



Humboldt Facilities Master Plan

Rio Dell Library

At the request of the Board of Supervisors, County Administrative Office staff was tasked with conducting a limited feasibility study and proposed budget for relocating Rio Dell Library services to a new modular facility. It can provide a relatively short term solution due to the limited lifespan of a modular building. Three sites that have been considered and evaluated:

- Option 1 - 203 Wildwood Avenue
- Option 2 - Rio Dell City Hall Site
- Option 3 - Park at the Intersection of W Elko Street and Side Street

Option 1 - 203 Wildwood Avenue

The parcels 053-141-021 and 053-141-022 are located at 203 Wildwood Avenue. The total size of these two parcels is 0.36 acres. Parcel 053-141-021 is zoned for Public Land, Schools, Non Taxable Entities & Parcel and it is currently utilized as a parking lot providing 15 regular parking stalls and 1 ADA parking stall. Parcel 053-141-022 is zoned for Improved Single Family Residential and it is occupied by a residential building. The site is relatively flat.

Pros/Cons

This site offers many advantages. First, the site is located on the City's main thoroughfare near other governmental services. Second, the site has adequate space to accommodate the new modular facility and a relatively well suited parking lot which is adequate for 19 regular and 2 ADA parking stalls. In addition, the City may obtain or rent the adjacent parcels (053-141-020, 053-141-037 & 053-141-038) at 255 Wildwood Avenue to co-locate other city facilities. Third, the topography for this site is relatively flat. A minimum amount of site work is required with regard to changing the grade to meet ADA slope requirements. Reuse of this existing paved parking also reduces project development cost.

Some constraints relative to this site are: higher demolition workload and inconvenience of procurement. Parcel 053-141-022 is zoned for Residential and currently one occupied residential building is on this parcel. The City would need to negotiate with the home owner to obtain this parcel. This residential building needs to be demolished to make the space for the Library modular building. Other challenges include the utility boxes and signage located at the existing entrance ramp.

Recommendations

In general, it is recommended to locate the library modular building on this site.

Option 2 - Rio Dell City Hall Site

The Rio Dell City Hall site is located on a triangular parcel between Side Street, Wildwood Avenue and W. Davis Street in Rio Dell. The size of this land parcel is 1.29 acres and zoned for Public Facility (PF). There are 40 regular parking stalls and 2 ADA parking stalls. The site is sloped.

Pro/Cons

There are several advantages of temporarily locating the library modular buildings on this site. First, this location is centrally located on the City's main thoroughfare near other governmental services, shopping and stores, as well as other businesses. It will be convenient for library users to access at this location. Second, the site has sufficient space to place a modular building with a developed existing parking facility as well as other mature site amenities. There are adequate parking stalls (42) on the site. Third, there is a bus stop on the site. People who use the public transportation system can easily get to the site without requiring a long distance walk.

There are several challenges/requirements, however. This scheme requires a moderate amount of site work for utility connections. The landscape topography for this site has a high degree of slope, impacting the path of travel from the public right of way to the proposed building entrance. A long sidewalk is required to meet ADA path of travel requirements. The existing sidewalk surrounding the property has numerous sections which exceed the maximum cross slope allowed by ADA requirements. The existing City Hall parking spaces near the new modular library building would need to be dedicated, including new accessible stalls.

Recommendations

In general, this site will work but is not ideal. The slope of this site is the most challenging feature with regard to accommodating an ADA compliant pathway. The sidewalk needs to be long enough to meet the ADA slope requirements.

Option 3 - Park at the Intersection of W Elko Street and Side Street

This triangular-shaped park site is located between Side Street, Wildwood Avenue and W Elko Street in Rio Dell. The size of this land is about 0.4 acres and is not assigned parcel number according to County's GIS system. This site is zoned for Public Facility (PF) The site is sloped.

Pro/Cons

The advantages of this site are limited. Its location is next to the City Hall Site and shares similar positive features with Option 2, including close proximity to governmental services, shopping and stores and other business.

There are many challenges and constraints of this site, however. First, replacing a park with governmental facilities is not beneficial to the community. To provide the land for a modular building and associated parking lot, existing grass and trees must be removed and the community will lose a recreational park. Second, the usable/buildable area is limited. The shape of this land is both linear and irregular. With the setbacks typically required, only the north portion of the land can be utilized. Only 7 regular and 2 ADA parking stalls can be provided on this site. Finally, the topography for this site has a moderate degree of slope which may require a long sidewalk to meet the ADA path of travel requirements or some site works to change the grade.

Recommendations

This site is not recommended.