

MAIN LIBRARY

PLANNING STUDY

2020



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1.1 SCOPE OF STUDY

This Planning Study was undertaken by Garcia Architecture, LLC in November 4, 2019 on behalf of Kansas City Kansas Public Library (KCKPL) for the Main Library facility located at 625 Minnesota Avenue, Kansas City, Kansas. The Main Library is one of five libraries that comprise the KCKPL Library System. These branch libraries along with Mobile Libraries and Little Free Libraries (also part of the system) are all supported by an administrative staff which is officed at this location.

The purpose of this study is to assess this existing library facility and evaluate the viability of both a renovation with a building addition project or construction of a larger and a more updated central library facility in the same or nearby location. Initial efforts of this study consisted of meetings with library staff to gather relevant data and discuss the library's current and future needs. Meetings were then conducted with patrons, business leaders and community stakeholders to solicit input on library usage and desires for this facility. The design team also toured the facility and performed technical assessments to document existing conditions and current space usage. The scope of the study also includes:

- Determination of the future space requirements for this library's major functions and program areas for the next 30 years.
- Comparison of the proposed facility to new peer libraries comparable in system size and population.
- Historic information and civic development implications.
- General cost information and funding options.
- Recommended course of action.



*A special
thanks to all
staff & community
members who provided
input and assistance
throughout the
process of this
study.*



1.2 CURRENT KCKPL SYSTEM

OVERVIEW

The assessment of the existing Main Library facility has confirmed that ailing/aging infrastructure and configuration and site deficiencies are significantly impacting the daily function of the library. An improved facility would increase operational efficiency, expand programming, and patron services, and resolve aging infrastructure issues. The information provided in this report is an evaluation of the practicality of this proposed solution or project. This overview will look at the history and function of the Kansas City Kansas Public Library (KCKPL) to provide background information and context for the need for a new facility.

KCKPL PHILOSOPHY

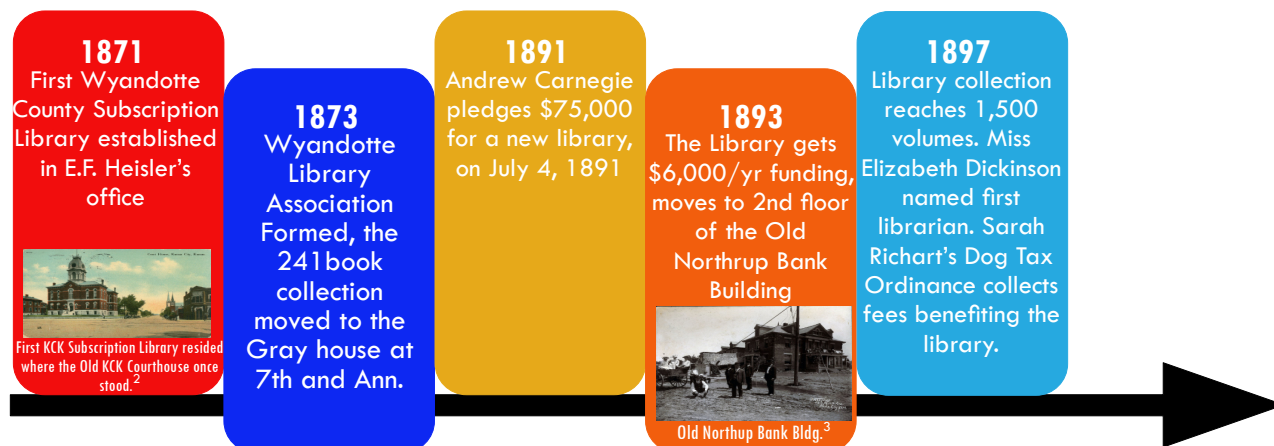
"Leading the way in reading, information, and community entertainment."

The Kansas City Kansas Public Library is composed of five branches, one online library, three mobile libraries, and the Support Service Center. The library is governed by the Board of Education of Unified School District #500. As a public library, KCKPL recognizes that the library serves all residents of Wyandotte County, no matter age or economic conditions.

This service area comprises a large and diverse population that is challenged by high levels of poverty and poor economic conditions. The goals of the library speak to broad community needs, including adequately located, maintained, accessible and secure public spaces; to ensure that services being offered to patrons are current and meet the needs of a constantly evolving community; to ensure that KCKPL is a good steward of tax-payer dollars; and that all citizens of Wyandotte County have access to library services.

THE KANSAS CITY KANSAS MAIN LIBRARY PREDOMINATELY SERVES WYANDOTTE COUNTY AND THROUGH IT'S MEMBERSHIP IN THE NORTH EAST KANSAS LIBRARY SYSTEM (NEKLS), ALL OF THE CITIZENS OF THE NEKLS MULTI-COUNTY REGIONAL LIBRARY SYSTEM.

HISTORIC TIMELINE OF THE KANSAS CITY KANSAS PUBLIC LIBRARY



1. Image Source: Kansas City Public Library, Kansas City, KS, "KCKPL's Logo", accessed April 27, 2020, <https://www.kckpl.org/index.html>
 2. Elite Post Card Co., "Court House, Kansas City, Kansas," Kansas Room Special Collections, accessed February, 2020, <https://kansascollection.omeka.net/items/show/171>.
 3. Image Source: Kansas City Public Library, Kansas City, KS., "KCKPL's Main Library, The History & Future of Kansas City, Kansas Public Library's Downtown Location", accessed February 2020, <https://www.kckpl.org/main-project/>

MAIN BRANCH

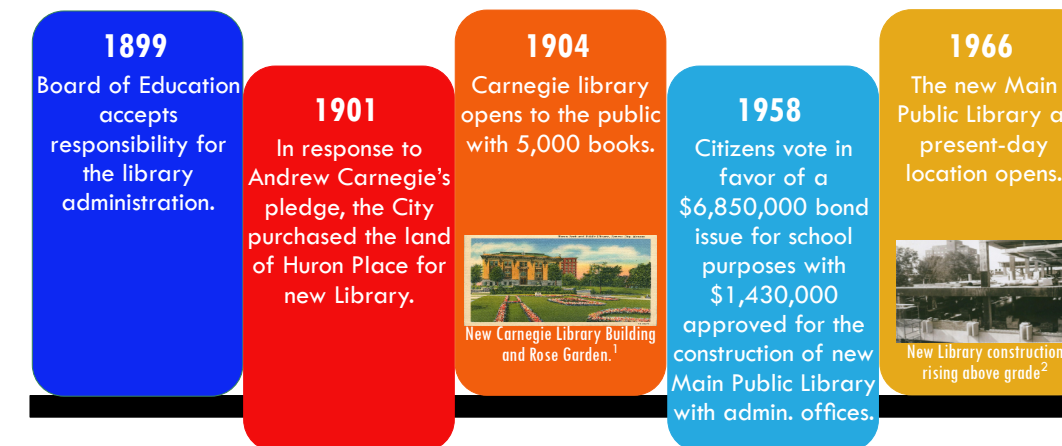
The current Main Library facility, the subject of this study, has been in use for 54 years. It opened in 1966, replacing a Carnegie Library built on this same site that opened in 1904. This means a library has existed at this same location for 116 years. (See graphic timeline for more historical info.) Below is a chart comparing the data for those past buildings with current data (May 2020).

YEAR	COST	STAFF	VOLUME COUNT
1904-New Bldg.	\$75,250	-	5,000
1924-First Lib. Retires	-	-	55,000
1966-New Bldg.	\$1.69M	23 FTE; 17PTE	90,063
2007-Remodel	-	-	-
2020 (Current)	-	-	181,000

The library, and library administration originally shared the current facility with the Board of Education and school district central administration staff. The school district administration has since moved into a new administrative facility, allowing the Library to expand services and relocate library offices into this singular structure in September 2007.



Current Kansas City, Kansas Main Public Library (Image Source: Garcia Architecture Personal Collection)



1. Image Source: Max Bernstein, Kansas City, Mo., "Postcard of Huron Park and Public Library, Kansas City, Kansas," Kansas Room Special Collections, accessed February 2020, <https://kansascollection.omeka.net/items/show/23>.
 2. Source: Kansas City Public Library, Kansas City, KS., "KCKPL's Main Library, The History & Future of Kansas City, Kansas Public Library's Downtown Location", accessed February 2020, <https://www.kckpl.org/main-project/>



KCKPL West Wyandotte Library¹

KCKPL IS ONE OF THE FEW DISTRICTS IN THE COUNTRY WHERE THE LIBRARY IS UNDER THE UMBRELLA OF THE BOARD OF EDUCATION

OTHER BRANCHES

SOUTH BRANCH: Opened in 2012, this library replaced the nearly 100 year old Argentine Carnegie Library building (1916) which remains and is on the National Register of Historic Places (1986). In addition to the collection of 93,000 books, music, and videos, a collection of 45 different sizes and shapes of cake pans are available to check out.

FL. SCHLAGLE: The Mr. & Mrs. F. L. Schlagle Library and Environmental Learning Center is one of only two public library environmental learning centers in the United States. Located inside Wyandotte County Lake Park, the facility is a joint outreach by KCKPL and Wyandotte County Parks and Recreation. Live reptiles are on display inside year-round, while the building and park serve as a destination for school field trips, Scouts workshops, homeschool science programs, summer camps, and family-oriented Saturday events throughout the year.

TURNER: The Turner Community Library opened as a joint project with the Turner Recreation Commission, the Kansas City, KS School District 500, the Wyandotte County Library Board, and KCKPL. Located inside Turner Recreation Commission Community Center, the 1700 square foot library contains the book collection and a small computer lab.

WEST WYANDOTTE: Established in 1963 with a \$20,000 donation, the West Wyandotte Branch outgrew its original location in 1971. This branch became the busiest of the KCKPL system. After expansions in 1975 and again in 1978. Plans for the current facility began in 1982 and construction was completed in 1986. The branch houses around 200,000 items, with a focused special collection on the Fine Arts.



New KCKPL South Branch Library²

COMMUNITY SERVICES

LITTLE FREE LIBRARIES: Five locations were launched in 2016 at bus stops along the State Avenue 101 Connex line. Stocked weekly by the main library with a specially curated collection of books and comics, the honor-system boxes encourage members of the community to leave a book of their own when they take one out, so that each LFL gains a life and character of its own.

MOBILE LIBRARIES: The three mobile libraries offer all the same services as the regular library, including library card registration, checkout of media, returning of media, requesting media, and internet-connected computers. Anyone can request a single or regularly scheduled stop to be added to the mobile library route. The limited collection inside the mobile library exposes patrons to subjects and genres that they might never otherwise encounter in their typical browsing of a full-size library.

TEXT-TO-CHECK OUT PROGRAM: Seven unstaffed Micro-Libraries located throughout the county feature a few shelves of books each in public places for checkout. Anyone with a cellphone can text the book's 9-digit code to a number listed on the bookshelf, which assigns the book to the user in the library's system. Similar satellite locations have been deployed throughout the library's history to neighborhood organizations and local commercial facilities with large workforces.



KCKPL Little Free Library¹

KCK PUBLIC SCHOOL LIBRARIES

The KCK Public Library supports the following KCK Public Schools:

ELEMENTARY SCHOOLS & EARLY CHILDHOOD EDUCATION CENTERS (ECC)		
Banneker	Hazel Grove	Noble Prentis
Bethel	John Fiske	Quindaro
Caruthers	John F. Kennedy	Silver City
Claude Huyck	Lindbergh	Stony Point North
Douglas	Mark Twain	Stony Point South
Earl Watson Jr. ECC	McKinley	T.A. Edison
Emerson	M.E. Pearson	W.A. White
Eugene Ware	Morse ECC	Welborn
Frances Willard	NCO Early Childhood	White Church
Frank Rushton	New Chelsea	Whittier
Grant	New Stanley	
MIDDLE SCHOOLS & HIGH SCHOOLS		
Argentine Middle	Gloria Willis Middle	Sumner Academy
Arrowhead Middle	J.C. Harmon High	Washington High
Central Middle	Northwest Middle	Wyandotte High
Eisenhower Middle	Rosedale Middle	
F.L. Schlagle High	Bridges/Wyandot Academy	
ADULT/ALTERNATIVE SCHOOLS		
Fairfax Learning Center	KVC Academy	Juvenile Detention Center



KCKPL Mobil Libraries²

OTHER PUBLIC LIBRARIES AND ARCHDIOCESES

The KCK Public Library also support the following public libraries and archdiocese:

OTHER PUBLIC LIBRARIES		
Turner	Edwardsville	Piper
ARCHDIOCESES		
Bishop Ward	Saint Patrick's	Christ the King

1. Simpson, Kendall, "West Wyandotte Library." Kansas City, Kansas Public Library Hours and Location, KCK Public Library, November 2013, <https://www.kckpl.org/libraries/>

2. Kansas City Public Library, Kansas City, KS., "South Branch Library." Kansas City Kansas Public Library Hours and Locations, <https://www.kckpl.org/libraries/>

1. Kansas City Public Library, Kansas City, KS., "Little Free Libraries." Kansas City Kansas Public Library Outreach Projects, <https://www.kckpl.org/libraries/outreach.html>

2. Kansas City Public Library, Kansas City, KS., "Mobile Libraries." Kansas City Kansas Public Library Hours and Locations, <https://www.kckpl.org/libraries/>

2.1 HISTORY

Kansas City, Kansas is the third largest city in the state of Kansas, and is the County Seat of Wyandotte County. It was first incorporated in October 1872, but was later consolidated with 4 other municipalities (including Wyandotte City described below) in March 1886. It was one of the nation's 100 largest cities from 1890 to 1960, but now ranks around 170. In 1997, a city-county government consolidation was approved by voters to create the Unified Government of Wyandotte County. (Wyandotte County also include the cities of Bonner Springs, Edwardsville, Piper and a portion of Lake Quivira.)

WYANDOT HISTORY

The Huron Indian tribe origins can be traced to the 15th century when several small tribes banded together to form the Wendat, or Huron Confederacy. In the late 17th century, remnants of this group merged with additional small tribes to become the Wyandot which settled along the St Lawrence River and the Great Lakes region in Ontario.

The Wyandot people began migrating south when they were first displaced from their homeland by warring Iroquois and later by the United States government. The Wyandots briefly settled in Ohio before purchasing 23,000 acres directly from the Delaware tribe in what is now Wyandotte County, Kansas.

The early Wyandot settlers were a civilized tribe with educational and religious backgrounds. When they moved to their new land in 1843, they established a tribal structure which helped them grow into a thriving community known as Wyandotte City. This city grew around a centrally located bluff where the Wyandot had buried their dead, which became known as Huron Cemetery.

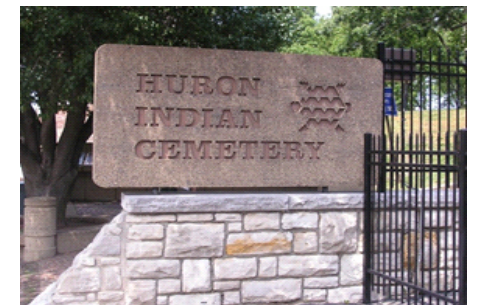
Wyandotte City became a center of business and commerce catering to new pioneers, adventurers, and homesteaders embarking across the Great Plains.

In 1855, the U.S. Government offered citizenship in exchange for the Wyandot land. Wyandot leaders negotiated with the Government and their land in Kansas was divided up, but they retained legal authority over the tribal communal burying ground, the Huron Cemetery.

Attempts were made in 1899 and 1906 to sell the cemetery for commercial use but, strong public opposition from the Armstrongs in 1899 and from the Conley sisters in 1906, successfully blocked the development of this land. Lineal descendants among the Wyandot Nation of Kansas have strongly supported continued preservation of the cemetery in its original use and in 2016 it was declared a National Historic Landmark.



Huron Migration Route¹



Entrance to Huron Cemetery²



Huron Cemetery, Present Day³

1. Source:Donnacona, "Huronie," Wikipedia: Wyandot People, April 16, 2012, accessed April 10, 2020, https://en.wikipedia.org/wiki/Wyandot_people

2. Source:Michalovic, Mark, May 25, 2012, "Entrance to the Huron Indian Cemetery, May 2012" Wikipedia: Huron Cemetery, Accessed January 30, 2020, https://en.wikipedia.org/wiki/Huron_Cemetery

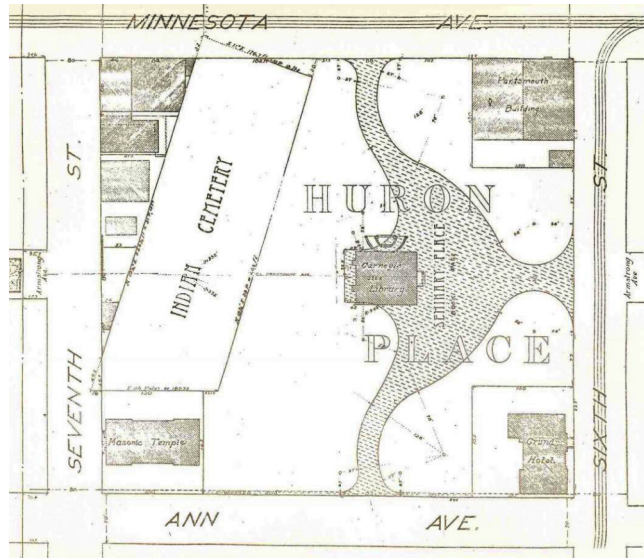
3. Garcia Architecture LLC, Kansas City Kansas Central Library Photos. Garcia Architecture LLC, March 1, 2018, Photograph.



Postcard of The Municipal Rose Garden of Carnegie Library¹

HURON PLACE

In 1959, the land adjacent to Huron Cemetery was platted as Huron Place, with each corner designated as a "church lot" and the center designated as "Seminary Place" for a school. In 1902, the Board of Education and City of Kansas City agreed to use 5.5 acres of this land to build the Carnegie Library which was later raised to build the current library. In 1907, after the Carnegie Library was complete, landscape architect Henry Wright transformed the remaining land into Huron Park with flower gardens, walks and benches. An octagonal stone gazebo with columns and trellis was added to the garden in 1936 as part of a WPA work relief project that still exists today. A plat plan of the Carnegie Library and a site photo of the current KCKPL library are shown side by side to show how this area has developed over the last 150 years.



Huron Place Plat with Carnegie Library²



Google Aerial Photo of Huron Park Present Day

SISTER CITIES

Inside Huron Park are stone pavers documenting the commitment of the Unified Government of Wyandotte County (UG) to the Sister Cities program, first begun in 1956 by recommendation of President Dwight D. Eisenhower. The UG plans to strengthen and expand these international partnerships through education, leadership, and cultural exchange programs. The UG has built lasting relationships between the people of Kansas City, Kansas and the following four cities to cultivate relationship and international understanding among the local residents.

Karlovac, Croatia
Limerick, Ireland

Linz, Austria
Uruapan, Michoacan, Mexico

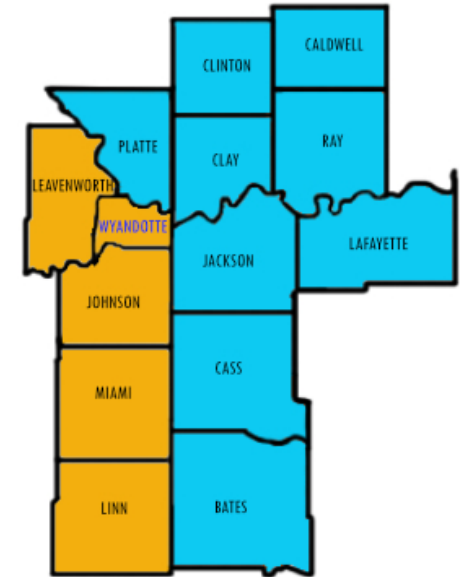


Sister City Plaques in Huron Park³

**2.2 DEMOGRAPHICS
DEFINING COMMUNITY**

Before we can evaluate community data, we must first define the "community" being evaluated. Wyandotte County, Kansas is one of 14 counties from 2 adjacent states that make up the greater "Kansas City metropolitan area". Each county is a "community" to themselves, but the larger "Kansas City Metro Area" is also a community that impacts and gives more comprehensive meaning to each of the counties within it which include:

KANSAS COUNTIES	MISSOURI COUNTIES	
JOHNSON COUNTY	BATES	JACKSON COUNTY
LINN	CALDWELL	LAFAYETTE
LEAVENWORTH COUNTY	CASS	PLATTE
MIAMI	CLAY	RAY
WYANDOTTE	CLINTON	



LAND SIZE

Wyandotte County is uniquely a small county by area. It is the smallest county in the KC metro area and the smallest in the state of Kansas. It is only 152 square miles compared to Johnson County's more typical land size of 480 square miles. This statistic is relevant when comparing some of the data between adjacent counties. For example, even though Johnson County has a larger population and more housing units than Wyandotte County, their population density is relatively the same. (Wyandotte had 1,043 and Johnson County had 1,150 people per square mile, according to the 2000 US Census.)

1. Source: Max Bernstein, "Municipal Rose Garden, Kansas City, Kansas," Kansas Room Special Collections, accessed April 20, 2020, <https://kansascollection.omeka.net/items/show/202>.
 2. Source: The Kansas City, Kansas, August 11, 1985, "Cemetery Was Tribal Ground," Kansas Room Special Collections_ Newspaper Articles, accessed April 10, 2020, <https://kansascollection.omeka.net/items/show/20>
 3. Garcia Architecture LLC, Huron Park Cemetery Sister City Plaques. Garcia Architecture LLC, March 1, 2018, Photograph.

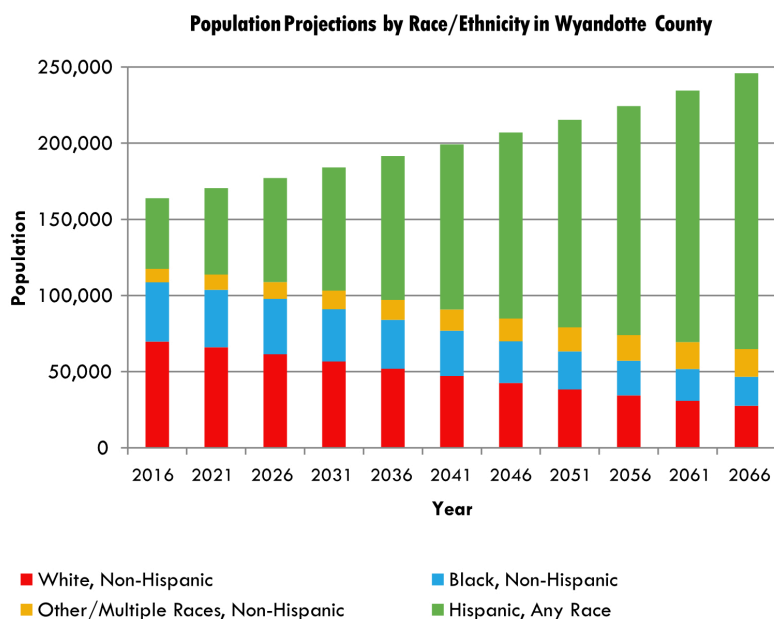


ETHNICITY - CURRENT & FUTURE (PROJECTED)

All the population growth in Kansas between 2000 and 2016 was primarily among minority populations. The non-Hispanic Black population increased by 19.1 percent, the Hispanic/Any Race population increased by 79.8 percent, but the highest growth rate occurred among the non-Hispanic Asian/Pacific Islander population, which increased by 80.4 percent. The non-Hispanic White population growth state-wide only increased by 3.2 percent, and was limited to counties near urban areas (including six counties in northeast Kansas around the Kansas City metropolitan area, but not in Wyandotte County). Less than half of the current population in Wyandotte County is non-Hispanic White.

The population of Wyandotte County is projected to increase by 50.2 percent between 2016 and 2066. The non-Hispanic White population is projected to decline by 60.5 percent. The non-Hispanic Black population is also projected to decline by 50.9 percent, which is rare among urban areas in the state. The Hispanic, Any Race population is projected to increase in Wyandotte County by 290.4 percent. (See figure 2.2A)

FIGURE 2.2A: KANSAS POPULATION PROJECTIONS BY RACE & ETHNICITY¹



Source: Center for Economic Development and Business Research at Wichita State University¹

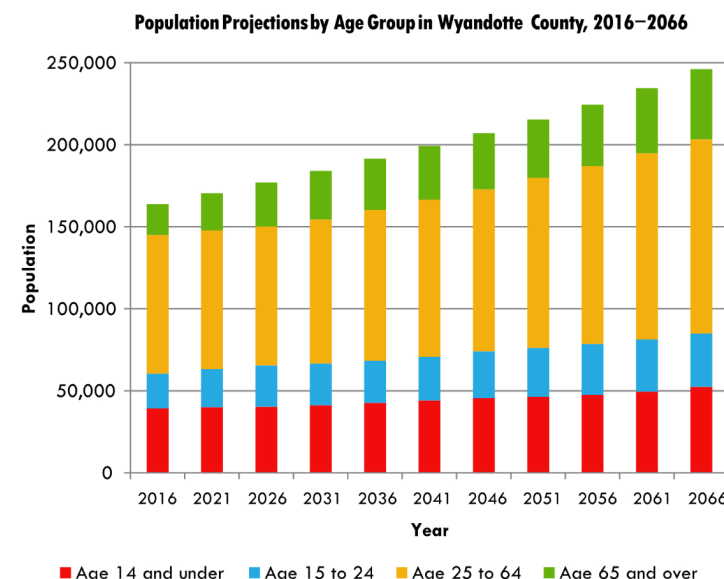
AGE - CURRENT & FUTURE (PROJECTED)

From 2000 to 2016, the median age in Kansas increased from 35.2 to 36.5, with the proportion of older Kansans increasing. Population growth has slowed, and the proportion of older Kansans has grown. (See figure 2.2B)

The projected growth rate among those age 65 and over is three to four times higher than those among younger age groups. (See figure 2.2C)



FIGURE 2.2B: KANSAS POPULATION PROJECTIONS BY AGE¹



Source: Center for Economic Development and Business Research at Wichita State University

FIGURE 2.2C: KANSAS POPULATION PROJECTIONS IN WYANDOTTE COUNTY²

Wyandotte County	2016	2036	2016-2036 % Change	2066	2016-2066 % Change
Total Population	163,831	191,533	16.9%	246,004	50.2%
Age Group					
Age 14 and under	39,260	42,677	8.7%	52,407	33.5%
Age 15 to 24	21,186	25,717	21.4%	32,510	53.4%
Age 25 to 64	84,521	91,824	8.6%	118,452	40.1%
Age 65 and over	18,864	31,316	66.0%	42,636	126.0%
Race/Ethnicity					
White, Non-Hispanic	69,707	51,823	-25.7%	27,536	-60.5%
Black, Non-Hispanic	38,865	32,167	-17.2%	19,090	-50.9%
Other/Multiple Races, Non-Hispanic	8,868	13,090	47.6%	18,263	105.9%
Hispanic, Any Race	46,391	94,453	103.6%	181,115	290.4%

Source: Center for Economic Development and Business Research at Wichita State University

1. Graph from D. Charles Hunt, M.P.H. And Lawrence John Pansa, Ph. D., A "Changing Kansas: Implications for Health and Communities," (Kansas Health Institute, June 2018), pg. 33, PDF

