

# Site Selection Considerations for the IM Community Center

(10-4-08 Draft for Board Discussion Purposes)

<b>Considerations</b>	<b>IM Pond Area off Keneu Court</b>	<b>IM Picnic Pavilion Area</b>	
Support by IM community	25% of survey responses	48% of survey responses	
Support by nearby homeowners	No known opposition; few lots developed within 300 yards	Strong local opposition	
Central location within IM	Centrally located; easy to find	Not centrally located; more difficult to find	
Attractiveness of setting	Good; wetlands, rocks and pond	Good; Big trees, mountain	
Space for adequate parking	Very plentiful; the IMRPD lot south of Keneu Court would handle many vehicles	Limited; parking would need to be expanded or have parking spill-over along Chief for larger events	
Square foot building cost	same	same	
Excavation costs	same	same	
Driveway costs	A driveway of 150 feet would be likely	Little if any	
Building design	No constraints; may want to site building with its' back to Arrowhead to reduce traffic noise and dust disturbance	Would be constrained by existing buildings and desire to keep large trees	
Costs for utility hookups	More costly	Assumed to have some advantage if we could hook into existing well, septic, toilets	
Availability of utilities	Yes; access to DSL line	Yes; no DSL line	
Road access	Good road; Very convenient; may need a ¼ mile of dust mitigation	Good road; not as convenient	
Winter road access	Very good; County Snow-Route	Not as good given slope and not a County Snow-Route	
Increase in traffic in the area	Traffic volume is already high; no noticeable increase	Would be noticeable increase during community events	
Fire danger	No concern	This is a concern; IM mountain is tree covered with homes/fireplaces surrounding	

Wetlands	No concern; enough room to build outside	NA	
Wildlife	Little or no impact	Little or no impact if built adjacent to comfort station and picnic pavilion	
Floodway and Floodplain	Need to check on this	NA	
Availability to other IM facilities	Pond; outlot corridor to Tarryall Creek; kiosks	IM mountain; trails, playground	
Need for landscaping	Yes	No	
Vulnerability to vandalism and theft	Highly visible location from surrounding homes; low security concern	Security would be a greater concern; lots of vegetative screening	
Other factors	<ul style="list-style-type: none"> <li>• Easy to access from outside community</li> <li>• Would make for an attractive entrance to IM</li> <li>• Building could be part of larger effort to improve pond area</li> <li>• There is some logic to spread IMRPD out within community</li> </ul>	<ul style="list-style-type: none"> <li>• Legal standing of protective covenants is not known yet</li> <li>• May be efficiencies from clustering IMRPD facilities together</li> </ul>	