



Mid-Continent Library - Woodneath Campus Campus Master Plan

September 21, 2012



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Acknowledgements

It is with great thanks that we present the new Master Plan for the Woodneath Branch of the Mid-Continent Public Library. The hard work of the Board of Directors, the Administration, the Library Staff, City and County Representatives, and additional Community Members have made this plan better than it would have been otherwise. We hope their hard work and dedication to make Woodneath an incubator of learning and knowledge is reflected in the Plan.

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Section 1.0

Introduction & Purpose



Woodneath Homestead Birds Eye

A bird's eye view of the Woodneath property circa pre November 2011

1.1 - Introduction

This document represents the culmination of an inclusive collaboration process between the Board of Directors, Administration, Library Staff, Representatives from KCMO, Representatives from Clay County, MARC, and additional Community Members for developing a new Community Master Plan for the Woodneath Branch of the Mid-Continent Public Library. This Document will define the Purpose of the Plan (Section 1), The History of the Site (Section 2), The Inventory and Site Analysis of the Campus (Section 3), The Master Plan Stakeholder Process (Section 4), The Master

Plan (Section 5), The Implementation Plan (Section 6) and, finally, large scale maps of the plan (Section 7).

1.2 - Mid-Continent Public Library Mission

Mid Continent Public Library serves one of the largest political subdivisions in Missouri, with over 750,000 people. The library lends over 9 million print and digital items each year, including books, eBooks, audiobooks, DVDs and CDs. MCPL provides access through 30 physical branches, 4-co-located branches, and a virtual library. It also provides access to more online content than every other public library in Missouri combined. MCPL is dedicated to serving its customers and providing a stimulating environment for learning as stated in their Mission Statement:

Mission Statement:

MCPL will provide exceptional customer service and expanding access to materials, programs and technology including a World Class Genealogy and Family History Library.

We will accomplish our mission by:

-Providing opportunities for life-long learning and exploration in comfortable, stimulating, safe and convenient settings.

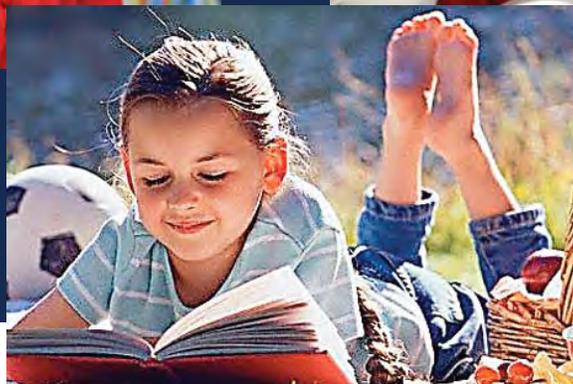
-Ensuring the highest quality customer service staff to meet the wants and needs of diverse populations.

-Ensuring the long term financial sustainability of the library.

1.3 - Purpose

In keeping with their mission, MCPL is currently in the process of constructing a new library branch in the fast-growing Shoal Creek area of Kansas City. The site for the new library branch is located on a 32 acre parcel of land just west of Liberty, MO. The Liberty Branch has recently become the most frequented branch in the entire MCPL system. Anticipating this growth in the northland to continue, MCPL is constructing the new Woodneath branch that will be the most technologically advanced in the MCPL system.

The purpose of this plan is to chart a course for the next 20 years of site development at MCPL's Woodneath Branch. It will review, define and analyze site conditions, and propose a 20 year development plan for facilities, circulation, parking, open-space, historical/ cultural/ archeological importance, learning, teaching, and storytelling areas. It will also provide initial budgets, and phasing.



1.4 – Why Develop a Master Plan

So why develop a Master Plan? Any successful facility, campus, development or organization needs an articulated vision and a plan to implement that vision. A Master Plan is that guide. Because of the financial impact of the ongoing costs of facilities and maintenance, the continuing acceleration of capital costs for new facilities and the difficulty of successfully operating any venture in fast-paced, complicated and difficult times, a well defined plan with measurable outcomes is required for success.

This Plan is the road map for the future development of the property based on a stakeholder driven Master Plan process. More importantly it is a tool that can be constantly referenced to help inform, guide and direct the decision making process as implementation of the Plan moves forward.

It is also important to understand the ‘lens’ through which the Master Plan should be viewed. The Master Plan is a high-level strategic document that focuses on the general idea, and not the detail. For example, we may know that because of views, proximity, shade, and access, a spot along the trail system would be great for a stopping point. We don’t know what the design elements of that stopping point are (benches, picnic table, council ring, paving, lighting, etc), but we know we have an area that elements will go into that supports the overall goals of the project. ‘Filling in the blanks’ will come later during the normal design development phases, as will fine tuning of costs. This high level approach allows us to not be focused on detail yet and focus on the making sure the bigger picture is correct first.

1.5 – Master Plan Objectives

The objectives of the Master Plan will provide the following: a set of general layouts, improvements and renovations that supports MCPL’s mission; guidance for accomplishing the mission through sustainable practices; a structured methodology for establishing projects to improve the visual imagery of the campus; and an idea for the phasing of those improvements.

1.6 – Maintaining the Library Master Plan

Since the Master Plan is a “living document,” keeping it up-to-date and accurate will ensure its continued usefulness. Therefore, it will become necessary to revise it as mission, budget, standards and other conditions generate new planning and design requirements in response to program changes and facility needs. Variations of this plan can and will likely happen. It is intended to help define the general direction of the campus along with logical steps to develop. It is not intended to be the end of the planning and design on the campus, but rather the beginning.

1.7 – Audience

This Master Plan Document is to be used by all individuals involved in short and long term decision making of design, construction and maintenance of facilities. The primary users include the following:

- MCPL Director
- MCPL Board
- MCPL Staff and Volunteers
- MCPL Facility Maintenance Personnel

The ultimate success of the Master Plan is dependent upon the commitment of these individuals working as a team to implement the vision laid out in this document.

1.8 – Naming Conventions in this Document

Over the course of its existence, the property has been owned by multiple residents and referred to by many different names: Elbridge Arnold Homestead, Edwin Crouch Residence, Crouch Dairy Farm, Woodneath, and now Mid-Continent Public Library – Woodneath Campus. In this document, these names are used interchangeably and all refer to the same property. It is important to note that the new name for the property and its function is the Mid-Continent Public Library – Woodneath Branch.



Audience

The design team conversing with a group of stakeholders at a meeting in August, 2012

Section 2.0

Woodneath History



Historic Woodneath

A photo of the historic residence circa 1976 while it was owned by the Crouch Family

2.1 –Woodneath History

“Woodneath” has had a varied past over its 150 plus years of existence. The original residence was constructed in 1855-56 as a two-story, five bay, L-shaped building and was the home for farmer and landowner Elbridge Arnold. The residence is one of the oldest antebellum structures in Kansas City and remains an important surviving example of a brick, Greek Revival style farmhouse. During construction of the house, Mr. Arnold passed away and his widow Finetta Ann Arnold

was left to finish the home, with the help of some local carpenters and slave labor. The home has always been used as a residence, except during the Civil War, when the west second story bedroom was utilized as school room by Arnold’s eldest daughter, Sara M. Arnold. The term “Woodneath” is thought to come from the setting of the of the residence and outbuilding in the wooded area surrounding the property and named by Owner Presley Moore (1870-1900). Over the years, the farm has produced hemp, corn and

hay, and manufactured brick from rich clay deposits. During the period between 1937-1953, the owner (Edwin Crouch) used the property as a Dairy Farm. In the recent past the land has been sharecropped, and just within the last couple of years the Crouch family had sold the land to Mid-Continent Public Library.

2.2 – Present-Use

Today, the campus is known as the Mid-Continent Library - Woodneath Branch. It will be one of the most technologically advanced public libraries in the region and be a gem for the community for many years to come.

Woodneath

Additional Photographs from the property in 1976.



Section 3.0

Site Inventory & Analysis



Site Inventory and Analysis - Inventory of Existing Conditions

3.1 - Site Inventory

Before any design work was conducted, the OHH/Sapp Design Associates Team of planners, architects, and landscape architects researched the history of Woodneath and conducted numerous site visits. OHH gathered existing surveys, utility information, newspaper articles and photographs. In order to gain a better understanding of Woodneath's past and current conditions, a detailed site inventory was conducted. The following is a written summary of the architectural, archeological, cultural, social and natural systems inventory.

3.1.1 - Current Location and Property

The Mid-Continent Public Library Woodneath Branch is comprised of just under 32 acres of land in the northland. It is located about 15 miles

northeast of downtown Kansas City and just west of Liberty. Even though it is within the city limits and surrounded by development, it still retains open space characteristics of a rural development. Of the 32 acres of land, approximately 20% of it is built upon and developed as the original house, new library, and associated parking. The rest of the landscape remains as rolling open fields and an ephemeral stream corridor that physically and visually divides the site into an east and west half. MCPL Woodneath Branch's legal description T51N, R 33W, Sec. 2, SW ½ and the mailing address is:

8900 N.E. Flintlock Road
 Kansas City, MO 64157

Though once much larger, Woodneath is now bounded by single family residential homes on the east and west, apartment housing to the south, and Shoal Creek Elementary school to the north. Most of the surrounding land was once part of the original 160 acre Arnold, Elbridge (Woodneath) Homestead and was previously used for agricultural purposes.

3.1.2 - Background and Landmark Status

As stated previously, the original residence was constructed in 1855-56 as a two-story, five bay, L-shaped building and was the home for farmer and landowner Elbridge Arnold. Because of its age, architectural style, and history, the home as well as the associated land is important.

In February of 1977, the Kansas City Landmarks Commission declared the Arnold, Elbridge Residence and 26.5 acres of the site to be of Landmark Status and included on the National Register. The property was selected to the National Register of Historic Places as an example of the themes of "Agriculture, Architecture, Exploration and Settlement, and Society." Landmark status includes both the original residence as well as the surrounding landscape.

3.1.3 Building Use and Current Conditions

There are currently 5 permanent buildings on site that have been built over the span of nearly 160 years as well as 1 permanent structure currently under construction. The historic Elbridge Arnold residence is the oldest of the structures and was completed in 1856. This is the

only property in the Northland that is on the city, county, state, and federal landmarks registers. The home is also considered to be an excellent example of a rural farmhouse built in the Greek Revival Style. It is a 2 and one-half story farmhouse with an uncoursed native limestone foundation and a coursed limestone water table extending along the ground story of the exterior. The walls consist of 18" thick hand-made bricks and the entrance surrounds, porch elements and frame addition are painted white. A two-story portico adorns the east façade and is composed of white columns and two pilasters supporting the hipped roof. There are 3, single stack, red brick chimneys located throughout the home. Over the years, many alterations to the home have taken place:

1. 1880 – Installation of door connecting front and rear upstairs
2. 1901- Installation of wood-burning furnace, brick cistern, and addition of south-facade porch
3. 1910- Addition of kitchen on the first floor and acetylene light system
4. 1917-1922 – Installation of kitchen cabinets
5. 1922- Removal of observatory
6. 1931- Installation of electricity
7. 1938 – Kitchen moved to present location
8. 1940 – Residence painted and reshingled, kitchen linoleum laid
9. 1940's – Basement floor converted from dirt to concrete
10. 1945 – Installation of two full bathrooms and water system
11. 1958 – Dining room replastered and new windows along south wall
12. 1964 – Two rooms west of the kitchen are added
13. 1965 – Two rooms west of the kitchen are removed and replaced with a porch and porte-cochere
14. Currently – Full renovation of the home to serve as support space for the public library addition. The will operate as a writing lab and self-publishing center, while the second floor will contain media labs.

