

## What was the process for deciding on a site for the new library?

Potential library sites have been recommended for consideration on an ongoing basis throughout the entire three-year process of the library revitalization project. City staff, Library Board members, Task Force members, library patrons, realtors, and interested community members regularly suggest possible sites through a variety of methods, including telephone, email, the suggestion box at GFPL, and casual conversation.

From May 2008 through January 2011, more than 20 potential sites have been considered. Site suggestions continue to be received and reviewed as of March 2011.

A formal site evaluation process was integrated into the project in January 2009 at the request of the Library Task Force for Revitalization. The standardized structure for this process was developed and directed by our consultants, Library Consulting, PA (and specifically by architect, Barry Pettit). The weighting, criteria and scoring metrics were utilized for sites considered to have potential merit when deciding on an eventual site for the library project.

Proposed sites that have been considered at some point include the following:

- Town and Country Mall (east side of South Washington and 17<sup>th</sup> Avenue)
- Senior Citizen Center (620 4<sup>th</sup> Avenue South)
- Former FNB Building (322 DeMers Avenue)
- Former Best Building (Columbia Road and 24<sup>th</sup> Avenue South)
- Apollo Park (Columbia Road and 17<sup>th</sup> Avenue South)
- Cole Paper (2<sup>nd</sup> Avenue North and North 8<sup>th</sup> Street)
- West of YMCA (4<sup>th</sup> Avenue North and North 8<sup>th</sup> Street)
- University Village near REA (North Columbia Road and 10<sup>th</sup> Avenue North)
- Former Civic Center downtown (North 6<sup>th</sup> Street and 2<sup>nd</sup> Avenue North)
- Former auto parts store (South Washington and 22<sup>nd</sup> Avenue South)
- Ponderosa/Hollywood Video (1800 South Washington)
- Former Target building at Columbia Mall (Columbia Road and 32<sup>nd</sup> Avenue South)
- Duke Drive (34<sup>th</sup> Street South and 11<sup>th</sup> Avenue South)
- East of Alerus Center (42<sup>nd</sup> Street)
- South of Alerus Center (42<sup>nd</sup> Street South and 17<sup>th</sup> Avenue South)
- Center Court Fitness site (1600 32<sup>nd</sup> Avenue South)
- Proposed Wellness Center (44<sup>th</sup> Avenue South and South 11<sup>th</sup> Street)
- Farmland on South Washington south of GF Honda
- Farmland on 32<sup>nd</sup> Avenue near Rex
- Former Leavers location (715 South Washington)
- Current site with addition and remodel (Library Lane and Library Circle)
- Current site with demo and new construction (Library Lane and Library Circle)

## Criteria for consideration

An evaluation and ranking process was provided by Library Consulting, PA, and sites were considered using a standardized metric that included a weighted scoring system with the following criteria:

Size of lot (116,428 sf for a two-story structure)

Configuration of lot

Adequate on-site parking

Available off-site/shared parking

Site topography – flood issues

Visibility from major streets

Access to primary streets

Perception of the site – safety

Location relative to population

Proximity to service and retail

Access by pedestrians and bikers

Access by public transportation

Sub-surface soil conditions

Sun orientation to the entry

Impact on property taxes

Land price

Is property available to purchase

Availability of required utilities

Impact of ambient noise pollution

Potential for landscaping

Quality of adjacent physical conditions

Economic trend of adjacent properties

Relationship to upper/middle schools

Relationship to civic developments

Extraordinary site prep/demo

Zoning issues

## Historical verification for reduction decisions made during site selection process

1. Excerpt from minutes of the March 11, 2010 Library Board meeting:

*The Board discussed site locations and it was the consensus of the Board that the Library must have complete ownership of the property rather than entering into a lease agreement. Mike McNamara entertained a motion that ownership be a fundamental part of a new library. Lila Christensen seconded the motion which passed unanimously.*

This resolution effectively eliminated the former Target location at Columbia Mall and the former Hollywood video store location.