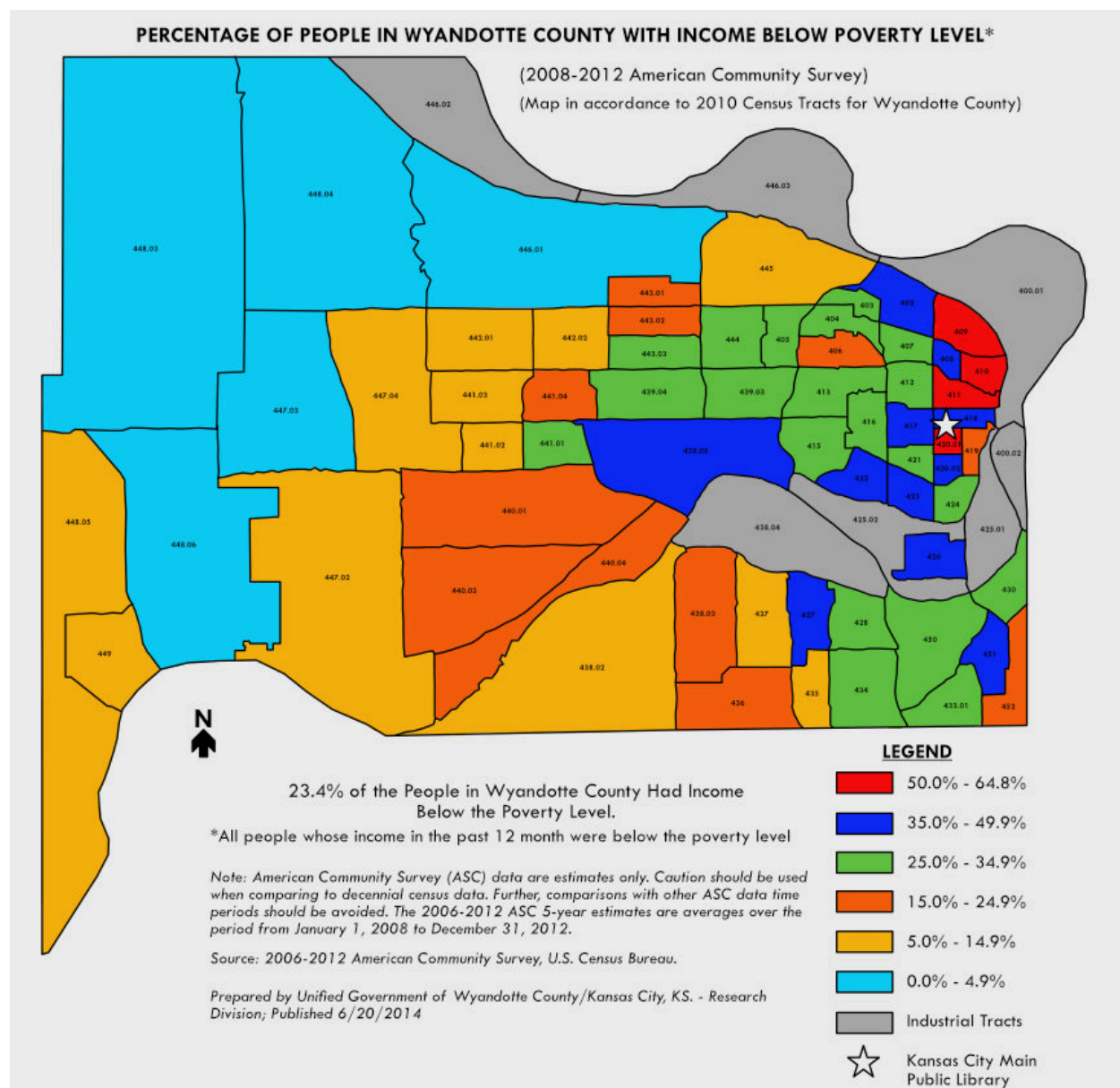
1. Graph from D. Charles Hunt, M.P.H. And Lawrence John Pansa, Ph. D., A "Changing Kansas: Implications for Health and Communities," (Kansas Health Institute, June 2018), pg. 33, PDF
 2. Source: Graph from D. Charles Hunt, M.P.H. And Lawrence John Pansa, Ph. D., A "Changing Kansas: Implications for Health and Communities," (Kansas Health Institute, June 2018), pg. 32, PDF



POVERTY

Per the Study “Poverty in Wyandotte County”:
 “Although Wyandotte is frequently thought of as the poorest county in Greater Kansas City, Jackson County has more than three times the number of residents living below the federal poverty line and Johnson County has approximately the same number of poor residents as Wyandotte County. Wyandotte County, however has a much smaller population overall than either of these neighboring counties... Seven of Wyandotte County’s census tracts (11.5% of all residential census tracts) are high poverty areas, and 33 census tracts (54.1%) are low-income areas. This line of research suggests that living in a high-poverty neighborhood imposes additional burdens on a family beyond those expected of a poor family living in a less compromised neighborhood...: (Wellever, 2015)¹

FIGURE 2.2D: CONCENTRATION OF POVERTY WITHIN WYANDOTTE COUNTY²



High poverty rate = 40% or above
 Low-income = 20 to 39.9%poverty rate

“Poverty in Wyandotte County” describes the percentage of workers in Wyandotte County as follows:

“In Wyandotte County, 40 percent of families that contain no workers are in poverty. In families with one worker, the rate falls to 30.1 percent; and in families with two workers, the poverty rate falls to 4.5 percent. In Wyandotte County, 38 percent of all families with children are headed by single female with no husband present; 52.6 percent of these families live below the poverty line. Issues such as gender pay disparities, child care opportunities, and a host of other social conditions complicate the ability of the mother or grandmother to find and hold a job that pays an adequate wage...” (Wellever, 2015)¹

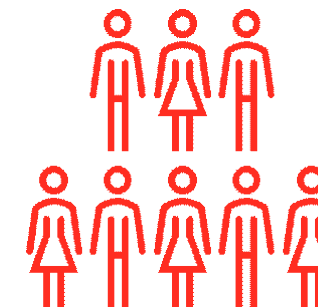
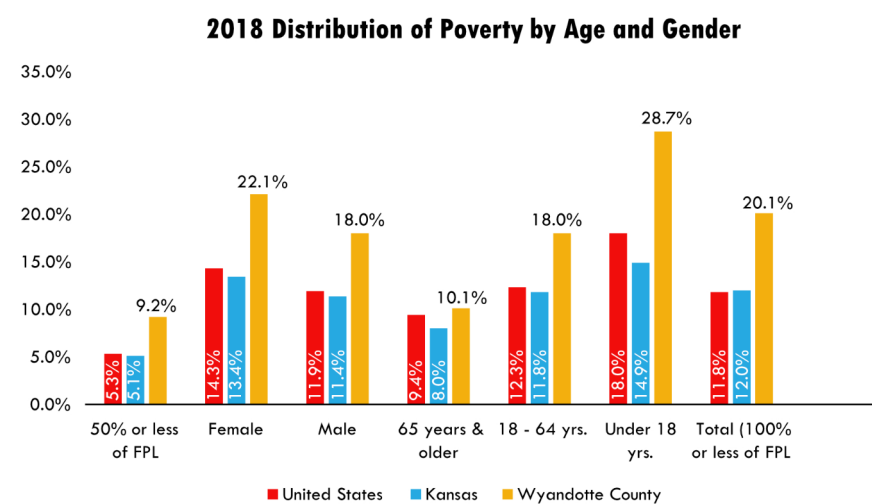


FIGURE 2.2E: POVERTY BY AGE AND GENDER (2018) PER THE FEDERAL POVERTY LINE (FPL)²



Per the US Census 2018 ACS 5-Year Survey (Table S1701)³:

The poverty rate among those that worked full-time for the past 12 months was 4.59%. Among those working part-time, it was 22.89%, and for those that did not work, the poverty rate was 29.53%. (US Census Bureau, 2018)

1. Source: Wellever, Anthony “Poverty in Wyandotte County, The first of a series of three papers” Wyandotte Health Foundation, Vol 1, University of Kansas Medical Center 2015, p.1
 2. Source: Image re-done based on Data from “Poverty in Wyandotte County, The first of a series of three papers” Wyandotte Health Foundation, Vol. 1, University of Kansas Medical Center 2015, p.2

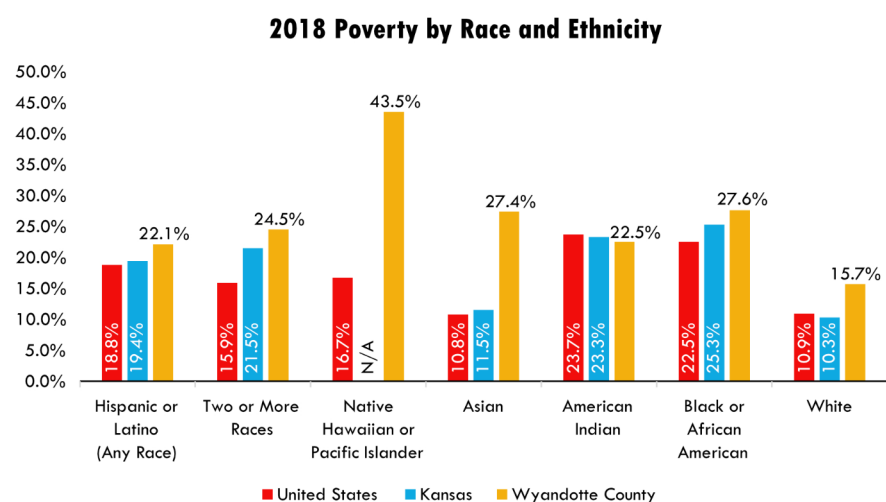
1. Source: “Poverty in Wyandotte County, The first of a series of three papers” Wyandotte Health Foundation, Vol. 1, University of Kansas Medical Center 2015, p.5
 2. Source: United States Census Bureau, “2018 American Community Survey 1-Year Estimates Subject Table S1701/03 United States, Kansas, Wyandotte County, KS” accessed September 11, 2020, <https://data.census.gov>
 3. Source: World Population Review “Wyandotte County, Kansas Population 2020” Accessed September 11, 2020, <https://worldpopulationreview.com/us-counties/ks/wyandotte-county-population>

“Poverty in Wyandott County” (fig. 2.2F) depicts the disparities of Race and Ethnicity as it relates to poverty in Wyandott County as follows:

“Long-standing racial and ethnic disparities in poverty exist in Wyandotte County. Approximately one in three Black, American Indian, and Hispanic residents of the county have incomes below 100 percent of the FPL. One in four Asian residents and one in three white residents also live in poverty. Despite having the lowest poverty rate, whites constitute the largest population of poor individuals in Wyandotte County, but Poverty rates are higher in neighborhoods where Black, Hispanic and Asian residents are more concentrated. (Wellever, 2015)¹

The race most likely to be in poverty in Wyandotte County, Kansas is Islander, with 43.4% below the poverty level. (2018 US Census)³

FIGURE 2.2F: POVERTY BY RACE AND ETHNICITY, 2018²



EDUCATION AND EMPLOYMENT

By independent measures, Wyandotte County should be a good place to find a job. The county employment residence ratio (the total number of workers in a county divided by the number of workers living in the county) is 1.23; it is the second highest rate in the state. (A rate above 1.0 indicates that the county attracts workers to it from other counties.)

In 2013, the average full- and part-time average annual wage per job in Wyandotte County was \$46,352; only four counties in Kansas had a higher rate. Some of these jobs require an advanced educational certification. This is true of the University of Kansas Hospital and the University of Kansas Medical Center, the number 1 and number 2 leading employers in the county responsible together for 10,350 jobs. Also among leading employers in Wyandotte County with more than 200 employees are two manufacturers - General motors and Owens Corning.

The disparity between the county employment residence ratio and the unemployment rate of Wyandotte County shows that local residents are not benefiting from the jobs available within the county. The portion of the poverty level residents in the section above that work at least a portion of the year speaks to the quality of jobs that many of them have. They are either low-wage or low-income jobs.

Another statistic affecting employment is disability or a severe health problem. In Wyandotte County, 55.3 percent of the 12,758 people with a recognized, declared disability are no longer in the workforce.

“Education is a key determinant of employment (see Table 1). Not only does education affect one’s ability to obtain and keep a job, it also affects the type of job one gets.” (Wellever, pg. 8)¹

TABLE 1: EDUCATION ATTAINMENT TO EMPLOYMENT & POVERTY²

RELATIONSHIP OF EDUCATIONAL ATTAINMENT TO EMPLOYMENT & POVERTY IN WYANDOTTE COUNTY BETWEEN THE AGES OF 25-64 YEARS		
Educational Attainment	Unemployment Rate	Poverty Rate
Less than High School Graduate	7.0%	25.5%
High School Graduate (including equivalency)	7.3%	16.7%
Some College or Associate’s Degree	4.5%	12.9%
Bachelor’s Degree or Higher	3.0%	5.9%

Wyandotte County’s four-year graduation rate for high school students is significantly lower than neighboring Kansas counties of Johnson and Leavenworth. County education statistics include:

- 21.8 percent of residents age 25 or over have not attained a high school diploma
- 33.2 percent of residents over 25 have obtained only a high school education or its equivalent

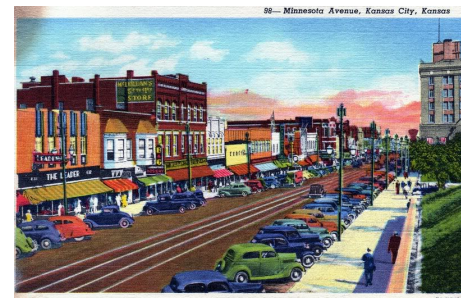
IMMIGRATION

According to Anthony Wellever’s Study “Poverty in Wyandott County”: “Wyandotte County is home to a sizeable community of immigrants: 14.6 percent of the population is foreign born, more than double the rate of Kansas as a whole (6.7 percent), but closer to the rate for the entire US (12.9 percent). Almost eight out of ten (79.2 percent) immigrants to the county are Hispanic; 13.3 percent are Asian. Only one fifth (19.3 percent) of foreign born residents of Wyandotte County are naturalized citizens”. The majority of immigrants in the county “(69 percent) report that they speak English less than ‘very well’. Almost six of ten (57.2 percent) have less than a high school education and 25.9 percent have only a high school education or its equivalent. Despite these two barriers, the unemployment rate of immigrants in the labor force (8.1 percent) is only slightly lower than the rate for the native population (8.9 percent). The poverty rate, however, is much higher for immigrants (33.5 percent) than for native residents of the county (22.3 percent). This might be attributable to the fact that many of the jobs immigrants are able to obtain with low English proficiency and limited education are low-wage (e.g. fast food) or low-income (e.g. day labor or seasonal) jobs.” (Wellever, 2015)¹



1. Source: “Poverty in Wyandotte County, The first of a series of three papers” Wyandotte Health Foundation, Vol. 1, University of Kansas Medical Center 2015, p.4
 2. Source: United States Census Bureau, “2018 American Community Survey 1-Year Estimates Subject Table S1701 United States, Kansas, Wyandotte County, KS” accessed September 11, 2020, <https://data.census.gov>
 3. Source: World Population Review “Wyandotte County, Kansas Population 2020” Accessed September 11, 2020, <https://worldpopulationreview.com/us-counties/ks/wyandotte-county-population>

1. Source: Wellever, Anthony “Poverty in Wyandotte County, The first of a series of three papers” Wyandotte Health Foundation, Vol 1, University of Kansas Medical Center 2015, p.8
 2. Source: United States Census Bureau, “2018 American Community Survey 5-Year Estimates Subject Table S1701 & S2301 Wyandotte County, KS” accessed September 14, 2020, <https://data.census.gov>



Old Post Card of Minnesota Avenue in Kansas City, KS¹



D. Eldred Reflective Columns set in a water feature²

2.3 DOWNTOWN DEVELOPMENT

PAST NEIGHBORHOOD DEVELOPMENT EFFORTS

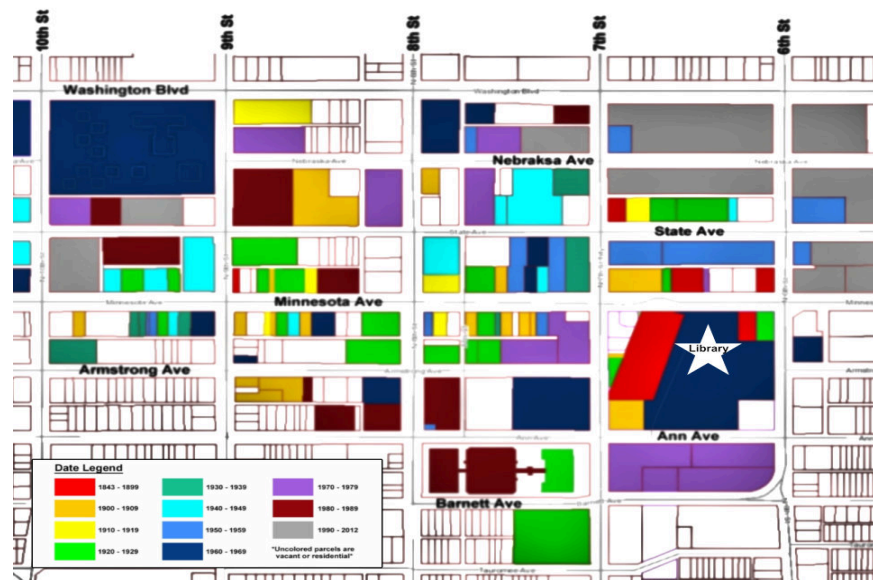
GATEWAY PROJECT: In 1955, the Mayor appointed a five-member Urban Renewal Agency that was tasked with developing a program that would address blighted areas in downtown KCK. The project became known as the “Gateway Study Area.” The plan designated 60% of the site for apartments, commercial, light industrial, and wholesale operations while the remaining 40% was to be used for public use such as streets, parking, and parks. By 1961 the site was cleared and a garden apartment building, an elementary school, a Holiday Inn Motel and park were built.

CENTER CITY: In 1965 a second urban renewal project called Center City was proposed in an attempt to boost the economy and bring back class diversity downtown. The highlight of the plan was a two-block pedestrian mall along the 600-700 blocks of Minnesota Ave. that had limited vehicular access and no street parking. The mall featured large concrete forms, that represented the Kansas landscape, and monumental stainless steel pylons by Kansas City sculptor Dale Eldred. Façade improvements were made along Minnesota Ave. to appeal to shoppers with hopes of drawing large commercial retailers and a convention center to the site. However, limited access to Minnesota Ave. during construction drove many retailers out the area and by 1976 over half of the stores had closed or relocated.

AMERICAN CITY PLAN: In 1976, the Urban Renewal Agency was dismantled and the city hired the American City Corporation to study the potential use of about a million square feet of vacant land left by various urban renewal projects. In December of 1976, The American City plan was released which outlined several development scenarios over a 10-year period that included retail, office, and restaurant spaces, a convention center with a hotel, and 500 new housing units. The plan was never fully realized however, components of it were implemented such as, dismantling of the pedestrian mall (1977) and the construction of a convention center (1978).

RECENT CHANGES: In 1990, a committee made up of downtown business and civic leaders were appointed by the Kansas City Kansas Planning Commission to develop a master plan for downtown. The plan focused on rebuilding around existing anchor properties and the growing food and beverage options along 7th Street and Minnesota Ave. Key components built under this plan include a new \$32 million federal courthouse (1993), Hilton Garden Inn Hotel (2001), Board of Public Utilities building (2003), and the Kansas MetroCenter public transportation hub (2013).

FIGURE 2.3A: BUILDINGS IN DOWNTOWN KCK BY ESTIMATED DATE OF CONSTRUCTION³



DOWNTOWN HISTORIC DISTRICT

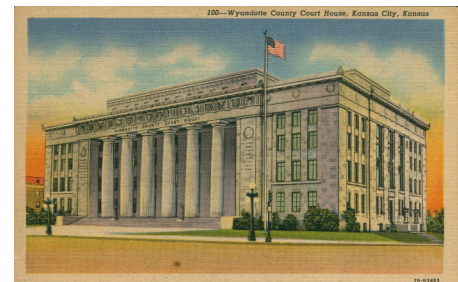
Among the recommendations of the 2016 Downtown Kansas City, Kansas Historic Resources Survey was the declaration of downtown KCK as a historic district. The chart to the right shows the stock of the wide range of architectural styles currently represented downtown. The 1910’s, 1930s, and 1970’s to current day are comparatively underrepresented. Most represented are the 1920’s, 1950’s, and 1960’s. The wide range could be accredited to the razing of existing structures by previous planning initiatives and lack of infill work completed.

DATES OF CONSTRUCTION		
Era	Total	Percentage
1843 – 1899	8	3%
1900 – 1909	24	9%
1910 – 1919	12	3.8%
1920 – 1929	41	15.5%
1930 – 1939	21	7.9%
1940 – 1949	29	11%
1950 – 1959	46	17.4%
1960 – 1969	36	13.6%
1970 – 1979	20	7.5%
1980 – 1989	16	6%
1990 – 2012	14	5.3%
Total	267	100%

Dates of construction per 2016 Downtown Survey²

The Downtown Kansas City Kansas Historic Resource Survey (Rosin Preservation/inSITE Planning, 2016)¹ classified the historic nature of the neighborhood as follows:

The proposed Downtown Kansas City Historic District straddles Minnesota Avenue from N. 5th Street to midway between N. 9th and N. 10th streets, and along N. 7th Street from State Avenue to Tauromee Avenue. The District includes seventy-three resources: fifty-four contributing buildings, one contributing object, fifteen non-contributing buildings, and three resources previously listed in the National Register. Only two of the fifty-five contributing resources retain sufficient integrity or significant historical associations to merit individual listing on the historic register. The other fifty-three clearly communicate associations with broader historic contexts and areas of significance that apply to the wider area. The bulk of these commercial resources were constructed between the late nineteenth century and the mid-twentieth century. They illustrate residential styles and forms popular during their respective eras of construction, such as Craftsman and National Folk Forms. The contributing resources retain their original form, with intact historic materials and fenestration patterns, particularly at the first-floor storefronts. The one contributing object is the 1914 Seth Thomas Clock installed for Winkler’s Jewelry Store. The clock has been restored and continues to be a prominent feature of downtown.



Postcard of Wyandotte County Courthouse built in 1927³

FIGURE 2.3B: PROPOSED DOWNTOWN KANSAS CITY, KANSAS HISTORIC DISTRICT¹



1. Max Bernstein, “Minnesota Avenue, Kansas City, Kansas,” Kansas Room Special Collections, accessed February 7, 2020, <https://kansascollection.omeka.net/items/show/165>.
 2. Wagner, Jacaob A., “Photograph: Eldred’s Reflective Columns.” KC Modern. March 13, 2010. <http://www.kcmodern.com/kcmodern/2010/03/elpidio-rocha-architecturban-designer.html>. Accessed May 8, 2020.
 3. Rosin Preservation LLC, inSITE Planning LLC, “Downtown Kansas City, Kansas Historical Resources Survey,” Downtown Shareholds KCK/Unified Government of Wyandotte County, KCK, September 2016; p 43

1. Rosin Preservation LLC, inSITE Planning LLC, “Downtown Kansas City, Kansas Historical Resources Survey,” Downtown Shareholds KCK/Unified Government of Wyandotte County, KCK, September 2016; p 47-49.
 2. Rosin Preservation LLC, inSITE Planning LLC, “Downtown Kansas City, Kansas Historical Resources Survey,” Downtown Shareholds KCK/Unified Government of Wyandotte County, KCK, September 2016; p 42.
 3. Max Bernstein, “Wyandotte County Court House,” Kansas Room Special Collections, accessed May 11, 2020, <https://kansascollection.omeka.net/items/show/168>.

CURRENT NEIGHBORHOOD DEVELOPMENT PROJECTS

KUMC STRAWBERRY HILL FACILITY

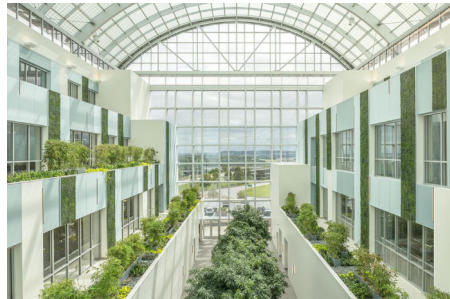


KUMC Strawberry Hill Building¹

Location: 901 N. 5th St., Kansas City, Kansas 66101
Owner: Unified Government of Wyandotte County/KCK
Year Opened: 2019
Square Footage: 220,000

Project Goals: Provide more advanced care to those who need it. Revitalize downtown KCK by bringing more jobs to downtown KCK and attracting more interest to the downtown area.

Project Type: Mental and Behavioral Health Hospital
Cost: \$61 Million renovation of former EPA building



Interior Atrium and Greenhouse²

Patients at KUMC receive access to services and activities 7 days a week. Forty-seven private rooms equipped with full-sized bathrooms and music systems are available at the new facility along with many healthy amenities like an exercise room, music room, interior/exterior courtyards and a healthy food dining room. Patients also receive on-site access to internal medicine and other specialties at The University of Kansas Health System.

While half of the building is dedicated to the Patients, the other half of the campus will house administrative programs and offices for nearly 300 employees. Included on the administrative side is a new student working area which provides work stations for student, trainees, interns, residents and fellows.

THE MERC CO-OP GROCERY



Rendering by International Architects Atelier³

Location: 5th and Minnesota, Kansas City, KS
Owner: Unified Government of Wyandotte County/KCK
Year Opened: Summer 2020
Square Footage: 14,000

Project Goals: Provide more advanced care to those who need it. Revitalize downtown KCK by bringing more jobs to downtown KCK and attracting more interest to the downtown area.

Project Type: Grocery Store
Cost: \$7 Million

The Merc is a cooperative grocery store located in Lawrence, Kansas. The Lawrence location will manage the new location at 5th and Minnesota. The Lawrence location employs 107 employees and operates a Kiosk/café out of the Lawrence Public Library. The Minnesota Ave. Location will include a full grocery store with a cafe, seating area, classroom, deli counter, salad bar, and prepared food offerings. Ownership has vowed to carry items that the neighborhood wants to best serve the surrounding community.



January 3, 2020 Progress Photo via themerc.coop³

BOULEVARD LOFTS

Location: 800 Washington Boulevard, Kansas City, KS 66101
Owner: Praire Fire Development of Kansas City, Missouri
Year Opened: Late Summer 2020

Project Goals: Provide new affordable and market rate housing in downtown Kansas City, Kansas. First new housing development done in 30 years with hope of bringing more interest to downtown living.

Project Type: Mixed Affordable and Market Rate Housing
Cost: \$11 Million

Boulevard Lofts will provide one, two, and three-bedroom units with private balconies. Rents will range from \$500 to \$1,500 with most in the \$500-\$1000 range. (80% will be income-restricted and 20% market rate) The complex will also feature a community garden and apple orchard, pet-friendly and smoke free walking trail, storm shelter, on-site recycling, and clubhouse with a full kitchen and business center.



Rendering of Boulevard Lofts¹



Groundbreaking of Boulevard Lofts, June 7, 2019²

REARDON CENTER REDEVELOPMENT

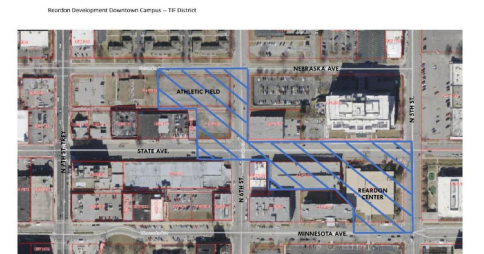
Location: Reardon Center and adjacent property to the east of Reardon Center (510 and 520 Minnesota Avenue) (the "Reardon Center Site"), and property located at the southwest corner of 6th Street and Nebraska Avenue (the "Athletic Field Site").

Owner: Unified Government of Wyandotte County/KCK and Lanier United, LLC

Year Opened: T.B.D.

Project Goals: Encourage redevelopment of Downtown Kansas City, Kansas
Project Type: Mixed use retail, residential, fitness, and commercial development
Cost: \$22.7 Million

The development proposal calls for a 4-story mixed use retail/residential building which will include about 10,000 square feet of first floor commercial space to be used for retail and/or restaurant use, about 70-80 market-rate multi-family housing with 5 units reserved for tenants who make less than 70% of the KCK median income, and a 6,000 sq ft fitness center. The Reardon Center site will include at least 10,600 square foot Multi-purpose banquet/meeting space to be used for community events and programs. The Athletic Field site will include recreational athletic field space of about 38,000 sq. ft with new turf, perimeter fencing, concessions, and bleachers to accommodate at least 50 spectators. The UG will design and develop infrastructure improvements such as site work, lighting, sewer, storm-water and water main improvements, and irrigation systems to support the new developments.



Proposed downtown redevelopment area³

OTHER CURRENT DEVELOPMENT PROJECTS

- Juvenile Justice Center (Armstrong to Ann Ave.)
- Town House Apartments (7th & State)- Renovation for Mixed-Income Housing
- Y (YMCA) Lofts (8th and Armstrong) - Senior living development

1. Adam Voller, August 29, 2019, Photographs for Kansas City Business Journal article "Tour KU Health's new Strawberry Hill Campus (photos)" by Lily Lieberman, Accessed April 13, 2020.

