

Site Selection Questions

Criteria	Known MBLC Concerns		0=Unfavorable to 4=Favorable (No = 0 / Yes = 4)		5 Concord	207/195 Main St.
1. Location & Traffic - 15%		1	How central is the site to either a population or geographic center and walking population?	1-4	3.5	3.4
6.92	✓	2	How proximate is the site to other municipal or commercial uses to allow a strong synergy of use? (How close to schools, senior housing, commercial districts, other town offices?)	1-4	3.3	3.6
8.83		3	How possible is it on the site to establish adequate site entry and egress and to mitigate the impact of additional traffic on nearby roads?	1-4	1.5	3.6
2. Site & building characteristics - 40%	✓	1	Does the size and shape of the site facilitate a building layout of the 31,300 square feet Building Program, for optimal operation, management, and supervision of the library?	1-4	1.4	4.0
	✓	2	Does this site allow a building to be built that maximizes the flexibility of the design so that internal spaces can be easily reconfigured and repurposed in the future as library services evolve?	1-4	1.6	3.8
4.78		3	Does this site satisfy the community's desire to preserve and maintain its historic buildings?	1-4	3.9	2.0
8.47	✓	4	Does the configuration and prominence of a library on this site enhance the identity of the library in this neighborhood?	1-4	2.9	3.5
	✓	5	To what degree is there a known risk of flooding at this site	1-4	1.0	3.0
		6	If there are hazardous waste areas on the site, can they be mitigated or avoided without imposing unacceptable limits on site development?	1-4	3.1	2.9
	✓	7	How well does the site accommodate the MBLC's parking requirements, taking into consideration such factors as distance, convenience, and cost?	1-4	1.3	3.9
	✓	8	If a new or expanded library is constructed on the site, does the site allow for expansion in 20 years? (No=0 / Yes=4)	0-4	0.1	4.0

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3. Permitting/Other Concerns - 15%	✓	1	Can Wetlands/Zone2/Aquifer Protection constraints, which could hamper building on the site, be avoided?	1-4	1.0	4.0
4.79	✓	2	How easy will it be to get regulatory permitting for an expanded library at the site from the Town Boards, including: Zoning (variances/special permits for set-backs, height, massing, parking, etc.), Conservation Commission (wetlands, etc.), and Public Works?	1-4	1.7	3.5
		3	Is the site free of potential deed use restrictions?	1-4	1.9	3.8
8.79		4	If the site is not selected, will the Town need to determine an alternate acceptable use for the existing buildings on the site?	1-4	1.4	3.3
		5	Should an expanded or new library be built on the site, would there be adequate room to site a Title 5 compliant septic system?	1-4	1.4	3.9
		6	If the site requires a connection to the Town's Wastewater Management District, are there any Town/Board constraints in achieving that connection?	1-4	2.4	4.0
		7	If the site is not currently under the control of the Library Trustees, are there likely competing potential uses that could challenge the transfer of the site to the Library Trustees?	1-4	3.6	2.1
4. Cost of Site Development & Construction - 20%		1	Are site development costs expected to be lower at the site?	1-4	1.6	3.6
3.44		2	Are building costs expected to be lower at the site?	1-4	1.2	3.6
		3	Are HAZMAT costs expected to be lower at the site?	1-4	2.7	2.4
8.50		4	Can costs at the site for temporary library facility and storage during construction be mitigated? (No=0 / Yes=4)	0-4	0.0	4.0
5. Final Considerations - 10%	✓	1	If we are unable to get regulatory relief to build on this site, will the building project become nonviable? (Yes=0 / No=4)	0-4	0.0	4.0
0.00						
10.00				Totals:	43	80

Weighted Total out of 10 points:

4.36

8.73