

## **Proposed New Library Projects Belleville Area District Library**

### **Site Selection Community Design Workshop**

#### **Agenda**

July 14, 2011 7:00 pm – 9:00 pm

- A. Welcome & Introductions
- B. Project Background & History
- C. Recap of Visioning / Brainstorming Session
- D. Site Selection Criteria
- E. Review of Potential Sites
- F. Break – 5 minutes
- G. Evaluation of Selected Potential Sites
- H. Conclusion

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## **Site Selection Criteria for Public Libraries**

This Selection Criteria has been developed for use in evaluating potential sites under consideration to determine suitability for a new public library and to develop consensus among the various constituents involved in the evaluation as to the most optimum, preferred location.

### **LOCATION:**

01. **Potential Visibility of Proposed Library Building**

for the Library's service population because of its prominent location on a major, high-trafficked vehicular route used frequently by most patrons within the community.

02. **Centrality of Location**

for the Library's service population, tending to equalize the trips for the patrons traveling the greatest distance with relative proximity to major population centers.

03. **Site Accessibility**

for vehicular, bicycle, and pedestrian traffic, offering opportunities to develop a site plan that provides relative security, safety, and convenience for patrons in regard to curb cuts, easing lanes, traffic flow, pedestrian crossings, bicycle paths, and emergency vehicle routes.

04. **Proximity to Pedestrian Activity**

preferably civic in nature and intensely used, such as parks, public recreation facilities, municipal facilities, courts, schools, churches, and post offices. In the absence of civic activity generators, a library should consider commercial generators of intense pedestrian activity.

05. **Compatible Adjacent Uses**

to ensure that the community will be comfortable with the image cast by adjacent properties, including buildings, site features, and potential activities that are supportive of the Library as an attractive public building and community institution.

06. **Apparent Stability of the Surrounding Area**

to ensure that adjacent conditions will not deteriorate.

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**SIZE & CONFIGURATION:**

**07. Adequate Size**

to accommodate the fully developed long-range building program and attendant parking, with comfortable set-backs, and adequate landscaping. (Rural sites need more green space surrounding the building than do more urban sites to properly “fit” with the character of the area.)

**08. Appropriate Shape**

to accommodate an efficient and functional library layout with proper site development.

**NATURAL ATTRIBUTES:**

**09. Suitable Topography**

for a workable and attractive layout of building and site development to ensure that rain-water drains away from the proposed Library and parking concept and does not pond in unacceptable places. Conducive to development so that the resulting Library does not appear to be sinking in relationship to its surroundings

**10. Suitable Soil Bearing Capacity**

to ensure adequate ground support of the proposed building without requiring unduly expensive foundations. Geotechnical subsurface soil investigations will most likely be required for final determination.

**11. Quality Natural Features**

such as trees, other vegetation, rock out-croppings, streams, and ponds.

**12. Attractive Views from the Site Outward**

that will be appreciated by staff and patrons.

**13. Potential for Sustainable (Green) Development**

for the Library’s building and site program to be conceived in an environmentally conscious manner.

**COMMUNITY INFRASTRUCTURE:**

- 14. **Suitable Zoning**  
or potentially so for use by the Library.
- 15. **Availability of Utilities**  
including water, gas, electricity, telephone, cable, high-speed internet, and sewer or perk conditions suitable for a septic field.
- 16. **Availability of Urban Service Systems**  
including police, fire, and medical/life-safety services.
- 17. **Acceptable Site Development Costs**  
within a Library's total project budget.