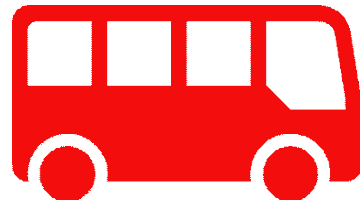
2. Interior Atrium. JE Dunn Construction: The University of Kansas Health System, Strawberry Hill Campus, June 4, 2019. www.jedunn.com/projects/university-kansas-health-system-strawberry-hill-campus

3. The Merc co-op, "Expansion Kansas City, Kansas", accessed April 14, 2020, <https://www.themerc.coop/expansion>.

1. "Rendering of Boulevard Lofts", Unified Government of Wyandotte County and Kansas City, KS, Economic Development Page, <https://www.wyocck.org/Economic/Projects.aspx>

2. Rupert, Mary, "Groundbreaking of Boulevard Lofts", Wyandotte Daily, June 7, 2019, <http://wyandottedaily.com/community-leaders-hope-new-boulevard-lofts-project-sparks-more-development-near-downtown-kck/>

3. "Map of Redevelopment District", Wyandotte Daily, February 10, 2020, <http://wyandottedaily.com/tonights-ug-committee-meetings-to-include-discussion-of-redevelopment-of-downtown-reardon-center/>



TRANSIT

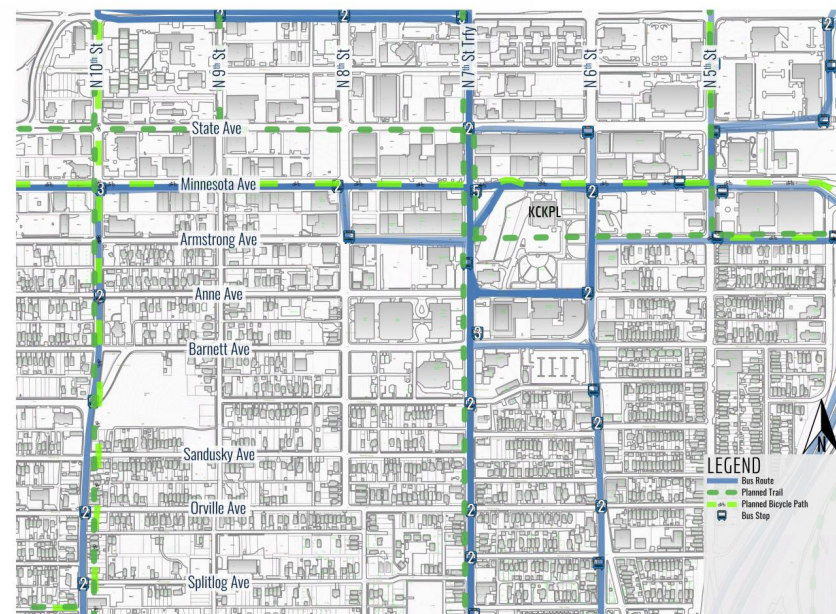
RideKC is Born: In the past decade, the nature of regional transit has changed in a way that is positive and will allow our region to be better connected and less reliant on automobiles. That change was the conscious decision by the bi-state Board of Directors of the Kansas City Area Transportation Authority (KCATA) to embrace their bi-state charter and grow into a regional transit agency. With this change, the KCATA shed its decades old role as a bus manager and became a regional, multi-modal, transit agency that provides planning and community partnerships along with the operational task of providing transit services. As a means of celebrating and recognizing this new role, the agency would eventually rebrand as RideKC.

KCK Transit Center: In 2013 a downtown Kansas City, Kansas transit center was opened at 7th and Minnesota, on the northwestern corner of the Huron Place block that also is the home of the Main Branch of the KCKPL. At the time of the design of this facility, the changes to the KCATA were only just beginning and therefore this transit center was designed more as common point of interchange between a half dozen or so routes and not necessarily as a terminal transit center where routes would originate and terminate.

RideKC System Redesign: In 2019 the now re-branded RideKC embarked upon a process to undertake a complete system redesign. The current thinking in this redesign is to change the route structure of service in the Wyandotte County/KCK service area to originate/terminate the major routes in Wyandotte County at the downtown KCK transit center.

Opportunity: This change to the nature of the transit center will likely have an impact on the vitality of activity at 7th and Minnesota, right outside the front door of the Main Branch of the library. There is likely to be more interchange between buses at this location. In particular, the connections to downtown Kansas City, Missouri will be more regular. Previously, a few of the KCK routes continued eastward from 7th and Minnesota to KCMO. These routes will now terminate at the KCK transit center and the connection to downtown KCMO will be replaced by a fast and frequent circulator route connecting the two major urban centers of our region.

FIGURE 2.3C: Downtown Kansas City, Kansas Transportation Map



NEEDS AND OPPORTUNITIES

In summary, what does all of this mean?

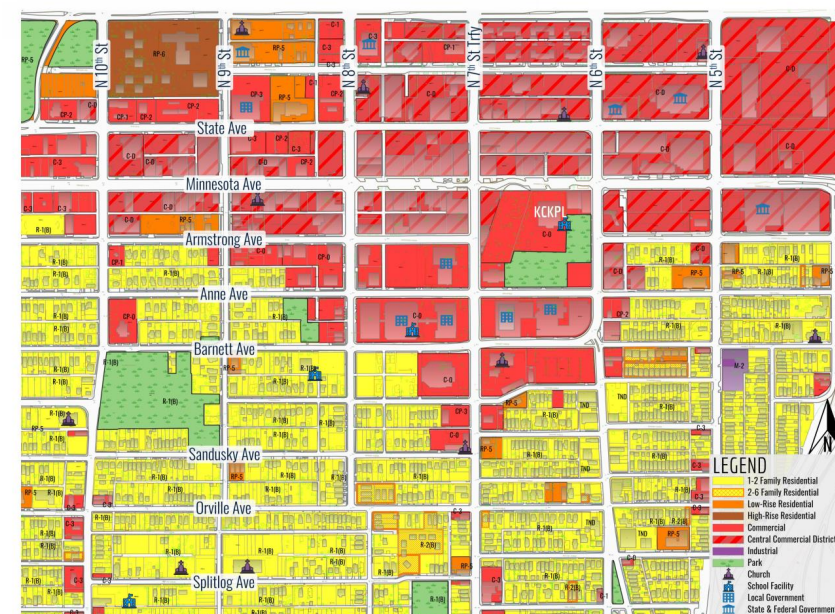
NEED: The population indicators to the citizens of Wyandotte County suggest that access to resources for learning, growing, and exploring new studies or career paths are critical, especially those offered with low- or no-cost access. In short, LIBRARIES who provide these type of services and opportunities are important to the current and future residents of Kansas City, Kansas, and Wyandotte County. Public transportation to these resources are import to ensure resources are easily accessible to the entire community.

INTEREST: The Main Library’s prime location in downtown Kansas City, Kansas makes it an important stakeholder in the current redevelopment movement occurring within this area of the city. The downtown planning initiatives in the past have not all been as successful as intended, but the current UG planning efforts and investor partnerships are creating new projects and a momentum that will increase the impact of a new downtown library built at this time.

OPPORTUNITY: A new Main Library has the opportunity to significantly impact and bolster the city’s current efforts to re-envision unused or vacant portions of the downtown core. Partnering with other organizations and enlarging a new library building to include space for those partners or organizations is an even greater opportunity that should be explored. It could create a community asset on the Huron Place block that would provide a rich cultural, social, and educational environment anchoring programs for people of all cultural and economic backgrounds who live or work within the area.

CONCLUSION: Social and economic forces are aligned at the right point in time for the KCK Main Library to take bold steps to envision a new future for downtown KCK. A future filled with community opportunity.

Figure 2.3D Downtown Kasnas City Kansas Zoning Map



3.1 EXISTING CONDITIONS-OVERVIEW

The current KCK Main Library is approximately 75,000 sf which is equally spread out between four floors of identical size- the basement and three levels above ground. The Support Services Center takes up about 22,000 sf of the building (located primarily on the third level and a portion of the basement level). The Main Library branch portion occupies the remaining 53,000 square feet including the first and second levels, most of the basement, and an occasionally used private large lecture room located on the third level. This library branch houses around 180,000 collection items and provides more than 300 programmed events each year.

Surveys and site visits were conducted to investigate the condition of this existing building and the information compiled has been included in this section. The building was found to have a significant impact on the function of the library. The building envelope is performing poorly, the infrastructure is aging, and the space configurations and constraints are limiting the level of service the library is able to provide the public.

SITE CONSTRAINTS

The most difficult constraint with the existing Main Library branch building is its current location on the site – which splits the parking into two separate lots and provides a main entrance on the wrong side of the building for winter conditions. The parking area on the backside of the building where there is no correlating entrance is problematic for security and access. Additional land will be needed to correct these two deficiencies, if any portion of the existing building were chosen to remain.

BUILDING AGE & CONDITION

The current Main Library building opened in 1966 which means it has been in use for 54 years. The concrete structure and some of the materials (like Terrazzo flooring) continue to hold up well, but the engineering and infrastructure items are at the end of their life span and showing their age. Others (like the elevator) are obsolete and out-of-date with current technology, making parts difficult to find for needed repairs. The building's aging fixtures and equipment have made maintenance difficult. The patrons' experience of the facility inside and out is affected by these factors. A few examples of the current repair/ replacement needs are shown below.

- Mechanical chiller chemical system no longer works properly
- Windows have broken seals and front entry doors do not fully close leading to energy loss
- Plumbing pipes with build-up inside, limiting their capacity and requiring frequent repairs

(More information on these types of items can be found in the 'Infrastructure Assessment' section below.)





BUILDING DESIGN & CONFIGURATION

The total area of the existing building is marginally undersized, but the space available is not in the correct locations. The vertical distribution of building area on multiple levels limits desirable departmental connections and prevents others from expanding that need more separation (like children and youth departments). In 2007, when the school district administrative offices moved from the third floor of the building, more space was provided to the library, but in locations and configurations not desirable for staffing efficiencies or practical for public use. Many staff spaces are too big, too small, too dark, or otherwise inappropriate for the tasks at hand. A large number of offices – including the entire basement level - have no natural lighting. The auditorium and meeting rooms are also not in the best locations and there are not enough of them. Their layout is inflexible and not as accommodating in size and configuration as they could be if located adjacent to each other with optional dividing walls. Nevertheless, the demand for these spaces by the public and the library's own programming needs significantly outweighs their availability.

The operational constraints of the existing building on library staff were found to be significant. New configurations are desperately needed to improve the function of almost every department. One example is the mobile bus libraries, whose support space is divided between the basement and 3rd floor levels currently when both should be on the ground floor for direct access to their buses for loading and unloading at the start and end of every day. Other identified design inadequacies of the current building include:

- Public bathrooms capacity is not sufficient and difficult to access due to their location
- Main entrance faces north and the building height blocks the sun from melting snow and ice at the front door, sidewalks and even the parking lot.
- Delivery dock is not large enough and difficult to navigate for large trucks
- Lighting design for the building uses many different types of light fixtures requiring an inordinate amount of various bulbs to be kept in stock.
- Accessibility or ADA compliance is at the base or minimum level. Required clearances are acceptable, but tight.

A new addition to the existing building –adding more space to the ground floor - would solve some of these deficiencies, but an extensive renovation (complete “gut”) of all existing floors would also be required to meet the rest of the competing requirements for optimal department adjacency. Even with both of these efforts, the existing structural system (along with the core circulation locations) would continue to be a constraint that would remain. Compromises would ultimately have to be made by some departments if this solution option is attempted instead of building a new facility.

(More information on these types of items can be found in the ‘Functional Assessment’ section below.)

3.2 EXISTING BUILDING-ASSESSMENTS INFRASTRUCTURE ASSESSMENT

BUILDING ENVELOPE

The walls have had their original asbestos insulation removed without replacement, so they perform poorly. The windows are similarly uninsulated and their sealant is disintegrating. The roof appears to function well.

ENGINEERING SYSTEMS

All of the HVAC system components were replaced in 2006, and most have around 10-20 years of life left in them with routine maintenance. The chillers are the exception, with only around 6-10 years of life left due to their use of outdated refrigerant, and funds have been allocated for their replacement at their end-of-life. The controls portion of the system is outdated and lacks modern features like scheduling and CO² monitoring that would reduce system usage when it is not needed.

Plumbing piping and fixtures are all appropriate and in good condition. The 80-gallon electric water heater is at the end of its life and will soon require replacement. The roof drains connect to the city storm water system, and the system condition is acceptable.

The elevators are due for re-inspection, and should be replaced or modernized in the short term due to their age.

ELECTRICAL - LIGHTING & POWER

Many of the electrical service components were replaced in 2006 and the system is adequate for current use. Other than preventative maintenance like an infrared scan, no updates are needed. Lighting throughout the building is adequate. The backup generator was installed in 2006, and is in good condition.

FIRE CONTROL SYSTEMS

The fire alarm system is in acceptable condition, but a few components will need to be updated in the short term. The building is only partially covered by an automatic fire sprinkler system. To meet current code, the automatic system should be expanded to cover the whole building in the short term.



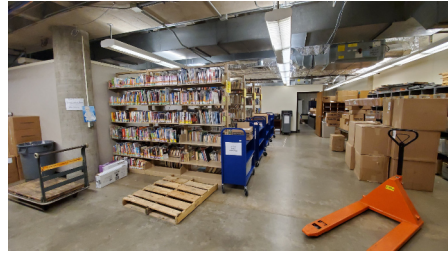
Main Electrical Switchboard in KCKPL¹



Main Fire Alarm Panel in KCKPL²

1. Hughes, Steve “Main electrical switchboard in the basement mechanical room”, MEP/FLS Condition Report DRAFT. Hughes Consulting Engineering, P.A. January 13, 2020. Pg 14.

2. Hughes, Steve “Main fire alarm panel located in the basement main mechanical room”, MEP/FLS Condition Report DRAFT. Hughes Consulting Engineering, P.A. January 13, 2020. Pg 18.

Storage at KCKPL¹

FUNCTIONAL ASSESSMENT

SHIPPING AND RECEIVING: The current dock arrangement at the Main Branch library is simply not functional by modern standards. This problem is compounded by the fact that the present use of the building is far different from what the building was designed to support. The shipping and receiving area is inadequate in the following ways:

- 1) Vehicle access is tight and requires a great deal of skill to enter the site and complete the tortured back and forth movements to position a large (tractor-trailer) vehicle to offload at the dock.
- 2) Dock capacity is limited. The existing dock is not so much a dock, as it is a small raised concrete platform, better suited for receiving local deliveries and mail than for receiving bulk shipments of books on pallets.
- 3) Building access for pallets and other large deliveries is not possible. Due to the small platform, lack of maneuvering space, lack of entrance width, and finally lack of receiving space inside the entrance, large shipments require breakdown outside to then be brought in on small carts. Sometimes shipments are left outside the building for extended periods of time waiting for breakdown and delivery to departments inside.

PERSONNEL CIRCULATION: There are two major circulation problems with the present library that are impossible to address with simple renovation of the existing structure.

- 1) Staff and Patron circulation is co-mingled. On the first and second floor that support the Main Branch services, there is no substantial back of house access and circulation. Therefore, staff movements and movements of materials and books must co-mingle with the general library patron circulation.
- 2) The System administration and Main Branch administration have grown into space that was originally designed for the School district offices. This means that departments are fragmented and movements in the narrow halls and between floors on a small and antiquated elevator are inefficient.

MEETING, PROGRAM, EVENT SPACE: These functions are crucial to a modern library that provides community activity along with the more traditional access to books and research materials. There are some spaces that the Main Branch can program and use for their purposes. The Main Branch also receives numerous requests for public meeting space, that it is unable to accommodate due to the lack of available meeting of available space. There is no additional capacity within the existing building to address this need

TEEN AND CHILDREN'S AREA: The existing building is functionally limited in that each floor plate is approximately 20,000 square feet. This means that it is impossible to co-locate the adult and youth/children collections on the same floor. Furthermore, this limitation of area also limits the amount of dedicated space for youth/children activities.

From a staffing perspective this creates challenges, as staff must be working one area or the other and are not easily able to flex between collections. There is no possibility of solving this workflow inefficiency within the existing building envelope with its limited floor area.

CONDITIONS CONCLUSION:

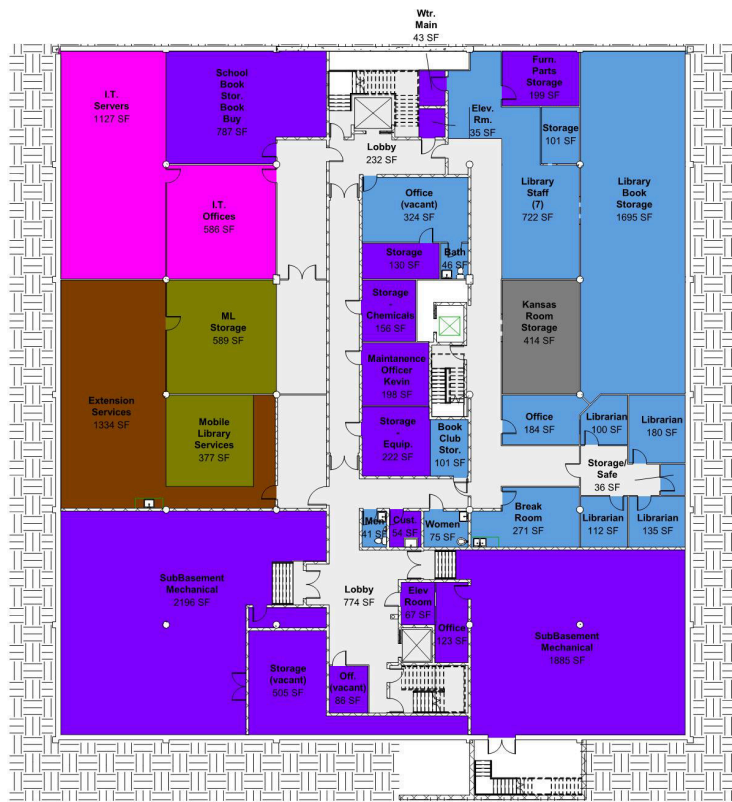
The existing facility was designed for a different purpose, and while it served the needs for the Main Branch for five decades, the current programmatic needs of a combined System administration and Main Branch are not well met. The current building is not capable of efficiently serving the existing needs without substantial addition and renovation, let alone, address the programmatic needs that are not even present in the current facility.



3.3 EXISTING BUILDING-SPACE ALLOCATION

KANSAS CITY, KANSAS MAIN PUBLIC LIBRARY: BASEMENT LEVEL

N.T.S.



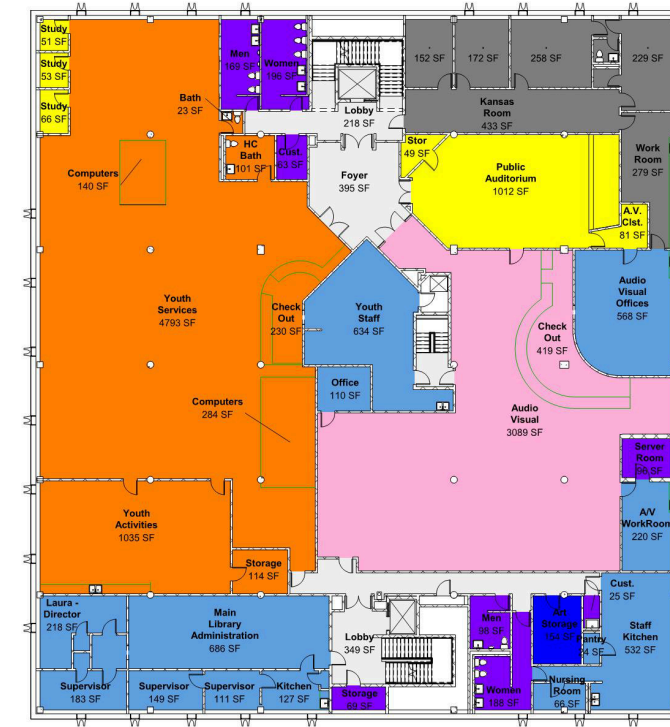
Department Legend

Branch Staff	4,123 SF
Building Services	6,758 SF
Extension Services	1,334 SF
I.T. Department	1,713 SF
Mobile Libraries	966 SF
Non-Assignable Space	255 SF
Special Collection	414 SF
Circulation	3,814 SF

Basement Floor Plan

KANSAS CITY, KANSAS MAIN PUBLIC LIBRARY: SECOND LEVEL

N.T.S.



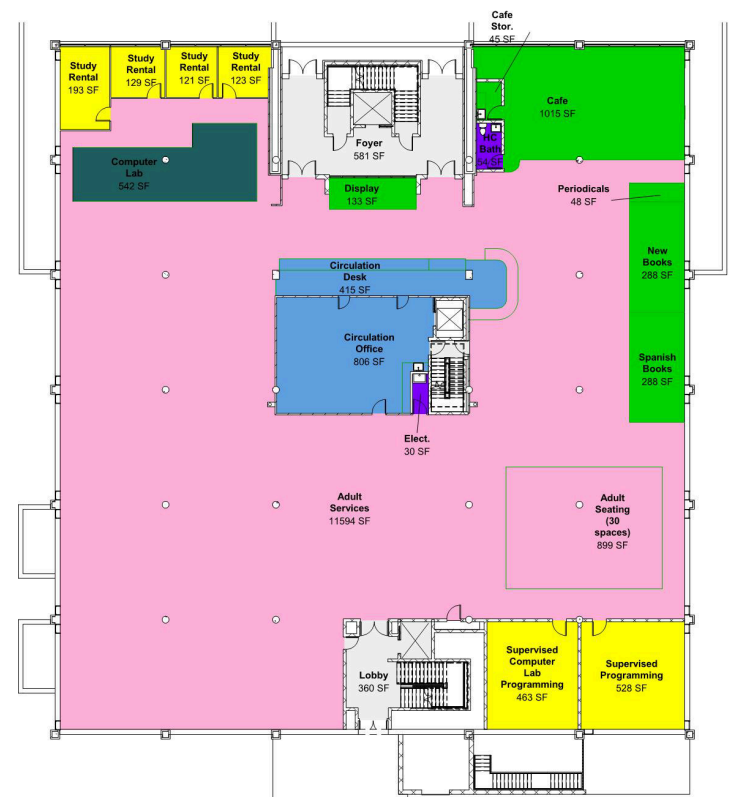
Department Legend

Adult Section	3,508 SF
Arts & Comm.	154 SF
Branch Staff	3,512 SF
Building Services	905 SF
Non-Assignable Space	139 SF
Public Gathering	1,312 SF
Special Collection	1,593 SF
Youth/Young Adult	6,718 SF
Circulation	1,727 SF

Second Floor Plan

KANSAS CITY, KANSAS MAIN PUBLIC LIBRARY: FIRST/ENTRY LEVEL

N.T.S.



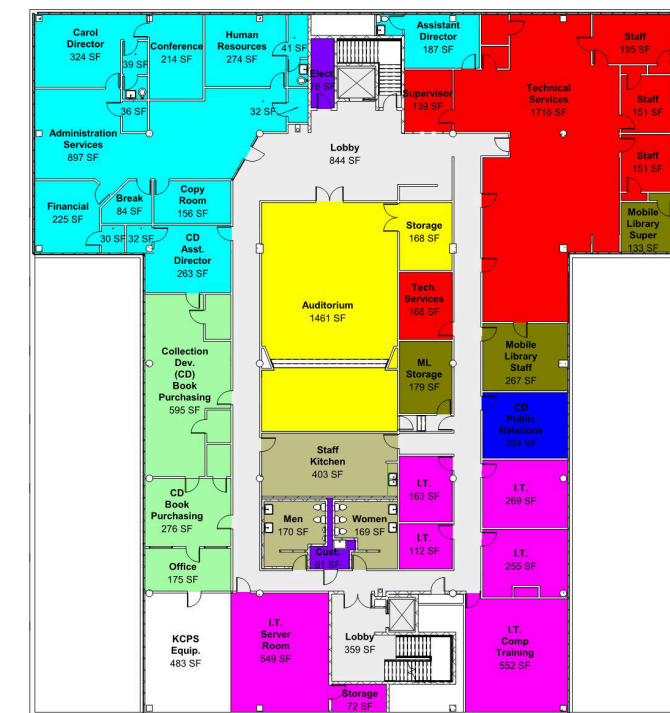
Department Legend

Adult Section	12,493 SF
Branch Staff	1,221 SF
Building Services	84 SF
Non-Assignable Space	260 SF
Public Gathering	1,557 SF
Special Use	1,817 SF
Technology	542 SF
Circulation	1,368 SF

First Floor Plan

KANSAS CITY, KANSAS MAIN PUBLIC LIBRARY: THIRD LEVEL

N.T.S.



Department Legend

Administration	2,912 SF
Arts & Comm.	264 SF
Building Services	137 SF
Collection Development	1,175 SF
I.T. Department	1,983 SF
Technical Services	2,617 SF
Mobile Libraries	589 SF
Non-Assignable Space	741 SF
Public Gathering	1,629 SF
Support Spaces	742 SF
Circulation	2,757 SF

Third Floor Plan



3.4 STUDIES AND SURVEYS

2015 RENOVATION STUDY

In order to modernize the building to meet current codes, a minimum intervention option for renovation was explored in 2015. Wherever possible, the study called for existing walls to be left in place. The central staff stair and elevator would be removed to free up the layout, and a new service elevator shaft would be added to the south wall next to the dock. The north and south elevators and stairs would remain in place.

The west third of the first floor would house the adult collection, the east third would be split between a children's area and the young adult collection, and the circulation desk would share the center third with reading tables and circulation space. Librarians would be able to visually supervise the entire public portion of the first floor from the front desk area. The front entry area would be expanded to the north with an eye-catching facade to make the patron entry obvious and provide a better entry sequence.

The second floor would be dedicated to serving four meeting rooms. The existing 65-person meeting room would be retained, and three new meeting rooms would be added, seating 75 to 210 each. Most of the existing offices would remain, but the collection would be entirely removed from the second floor to make room for the largest meeting room. All four meeting rooms would be accessed by a generous central lobby area. The lack of restroom facilities on level 1 & 2 and the second floor's inadequate egress would be remedied by a small addition with restrooms and exit stair attached to the west side of the building. The third floor would remain as-is. All of the exterior walls and the roof would be re-insulated, but the poorly-performing windows would remain. The cost of construction for the 38,450 square foot renovation was estimated to be around \$6.3 Million (2020 dollars: \$6.9 M), with an all-in cost of around \$9.2 Million (2020 dollars: \$10 M), for a square foot cost of \$240.

2018 COMMUNITY SURVEYS

In 2018, KCKPL Main Library conducted an open house where community members were invited to attend and asked to rank library services to inform the library of the patrons' priorities. The results showed that the Adult Collection was the patron's highest priority. The Children's Collection, Computer Access, and Programming were also priorities. Special Collections was one of this group's lowest priorities.

The same year, an online survey was conducted on the KCKPL website asking similar questions. These results showed that a new building was marginally more popular than a renovation of the current building. Although most reported that they currently use the library mainly for books and movies, they want the new library to focus more on programming, events and children's materials (in contrast to current usage ratings given). Community space in the new library was viewed as very important by 67% of the participants and 79% felt that the library is very important to the health of downtown.



Respondents of both survey groups said it was imperative that the building **Makes an Architectural Statement**. Narrowly secondary priorities were **Historical Concern and Programming**. Still somewhat popular were *Indoor Spaces, Outdoor Spaces, Accessibility for All, Collections, and Shared Offices with Other Entities*.

The survey concluded

*"Two trends become apparent through a careful read of the comments. First – a new building likely will have to serve as a modern beacon in the local community in a significant architectural way. That beacon will likely have to extol the historical virtues of this vibrant community in achieving this new facility. Second – there is a huge appetite for what that space might accomplish outside of simply library programs. Reviewing the desire for welcoming and engaging space both inside and outside the library that is accessible for all populations while providing opportunities for other groups to participate in the place is likely a good reading of the tea leaves of the narrative."*¹

2019 STAFF AND COMMUNITY INPUT MEETINGS

In late 2019, open forum and roundtable meetings were conducted with small groups of staff from every department, patrons and community stakeholders to elicit input on a potential new library project. The two topics discussed in each meeting were: 1) Existing building experiences and constraints; and 2) New building goals and desires. The ideas and comments from these meetings have been addressed in different portions of this report.

