



TO: City Commission
FROM: Suzanne Loomis
DATE: December 10, 2019
SUBJECT: Library Site Selection

PURPOSE:

At the November 26, 2019 Work Session, the City Commission received a presentation and report from Peter Bolek of HBM Architects, regarding the site selection process for a new library. Earlier this fall, the City Commission and the Library Board chose HBM to move forward with phase 1 of a four phase project regarding a proposed new public library.

The project phasing is as follows:

1. Site Selection (September-November 2019)

- a. The consultant will perform site selection analysis and engage the citizenry and users through at least one public meeting regarding potential locations and best options.
- b. The recommendations based on analytical data, and input from the public, will be presented to the Library Board and the City Commission in a joint meeting.
- c. The city commission will then vote to approve the selected location in December 2019.

2. Feasibility Review and Concept Development (Oct. 2019-February 2020)

- a. The consultant will review all previous programming studies, updates, and existing data and determine if any re-envisioning is necessary based on current trends and updated staff & community needs.
- b. Assist Library Board with re-envisioning if necessary.
- c. Review building assessments and update them where applicable. Also, verify that a new building is the appropriate direction for the future.
- d. Be sure to consider technology needs (for library operations & building equipment) and requirements for any options reviewed and considered moving forward.
- e. Review of 2008-10 concepts & preparation of new building concepts if necessary and construction estimate ranges. Then present information to the Library Board, City Commission, and the public.
- f. Prepare a final report for use by the City Commission and the Library Board by February 2020.

3. Public Campaign (February 2020-Nov. 2021 and beyond)

- a. Develop a plan to educate & inform the public about the building proposal.
- b. Prepare all documents to be used for the plan, including assistance developing questions regarding the library for the city survey.
- c. Consider funding options for building proposals. Out of the box options that pursue grants, private foundations and donations, etc... will be important for moving the project forward. Present options to the Library Board and the City Commission.
- d. Research and determine best methods for raising funds for such a project in Newton, Kansas. Work with the City to establish the amount of public funds available and then determine the gap needed from other sources. Prepare a strategic plan and all documents necessary for a public funding campaign to fill the gap.
- e. Implement public plan regarding the building proposal and funding campaign and guide the process.
- f. Present all data and information from the public campaign to the Library Board and the City Commission.
- g. The city commission will then consider moving forward with building improvements and approve funding authority by Dec. of 2021.

4. Construction Drawings/Design & Bidding (Dec. 2021-October 2022)

- a. Design the Project and prepare construction drawings and specifications (topographic survey will be necessary).
- b. Provide multiple options for innovative construction designs to decrease the cost of the overall budget.
- c. Present final drawings and interior design finishes to the Library Board and the City Commission for approval.
- d. Prepare bid documents and perform project administration through the bidding process.
- e. Present final bids to the City Commission for consideration.
- f. Be available for Project inspection and oversight during construction should the bids be awarded. (Timeline Nov. 2022-September 2023)

Two well publicized public meetings were held at the Newton Public Library on October 30, 2019. Over a hundred interested people showed up to provide input regarding the location of a new library. Five locations were provided for initial discussions and the public then added six additional locations for consideration. HBM took all the information and weighed each site according to the criteria the public said was important when considering a future location. Commission received the information in a public meeting on November 26, 2019 and the public provided additional comment.

HBM Architects recommended the existing Military Park as the best location because it meets the 3 most important criteria (as ranked by community input) of convenience and ease of access, adequate parking, and close to the downtown area.

Attached is the updated site selection Test Fit Handout information available for review. It will be posted on the city's website as well. City Commission will be asked to make a decision regarding the site selection on December 10th and asked to approve moving forward with an agreement with the Library regarding funding and beginning phases 2 and 3 of the project.

FINANCIAL IMPLICATIONS:

Each phase of the design process is scheduled to be funded as described below:

Phase 1 \$ 35,000 City

Phase 2 \$ 60,000 Library

Phase 3 \$225,000 Library

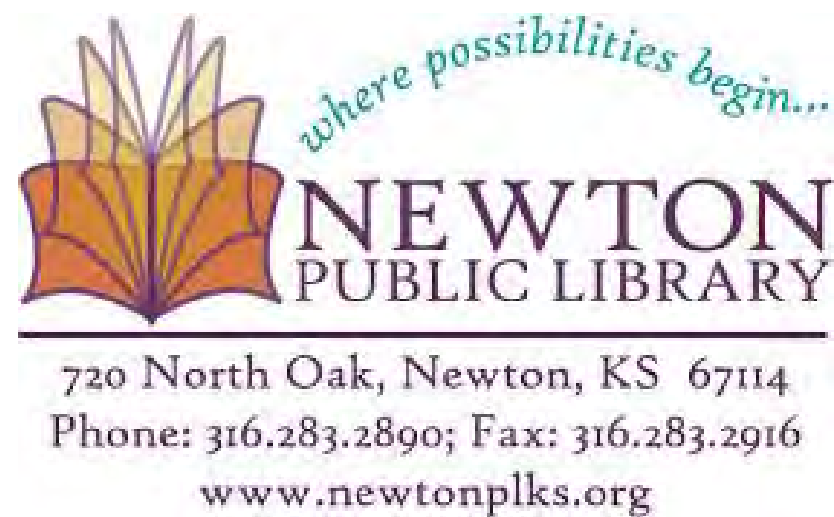
Phase 4 \$880,000 City (Project would come back to the City Commission before moving forward w/this phase)

Staff is preparing an agreement that specifies this funding arrangement if the commission is prepared to make a site selection and move forward.

RECOMMENDATION:

Approve a site selection, approve moving forward with phases 2 and 3, and assign the City Manager to sign a funding agreement with the Library Board.

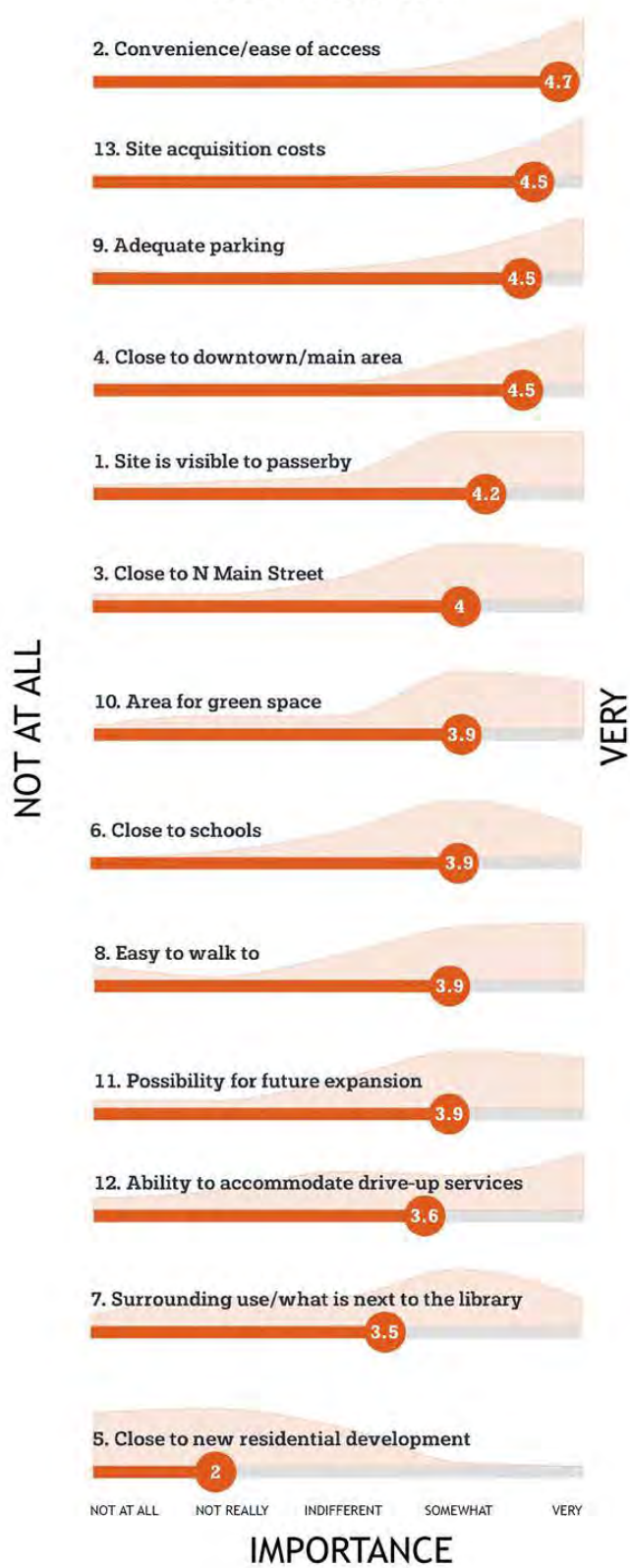
NEWTON PUBLIC LIBRARY SITE SELECTION (TEST FITS)



