

Arntzen Quarry, Site A (70,712 sq.ft.)

Description: This property is located along Tongass Avenue, directly across from the airport ferry parking lot. The parcel identified for possible library use is subdivided from the larger active quarry site to the northwest of the identified parcel. The site is highly developable, given the quarry setting, and conventional construction would be easy to accomplish. The site is disadvantaged by the quarry adjacency, and the somewhat inhospitable vertical cut rock faces surrounding it on the easterly and northerly sides. While easily accessible off of Tongass Avenue, the site is somewhat disconnected from the community fabric of schools, shopping, and recreation. The geometry of the site is not optimum, with a narrow frontage along Tongass Avenue.

Review Criteria	Analysis and Results
Neighborhood Feel is appropriate for Library	The site is relatively raw and industrial, owing to the quarry origins, and active quarry to the Northwest. Given the near-vertical surroundings on two sides, it is cut off from residential adjacencies, now and in the future.
Constructability of Site	It would be very easy to construct a future library using a conventional spread footing foundation and slab on grade. It would also be possible to re-grade the site, raising the library floor level up somewhat for better view and separation from Tongass.
View and Ambiance	The site has an adequate view out to the south/southwest, and is moderately visible to the public from Tongass Avenue. Adjacent property, other than the quarry, is neutral or blocked from view by the steep cut banks. The quarry use to the northwest can be screened with fencing and/or vegetation .
Transportation Links and Ease of Access	With a direct frontage along Tongass Avenue, public transportation should be easy to integrate with new library development. Sidewalk linkages will also be simple.
Proximity to Public Amenities and Services	The site is somewhat separated from schools, public recreational facilities, and other public uses.
Environmental Attributes – daylight, wind, quietness of setting	The site has good southerly orientation, with average weather conditions, and some concerns with road noise due to the proximity of Tongass Avenue. The site would be relatively dark on two sides, but open and bright on the southerly and westerly faces. Winter sun access would be good.
Utilities and Infrastructure Cost	Major utilities, water, sewer, and power, all run directly along the site frontage, so utility connections would be easy and optimum.
Zoning Compatibility	The current industrial zoning would accommodate a change to library usage.
Price Range	The sale price for the property has been discussed in the \$20/sq.ft. range, roughly market for property with prime Tongass Avenue frontage. Possible options for tax advantages from the Borough might reduce the asking price further.

Copper Ridge, Site B (69,061 sq.ft.)

Description: This property is located at the intersection of Schoenbar Road and the new 3rd Avenue By-pass. The property is the first lot on the downslope side of the new development area, previously used as a quarry and for industrial staging. The site parallels the fill ridge, with panoramic views across Bear Valley, and to Deer Mountain beyond.

The neighborhood connection and feel of the site is judged to be good. The site is quieter and more isolated than other options along Tongass Avenue, providing more of a suburban library experience. It has good connections to schools, recreation areas, and residential neighborhoods. The new 3rd Avenue bypass provides much improved winter connectivity. The site is on relatively deep fill, especially the leading edge where the view is best. Recent test excavation has shown the fill to be suitable for simple foundation systems, but care will need to be exercised during design, and more testing conducted.

Review Criteria	Analysis and Results
Neighborhood Feel is appropriate for Library	The site is relatively raw and industrial, owing to the quarry origins, and active quarry to the West. Given the vertical surroundings on two sides, it is cut off from residential adjacencies, now and in the future.
Constructability of Site	It should be easy to construct a future library using conventional spread footings and slab on grade, assuming bearing is shown to be sufficient at all areas. A partial lower level for mechanical/electrical may be possible, and a good way to minimize impact of deep fill.
View and Ambiance	The site has very nice panoramic views to the east/southeast, overlooking the neighborhood in Bear Valley, and with very attractive long vistas toward Deer Mountain.
Transportation Links and Ease of Access	With a direct frontage along Schoenbar Avenue, public transportation should be easy to integrate with new library development. Sidewalk linkages will also be simple.
Proximity to Public Amenities and Services	The site is very nicely situated relative to schools, public recreational facilities, and other public uses. Valley Park Elementary School and the Recreational Facility are easy walking distance.
Environmental Attributes – daylight, wind, quietness of setting	The site has a reasonable southerly orientation, with average weather exposure. The site has perhaps the best sky exposure of the four sites, with the only near-by site hills to the northwest.
Utilities and Infrastructure Cost	Major water, sewer, and electrical utilities directly adjoin the site. Connections are judged to be very easy.
Zoning Compatibility	The current zoning would accommodate library usage.
Price Range	The seller has suggested that his selling price would be at or below \$10/sq.ft.