The staff confirm that libraries are changing, but that the original ideals of community engagement and cultural exposure remain central to their ever-evolving mission. Beyond housing their physical collections, staff voiced a desire to more adequately separate the children and youth collection areas, have prominent flexible space to showcase. Staff <also> voiced a desire to use the library to draw people from all over.

Patrons echoed many of the staff's comments – especially those understandably related to the user experience (inadequate parking, lack of security, poor restroom facilities) but they also showed unexpected insight and appreciation for what the staff has been able to routinely accomplish under less than ideal existing building conditions. It is clear that the public believes the KCK Main Library could better spend their efforts on expanding their role to serve the local public with a new building that offers improved staff efficiency and less maintenance efforts.

Everyone seems to agree that downtown KCK is the best location for a new Main Library. Community stakeholders agree with staff that a new downtown library has the ability to catalyze the downtown revitalization and community growth efforts seeded by the recent convention center, new KU facility, and upcoming grocery store. Community members feel that the downtown area is primed for growth, and it cannot be underestimated the potential impact a new library could make. Public/ private partnerships were named as a possible way to speed up the funding process and ideas to capitalize on existing downtown assets (such as vacant lots, buildings and existing parking structures) to help the library's transition to a new facility prove the validity and potential support this project could produce.

1. Kansas City Kansas Public Library. "Community Meetings-Ranking Review/Online Survey." Survey. Kansas City Kansas Public Library. Survey Monkey. May 29, 2018. Web.

4.1 SPACE PROGRAMMING - METHODOLOGY

LIBRARY SERVICE POPULATION

A determination of the design (or service) population for a library is the first step of the design process. The population of Wyandotte County, Kansas has been determined to be used for the service population of the entire KCKPL system. The capacity of the four smaller branches in the county has been determined to accommodate half of the current county population. The remaining half of the county's population will need to be served by the KCK Main Library branch. Since no expansion is planned for the four smaller branches during the next 30 years, all growth expected in Wyandotte County during that time is proposed to be accommodated by a new project at KCK Main Library branch.



LIBRARY COMPARISONS

Another step to developing the needs of a new, public library is to compare it to other public libraries. It is important to know the different types of public libraries under review when using them for comparison. A list of the larger library types has been included below.

REGIONAL LIBRARIES

A public library serving and supported by several contiguous counties usually in the same state.

CENTRAL LIBRARIES

A full-service library that also supports smaller branch libraries. These libraries typically range from 30,000 – 80,000 SF and serve persons within 12 to 15 minutes drive time vicinity. (KCK Main Library is a "Central Library".)

"Full service libraries" have collections for all ages (print and non-print), computer stations, age- appropriate seating, staff work areas and meeting and group study rooms.

"Peer libraries" are those libraries used for comparison that are similar in type and capita.

CITY OR COMMUNITY LIBRARIES

A full-service library whose collections match the needs of the community/ city being served. It will typically vary in size from 15,000-50,000 SF and serve persons who live eight to ten minutes drive time of the facility.

NEIGHBORHOOD LIBRARIES

This is less than a full-service library. Its collection and technology is not intended to provide the depth of the larger libraries. It typically ranges from 3,000-15,000 and serves persons within a five to seven minutes drive time vicinity.

EXPRESS OR SPECIALTY LIBRARIES

This is a small facility sometimes housed in a leased space with a small and/or specialized collection. These typically range in size from 4,000-3,000 SF.

LIBRARY COMPARISON - EXISTING LIBRARIES IN WYANDOTTE COUNTY

Branch	Collection Size	Bldg. Area	Levels	Type
South Branch	93,000	21,000 SF	1	Community
West Wyandotte Branch	200,000	33,620 SF	1	Community
F.L. Schlagle Branch	3,384	3,600 SF	1	Specialty
Turner Community Branch	10,000	1,700 SF	1	Express
Main Library-Library portion	181,000	53,000 SF	3	Central
Main-KCKPL Admin Portion		(22,000SF)	1	
County Totals	487,384	118,520 SF		

LIBRARY COMPARISON - NEW³ LIBRARIES IN CONTIGUOUS COUNTIES

City	Capita	Collection Size	Collection Per Capita (volumes/person)	Area Per Capita (SF/person)	Building Area	Levels	Type
Lawrence	95,358	168,548	1.767	.734	70,000 SF	2	City
Lenexa ²	55,294	72,000	1.3	.723	40,000 SF	2	Community
Shawnee ²	65,845	102,297	1.55	.5	33,000 SF	2	Community
Olathe ²	139,000	233,310	1.67	.517	48,000 SF + 24,000 SF ¹	1	Community
KCK-Main	153,000	181,000	1.18	.346	53,000 SF	3	Central

- 1. Olathe is planning an expansion of 24-30,000 SF which will raise their city SF Per Capita factor to .69-.74
- 2. These are located in Johnson County and serviced by a Central Branch in Overland Park, Kansas.
- 3. New in this chart is within the last 5 years.

LIBRARY COMPARISON - NEW^b "PEER LIBRARIES" IN U.S. OF SIMILAR TYPE & POPULATION SIZE

City	Capita	Collection Size	Collection Per Capita (volumes/person)	Area Per Capita (SF/person)	Building Area	Levels	Const. Cost	Type
Hayward, CA	149,000	111,843	.75	.389	58,000 SF	3		Central
Springfield, MO	168,000	424,000	2.52	.49	83,000 SF ^a	1		Central
Eugene, OR	157,010	401,616	2.56	.80	127,000 SF	4	\$34M	Central
Fullerton, CA	139,640	208,207	1.49	.44	62,000 SF	1		Central
McAllen, TX	143,433	376,310	2.62	1.14	125,000 SF ^a	1	\$24M	Central
KCK-Main	153,000	181,000	1.18	.29	75,000 SF	4		Central

- a. Renovation of Big Box stores so Building Area was set by pre-existing conditions.
- b. New in this chart is within last 20 years.

LOCAL LIBRARIES

LAWRENCE PUBLIC LIBRARY

Location: Lawrence, Kansas
Owner: City of Lawrence, Kansas
Year Opened: 2014

Project Goals: Youth-Centric, Cost-Effective, Thermally-Efficient, Operation-Efficient Expansion
Project Type: Existing Library Renovation & Addition

Cost: \$19 Million
Features: Teen Reading/Gaming Area, Café, Meeting Rooms, Recording Studio, Auditorium



Aerial View of New Lawrence Public Library¹

LENEXA CITY CENTER BRANCH OF JOCO LIBRARY

Location: Lenexa, Kansas
Owner: City of Lenexa, Kansas
Year Opened: 2019

Project Goals: Flexible Civic Space, Complement to Plaza and Public Market Outdoor Space
Project Type: Library Component of 200 Acre City Center District Mixed-Use Development

Cost: \$21.1 Million
Features: Atrium Art Space, Drive-Thru Service Window, Outdoor Balcony, Study and Conference Rooms



Lenexa City Center Library²

MONTICELLO BRANCH OF JOCO LIBRARY

Location: Shawnee, Kansas
Owner: City of Shawnee, Kansas
Year Opened: 2018

Project Goals: Vibrant Flexible Civic Space, with Convenience and Technology, on Sustainable Site
Project Type: New Library

Cost: \$18.1 Million
Features: Drive-Thru Service Window, Green Roof Balcony, Study and Conference Rooms.



Johnson County Library Monticello Branch³

INDIAN CREEK BRANCH OF OLATHE PUBLIC LIBRARY

Location: Olathe, Kansas
Owner: City of Olathe, Kansas
Year Opened: 2019

Project Goals: Fast-Track Replacement of Flooded Library
Project Type : Adaptive Reuse of Former Supermarket Building

Cost: \$19 Million
Features: Teen Reading/Gaming Area, Café, Reading Garden, Maker Space, Recording Studio, Tool Lending



Olathe Public Library Indian Creek Branch⁴

1. Photo by Tim Griffith. "Lawrence Public Library Expansion and Renovation." World-Architects.Com, 20 June 2016, www.world-architects.com/en/architecture-news/reviews/lawrence-public-library-expansion-and-renovation.
 2. Holt, Kreg. "Lenexa City Center Library." HMBA: Lenexa City Center Library, Steinberg Hart Holzman Moss Bottino, 18 Oct. 2019, www.holzmanmossbottino.com/lenexa-city-center-library/.
 3. "Johnson County Library - Monticello Branch Library." The Clark Enersen Partners, 20 Feb. 2019, www.clarkensers.com/johnson-county-library-monticello-branch-library.
 4. "Olathe Indian Creek Library." Olathe Public Library, Olathe Public Library, March 2020, https://www.olathelibrary.org/about-us/hours-locations

Hayward Public Library¹

“PEER” LIBRARIES

HAYWARD PUBLIC LIBRARY

Location: Hayward, California
Owner: City of Hayward, California
Year Opened: 2018

Project Goals: Net-Zero 21st Century Library
Project Type: New Building + Parking Garage

Cost: \$65.7 Million
Features: Classrooms, Adult Learning Center, Homework Center, Café, Rainwater Catchment System

EUGENE PUBLIC LIBRARY

Location: Eugene, Oregon
Owner: City of Eugene, Oregon
Year Opened: 2003

Project Goals: To provide an energy efficient and low maintenance 21st Century Library
Project Type: New Building + Parking Garage

Cost: \$34 Million
Features: Electric lighting responds to the abundance of natural light in the new library and 80% of the lighting is user dim-able which reduces energy costs. The Library includes a Children’s Center, Children’s Courtyard, Conference Rooms, Book Store, Cafe, and underground parking.

Eugene Public Library²

4.2 SPACE PROGRAMMING - MEASUREMENTS

PRIMARY METRICS - SPACE QUANTITIES

This section outlines standards used to quantify library design elements at KCK Main Library, but additional techniques were also used to validate and adjust these standards:

ADEQUATE COLLECTION SIZE

Projecting the collection size can be accomplished using the “Collections per capita” measurement. A target “Collection per capita” ratio can be obtained from recommendations by the Public Library Association (a division of the American Library Association) or some state library agencies/ associations. They define four levels of effort a library can apply – basic, moderate, enhanced, and excellent. A “moderate” level was determined for KCK Main Library which is 3.9 volumes per capita. Special and research collection items are not included in this collection count.

Once total volume count is determined, allocations must be made for the number of collection items by type (books, non-print, periodicals and electronic) and by age group (adult, youth and young adult).

“*Collections per capita*” is the number of collection items at a library per person served.

ADEQUATE BUILDING SIZE (SF)

The size of a new library building can be determined by using the “Area per capita” measurement. A target “Area per capita” should be established by comparing new library construction projects similar in: 1) location, and 2) type (“peer libraries”). A factor of .6 is a minimum. A factor around .7 is typical for new construction to provide growth room for the library before it reverts back to .6 over time.

“*Area per capita*” is the amount of library building space per person served.

ADEQUATE SEATING SIZE

These guides do not include the seats needed in meeting rooms or staff areas. Seating count can be determined according to population or collection size. It can be: two seats per 1,000 population; or, one seat for every 1,200 collection items. The low number within a range could apply to lounge chairs, table chairs and computer station chairs. The higher number could also include study room chairs. If the library wants to encourage long-term use, a larger number of seats should be used.

ADEQUATE NUMBER OF ELECTRONIC WORKSTATIONS

It is recommended that KCK provide one public-use computer for every 2,000 residents. The next section of design standards will further define what each computer station is capable of doing at each of these types of stations.





"In the Vicinity" Exhibit at Library¹

ADEQUATE GATHERING SPACES

The total meeting space is often determined by the amount of square foot remaining after the other needs are met; but it can just as easily be the primary driver for expanding the total square footage due to a specific need or design goal for the community being served. At a minimum, a central library should provide:

- **Multi-purpose rooms** – four rooms with 300 seat capacity total.
- **Conference type rooms** – four rooms with 90 seat capacity total.
- **Group Study rooms** – Mix of 2-seat, 4-seat and 6-seat rooms with 60-70 seat capacity total.

Meeting rooms accommodate both library and community-sponsored events and serve staff meeting needs as well as the patrons.

ADEQUATE STAFF WORK SPACE

Total staff areas should range between 150 to 200 NSF per staff member.

SPECIAL USE SPACE

The total special use space typically varies between 12 – 17% of the overall GSF of the building.

NON-ASSIGNABLE SPACE

Non-assignable space is the portion of a building's floor space that cannot be applied or assigned directly to library service. It is the difference between the Net Square Feet and Gross Square Feet calculations of the building. These areas usually comprise 25-30% of the gross square footage of the finished building. During the programming phase, BGSF is estimated by use of a grossing factor applied to the NSF. Public libraries on single levels tend to have lower grossing factors due to the large amount of open spaces. Multi-story libraries require more space for vehicular circulation and therefore have larger grossing factors.

"Net Usable Square Feet (NSF)" is the unobstructed usable floor area assigned to a specific use. It does not include wall partitions, corridors, columns, stairs, elevators, vestibules, storage rooms, custodian areas, restrooms, or mechanical and electrical space.

"Building Gross Square Feet (BGSF)" is the total area of the building. It includes the NSF described above along with the remaining portions of the building.



Movie viewing at Kansas City Kanaw Public Library²

KCK MAIN LIBRARY		YEAR 2020	YEAR 2050
PROGRAM MEASUREMENTS			
	Total County Population	165,400	191,500
A. Total County Collection Size			
	Target Size (3.9 vol. Per capita)	645,060	746,850
A.1a	Other branch portion	306,384	306,384
A.1b	New Main Branch portion	338,676	440,466
	Audio Collection	14,886	17,235
	Video Collection	23,156	26,810
	(Youth - 20%; Adult - 80%)		
	Periodical Collection	918	1063
	Print Collection	299,716	308,588
	(Youth - 25%; YA - 15%; Adult - 60%)		
	(E-book 2% of vol. Now?, 20% future)	6,641	86,770
B. Total County Building Area (SF)			
	Target Size (.6 SF per capita)	99,240	114,900
B.1a	Other branch portion	46,300	46,300
B.1b	New Main Branch portion	52,940	68,600
	Target Size (.7 SF per capita)	115,780	134,050
B.2a	Other branch portion	46,300	46,300
B.2b	New Main Branch portion	69,480	87,750
C. Total Seating			
	Design population (1/2 tot. County capita)	82,000	95,750
C.1a	Seats by population (2/1000 ppl)	164	192
C.1b	Seats by collection (1/1200 vol)	277	362
	(Youth - 25%; YA - 15%; Adult - 60%)		
	Youth Seats	41	48
	YA Seats	25	29
	Adult Seats	98	115
D. Total Electronic Workstations			
D.1	Computer Stations	41	48
F. Total Staff Work Area			
F.1	Library Branch Staff Count	28	32
	(150 SF/employee)	4,200 SF	4,800 SF
	(200 SF/employee)	5,600 SF	6,400 SF

1. Kansas City Kanaw Public Library. In the Vicinity Exhibit by Elaine Grisnik. Facebook, Sept. 10, 2018, https://www.facebook.com/kckpubliclibrary/photos/?ref=page_internal, Accessed May 5, 2020.

2. Kansas City Kanaw Public Library. Movie Viewing at Library. Facebook, Nov. 21, 2019, https://www.facebook.com/kckpubliclibrary/photos/?ref=page_internal, Accessed May 5, 2020.



INTERPRETING THE DATA - COLLECTION SIZE

From the comparison charts of local and peer libraries, we can see a difference in the collection size factor. New local libraries average factor is 1.5, but these are not central libraries. The average for the “peer” central libraries similar to KCK Main average 2.5. But, the ALA library collection factor standard for new libraries is 3.9 and in 2016, the average volume count in Kansas libraries was also 3.9. (US libraries were 2.5 volumes per capita.)

Based on this information, our recommendation for the new KCK Main Library is to use a collection per capita factor between 2.5 and 3.9. This is a significant spread. The chart above and the KCK Space Program both use the higher per capita factor of 3.9. If square footage needs to be trimmed to stay within the recommended building size, this might be the place to start – reducing the collection size slightly (and therefore the SF required for the collection).

INTERPRETING THE DATA – BUILDING SIZE

The difference on the building size factor from the local library comparisons to the “peer” or central library comparisons is about the same as above. New local libraries average SF per capita factor is around .7 (if the new Olathe library yet to be built is included). The new central libraries shown (if the lowest and highest are not used) average .576. One way to use these number is to withhold the administration program component from comparisons with local libraries, but include it when comparing with other central (or “peer” libraries) as smaller branches do not have this component. Using a factor of .7 (for just the library portion of KCK Main) equals a SF building of 69,480. If we add on top of that the Admin portion of 16,500, we have a building total of 85,980 which now is a factor of .519 – similar to peer libraries.

Based on these factors, our recommendation is for the new KCK Main Library to be a building of 70 – 75,000 square feet. The entire building (with KCKPL administration) should be 86 – 90,000 square feet.



Current Book Storage in KCKPL¹

SECONDARY METRICS - SPACE STANDARDS

This section outlines space allocation standards for the library design elements identified in the previous section and are used to determine the space necessary (or space programming) for the KCK Main Library.

COLLECTION TYPES AND SIZES

The space required for the volume of materials maintained by a library can vary significantly depending on shelf height, aisle width, and the type of material. Materials collected include:

- Books: Space is based on 48” clear aisle widths, 80% shelf occupancy and:
 - 84” high stacks for adults (10 items/ SF = .1 SF/ item)
 - 48” high stacks for youth (20 items/ SF = .05 SF/ item)
 - 66” high stacks for young adults (32 items/ SF = .08 SF/ item)
- Periodicals: Space is based on ADA accessible shelving units (1 SF/ item)
- Non-print material: Space is based on 48” clear aisle widths and:
 - DVD & Music CD shelving in adults/ young adults (64 items/ SF = .04 SF/item)
 - Audio Books (36 items/ SF = .09 SF/ item)

SEATING TYPES AND SIZES

Types of library seats include:

- Reader Chair: un-upholstered, four legs, at 4-chair tables (100 SF), 2-chair tables (70 SF), 1-chair tables (35 SF)
- Meeting chair: upholstered, four legs (15 SF per chair)
- Lounge Chair: Soft seat, fabric (30 SF), with another lounge chair and side table (65 SF)
- Task Chair: Ergonomic office chair with casters and adjustable height control for use at patron/staff electronic workstations
- Bench: for multiple people (18 SF per person)
- Café Booth: One table with 4 seats, banquet style, usually in teen spaces (100 SF)
- Dual reading chair: For an adult and young child (45 SF)



Brochures for Kansas City Public Libraries Offerings¹



KCK Main Public Library Seating²

1. Garcia Architecture LLC, Kansas City Kansas Central Library Interior Photos. Garcia Architecture LLC, Dec. 12, 2019, Photographs.

1. Downtown Shareholders of Kansas City, Kansas. Brochures of KCKPL Offerings. Facebook, Sept. 15, 2018, https://www.facebook.com/kckpubliclibrary/photos/?ref=page_internal, Accessed May 5, 2020.

2. Garcia Architecture LLC, Kansas City Kansas Central Library Interior Photos. Garcia Architecture LLC, May 6, 2020, Photographs.

KCKPL Children Computer Stations¹

ELECTRONIC WORKSTATION TYPES AND SIZES

The space allocation for computer stations depends on quantity, but also their capability and how they are organized. The types of stations include:

- **Public Access Computer (PAC):** PACs are dedicated to accessing the library's catalog and consist of a computer terminal (monitor and hard drive), keyboard, and access to a printer. (35 SF-seated station; 25 SF-standing station)
- **Internet Access Computers:** These can be a computer terminal with keyboard and printer access or internet hook-up alone to accommodate user's own computer and related equipment. (35 SF Adult/ 30 SF Children) Express Station versions are same but for standing only (25 SF)
- **Productivity Computers (with productivity software like Word, Excel, PowerPoint, etc):** These can be located in Computer Labs (50 SF) or at independent seated stations. (35 SF)
- **Dual Computer Station:** These are two seats with one or two computers for teens or parent and child. (50 SF for Adults/Teens; 40 SF for children)
- **Media Production Stations:** These require larger space allocation to accommodate scanners and other peripherals. (75 SF)
- **Gaming Stations:** Equipment for these stations includes - wall mounted TV, game console and controller (35 SF). A larger station using a ceiling projector on the wall in lieu of TV might be considered for multiple player, interactive/ action games, or if the library plans to host gaming events. (75 SF)
- **Microfiche/microfilm Station:** (35 SF)

Libraries can encourage a higher degree of turnover at a station to insure greater access for more patrons by making it a smaller, stand-up station with minimum adjacent counter space instead of a larger, seated station. The SF factors given above are for an "optimum" distribution. The minimum allowance of 35 SF per station can also be used when necessary.

KCKPL Multi-purpose Room²

GATHERING TYPES AND SIZES

People gather in libraries for:

- **Clubs, lectures or events – "Multi-purpose rooms":** 10 SF/ seat + 100 SF for presenter; meeting chairs and portable tables available to configure as desired
- **Movies – "Theatre":** 50 SF/ person; lounge chairs, projection screen and projector
- **Presentations – "Conference rooms":** 30 SF/ seat
- **Collaboration – "Study rooms-large":** 20 SF/person; table and task chairs
- **Tutoring/ research – "Study rooms-small":** 20 SF/ person; table and task chairs
- **Training – "Classrooms":** 50 SF/ person + 80 SF for trainer; task chairs
- **Group reading – "Story time room":** 10 SF/ child + 50 SF for leader; chair cushions
- **Crafts/ Activities – "Craft room":** 15 SF/ child + 50 SF for leader; plastic child chairs and portable tables available to configure as desired
- **Video games – "Gaming room":** 20 SF/ person; gaming chairs and meeting chairs for observers

The gathering function will dictate the technology infrastructure required in each of these spaces. Internet or media connections and other two-way communication outlets may be necessary.

STAFF AREA TYPES AND SIZES

The number of places for staff within the library, or workstations, created to support the library's service program will drive the number of staff required. The size of each station will depend on the number of its staff users, the amount of time that station operates, and the function required at that station. (Staff that fluctuates between two locations may not have as large a work station as those who remain in one location full time.) Types and sizes of various staff spaces are includes below:

- **Offices:**
 - Directors (300 SF)
 - Asst. Directors (250 SF)
 - Department Head/Manager (150 SF)
- **Cubicles:**
 - Tech Svcs w/ two book trucks (64 SF)
 - Librarians & Customer Svc Reps w/ limited time at workstation (48 SF)
 - Library Associates & clerical support w/ limited time at workstation (36 SF)
 - Shelver or volunteer (24 SF)

SPECIAL USE SPACE TYPES AND SIZES

The type and size of these spaces vary as much as their use. See the KCK Main Library program for the Special Use spaces proposed for this new facility.

NON-ASSIGNABLE SPACE TYPES AND SIZES

A higher grossing factor of 1.3 is recommended for the KCK Main Library, as it is more likely to be a multi-story building if it remains downtown, as desired. Types of non-assignable spaces will include:

- **Restrooms:** Number of stalls in main public restrooms and staff restrooms will be determined by the number of occupants using these facilities.
- **Custodian closets:** One for every floor level and typically near restrooms. Each one will have room for a mop sink and housekeeping cart. (50 SF min)
- **Stairs:** two stairs minimum on opposite sides of the building will be required in a multiple level structure. Stair width and size will be determined by the number of occupants using the stair. A third stair – more open – might also be needed.
- **Vestibules:** The primary entrance/exit doors (and maybe secondary doors) will need an 8' wide minimum vestibule.
- **Lobby(ies):** A primary lobby is needed at the primary entrance. Additional lobbies will be need on upper floors in a multi-floor building.
- **Mechanical, Electrical and other systems rooms:** The number and size of these rooms will depend on the types of systems required or selected.