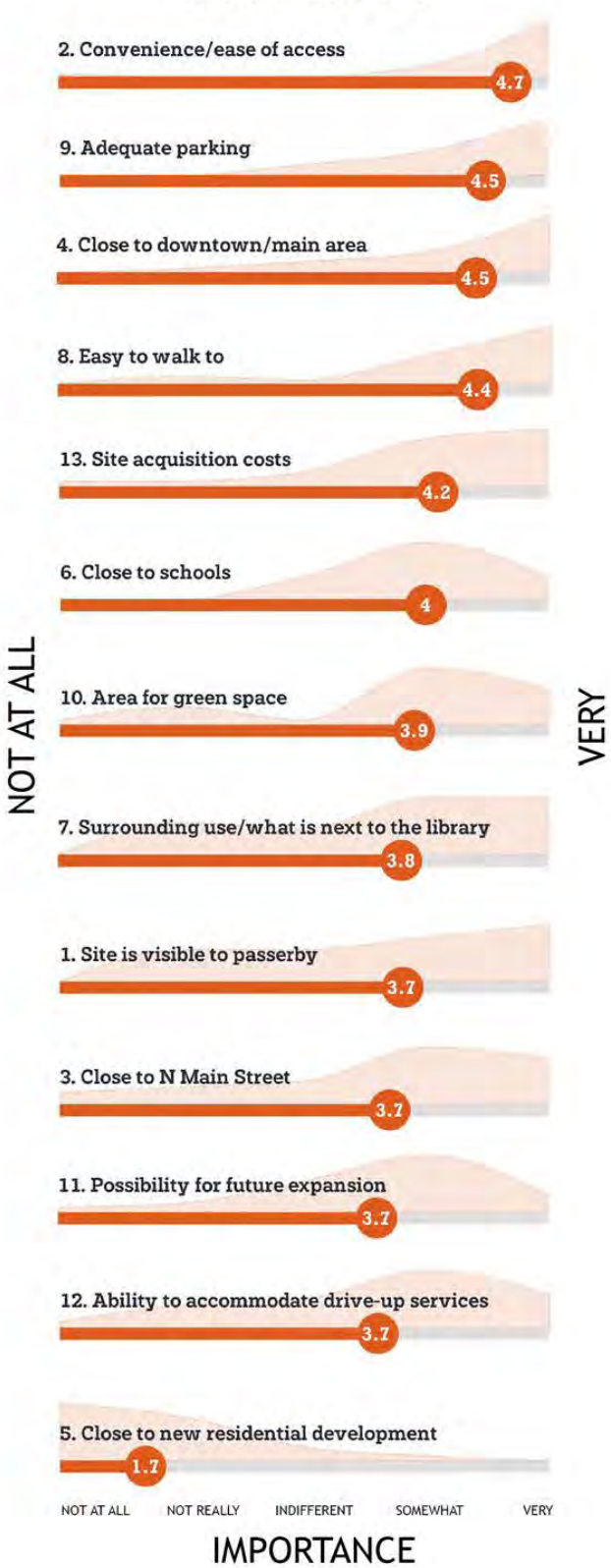
12.10.19 FINAL

COMMUNITY INPUT MEETING RESULTS

4:30 RESULTS

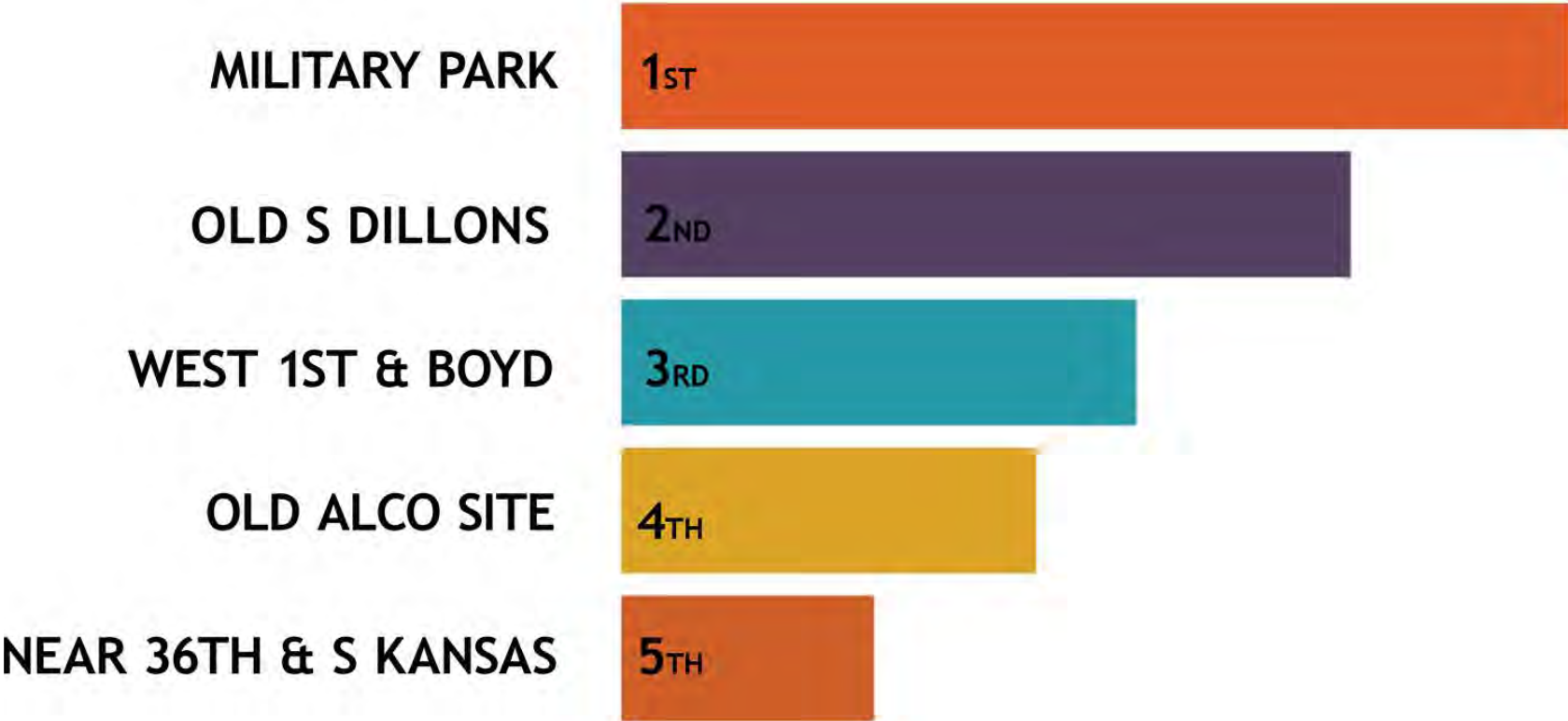


7:00 RESULTS

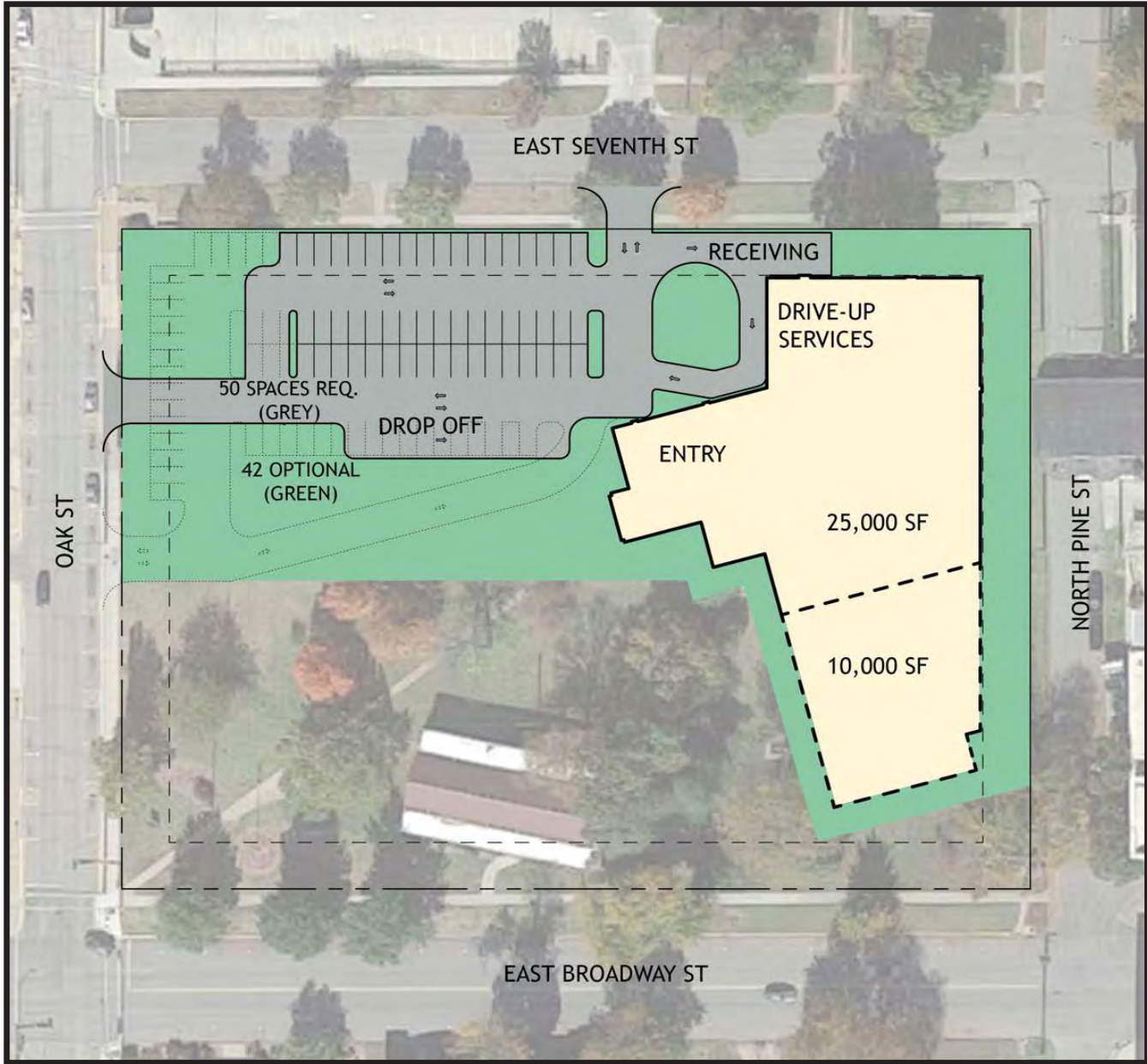


COMMUNITY INPUT MEETING RESULTS

SITE RANKINGS



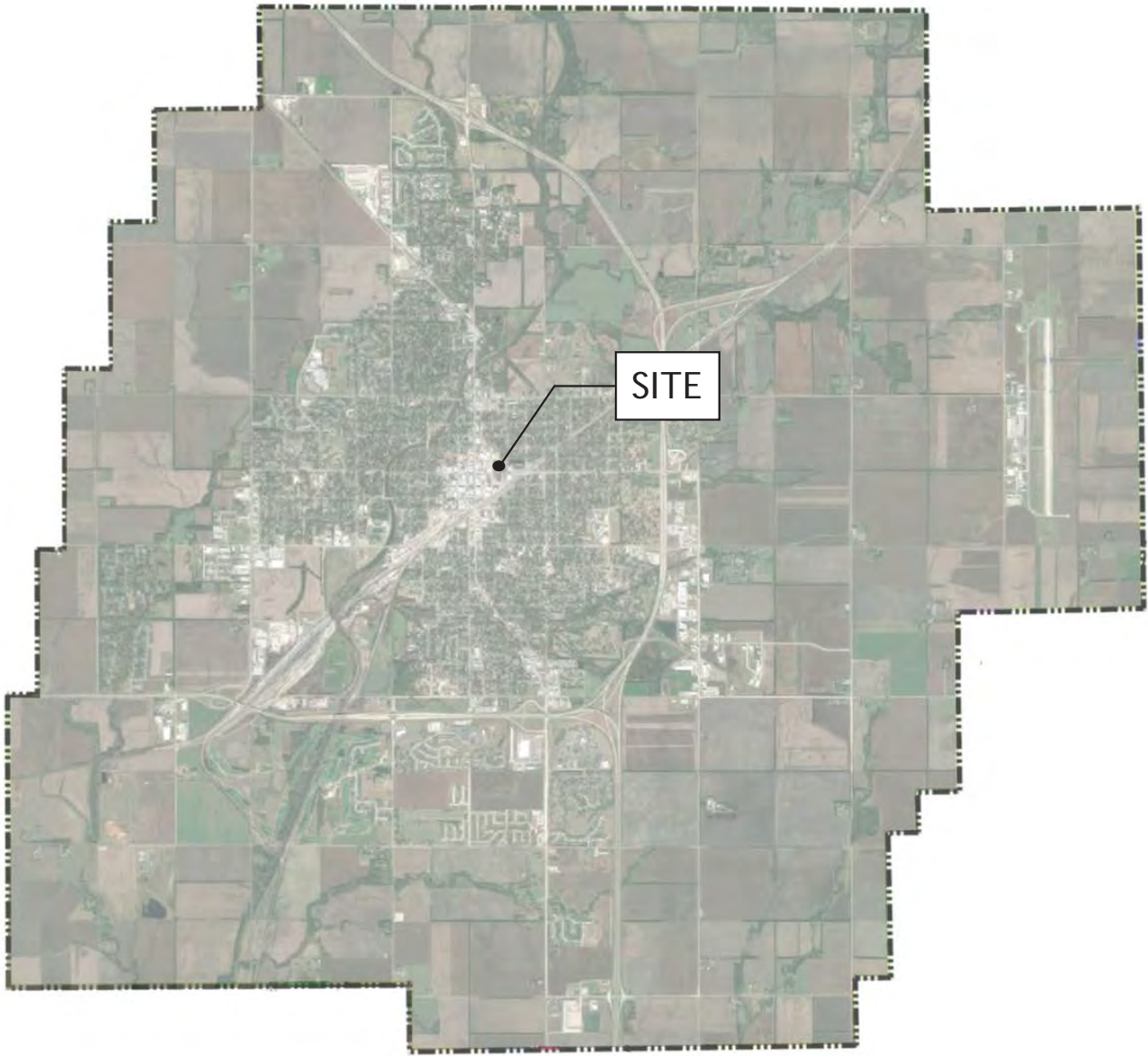
MILITARY PARK (EXISTING LIBRARY)



SITE DESCRIPTION



ZONING: E
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 50 (50 REQ. FOR 25,000 SF, 70 REQ. FOR 35,000 SF)
LOCATION: CENTER OF NEWTON (NORTH OF TRAIN TRACKS)
SITE ASSESSED COST: \$0



AERIAL

NE PERSPECTIVE



MILITARY PARK (EXISTING LIBRARY)

PROS

- CITY OWNS THE PROPERTY
- FAMILIAR LOCATION
- MULTIPLE POINTS OF SITE ENTRY / CONVENIENT DROP-OFF AND BOOK DROP
- PARKING CAN BE SHARED WITH OTHER PUBLIC AGENCIES, ADDITIONAL PARKING WILL BE A BIG AMENITY FOR THIS AREA
- ST. MARY'S, COOPER, AND SANTA FE KIDS WILL HAVE CLOSE ACCESS TO THE LIBRARY
- ALONG ENTRYWAY TO DOWNTOWN
- SURROUNDING SITES HAVE COMPLIMENTARY USES TO THE LIBRARY
- PARK IS A NICE AMENITY FOR OUTDOOR LIBRARY PROGRAMMING SPACE
- NEW LIBRARY WOULD ENHANCE PARK USE & VICE VERSA
- ADJACENT TO HUTCHINSON COMMUNITY COLLEGE
- ROOM FOR FUTURE LIBRARY EXPANSION
- TRAIN PAVILION STAYS WHERE IT IS CURRENTLY LOCATED
- SITE ALLOWS FOR EFFICIENT PARKING AND BUILDING LAYOUT
- EXISTING LIBRARY CAN REMAIN IN USE WHILE NEW BUILDING IS UNDER CONSTRUCTION
- WALKABLE TO CORE DOWNTOWN AREA

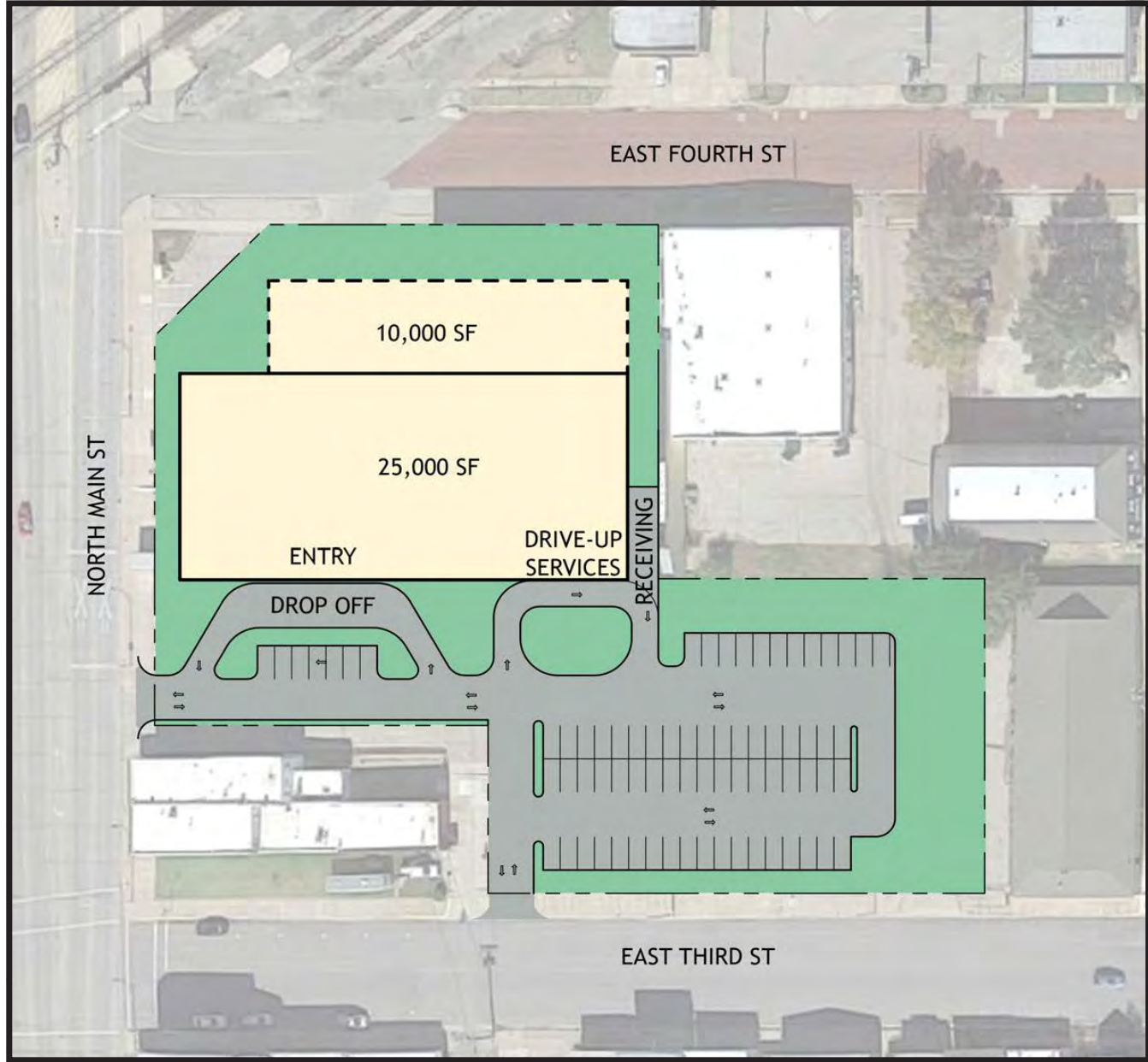
CONS

- DEMO OF EXISTING BUILDINGS
- WILL TAKE UP SOME GREEN SPACE IN PARK
- WILL LOSE SOME TREES
- NEAR BUT NOT ADJACENT TO TRAIN TRACKS

