

Site Information for a Possible New Northeast Branch Library at 1760 Eagen Rd.

The site is occupied by an existing building and is zoned C3L Commercial Service and Distribution District. Libraries are allowed as a permitted use. The building itself is approximately 40,000 square feet, single floor, built in an early 1970's commercial mall style.

The site is located on the south side of East Washington Avenue within the greater East Town Regional retail complex. It is designated on the Comprehensive Plan as a Regional Mixed Use District. Libraries would be compatible with this designation.

The site is about equidistant between the residential neighborhoods located north and south of East Washington Avenue and east of USH 51 and north of USH 30. The site is about 2.4 miles northeast of the Hawthorne Branch. According to the 2000 census there were over 11,000 people residing within this area. In the future we expect some additional infill development within these neighborhoods, and considerable additional residential development further to the north in the Pumpkin Hollow Neighborhood (approximately 9,000 additional people) and to the east of I39 in the Felland (Autumn Lake) and northeast neighborhoods (approximately 29,000 additional people eventually).

The Eagan Road location would serve the existing neighborhoods fairly well although future growth areas would be relatively more distant from it. It would provide pretty good access for both population concentrations although the Eagan Road location would not be as visible a site as one on East Washington Avenue. The site is on a weekday bus route and is a block and a half off of East Washington Avenue for weekend service.