Number of parking spaces must be computed based on gross floor area at 2.5 per 1,000 square feet per local zoning ordinance, but typical standard can be used:

- one parking space for every 400 SF of building space; or
- one SF of parking area (not parking space) per SF of building space

Staff parking - one space for every 1.5 full-time employee

Patron parking - one parking space for every two reader seats (assuming average vehicle occupancy of 2) plus parking for meeting room capacity

KCKPL Staff Office Area¹KCKPL Second-level Circulation/Lobby space¹

4.3 KCK MAIN LIBRARY SPACE PROGRAM MAIN LIBRARY

SPACE	FACTOR		SQUARE FEET (OR UNIT/SF)	PROGRAM AREA- SF (PROPOSED)	PROGRAM AREA-SF (GROWTH)	APPROX. EXISTING AREA (SF)
	QTY	# PPL				
A. ENTRY ZONE						
A-1	ENTRY VESTIBULE(S)			-		581
A-2	LOBBY/ LOBBIES			-		600
A-3	PUBLIC RESTROOMS			-		395
	TOTALS			0	0	1,995
B. SPECIAL USE (NEAR ENTRY)						
B-1	CAFÉ/COFFEE VENDOR	12		600		45
						1,015
B-2	SOCIAL WORK OFFICE	1	4	140		-
B-3	SECURITY STATION	1	1	50		40
B-4	SECURITY OFFICE	1	2	100		-
B-5	CUST. SVC/REF./HELP DESK	1	50	50		-
B-6a	ART GALLERY SPACE			300		-
B-6b	TRAVELLING COLL./ DISPLAY			300		133
B-7	NEW BOOK DISPLAY			150		288
B-8	ENTREPRENEUR STOREFRONT	1	4	150		-
B-9	EDUCATIONAL ROOM	12	20	240		-
B-10	KIOSK(S)	2	25	50		-
	TOTALS			1,530	0	461
C. PUBLIC GATHERING SPACES						
C-1	MULTI-PURPOSE ROOM(S)	600	10	6,000		-
C-2	MULTI-PURPOSE STORAGE	1		600		168
C-3	AUD./ LECTURE HALL	1	100	700		1,461
C-4	THEATER ROOM	1	50	35	1,750	1,012
C-5	THEATER RM STG	1		50		49
C-6	COMPUTER LAB	1	24	50	1,200	463
C-7	BOOK CLUB ROOM		20	15	300	-
C-8	CLASSROOM	1	25	20	400	528
	TOTALS			11,000	0	3,681
D. TECHNOLOGY SPACES						
D-1	PUBLIC COMPUTERS	35	30	1,050		500
D-2	PRINTER/COPIER	2	25	50		-
D-3	TECH. INFO. DESK	1	75	75		42
						193
						129
D-4	6-PERSON STUDY ROOM	5	120	1,200		121
						123
D-5	20-PERSON STUDY ROOM	2	400	800		-
D-6	LAPTOP/PHONE CHARGING	1	25	25		20
D-7	GAMING ROOM	6	35	210		-
	TOTALS			3,410	0	1,128

SPACE	FACTOR		SQUARE FEET (OR UNIT/SF)	PROGRAM AREA- SF (PROPOSED)	PROGRAM AREA-SF (GROWTH)	APPROX. EXISTING AREA (SF)
	QTY	# PPL				
E. ADULT SECTION						
E-1	PACS (PERS. ACCESS COMP)	4	25	100		-
E-2	ADULT PRINT COLLECTION (PRINT-GROWTH)	182,476	0.1	18,248		
		8,872	0.1		887	-
E-3	ADULT MEDIA-CD/DVD (MEDIA-GROWTH)	20,434	0.04	817		3,508
		3,000	0.04		120	-
E-4	ADULT MEDIA-AUDIO BKS (MEDIA-GROWTH)	10,000	0.09	900		-
		1,803	0.09		162	-
E-5	YA/ YOUTH MEDIA-CD/DVD (YA/ YTH MEDIA-GROWTH)	5,108	0.04	204		-
		1,200	0.04		48	-
E-6	PERIODICALS (PERIODICAL-GROWTH)	918	1	350		48
		145	1		145	-
E-7	QUIET READING ROOM	12	30	360		-
E-8	ADULT SEATING (ADULT SEATING-GROWTH)	86	30	2,580		899
		17	30		510	-
E-9	SPANISH BOOKS			550	550	288
	TOTALS			24,109	2,422	4,743
F. YOUTH/ YOUNG ADULT SECTION						
F-1	CIRCULATION DESK	2	120	240		
F-2	SELF CHECK OUT	2	30	60		-
F-3	PACS (PERS. ACCESS COMP)	2	25	50		-
F-4	YOUTH PRINT COLLECTION (YOUTH PRINT-GROWTH)	73,275	0.050	3,664		5,447
		887	0.050		44	
F-5	YA PRINT COLLECTION (YA PRINT-GROWTH)	43,965	0.080	3,517		
		887	0.080		71	
F-6	YA/YOUTH MEDIA-AUDIO BK	2,500	0.09	225		
F-7	PUBLIC COMPUTERS	35	20	700		-
	YOUTH COMPUTERS	15				140
	Y/A COMPUTERS	20				284
F-8	YOUTH SEATING (YTH/YA SEAT-GROWTH)	41	20	820		
		11	25		275	
F-9	YA SEATING	25	25	625		
F-10	6-PERSON CHILD/ YOUTH STUDY RMS	6	120	930		51
						53
						66
F-11	ACTIVITY/STORY ROOM	100	20	2,000		1,035
F-12	ACTIVITIES STORAGE			120		114
F-13	CRAFT STG/ WORKROOM			120		
F-14	UNISEX BATHROOM	2		-		124
	TOTALS			13,071	390	7,314

	SPACE	FACTOR		SQUARE FEET (OR UNIT/SF)	PROGRAM AREA- SF (PROPOSED)	PROGRAM AREA-SF (GROWTH)	APPROX. EXISTING AREA (SF)
		QTY	# PPL				
G.	SPECIAL COLLECTION						
G-1	CIRCULATION DESK		1	120	120		-
G-2	KANSAS HISTORY COLLECTION COLLECTION				1,200		1,244
G-3	KANSAS COLLECTION STG				500		414
G-4	WORKROOM				250		279
G-5	(WORK STATION GROWTH)		2	60		120	
TOTALS					2,070	0	1,937
H.	BRANCH STAFF AREA						
H-1	CIRCULATION DESK		4	120	480		375
H-2	CIRCULATION WORKROOM			450	450		891+220 SF
H-3	SELF-CHECK OUT		4	30	120		
H-4	DRIVE-UP SVC WDW/RETRN			100	100		
H-5	BOOK RETURN MACH. RM.		1	150	150		-
LIBRARY ADMINISTRATION							
H-6	COPY ROOM/ OFFICE STG				120		568 SF
H-7	BRANCH MGR OFFICE				225		231
H-8	KANSAS LIBRARIAN OFF.				160		183
H-9	BRANCH ASSOC. OFFICE				175		149
ADULT SERVICES							
H-10	ADULT SUPV. OFFICE				140		184
H-11	LIBRARIAN OFFICE SPACE		4	80	320		527
H-12	ASSOCIATE LIB. OFF. AREA		7	60	420		1,453
H-13	(OPEN OFFICE GROWTH)		2	60		120	-
H-14	PROGRAM SUPPLY STG				100		
H-14	SUPPLY CLOSET				30		101
YOUTH SERVICES							635
H-15	YOUTH SUPV. OFFICE		4		140		
H-16	YOUTH OPEN OFF. AREA		5	60	300		
H-17	(OPEN OFFICE GROWTH)		2	60		120	
H-18	<not used>				120		
AV/ MEDIA DEPT							
H-19	MEDIA OPEN OFFICE AREA		5	60	300		568
H-20	MEDIA WORKROOM				200		220
H-21	CONFERENCE ROOM		12	30	360		686
H-22	KITCHETTE/PANTRY				100		116
H-23	STAFF BREAK RM		25	30	360		24
H-24	NURSING ROOM				50		271
H-25	STAFF RESTROOMS				-		532
H-26	BOOK COLLECTION STG	10,000		0.1	1,000		66
H-27	"BOOK CLUB" BOOK STG				100		448
TOTALS					6,020	240	8,567

	SPACE	FACTOR		SQUARE FEET (OR UNIT/SF)	PROGRAM AREA- SF (PROPOSED)	PROGRAM AREA-SF (GROWTH)	APPROX. EXISTING AREA (SF)
		QTY	# PPL				
I.	BUILDING SERVICES						
I-1	FACILITY MGR OFFICE		4		140		198
I-2	OPEN OFF./ CUST. WORK		3	35	105		209
I-3	PKG LOT ATT. DESK		1	35	35		30
I-4	CLEANING EQUIPMENT				220		223
I-5	CLEANING SUPPLIES				150		156
I-6	FURNITURE PARTS STG				100		199
I-7	GARAGE/ SHIPPING/RECEIVING				860		0
I-8	CUSTODIAN CLOSET				-		203
I-9	OUTDOOR EQUIP. STG.				120		130
I-10	IT CLOSETS				-		295
I-11	ENGINEERING ROOMS				-		4,586
TOTALS					1,730	0	6,229
GRAND TOTALS							
TOTAL NET AREA					62,940	3,053	36,055
NON-ASSIGNABLE SPACE (1.3% MODIFIER)					18,882	763	9,014
TOTAL GROSS AREA					81,822	3,816	45,069

ADMINISTRATIVE & SUPPORT STAFF

SPACE	FACTOR		SQUARE FT (OR UNIT/SF)	PROPOSED SIZE	EXISTING SIZE
	ROOM QTY	# PPL			
J. TECHNICAL SERVICES					
J-1	TS MGR OFFICE			150	139
J-2	LIBRARIANS-CUBICLES	2	70	140	-
J-3	ASSOCIATES-CUBICLES	7	70	490	1,097
J-4	SORTING AREA			1200	1,116
J-5	BOOK STG-OUTGOING			200	168
J-6	OFFICE SUPPLY CLOSET			30	66
TOTALS				2,210	2,586
K. IT DEPT					
K-1	IT MGR OFFICE			150	269
K-2	WEB/DATA SUPERVISOR OFFICE			140	255
K-3	WEB & DATA LIBRARIANS	2	80	160	112
K-4	NETWORK WORKROOM			250	-
K-5	NETWORK OPEN OFFICE	4	50	200	586
K-6	NEW EQUIP STG			400	564
K-7	DISPOSAL EQUIP STG			400	563
K-8	IT SERVER ROOM			600	607
K-9	STAFF COMPUTER LAB	16	50	800	552
K-10	NETWORK MGR OFFICE			120	163
K-11	OFFICE SUPPLY CLOSET			30	-
TOTALS				3,250	3,767
L. EXTENSION SERVICES					
L-1	OFFICE SPACE	3	50	150	1,300
L-2	SORTING AREA-TS MTLs			400	-
L-3	SORTING AREA-DEPOSIT COLLECTION			400	-
L-4	INCOMING BOOK STG			200	-
TOTALS				1,150	1,300
M. MOBILE LIBRARIES					
M-1	ML MGR OFFICE			150	133
M-2	ML OPEN OFFICE SPACE	6	35	210	267
M-3	MOBILE LIBRARY STG			700	683
M-4	LITTLE FREE LIBRARY STG			600	565
M-5	OFFICE SUPPLY CLOSET			30	178
TOTALS				1,690	1,826

SPACE	FACTOR		SQUARE FT (OR UNIT/SF)	PROPOSED SIZE	EXISTING SIZE
	ROOM QTY	# PPL			
N. ARTS & COMMUNICATION					
N-1	OFFICE/ DESK SPACE			120	264
N-2	WORKROOM			150	-
N-3	ART STORAGE			200	154
N-4	OFFICE SUPPLY CLOSET			30	-
TOTALS				500	418
O. COLLECTION DEVELOPMENT					
O-1	CD MGR OFFICE			150	276
O-2	LIBRARIAN OPEN OFFICE	3	80	240	585
O-3	OFFICE SUPPLY CLOSET			30	127
TOTALS				420	988
P. ADMINISTRATIVE OFFICES					
P-1	DIRECTOR OFFICE			300	363
P-2	DIR. PRIVATE TLT			30	27
P-3	ASST. DIR. (BRANCH) OFF 1			250	187
P-4	ASST DIR. PRIVATE TLT			-	35
P-5	ASST. DIR. (SCHL) OFFICE 2			250	295
P-6	FINANCE OFFICER OFFICE			200	255 SF
P-7	(NOT USED)				
P-8	HR OFFICE			200	368
P-8	HR PRIVATE TLT			-	26
P-9	ADMIN. ASST.			150	450
P-10	CONF. ROOM	10	30	300	214
P-11	RECEPTION/ WAITING	6	25	150	447
P-12	WORK/ COPY ROOM			150	156
P-13	STORAGE CLOSET			50	68+36
P-14	KITCHENETTE			70	84
P-15	NEW BOOK STG-BOOK BUY			600	787
TOTALS				2,700	3,439
Q. SUPPORT SPACES					
Q-1	DISCARD/RECYL BOOK RM			250	291
Q-2	RESTROOMS			-	339
Q-3	BREAK ROOM/ LOUNGE	40	30	1200	403
Q-4	KITCHENETTE	1		120	116
Q-5	STAFF GAME ROOM			-	324
Q-6	KCPL PHONE SYSTEM			-	607
Q-7	AT&T SERVER ROOM			-	72
Q-8	ELECT ROOM			-	72
TOTALS				1,570	2,224
GRAND TOTALS					
TOTAL NET AREA				13,690	16,548
NON-ASSIGNABLE SPACE (1.3% MODIFIER)				3,423	4,137
TOTAL GROSS AREA				17,113	20,685



Information/Security/Book Display at KCKPL¹

4.4 KCK MAIN LIBRARY PROGRAM NARRATIVE

KCK MAIN LIBRARY BRANCH PROGRAM NOTES

The following narrative is a supplement to the “KCK Main Library Space Program” and it provides additional detail about the intended function and/ or design needs for some of the various spaces listed there. The item numbers used below correspond to those used in the program document.

SPECIAL USE SPACE

B-2 Social worker office: Locate near the street entrance. Social worker’s schedule should be displayed on the kiosk and clients can schedule appointments on the same kiosk.

B-3 Security station: Maximum impact will occur if located “front and center” of the lobby or at the entrance/ exit. It should be secure in that it is not approachable from behind.

B-4 Security office: Office should be located adjacent to the security station. The office will contain video monitoring equipment. This equipment may not be monitored at all times, but will be a digital record that is saved and can be reviewed at this location as needed. This will serve 2 LEOs, but they will not be there at the same time.

B-5 Help desk: One customer desk is required on each floor that serves the general public. This is a concierge-type person who assists with way finding and with meeting rooms/scheduling. This is not necessarily the circulation desk, but could be – if located appropriately. (Staff should circulate on a regular basis and not remain behind the circ desks or in workrooms.)

B-6a Art Display: This space will allow exhibits that are not possible now due to space constraints.

B-6b Travelling exhibits: This amount of space will allow exhibits that are not possible now due to space constraints. This space also includes more permanent special art display cases with lighting for displayed artwork.

B-8 Entrepreneur storefront: Locate near the street entrance (or give it a separate entrance from the sidewalk). The schedule of which businesses will be “setting up shop” will be available on the kiosk where appointments can also be made. The room will be flex space with a work desk, a 3-person conference table, locking lateral files for regular users and docking stations for monitors and larger, wall-mounted TVs for presentations. (Potential users could be: legal, college & career, etc.)

B-9 Educational space: Locate near the street entrance. This is not a “maker space”, but a flexible space for demonstration/ hands-on learning that is programmed by the library. Schedule of events and sign up registration would be available on kiosk.

GATHERING SPACE

C-1 Multi-purpose rooms: The large space should be configurable into smaller rooms:

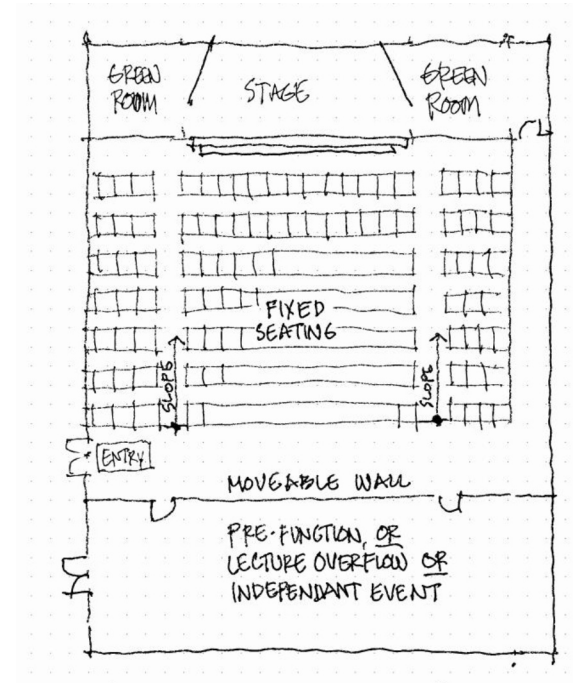
- Divide into 2 rooms @ 300 SF, or further divide into 4 @ 150 SF
- Divide into 3 rooms @ 200, or further divide two of three into 4 @ 100. (central salon would remain at 200. In this scenario, there could be a fixed stage in the central salon.

C-3 Lecture hall: The sketch below is a preferred layout for the lecture hall space.

C-4 Theatre: The main use of this room is for movie viewings. Seats should be padded/ plush with leather-type material that can be cleaned/ disinfected easily. Room should provide for black-out conditions. Room could also serve as a small lecture hall. (Chairs do not need to be stackable in this room.)

C-7 Book club room: The layout of this room will be seats arranged in a circle to promote discussion as opposed to lecture-learner arrangement.

Concept Diagram of C-3 Lecture Hall



Children's Reading/Activity Space at KCKPL¹

TECHNOLOGY SPACES

D-7 Gaming room: The room could be arranged with three game stations on each side of a long room (12X16), with a viewing gallery down the middle of the room that provides others to view all games in progress.

ADULT COLLECTION

E-5 YA/Youth Media/CD/DVD: The youth media collection is currently kept together with the adult media collection. This arrangement would continue in the new Library.

E-7 Quiet Room: These seats are included in the total seat count. This room will be fully enclosed with doors and will be treated for sound isolation.

E-8 Adult seating: Seats are to be distributed in groups of twos and fours throughout the stack area. Variety should be used to also provide a larger grouping along an open, daylit area and more intimate, tucked away locations. A fireplace in one of these seating areas is desired.

YOUTH/ YOUNG ADULT SECTION

F-1/2 Circulation desk: There will be two separate, adjacent departments for youth and young adult, but one staff circulation desk that services them both. Circ desk will accommodate 2 staff members.

F-8 Youth seating: Age appropriate seating – in configuration and size

F-9 Young adult seating: Distributed seating throughout the department

F-11 Activity/ story room: Both story time and craft/ activities will happen within the same room. Story time area requires a smaller area than crafts, so a portion of the room should be carpeted and carved out for the larger area for this use specifically.

F-12 Activity room storage: This will be perimeter storage consisting of base cabinets with a countertop and sink with upper cabinets above. A separate, adjacent storage room will also be provided (see item F-13 below).

F-13 Craft storage/workroom: Contains activity supplies, prizes, books, giveaways, die cut machine, and a refrigerator to store snacks, etc.

SPECIAL COLLECTIONS

G-2 KS Collection room: Good climate control is critical to preserve and protect the collection. Dry fire sprinkler system is needed in this area.

G-3 KS Collection storage: Items not yet digitized or items not available to the public will be kept in this locked room. This room is currently located in the basement and not adjacent to the Collection room. It contains storage for branch outreach books, deposit collections, old Kansas records, phone books, city directories, etc. which are delicate and not generally available to the public because of fragility.

G-4 Workroom: will be used by library staff who continue to catalog and digitize materials and patrons performing research. It will have 2 microfiche workstations (one is digital; one is older), a digitizer, a work table and 10-12 microfiche cabinets.

G-5 Workstation: This room will eventually have two staff, so entrance desk should have room for 2 people, but should also have room for one person in work area where scanners are.

BRANCH STAFF WORK AREAS

H-1 Circulation desk: Limit circulation desks to 2 locations: one for adult and one for youth/YA (See related item F.1). Each circ desk should accommodate a minimum of 2 staff. Both circulation desks could potentially be combined to same location – if laid out accordingly.

H-3 Self check-out: Six stations should be provided. (Two of these have been put in the children/ youth area also.) Self returns are not needed. All returns must go the exterior car drop off or be left at the circulation desk.

H-2 NOW (NOT H-5) Circulation workroom: Should be located between the 2 circulation desks, so there is only one workroom. This room should also be located adjacent to the “return work area” and the “Book return machine room” (see related item H-5).

H-5 Book return machine room: Locate near entry and near circulation workroom (item H-2). This room can have glass on one side for patrons to watch its operation.

H-7/8 Admin. Offices: Needs desk and to accommodate meetings with groups of 3-4 people

H-9 Branch associate office: Office size allows for significant storage for book processing.

H-10/15 Supervisor offices: Office size allows for desks and chairs for meetings with groups of 3-4 people

H-20 AV workroom: Contains DVD cleaner & supplies, poster printer and supplies, laminator, etc.

H-26 Book collection storage: The entire collection is on display. This room contains branch records, giveaways, outreach supplies, phonebooks, etc.

BUILDING SERVICES

I-1 Facility manager office: Needs desk and to accommodate meetings with groups of 3-4.

I-9 Outdoor storage: This includes tents and items for outdoor events, but also lawn equipment, including gas powered items that generate fumes.

KCKPL Book Storage¹

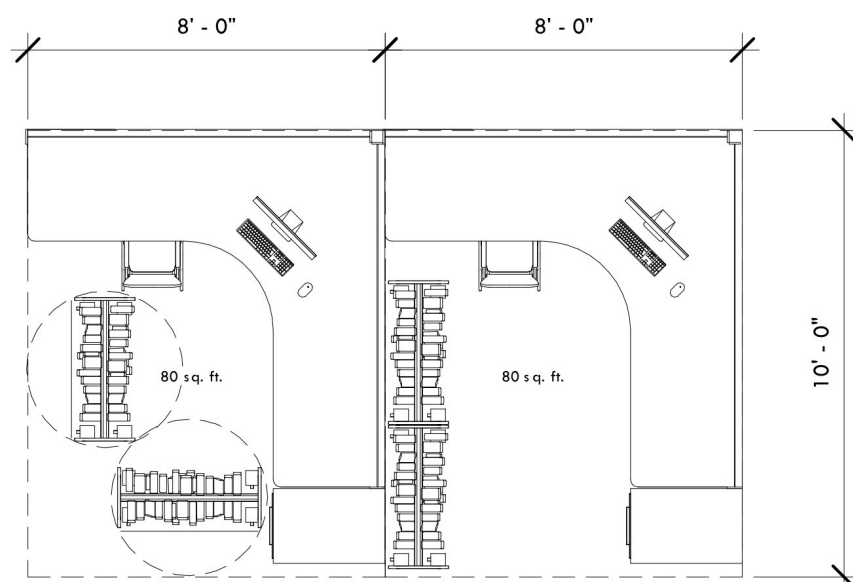
KCKPL ADMINISTRATION NOTES

TECHNICAL SERVICES

Department location should be on the ground floor and adjacent to Extension Services and the dock due to their work with deliveries and shipments.

J-1 Manager office: Needs desk and to accommodate meetings with groups of 3-4.

J-2/J-3 Librarians/ Associates: These office areas are the same size-with room at these cubicles for 2 book carts. A typical layout is shown below.



J-4 Sorting area: For storage of multiple shipped orders ranging from 1-12 large boxes. Space should accommodate several standard size library book carts.

J-5 Book storage-outgoing: Dedicated space with shelves for storage of materials waiting to be cataloged and processed.

IT DEPARTMENT

K-1 Manager office: Needs desk and to accommodate meetings with groups of 3-4.

K-4/5 Network Workroom/Network Open Office: These are located together in the same room. The workroom is for testing of equipment.

K-6 New equipment storage: Secure and dedicated storage for computer and media equipment awaiting imaging/ deployment. Provide shelving on all sides of room to maximize storage space

K-7 Old equipment storage: Storage for decommissioned equipment awaiting disposal. Provide shelving on all sides of room to maximize storage space

K-8 IT server room: Special fire suppression needed in this room that is closed off with its own ventilation for emergency. Also needs back up battery power with connection to a generator that comes on when power goes out.

K-9 Staff computer lab: Classroom setting equipped with projection and AV capability for on-boarding, meetings and training.

K-10 Network Manager office: This office should be located adjacent to the "Network Open Office" and "Network workroom" (Items K-4 and K-5 above).

EXTENSION SERVICES

Department location should be on the ground level and adjacent to Technical Services and the dock due to their work with deliveries and shipments.

L-1 Manager office: Needs desk and to accommodate meetings with groups of 3-4.

L-2 Sorting area-TS materials: This space overlaps with overlap with TS department. TS will fill this room with materials they have cataloged and are ready for delivery to the branches. Space also used for sorting and deposit collection so significant storage space is needed. Currently has five double-sided 20' high shelving units and space for book carts..

L-4 Incoming book storage: For materials coming back from the branches.

MOBILE LIBRARIES

Department location should be on the ground level for easier bus access and adjacent to large storage collection space for easier loading/unloading. Parking is also needed for 3 large buses.

M-1 Manager office: Needs desk and to accommodate meetings with groups of 3-4.

M-3 Mobile Library storage: The entire collection used by ML is stored in this space.

M-4 Little Free Libraries: The entire collection used by LFL is stored in this space. Space is also needed for sorting through pallets of donated materials and making up discard boxes.

ARTS & COMMUNICATION

N-1/2 Art office and Workroom: These can be combined in the same room but partitions would be nice to separate office from toner fumes due to large volume printing & copying. Workroom is used for commercial printing with needs for related equipment and copy paper storage. Space is also needed for staging of printed materials.

N-3 Art storage: Locked room for the art collection items not currently on view throughout the KCKPL system.

COLLECTION DEVELOPMENT

O-1 Manager office: Needs desk and to accommodate meetings with groups of 3-4.

ADMINISTRATIVE OFFICES

P-x Administrative offices: All offices in this section need desks and the ability to accommodate meetings with groups of 3-4 people. The Director needs a small conference table for those 3-4 people inside the office.

P-10 Conference room: Needs projection and all other AV capabilities.

P-12 Copy room: Needs storage for commercial printer/ scanner, large file cabinets and office supplies. Money will be kept in this room-in a locked cabinet (instead of keeping large staff currently used).

P-15 New Book Storage Room: Room for donated, new books located on shelving (not in boxes) for other libraries/schools to look through and purchase/donate.



KCKPL Third-level Circulation/Lobby space¹



4.5 DESIGN GOALS

In the staff interviews and public meetings with downtown and library stakeholders a significant number of design goals and objectives were mentioned that we have documented and vetted. The following narrative speaks to the design ideologies that would be valued by staff and community alike.

OVERALL DESIGN GOALS

The Main Branch and Administration building is a facility that should reflect the importance of the KCK Public Library system, be a source of pride for the downtown community, and will promote a denser downtown urban environment. The facility should weave outdoor and indoor spaces into a fabric of gathering and event spaces that can be reserved for specific events and programs and other spaces that could become popular gathering spots for downtown workers and residents. All of this is to say the library should be a commanding presence in the downtown community.

Flexibility and Growth: We desire a new library that will be flexible, limiting the use of dedicated corridors and spaces for a more open environment that can be reimagined as often as trends or needs might dictate a better use for the floor areas provided within. An open design with spaces fulfilling multiple roles will not only provide flexibility now, it will provide scalability for library services without the need for physical expansion.

More than a Library: This is an opportunity to expand the accessory functions the library currently fulfills in a limited capacity. The new library should expand upon event opportunities with lecture halls, conferencing space, meeting rooms, and theaters. In addition, the library would benefit through expanding gallery spaces supporting the local artists and traveling exhibits. Coupled with museum type spaces that could provide permanent and rotating local history displays the Main Branch would serve as an important cultural resource for the downtown community.

- Limit dedicated circulation spaces in favor of more open space that can be better used for library services.
- Open floor plan with clear sight-lines for KCKPL Staff to safely monitor and assist patrons as needed.
- Roof top deck-for seating, events, and good views. (Could incorporate museum-type “learning stations” for areas history.)
- Maintain better hold system that causes people from greater KC area to come for access to brand new books.
- Donor wall
- Two or three-story building to promote urban density and presence.
- Attractive from outside and inside
- Easily accessible shipping/receiving dock for library staff
- Multi-use spaces that can be easily converted to address the needs of the community and KCKPL staff
- Auditorium space to be used for movies and lectures with adequate sound and projections systems
- Adequate space for Adult, Teen, and Children collections/areas with room for growth.
- Quiet reading/meeting spaces that can be closed off from rest of library
- Exhibit spaces
- Provide a tornado shelter inside the library
- Safe and separate public restrooms for non-library patrons

SITE LAYOUT

Vehicular Access: Provide vehicular access that allows for convenient traffic flow with adequate parking for patrons and staff and a convenient drop-off point that will allow patrons to escape weather if possible. Include a clearly defined path accessing the book-drop. Separate delivery vehicle access and maneuvering for the dock so it will not impede patron access to the parking, book-drop, or building entrances. Finally, the new library should include a pick-up lane with plenty of queuing capacity that does not hinder other site traffic.

Safe and Inviting: The site should feel safe and secure, be well lit, and well-marked for patrons to intuitively find their way around and too the building entrances or outdoor event spaces. There must be adequate lighting for after-dark use.

Transit/Pedestrian: The library, either renovated or new, should engage with the downtown streetscape/sidewalks and present a more inviting entrance to the daily foot traffic. The building front wants to draw people in. Solutions for the street frontage should try to partner with local transit services to incorporate a public transit station with the library property, especially if such station would serve numerous routes, thus facilitating easy access for library patrons.

- Adequate parking for patrons-in one, centralized parking lot.
- Drive-up book drop-off/pick-up
- Safe aesthetically pleasing and adequately lit outdoor spaces to/from library to parking lot
- Partnership with local transit authority
- Use of underground parking,if site area is limited.
- One main entrance, not two
- Ample exterior lighting for safety

MATERIAL GOALS

The design team should choose appropriate materials and finishes for the library. Finishes and materials that will withstand abuse as a publicly accessed facility and likewise abuse from constant cleaning. The best practices relating to sourcing sustainable and renewable materials that generate less waste and limit use hazardous chemicals in cleaning.

- Local/Regional (when possible)
- Generate less waste
- Renewable
- Durable
- Proper acoustical treatment for programmed spaces that are environmentally friendly
- Tamper proof bathroom accessories



Kansas City Kansas Public Library Parking Lot¹



SUSTAINABLE (“GREEN”) GOALS

Sustainability and environmental awareness have entered our daily lexicon. There is no doubt that a new downtown Main Branch and Administrative building should be an example of contemporary design principals the community can be proud of. Desires were expressed that the architectural design should reflect modern best practices in creating sustainable space and energy efficiency.

Building Shell: The new facility should serve as an example of energy efficient building envelope design. Emphasis should be given to designing a building envelope that minimizes thermal bridging and normalizes performance between glazed and solid surfaces. This approach should be augmented with mechanical systems that are highly efficient at regulating the controlled air along the perimeter of the building and at building entrances.

Interior Environment: To maintain a healthy interior environment that will benefit staff and patron alike, the HVAC systems should be designed with great flexibility in mind about controlling interior zones. The system must strike a good balance between comfort, air exchange, and affordable control. Furthermore, with the current experience with the COVID-19 pandemic fresh in our minds, the new library can be a trend setting project that highlights modern thoughts relative to natural ventilation.

Daylighting: Space planning for the new library and administrative facility should position spaces that need the highest degree of lighting control toward the center of the floor plates where they will require minimal controls to block daylight. Correspondingly those spaces that relay on bright lighting at the perimeter where they can take the greatest advantage of the natural daylighting. To further enhance the energy efficiency, it is desired to utilize a lighting control system that automatically adjusts lighting levels with the amount of available daylight. If substantial glazing is utilized in the design sunshades, either exterior or interior, will be a critical component of the design.