12 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | ■ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | ■ | CLOSE TO SCHOOLS |
| 7. | ■ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | ■ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | ■ | NO SITE ACQUISITION COSTS |

OLD S DILLONS (320 N MAIN)

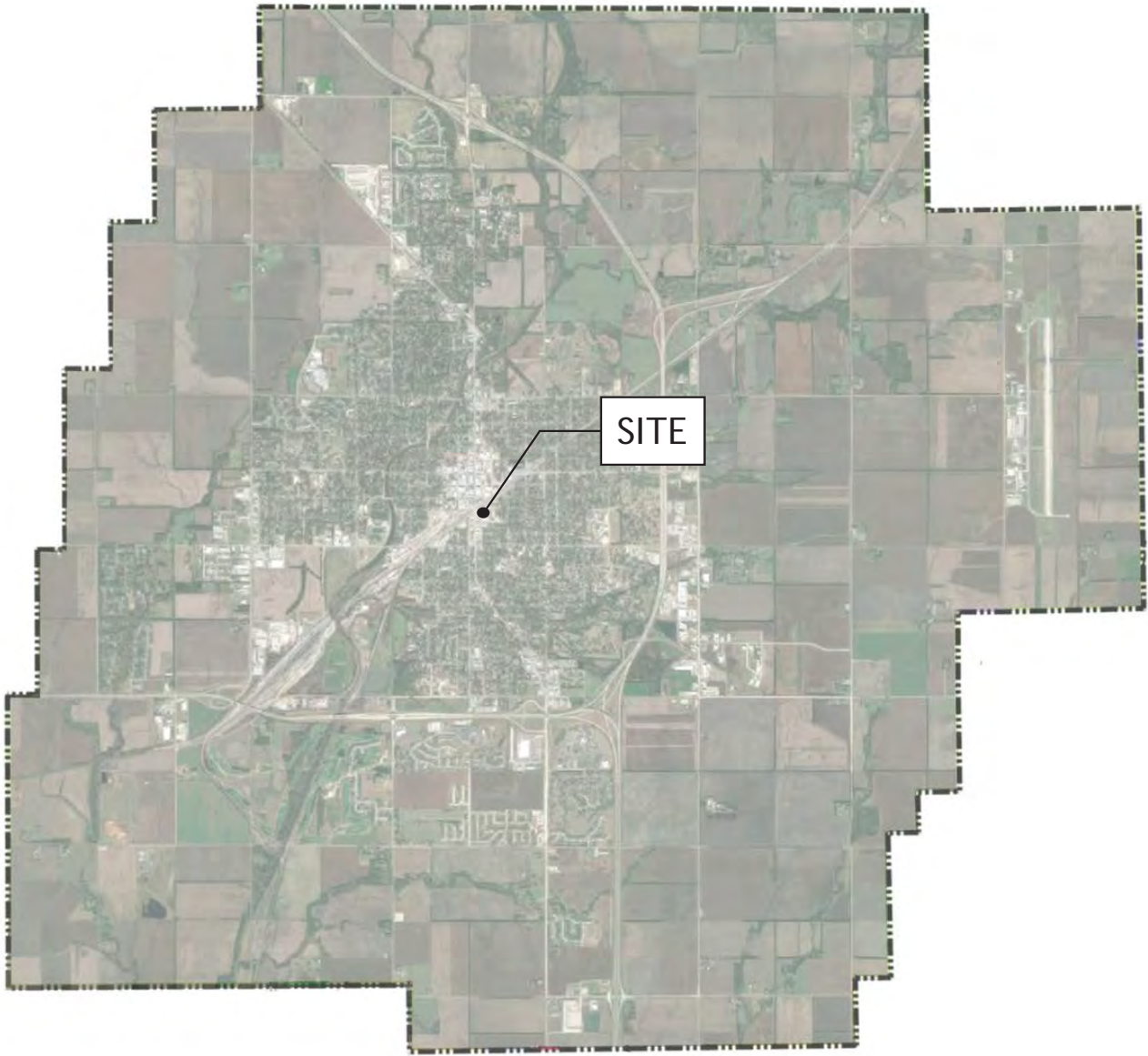


SITE DESCRIPTION



TRUE NORTH

ZONING: C-3
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 73 (50 REQ. FOR 25,000 SF, 70. REQ FOR 35,000 SF)
LOCATION: CENTER OF NEWTON (SOUTH OF TRAIN TRACKS)
SITE ASSESSED COST: \$0



AERIAL

NW PERSPECTIVE



OLD S DILLONS (320 N MAIN)

PROS

- CITY OWNS THE PROPERTY
- CITY ALREADY PLANS TO DEMO THE EXISTING BUILDING
- MULTIPLE POINTS OF SITE ENTRY / CONVENIENT DROP-OFF AND BOOK DROP
- GREAT CURB APPEAL OPPORTUNITY / FRONT DOOR TO DOWNTOWN
- WALKABLE TO THE CORE DOWNTOWN AREA
- ADDITIONAL PARKING FOR DOWNTOWN
- SOIL CONTAMINATION CLEAN-UP WILL OCCUR BY BNSF
- ROOM FOR FUTURE EXPANSION
- BRINGS SOME GREEN SPACE INTO THE DOWNTOWN AREA

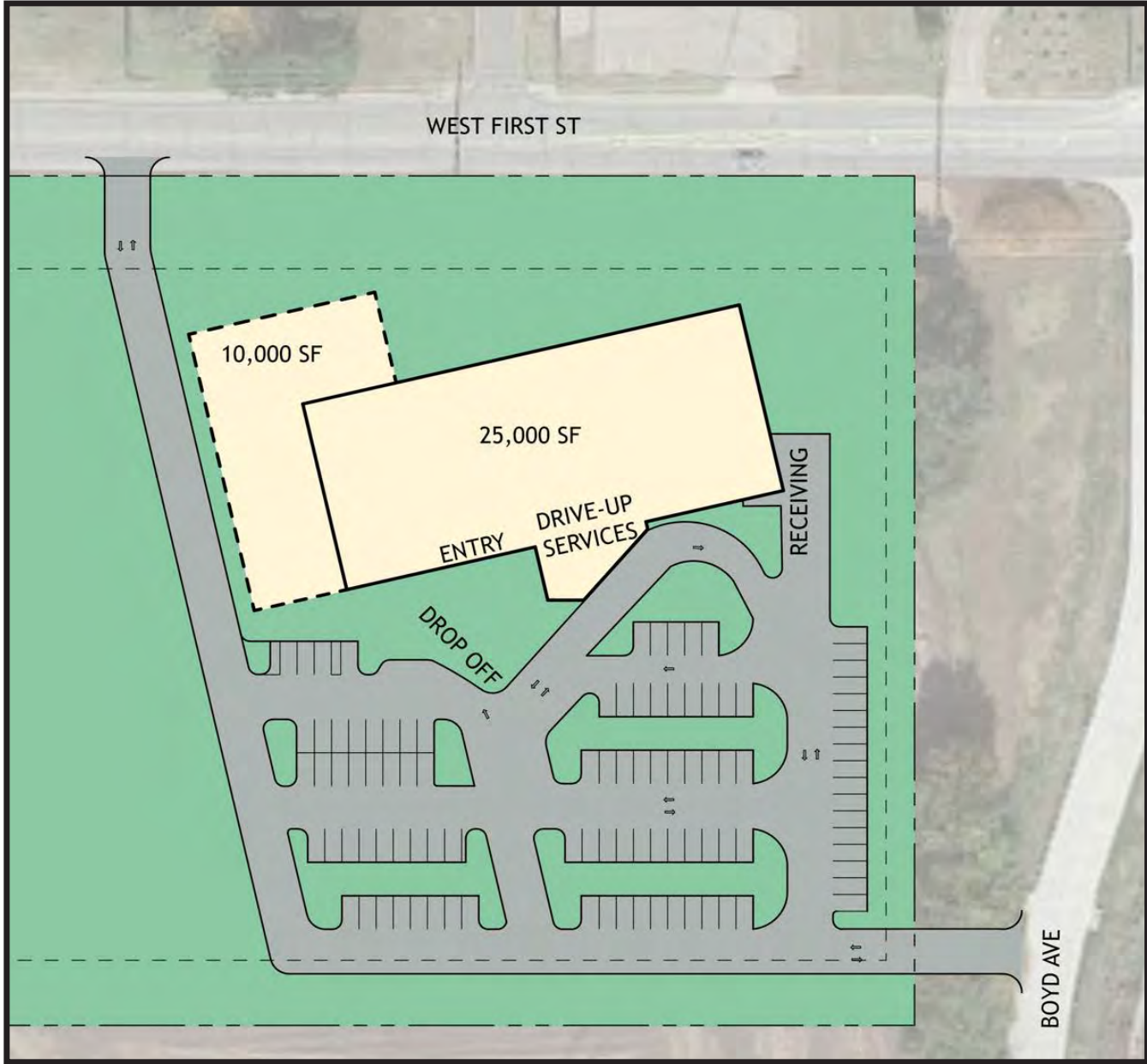
CONS

- ADJACENT TO THE TRAIN TRACKS
- REDUCED ACCESS WHEN TRAFFIC BACKS UP DUE TO THE TRAIN
- HIGH VOLUME OF TRAFFIC ON N MAIN, ADDITIONAL ACCESS OFF OF E THIRD
- NOT LOCATED NEAR DOWNTOWN SCHOOLS
- MINIMAL GREENSPACE / MINIMAL OPPORTUNITY FOR OUTDOOR PROGRAMMING
- BUILDING ON THE NE CORNER OF MAIN & SW 3RD WILL REMAIN

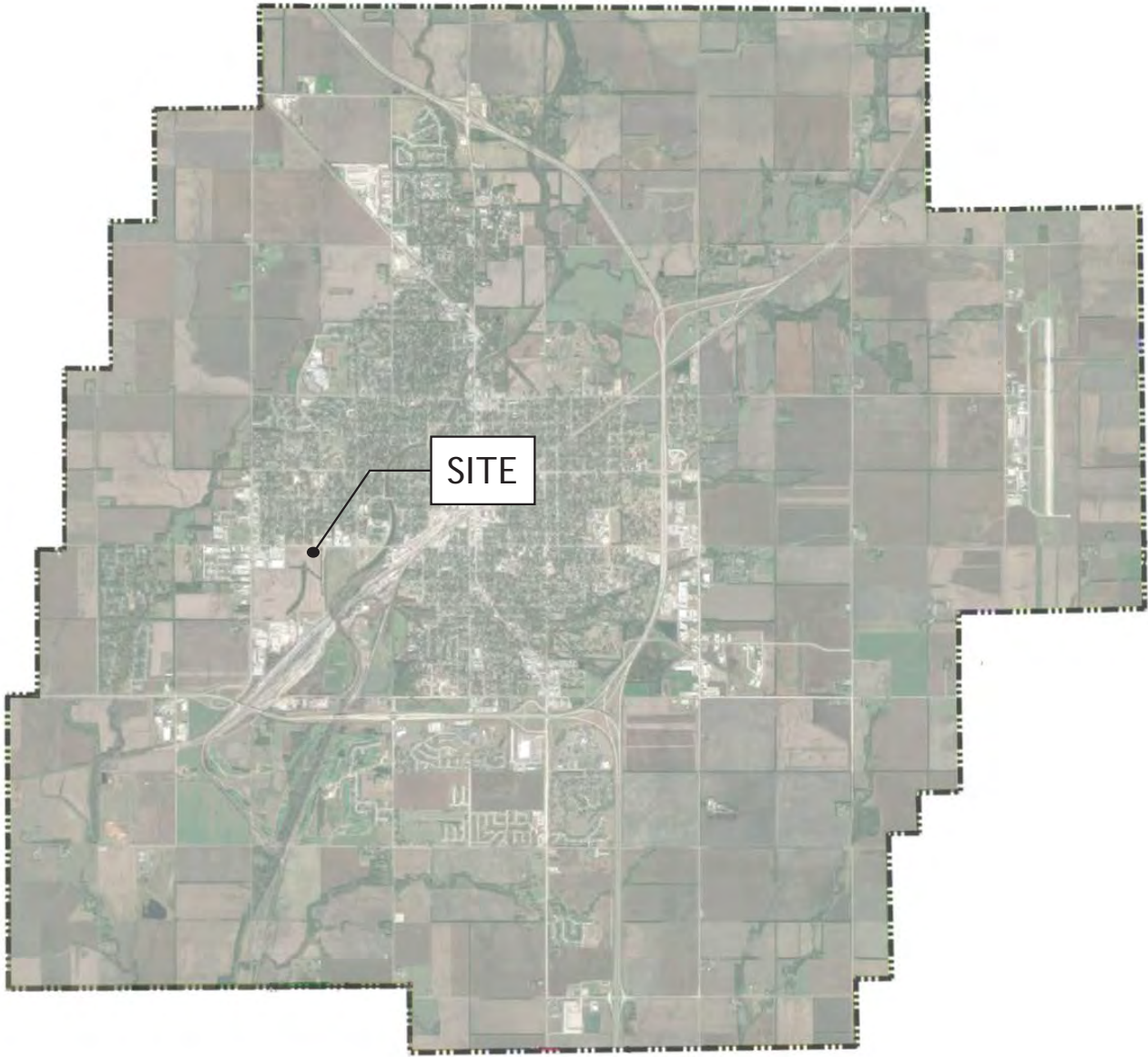
9 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | ■ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | □ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | ■ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | □ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | ■ | NO SITE ACQUISITION COSTS |