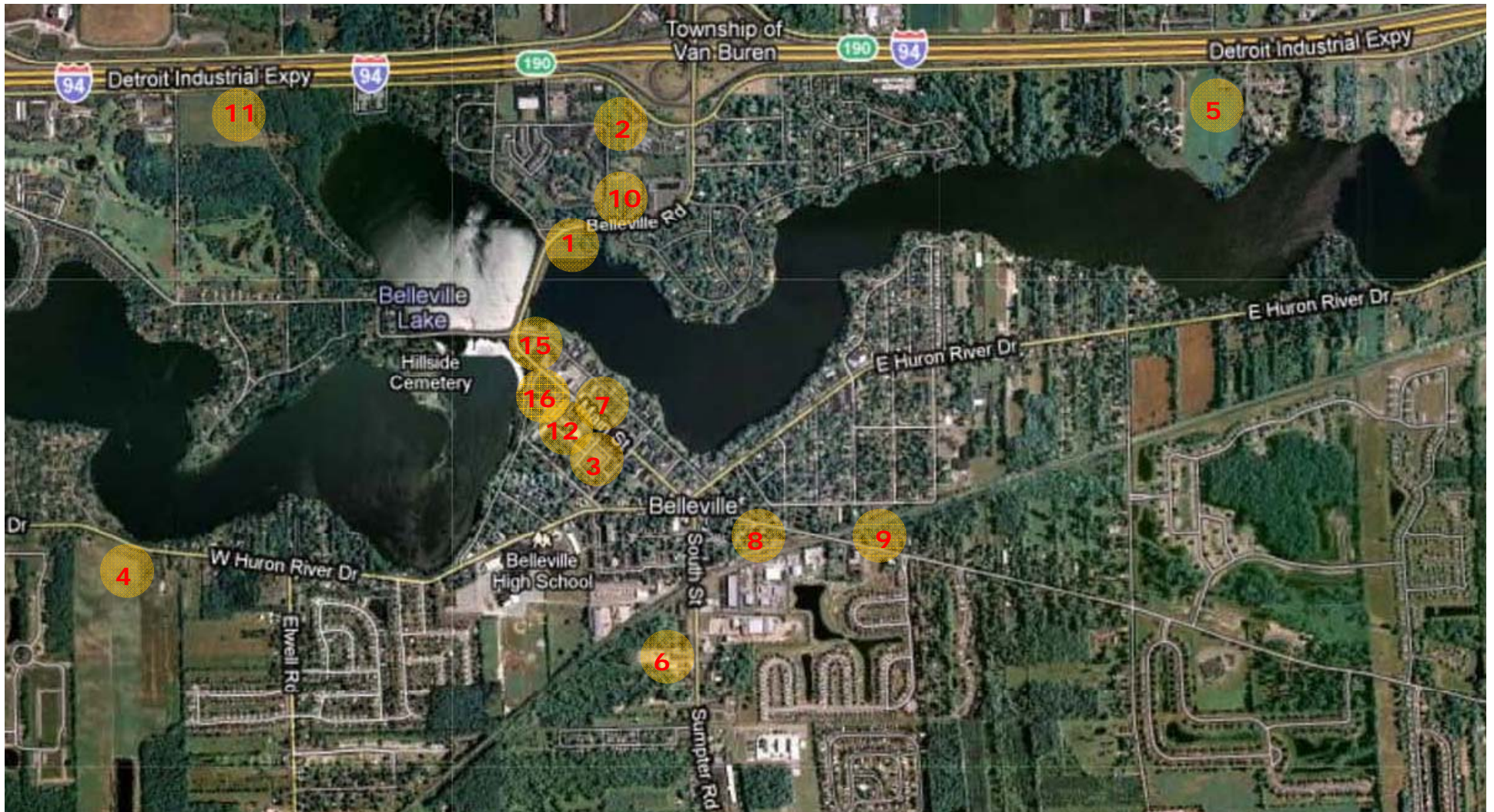
**ACQUISITION POTENTIAL:**

- 18. **Acceptable Purchase Price**  
within a Library's total project budget.
- 19. **Acceptable Option Terms**  
that allow a Library to explore feasibility before committing to purchase.
- 20. **A Clear Title**  
supported by written evidence.
- 21. **A Willing Seller**  
who will provide written evidence of willingness to sell.
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_

Potential Sites

↑ 14

Proposed New Library



↓ 13

## **New Main Library and Satellite Branch Projects Belleville Area District Library**

### **Potential Sites – New Main Library**

June 22, 2010

Revised July 13, 2011

The following are potential sites and locations that may be considered due to their size and general location, based on a driving tour of the surrounding area and review of available online site information. All still contingent on availability and other factors to determine actual suitability.

#### **Site 1 – DNR Lake Site, Belleville Road at bridge**

- 3.02 acre lakefront. Owned by State of Michigan, therefore not on the tax roles
- DNR purchased to provide Belleville Lake fishing access on this site
- Part of Van Buren DDA and zoned C-1 Commercial
- Adjacent peninsula approximately .35 acres, assumed public owned land
- Adjacent 1.86 acre lake front residential parcel presently on market listed for sale at \$595k. Total possible acreage including peninsula of 5.23 acres.
- ideal, highly visible location.
- Site serves as a gateway site for entering both Belleville and Van Buren Township
- Located between high activity downtown and high activity shopping / commercial area north of I-94
- Lake frontage and views
- Natural features and topography may provide outdoor programming area sand activities
- Opportunity for improving pedestrian pathways and connections
- Cooperation with DNR for fishing access and compatible passive recreation uses
- Walkability question from downtown: approximately 2100 feet from intersection of Main & 4<sup>th</sup> Streets (8-12 minutes)

#### **Site 2– 4.17 Ac site on S. Service Drive, west of Belleville road –**

- Appropriate size but long, skinny site only about 186 feet wide at road frontage.
- site proportions not real conducive to a library
- may be close enough to Belleville road to not feel out of the way.