Water Conservation is a growing concern around the globe. The new library facility should maximize efforts to control water. One readily achievable goal should be to utilize the latest controls for restroom fixtures to regulate the use of water while at the same time delivering proper temperature handwashing water as a means of safeguarding public safety. Another readily achievable goal would be to capture, store, and reuse gray-water runoff for site irrigation.

Landscaping: The site design should focus on utilizing native plants and plants that can tolerate the extremes of the regions weather patterns with little maintenance and even less demand for artificial irrigation, commonly referred to as xeriscaping. Where lawn areas are provided the goal should be to use drip irrigation systems and utilize the gray-water harvested from the roof and other impervious areas of the site

- Operable and/or Shade Control windows: Energy conservation, user-comfort
- Centralized HVAC system: Energy conservation, user control and comfort
- Electronically-Operated Plumbing Fixtures in Restrooms: water conservation
- Building footprint that optimizes orientation/ max use of natural light within bldg
- Xeriscape Landscaping: Water conservation, ease of maintenance
- Drip Lawn Irrigation System: Water conservation
- Fire Suppression System: Safety of people, materials, and building
- Abundant Daylighting: Energy conservation
- Consistent Signage and Wayfinding
- Commercial Grade Carpet Tile
- Painted Finishes: Low VOC Paint
- Be mindful of green/sustainable opportunities in operations/maintenance
- Promote sustainability in community with Library programs/amenities





SOCIAL AWARENESS GOALS

It is important to recognize and even celebrate the cultural diversity and history of the Wyandotte County and the urban core of Kansas City, Kansas. The new library facility should be a symbol of the community bridging the gaps in society by partnering to provide services to end poverty. On its own the library can provide resources to assist patrons with access to educational assistance and learning opportunities. The library is and shall continue to be a hub and resource for the homeless community in downtown KCK.

- Want to emphasize cultural diversity of the history and demographics of Wyandotte County.
- Want to be a force for good against poverty in the area through education and assistance.
- Accessibility for entire building (Universal Design), not just restrooms
- Provide opportunities to partner or co-locate with various social-service providers
- Urban design component that protects and establishes the library as a community hub for downtown Kansas City, Kansas.

TECHNOLOGY GOALS

- Fiber to the Desktop, wireless for the public, as practical
- PCs networked to combination laser printer/ photocopier
- Faxing from office and workroom PCs
- Adequate charging stations for cellphone/laptop use
- Proper security and visible surveillance equipment for staff/patron safety
- Network switches and security cameras need to be on emergency power.

COVID-19

We cannot ignore the circumstances that we find ourselves in at the time of this study which began in the last quarter of 2019 and extended through the significant disruption of the COVID-19 Pandemic, which has disrupted society like no event since the Spanish Flue in 1918. As we navigate extremes in social distancing and limited public interaction it calls to mind a number of design issues that should receive extra attention when designing the next library.



Social Distancing: As we become more security conscious, we have increasing limited building access and egress and transaction points where people engage in the exchange of goods and services. This modern design approach constricts traffic flow and forces people into close quarters where the spread of illness is easy. We have taken immediate measures in our buildings to constructed glass partitions to slow potential transmission when engaged in a transaction or discussion. However in a post pandemic world it is important to consider how design of a new library might naturally spread out patrons and limit queues and other situations where people are forced into close quarters.

Material Selection: Understanding how the materials that humans encounter the most can either increase decrease the spread of virus is critical. Surfaces that people touch frequently should stand up to frequent cleaning and should in them selves reduce the surface transmission of a virus.

Indoor Air/Ventilation: Buildings in our modern era have become sealed to the point that airborne illness can easily spread when humans are in close proximity, breathing in the same air over and over. Future HVAC systems might well begin to elevate the importance of the Ventilation component of those systems. Rapid and frequent air changes are an important component of combating airborne illness.

Cleaning/Maintenance: Cleaning is now an important function of any building with public access. No longer an activity that happens out sight, after hours when the building is empty. Cleaning is now a regular and frequent activity throughout the day. Not only is it important in slowing transmission of an illness, it is also sending a message to the patrons that the staff is concerned for their safety. Cleaning may well move from a back-of-house necessity to a front-of-house service.

Air Handling Unit at Kansas City Kansas Public Library¹

INFRASTRUCTURE GOALS

HVAC SYSTEMS

Hydronic cooling and heating mechanical systems with outdoor, pad-mounted air cooled chillers, chilled water pumps and air-side air handling units (AHU).

- Sustainable, integrated DDC controls system that is economical to operate and maintain with computer interface located in facility mgr office
- Use room temperature sensors in lieu of thermostats
- Comply with ASHRAE 62 and ASHRAE 90.1 latest editions for minimum energy performance requirements.
- Welded black steel or copper hydronic piping
- Interior, double wall AHU with pre-heat water coil, chilled water coil and fan section. Pre-filter, final filter and inflow air measuring station required.
- Two air cooled chillers, each sized for 60% of facility load, in a primary-secondary configuration and in parallel for redundancy which requires a constant volume pump for each chiller and a variable flow pump on facility side of system.
- Fully ducted supply and return systems
- Aluminum diffusers in all restrooms, custodian closets and potential wet/ damp areas
- High-efficiency split “cooling only” systems for IT rooms and electrical rooms with transformers
- Inline, shot-feeder type chemical treatment system with storage tanks to maintain hydronic water quality
- Centralized humidifiers as required.

PLUMBING SYSTEMS

- Low consumption, wall mounted, flush valve type toilet fixtures
- Counter mounted porcelain lavatories with wrist blade faucet or automatic flush-o-meter operators
- Low consumption, wall mounted urinals
- Stainless steel rimming counter sinks in break rooms
- Floor drains in all restrooms
- Molded stone mop sink basin at all custodian closets with medium duty floor drain and cast iron gate
- Gas-fired, low NOx domestic water heater at floor level on concrete pad connected to re-circulation loop
- In-line pump for when hot water is not being used.
- Copper domestic water pipes with fiberglass insulation at hot water piping
- Cast iron roof drains and rain leaders for primary and overflows with fiberglass insulation and vapor barrier
- Cast iron sanitary waste piping

POWER DISTRIBUTION

Service should be 120/208V or 480/277V, 3-phase, 4 wire or 480/277V, but no single phase systems.

- Underground power service for aesthetic and maintenance purposes
- Provide minimum spare capacity of 30% at main board, 20% spare circuits for lighting loads and 40% spare circuits for electrical outlet loads
- Segregate A/C, lighting and electrical outlet loads into different panels
- Isolated ground bus for computer loads at the electrical outlet panel connected directly to the grounding bus at the service panel for smaller electrical service or at the transformer for larger electrical services.
- Dedicated, lockable rooms for electrical equipment with space for future expansion or future alternative source equipment.

ELECTRICAL SYSTEMS

- Automatic, intuitive lighting controls
- Use fuses instead of circuit breakers except at circuit panel boards.

EMERGENCY POWER

Generator should be provided that accommodates:

- Lighting fixtures (or a portion thereof)
- Egress lighting
- Security cameras
- Network switches

FIRE PROTECTION

Protect facility with a wet pipe fire sprinkler system.

- Minimum 6” fire service main that extends from city water main to a dedicated Fire Sprinkler Riser Room.
- Piping downstream of wet valve shall be black steel, with iron fittings and a minimum of schedule 10 for sprinkler mains and schedule 40 for all branch lines should be provided that accommodates:

Mechanical Room at Kansas City Kansas Public Library¹

5.1 CONCEPTUAL ALTERNATIVES/OPTIONS-PLANS & RENDERINGS

It is important to understand from a conceptual perspective how the program for this combination branch library and system administration translates to the existing facility and the overall available site. Therefore three studies were undertaken to test fit the program 1) in the existing building, 2) test fit in the existing building with an addition, and 3) test fit the program in a new building constrained only by site limitations.

Scenario 1 (Renovation)

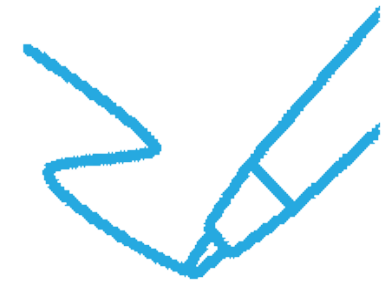
The objective of the first concept was to study the extent to which the program as defined through the preceding analysis, could be placed within the shell of the existing building. From the outset the GA team realized that working to modify the existing vertical circulation further complicated any plan layouts, so the decision was made to create small additions to create modern, code compliant, stairs and elevators. The most significant weakness of this approach is that it requires relocation of all system administration offices and functions to another location.

Scenario 2 (Addition and Renovation)

The objective of the second concept was to create a building addition that would provide ample space to eliminate the shortcomings of concept 1. We examined the site and determined it was reasonable to add 25' of width to each side of the building and 50' to the north (Minnesota) side and south (Park) side. With this additional envelope area this concept successfully incorporated the entire program and allows for future growth of the library. However, the limitation of adequate floor plates requires departments to be broken apart and placed on multiple floors.

Scenario 3 (New Construction)

The third concept is a true what-if scenario. In this concept we were free to achieve the goals of the program. We started by analyzing the total buildable area of the library property which established a maximum floorplate area. From there we were able to arrange the departments and department functions in a meaningful way. This approach best resolves the programmatic needs of both the branch library and the system administration. The most notable limitation of this approach is the constraints of the existing site itself.



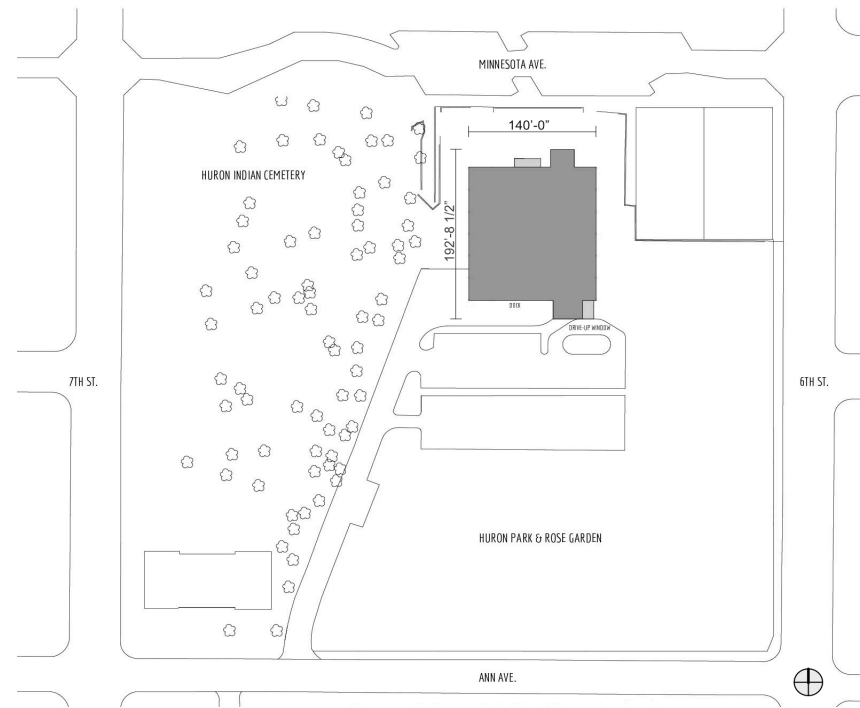
SCENARIO 1
RENOVATION

SCENARIO 2
RENOVATION + ADDITION

SCENARIO 3
NEW BLDG. + EXTG. SITE

SCENARIO 1: RENOVATION

SCENARIO 1: SITE PLAN



PROS:

- Circulation moved to the exterior of the building with one central stair.

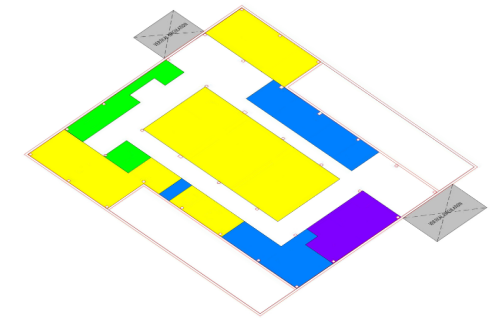
CONS:

- Adult collection required space short by nearly 6,600 sf.
- Young Adult collection required space is short by over 500sf.
- Technology spaces are split between the first and second floor.
- Public computer lab on second level near youth/YA sections.
- No room for growth of Adult, Youth, and Young Adult collections.
- Studies show 11,000sf of Multipurpose Space is needed to meet the Library and Communities needs. This cannot be met. The current configuration only allows 80% of the required space needed.
- Community spaces only fit on the Third Floor. This is not ideal for community use and security.
- Branch Staff offices are split between the basement and upper floors. There is not enough space to have all on one floor. This is not ideal for communication and work flow.
- Administrative Staff does not fit in this concept and will need to move to another building.

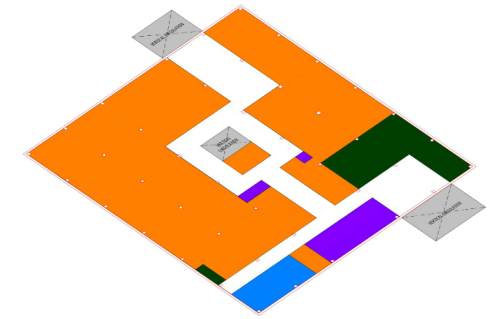
SCENARIO 1: AXONOMETRIC

	Adult Section	17,400 sf
	Branch Staff	5,600 sf
	Building Services	9,500 sf
	Public Gathering	8,900 sf
	Special Use	2,200 sf
	Technology	3,200 sf
	Youth/YA	13,000 sf
	Special Collection	2,200 sf
	Technical Services	0 sf
	Mobile Libraries	0 sf
	Support Spaces	0 sf
	Collection Department	0 sf
	Extension Services	0 sf
	Arts & Communication	0 sf
	I.T. Department	0 sf
	Administrative Offices	0 sf

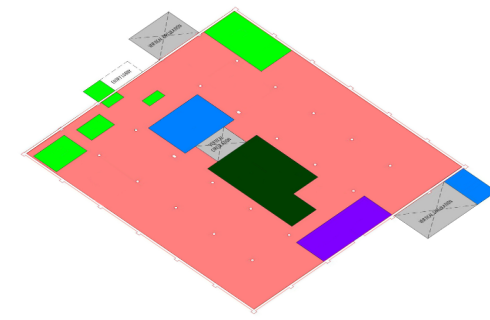
62,000 sf



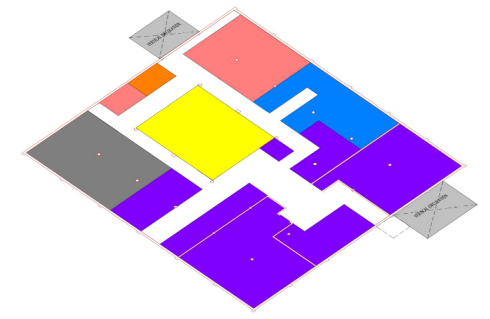
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2



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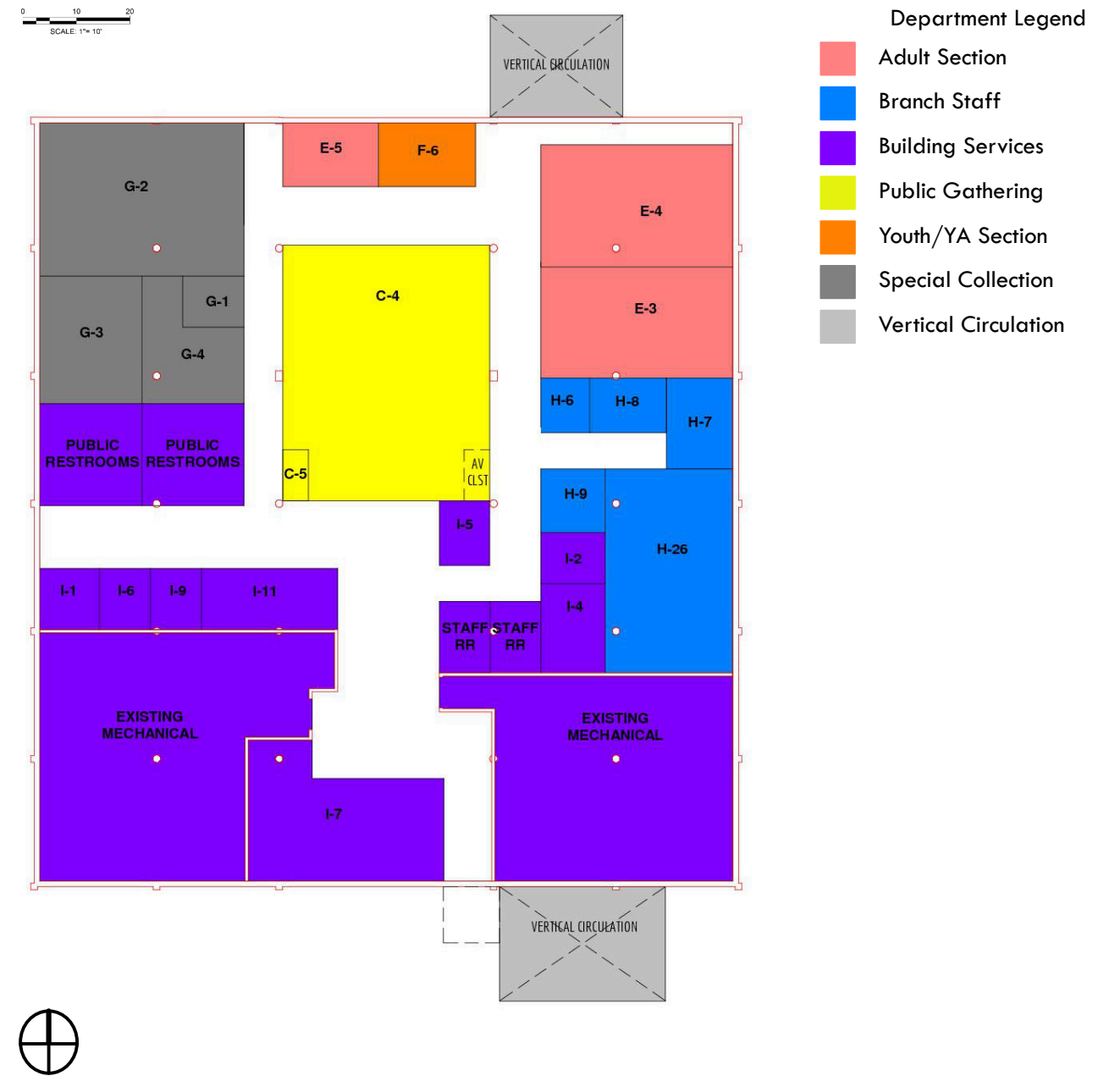


B

SCENARIO 1: BASEMENT SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
C-4: Theater Room	1975	1750	225
C-5: Theater Room Stg	50	50	0
E-3: Adult Media CD/DVD	817	817	0
E-4: Adult Media Books	900	900	0
E-5: YA/Youth Media-CD/DVD	234	204	30
F-6: Youth Media-Audio Books	238	225	13
G-1: Circulation Desk	120	120	0
G-2: Kansas History Collection	1200	1200	0
G-3: Kansas Collection Stg	500	500	0
G-4: Workroom	380	250	130
H-6: Copy Room/Office Stg	102	120	-18
H-7: Branch Manager Office	231	225	6
H-8: Kansas Librarian Office	160	160	0
H-9: Branch Assoc. Office	157	175	-18
H-26: Book Collection Stg	1000	1000	0
I-1: Facility Manager Office	140	140	0
I-2: Open Office/Cust. Work	126	105	21
I-4: Cleaning Equipment	227	220	7
I-5: Cleaning Supplies	124	150	-26
I-6: Furniture Part Storage	120	100	20
I-7: Shipping/Receiving	860	860	0
I-9: Outdoor Equip. Stg.	120	120	0

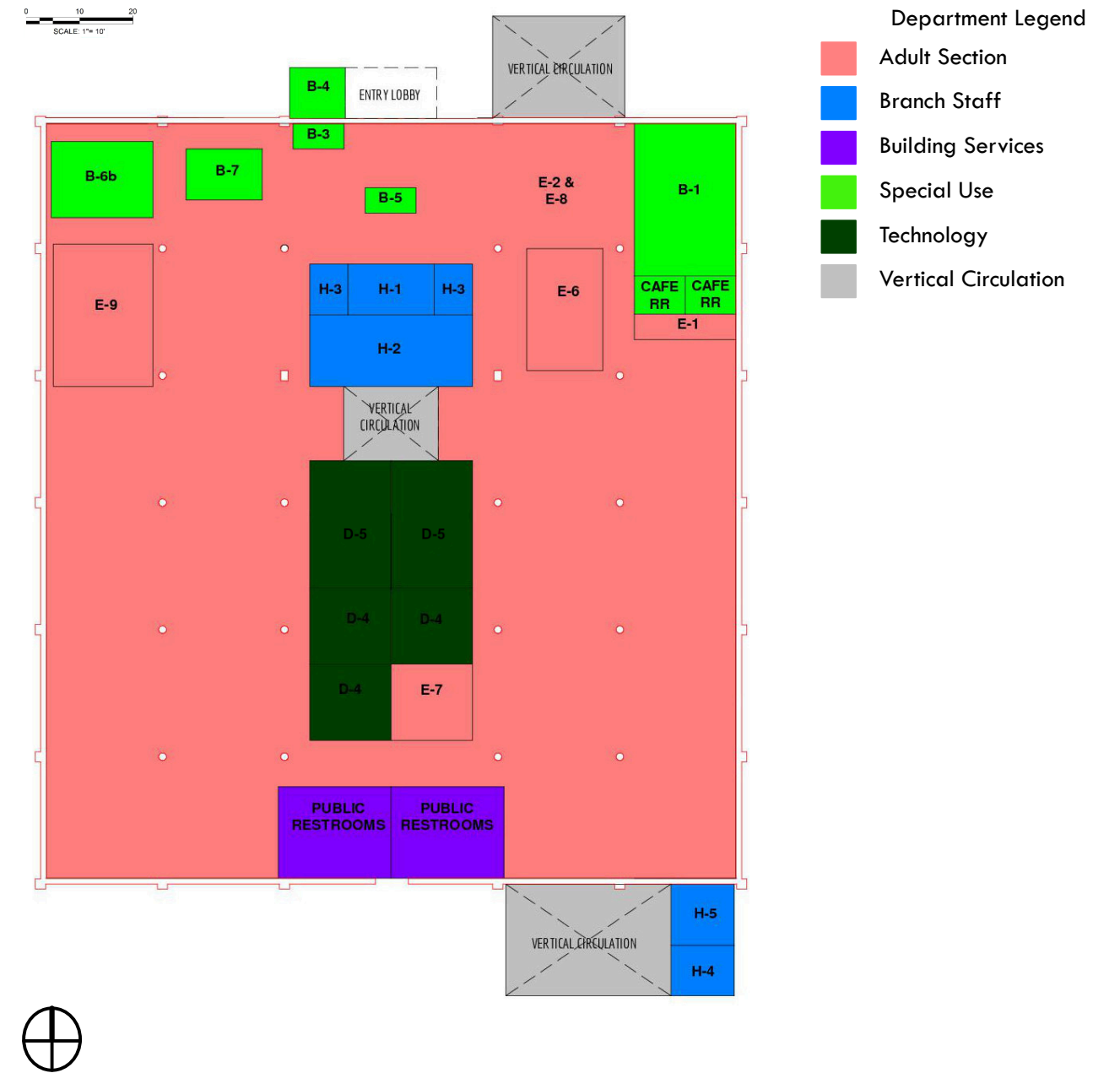
SCENARIO 1: BASEMENT PLAN



SCENARIO 1: FIRST FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
B-1: Cafe/Coffee Vendor	600	600	0
B-3: Security Station	50	50	0
B-4: Security Office	110	100	10
B-5: Customer Service/Ref./Help Desk	50	50	0
B-6b: Traveling Collection Display	300	300	0
B-7: New Book Display	150	150	0
D-4: 6-Person Study Room	720	1200	-480
D-5: 20-Person Study Room	800	800	0
E-1: PACS	100	100	0
E-2 & E-8: Adult Print Collection & Seating	14,242	20,828	-6586
E-6: Periodicals	360	360	0
E-7: Quiet Reading Room	240	360	-120
E-9: Spanish Books	550	550	0
H-1: Circulation Desk	170	120	50
H-2: Circulation Workroom	450	450	0
H-3: Self-Check Out	150	120	30
H-4: Drive-Up Service Window/Return	124	100	24
H-5: Book Return Machine Room	150	150	0

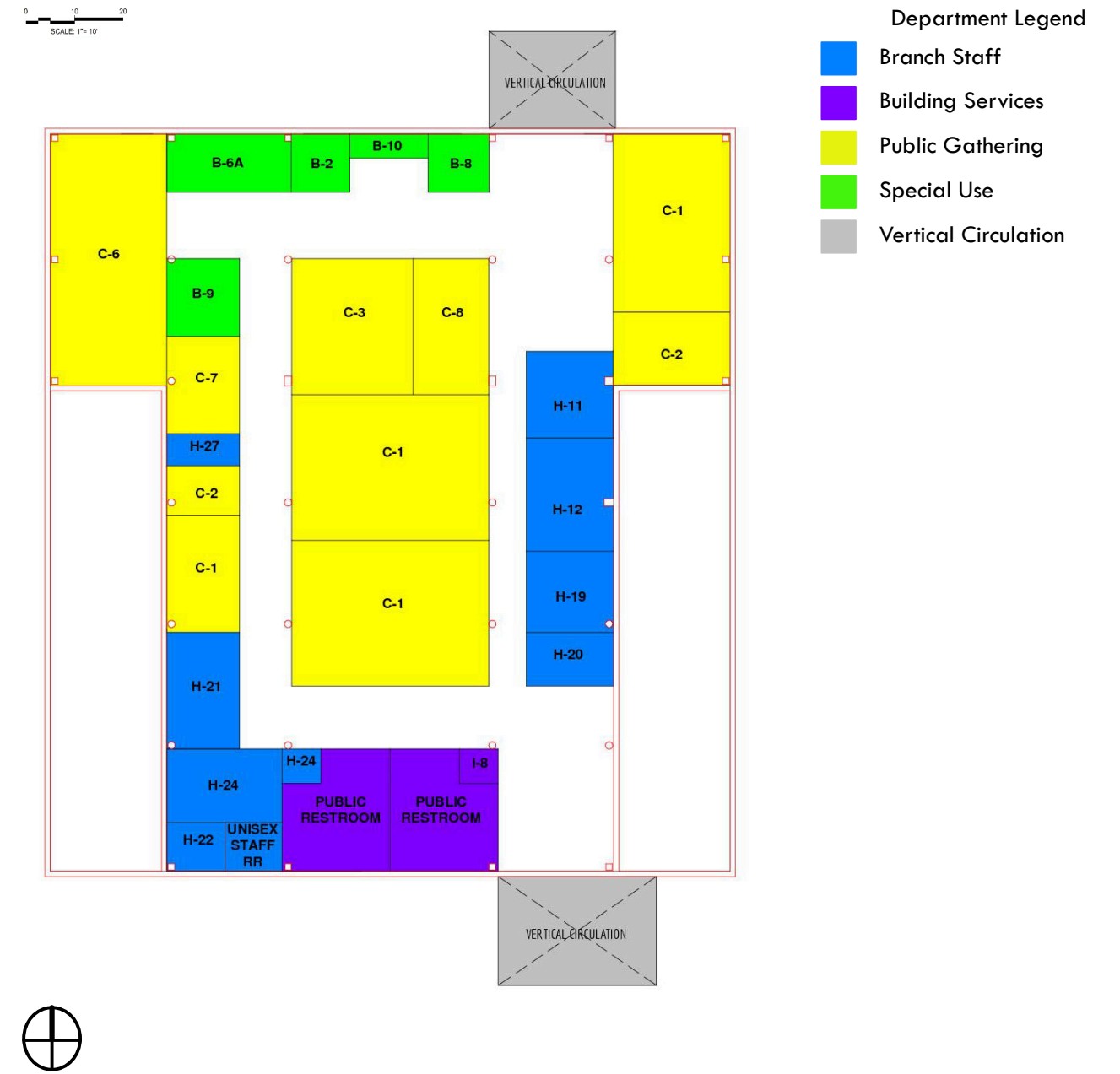
SCENARIO 1: FIRST FLOOR PLAN



SCENARIO 1: THIRD FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
B-2: Social Worker Office	144	140	4
B-6a: Art Gallery Space	308	300	8
B-8: Entrepreneur Space	150	150	0
B-9: Educational Space	240	240	0
B-10: Kiosks	81	50	31
C-1: Multipurpose Rooms	3670	6000	-2330
C-2: Multipurpose Room Stg	514	600	-86
C-3: Aud/Lecture Hall	700	700	0
C-6: Computer Lab	1240	1200	40
C-7: Book Club Room	300	300	0
C-8: Classroom	434	400	34
H-11: Librarian Office	320	320	0
H-12: Associate Library Office Area	420	420	0
H-19: Media Open Office	300	300	0
H-20: Media Workroom	200	200	0
H-21: Conference Room	360	360	0
H-22: Kitchenette/Pantry	120	100	20
H-23: Staff Break Room	360	360	0
H-24: Nursing Room	57	50	7
H-27: Book Club Book Stg	100	100	0