WEST 1ST & BOYD



SITE DESCRIPTION



AERIAL

NE PERSPECTIVE



ZONING: A
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 99 (50 REQ. FOR 25,000 SF,
70 REQ. FOR 35,000 SF)
LOCATION: WEST NEWTON
SITE ASSESSED COST: \$0

WEST 1ST & BOYD

PROS

- CITY OWNS THE PROPERTY
- MULTIPLE POINTS OF SITE ENTRY / CONVENIENT DROP-OFF AND BOOK DROP
- GOOD ACCESS FOR TRAFFIC
- SITE ALLOWS FOR EFFICIENT PARKING AND BUILDING LAYOUT
- LARGE SITE WITH ROOM FOR OUTDOOR SPACE AND FUTURE EXPANSION
- NEAR ATHLETIC PARK
- STRONG ANCHOR FOR DEVELOPMENT ON THE WEST SIDE

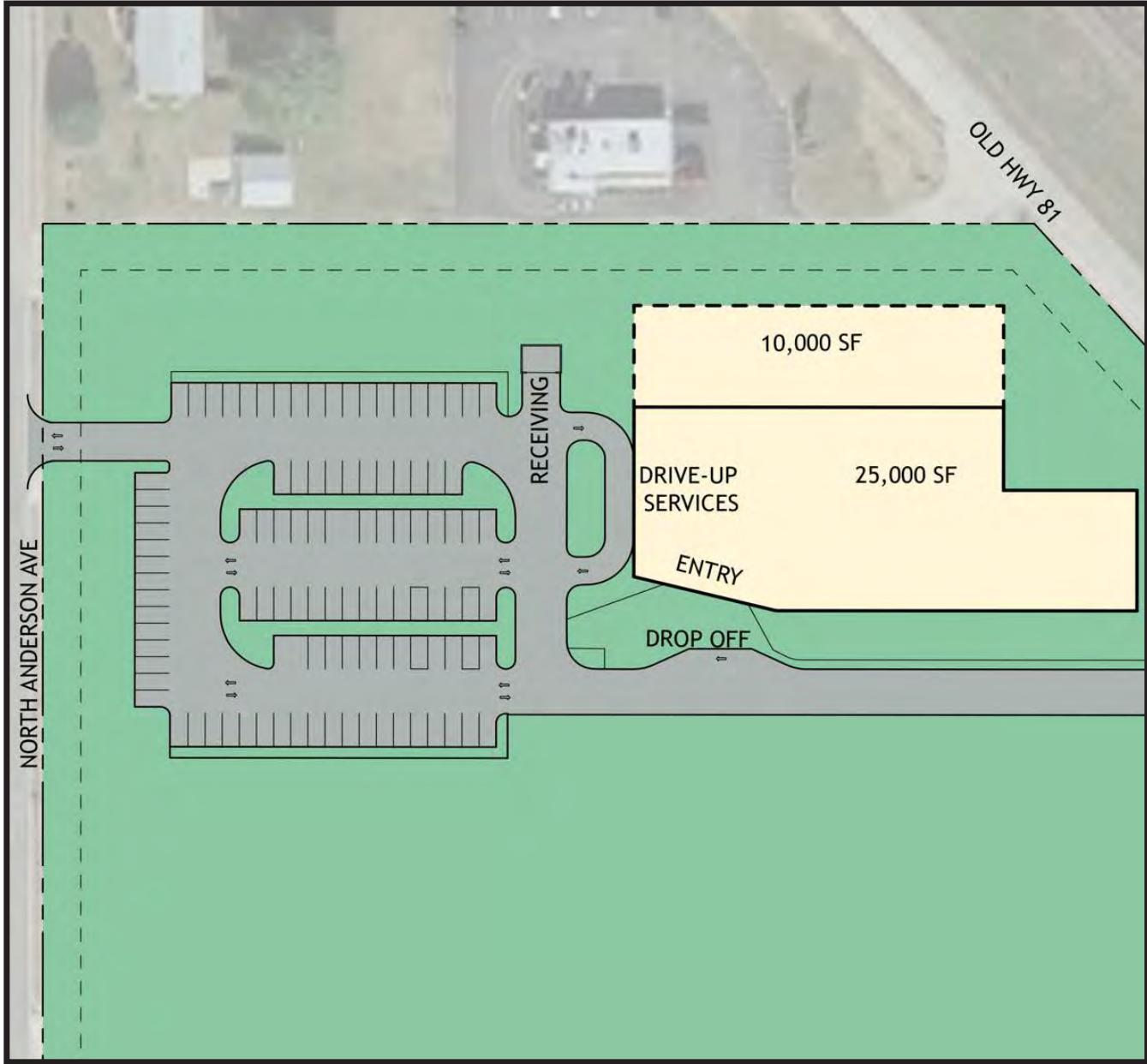
CONS

- WITHIN WALKING DISTANCE TO ONLY THE WEST SIDE OF TOWN
- NOT LOCATED NEAR ANY SCHOOLS
- CLOSE BUT NOT IMMEDIATELY NEAR THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S

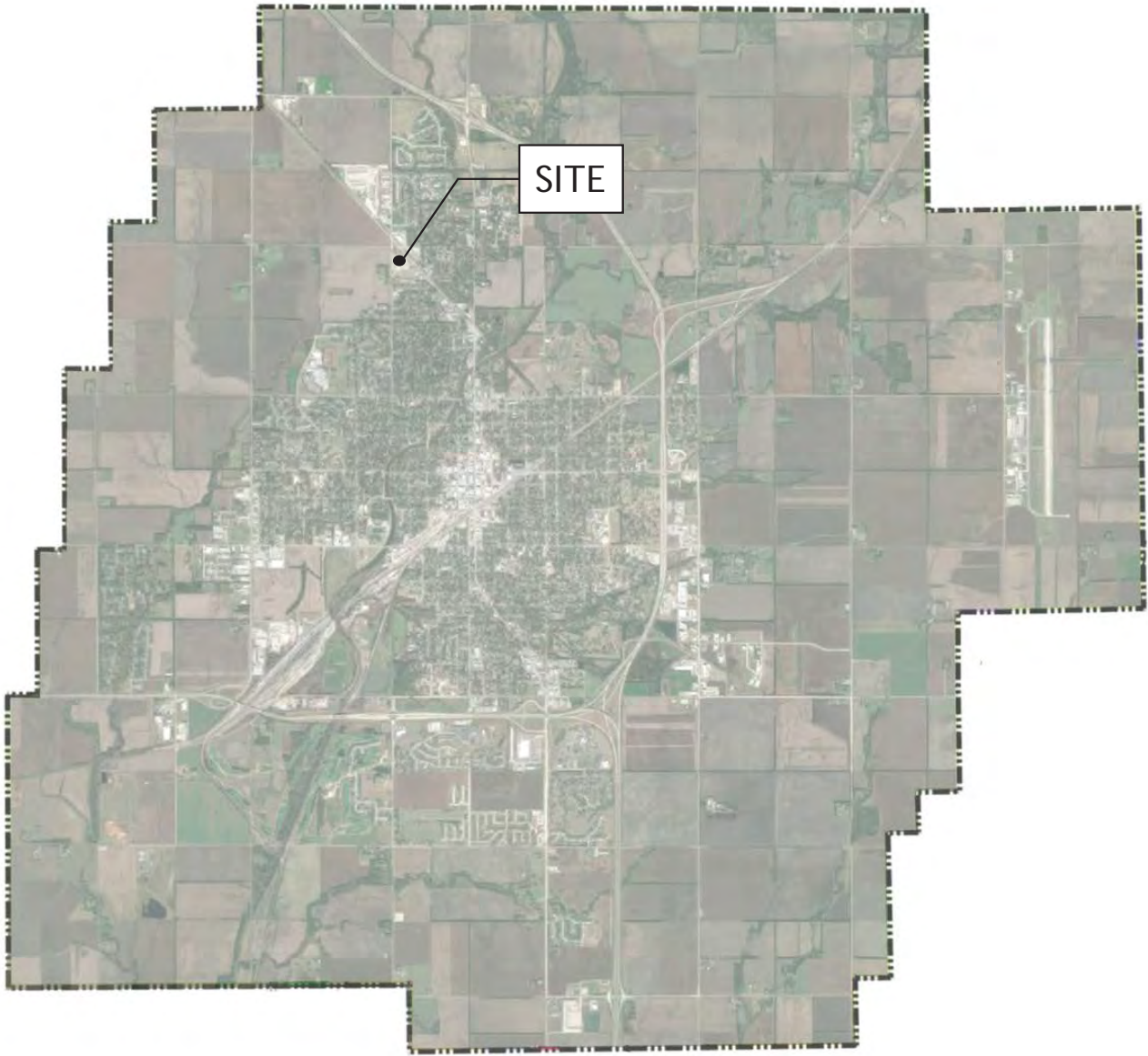
9 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | ■ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | ■ | NO SITE ACQUISITION COSTS |

OLD ALCO SITE (OLD HIGHWAY 81)



SITE DESCRIPTION



AERIAL

NE PERSPECTIVE



ZONING: C-2
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 100 (50 REQ. FOR 25,000 SF, 70 REQ. FOR 35,000 SF)
LOCATION: NORTH NEWTON
SITE ASSESSED COST: \$90,400

OLD ALCO SITE (OLD HIGHWAY 81)

PROS

- LARGE SITE WITH ROOM FOR OUTDOOR SPACE AND FUTURE EXPANSION
- MULTIPLE POINTS OF SITE ENTRY / CONVENIENT DROP-OFF AND BOOK DROP
- GOOD TRAFFIC ACCESS
- STRONG CONNECTION BETWEEN NEWTON AND NORTH NEWTON
- CLOSE TO BETHEL COLLEGE AND NORTHRIDGE SCHOOL
- BUILDING HERE WOULD IMPROVE A BARREN SITE

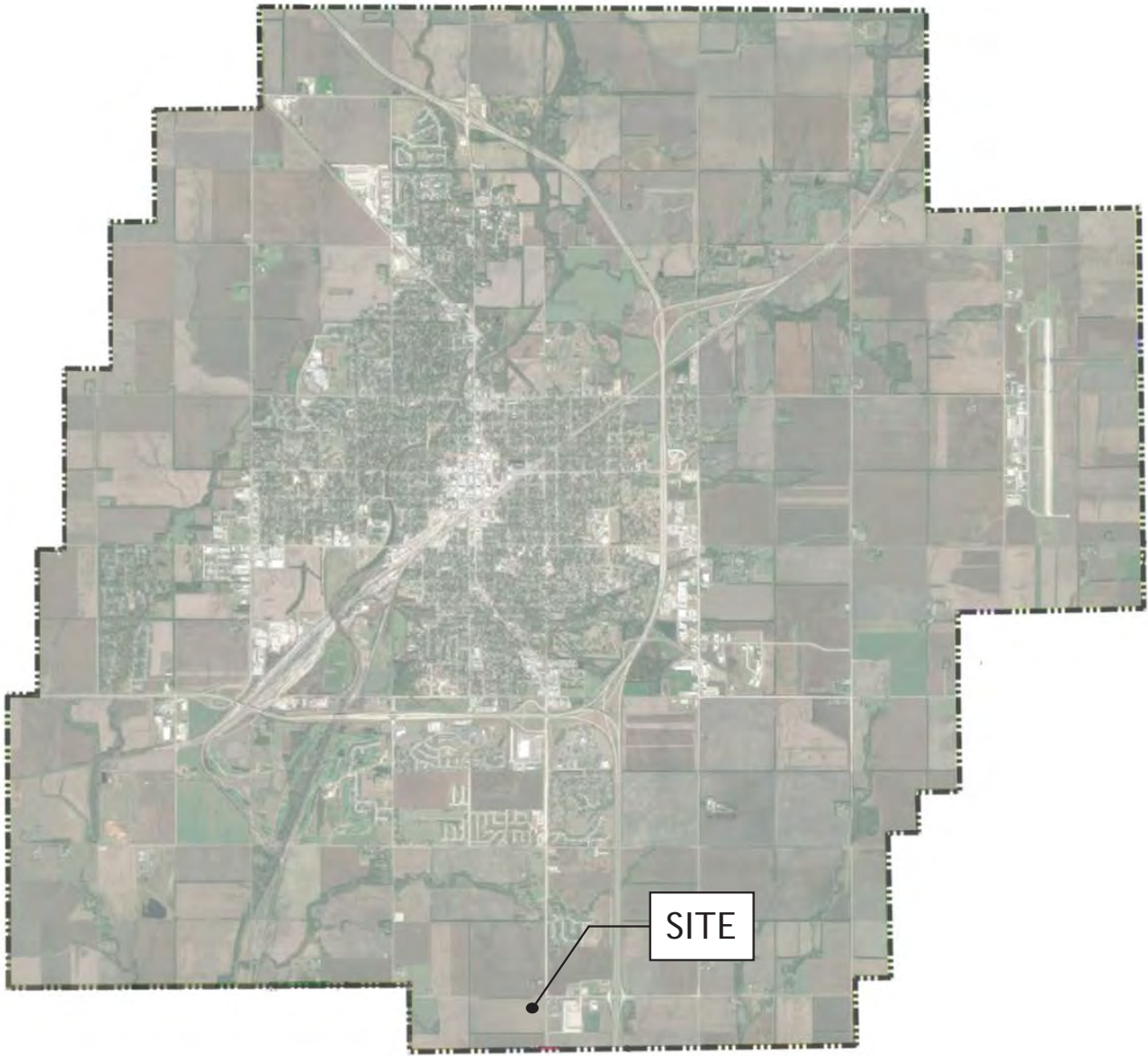
CONS

- PRIVATELY OWNED
- WILL HAVE COSTS TO DEMO EXISTING SITE PAVEMENT & BUILDING FOOTINGS IF STILL INTACT
- WITHIN WALKING DISTANCE OF THE NORTH SIDE ONLY
- NOT NEAR ANY OTHER COMMUNITY DESTINATIONS
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S
- REMOVED FROM THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST

