
5 PLANNING CRITERIA

The Strategic Facilities Master Plan is based on and intended to be consistent with a series of guiding principles stated as planning criteria. The criteria outline a structure of goals, limitations, and philosophies that frame and direct the process of the plan. The criteria are also used to test alternative approaches to facilities needs in order to identify optimum strategies for the County. Like other components of the plan, criteria should be periodically reviewed and updated so that the plan reflects the current priorities of the County.

BALANCE AND EQUITY

1. The plan is comprehensive and seeks to address the needs of all County Government components.
2. Priorities are set within the limitations of the County's resources. Earlier actions are indicated for the most pressing needs.
3. The County intends to serve the public with facilities that are convenient, accessible, and available to the population in a comparable manner.
4. The County intends to provide efficient, appropriate facilities for County staff in an equitable manner.
5. The plan should be consistent with the County Strategic Plan and overall County priorities.

ECONOMICS

1. The County intends to fund facilities needs in a manner that is fiscally responsible and consistent with the goals of County government.
2. The County seeks to maximize the value of investments in facilities.
3. The County takes a long-term view of capital, operating, and maintenance expenditures for facilities.

QUALITY

1. The County intends to develop civic architecture that conveys an appropriate sense of permanence, stability, and significance to the public.



2. Since the County intends to develop and maintain facilities for the long term, materials, systems, and other considerations are chosen for maximum durability and effectiveness.

SITE CONSIDERATIONS

1. Sites for County facilities are chosen and developed in a manner that enhances the contextual and visual image of communities while promoting economic considerations and cultural values.
2. Locations for County facilities are chosen and developed to provide for future growth and change beyond the time frame of the plan.
3. County facility sites are selected to maximize accessibility and efficiency of service delivery while encouraging innovative land use design.

DESIGN AND PLANNING CONSIDERATIONS

1. The County endeavors to own facilities rather than lease, as it has determined that owning is financially advantageous. Leased properties may be useful as short- term components of long- term strategies.
2. New facilities are developed to accommodate at least a fifteen-year projected need. Incremental development may be utilized for specific components of the plan.
3. The County intends to efficiently share and co-locate facilities.
4. The County intends to realize cost and operational efficiencies by consolidation of functions in centralized locations. Exceptions to this principal are made where public access and department missions are better served by a decentralized strategy or when services are incompatible.
5. Facilities development projects incorporate strategies for growth in the near and far terms. Flexibility is a high priority in the planning and development of all facilities.
6. County staff and the public must have an expectation of reasonable security, safety, comfort, and health conditions at County facilities.
7. The County recognizes that as a civic organization, it has a responsibility to comprehensively integrate strategies for sustainability and environmental



stewardship in the development, design, and construction of County facilities.
Please refer to the Appendix for the County's Guide to Sustainability.

8. Space standards and guidelines are maintained by the County and incorporated in all facilities planning actions.
9. County facilities are developed in a manner that enhances the visual, social, and cultural character of communities.
10. Facilities projects encourage innovative approaches to maximize efficiency. Examples might include: providing flexible, multi-use spaces, utilizing technology to reduce building space needs, and similar strategies.