Historic Elbridge Arnold Residence

Year Constructed:

1855-1856

Current Use 2012:
Currently being renovated to serve as a writing and media lab for the library addition



A public library is currently under construction on-site that will constitute a major addition to the Woodneath homestead. The library will balance historical interests and modern needs of its customers. The new library will be the most advanced in the MCPL system with new technology incorporated into the building and adjacent outdoor public space. The architects have been working closely with the Kansas City Landmarks Commission during the planning process in order to retain the character of the site and determine materials of the building. The new addition will be a one-story spanning addition that will provide meeting rooms, a young adult and children's area, a computer lab, and main collection area. MCPL intends for the building to meet LEED specifications.

MCPC Woodneath Branch Library

Construction Start Date:
November 28, 2011

Year Constructed:
Still Under Construction



There had been two single story cottages located southwest of the residence. One of the cottages has been torn down or had fallen down at some point in the past and only the foundation remains. The wood frame cottages were constructed in the early 1940's. The remaining cottage is overgrown with shrubs and looks to have substantial roof damage.

Single Story Cottages

Year Constructed: 1940-9142
Current Use 2012: Vacant



A wood frame, white painted outbuilding, once used to house bulls is located just west of the stream corridor and is currently in poor shape. The structure is leaning to the east and a portion of the roof has failed.

Immediately surrounding the structure is a barbed wire fence. A stormwater drainage area is situated just to the south of the structure.

Bull Barn

Year Constructed:
Unknown
Current Use 2012:
Vacant



A 4-bay stable structure/machine shed is located immediately west of the barn. The wood structure is painted white and has a corrugated steel roof. A large, broken concrete pad is located along the south side of the structure.

4-Bay Stable Structure (Machine Shed)

Year Constructed: Unknown
Current Use 2012: Vacant



A large 2 story barn with lofted storage space sits just east of the stables. The barn is currently overgrown and camouflaged by adjacent trees and vine growth. The structure is structurally unsound with the roof failing and holes in the floor. Bottom story entrance is from the east side, while second story access is gained from the west. The original barn (located just west of the home) was constructed in 1875 and was torn down at some point in the past.

Wood Frame Barn

Year Constructed:
Unknown
Current Use 2012:
Vacant



Directly north of the stables and barn is an approximately 60' tall vitrified red brick silo. The silo has a concrete base and is missing a roof. The silo is currently surrounded by thick trees and vegetation. It looks to be structurally stable, but it is recommended that a professional performs an structural assessment of the structure.

Silo



Year Constructed:

1920's

Current Use 2012:

Unused

Additional Historic Structures

There are at least three additional structures that were once located on site and have been previously removed. Just north of the residence was a chicken house, ice house, and the original barn location. The chicken house was torn down with permission from the Landmarks Commission during construction of the library. The foundation of the ice house is still intact. The library has been working with an archeologist to determine if there are any other cultural areas/artifacts such as cemeteries on site. At this point in time, the archeologist has only found evidence of typical homestead operations. He has identified a location southwest of the residence where clay was removed for brick production as well as an area just south of the residence where the firing of bricks likely occurred.

3.1.4 - Existing On-Site Land Use

There have been no farming activities on the property since the land was sold to Mid-Continent Public Library a few years ago and planning and construction had started on the new library. Initially the homestead was a working farm that produced hemp, corn, hay, and manufactured brick. In the 1970's the homestead was used as a dairy farm, and in recent years had been share cropped. The new library addition and associated parking will be located on the east side of the creek adjacent to the historic residence. Native vegetation restoration areas are planned to buffer the parking lot and along the southern side of the home. Numerous stormwater BMPs are positioned on the eastern side of the creek to slow, capture, and cleanse stormwater.

The west side of the stream corridor is traditionally where the operational farming occurred. This is where the silo, barn and stables are located. Currently, there is no defined land use for this side of the property and it remains as open semi-wooded fields.

3.1.5 - Landmark Status

As stated previously, Woodneath Homestead is the only property in the Northland that is on the city, county, state, and federal landmarks registers. The landmark status not only pertains to the residence structure, but to the landscape itself. Just over 26 ½ acres of the 30-32 acre site is considered "landmark." Because of its status, any changes/improvements to the landscape must follow the City's Historic Preservation Code, which is based off of the Secretary of the Interior's Standards for Rehabilitation.

Standards that effect the landscape include

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken

Future work on-site must be coordinated with the landmarks commission.



SITE INVENTORY

- LEGEND**
- DESIRABLE VIEW CORRIDORS TO BE MAINTAINED
 - HISTORIC STRUCTURES/SACRED FEATURES
 - EXISTING STRUCTURES
 - CURRENT VEHICULAR ENTRANCE
 - 100 YR. FLOOD PLAIN
 - EXISTING SIGNAGE
 - EXISTING TREE
 - PROPOSED TREE
 - OVERHEAD POWER
 - GAS LINE
 - SANITARY SEWER & WATER LINE
 - STORM SEWER
 - BARR WIRE FENCE
 - PEDESTRIAN BARRIER
 - NATIVE VEGETATION RESTORATION AREA
 - PHOTO LOCATION REFERENCE SHEET #
 - 0-5% SLOPES
 - 5-8% SLOPES
 - 8-15% SLOPES
 - 15-33% SLOPES

- BUILDING KEY**
1. ARNOLD, ELBRIDGE HOMESTEAD
 2. MID-CONTINENT LIBRARY ADDITION TO HISTORIC HOME
 3. SINGLE STORY COTTAGE
 4. COTTAGE FOUNDATION
 5. 4-BAY STABLE
 6. WOODFRAME BARN
 7. VITRIFIED BRICK SILO
 8. UNKNOWN STRUCTURE

OPPORTUNITIES AND CONSTRAINTS

- A. Site Entry - The existing site entry locations off of Flintlock Rd. and 90th St. present an opportunity to provide a desirable first impression with entry signage, strategic vegetation placement, or directed views.
- B. Stormwater BMP - A number of stormwater basins exist on site and provide an opportunity to educate library patrons on stormwater management.
- C. Stormwater BMP - A number of stormwater basins exist on site and provide an opportunity to educate library patrons on stormwater management.
- D. Possible removal for parking area/Plaza - The area could be used for an educational garden or vegetable production.
- E. Possible location for Outdoor Learning Gardens - The area directly behind the library overlooking the creek is a desirable location for an outdoor learning garden. This would also be a good location for an amphitheater by taking advantage of the change in grade and its close proximity to the library.

- G. Approximate locations of Existing Structures - An old ten house, ice house, and barn once stood at these locations. There is an opportunity to provide a marker within the library at these locations.
- H. Expensive to remove - The existing structures are historically important structures but are unsafe and would be extremely expensive to remove. These structures will probably have to be removed. There is an opportunity to provide a replacement structure/shelter at one or all of these locations, using reclaimed materials from the structures.
- I. Open Field - This area is currently in poor condition and should be removed or replanted.
- J. Open Field - This area is currently in poor condition and should be removed or replanted.
- K. Creek - The creek poses a challenge because it is physically separates the site into an east and west side. The existing creek crossing should be enhanced to provide crossing times of high water flow. There is an opportunity to strategically firm some vegetation and direct flow to and from the area of the library.

- L. Adjacent Top - The adjacent hill to the west of the property presents an opportunity to provide a pedestrian entry point to the site. This also poses security challenges if the library is trying to limit access to the west half of the property.
- M. Existing Site - The existing vitrified red brick silo looks to be structurally sound. There may be an opportunity to cost effectively renovate the silo and transform it into a tower or overlook.
- N. Open Field - This area is currently in poor condition and should be removed or replanted.
- O. Pedestrian Access Point - Once the library construction is finished, pedestrians will potentially cut through at this point. There is a challenge to control access at this point or an opportunity to provide a pedestrian gateway/rail at this location.
- P. Stream Protection Zone - This area is currently in poor condition and should be removed or replanted. There is an opportunity to clear some of this thick vegetation and incorporate a narrow trail that cuts through this area.
- Q. Stream Protection Zone - This permanent structure can be constructed within the stream corridor. Only sidewalks, trail and nonpermanent structures are allowed.



ARCHITECTURAL INVENTORY



A. ARNOLD, EIBRIDGE HOMESTEAD
Year Constructed: 1835-1836
Current Use: Library meeting room
Condition: Fair

B. ARNOLD, EIBRIDGE HOMESTEAD
Year Constructed: 1835-1836
Current Use: Library meeting room
Condition: Fair

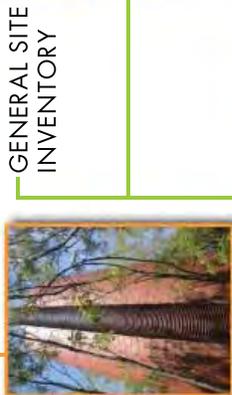
C. MID-CONTINENT LIBRARY WOODHEATH BRANCH
Year Constructed: 2012
Current Use: Future library
Condition: Fair

D. SINGLE STORY COTTAGE
Year Constructed: 1940-1942
Current Use: Vacant
Condition: Fair

E. BULL BARN
Year Constructed: Unknown
Current Use: Vacant
Condition: Fair

F. 4-BAY STABLE STRUCTURE/MACHINE SHED
Year Constructed: Unknown
Current Use: Vacant
Condition: Fair

G. WOODFRAME BARN
Year Constructed: Unknown
Current Use: Vacant
Condition: Fair



H. VITRIFIED BRICK SILO
Year Constructed: 1920's
Current Use: Unused
Condition: Fair



I. FRONT ENTRY
There are desirable views from the western edge of the property to an adjacent pond. There is also a trail that could possibly serve as a pedestrian entrance to the site.



J. PERIMETER FENCE
There is a wide trail/aislewalk that runs along the northern edge of the site and into the adjacent neighborhood. It is important to provide a pedestrian connection to this trail.



K. OLD GROWTH TREES
This is an example of the existing brick signage off 90th and Flinlock Rd. Currently there is no signage for the new library. Appropriate scale and materials should be taken into account with any future library signage.



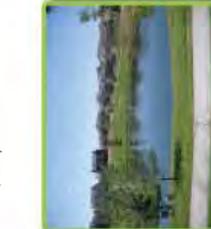
L. PASTORAL LANDSCAPE
This is an example of the existing brick signage off 90th and Flinlock Rd. Currently there is no signage for the new library. Appropriate scale and materials should be taken into account with any future library signage.



M. NEW ASPHALT PARKING LOT
This is an example of the existing brick signage off 90th and Flinlock Rd. Currently there is no signage for the new library. Appropriate scale and materials should be taken into account with any future library signage.



N. NATIVE VEG. RESTORATION
Numerous native vegetation restoration and stormwater BMP areas are planned to be constructed on site. The area above shows restorative vegetation area will be east of the library.



O. ADJACENT POND
There are desirable views from the western edge of the property to an adjacent pond. There is also a trail that could possibly serve as a pedestrian entrance to the site.