7 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | □ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | ■ | CLOSE TO SCHOOLS |
| 7. | □ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | □ | NO SITE ACQUISITION COSTS |

NEAR 36TH & S KANSAS (SITE A)



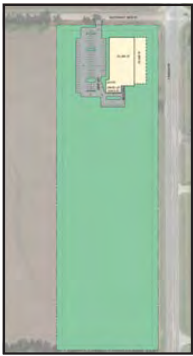
AERIAL

NE PERSPECTIVE



SITE DESCRIPTION

ZONING: C-2
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 99 (50 REQ. FOR 25,000 SF,
70 REQ. FOR 35,000 SF)
LOCATION: SOUTH NEWTON
SITE ASSESSED COST: \$49,040



NEAR 36TH & S KANSAS (SITE A)

PROS

- LARGE SITE WITH ROOM FOR OUTDOOR SPACE AND FUTURE EXPANSION
- IN THE GROWTH PATH OF NEWTON
- GOOD ACCESS OFF OF I-135
- COULD BE A TRAFFIC GENERATOR FOR THE SOUTH SIDE OF TOWN ENCOURAGING DEVELOPMENT
- SITE ALREADY OWNED BY THE COUNTY WHICH MIGHT FACILITATE PURCHASE

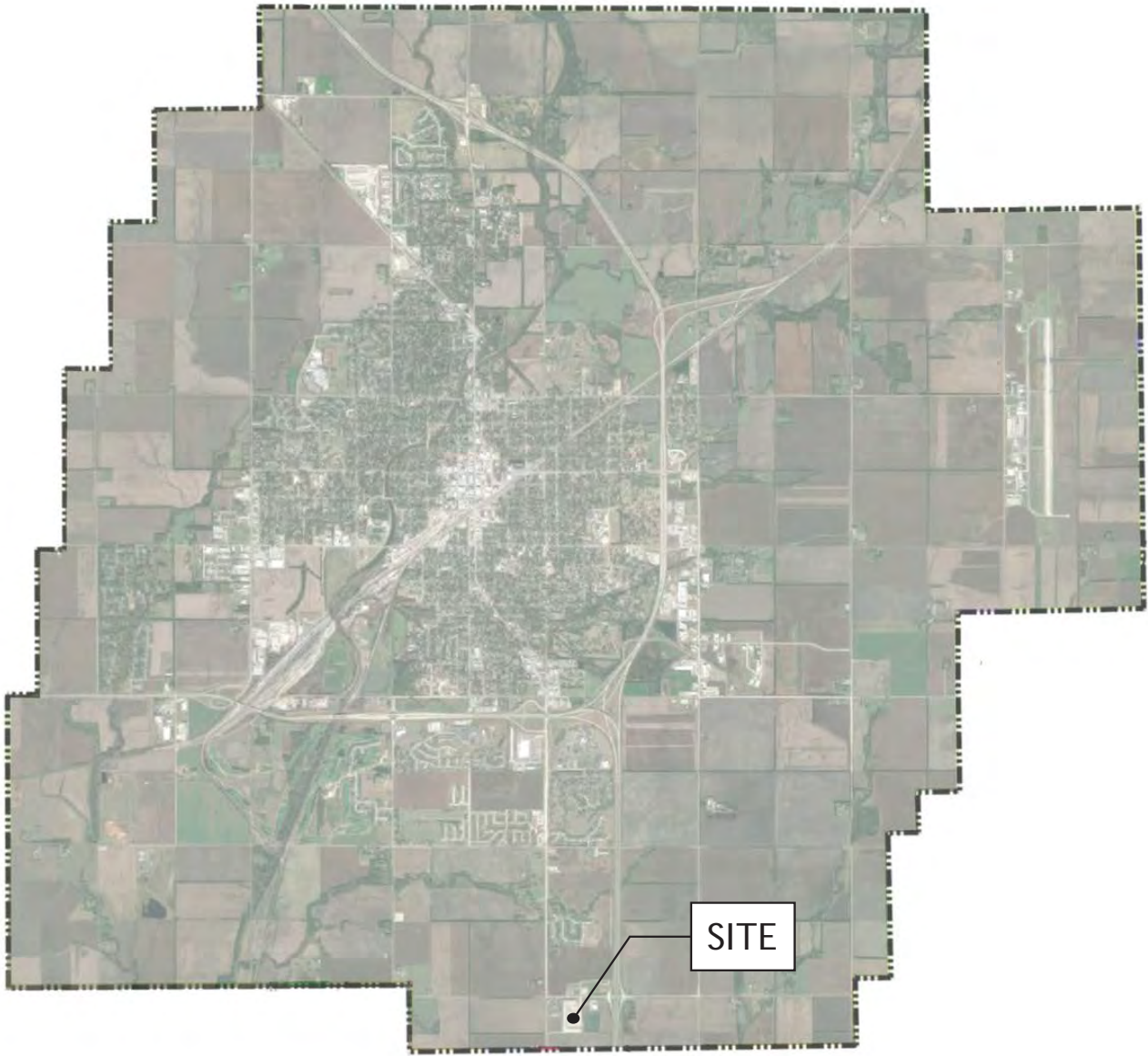
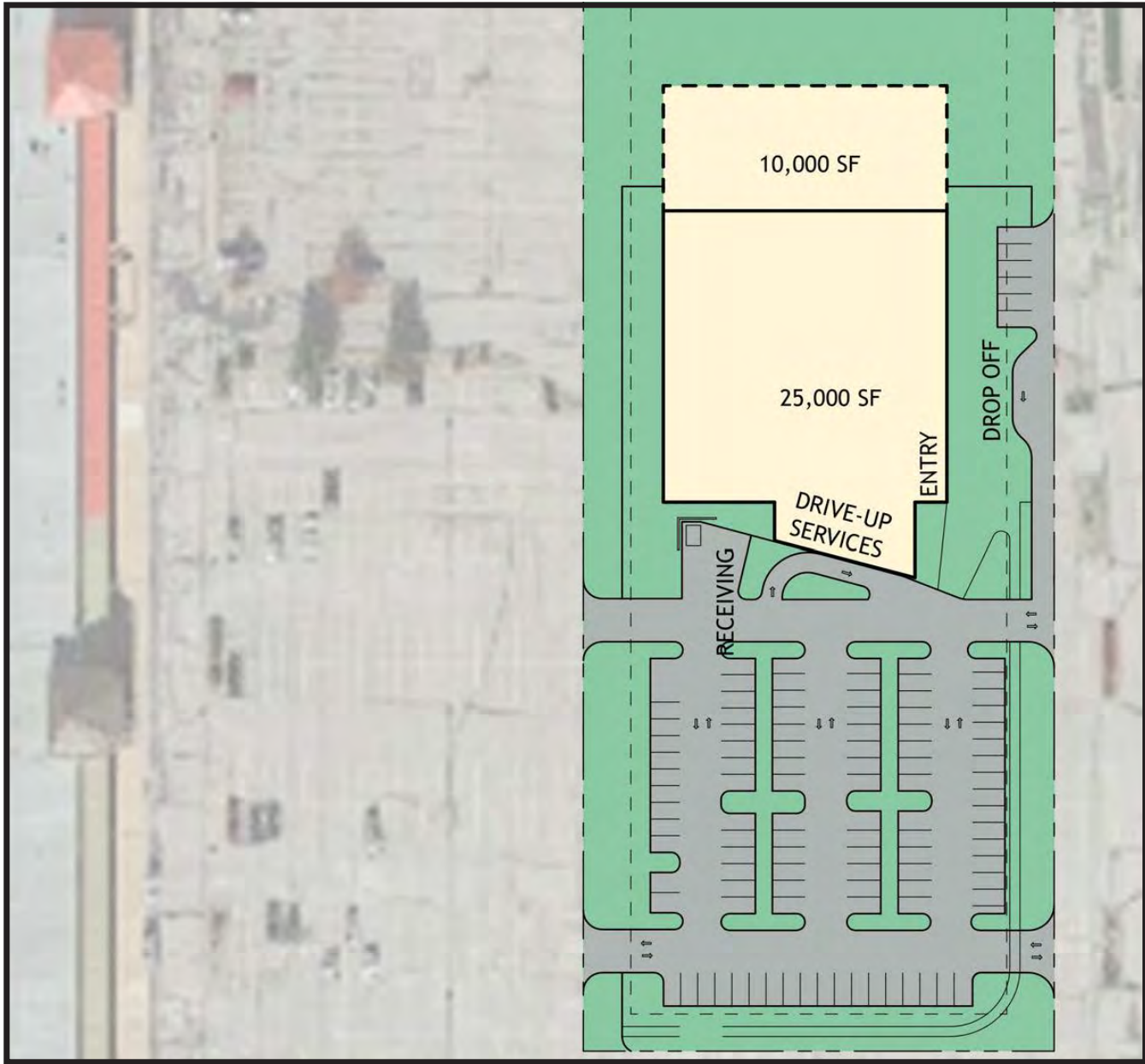
CONS

- NOT OWNED BY THE CITY - REQUIRES PURCHASE
- ONLY WITHIN WALKING DISTANCE OF THEATERS
- NOT LOCATED NEAR ANY SCHOOLS
- FAR FROM THE CORE OF NEWTON
- REMOVED FROM THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST
- OUTDOOR SPACE WOULD BE LOUD DUE TO HIGH VOLUME OF TRAFFIC
- COUNTY HAS A LONG-TERM PLAN TO MOVE FAIR GROUNDS TO THE SITE
- SURROUNDING AREA IS NOT AESTHETICALLY PLEASING
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S

7 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | □ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | ■ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | □ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | □ | NO SITE ACQUISITION COSTS |

NEAR 36TH & S KANSAS (SITE B)



AERIAL

NE PERSPECTIVE



SITE DESCRIPTION

ZONING: C
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 109 (50 REQ. FOR 25,000 SF,
70 REQ. FOR 35,000 SF)
LOCATION: SOUTH NEWTON
SITE ASSESSED COST: \$1,579,160 (ENTIRE MALL PROPERTY)



NEAR 36TH & S KANSAS (SITE B)

PROS

- LARGE SITE WITH ROOM FOR OUTDOOR SPACE AND FUTURE EXPANSION
- IN THE GROWTH PATH OF NEWTON
- GOOD ACCESS OFF OF I-135
- COULD BE A TRAFFIC GENERATOR FOR THE SOUTH SIDE OF TOWN ENCOURAGING DEVELOPMENT
- WOULD IMPROVE AREA AND AESTHETICS OF THE MALL