SCENARIO 1: THIRD FLOOR PLAN



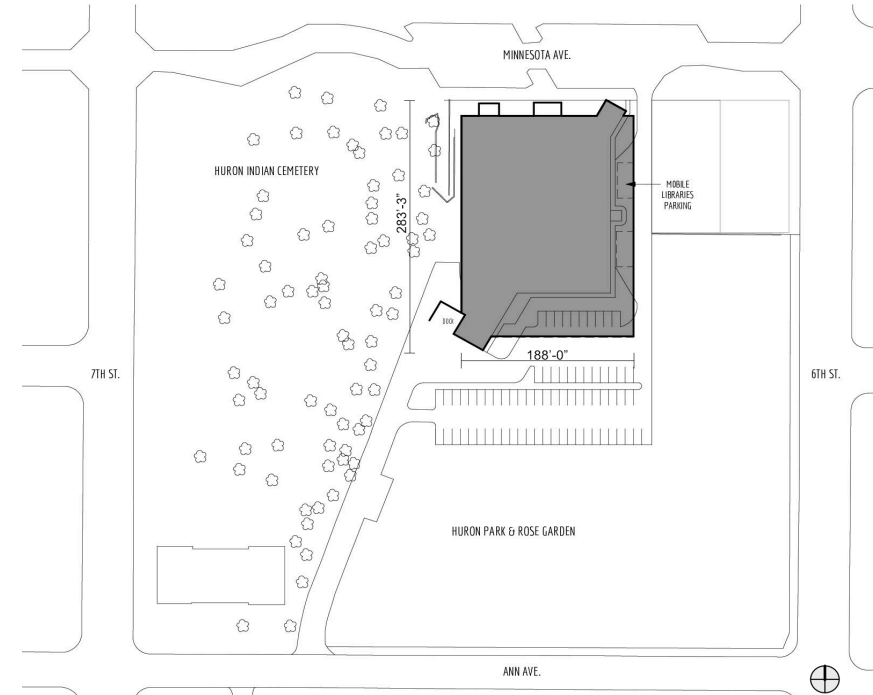
SCENARIO 1
RENOVATION

SCENARIO 2
RENOVATION + ADDITION

SCENARIO 3
NEW BLDG. + EXTG. SITE

SCENARIO 2: RENOVATION + ADDITION

SCENARIO 2: SITE PLAN OPTION 1



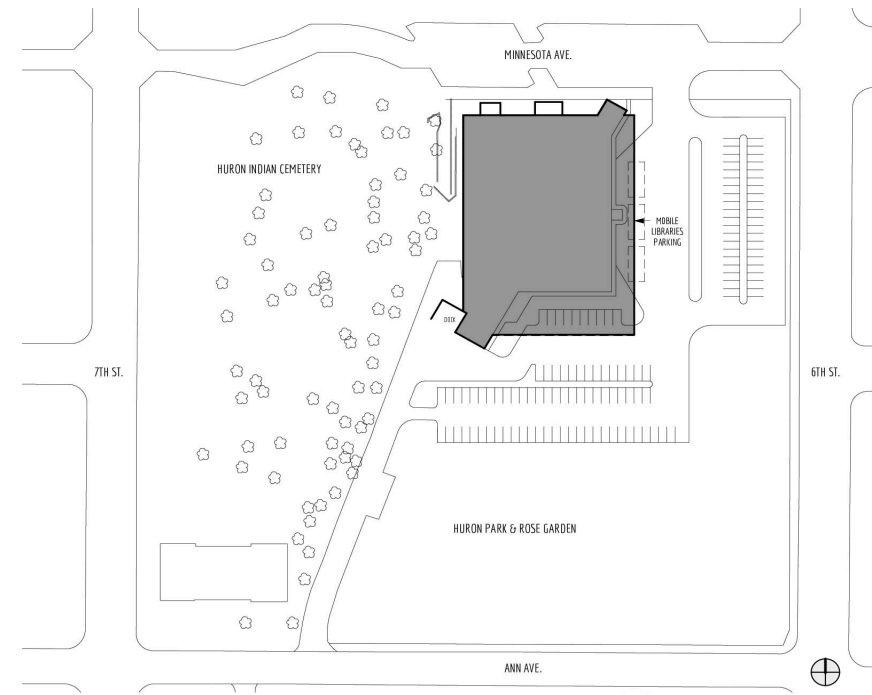
PROS:

- A drive will be created to allow 2 mobile library busses to be loaded at one time. This allows for a drive to be created that connects back to Minnesota Ave.

CONS:

- Some parking will be lost at the South lot.

SCENARIO 2: SITE PLAN OPTION 2



PROS:

- If East adjacent lot is purchased, additional parking will be created.
- A Mobile Library drive will be added to the East of the library that will allow all 3 Mobile Library busses to be loaded at once.

SCENARIO 2: RENOVATION + ADDITION

















PROS:

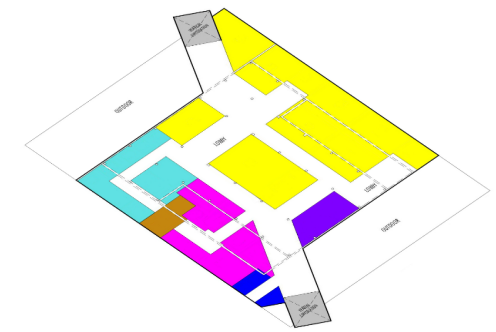
- Adult collection all fits on the first floor however, there is no room for growth
- Youth and Young Adult are adjacent to each other on the Second Floor. Each obtain an extra 550 sf of growth but growth beyond that is not possible.
- An open floor plan is created with the diagonal circulation throughout the building.
- Allows for rooftop gardens that could be rented out as event space as well.

CONS:

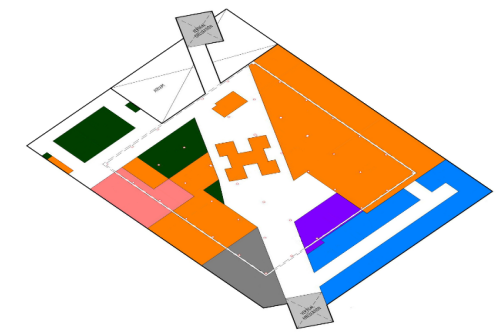
- The Kansas Collection and Workroom do not have room for growth beyond square footage allowed.
- Public Gathering spaces are forced to the third floor, not ideal for community use.
- Admin/Support Staff are split between basement and third floor which is not ideal for communication and workflow.

SCENARIO 2: AXONOMETRIC

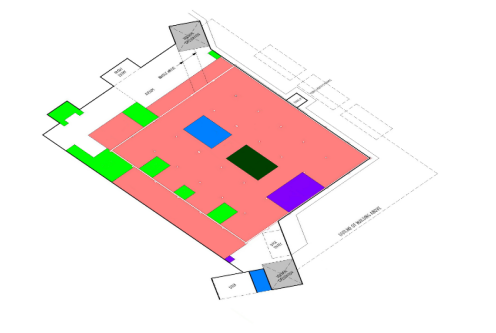
	Adult Section	26,350 sf
	Branch Staff	6,000 sf
	Building Services	10,900 sf
	Public Gathering	11,600 sf
	Special Use	2,300 sf
	Technology	3,000 sf
	Youth/YA	14,860 sf
	Special Collection	2,200 sf
	Technical Services	2,350 sf
	Mobile Libraries	1,800 sf
	Support Spaces	2,550 sf
	Collection Department	400 sf
	Extension Services	1,200 sf
	Arts & Communication	500 sf
	I.T. Department	3,300 sf
	Administrative Offices	2,800 sf
		92,110 sf



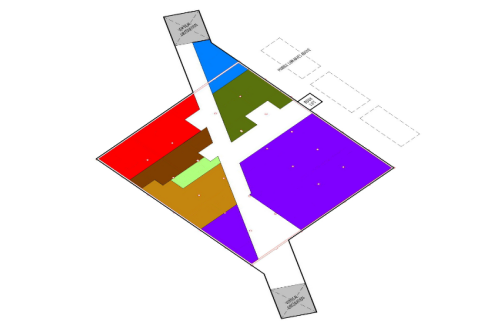
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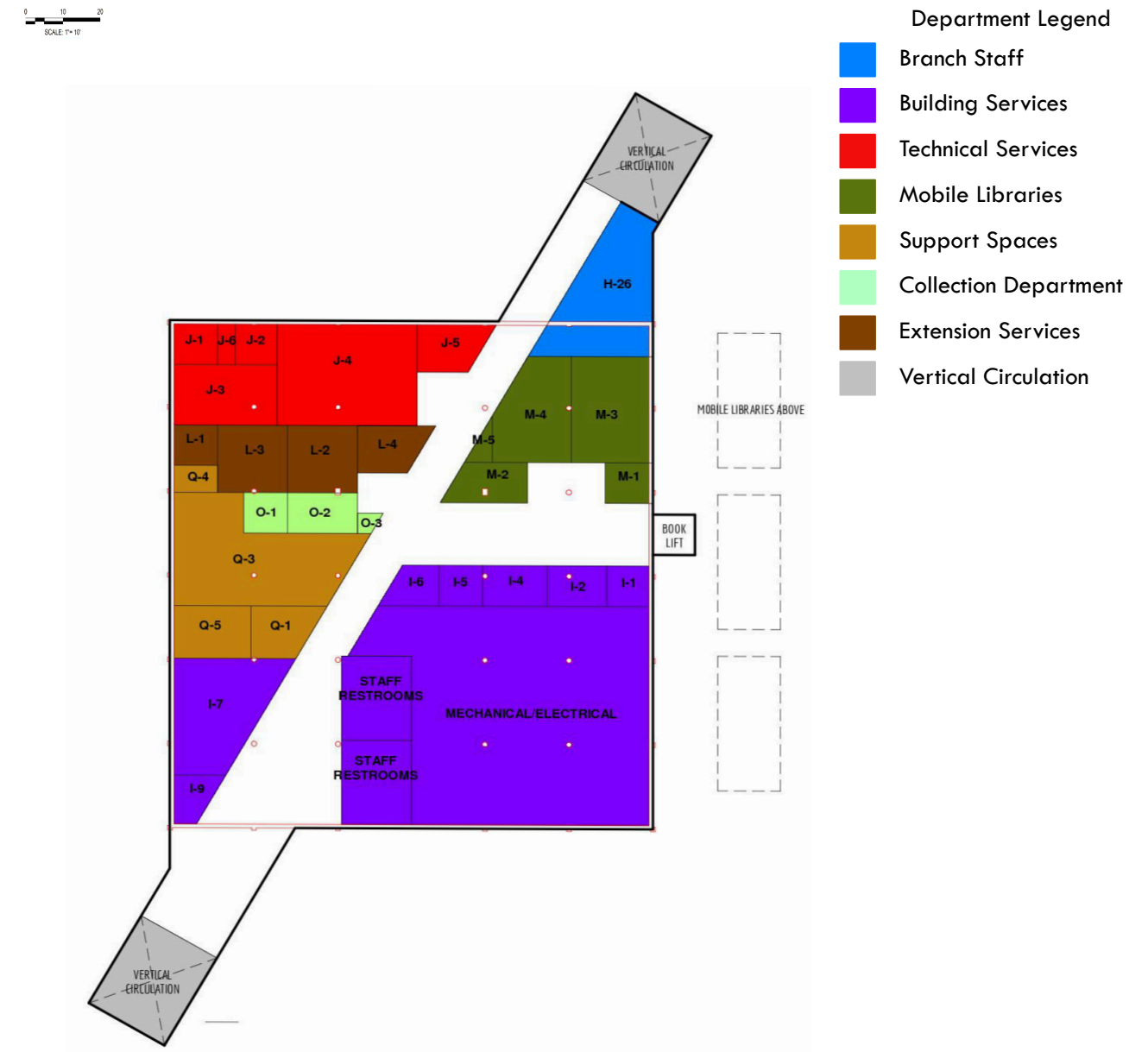


B

SCENARIO 2: BASEMENT SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
H-26: Book Collection Stg	1009	1000	9
I-1: Facilities Manager Office	144	140	4
I-2: Open Office/Cust. Work	206	105	101
I-4: Cleaning Equipment	220	220	0
I-5: Cleaning Supplies	150	150	0
I-6: Furn. Parts Storage	167	100	67
I-7: Shipping/Receiving	860	860	0
I-9: Outdoor Equip. Storage	154	120	34
J-1: TS Manager Office	150	150	0
J-2: Librarian Cubicles	144	140	4
J-3: Associate Cubicles	531	490	41
J-4: Sorting Area	1200	1200	0
J-5: Book Storage-Outgoing	260	200	60
J-6: Office Supply Closet	60	30	30
L-1: Office Space	150	150	0
L-2: Sorting Area-TS Mtls	400	400	0
L-2: Sorting Area-Deposit Collection	400	400	0
L-4: Incoming Book Storage	256	200	56
M-1: ML Manager Office	164	150	14
M-2: ML Open Office Space	257	210	47
M-3: Mobile Library Storage	735	700	35
M-4: Little Free Library Storage	619	600	19
M-5: Office Supply Closet	56	30	26
O-1: CD Mgr. Office	150	150	0
O-2: Librarian Open Office	240	240	0
O-3: Supply Closet	33	30	3
Q-1: Discard/Recycle Book Room	270	250	20
Q-3: Break Room/Lounge	1325	1200	125
Q-4: Kitchenette	100	120	-20
Q-5: Staff Game Room	343	324	19

SCENARIO 2: BASEMENT PLAN



SCENARIO 2: FIRST FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
B-1: Cafe/Coffee Vendor	750	600	150
B-2: Social Worker Office	140	140	
B-3: Security Station	50	50	0
B-4: Security Office	115	100	15
B-5: Customer Service/Ref./Help Desk	50	50	0
B-6a: Art Gallery Space	300	300	0
B-6b: Traveling Collection Display	300	300	0
B-7: New Book Display	150	150	0
B-8: Entrepreneur Storefront	168	150	18
B-9: Educational Room	240	240	0
B-10: Kiosk	50	50	0
D-5: 20-Person Study Room	800	800	0
E-1: PACS	100	100	0
E-2 & E-8: Adult Print Collection & Seating	20,888	20,828	60
E-6: Periodicals	368	360	8
E-7: Quiet Reading Room	360	360	0
E-9: Spanish Books	550	550	0
H-1: Circulation Desk	138	120	18
H-2: Circulation Workroom	450	450	0
H-3: Self-Check Out	120	120	0
H-4: Drive-Up Service Window/Return	120	100	20
H-5: Book Return Machine Room	180	150	30
I-3: Parking Lot Attendant	36	35	1

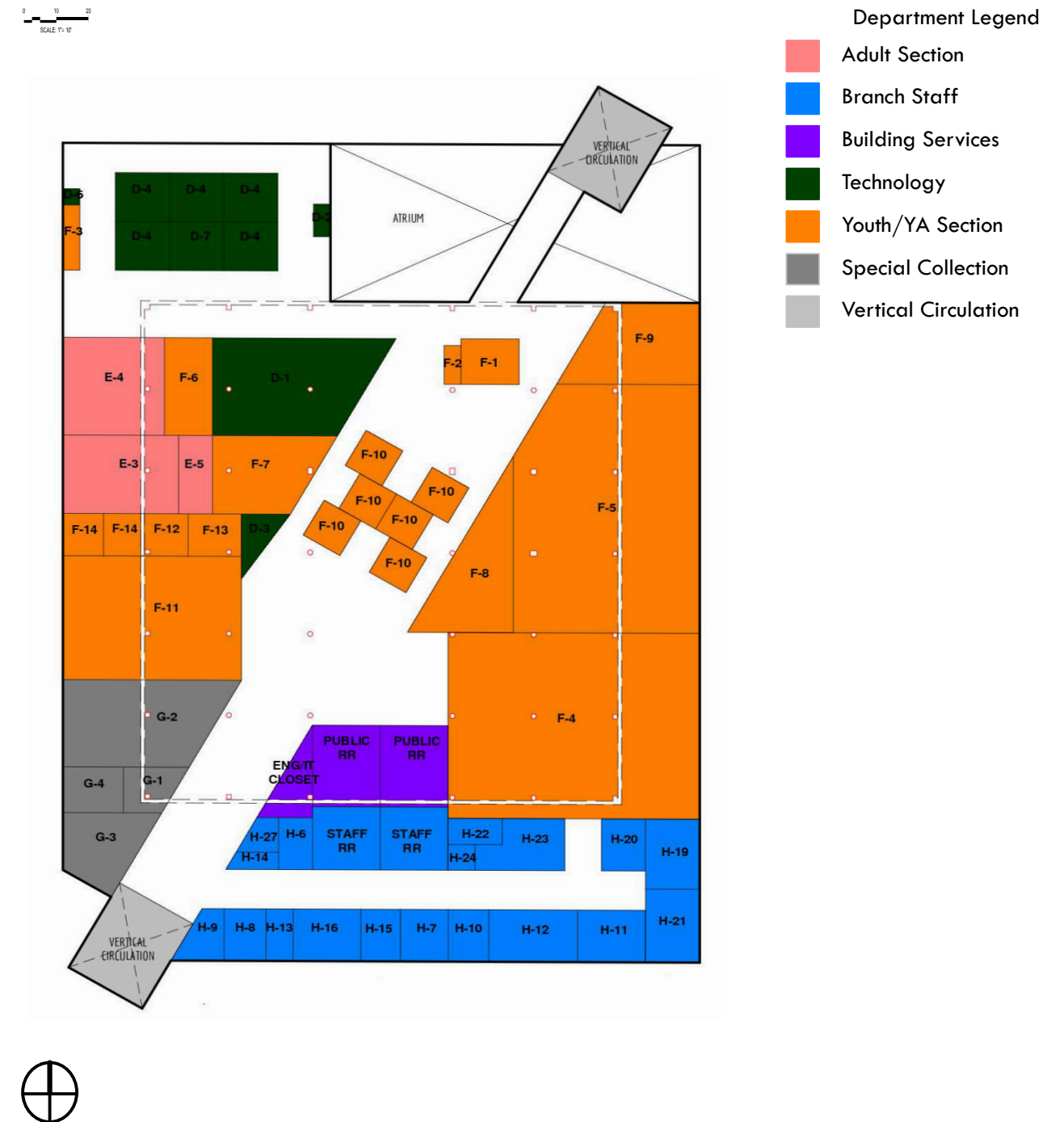
SCENARIO 2: FIRST FLOOR PLAN



SCENARIO 2: SECOND FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
D-1: Public Computers	1365	1050	315
D-2: Printer/Copier	50	50	0
D-3: Tech. Info Desk	144	75	69
D-4: 6-Person Study Room	1200	1200	0
D-6: Laptop Charging Station	25	25	0
D-7: Gaming Room	240	210	30
E-3: Adult Media-CD/DVD	820	817	3
E-4: Adult Media=Audio BKS	900	900	0
E-5: YA/Youth-CD/DVD	240	204	36
F-1: Circulation Desk	240	240	0
F-2: Self-Checkout Kiosk	60	60	0
F-3: PACS	100	50	50
F-4: Youth Print Collection	4236	3664	572
F-5: YA Print Collection	4056	3517	539
F-6: YA/Youth Media Audio Books	425	225	200
F-7: Public Youth/YA Computers	718	700	18
F-8: Youth Seating	845	820	25
F-9: YA Seating	874	625	249
F-10: 6-Person Child/Youth Study Rooms	930	930	0
F-11: Activity/Story Room	2,003	2000	3
F-12: Activity Room Room	169	120	49
F-13: Craft Storage/Workroom	204	120	84
G-1: Circulation Desk	216	120	96
G-2: Kansas History Collection	1204	1200	4
G-3: Kansas Collection Storage	504	500	4
G-4: Workroom	250	250	0
H-6: Copy Room/Office Stg.	160	120	40
H-7: Branch Manager Office	225	225	0
H-8: Kansas Librarian Office	197	160	37
H-9: Branch Associate Office	179	175	4
H-10: Adult Supervisor Office	192	140	52
H-11: Librarian Office Space	320	320	0
H-12: Assoc. Lib. Office Area	420	420	0
H-13: Program Supply Closet	128	100	28
H-14: Supply Closet	76	30	46
H-15: Youth Supv. Office	187	140	47
H-16: Youth Open Office	320	300	20
H-19: Media Open Office Area	344	300	44
H-20: Media Workroom	208	200	8
H-21: Conference Room	360	360	0
H-22: Kitchenette/Pantry	128	100	28
H-23: Staff Break Room	360	360	0
H-24: Nursing Room	64	50	14
H-27: Book Club Book Storage	100	100	0

SCENARIO 2: SECOND FLOOR PLAN



SCENARIO 2: THIRD FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
C-1: Multipurpose Rooms	6000	6000	0
C-2: Multipurpose Room Stg	629	600	29
C-3: Aud/Lecture Hall	1017	700	317
C-4: Theater Room	1823	1750	73
C-5: Theater Room Storage	50	50	0
C-6: Computer Lab	1225	1200	25
C-7: Book Club Room	400	300	100
C-8: Classroom	460	400	60
K-1: IT Manager Office	157	150	7
K-2: Web & Data Supervisor	147	140	7
K-3: Web & Data Librarian	160	160	0
K-4: Network Workroom	250	250	0
K-5: Network Open Office	200	200	0
K-6: New Equip. Storage	407	400	7
K-7: Disposal Equip Storage	404	400	4
K-8: I.T. Server Room	600	600	0
K-9: Staff Computer Lab	800	800	0
K-10: Network Manager Office	123	120	3
K-11: Office Supply Storage	30	30	0
N-1: Office/Desk Space	125	120	5
N-2: Workroom	150	150	0
N-3: Art Storage	210	200	10
N-4: Office Supply Closet	38	30	8
P-1: Director Office	300	300	0
P-2: Dir. Private Toilet	38	30	8
P-3: Asst. Dir. (Branch) Office	250	250	0
P-4: Asst. Dir. Private Toilet	38	38	0
P-5: Asst. Dir. (School) Office	250	250	0
P-6: Finance Officer Office	200	200	0
P-8: HR Office	200	200	0
P-9: Admin. Asst.	157	150	7
P-10: Conference Room	300	300	0
P-11: Reception/Waiting	180	150	30
P-12: Work/Copy Room	157	150	7
P-13: Storage Closet	52	50	2
P-14: Kitchenette	70	70	0
P-15: New Book Stg.-Book Buy	600	600	0
Q-3: Breakroom/Lounge	444		
Q-4: Kitchenette	70		

SCENARIO 2: THIRD FLOOR PLAN



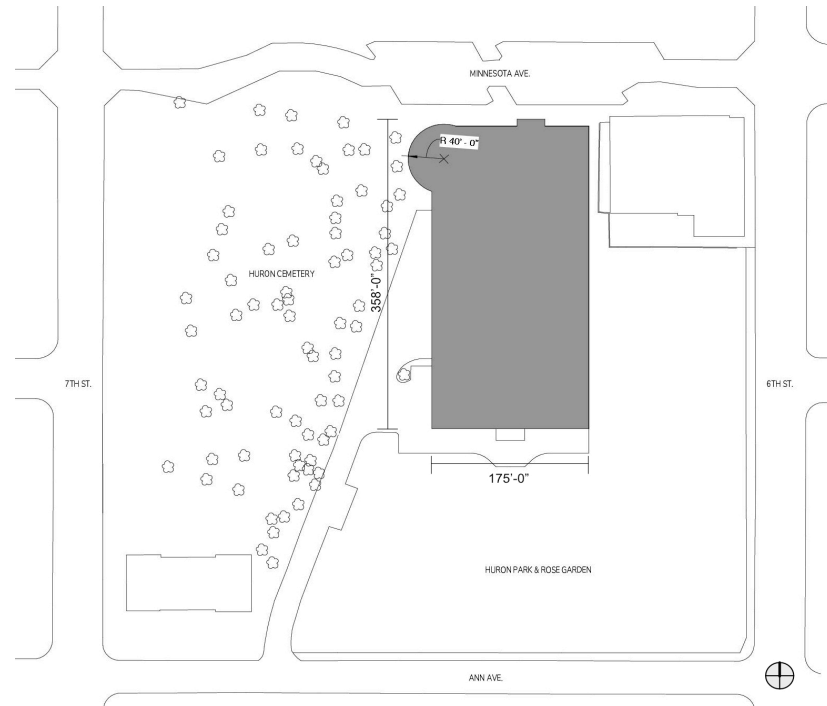
SCENARIO 1
RENOVATION

SCENARIO 2
RENOVATION + ADDITION

SCENARIO 3
NEW BLDG. + EXTG. SITE

SCENARIO 3: NEW BUILDING AT EXISTING SITE

SCENARIO 3: SITE PLAN



















PROS:

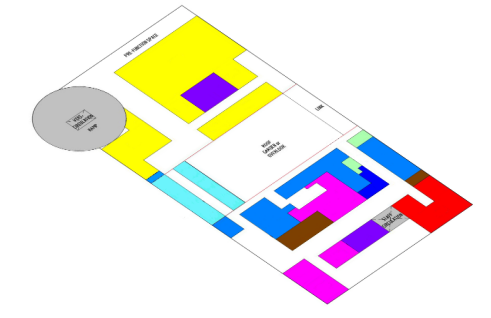
- New building allows for entire program to be achieved with room for growth.
- Provides a building that will be an anchor to downtown KCK and surrounding areas.
- Allows the Library to become a precedent for future Libraries and community spaces.
- Allows for Library Staff and the Community needs to be met in what their expectations are for a Library.
- A parking garage is incorporated into the design to provide ample parking.
- Lower level parking and Mechanical/Engineering Rooms are below grade.
- Adult, Youth, and Young Adult collections are all on the first floor for easy access with over 1,000sf of growth possible in each collection.
- Community "Special Use" spaces are near the entry to draw patrons into the Library
- Mobile Library loading dock incorporated into design for easy access.
- Grand Stairway and Ramp provide easy access to collections and public gathering spaces.
- An open floor plan adds to security of the building.
- Branch Staff and Admin/Support Staff offices are all on one floor.