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- rather limited site visibility - building may be mostly behind the motel & Post Office, not great for high visibility.
- North-south building orientation is less desirable from a sustainable design standpoint.
- Presently on market listed for sale

**Site 3 – Oakwood Health Building –**

- about 1.25 acres, not including the alley/road right-of-way (ROW) around the property, thus too small if only that area.
- Size increases to 2.21 acres including ROW if abandoned and added to parcel, likely still too small plus adjacent properties appear to use ROW for garage access
- if acquired adjacent three lots (two houses) fronting on Church St, size increases to 2.88 acres including ROW, thus may be doable with minimum building setbacks and shared parking downtown.

**Site 4 – West Huron River Drive vacant land - Girard Produce Farm –**

- very large farm parcel some distance west of high school.
- about 675 feet of frontage onto W. Huron River road, could subdivide frontage for a smaller parcel for the new library.
- seems remote from town / may not be on flight path of most residents.

**Site 5 – Vacant Land, Eastern I-94 S. Service Drive –**

- Large undeveloped parcel of approximately 15 acres, just west of Monterey Drive.
- Has approximately 260 feet of frontage on S. Service Drive, southern portion extends to lakefront.
- Site not exactly on everyone's flight path but south of 94.
- Adjacent residential appears upscale.

**Site 6 – Van Buren Schools Alternative Ed Center, Sumpter Road –**

- Question if the schools may consolidate with new high school, thus parcel may possibly be available for other uses?
- front portion appears to be about 5 acres with 306 feet of frontage onto Sumpter Road. parcel may extend back to railroad tracks which would suggest total size of about 8.43 acres
- good proximity to middle school and high school if can safely cross road and RR tracks.
- Area appears to be in transition and across from industrial park.

- It appears that south of RR tracks and anywhere on Sumpter road, south of five points feels more difficult to access (travel through five points). traffic through intersection appears heaviest (afternoon) from main southbound through five points and down Sumpter road.
- Does not feel as walkable from downtown proper.
- walkability question from downtown : approximately 3650 feet from intersection of Main & 4<sup>th</sup> Streets (15-20 minutes)

**Site 7 – Vacant Downtown lots block, Main Street at 3rd-**

- if purchase four houses / lots along liberty as well as vacant parcels AND locksmith building fronting on Main, nets approximately 2.34 acres.
- if purchase further northwesterly including photography studio, down to the existing commercial building and including the apartment building on Liberty, size increases to approximately 2.81 acres.
- ideal downtown, highly visible location.
- Might suggest zero setback building on Main with surface parking along Liberty in a highly urban, two story, streetscape reinforcing development which would be positive.
- Negatives includes Liberty frontage becomes all surface parking from essentially 5th to 3rd streets, not so good for Liberty streetscape residential
- Would DDA invest in public structured parking to reduce parking and land area the library would need to provide?
- Any library constructed parking would essentially become shared public parking for other downtown activities
- Main street frontage zoned C-2 Central Business District. Liberty frontage zoned R-M Multi Family
- 

**Site 8 – Former Lumber Yard, Liberty & Columbia, north of railroad tracks –**

- 3.8 acres per Davenport Brothers sign, currently available “build to suit”
- triangular shape may make site development inefficient,
- Understand may be a brownfield site,
- Fairly close to five points but feels on the way to nowhere
- Transitional site between residential neighborhood to west and north and RR tracks & industrial park to south,
- Zoned PUD-3 Planned Unit Development
- walkability question from downtown : approximately 2000 feet from intersection of Main & 4<sup>th</sup> Streets (8-11 minutes)

**Site 9 – East Columbia Triangular Site, South of RR tracks –**

- excluding house/lot at western point, parcel size appears to be about 4.81 acres,
- further down Columbia on the way to nowhere? Growing residential development density east on Columbia?
- walkability question from downtown : approximately 4100 feet from intersection of Main & 4<sup>th</sup> Streets (17-23 minutes)

**Site 10 – Presbyterian Church, Belleville Road –**

- approximately 467 feet of frontage onto Belleville road, parcel size is about 5.24 acres,
- existing church building appears historic which may make demolition unpopular. could be relocated off site but presume somewhere between the lake and I-94 as crossing the bridges may not be feasible
- good visibility especially from south and very workable parcel size.
- walkability question from downtown : approximately 3050 feet from intersection of Main & 4<sup>th</sup> Streets (13-17 minutes)