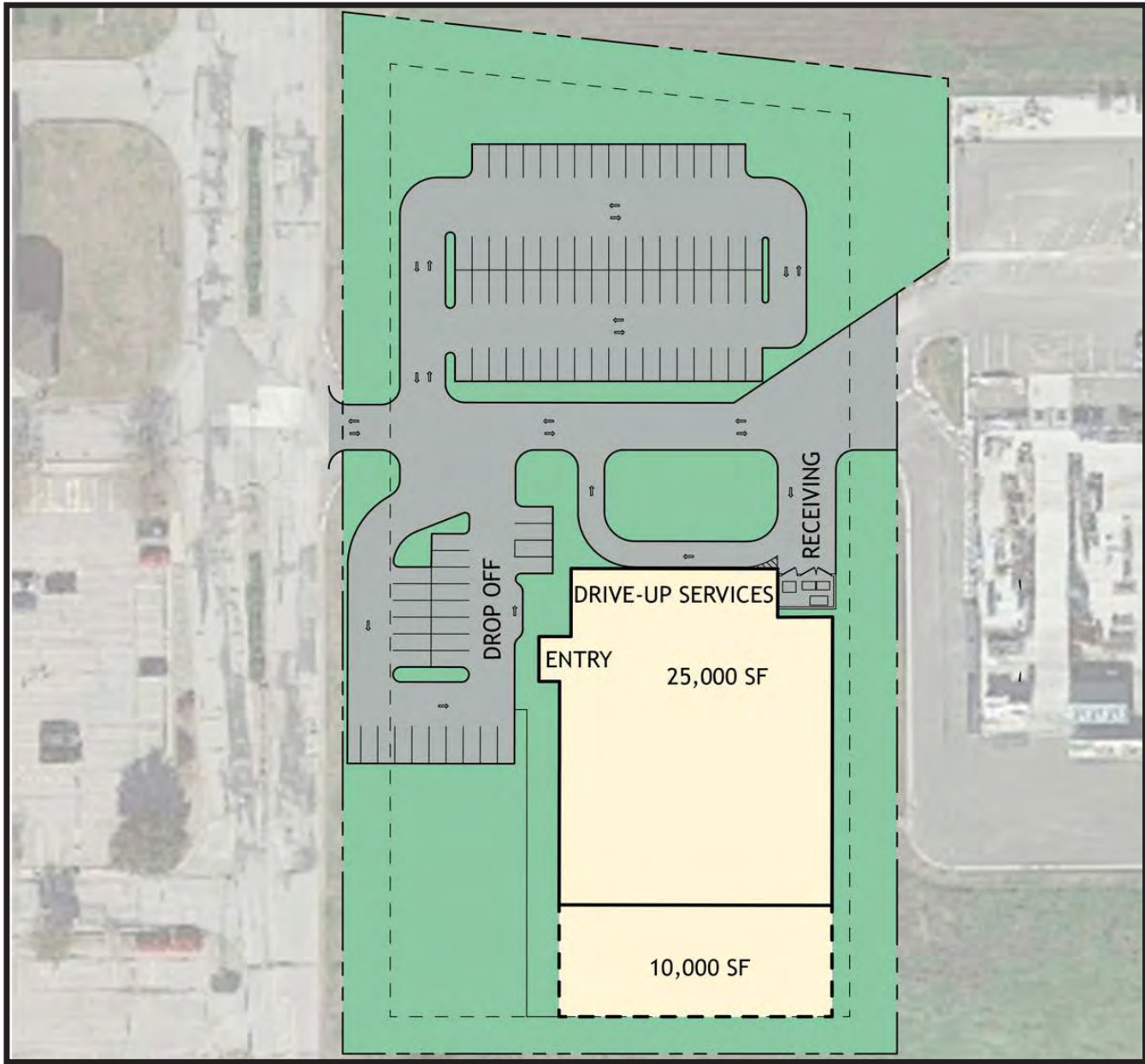
CONS

- PRIVATELY OWNED PROPERTY
- ONLY WITHIN WALKING DISTANCE OF THEATERS
- NOT LOCATED NEAR ANY SCHOOLS
- LOCATED FAR FROM THE CORE OF NEWTON
- REMOVED FROM THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST
- OUTDOOR SPACE WOULD BE LOUD DUE TO HIGH VOLUME OF TRAFFIC
- IN THE MIDDLE OF THE MALL PARKING LOT (LIBRARY DOES NOT HAVE ITS OWN IDENTITY)
- SURROUNDING AREA IS NOT AESTHETICALLY PLEASING

5 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|-------------------------------------|---|
| 1. | <input type="checkbox"/> | SITE IS VISIBLE TO PASSERBY |
| 2. | <input checked="" type="checkbox"/> | CONVENIENCE / EASE OF ACCESS |
| 3. | <input type="checkbox"/> | CLOSE TO N MAIN ST |
| 4. | <input type="checkbox"/> | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | <input checked="" type="checkbox"/> | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | <input type="checkbox"/> | CLOSE TO SCHOOLS |
| 7. | <input type="checkbox"/> | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | <input type="checkbox"/> | EASY TO WALK TO |
| 9. | <input checked="" type="checkbox"/> | ADEQUATE PARKING |
| 10. | <input type="checkbox"/> | AREA FOR GREEN SPACE |
| 11. | <input checked="" type="checkbox"/> | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | <input checked="" type="checkbox"/> | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | <input type="checkbox"/> | NO SITE ACQUISITION COSTS |

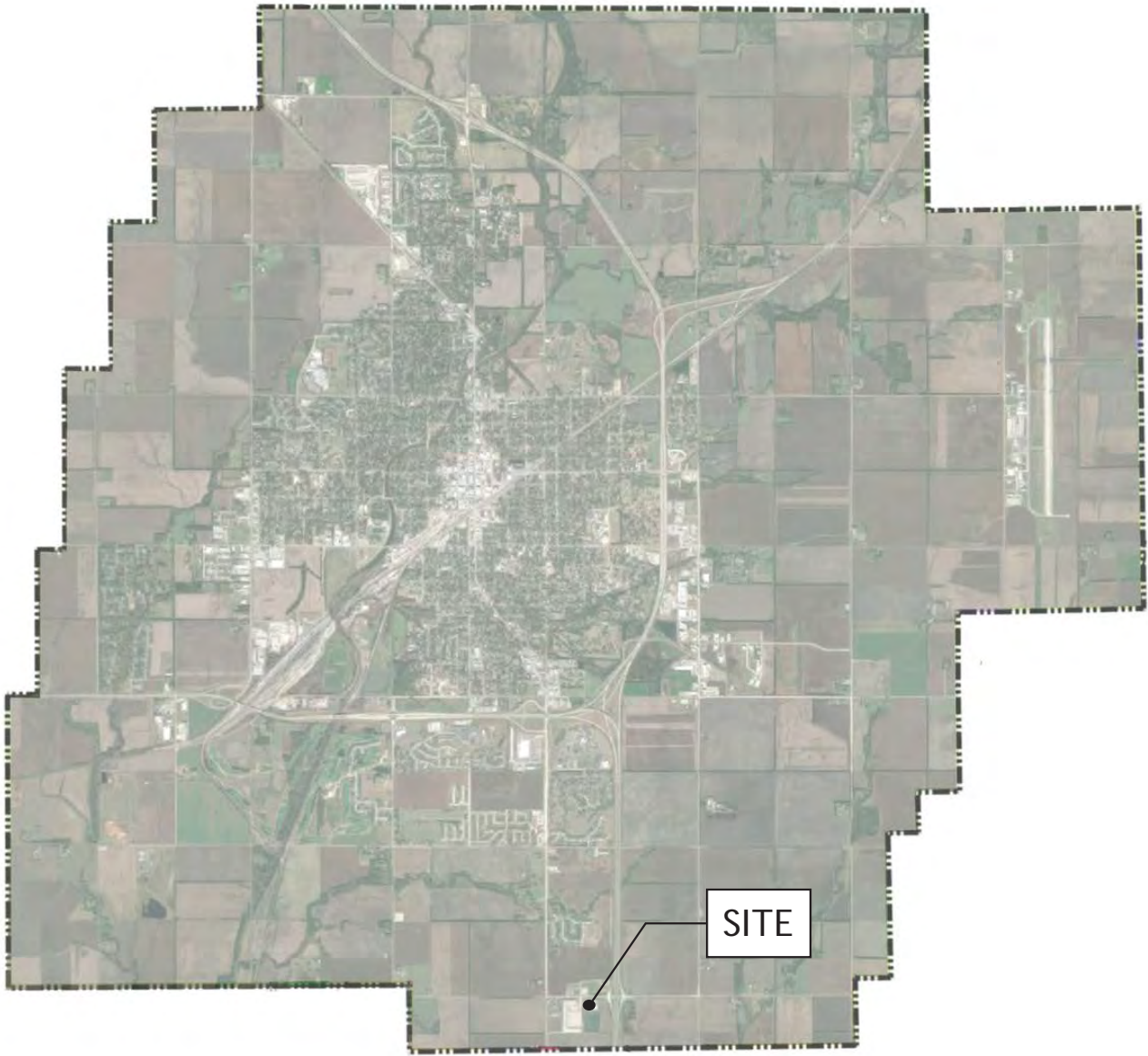
NEAR 36TH & S KANSAS (SITE C)



SITE DESCRIPTION



ZONING: V
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 97 (50 REQ. FOR 25,000 SF, 70 REQ. FOR 35,000 SF)
LOCATION: SOUTH NEWTON
SITE ASSESSED COST: \$36,260



AERIAL

NW PERSPECTIVE



NEAR 36TH & S KANSAS (SITE C)

PROS

- LARGE SITE WITH ROOM FOR OUTDOOR SPACE AND FUTURE EXPANSION
- IN THE GROWTH PATH OF NEWTON
- GOOD ACCESS OFF OF I-135
- COULD BE A TRAFFIC GENERATOR FOR THE SOUTH SIDE OF TOWN ENCOURAGING DEVELOPMENT

CONS

- PRIVATELY OWNED PROPERTY
- ONLY WITHIN WALKING DISTANCE OF THEATERS
- NOT LOCATED NEAR ANY SCHOOLS
- LOCATED FAR FROM THE CORE OF NEWTON
- REMOVED FROM THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST
- OUTDOOR SPACE WOULD BE LOUD DUE TO HIGH VOLUME OF TRAFFIC
- DRIVE ACCESS FOR TRACTOR SUPPLY CO. IS THROUGH THE SITE
- COMBINING FOUR EXISTING SITES
- SURROUNDING USES ARE NOT IDEAL; FUNCTIONALLY AND AESTHETICALLY
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S

7 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | □ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | ■ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | □ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | □ | NO SITE ACQUISITION COSTS |

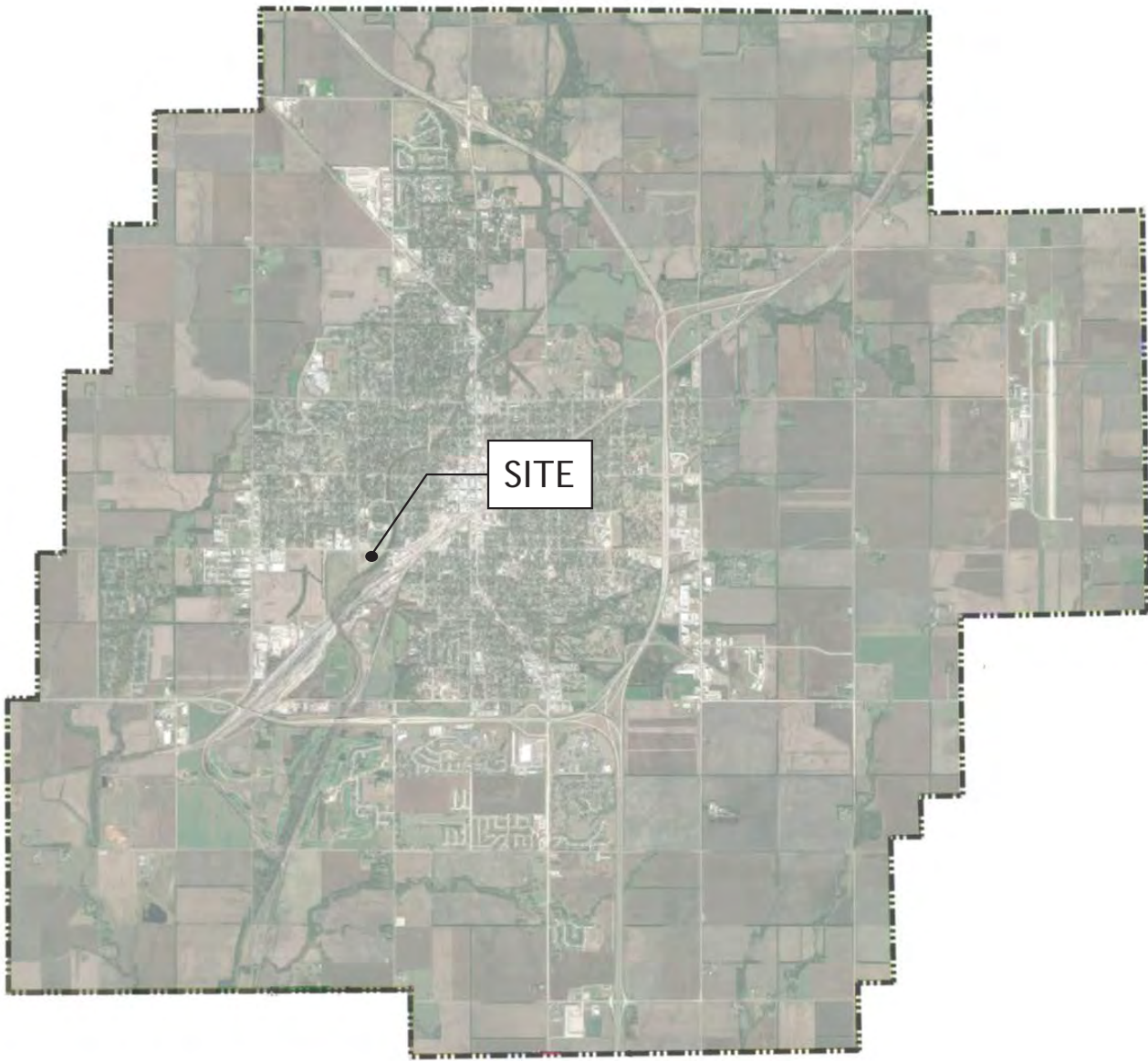
SOUTH OF ATHLETIC PARK



SITE DESCRIPTION



ZONING: R-S
BUILDING SIZE: 25,000 SF (10,000 SF EXPANSION)
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 107 (50 REQ. FOR 25,000 SF, 70 REQ. FOR 35,000 SF)
LOCATION: WEST NEWTON
SITE ASSESSED COST: \$0



AERIAL

NE PERSPECTIVE



SOUTH OF ATHLETIC PARK

PROS

- CITY OWNS THE PROPERTY
- LARGE SITE WITH ROOM FOR OUTDOOR SPACE AND FUTURE EXPANSION
- ALONG THE BIKE PATH
- ALONG SAND CREEK
- NICE TIE TO ATHLETIC PARK WHERE GOOD OUTDOOR SPACE EXISTS
- WOULD HELP PROVIDE ADDITIONAL PARKING TO ATHLETIC FIELDS ACROSS THE STREET
- SITE IS ELEVATED ABOVE THE FLOOD PLAIN