P. NEIGHBORHOOD TRAIL
There is a wide trail/aislewalk that runs along the northern edge of the site and into the adjacent neighborhood. It is important to provide a pedestrian connection to this trail.



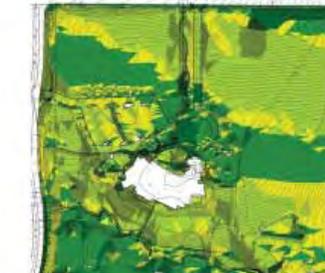
R. 90th STREET ENTRY SIGNAGE
This is an example of the existing brick signage off 90th and Flinlock Rd. Currently there is no signage for the new library. Appropriate scale and materials should be taken into account with any future library signage.



SHADE STUDY 6 AM



SHADE STUDY NOON



WAS/WOOD STUDY - NTS
This study shows the distribution of trees and shrubs on the site. The majority of trees are located on the western side of the site and along the creek. The majority of trees are located on the western side of the site and along the creek. The majority of trees are located on the western side of the site and along the creek.

SOIL CHARACTERISTICS ANALYSIS - NTS
This study shows the distribution of soil types on the site. The majority of soil is Sharpsburg Loam, followed by Sneed-Rock and Bremer Loam. The majority of soil is Sharpsburg Loam, followed by Sneed-Rock and Bremer Loam.

SHADE STUDY - NTS
This study shows the distribution of shade on the site. The majority of shade is located on the western side of the site and along the creek. The majority of shade is located on the western side of the site and along the creek.

**SHADE STUDY CONDUCTED ON SUMMER SOLSTICE DATE

3.1.6 - Circulation

Regional access from Kansas City to the site occurs from I-35 to Highway 152 to Flintlock Road. Once in close proximity, vehicular access into the site occurs off of NE Flintlock Road or from NE 90th Street. Historically, the site was accessed from a narrow drive that headed west from a mid-block access road off of Flintlock between NE 90th and NE 88th. This entrance is being maintained and enhanced to provide a front door entry to the library and renovated residence. The additional entrance off of NE 90th St. provides access to the main parking area. Directly south of the residence is an additional drop-off area and smaller parking area. There is also an old concrete access road that spans from the smaller parking lot, west towards the stream corridor, then south towards the remaining cottage.

Pedestrian circulation on campus is limited to sidewalks immediately surrounding the new library and pedestrian connection to the sidewalks/trails that run along Flintlock Road and NE 90th St. Currently, there is only one stream crossing that connects the east and west sides of the creek. It is a vehicular grade low water crossing that connects the stables/barn, with the home. There is a winding trail around a small pond just west of the site, as well as a sidewalk within the apartment complex to the south that gets close to the property line at numerous locations.

3.1.7 - Existing Utility Information

Existing utility information serving Woodneath was conducted prior to the architectural planning and design of the library addition. Additional information was gathered from historical data, city records, and visual inspection.

- Electricity is currently supplied to the site via overhead power lines. The lines enter the property at the southeast corner of the site and run northwest to the Woodneath residence. At this point, the line splits and one line heads southwest towards the remaining cottage, while the other crosses the stream corridor and heads towards the barn. All electric lines on the property are in the process of being buried with the new library construction.
- A natural gas line runs parallel on the north side of the Flintlock Rd. entrance towards the round-a-bout. At that point, it cuts across the main parking lot towards the library service area on the north end of the building. The gas lines will be shut off/abandoned during library construction. The future library and renovated home will be all electric.
- The main sanitary sewer line follows the stream corridor and runs north and south. There is a leg that T-s into the system from the adjacent neighborhood clubhouse/pool and from the library addition.
- Stormwater on site is predominately managed through a series of stormwater retention/detention basins. A storm sewer line runs from the stormwater bmp on the east side of the library south, connecting with another line from the bmp to the northeast of the entry round-a-bout. The line then runs southwest towards a larger retention area. Excess stormwater is directed to the ephemeral stream.
- Domestic water is provided from the main

that runs parallel to Flintlock Road. The service line runs from the north side of the library addition, across the main parking lot, then runs parallel to the entry drive before connecting to the main.

-There are a variety of different fencing types on site. An ornamental PVC fence runs along the perimeter of the property on the Flintlock Rd. side and along NE 90th Street. A barbed wire fence as well as thick vegetation defines the southern edge of the property line. There are additional barbed wire fences around the barn, stables, and farm outbuilding.

3.1.8 - Existing Vegetation

Most of the site is made up of rolling topography with tall grass savannah vegetation mixed with deciduous woods along the stream corridor, northwest and southwest edges. There are a few large specimen trees that provide focal points from different areas on site. There is a large bur oak atop the ridge running along Flintlock Road that is visible from most places on-site. The majority of trees on campus are large overstory trees that are approximately 80-100 years old. Unfortunately, some of the trees near the residence were unable to be saved during library construction and were recently harvested. A local carpenter is using the wood to produce wooden furniture. Most of the remaining trees are varieties of oak, walnut, hickory, coffee tree and hackberry. The proposed landscape plan for the library incorporates plantings that are appropriate with its landmark status. The plan calls for maples, birches, walnuts, tulip trees, sycamores and oaks as well as cedars and dogwoods to be planted along the perimeter and within the parking areas.

3.1.9 - Existing Wildlife

During a site visit in late July, multiple different types of wildlife were observed on-site that would be considered common to the area. During the site visit, the grass was about 3-3 ½ feet tall and hadn't been mowed in a while. In that tall grass were a number of grass hoppers, honeybees and butterflies. In the shorter grass areas around the barn there were a number of lizards present. There were also many unidentified small birds flying around, as well as a hawk and a large barn owl. Though not seen that day, it is estimated that there are approximately 10 deer that live on site (including 2 bucks).

3.1.10 - Microclimates

Microclimates are localized zones where the climate differs slightly or significantly from the surrounding area. Microclimates can be as small as a couple of feet, like the north side of a building, or as large as a couple of square miles, like the heat island effect in an urban area. One way to easily identify microclimates is by documenting and analyzing shade patterns. This can easily be done by examining slope aspect, mass/void diagrams, by utilizing more complex 3-D modeling software.

Cooler microclimates are located below trees and on the north and northeast sides of buildings. Seating areas should be positioned in these areas to take advantage of the cooler ambient temperatures. Conversely, areas exposed to southwest sun, like the southwest side of the library are not desirable locations for seating. Shade structures or overstory trees should be planted to provide shade in these areas and to promote habitable conditions. In the winter, the northeast sides of buildings receive limited sun and are susceptible to ice accumulation. Special attention should be paid to these areas in the winter to limit icy conditions.

Plant material is also affected by microclimates. Drought tolerant species should be planted on the southwest sides of buildings because they must tolerate the warmer temperatures and radiated heat from the buildings. Conversely, plants on the north side of buildings are exposed to desiccating winds and should be tolerant of cool winter winds.

Mass/Void and Existing Vegetation Study

Used to quickly visualize vegetation massing and cover as well as structure locations



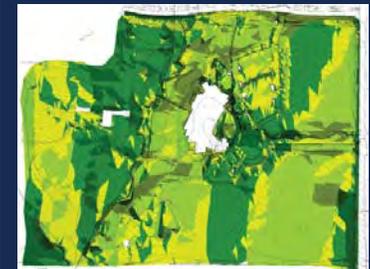
Slope Analysis

Used to map areas of steep grade change that may create limitations for accessibility and construction



Solar Aspect Study

Used to map microclimate conditions based on solar aspect characteristics



3.1.11 - Soil Mapping

According to the NRCS Web Soil Survey, there are 5 distinct soil types that are found on the 32 acre site. Soil types are differentiated by physical, chemical, and biological characteristics such as texture, structure, density, PH and organic matter. Most of the soils on site consist of Sharpsburg Loam 2-5% and Nodaway Loam 0-2%. The Sharpsburg Loam is predominately located in uplands and hillsides while the Nodaway Loam is located along the waterways and throughout the floodplain.

According to NRCS, the Sharpsburg loam is somewhat limited for construction of structures with basements due to its high shrink swell properties, and the Nodaway soils are very limited due to susceptibility to flooding. All soil types are very limited for road and street construction because of low strength, frost action, depth to saturation zone, or high shrink swell. Before any additional construction occurs on site, it is recommended that a detailed soil report is prepared and that soil preparation recommendations are followed.

3.1.12 - Slopes and Topography

Slopes throughout the property are consistent in its rolling nature. A berm runs north and south along Flintlock Road, south of the main entry. Recent grading in this area has opened up a portion, just north of the large bur oak, where people in vehicles can catch a glimpse of the library as they are driving by. Between Flintlock Rd. and the main parking area, a large bowl is present and directs water to a series of detention areas. Steep grades are positioned off the west side of the library and will pose challenges in meeting ADA access for walks and trails. There are also some steep grades along the stream corridor and wooded areas to the south.



Shade Study - 8am



Shade Study - Noon



Shade Study - 5pm

Shade Study - Used to assist in determining areas that may experience microclimate conditions

3.2 - Site Analysis

During the site inventory and analysis stage, the design team gained an intimate knowledge of Woodneath and its surrounding context. Through this process the team developed an analysis from existing conditions and drew conclusions regarding both physical and social opportunities and constraints.

Below are some of the overarching opportunities that were derived from this process:

1. The existing site entry locations off of Flintlock Rd. and NE 90th St. present an opportunity to provide a desirable first impression with entry signage, strategic vegetation placement, or directed views.
2. Proposed plant massings along the perimeter of the site pose a challenge in that they do not reflect the historic nature of the landscape. New solutions should be examined to relate to the historic landmark landscape.
3. A number of stormwater BMPs exist on site and provide an opportunity to educate library customers about stormwater run-off, rain gardens, native plants, and wildlife.
4. The east and northeast side of the library expansion provide afternoon shade and will create a nice microclimate for an outdoor reading garden or entry plaza.
5. The area directly west of the library, overlooking the creek, is a desirable location for an outdoor learning garden. This spot would also be a good location for an amphitheater that would take advantage of the existing grade change and its close proximity to the library.
6. An old hen house, ice house and the original barn once stood where the new library is being constructed. There is an opportunity to provide a marker or signage within the library to educate library customers of what was once located where they are standing/reading.
7. The existing cottage, barn and stables are historically important structures but are unsafe and would be extremely expensive to renovate. These structures will probably have to be removed in the near future. There is an opportunity to provide a replacement structure/shelter at one or all of these locations using reclaimed materials from the structures.
8. The existing concrete drive and low water bridge connecting the east and west sides of the property is in poor condition and should be removed or replaced.

Soil Characteristics Analysis

Used to visualize different soil types and determine limitations for the construction of roads and structures



9. There is a large relatively flat area of land on the west side that receives good sun exposure. This area could be used for an educational garden or for vegetable production if desired.

10. The ephemeral stream poses a challenge because it physically separates the site into an east and west side. The existing stream crossing should be enhanced to provide access during times of high water flow. There is an opportunity to strategically thin some vegetation and direct views to and from the rear of the library.

11. The adjacent trail to the west of the property presents an opportunity to provide a pedestrian entry point to the site. This also poses security challenges if the library is trying to limit access to the west half of the property.

12. The existing vitrified red brick silo looks to be structurally sound. There may be an opportunity to cost effectively renovate the silo and transform it into a tower or overlook.

13. With some minor grading adjustments, the open field to the south of the library and entry drive could potentially be used for overflow parking.

