

**Monroe Community College
Downtown Campus Ad Hoc Working Group**

**Site Selection Criteria
(Not ranked)**

- 1. Visible and Prominent MCC Presence:**
 - Strong preference given to sites which provide MCC a highly visible presence on a street front or prominence within a development site.

- 2. Compatible Adjacent Land Use/Support Services:**
 - The new campus should be located in a “center city” downtown area (ideally within Inner Loop) where existing land use and supportive retail services would benefit from, and add synergistic value to, the economic and educational stimulus provided by the new campus. Consideration must be given to actual and perceived public safety.
 - Preference given to sites with proximity to existing cultural development.

- 3. Accessible Parking and Public Transportation**
 - Consideration must be given to accessible public transportation and parking. Demonstrated availability of adequate accessible parking to support the enrollment at the new campus is required.

- 4. Site Utilities:**
 - Appropriate consideration must be given to access to public utilities including the County fiber network. (Most sites in downtown Rochester have access to these utilities although existing capacity and distance to hook-up may vary. Proximity to Main Street County fiber conduits will minimize cabling and connection costs.)

- 5. Site Configuration/Improvement:**
 - The dimensions of the site, street frontage, and any existing buildings will affect the layout and therefore the efficiency of the building. Sites providing the greatest flexibility for layout are of higher value. Vacant sites that are square or rectangular in configuration with two street exposures are a strong preference. A parcel with a minimum 3 – 4 acre footprint is required.
 - Site Topography – minimal amount of earth work required
 - Minimization of environmental impact

- 6. Acquisition Availability:**
 - Sites that can accommodate “fast-track” acquisition and development are highly preferred. Single tax parcels or parcels with properties already consolidated will be given priority.
 - Vacant land or shovel ready sites will be given the highest priority because they eliminate the need for capital outlays for remediation and demolition.

- 7. College Green:**
 - In order to facilitate the “complete campus concept” the preferred site should have enough space to accommodate a college

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green.