historic Downtown + Main Street parkers; building a multi-million dollar library in an area without high visibility may limit the access and potential use of a vital new resource; what if the library cannot save Historic Downtown and millions of dollars are invested in a less than visible, under utilized location? The Library would need to acquire this site from the City. Only 3,412 vehicles pass this site a day.	Number of parking spaces on this site may be reduced from existing; the courts currently has access to about 72 metered spaces that would have to be "put back" to accommodate public parking for the courts; greater distance to walk to the Historic Downtown from this site; building Library on this site takes the site away from potential commercial development of this site at this Gateway location; the Library would need to acquire this site from the City.

<b>SITE 10: EXISTING LIBRARY SITE</b>
Historic Downtown location, 2 blocks south of Main Street. Primary frontage on South Division Street. Part of Tax Map 107, Parcels 1072 & 1080, bounded on north by Circle Ave., east by Division St., south by W. Market St. and west by City of Salisbury parking lot.
Currently zoned Central Business District (CBD), Downtown Historic District Overlay Zone, Central Parking, Intensely Developed Area for Critical Area. Set backs shall be the same as the established setbacks for existing buildings within the same block and 10' from interior lot lines. Maximum height of all buildings and structures: 75'. 0.7 acres +/-, 30,492 +/- +/-.
Square in shape, 10' vertical drop from north side to south side of site Regional Access is POOR due to isolated location and lack of visibility from major arterial roadways. Local Access is VERY GOOD - walking, 2 blocks from Historic Main Street and from Historic Downtown. Accessible by car, bus and bicycle. Not on highly visible or highly traveled route. Only 3,412 vehicles drive by this site per day on average.
Average delivery + drop off access - accessible from 2 sides. Site is visible only from local, lightly traveled road. Site is not visible from a major arterial roadway. Parking is assumed to be Grandfathered in. No room for parking on this site. Existing parking is off site and across the street in either Parking Lot 1 or in existing downtown garage.
Yes May attract more businesses downtown.
Yes Yes, view of downtown and the East Branch of the Wicomico River.
Two to three stories. Library/County already own this site. Developing this site may prohibit other deals from happening in downtown due to lack of parking or lack of critical mass, area to be developed. Parcel 1072-Wicomico County, Parcel 1080-No records found
Yes City of Salisbury - Redevelopment (Water quantity and quality with underground Storage, Critical Areas Storm Water Management (10% reduction in phosphorous).
TBD This site is not located on a highly traveled road. Only 3,412 vehicles pass by this site in a 24 hour period. This site does support the goal of providing regional accessibility and visibility.
The Library currently owns and controls this site; the Library/County could move forward expeditiously on this site because they control it; there is excellent pedestrian connectivity to Historic Downtown + Plaza area; supplemental parking garage in Downtown for Library patrons; no need to cross street - parking is on site for library patron; excellent opportunity to "give back" to Historic Downtown by building a new Library; trips to library may be combined with trips to the Historic Downtown - resulting in a "win-win" situation.
This site is small and very tight and it is not the preferred location for a new multi-million dollar regional library; Poor regional visibility because Downtown is an island without a lot of vehicular connectivity to it; poor regional accessibility as site is not on a major arterial road; additional parking may require excavating below grade which could be cost prohibitive; library building and parking will take away parking from Historic Downtown + Main Street parkers; building a multi-million dollar library in an area without high visibility may limit the access and potential use of a vital new resource; what if the library cannot save Historic Downtown and millions of dollars are invested in a less than visible, under utilized location? Only 3,412 vehicles pass this site a day. If the library does not vacate this site, then this site cannot be utilized for some other key development project in Downtown.