14. This same area is naturally graded for an outdoor amphitheater. This would also be a good location to incorporate some sort of outdoor performance or classroom space.

15. Once the library construction is completed, pedestrians will potentially cut through the woods from the apartment complex to the south. There is a challenge to control access at this point, or an opportunity to provide a pedestrian entrance/trail at this location.

16. The area north of the barn is full of thick vegetation and acts as a visual screen to the neighborhood pool to the northwest. There is an opportunity to clear some of this thick vegetation and incorporate a nature trail that cuts through this area.

17. Kansas City, Missouri has a stream protection zone that follows the stream corridor through the site. No permanent structures can be constructed within the stream corridor protection zones. Walks, trails, and non-permanent structures are allowed in this area.

Who is Woodneath?

(Who are the Stakeholders, Patrons, and People who have a vested interest in Woodneath?)

- Mid-Continent Public Library
- Historic Preservation
- MARC
- Library Patrons
- Library Trustee
- Clay County
- Library Board
- Platte County Parks and Rec.
- Parents
- Mothers/Fathers
- Jackson County
- School District
- Neighbors

What is Woodneath?

(What Defines Woodneath to You as a Stakeholder?)

- Farm
- Dairy
- Animals
- History
- Relic
- Unknown to the General Public
- Missing Identity
- Open Space
- Residence
- Small Farm Plots
- Library
- Writing Lab
- History
- Destination



What Do We Like?

(What is Great About the Site, the Context, the Existing Conditions of Woodneath?)

- Visibility*
- Access*
- Natural*
- Woods*
- Green Space*
- Story*
- History*
- Size of the Site*
- Large/Mature Trees*
- Used Resources On-Site*
- Undefined Open Space*
- Pastoral Qualities*
- Water*
- Crops*
- Rolling Terrain*
- Archeology*
- Residence Architecture – Stately Quality*
- White Perimeter Fence*
- Edge Definition*

What Don't We Like?

(What is Undesirable About the Site, the Context, and the Existing Conditions of Woodneath?)

- Concern with Similar or Competing Entities in Close Proximity (Keep Context in Mind)*
- Substantial Maintenance*
- Concern with Approach*
- Division of the Site by the Creek – Feeling of Two Separate Sites*
- Lack of Relationship Between the Two Sides of the Site*
- Distance and Access Between the Two Sides of the Site*
- Vacant for So Long*



What Would We Change?

(What Would we Change or Modify to Create a Refined Vision of Woodneath?)

- Connectivity and Pedestrian Access
- Connecting Both Sides of the Site
- Better Programmed Areas
- Dog Park
- Walking Trails
- Benches
- Story Telling
- Passive Recreation
- Ornamental Fence Around Entire Perimeter
- Natural Elements
- Open Up Views Into the Site from Fintlock Road
- Stay Away from “Gated Community” Feel
- Manage Access and Liability

What is Missing?

(What Doesn't the Site have that we Would Desire it to Have?)

- Useable Space
- Flexible Spaces/Non-Permanent Structures
- Security
- Barn Renovation or Material Re-Use
- Reinforcement of “Place”
- Community Space
 - Event
 - Meeting
 - Auditorium
 - Cultural Amenity
 - Area for 300 people to Meet
- Plaza Space
- Outdoor Classroom/Council Ring
- Logo for the Project
- Interaction with the Surrounding Neighborhood

and School

- Garden Space for the Neighbors
- Walking Trails
- Keep the Silo and Maybe Barn
- Growing Crops
- No-Retail
- Identity
- Tie Into Surrounding Walks/Trails
- Recognition of the Stream Corridor

Program Elements

(What are the Programmatic, Real Site Elements that are Missing from the Current Site?)

- Interpretive/Historic Relevance Areas
- Overflow Parking Area
- Pervious Pavement
- Entry Signage
- Preservation of Existing Structures
- Art Benches
- Mix of Space Sizes (Learning)
- Mix of Space Sizes (Private)
- Restrooms
- Whole Site Storytelling (Interpretive)
- Community Gardens
- Flower/Cutting Gardens
- Rain Gardens
- Open Space
- Trail System
- Fencing
- Landscape Buffers
- Useable – Multifunction Open Space Areas
- Incorporation of Stream Corridor

- Amphitheater
- Council Ring
- Fire Pit/Fireplace
- Shelters
- Water Feature
- Reuse of Existing Site Materials
- Portable Structures
- Donor Area
- Dedication Areas
- Plaza Areas (Outdoor, Hard Surface, Gathering)
- Bridge/Crossing
- Field/Grassland
- BMPs
- Preservation of Existing Trees
- Views to Historic Home
- Outdoor Classrooms
- Access From Apartments
- Access From Western neighborhood
- Feature Area for Brick Making Area
- Animal Education Areas
- Farming Education Area
- Scout/Camping Area
- Security
- Maintenance

4.3 - Programming

4.3.1 - Definition of Program

The program document is a written guide to the project requirements that becomes the road map for which the design team develops design concepts. The program defines the desired elements to be included in the development of the Master Plan.

4.3.2 - Programming Prioritization

On August 14th, a second stakeholder meeting was held in which the group had a chance to suggest any addition programming elements. At the beginning of the meeting, everyone present was invited to express their desired programming elements through a dot exercise. Everyone was given 5 green dots, 3 yellow dots, and 3 red. Participant then proceeded to place green dots next to program elements that they would definitely like to see at Woodneath, yellow dots next to elements that they may want to include, and red dots next to elements they definitely would not want to see included.

From this process, we were able to elicit a significant list of “Priority Program Elements” that would be used for direction in developing of the master plan concepts.

Priority Program Elements

- Auditorium
- Trail System
- Interpretive/Historic Relevance Areas
- Amphitheater
- Preservation of Existing Trees
- Art
- Open Space
- Field/Grassland
- Outdoor Classrooms
- Manageable Maintenance
- Interpretive Signage
- Benches

Program Elements Strongly Not Desired

- Community Gardens
- Firepit / Fireplace
- Site Access from Apartments to the South
- Site Access from the Neighborhood to the West
- Animal Education Areas
- Scout Camping Area

4.4 - Design Charrette

4.4.1 - Definition of a Charrette

The word charrette refers to a collaborative session in which a group of designers draft a solution to a design problem. A charrette is a method of organizing thoughts from designers and interested parties into a structured medium that is tied to creativity and the development of a myriad of design solutions scenarios. The purpose of the design charrette workshop is to take the results of the programming exercises and site analysis information and merge them into site-specific design concept layouts creating a logical and defensible plan.

4.4.2 - Charette Sessions

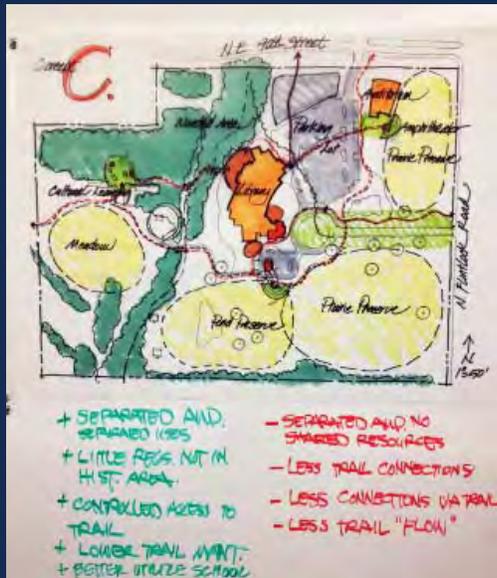
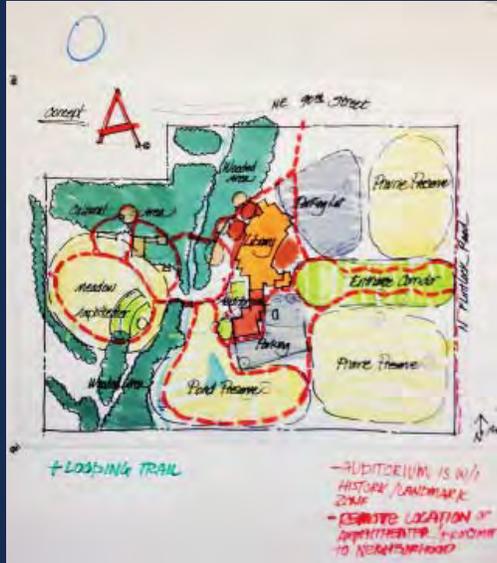
After the Programming Prioritization Exercise with the stakeholders on the morning of August 14, the design team then proceeded to absorb the information that was provided to them by the stakeholders input and transform that information into a series of initial concepts.

Initial Concepts Presented

At noon, the group reconvened and the 4 concepts that were created that morning were presented. Concepts A-C all included the addition of an auditorium and focused on the location of the auditorium. Concept D did not include the possibility for a future auditorium and instead centered on physical/visual connections and circulation.

After the concepts were presented, the group then had a discussion noting the advantages and disadvantages of each.

Visioning & Stakeholder Process



Initial Concepts

Group input from stakeholders and work by the design team, resulted in the production of 4 initial concepts. These concepts were presented at the noon charrette session.

Concept A

- +Like the looping trail
- Dislike the auditorium within the historic/ landmark designation
- Concern over the location of the amphitheater and proximity to adjacent neighborhood

Concept B

- +Like the looping trial
- +Better connection to historic clay pit
- +Like the auditorium location and associated breezeway
- +Less visual impact on the historic residence
- +Like the woods infill for space definition and dedication opportunities
- Dislike the auditorium within the historic/ landmark designation
- Less Parking Available

Concept C

- +Like the separation of the auditorium and separated uses
- +Less regulation for auditorium because it is not within the landmark district
- +Controlled access to trail
- +Lower trail maintenance
- +Better utilization of school parking for auditorium
- Dislike separated auditorium because of no shared resources
- Less trail connections
- Less trail “flow”