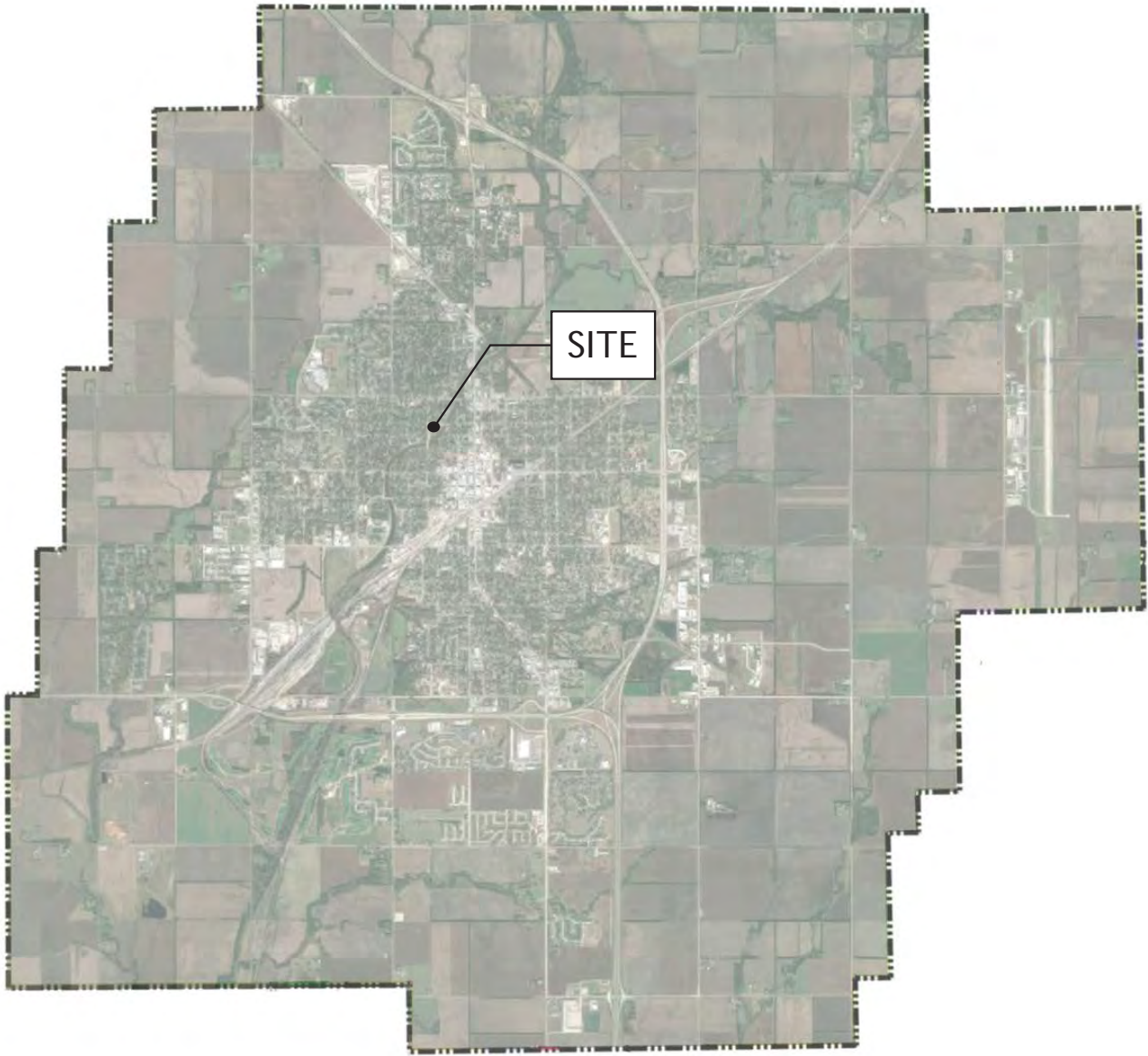
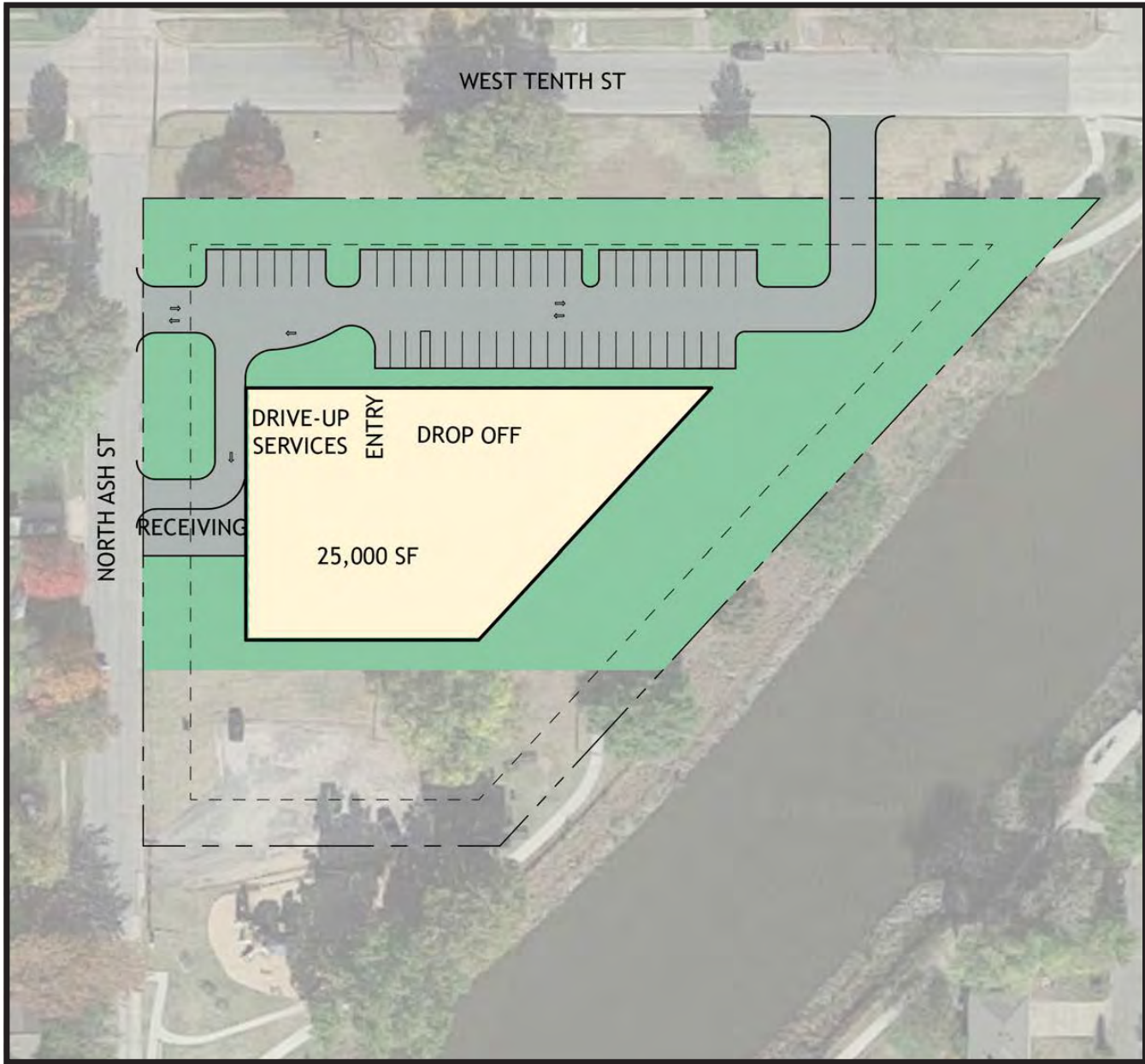
CONS

- DISPLACING CURRENT USE: CARNIVAL SPACE, OVERFLOW PARKING FOR EVENTS IN THE AREA INCLUDING TRUCK & TRAILER PARKING FOR THE RODEO, RV DUMPING AREA, PUBLIC RESTROOMS
- THERE IS A CURRENT LEASE WITH THE COUNTY WHO SUBLEASES TO THE FAIR BOARD FOR USE OF THE PROPERTY FOR RESTROOMS AND EVENTS LIKE THE CARNIVAL, PARKING, ETC.
- RELOCATE TORNADO SIREN
- ONLY ACCESS ON AND OFF WEST 1ST ST
- VIEW TO THE EAST NOT AESTHETICALLY PLEASING
- MAJOR UTILITY LINES RUN UNDER THE PROPERTY; WOULD BE EXPENSIVE TO REROUTE
- CLOSE BUT NOT IMMEDIATELY NEAR THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S

9 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | ■ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | ■ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | ■ | NO SITE ACQUISITION COSTS |

ASH PARK



AERIAL

NE PERSPECTIVE



SITE DESCRIPTION

ZONING: R-1
BUILDING SIZE: 25,000 SF
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 50 (50 REQ. FOR 25,000 SF)
LOCATION: WEST NEWTON
SITE ASSESSED COST: \$0



ASH PARK

PROS

- PARK IS A NICE AMENITY FOR OUTDOOR PROGRAMMING SPACE
- ALONG THE BIKE PATH
- MULTIPLE POINTS OF SITE ENTRY / CONVENIENT DROP-OFF AND BOOK DROP
- NEAR EXISTING PLAYGROUND
- ELEVATED ABOVE THE FLOOD PLAIN
- AESTHETICALLY PLEASING SURROUNDING AREA
- HAS GREAT TREES, SHOULD TRY TO SALVAGE

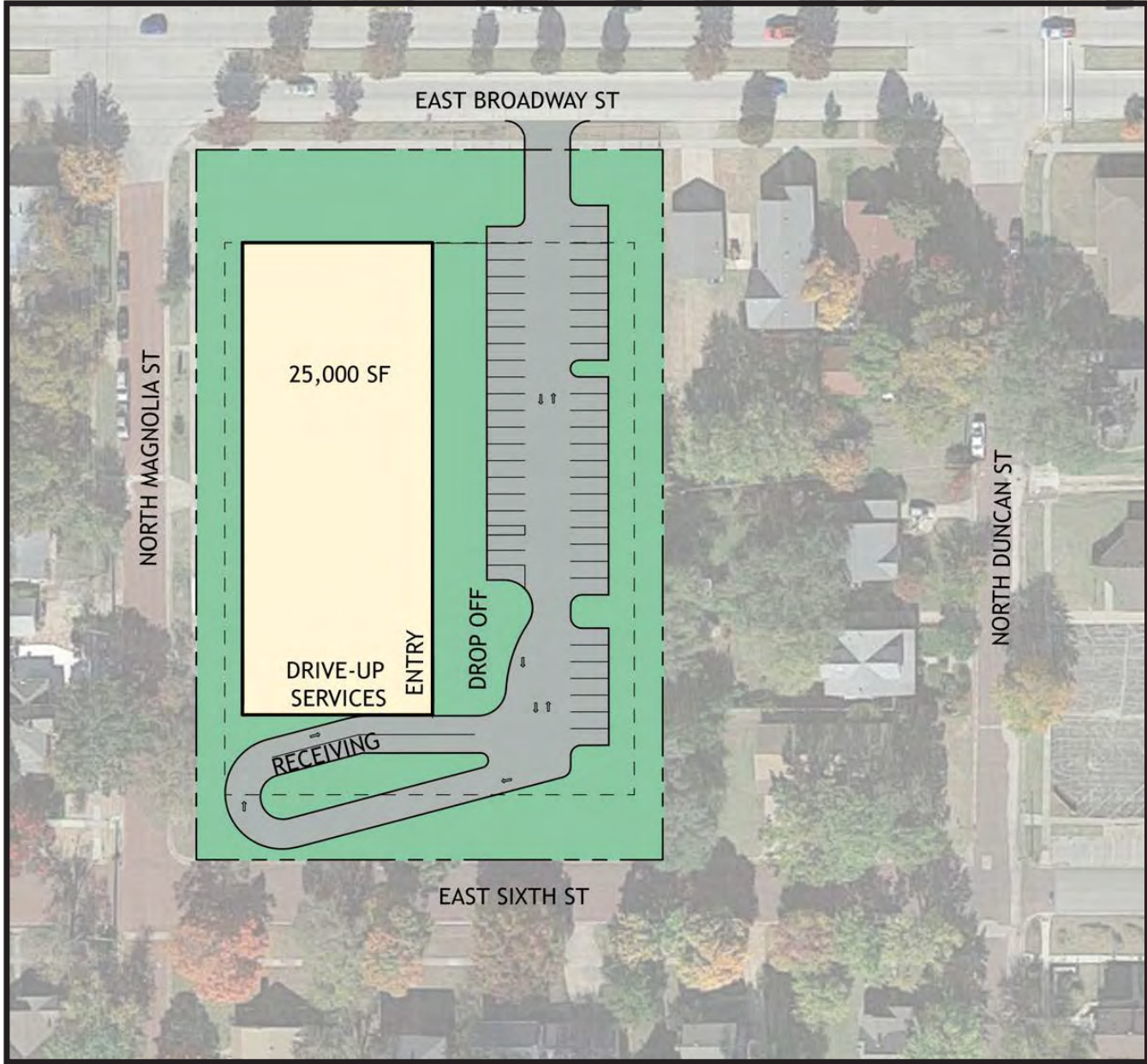
CONS

- LOSS OF PARK SPACE
- NO ROOM FOR FUTURE LIBRARY EXPANSION
- LARGE SCALE CONSTRUCTION IN A RESIDENTIAL AREA
- WOULD ELIMINATE A YOUTH BALL FIELD (CITY ALREADY HAS A NEED FOR MORE BALLFIELDS)
- LOSS OF PUBLIC RESTROOM
- CLOSE BUT NOT IMMEDIATELY NEAR THE DOWNTOWN AREA, SITE NOT VISIBLE FROM MAIN ST
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S

8 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | ■ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | □ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | ■ | NO SITE ACQUISITION COSTS |

