

2012 Facilities for Results

SITE SELECTION CRITERIA FOR LIBRARIES

The following criteria provide guidance for site selection of new or relocated facilities of the Dayton Metro Library. The ideal location for any specific library building can only be considered within the scope of the comprehensive facilities plan and the library's strategic plan. Decisions to locate or relocate a facility will be based on the needs of all residents of the Dayton Metro Library service area and with the needs of residents within branch specific service areas as defined by the Board of Trustees.

General Considerations for all Libraries:

LOCATION

1. **Centrality of Location**

Library sites shall be centrally located and will tend to equalize traveling distances and travel times for most patrons.

2. **Site Accessibility – General**

Library site selection decisions will consider vehicular and pedestrian traffic. Building will offers and provide relative security and convenience for patrons with regard to sidewalks, curb cuts, easing lanes, traffic flow, pedestrian crossings, public transportation, bicycle paths, and access by emergency vehicle. Sites and buildings will be free of issues that might keep seniors, children and others from easily accessing the building or present any safety issues to patrons and staff.

3. **Site Accessibility – Public Transportation**

Library site selection decisions will give special consideration to access by public transportation, and in particular bus transportation. Sites served by multiple routes will be more desirable than those served by a single route. Sites should not require residents to walk more than a block from the nearest bus stop to the library.

4. **Potential Visibility of the Proposed Building**

Libraries will be placed in a prominent location on a major vehicular route so they will be used more frequently by patrons because they can be seen and identified as a library during everyday trips within the community.

5. **Proximity to Similar and Complimentary Community Activities**

Libraries integrated with lively civic activities such as parks, public recreation facilities, government offices and social service facilities will naturally encourage frequent library use. Proximity to schools, day centers for seniors and children are equally important. In addition to civic, educational cultural activity generators, the library location should be in proximity to commercial generators of intense activity such as shopping and other private sector services.

6. Compatible Adjacent Site Uses

Libraries that have good neighbors will benefit from the image created by those adjacent properties, including buildings, site features, and potential activities that are supportive of the Library as an attractive public building.

7. Apparent Stability of the Surrounding Area

The library's immediate environs should be perceived to be stable or growing to ensure that adjacent site conditions will not deteriorate.

SIZE & CONFIGURATION

8. Adequate Size

Library sites should be able to accommodate the fully developed long-range building program, including the possibility of expansion. The site will include attendant parking, with comfortable and appropriate set-backs and adequate landscaping. Rural and suburban branches will have more "elbow room" than offered at more urban sites.

9. Appropriate Shape

Library sites should be configured such that they can accommodate an efficient and functional library layout with proper site development including design elements:

- Branch sites shall be of sufficient size to allow for a single floor plan with a single public entrance whenever possible.
- Primary entrances should do not require significant elevation gains from pedestrian walks and parking levels.

NATURAL ATTRIBUTES

10. Suitable Topography

A Library's site should have topography suitable for a workable and attractive layout of building and site development that ensures that rain-water drains away from the proposed library and parking and does not pond in unacceptable places. Secondly, the library should be placed on the Earth so that it does not appear to be "sinking" in relation to surrounding buildings and roads.

11. Suitable Soil Bearing Capacity

The selected library site must have a soil bearing capacity that ensures adequate ground support of the proposed building without requiring foundations that exceed cost-effectiveness.

12. Quality Urban or Natural Features

Urban library sites located near parks, transportation hubs, and other cultural institutions provide a vibrancy of surroundings that benefits all. Library sites provide a

sense of natural beauty when they offer trees, other vegetation, rock outcroppings, streams, and ponds to patrons and staff.

13. Attractive Views from the Site Outward

Library sites that provide attractive views for patrons and staff beyond the site itself contribute to a pleasing sense of place.

COMMUNITY INFRASTRUCTURE

14. Suitable Zoning

The site must have suitable zoning (or potentially suitable zoning) for use by the Library.

15. Availability of Utilities

Sites must offer utilities including water, gas, electricity, telephone, cable, and sewer or perk conditions suitable for a septic field.

16. Availability of Urban Service Systems

Sites that are near urban service systems such as police, fire, and medical/life-safety services are more desirable than others.

17. Acceptable Site Development Costs

It must be possible to design a site within a Library's total project budget, including any costs for the demolition of any existing structures and the abatement of hazardous materials.

PARTNERSHIP OPPORTUNITIES

18. Co-location

Projects that lend themselves to collaboration and synergy with other governmental, non-profit and private sector developments should be fostered where such projects offer a greater public good.

ACQUISITION POTENTIAL

19. Acceptable Purchase Price

The cost of land must be within a Library's total project budget.

20. Acceptable Option Terms

The amount of sale time acceptable to a seller should be ample to allow a Library to explore feasibility before committing to purchase.

21. A Clear Title

The site for the proposed Library must have a clear title supported by written evidence.

20. A Willing Seller

The seller of the site under consideration will provide written evidence of willingness to sell to the Library.

Main Library Specific Criteria

In addition to the general criteria listed above the Main Library will demand additional unique considerations.

LOCATION

1. Centrality of location

The main library shall be located in the Downtown Business District within a convenient walking distance to stops maintained by the Greater Dayton Regional Transit Authority and its major routes.

2. Proximity to Free Parking

The main library site shall have and convenient access to free parking. Free parking may be of limited duration.

3. Potential Visibility of the Proposed Building

The main library will be a major attraction in downtown Dayton and demands a heightened degree of visibility from multiple approaches and thoroughfares.

4. Site Accessibility

The site should be of sufficient location to enable construction of public entrances with sufficient set backs from public walks as to make clear distinctions from library property facilitating enforcement of library rules of conduct.

SIZE & CONFIGURATION

5. Appropriate Shape

The site main library should such that the library may be configured with no more than three levels of public service. Buildings to be considered for reuse as a library will need to have large contiguous open spaces that are not interrupted by significant interior infrastructure components that would create inefficient or difficult to program spaces.

6. Attractive Views from the Site Outward

The main library should offer attractive views for patrons beyond the site itself. Vistas contribute to a pleasing sense of place.