CONS:

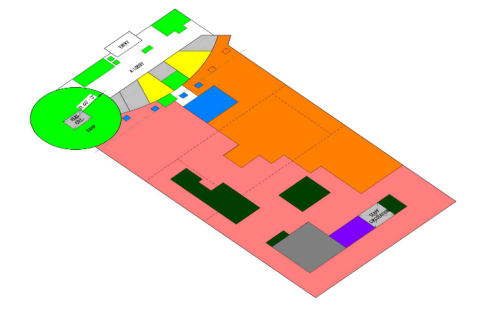
- No open-air surface parking lot unless adjacent site is purchased
- Library will need to find a temporary home during construction as new building sits on the existing site

SCENARIO 3: AXONOMETRIC

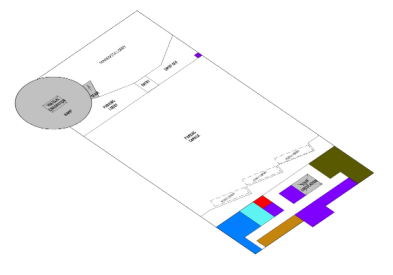
	Adult Section	25,500 sf
	Branch Staff	7,300 sf
	Building Services	33,300 sf
	Public Gathering	11,600 sf
	Special Use	2,400 sf
	Technology	3,600 sf
	Youth/YA	14,800 sf
	Special Collection	2,200 sf
	Technical Services	2,500 sf
	Mobile Libraries	1,800 sf
	Support Spaces	2,000 sf
	Collection Department	420 sf
	Extension Services	1,200 sf
	Arts & Communication	500 sf
	I.T. Department	3,300 sf
	Administrative Offices	2,800 sf
		115,220 sf



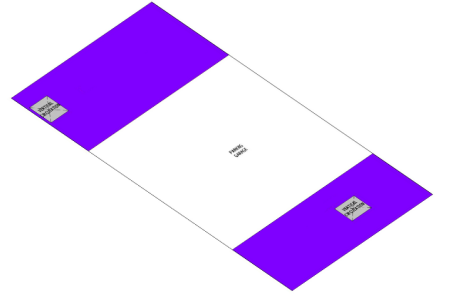
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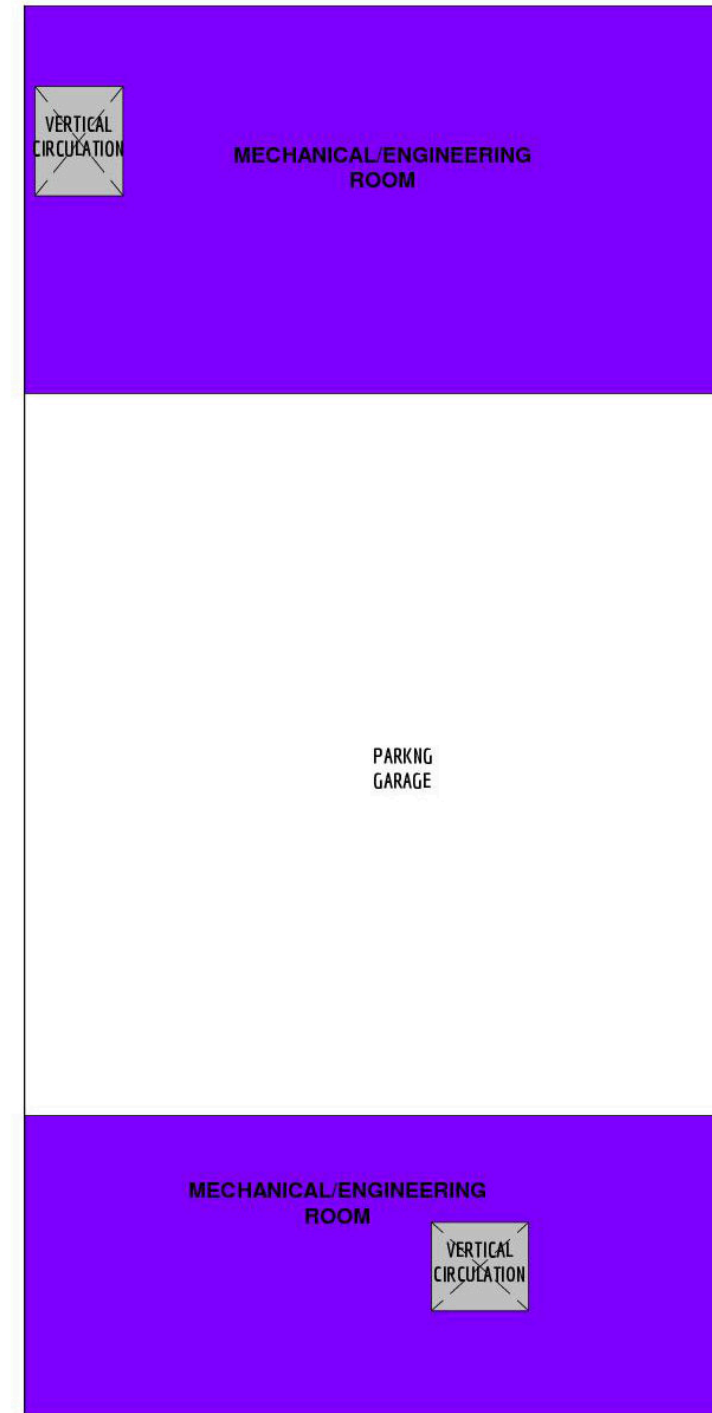


B

SCENARIO 3: PARKING LEVEL SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
MECHANICAL/ENGINEERING ROOMS	28,748	-	-
PARKING	31,379	-	-

SCENARIO 3: PARKING LEVEL PLAN



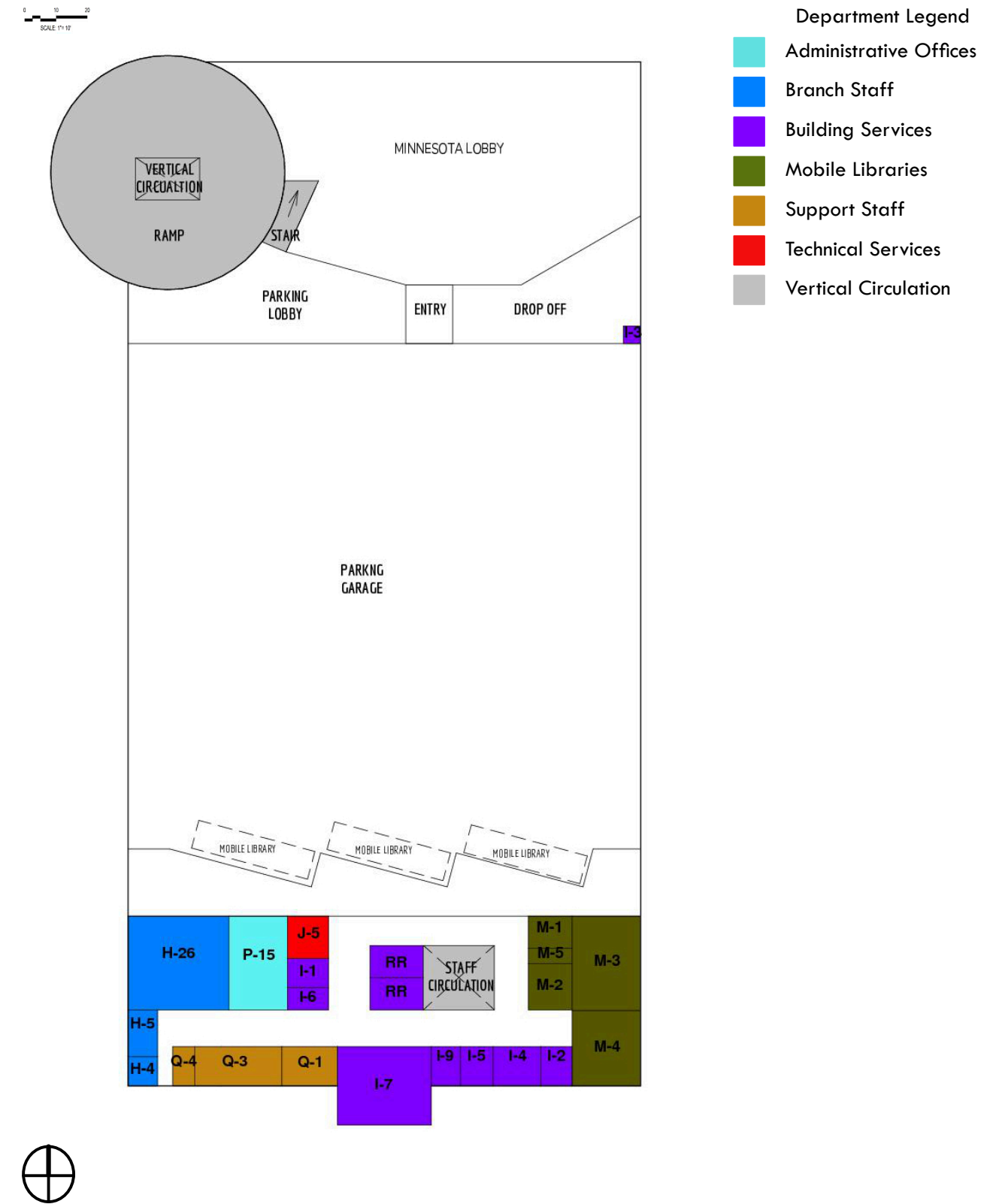
- Department Legend
- Building Services
 - Vertical Circulation



SCENARIO 3: PARKING LEVEL SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
H-4: Drive-Up Svc Window/Return	100	100	0
H-5: Book Return Machine Room	160	150	10
H-26: Book Collection Storage	1000	1100	-100
I-1: Facility Manager Office	140	140	0
I-2: Open Office/Cust. Work	143	105	38
I-3: Parking Lot Attendant Desk	35	35	0
I-4: Cleaning Equipment	220	220	0
I-5: Cleaning Supplies	150	150	0
I-6: Furniture Parts Storage	105	100	5
I-7: Shipping/Receiving	860	860	0
I-9: Outdoor Equipment Storage	134	120	14
J-5: Book Storage-Outgoing	203	200	3
M-1: ML Manager Office	165	165	0
M-2: ML Open Office Space	236	210	26
M-3: Mobile Library Storage	752	700	52
M-4: Little Free Library	601	600	1
M-5: Office Supply Closet	79	30	49
P-15: New Book Stg-Book Buy	640	600	40
Q-1: Discard/Recycle Book Room	255	250	5
Q-3: Break Room/Lounge	400		400
Q-4: Kitchenette	101		101

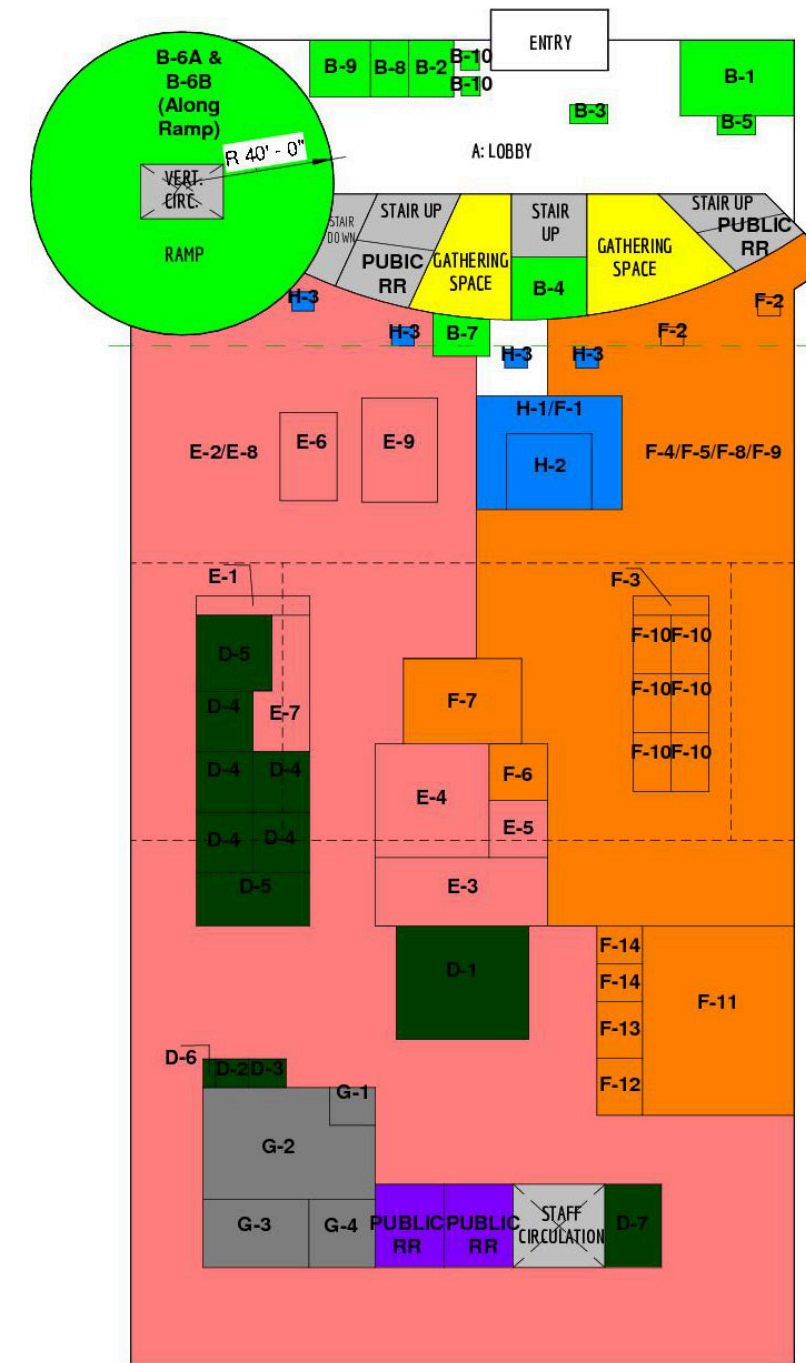
SCENARIO 3: PARKING LEVEL PLAN



SCENARIO 3: FIRST FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
B-1: Cafe/Coffee Vendor	600	600	0
B-2: Social Worker Office	180	140	40
B-3: Security Station	50	50	0
B-4: Security Office	326	100	226
B-5: Customer Service/Ref./Help Desk	50	50	0
B-6a: Art Gallery Space	300	300	0
B-6b: Traveling Collection Display	300	300	0
B-7: New Book Display	156	150	6
B-8: Entrepreneur Storefront	150	150	0
B-9: Educational Room	240	240	0
B-10: Kiosk	50	50	0
C: Gathering Spaces	1,532		1532
D-1: Public Computers	1050	1050	0
D-2: Printer/Copier	65	50	15
D-3: Tech. Info Desk	75	75	0
D-4: 6-Person Study Room	1200	1200	0
D-5: 20-Person Study Room	820	800	20
D-6: Laptop/Phone Charging	25	25	0
D-7: Gaming Room	330	210	120
E-1: PACS	150	100	50
E-2 & E-8: Adult Print Collection & Seating	22,082	20,828	1254
E-3: Adult Media-CD/DVD	820	817	3
E-4: Adult Media-Audio Books	900	900	0
E-5: YA/Youth Media-CD/DVD	233	204	29
E-6: Periodicals	350	350	0
E-7: Quiet Reading Room	440	360	80
E-9: Spanish Books	550	550	0
F-2: Self Check Out	60	60	0
F-3: PACS (Personal Access Comp.)	100	50	50
F-4/F-5/F-8/F-9: Youth/YA Print Collection & Youth/YA Seating	10164	8626	1538
F-6: YA/Youth Media=Audio Books	233	225	8
F-7: Public Youth/YA Computers	700	700	0
F-10: 6-Person Child/Youth Study Rm	930	930	0
F-11: Activity/Story Room	2000	2000	0
F-12: Activities Storage	180	120	60
F-12: Craft Storage	180	120	60
F-14: Unisex Bathrooms	240		240
G-1: Circulation Desk	120	120	0
G-2: Kansas History Collection	1226	1200	26
G-3: Kansas Collection Storage	504	504	0
G-4: Workroom	315	315	0
H-1/F-1: Circulation Desk	705	600	105
H-2: Circulation Workroom	450	450	0
H-3: Self-Check Out	120	120	0

SCENARIO 3: FIRST FLOOR PLAN



- Department Legend
- Adult Section
 - Branch Staff
 - Building Services
 - Technology
 - Youth/YA Section
 - Special Collection
 - Special Use
 - Public Gathering
 - Vertical Circulation



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5.1 CONCEPTUAL ALTERNATIVES/OPTIONS-PLANS & RENDERINGS

SCENARIO 3: SECOND FLOOR SPACE CHART

SPACE	AREA (SF)	REQ'D AREA (SF)	DELTA (+/- SF)
C-1: Multipurpose Room	6000	6000	0
C-2: Multipurpose Room Storage	600	600	0
C-3: Aud./Lecture Hall	700	700	0
C-4: Theater Room	1750	1750	0
C-5: Theater Room Storage	207	50	157
C-6: Computer Lab	1200	1200	0
C-7: Book Club Room	300	300	0
C-8: Classroom	467	400	67
H-6: Copy Room/Office Storage	150	120	30
H-7: Branch Manager Office	225	225	0
H-8: Kansas Librarian Office	160	160	0
H-9: Branch Associate Office	175	175	0
H-10: Adult Supervisor Office	150	140	10
H-11: Librarian Office Space	320	320	0
H-12: Associate Librarian Office Area	420	420	0
H-13: Program Supply Closet	100	100	0
H-14: Supply Closet	35	30	5
H-15: Youth Supervisor Office	145	140	5
H-16: Youth Open Office Area	420	420	0
H-19: Media Open Office Area	312	300	12
H-20: Media Workroom	300	200	100
H-21: Conference Room	363	360	3
H-22: Kitchenette/Pantry	100	100	0
H-23/Q-3: Staff Break Room	1013	360	653
H-24: Nursing Room	70	50	20
H-25/Q-3: Staff Restrooms	200		200
H-27: "Book Club" Book Storage	103	100	3
J-1: TS Manager Office	196	150	46
J-2: Librarians-Cubicles	200	200	0
J-3: Associates-Cubicles	515	490	25
J-4: Sorting Area	1300	1200	100
J-6: Office Supply Closet	44	30	14
K-1: IT Manager Office	150	150	0
K-2: Web/Data Supervisor Office	140	140	0
K-3: Web & Data Librarians	160	160	0
K-4/5: Network Workroom/Open Office	460	450	10
K-6: New Equipment Storage	400	400	0
K-7: Disposal Equipment Storage	403	400	3
K-8: IT Server Room	605	600	5
K-9: Staff Computer Lab	800	800	0
K-10: Network Manager Office	120	120	0
K-11: Office Supply Closet	39	30	9
L-1: Extensions Services Office Space	200	150	50
L-2: ES Sorting Area-TS Materials	400	400	0
L-3: ES Sorting Area-Deposit Collection	400	400	0
L-4: ES Incoming Book Storage	200	200	0
N-1: Office/Desk Space	120	120	0
N-2: Workroom	150	150	0
N-3: Art Storage	200	200	0
N-4: Office Supply Closet	30	30	0
O-1: CD Manager Office	150	150	0
O-2: Librarian Open Office	240	240	0
O-3: Office Supply Closet	30	30	0
P-1: Director Office	300	300	0
P-2: Director Private Toilet	43	30	13
P-3: Asst. Director Office-Branch	250	250	0
P-4: Asst. Director Private Toilet	43		43
P-5: Asst. Director Office-School	250	250	0
P-6: Finance Officer Office	200	200	0
P-8: HR Office	200	200	0
P-9: Admin. Asst.	162	150	12
P-10: Conference Room	300	300	0
P-11: Reception/Waiting	164	150	14
P-12: Work/Copy Room	166	150	16
P-13: Storage Closet	50	50	0
P-14: Kitchette	70	70	0

SCENARIO 3: SECOND FLOOR PLAN

Department Legend

- Administrative Offices
- Arts & Communication
- Branch Staff
- Building Services
- Collection Development
- Extension Services
- I.T. Department
- Public Gathering
- Technical Services
- Vertical Circulation



KCK PUBLIC LIBRARY - MAIN LIBRARY STATEMENT OF COSTS

Approach: The development of probable project costs at this early stage of project development is a back and forth coordination between the programming statement, the concept development, and the cost estimating. Through this process, the team arrived at a reasonable range of costs for each concept.

Contingency and Escalation: Feasibility studies are often years ahead of actual construction cost and at the same time lack the design elements and construction details required for a true picture of final costs. Therefore, the construction estimating team utilize markups to cover economic escalation and unknown design/construction realities. The costs presented in this document include the following markup percentages.

- Escalation to mid-2022 7%
- Design and Construction Contingency 20%

Soft Costs: These costs represent the fees, expenses, testing, permits, moving, furnishings, and other costs required to complete the project, but not part of the actual construction work. At this early stage of project development Soft Costs are estimated as a percentage of the construction cost (which is often referred to as "Hard Costs"). For this exercise, Soft Costs are projected as a range from 20% to 25%* since at this early stage there are still many unknowns.

**Note: There are some costs that simply cannot be anticipated at this time and therefore are not included in the range of Soft Costs. Such costs would include, property acquisition, relocation, temporary facilities, and other costs beyond the scope of this feasibility study.*

Concept 1 (Renovation)	LOW	HIGH
Hard Cost	\$17,000,000	\$19,000,000
Soft Cost	\$3,400,000	\$4,750,000
Total Project Cost	\$20,400,000	\$23,750,000
Concept 2 (Addition & Renovation)		
Hard Cost	\$34,500,000	\$37,000,000
Soft Cost	\$6,900,000	\$9,250,000
Total Project Cost	\$41,400,000	\$46,250,000
Concept 3 (New Construction)		
Hard Cost	\$42,500,000	\$52,500,000
Soft Cost	\$8,500,000	\$13,125,000
Total Project Cost	\$51,000,000	\$65,625,000



5.2 TRADITIONAL FUNDING OPTIONS

Any new construction project requires a comprehensive funding strategy. A new library facility of the magnitude proposed in this report for KCKPL would typically consist of a combination of two or more funding methods. Specific or smaller scope portions of the total project budget (for furniture, equipment or outdoor park spaces, for example) can easily be funded as smaller, individual projects with their own funding sources.

The traditional funding strategies listed below are typical for construction of a new, stand-alone library building. Some of these options would require approval from the Unified Government (UG) to implement:

- Request increase in the Mill Levy on all tangible property in the municipality for a period not to exceed 10 years;
- Request Municipal Bonds;
- Using KCKPL or Municipal moneys from a general operating fund or another appropriate budgeted fund;
- Using KCKPL or Municipal moneys received from the sale of public building(s) and sites;
- Receiving state or federal funds;
- Receiving grant funds; or
- Capital Campaigns

MUNICIPAL BONDS AND MILL LEVY

The most common capital funding sources for library construction are the Mill Levy and Municipal Bonds. The Library Board may request the municipality's governing body (UG) to increase the Mill Levy or to issue Obligation Bonds to provide funds for construction of a new public library facility. A one mill tax levy would equal \$1 of tax for every \$1,000 of assessed value of a property. An obligation bond is a type of municipal bond that can secure a mortgage on property or another physical asset, and are backed by the general revenue of the issuing municipality. Campaign consultants, like EveryLibrary (who works at no charge to the libraries they serve), should be hired to work with library staff to actively engage citizens groups and voters to pass any proposed library measure to increase the mill levy.

EXISTING FUNDS OR ASSETS

Another portion of capital funding typically comes from existing sources. It could be land portions, buildings or funds that the Library (KCKPL) or the Municipality (UG) already possess that could be made available for use toward the funding a new library project.

STATE OR FEDERAL FUNDS

It is a myth that the federal government funds U.S. public libraries. Federal dollars make up the smallest portion of library funding. State funding is a significant source for many libraries, but the primary funding for libraries typically comes from local sources. The State of Kansas currently provides minimal grants or funding for capital campaigns, except for the Central Block Development Grant (CBDG) program; but Kansas City, Kansas is too large of a municipality to meet CBDG eligibility requirements. Smaller grants for operations costs or maybe small, designated project portions are a possibility from the state or federal government, but no significant funds should be expected from these sources.

GRANT FUNDS

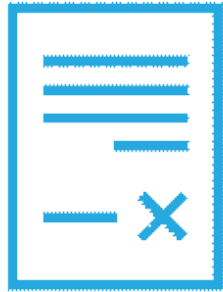
Private and corporate foundations have become primary funding sources for public library grants. Identifying potential sources to contact about grants for new library construction portions should start at the local level where the competition is less and the chance of success is greater. The Foundation Center and ALA's Big Book of Library Grant Money are both good places to find more regional and national sources with mission statements and histories that line up with your library's need for capital funding. Some of these entities have also been known to make low-interest loans to non-profit entities for construction and operations/maintenance costs. Listed below are a few examples of applicable sources:



LOCAL FOUNDATIONS	NATIONAL FOUNDATIONS
Greater KC Community Foundation – KCMO	Bill & Melinda Gates Foundation – Seattle, WA
Hall Family Foundation – KCMO	The PNC Foundation – Pittsburg, PA
Capitol Federal Foundation – Topeka, KS	Walter S. and Evan C. Jones Trust – Dallas, TX
Redbud Foundation – Topeka, KS	
Ewing Marion Kauffman Foundation – KCMO	
Sunderland Foundation – Overland Park, KS	
William T. Kemper Foundation – KCMO	

CAPITAL CAMPAIGNS

Capital campaigns are carefully planned, limited-time efforts capable of raising a significantly large amount of money for construction projects. Hiring a campaign consultant firm to guide you through the entire process is a worthwhile investment. Their range of services should include private, individual solicitation of major donors and the more public solicitation to the general public marked by events, mailings and social media. The number of successful corporations located in Wyandotte County should provide a good starting place for potential donors and sponsorship.



5.3 ALTERNATIVE FUNDING/CONSTRUCTION OPTIONS

Opportunities for partnership in the funding and the physical configuration of a new library exist. KCKPL may not be able to serve as landlord to other users, but it could be a tenant and it could share its site with another building. These options are not without risk, but combining a new library building with another public facility or lease/ retail space could provide future expansion capabilities and assist with the costs of a new building project. The financial, legal and administrative feasibility of these options would need to be explored or evaluated and some of these options would require approval from the Unified Government (UG) to implement:

LIBRARY AS TENANT

KCKPL sells land to a developer who builds the new library, and:

- Option 1 - KCKPL leases finished building for 25 years, at which time it is gifted to the library:
- Private entity saves 20% on construction costs using negotiated bids compared to public bidding process.
 - Private ownership allows income tax advantages not applicable to a public owner.
- Option 2 - KCKPL buys finished building:
- Private entity saves 20% on construction costs using negotiated bids compared to public bidding process.
 - KCKPL could use municipal bonds to acquire the completed building.

LIBRARY AS NEIGHBOR

A portion of KCKPL land is used by a developer for a mixed-use building adjacent to the library, and:

- Option 1 - KCKPL sells land portion to developer:
- KCKPL uses land sale funds to build portion of new library
 - UG grants developer a Tax Incremental Finance District for mixed use in exchange for contributions to KCKPL operating costs.
- Option 2 - KCKPL contributes land portion as equity in public-private partnership to develop the land:
- Mixed-use building generates revenue that reduces Library's occupancy costs.

6.1 CONCLUSIONS/RECOMMENDATIONS

After these past several months of analysis, research, and study, we believe there are several key takeaways for the Library and the Kansas City, Kansas downtown community that benefits most for the presence of this Main Branch library and Administrative office.

RELEVANCE: The Main Branch Library in Downtown Kansas City, Kansas will continue to be a valuable asset to community demographics projected for the foreseeable future

AGE: The existing 50-year-old facility has numerous systems at the end of their useful life or very near the end of useful life

COVID-19: Our world today is very different from our world just six months ago, new trends in social distancing, on-line teaching, and ventilating buildings

LIMITATIONS: The first two concept rely heavily on the framework of the existing building and therefore are also constrained by the physical limitations of this building

FULFILLMENT OF MISSION: The need for more flexible programmable event space was made clear through our analysis, programming, and concept study tasks

DISRUPTION: All the concept scenarios studied and presented would significantly disrupt Branch and Administration services as temporary relocation would incur significant costs above and beyond the cost of construction.

Recommendations

Of the three concept approaches presented, only the new construction approach will create a library for the present that meets the critical objective of providing the Main Branch operations on a single floor and also fulfill the growth needs into the future. However, even this approach when executed within the limitations of the existing downtown property will necessitate additional cost and disruption to temporarily relocate services and staff during construction. In addition, the new build option on the existing site does not provide space for outdoor events.

THEREFORE

It is our recommendation that the Library pursue construction of a new downtown facility and give consideration to a fourth option, which is to acquire adjacent land to the east of the current Library and pursue the new build concept on that site. This approach will allow the Main Branch and Administration to remain operational without disruption through construction. Once the Library moves into new quarters the original site will be available to fulfill the programmed objective of creating a variety of outdoor event spaces supporting the Library and downtown community including an expanded rose garden.

The cost of new construction on an adjacent site would be comparable to that of Option 3 and the cost of land, while unknown, is partially or fully offset by eliminating the need for temporary space for the Main Branch and Administration and the cost of relocating operations twice.