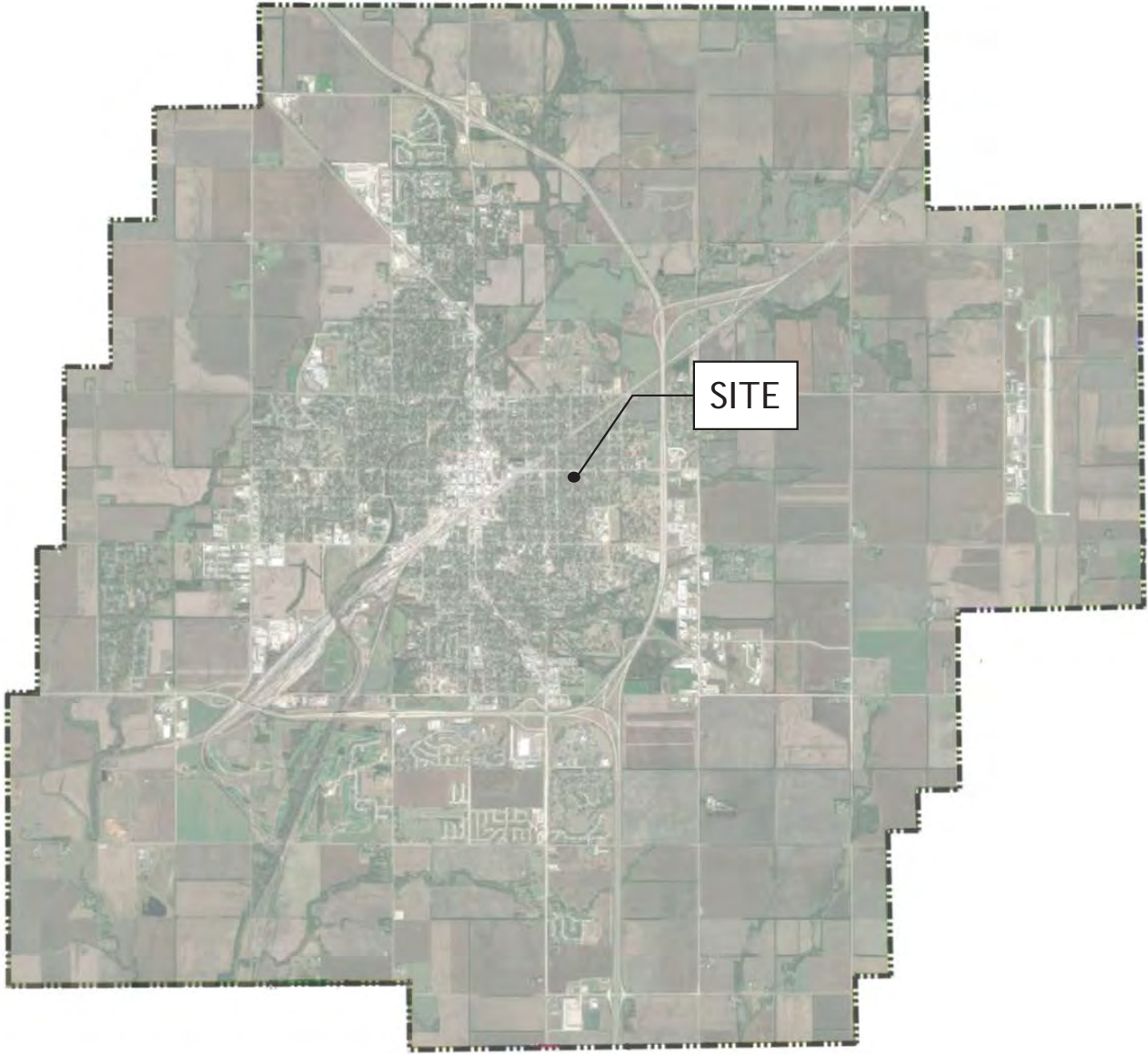
ROOSEVELT PARK



SITE DESCRIPTION



ZONING: N/A
BUILDING SIZE: 25,000 SF
BUILDING HEIGHT: 1 STORY
PARKING SPACES: 50 (50 REQ. FOR 25,000 SF)
LOCATION: EAST NEWTON
SITE ASSESSED COST: \$0



AERIAL

NW PERSPECTIVE



ROOSEVELT PARK

PROS

- PARK IS A NICE AMENITY FOR OUTDOOR LIBRARY PROGRAMMING SPACE
- NICE NEIGHBORHOOD SITE IF PLANNING MUCH SMALLER LIBRARY

CONS

- LOSS OF PARK SPACE
- ACCESS IS NOT GOOD FROM A TRAFFIC ENGINEERING STANDPOINT
- NO ROOM FOR FUTURE LIBRARY EXPANSION
- NEW LIBRARY WOULD BE OUT OF SCALE COMPARED TO SURROUNDING HOMES
- MINIMAL PARKING
- QUIET NEIGHBORHOOD, WHO HAVE BEEN OPPOSED TO DEVELOPMENT IN THE PAST
- DRIVE UP SERVICES ARE NOT IN AN IDEAL LAYOUT DUE TO SITE RESTRICTIONS
- USD GAVE THE SITE TO THE CITY FOR PARK USE
- SITE NOT VISIBLE FROM MAIN ST
- DEVELOPMENT SPACE IS LARGE ENOUGH TO REQUIRE STORM WATER QUANTITY & QUALITY BMP'S

7 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | ■ | CONVENIENCE / EASE OF ACCESS |
| 3. | □ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | □ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | ■ | AREA FOR GREEN SPACE |
| 11. | □ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | ■ | NO SITE ACQUISITION COSTS |

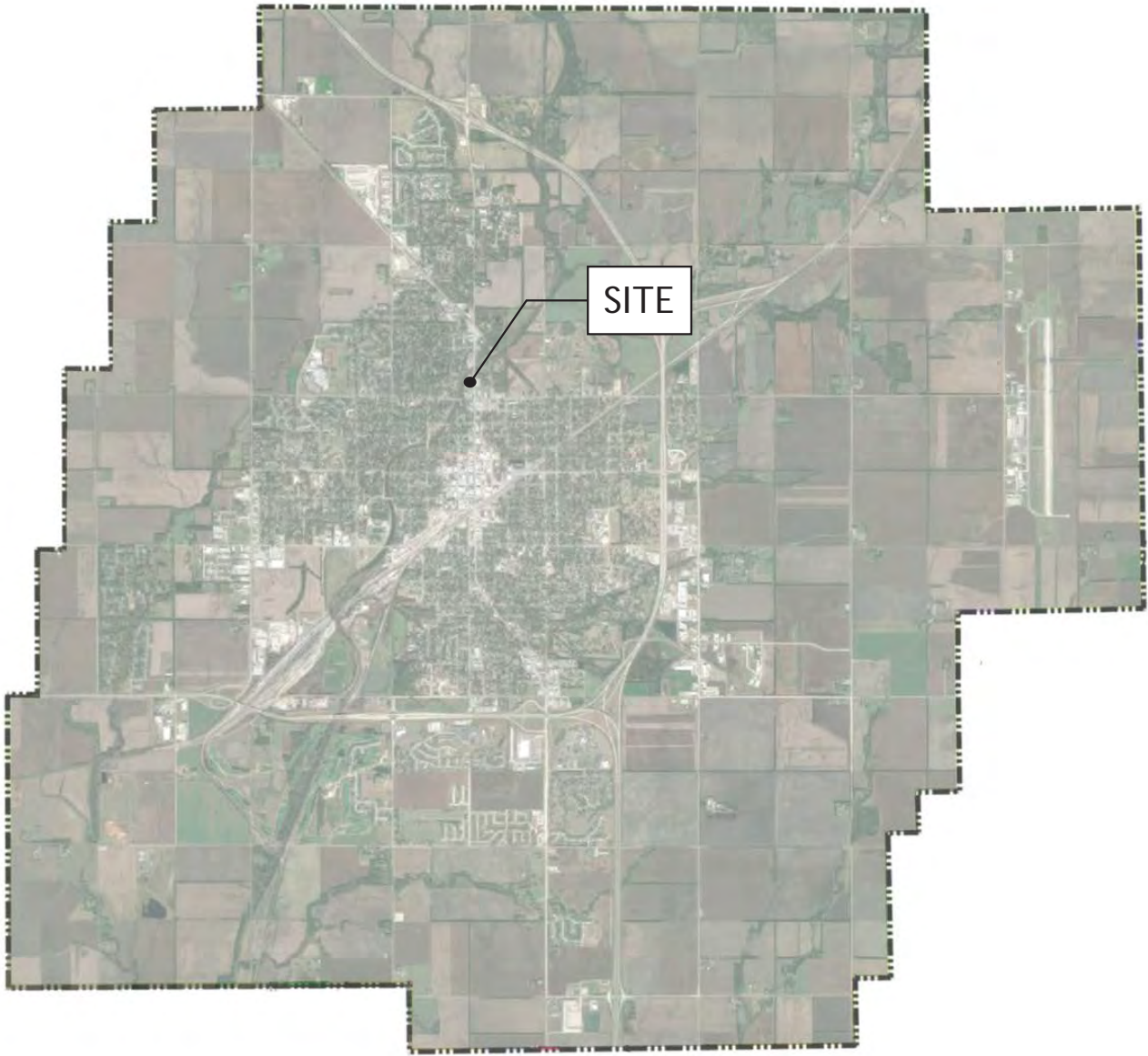
OLD BLOCKBUSTER



SITE DESCRIPTION



ZONING: C
BUILDING SIZE: 25,000 SF
BUILDING HEIGHT: 2 STORIES
PARKING SPACES: 51 (50 REQ. FOR 25,000 SF)
LOCATION: NORTH NEWTON
SITE ASSESSED COST: \$887,820



AERIAL

NE PERSPECTIVE



OLD BLOCKBUSTER

PROS

- NEAR EXISTING GREEN SPACE AND SAND CREEK
- ALONG BIKE PATH
- HIGH VOLUME OF TRAFFIC ON N MAIN

CONS

- PRIVATELY OWNED PROPERTY
- DEMO OF EXISTING BUILDING
- MINIMAL PARKING
- SHARED SITE ACCESS WITH TACO BELL
- SMALL SITE REQUIRES A TWO STORY BUILDING, WITH NO ROOM FOR FUTURE EXPANSION
- COMMERCIAL AREA NOT IDEAL FOR CHILDREN
- HIGH VOLUME OF TRAFFIC ON N MAIN

5 OUT OF 13 SITE CRITERIA MET

- | | | |
|-----|---|---|
| 1. | ■ | SITE IS VISIBLE TO PASSERBY |
| 2. | □ | CONVENIENCE / EASE OF ACCESS |
| 3. | ■ | CLOSE TO N MAIN ST |
| 4. | ■ | CLOSE TO DOWNTOWN / CORE AREA |
| 5. | □ | CLOSE TO NEW RESIDENTIAL DEVELOPMENT |
| 6. | □ | CLOSE TO SCHOOLS |
| 7. | □ | SURROUNDING USE / WHAT IS NEXT TO THE LIBRARY |
| 8. | □ | EASY TO WALK TO |
| 9. | ■ | ADEQUATE PARKING |
| 10. | □ | AREA FOR GREEN SPACE |
| 11. | □ | POSSIBILITY FOR FUTURE EXPANSION |
| 12. | ■ | ABILITY TO ACCOMMODATE DRIVE-UP SERVICES |
| 13. | □ | NO SITE ACQUISITION COSTS |

HBM ARCHITECTS RECOMMENDED SITE RANKINGS

HBM architects’ findings are a result of discussions with the City/Library Committee, input from the community and our own professional review and considerations. Our recommendation to the City Council and the Library Board is that the Military Park site is the best suitable site for the new Newton Public Library.

The Library’s connection with the community started with books and has expanded to be so much more. With the impact of technology and changing needs for how people interact and share, libraries are at an exciting crossroads. We know the library has gone from being book centric to people centric; from book storage centered to book use centered. Libraries are no longer places to only search and discover existing information but to generate information and create content in a variety of digital and physical forms. Libraries assist customers in pursuing and displaying their own ideas, concepts, and creative pursuits expressing themselves by creating films, animations, music, self-publishing, making 3-D objects, and provide hands-on learning for everything from cooking techniques and gardening to fitness and mindfulness. Libraries have continued to evolve and reinvent themselves to better serve, advance, and define their communities. Designing innovative and inspired spaces that can anticipate and adapt to changes in technology, community interests, service delivery methods, and needs will best position libraries for the future. A new Library situated near the Core Downtown area of Newton on a site with common civic importance will be of tremendous value to the citizens of Newton Kansas.

The Military Park site meets the 3 most important criteria (as ranked by community input) of convenience and ease of access, adequate parking and close to the downtown area. In fact, it meets all of the criteria established to the greatest degree with the exception of the criteria of being close to residential development. However, the criteria of being close to residential development was deemed of very little importance in the selection by community input. In addition, we believe building a new library on the Military Park site will enhance an already important core element in the City and in our opinion will improve access, use, and the beauty of Military Park. In the prior design a larger building was planned - planning at this time suggested a smaller initial building footprint which will allow more green space to remain as part of the park. This site is also right at the core of all current residential homesites which will allow the greatest of access to current and arguably future community members. Our decision was also based on the fact that many of the other sites lacked cohesion with the selection criteria in various ways and would produce a building and site layout that would be less than ideal.

SITE RANKINGS BY CRITERIA MET

1. MILITARY PARK	12/13
2. WEST 1ST & BOYD	9/13
3. OLD S DILLONS	9/13
4. SOUTH OF ATHLETIC PARK	9/13
5. ASH PARK	8/13
6. OLD ALCO SITE	7/13
7. ROOSEVELT PARK	7/13
8. NEAR 36TH & S KANSAS A	7/13
9. NEAR 36TH & S KANSAS B	5/13
10. NEAR 36TH & S KANSAS C	7/13
11. OLD BLOCKBUSTER	5/13