Concept D

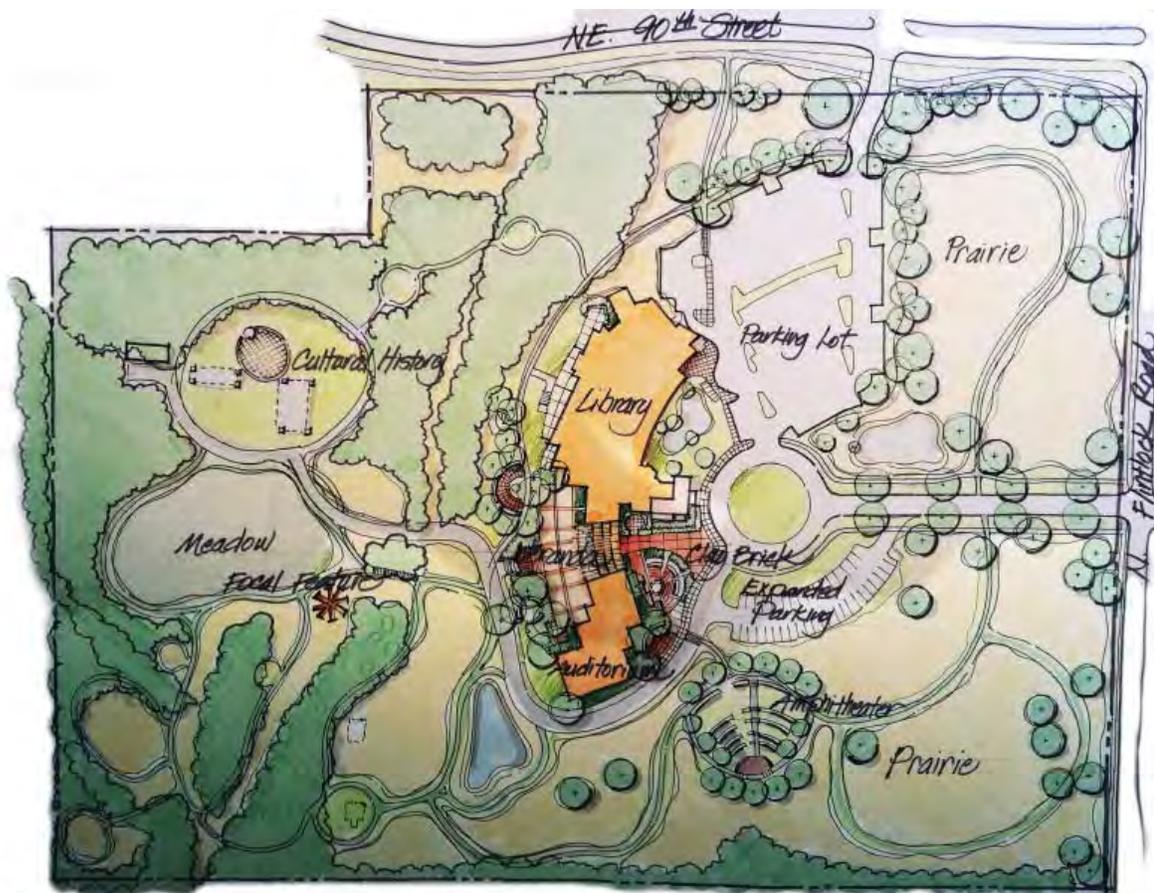
- +Like the looping trail system and cultural nodes
- Dislike trail connection to the neighborhood to the west

After the discussion, the group then proceeded to vote unanimously to further develop and revise Concept B. In general, there was group consensus that there would be a need for additional meeting/ auditorium space and that this should be located in close proximity to the library. This would allow sharing of parking needs, require less additional stalls, and minimize visual impact on the site. The group also liked the looping trail system that would allow for varying lengths. Additionally, they liked how the auditorium location would provide a plaza space between the two structures and provides a number of spaces that could be individually programmed.

4.5 - Preliminary Master Plan

Per the comments and direction gained from all previous sessions, the design team proceeded to develop a singular preliminary master plan. The master plan incorporated desired elements predominately from concept B, but also pieces from all concepts previously presented that day.

In addition to the refined site master plan, the design team also established supplementary sketches that communicated ideas for meadow features, pedestrian stream crossing, shelters, barn improvements, trail treatment and lighting, plaza space, possible art locations, and what the auditorium and associated breezeway would possibly look like. The master plan and supplemental imagery were presented during the evening meeting.





Charrette Revised Concept B Presentation - A presentation of the revised Concept B was given to a small group of stakeholders at the evening charrette session



Interior Lighted Loop Trail



Proposed Auditorium and Breezeway to the South of the Library



Elevation of the Library, Writing Lab, and Proposed Auditorium



Library Rear Plaza, Dining, and Art Space, Through Breezeway



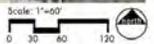
Shelter, Pedestrian Crossing, and Cultural Interpretation Site

Section 5.0 Master Plan

MASTER PLAN



- | | | | |
|---------------------------------|---|--|----------------------------------|
| 1. ELBRIDGE ARNOLD
HOMESTEAD | 8. MAIN PARKING | 16. LIBRARY OUTDOOR CLASSROOM | 24. HIGH WATER PEDESTRIAN BRIDGE |
| 2. MID-CONTINENT
LIBRARY | 9. AUDITORIUM/OVERFLOW PARKING | 17. SEATING AREA | 25. PAVED TRAIL |
| 3. FUTURE AUDITORIUM | 10. FORMAL GARDENS | 18. CULTURAL NODE | 26. MOWN TRAIL |
| 4. ENCLOSED BREEZEWAY | 11. OUTDOOR READING NOOK | 19. REMOVED STRUCTURES | 27. TREE INFILL |
| 5. MAINTENANCE FACILITY | 12. COUNCIL RING AND EDUCATIONAL
MARKERS | 20. NATIVE RESTORATION AREA | |
| 6. AMPHITHEATER | 13. GRAND STAIRCASE | 21. STORMWATER RETENTION/DETENTION
AREA | |
| 7. NEW SHELTER | 14. SMALL COUNCIL RING | 22. MEADOW | |
| | 15. MEDIUM COUNCIL RING | 23. ADA/MAINTENANCE ROAD | |



Final Master Plan

5.1 - Final Master Plan

After the Design Charrette, the design team took the preliminary master plan back to the office and verified the linework in AutoCAD. The computer aided drafting software was used as a tool to assist in developing more accurate quantities for hardscape and planting areas. After quantities were established, the team then worked to develop an opinion of probable cost. The opinion of probable cost divided into logical phasing segments including: auditorium addition, paved trail system, new parking configuration, native restoration areas, amphitheater, and cultural education areas.

5.2 –Design Objectives

The first impression of a community expresses the visual image established by its architectural character, arrangement of facilities, circulation patterns, historic character, and features in the landscape. Because of MCPL’s mission for learning, the design intent of the Master Plan is to create a feeling of “education campus” that allows for and promotes both indoor and outdoor learning. The Master Plan is organized around simple land use separation concepts that will help to create a campus core, clearly defined edges, and connectivity of the east and west properties.

The historic nature of the buildings on the Woodneath Library campus is appealing. This Master Plan builds on the existing framework that those buildings define and create better visual and physical connections across the property, as well as implied connections to the past. The plan reinforces pedestrian linkages and strategically placed open spaces.

5.3 – Campus Core

The campus is divided into two distinct activity areas; the Campus Core and Passive Learning Landscape. The campus core is comprised of highly programmed spaces that can accommodate a variety of activities. It consists of the library, historic residence, auditorium, amphitheater and the associated adjacent outdoor classrooms, and council rings. These areas are the most visible to the public and will be the most highly used by library customers. Therefore, the campus core will incorporate materials and detailing that reflect this importance. The area will have irrigation, mowed lawns, decorative hardscapes and finishes, and paved walks. These landscape areas will be an outdoor extension of the library learning environment.

5.4 - Passive Learning Landscape

Areas not included in the campus core are less frequented by library customers and incorporate landscape plantings with minimal maintenance, mown trails, and interpretive signage. These areas



Library Campus Core

are intended for educating patrons about the local wildlife, native vegetation, and history of the site/property. The passive learning landscape consists of large tracts of native restoration plantings. These plantings adorn the site and create a pastoral landscape that relates to the historic plantings that once occurred on the property and fits within the landmark status regulations. Once established, the native planting areas are low maintenance, do not require supplemental irrigation, and will assist in screening the parking areas in front of the library.

5.5 Parking

Parking throughout the library campus is provided in two distinct areas. The first is the primary parking lot for library, and holds room for approximately 150 vehicles. A smaller, secondary lot is shown just east of the auditorium. The second lot will serve the auditorium and act as overflow for the library during special events. There is also a possibility to team coordinate with Shoal Creek Elementary and use their parking facilities for any large anticipated event that is being held after hours.

5.6 - Circulation

The master plan utilizes the existing vehicular entry points off of Flintlock Rd. and NE 90th St. The main parking lot is also remaining unchanged, while the smaller, overflow parking has been reconfigured to better serve the new auditorium. The existing round-a-bout in front of the historic residence remains in the plan, but an additional service road has been incorporated into the plan to provide vehicular access to the west side of the stream corridor. This access road will be used by facilities and maintenance workers, as well as provide vehicular access for handicap customers wishing to access the cultural node and meadows on the west side of the stream.

Pedestrian circulation is accommodated through a mixture of paved trails/walks and mown trails. The paved trail portions are in the immediate vicinity of the library, adjacent structures, and associated outdoor classroom space. The paved trails also connect to the perimeter sidewalks along Flintlock Rd. and NE 90th St. The mown trails provide an opportunity to access some of the more remote portions of the property. These trails will be used by library patrons to observe wildlife, native vegetation and for such activities as geocaching (gps guided archeological hunts), or audio tours.

5.7 – Campus Edges

The Master Plan identifies a unified campus edge that consists of an ornamental wooden fence that surrounds the property in its entirety. This clearly defined campus edge establishes borders and allows both library customers and nearby residents to know exactly where the library property begins and ends. By having a clearly defined campus edge, the library will be able to better control access onto the property and limit liability. This campus edge is also enforced through the use of infill plantings along the western edge of the property. The thick vegetation with contrast the highly manicured residential park and pond to the west and discourage residents from entering the site through an uncontrolled entrance. This will also keep library customers from wandering onto adjacent neighborhood property and open space.

5.8 Master Plan Details

The Woodneath Master Plan illustration indicates numerous improvements. The following project descriptions are keyed into the LEGEND as shown on the Master Plan (refer to pg. 36)

1. Arnold Edbridge Homestead – The original home be renovated and serve as a writing lab and self-publishing center. The first floor will host information about writing and storytelling techniques. The second floor will have media labs where those authors can then turn their ideas into printed books, eBooks, or varieties of audio or visual stories.
2. Mid-Continent Library – The majority of library activities will occur in the new structure that is currently under construction. The library will contain numerous smaller meeting rooms, a young adult area, children’s area, computer lab, and a main collection.
3. Future Auditorium – During the programming phase, it was determined that an area to hold larger event/meeting space was required. The auditorium will be connected to the library’s main concourse by an enclosed breezeway. The auditorium will be large enough to accommodate groups of up to 200-300 people and will have independent restroom facilities included. The space will provide much needed large meeting space which is not currently available in the area.
4. Enclosed Breezeway – Connecting the library and auditorium is a breezeway structure that is provides access to both structures while protecting patrons from the elements of nature. On the west side of the breezeway, the structure transitions to a more permeable open-air trellis feature. The baffled overhead plane, provides semi-shaded transition space and acts as the “back porch” of the library. It is envisioned that bistro chairs and landscape furniture would be located here to provide an area for library staff/patrons to eat and hold discussion amongst small groups.
5. New Maintenance Facility – A maintenance facility has been incorporated into plan in the far northwest corner of the site. The maintenance facility will house equipment used to manage the grounds.
6. Amphitheater – Located southeast of the auditorium is a large outdoor amphitheater space. The amphitheater takes advantage of existing

- grades and provides a shaded setting nestled into the surrounding prairie. The amphitheater is programmed to hold approximately 150 people and is intended for large outdoor gatherings or events such as a book/poetry reading, guest speaker, or jazz on the green. The paved trail/walk surrounding the amphitheater provides ADA access to performance and seating areas.
7. Shelter – A new shelter located on the west side of the creek, terminates the view corridor from the library’s rear plaza and grand staircase. The shelter will provide a shaded location for afternoon lunches and will allow for a more secluded location for gathering and discussion.
 8. Main Parking – Located just east of the library is the existing main parking lot for the library. The parking lot holds approximately 150 stalls.



5.8.3 Future Amphitheater

An example of what the proposed amphitheater could look like.