2. Excerpt from minutes of the April 29, 2010 meeting of the Library Task Force for Revitalization

*5 Sites remain under consideration:*

- *East of the Alerus Center*
- *Farmland on 32<sup>nd</sup> Street, south of Center Court*
- *Leevers location on Washington*
- *Duke Drive*
- *New construction on the current Library site*

3. Excerpt from minutes of the May 20, 2010 meeting of the Library Task Force for Revitalization

- *Duke Drive property was removed from consideration at the request of the property owner*

4. Excerpt from minutes of the June 24, 2010 meeting of the Library Task Force for Revitalization
  - *City Council has requested that the Wellness Center site be added for consideration*
  - *Property east of the Alerus Center was removed from consideration*
  
5. Excerpt from minutes of the July 8, 2010 meeting of the Library Board
 

*(At the request of City Council,) Susan and Wendy met with the Park District concerning partnering with the Wellness Center. As Susan mentioned, the Board had previously voted not to go any further south than 32<sup>nd</sup> Avenue. After some discussion a motion was entertained to remove the restriction of 32<sup>nd</sup> Avenue South as a boundary for a new site. (MSC Fiordo, Christensen)*
  
6. Excerpt from presentation materials for the July 19, 2010 meeting with City Council
 

*3 Sites under consideration:*

  - *Proposed Wellness Center*
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These three sites were included as the “finalists” when the Speak Up for Your Library online survey was developed in November 2010.
  
7. Excerpt from presentation materials and research reports used for the December 13, 2010 meeting of City Council
 

*Speak Up for Your Library campaign results*  
*Responses to On-line Survey*  
*There were almost 1,300 responses to the on-line questionnaire. Results indicated:*

  - *69% of responses were in favor of a new library.*
  - *55% of responses indicated the “old Leevers grocery store” as their preferred site*

*Responses to Phone Research Questionnaire*  
*There were 580 participants in the phone research. Results indicated:*

  - *70.7% of responses were in favor of a new library*
  - *73% of responses indicated the “old Leevers grocery store” as their preferred site*
  
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*Site Feasibility Study and Traffic Study to be prepared for these 3 sites and 4 scenarios for Council review:*

  - *Proposed Wellness Center*
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  - *Remodel and addition at current library site*
  - *Demolition of existing building and new construction at current library site*
  
9. Excerpt from minutes of the January 26, 2011 meeting of the Library Building Committee
 

*A revised draft of the Site Feasibility Study was reviewed, with special attention paid to a site scenario added for consideration following the last Building Committee meeting. Scenario #2a features a plan for construction on the property located immediately north of the existing library. This option allows for continuous operation from the existing library while construction is in progress. Committee members favored this scenario as the preferred project plan. Motion by Jeff, seconded by Paul, to approve the Site Feasibility Study as presented, and recommend to the Library Board that Scenario #2a be adopted for the proposed project. Unanimously carried.*
  
10. From presentation materials at the January 31, 2011 special meeting of the Grand Forks City Council
 

*The Library Board and Building Committee recommend Scenario #2a (GFPL Site Feasibility Study; January 27, 2011) as the preferred site and proposed budget for the Grand Forks Public Library Project. Scenario #2a assumes that the existing library will be demolished and a new structure built in its place. This scenario assumes the purchase of a property to the north as well as one to the east, across Library Circle. This option can allow the library to remain in operation during construction of the new facility, thereby eliminating the difficulty and expense of temporary relocation. Proposed budget for Scenario #2a is \$20,828,359.*

**What was the process for deciding on a site for the new library?**

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Access by public transportation

Sub-surface soil conditions

Sun orientation to the entry

Impact on property taxes

Land price

Is property available to purchase

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Potential for landscaping

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*operation during construction of the new facility, thereby eliminating the difficulty and expense of temporary relocation. Proposed budget for Scenario #2a is \$20,828,359.* **What was the process for**

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