

Athens-Clarke County Judicial Center - Site Criteria and Standards

	Criteria	Must Have (MH) - 1 point <i>Minimum for site/project</i>	Highly Wanted (HW) - 3 points <i>Not required but a good option</i>	Nice to Have(NH) - 5 points <i>Ideal best option</i>
1.00	Technical Values:			
1.1	Property Area - Future Expansion/Adaptation	Acceptable Square footage to support minimum programmatic building / parking functions. 2 acres min.	(MH) w/ room for lateral expansion.	(MH) w/ lateral expansion (phased) and with on-site parking.
1.2	Topography	20% or less grade variation. <i>Some grade variations can be useful for siting of programmatic building functions that can utilize semi-subterranean.</i>	10% or less grade variation or a site that requires minimum cut/fill.	5% or less grade variation. (Flat terrain)
1.3	Utility Capacity (Electrical, Storm Water, Sanitary, Water Service, Data Network)	Sites must have access to all utilities (water, power, sanitary, storm, county fiber network)	Access to all utilities with minimal expansion, upgrades, and extensions.	Access to all utilities, readily available, no expansion or extension required.
1.4	Zoning	Sites currently zoned to accept Judicial Center building type or acceptable for rezoning.	Sites currently zoned Commercial, or Government or sites acceptable to be rezoned. Not near single-family.	Sites currently zoned Government.
1.5	Acquisition Approach	Any site acceptable for purchase.	Sites within budget allotted for site acquisition for the project.	ACC Government owned site, or site with minimal acquisition costs.
1.6	Secure Standoff and setback Distances and Site Security	Sites that provide a safe working environment. 50'-20' setback on two sides.	Sites that allow for 50' setback from primary public face	Sites that allow for the 50' setback from primary roads and adjacent buildings on all sides and public unsecure parking.
1.7	Parking	Sites that provide space for a minimum of 100 parking spaces for secure parking for Judges, Sheriff, and other designated key staff	Sites with the capacity to accommodate all staff and 70 jurors on site.	Sites that allow for all public and staff parking on site.
1.8	Site Prep Cost Drivers	Subsurface conditions identified (rock/other) - per geotechnical and due diligence report to the extent possible and are estimated to fit within the budget.	Minimal impact from subsurface conditions.	No anticipated subsurface conditions (rock/other) - per geotechnical and due diligence report.
1.9	Site Access	1 curb cut for vehicle access.	2 curb cuts for separate access.	Multiple curb cuts
1.1	Accommodate Minimum Building Dimension	90'-0" Narrow building dimension.	120'-0" Narrow building dimension.	120'-0" + Narrow building dimension and the ability to accommodate expansion (phased)
1.11	Sustainability	Site meets minimum sustainability rating criteria system.	Site that allow mid-level sustainability rating.	Sites that allow for high level sustainably.

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2.00	Community Values:			
2.1	Property Location	Located within the "Must Have" boundary as defined on the attached map.	Located within the "Highly Wanted" boundary as defined on the attached map.	Located within the "Nice to Have" boundary as defined on the attached map.
2.2	Public Access and Alternative Transportation (Multi-modal)	Sites that are on a publicly accessible route.	Sites accessible to multi-modal accessible routes within 1/4 mile or 5 min walking distance or 4 blocks or less to at least one accessible bus route.	Proximity to Greenway, trails, etc.
2.3	Site Visibility and Appropriateness of Image	Any viable site that supports the introduction of the new Judicial Center with sensitivity to the surrounding social and architectural context.	Sites that encourage, through the placement of the new Judicial Center the opportunity to positively impact the urban fabric and character of the surrounding areas	Sites that encourage / provide opportunity for future growth. Sites that allow the Judicial Center to become a focal point for the city.
2.4	Proximity to Associated Gov/County Agencies	Located within the "Must Have" boundary as defined on the attached map.	Located within the "Highly Wanted" boundary as defined on the attached map.	Located within the "Nice to Have" boundary as defined on the attached map.
2.5	Economic Impact	Cost within allocated budget	No adverse impact.	Positive Impact on surrounding area.
2.6	Connection to Amenities	Sites within 1/4 mile or no greater than 5 min walking proximity to amenities.	Sites less than 5 min driving distance to amenities.	Sites with amenities as part of the Judicial complex.