9. Auditorium/Overflow Parking – Located just east of the auditorium is a smaller parking lot that will be used for overflow for the library, or during events at the auditorium or amphitheater. The parking lot will accommodate approximately 50 additional vehicles. If even more additional parking is required, there may be an opportunity to share parking during off hours with Shoal Creek Elementary.

10. Home Gardens – Surrounding the Historic Woodneath Home are manicured formal gardens. The formal gardens provide a landscape that backdrop that fits historically with the architecture and setting.

11. Outdoor Reading Nook – Situated between the library and the auditorium and within the formal garden landscape, sits a small reading plaza. The area can be used to quietly read a book or to wait for a ride. The surrounding landscape provides a sense of safety and seclusion, while still providing access to the main entry plaza.

12. Council Ring and Educational Markers – Situated along the east facing façade of the auditorium is a medium size outdoor meeting/ learning space. The council ring is intended to fit 10-15 people and is intended to be used for teaching and storytelling by library staff and customers. On the west side of the council ring space are a series a interpretive blade signs that educate library customers about the historical attributes of the Woodneath property and activities that occurred on this land. The council ring is located directly atop the location where it is believed that the firing of bricks occurred during the brick making process.

13. Grand Staircase – Terminating the view through the breezeway, and anchoring the west end of the “back porch” plaza space is a grand staircase. The staircase traverses the steep change in grade

at this location and provides pedestrian access from the outdoor library space to the looping trail system. This location also acts as a promontory and provides a visual connection to the west side of the property.

14. Small Council Ring – Cut into the hillside, just south of the staircase, is another council ring that is intended to accommodate smaller groups of



5.7 Campus Edge

An example of what the ornamental fence surrounding the perimeter of the property.



Secondary Spatial Definition

An example of a dry stack wall, similar to the one surrounding the rear of the home in the 1970's.

8-12 people. This council ring provides a shaded location for small groups to gather for discussion, tell stories, or for education.

15. Medium Council Ring – This council ring is intended for medium sized groups, and provides an area to promote young adult interaction, discussion, and storytelling. It is intended to be an outdoor extension of the young adult's interior library space close by.

16. Library Outdoor Classroom – The plaza space located just west of the library is intended to be used for outdoor leaning/classroom space for children and connects to the interior children's area of the library.

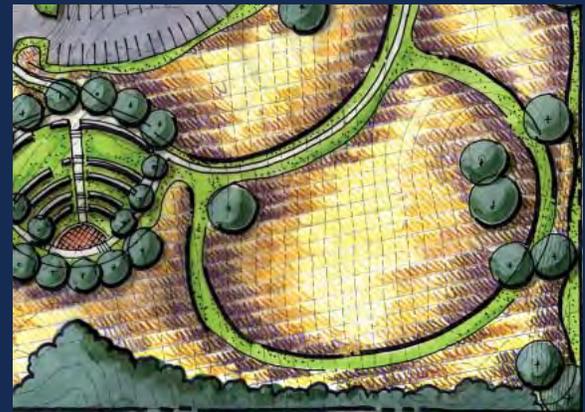
17. Seating area - Located periodically along the trail are numerous seating areas that provide shaded and secluded spots for individual reading, reflection, or contemplation.

18. Cultural Node – A cultural node/plaza is situated on the northwest corner of the site and takes advantage of some of the additional remaining historic structures. The barn and stable structures have been removed, and replaced with cost effective open air framed structures. Customers will be able to walk through these open air structures and be able to visualize the scale of the barn and imagine what the activities that occurred here a hundred years ago. The silo structure will remain and act as a vertical focal point for the space. Directly adjacent to the silo, an outdoor plaza space will be used for medium size groups for storytelling, or staging of activities on the west side of the creek.

19. Removed Structures – Numerous structures on-site have been determined to be structurally unsound and pose as a liability for the MCPL. The plan shows the removal of the cottage along the far south end of the property, and the farm outbuilding just southeast of the barn. The foundations of these buildings could remain,

and become points of interest along the trail. Interpretive signage could be implemented, that would provide further information about the structures. This is also an opportunity for more technologically advanced features. The cost effective sign could simply be a QR code that is scanned by a phone that directs the user to a special section of the library website. The website could have historical information about the property, early settlers to the region, and recommended readings.

20. Native Restoration Area – Throughout the property are large swaths of low maintenance, native restoration plantings. These plantings will provide a pastoral, prairie setting landscape for the library, home, and auditorium. They will also help to screen and minimize the visual impact of the parking lots when viewing the library from Flintlock Road.



5.8.20 Native Restoration Area

Native restoration areas throughout the site offer low maintenance planting options and create a pastoral landscape.

21. Stormwater Retention/Detention Area – Located throughout the east and west sides of the property are a series of stormwater bmps that will help to slow, capture, and clean particulates from stormwater and promote ground water recharge. These areas provide excellent opportunities to educate patrons about the different type of stormwater best management practices, green design, and how these are beneficial to the environment.

22. Meadow – The meadow on the west side of the property consists of a low maintenance buffalo grass. The meadow takes advantage of the relatively flat, open area on the west side and provides an area for passive open space recreation. The area also provides directed views back towards the library, the cultural node to the north, pedestrian bridge, and shelter to the southeast.

23. ADA/Maintenance Road – A paved maintenance road has been provided that extends from the auditorium parking, across the creek, to the maintenance facility. The road will allow equipment and vehicles access both sides of the property. People with disabilities will be able to drive their vehicle along the access road to the west cultural node for access during events.

24. High Water Pedestrian Bridge – A new pedestrian bridge, just south of the access road, will provide customers access to and from the west side of the property even during high water events.

25. Paved Trail – Immediately surrounding the library and extending out into the landscape on the east side of the property is a paved, looping, interpretive trail. The trail provides ADA access through the native restoration areas with periodic interpretive signage that educates patrons about local wildlife, native vegetation, and history of the site. The trail provides paved connections from the library to the amphitheater, and adjacent sidewalks

on Flintlock Road and NE 90th St.

26. Mown Trail – A low maintenance, mown trail system loops the rest of the property and provides access to less traveled areas of the site. Here, customers will have the ability to experience the different ecosystems, wildlife, and vegetation that exists on-site.

27. Tree Infill – The area along the west edge of the property has been planted with numerous trees. This thick vegetation defines the meadow open space and also reestablishes the library's property on the west edge. The tree infill also provides an opportunity for tree dedication and memorial trees.



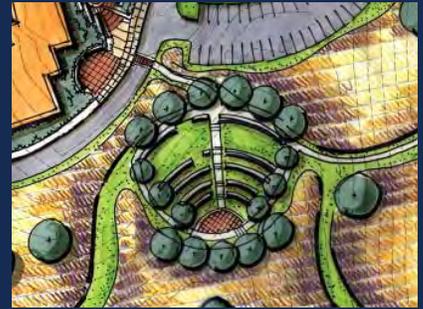
5.8.14 Small Council Ring/Gathering Space



5.8.15 Medium Size Council Ring /Gathering Space



5.8.18 Open-Air Framed Barn and Stable Structures



5.8.6 New Amphitheater



5.8.12 Council Ring and Educational Markers



5.8.4 Enclosed Breezeway & 'Back Porch'



5.8.18 Cultural Node and Maintenance Facility

Section 6.0

Budget, Phasing, and Additional Recommendations

This Master Plan is what is known as a living document. It can and should be updated and/or revised to meet the changing needs and mission of the MCPL. The Master Plan provides overall direction, general layout, and initial definition of elements, budgets, and phasing. But, it cannot possibly anticipate all of the unforeseen changes that could occur during the implementation of the Master Plan in its current form. The Master Plan should therefore be used a guide for the overall vision of the project, but should be modified as is required over time.

While the previous sections define the history, existing site characteristics, and master plan concept, it is also important to understand the potential budget and possible phasing of the master plan as driving forces for the implementation of the Master Plan.

6.1 - Budget

An initial opinion of budget for the proposed Master Plan follows. This budget helps to define a magnitude of cost for proposed improvements. It should be noted that the budget projections indicated in the following spreadsheets are based upon the level of detail we currently at (preliminary master plan), comparative pricing for similar improvements, and the features indicated in the charrette to be included in the master plan. Also included are allowances for contingencies and design fees. These budget numbers are to be considered preliminary for discussion and refinement of the master plan as it moves forward.



1. Elbridge Arnold Residence Renovations	
Elbridge Arnold Residence Total	\$2,000,000.00

2. Library Construction and Adjacent Site Work	
Library Construction and Adjacent Site Work Total	\$8,700,000.00

3. Master Plan Improvements	
------------------------------------	--

3.1 Future Auditorium and Adjacent Landscape	
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Auditorium Structure (seating for 300) -7,500 SF	1 LS	\$2,500,000.00	\$2,500,000.00
Enclosed Breezeway Connection	1 LS	\$80,000.00	\$80,000.00
Open Air Trellis Structure (Breezeway)	1 LS	\$60,000.00	\$60,000.00
Entry Plaza Specialty Paving	3000 SF	\$12.00	\$36,000.00
Entry Council Ring Paving	1500 SF	\$12.00	\$18,000.00
Entry Council Ring Seat Walls	45 LF	\$200.00	\$9,000.00
Entry Council Ring Interpretive Blade Signs	4 EA	\$8,000.00	\$32,000.00
Rear Plaza Specialty Paving	8000 SF	\$12.00	\$96,000.00
Small Council Ring Paving	500 LS	\$12.00	\$6,000.00
Small Council Ring Seat Walls	20 LF	\$200.00	\$4,000.00
Site Furniture (Bistro Tables)	8 EA	\$1,200.00	\$9,600.00
Irrigation (Lawn and Landscape Immediately Surrounding the Auditorium)	1 LS	\$60,000.00	\$60,000.00
Grand Staircase	1 LS	\$30,000.00	\$30,000.00
Future Auditorium and Adjacent Landscape Subtotal			\$2,940,600.00
15% Contingency			\$375,000.00
10% Design Services			\$250,000.00
Future Auditorium and Adjacent Landscape			\$3,565,600.00

3.2 New Auditorium/Overflow Parking Lot	
--	--

Demolition of Existing Overflow Parking Lot	10,000 LS	\$15,000.00	\$15,000.00
Concrete Curb and Gutter	700 LF	\$18.00	\$12,600.00
Asphalt	14,500 SF	\$5.00	\$72,500.00
Turf Areas	12000 SF	\$0.50	\$6,000.00
Shade Trees (2" Cal.)	3 EA	\$300.00	\$900.00
New Auditorium/Overflow Parking Lot Subtotal			\$107,000.00
15% Contingency			\$16,050.00
10% Design Services			\$10,700.00
New Auditorium/Overflow Parking Lot			\$133,750.00

3.3 Property Edge Treatments	
-------------------------------------	--

Perimeter Fence	4921 LF	\$25.00	\$123,025.00
Tree Infill along West Property Edge	45 LS	\$300.00	\$13,500.00
Property Edge Treatments Subtotal			\$136,525.00
15% Contingency			\$20,478.75
10% Design Services			\$13,652.50
Property Edge Treatments			\$170,656.25