**Site 11 – Vacant farm land, S. Service Drive, west of Belleville Road at Ryznar Drive–**

- large farmland parcel between Ryznar Drive & Beckley Road, approximately 970 feet of frontage on S. service drive, 27-plus acres
- north half tilled, south half woodlot
- Also large woodlot parcel east of Ryznar drive
- May not be on most people's flight path
- Unimproved Beckley Drive via Denton Road may provide alternate route to downtown

**Site 12 – Existing Library Site / vacate 4<sup>th</sup> Street –**

- If acquire municipal parking lot fronting on Roys street, vacate 4<sup>th</sup> Street and acquire remaining parcels along Charles to 3<sup>rd</sup> street, parcel size is approximately 2.34 acres
- Could abandon 4<sup>th</sup> street for pedestrian access to new Library on axis with Square at Main, pedestrian way with adjacent Museum for enhancement of cultural and civic destination
- Ideal, familiar downtown location
- Requires temporary relocation of current library during construction
- Urban site development with zero to minimal building setback

- Limited parcel size will require additional shared / municipal parking nearby or additional land.
- Would DDA invest in public structured parking to reduce parking and land area the library would need to provide?
- Any library constructed parking would essentially become shared public parking for other downtown activities.
- May not be compatible with city plans for future downtown area
- Charles street frontage zoned B-2 Central Business District, Municipal parking lot at Fourth zoned P-1 Parking District

**Site 13 – Hull Road - (no site aerial pdf)**

- land adjacent and east of VB fire station but really seems way too far south plus might as well be across the road on the farmland to be south of Hull road and build a more significant branch up in VB, north of I-94.
- Not really a serious suggestion as would likely suggest more of a Dearborn Heights twin building model that would be costly to operate.

**Site 14 – Commercial Parcels, Belleville Road, between Meijer & Walmart - (no aerial pdf)**

- Two 20 plus acre parcels on each side of Belleville Road in midst of commercial development. Currently offered for sale
- probably costly to acquire a portion of commercial zoned land but would be ideal site location for the library district wide as nearby shopping is major destination for entire district
- Understand is likely not an option due to location north of I-94 not acceptable per District Library agreement.

**Site 15– Main at Denton Road (Lakeview Tavern) -**

- If acquire Lakeview Tavern, small restaurant building, parking lot, former laundry mat, and small house on Liberty, parcel size is approximately 1.8 acres
- If also acquire .50 acre apartment building at Liberty and 5<sup>th</sup>, parcel size increases to approximately 2.3 acres. Would require zero building setbacks and shared parking downtown. May suggest a three story building
- Adjacent business parcels fronting on Main street are approximately .50 acres as additional property
- Gas station and adjacent building parcels fronting on 5<sup>th</sup> net approximately .32 acres
- Ideal downtown, highly visible location.
- Site serves as a gateway to Downtown Belleville

- Lake views may be possible, especially with a two or three story library development
- Might suggest zero setback building on Main at Denton with surface parking along Liberty in a highly urban, three story, streetscape reinforcing development which would be positive.
- Would DDA invest in public structured parking to reduce parking and land area the library would need to provide?
- Any library constructed parking would essentially become shared public parking for other downtown activities.
- Main street frontage zoned B-3 General Business District, Liberty street northwest portion zoned P-1 Parking District, Liberty street southeast portion zoned R-M Multi Family

**Site 16– Grace Baptist Church / Bank / Existing Library site, Roys Street-**

- If acquire the Baptist church parcel (1.41 ac) and bank (1.54 ac) fronting on main street, combined parcel size is 2.95 acres.
- Sharp triangular church site at Roys and High Street intersection will limit efficiency and may require additional parcels for workable site area.
- If vacate Roys Street from Church to Main adds 1.04 acres
- Municipal parking lot at Fourth & Charles adds .245 acres
- If vacate Fourth Avenue from Charles to Alley adds .262 acres
- Existing Library site is .633 acres
- Lake views possible, especially with a two story library development
- Acquisition potential and timeline may be limited by church's need to relocate
- If bank is acquired, frontage on Main Street provided ideal, high visibility site.
- Would DDA invest in public structured parking to reduce parking and land area the library would need to provide?
- Any library constructed parking would essentially become shared public parking for other downtown activities.
- Baptist Church site zoned R-2 One Family Residential, bank frontage on Main street zoned B-2 Central Business District

