



## Humboldt Facilities Master Plan

### Rio Dell City Hall Site Narrative

This site narrative will identify features of the Rio Dell City Hall site, as well as evaluate the pros and cons of locating a new modular building for the library on this site. The Rio Dell City Hall 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 it is zoned for Public Facility (PF). There are 40 regular parking stalls and 2 ADA parking stalls. The site is sloped.

There are several advantages of temporarily locating the library modular buildings on this site. First, this location is on the main thoroughfare. It will be convenient for library users to access at this location. Second, there are adequate (42) parking stalls 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 to take a long distance walk. Finally, this option provides a short-term solution for maintaining library services while finalizing the master plan and new library building.

There are several challenges/requirements, however. This scheme requires a moderate amount of site work for utility connections. Due to the slope of the site, a long sidewalk needs to be provided to meet the ADA path of travel requirements. The cost of a modular building used as a library would be considerable but different options are possible regarding cost. The parking spaces near the new modular building must be repainted to provide accessible parking stalls.

In general, we recommend locating the library modular building on the Rio Dell City Hall site. Most of challenges are present regardless of the site chosen, but the advantages of this site regarding easy access are beneficial to the community.