3.4 Central Core Hardscape and Landscape	
---	--

Landscape Beds	10000 SF	\$4.00	\$40,000.00
Turf Areas (Sod)	66000 SF	\$0.50	\$33,000.00
Shade Trees (2" Cal.)	16 EA	\$300.00	\$4,800.00
Ornamental Trees (6'-8' Ht.)	8 EA	\$250.00	\$2,000.00
Medium Council Ring Paving	900 LS	\$12.00	\$10,800.00
Medium Council Ring Seat Walls	60 LF	\$200.00	\$12,000.00
Outdoor Classroom Hardscape	4000 SF	\$12.00	\$48,000.00
8' Wide Asphalt Trail (East Side of Creek)	2000 LF	\$24.00	\$48,000.00
Native Restoration Areas - SE Corner of Site (Seed)	2.75 AC	\$15,000.00	\$41,250.00
Pedestrian Lighting	1 LS	\$60,000.00	\$60,000.00
Site Furniture (Benches)	18 EA	\$4,000.00	\$72,000.00
Site Furniture (Bistro Tables)	7 EA	\$1,200.00	\$8,400.00
Site Furniture (Litter Recpetacles)	6 EA	\$2,000.00	\$12,000.00
Central Core Hardscape and Landscape Subtotal			\$392,250.00
15% Contingency			\$58,837.50
10% Design Services			\$39,225.00
Central Core Hardscape and Landscape			\$490,312.50

Budget & Phasing

3.5 Amphitheater			
Turf Areas (Sod)	15000 SF	\$0.50	\$7,500.00
Shade Trees (2" Cal.)	11 EA	\$300.00	\$3,300.00
Ornamental Trees (6'-8' Ht.)	6 EA	\$250.00	\$1,500.00
Concrete Walk (8' wide)	540 LF	\$32.00	\$17,280.00
Plaza (Center Feature/Stage)	900 SF	\$20.00	\$18,000.00
Seat Walls	525 LF	\$200.00	\$105,000.00
Amphitheater Subtotal			\$152,580.00
15% Contingency			\$22,887.00
10% Design Services			\$15,258.00
Amphitheater			\$190,725.00
3.6 Removal of Existing Farm Structures			
Cottage Demolition and Removal	1 LS	\$4,000.00	\$4,000.00
Farm Outbuilding Demolition and Removal	1 LS	\$4,000.00	\$4,000.00
Stables Demo	1 LS	\$3,000.00	\$3,000.00
Barn Demolition and Removal	1 LS	\$10,000.00	\$10,000.00
Barn Concrete Staging Area Removal	1300 SF	\$0.50	\$650.00
Removal of Existing Farm Structures Subtotal			\$21,650.00
15% Contingency			\$3,247.50
10% Design Services			\$2,165.00
Removal of Existing Farm Structures			\$27,062.50
3.7 Cultural Node Improvements			
Stable Open Air Frame Structure	1 LS	\$25,000.00	\$25,000.00
Barn Open Air Frame Structure	1 LS	\$90,000.00	\$90,000.00
Tree Clearing	1 LS	\$8,000.00	\$8,000.00
Earthwork/Grading	110 CY	\$13.00	\$1,430.00
Silo Plaza Hardscape	2000 SF	\$20.00	\$40,000.00
8' Wide Asphalt Walks (Around Silo Area)	710 LF	\$24.00	\$17,040.00
Turf Areas (Sod)	32000 SF	\$0.50	\$16,000.00
Cultural Node Improvements Subtotal			\$197,470.00
15% Contingency			\$29,620.50
10% Design Services			\$19,747.00
Cultural Node Improvements			\$246,837.50
3.8 Passive Landscape Open Space Improvements			
Meadow	42500 SF	\$0.75	\$31,875.00
Native Restoration Areas - West Side (Seed)	3.45 AC	\$15,000.00	\$51,750.00
15' Wide Mown Trail (Seed)	45000 SF	\$0.25	\$11,250.00
New 25'x25' Shelter	1 LS	\$40,000.00	\$40,000.00
-Shelter Concrete Pad	625 SF	\$4.00	\$2,500.00
-Picnic Tables	4 EA	\$750.00	\$3,000.00
-Shelter Lighting	1 LS	\$2,000.00	\$2,000.00
Pedestrian High Water Crossing (8' Wide - 40' Span Steel Bridge)	1 LS	\$65,000.00	\$65,000.00
Silo Plaza Hardscape	2000 SF	\$20.00	\$40,000.00
8' Wide Mulch Path (through the Wooded Areas)	1150 LF	\$1.50	\$1,725.00
Existing Access Road Removal	4000 SF	\$0.50	\$2,000.00
Vehicular Grade Access Road (Asphalt)	10730 SF	\$5.00	\$53,650.00
Turf Areas (Seed)	1.75 AC	\$10,890.00	\$19,057.50
Maintenance Facility (Prefab Steel Structure)	1 LS	\$50,000.00	\$50,000.00
Passive Landscape Open Space Improvements Subtotal			\$373,807.50
15% Contingency			\$56,071.13
10% Design Services			\$37,380.75
Passive Landscape Open Space Improvements			\$467,259.38
Master Plan Improvements Total			
		Project Hard Costs (3.1-3.8)	\$4,321,882.50
		15% Contingency (3.1-3.8)	\$648,282.38
		10% Design Services (3.1-3.8)	\$432,188.25
			\$5,402,353.13

GENERAL NOTES:

All costs are in 2012 dollars. In addition, because of the depressed nature of construction costs at this time, these numbers are reflective of that phenomenon. Based on future construction workloads, demand, and overall economic health, the costs would be expected to rise per construction markups at that time. It would be advantageous to take advantage of the cost discounts and highly competitive nature of construction bidding at this time to realize significant savings in cost.

6.2 - Proposed Phasing

Because of funding, fundraising, sequencing and overall needs, it may not be feasible to implement the entire Master Plan as one phase, the idea of creating a phasing plan is important. It will indicate the proposed elements to be phased together, a timeline for implementation stages, and preliminary budgets associated with each phase.

The phasing plan was developed based upon input from MCPL stakeholders, MCPL Building committee, and MCPL Board.

Phase 0 - Currently Under Construction

2	Library Construction and Adjacent Site Work	\$8,700,000.00
Phase 0 Total		\$8,700,000.00

Phase 1

3.3	Property Edge Treatments	\$170,656.25
3.4	Central Core Hardscape and Landscape	\$490,312.50
3.6	Removal of Existing Farm Structures	\$27,062.50
Phase 1 Total (Includes 15% Contingency and 10% Design Services)		\$688,031.25

Phase 2

3.5	Amphitheater	\$190,725.00
3.7	Cultural Node Improvements	\$246,837.50
3.8	Passive Landscape Open Space Improvements	\$467,259.38
Phase 2 Total (Includes 15% Contingency and 10% Design Services)		\$904,821.88

Phase 3

3.1	Future Auditorium and Adjacent Landscape	\$3,565,600.00
3.2	New Auditorium/Overflow Parking Lot	\$133,750.00
Phase 3 Total (Includes 15% Contingency and 10% Design Services)		\$3,699,350.00

Phase 4 - As Funds Develop

1	Elbride Arnold Residence Renovations	\$2,000,000.00
Phase 4 Total		\$2,000,000.00



Phase 0 - Current Construction



Phase 1



Phase 2



Phase 3



Phase 4 - Construct as Funds Develop

6.3 - Additional Recommendations

Annual Updates

Annual updating of the Master Plan enables the Director, The Board of Directors, and the Staff to refocus on the Plan, set the coming years agenda for projects, and identify resources necessary to accomplish those priorities. The Annual Update can also build excitement for what has been accomplished and provide encouragement and drive for what still needs to be accomplished.

Recommendation:

Annual Updates of the Master Plan should be conducted. Annual updates should address the accomplishments of the previous year, modifications to the budget to accommodate those projects accomplished, modified, changed or removed from the Master Plan, and updates to the Master Plan Document and Plan. The update should be conducted by the Director and the Board of Directors, and outside consultants (as needed).

Proposing Additional Development Projects

From time to time, while the Master Plan is being implemented, new projects will come forward that may need to be added to the overall Master Plan and Budget. Additionally, some of the original Master Plan projects may no longer fit the needs or mission of the MCPL. These new or amended projects should have a formal process for introduction to the Director and Board of Directors as new or amended projects for review and analysis. A decision should be reached about the proposal and the Master Plan should be adapted accordingly. It is important to note that this process should not be an impediment to getting new ideas implemented. A formal review process should be focused on major changes or additions to the goals of the plan, the mission of

Woodneath and MCPL, the overall development budget, and the overall layout of the Plan. Minor changes or modifications should be approved by the Director administratively, as necessary.

Recommendation:

A formal process should be adopted to enable new projects, or amendments of existing projects in the Master Plan to be introduced, reviewed, analyzed, and a decision rendered on its merits. These proposals should be introduced by the Director, or a Board Member. The proposal should define, in print and in images as necessary, the scope and contents of the proposal, as well as any modifications necessary to the Master Plan (goals, budget, projects, overall plan, infrastructure). The Board and the Director shall review and analyze the proposal (taking the time necessary for such review) and render a decision as to whether the proposal should become an addition or amendment to the current Master Plan. If so, then the proposal should be incorporated into the Master Plan as a part of the Annual Master Plan Update.

6.4 - Process for Evaluating Proposals and Setting Priorities

Having criteria to help evaluate new proposals or amendments is important. Provided below is an example Project Evaluation Criteria Scoring Table. It can be used to create a quick thumbnail evaluation of a project and assist in the prioritization of projects.

For each proposal or project to be evaluated, follow the instructions below: The Attribute is the important aspects of each proposal to be evaluated. The Scoring Criteria is the range of scoring available for the attribute. The Score is the actual score of the attribute. Rate the proposal for each Attribute listed and per the scoring indicated in the table. Once all Attributes have been rated, their scores should then be added together for a total evaluation score. Lower scores produce a higher priority for the project, based upon lower negative impacts and higher positive impacts.

Project Evaluation Criteria Table

Attribute	Scoring Criteria	Score
	Low to High impact	
Patrons Impact	(1=Low, 3= Medium, 5=High)	
Complexity	(1=Low, 3= Medium, 5=High)	
Consultant Fees	(1=Low, 3= Medium, 5=High)	
Project Cost	(1=Low, 3= Medium, 5=High)	
	High to low positive impact	
Economic Impact	(1=High, 3= Medium, 5=Low)	
Neighborhood Impact	(1=High, 3= Medium, 5=Low)	
Aesthetic Impact	(1=High, 3= Medium, 5=Low)	
Health, Safety, Welfare Impact	(1=High, 3= Medium, 5=Low)	
Recreation, Open Space Impact	(1=High, 3= Medium, 5=Low)	
Supports the Goals of the Master Plan	(1=High, 3= Medium, 5=Low)	
Supports the Mission of MCPL	(1=High, 3= Medium, 5=Low)	
	Misc.	
Available Funding	(1=Existing Funding Available 3= Some Funding(50%) is Available/ 5=No Funding Available)	
Time Requirement to Implement	(1=Short, 3=Medium, 5=Long)	
(Lowest total score on comparison of projects equals highest benefit)	Total Score	

It is nearly impossible to develop evaluation criteria that balance all factors for all unique instances that could occur. In the above table, all attributes are weighted the same in the table. This must be taken into account for evaluation of all projects. For example, cost that is rated as high (5) would offset the benefit of having a project fully funded (regardless of cost)(1). This is very apparently not of equal weight in this case. A fully funded project with other benefits should rate as a high priority project. This should be kept in mind during comparison evaluation of all projects. The scores obtained from the Project Evaluation Criteria Table should be used as a guideline, subject to full review for specific circumstances unique to the project being evaluated. This Project Evaluation Criteria is provided as an example of one possible tool for the evaluation of new proposals or amendments to the Master Plan.