Heckman Street, Site C (57,342 sq.ft.)

Description: This property is located near Tongass Avenue, and accessed off of Heckman Street, across from the A&P Grocery Store parking lot. The parcel is subdivided from the larger current site parcel, leaving a 100' x 255' frontage lot along Tongass Avenue.

The site has very good attributes, with good neighborhood connection, easy access, and reasonable visibility. Its location, set into an alder grove at the rear portions of the lot, should allow a good set-back from Tongass Avenue, reasonable views out, and positive adjacencies. Some portions of the site will require moderate development steps, including over-excavation of organic materials.

Review Criteria	Analysis and Results
Neighborhood Feel is appropriate for Library	The site has good neighborhood connections, and feels appropriate for a library.
Constructability of Site	It will be moderately easy to construct a future library using conventional spread footing foundation and slab on grade. Additional soils testing is recommended, and some degree of over-excavation and placement of new fill materials is likely. An existing stream on the easterly side of the site will need an improved culvert system.
View and Ambiance	The site has reasonable views out to the south/southwest, and will be moderately visible to the public from Tongass Avenue, and from Heckman. The view out is somewhat industrial in feel, with the post office in the middle distance. Rear views will face into a pleasant wooded hillside.
Transportation Links and Ease of Access	With a site near Tongass Avenue, public transportation should be easy to integrate with new library development. Sidewalk linkages are already in place.
Proximity to Public Amenities and Services	The site is somewhat separated from schools, public recreational facilities, and other public uses.
Environmental Attributes – daylight, wind, quietness of setting	The site has good southerly orientation, with average weather conditions, and some minor concerns with road noise due to the proximity of Tongass Avenue. The site would be relatively dark on the uphill face, but open and bright on the southerly and westerly faces. Winter sun access would be good.
Utilities and Infrastructure Cost	Sewer, water, and electric utilities are very close to the site, and easy to utilize.
Zoning Compatibility	The current I zoning would accommodate library usage.
Price Range	The selling price has been set at approximately \$20/sq.ft.

Skinner Sales, Site D (83,000 sq.ft.)

Description: This property is located along Tongass Avenue, accessed just before the Wal-Mart intersection. The site and building has been used for a car dealership, now bankrupt. It is assumed that the building will be demolished, since the potential adaptability to a library is nearly impossible. The site itself has good constructability, good visibility from the road, and a pleasant separation from the road to minimize noise and disruption.

The site offers a generally pleasant view out to the south/southwest with a long vista across Tongass Narrows to the airport. Adjoining properties are undeveloped, and a bit unappealing at present. The site does not offer neighborhood connections, but is benefited by the quantity of public going to Wall-Mart and other nearby commercial establishments. The connections to schools, recreation areas, and other public functions are also limited.

Review Criteria	Analysis and Results
Neighborhood Feel is appropriate for Library	The site is separated from the residential community, and relatively institutional, owing to the adjacent big-box retail stores, and undeveloped commercial property.
Constructability of Site	It should be very easy to construct a future library using conventional spread footing foundations, and slab on grade. The current facility will require demolition. Portions of the site parking will likely be reusable.
View and Ambiance	The site has pleasant, broad views out to the south/southwest, and is highly visible to the public from Tongass Avenue. The northerly and easterly exposures toward the cut rock bank is reasonably attractive. Views to the west toward other commercial properties are viewed as fair to poor.
Transportation Links and Ease of Access	With a direct frontage along Tongass Avenue, public transportation should be easy to integrate with new library development. Sidewalk linkages do not exist, but would be relatively easy to incorporate.
Proximity to Public Amenities and Services	The site is significantly separated from schools, public recreational facilities, and other public uses.
Environmental Attributes – daylight, wind, quietness of setting	The site has very good southerly orientation, with average weather conditions. The set-back from Tongass Avenue should be adequate to minimize noise. The site is relatively open to the sky on all side faces. Winter sun access would be good.
Utilities and Infrastructure Cost	Water and sewer utilities are difficult, given that no City service is provided to the site. R&M has recommended that the existing on-site sewer system be analyzed and probably retained. Fresh water options are roof catchment, or trucking water to a storage tank. Trucking water is viewed as the most cost-effective solution.
Zoning Compatibility	The current industrial zoning would accommodate a change to library usage.
Price Range	Timing and details of potential bank auction of the property are uncertain.