

SITE SELECTION CRITERIA

NEW BUILD

The considerations and criteria listed here are intended to help the potential developer design a project that meets the co-op's needs.

BUILDING CRITERIA

PHYSICAL CHARACTERISTICS

- Ground floor should be on grade at point of customer entry into store.
- Columns and other interior obstacles should to be kept minimum number and size.
- Use of full-size windows should be minimal, probably only by customer entry. Any other windows would start at 80" above floor.

DOORS

- Number of Customer entry/exit points: 1. Customer entry should be convenient to both the parking and street.
 - Number of delivery doors: 2. These may be in the same general delivery area. An unloading dock is highly desirable but not required. One door will be used for large deliveries and one for small deliveries and employees.
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SITE CRITERIA

GENERAL

- The store and its customer entry should be very visible from the main street, and be positioned as part of the business community.
- There should be a fair amount of synergy between the co-op and the surrounding businesses.
- Landscaping should be used to soften the concrete, brick, and asphalt environment and to “green up” the front of the store.

TRUCKS

- TRUCK TYPES: deliveries to the co-op will be by both semi and straight trucks.
- DELIVERY TIMES: most deliveries will happen from 6 a.m. to 2 p.m.
- There may be several delivery trucks at the store at once.
- The site needs to accommodate the ingress/egress of tractor/trailer trucks with 54’ trailers.
- Many of the trucks will have noisy “reefers” which should be kept away from residential areas.
- Each week you’ll have 1 or more pickups of trash, cardboard, and recycling. Compost depends on your city code.

PARKING

- The parking area should be ACCESSIBLE AND VISIBLE from the main street. Parking should be on same level as the store.
- Number of parking spaces specifically for the co-op should number at about 6 SPACES PER 1,000 SF. Customer parking should be convenient to the store front door.
- Additionally, there should be 5-15 employee parking spaces, not necessarily conveniently.