Appendix A

Site Analysis and Master Plan Graphics



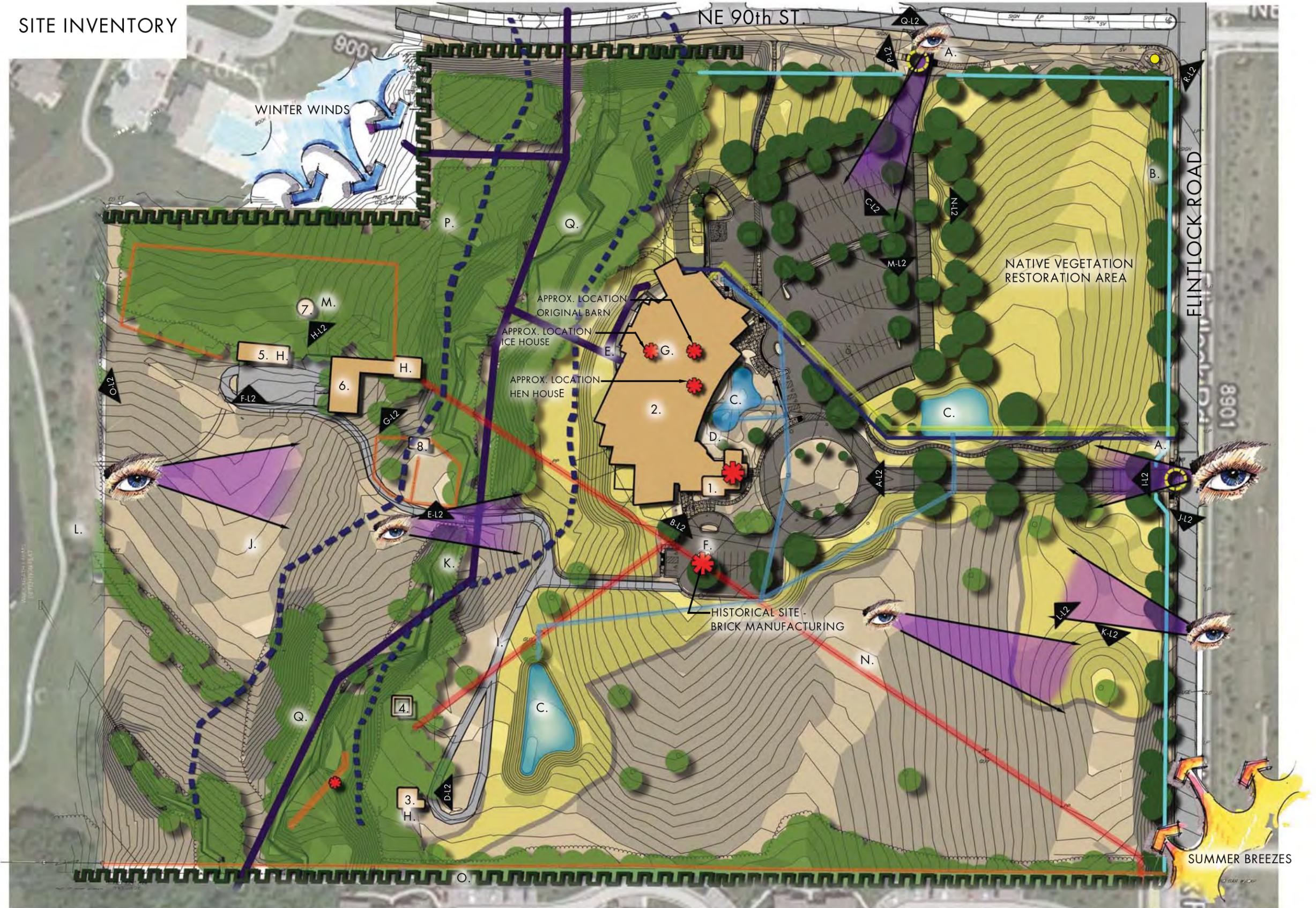
LEGEND

- DESIRABLE VIEW CORRIDORS TO BE MAINTAINED
 - HISTORIC STRUCTURES/ SACRED FEATURES
 - EXISTING STRUCTURES
 - CURRENT VEHICULAR ENTRANCE
 - 100 YR. FLOOD PLAIN
 - EXISTING SIGNAGE
 - EXISTING TREE
 - PROPOSED TREE-
 - OVERHEAD POWER
 - GAS LINE
 - SANITARY SEWER &
 - STORM SEWER
 - WATER LINE
 - BARB WIRE FENCE
 - ORNAMENTAL FENCE
 - PEDESTRIAN BARRIER
 - NATIVE VEGETATION RESTORATION AREA
 - PHOTO LOCATION REFERENCE
- PHOTO # SHEET #
- 0-5% SLOPES
 - 5-8% SLOPES
 - 8-15% SLOPES
 - 15-33% SLOPES

BUILDING KEY

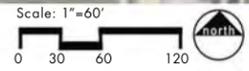
1. ARNOLD, ELBRIDGE HOMESTEAD
2. MID-CONTINENT LIBRARY ADDITION TO HISTORIC HOME
3. SINGLE STORY COTTAGE
4. COTTAGE FOUNDATION
5. 4-BAY STABLE
6. WOODFRAME BARN
7. VITRIFIED BRICK SILO
8. UNKNOWN STRUCTURE

SITE INVENTORY



OPPORTUNITIES AND CONSTRAINTS

- A. Site Entry - The existing site entry locations off of Flintlock Rd. and 90th St. present an opportunity to provide a desirable first impression with entry signage, strategic vegetation placement, or directed views.
- B. Proposed Plantings - Proposed plantings along the perimeter of the site pose a challenge in that they do not reflect the historic nature of the landscape. New solutions should be examined to relate to the historic landmark landscape.
- C. Stormwater BMP - A number of stormwater bmps exist on site and provide an opportunity to educate library patrons about stormwater, rain gardens, native plants, and wildlife.
- D. Possible Area for Reading Area/Plaza - Area is shaded in the afternoon and will provide a nice microclimate for an outdoor reading garden or entry plaza.
- E. Possible Location for Outdoor Learning Garden - The area directly behind the library overlooking the creek is a desirable location for an outdoor learning garden. This would also be a good location for an amphitheater by taking advantage of the change in grades and its close proximity to the library.
- G. Approximate Locations of Existing Structures - An old hen house, ice house, and barn once stood at these locations. There is an opportunity to provide a marker within the library at these locations.
- H. Existing Structures - The existing cottage, barn and stables are historically important structures but are unsafe and would be extremely expensive to renovate. These structures will probably have to be removed. There is an opportunity to provide a replacement structure/shelter at one or all of these locations, using reclaimed materials from the structures.
- I. Existing Concrete Drive - The existing concrete drive is in poor condition and should be removed or replaced.
- J. Open Field - This area is relatively flat and receives good sun exposure. This area could be used for an educational garden or vegetable production.
- K. Creek - The creek poses a challenge because it physically separates the site into an east and west side. The existing creek crossing should be enhanced to provide access during times of high water flow. There is an opportunity to strategically thin some vegetation and direct views to and from the rear of the library.
- L. Adjacent Trail - The adjacent trail to the west of the property presents an opportunity to provide a pedestrian entry point to the site. This also poses security challenges if the library is trying to limit access to the west half of the property.
- M. Existing Silo - The existing vitrified red brick silo looks to be structurally sound. There may be an opportunity to cost effectively renovate the silo and transform it into a tower or overlook.
- N. Open Field - With some minor grading adjustments the open field to the south of the library and entry drive could potentially be used for event or overflow parking.
- O. Pedestrian Access Point - Once the library construction is finished, pedestrians will potential cut through at this point. There is a challenge to control access at this point or an opportunity to provide a pedestrian gateway/trail at this location.
- P. Thick Woods - This area has thick vegetation and acts as a visual screen to the neighborhood pool to the northwest. The is an opportunity to clear some of this thick vegetation and incorporate a nature trail that cuts through this area.
- Q. Stream Protection Zone - No permanent structures can be constructed within the stream corridor. Only sidewalks, trails and non-permanent structures are allowed.



ARCHITECTURAL INVENTORY



A. ARNOLD, ELBRIDGE HOMESTEAD
 Year Constructed- 1855-1856
 Current Use 2012 - Currently being transformed into library meeting rooms



B. ARNOLD, ELBRIDGE HOMESTEAD



C. MID-CONTINENT LIBRARY WOODNEATH BRANCH
 Year Constructed- Under Construction
 Current Use 2012 - Future Library



D. SINGLE STORY COTTAGE
 Year Constructed- 1940-1942
 Current Use 2012 - Vacant
 Condition - Poor



E. BULL BARN
 Year Constructed- Unknown
 Current Use 2012 - Vacant
 Condition - Poor

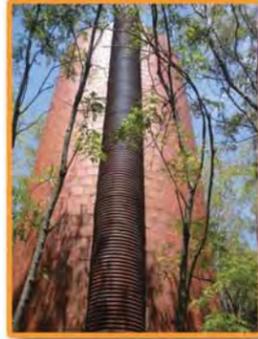


F. 4-BAY STABLE STRUCTURE/MACHINE SHED
 Year Constructed- Unknown
 Current Use 2012 - Vacant
 Condition - Poor



G. WOODFRAME BARN
 Year Constructed- Unknown
 Current Use 2012 - Vacant
 Condition - Poor

GENERAL SITE INVENTORY



H. VITRIFIED BRICK SILO
 Year Constructed- 1920's
 Current Use 2012 - Unused
 Condition - Fair



I. FRONT ENTRY
 Desirable view from Flintlock Road entry. New trees are planned to line the road up to the home/library.



J. PERIMETER FENCE
 Perimeter fence runs along the eastern and northern edges of the property. Part of the fence has been removed. It would be desirable to replace the removed fence and possibly install a similar fence around the entire property.



K. OLD GROWTH TREES
 There are a number of very old and mature trees on site. This burr oak sits on a high point on the sight and is very visible from Flintlock Rd. as well as from the library.



L. PASTORAL LANDSCAPE
 Most of the site is listed as a landmark property because of its historic properties and pastoral characteristics. It is important to keep the rolling topography and open feel in future design work.



M. NEW ASPHALT PARKING LOT
 New parking is located just east of the library and will be screened by topography and perimeter plantings.



N. NATIVE VEG. RESTORATION
 Numerous native vegetation restoration and stormwater bmp areas are planned to be constructed on site. The area above shows where a native vegetation area will be east of the library.



O. ADJACENT POND
 There are desirable views from the western edge of the property to an adjacent pond. There is also a trail that could possibly serve as a pedestrian entrance to the site.



P. NEIGHBORHOOD TRAIL
 There is a wide trail/sidewalk that runs along the northern edge of the site and into the adjacent neighborhood. It is important to provide a pedestrian connection to this trail.



Q. ADJACENT ELEMENTARY SCHOOL
 Shoal Creek Elementary School located directly north of the library. It would be expected that a large number of younger children will be entering the site from the north on a regular basis.



R. 90th STREET ENTRY SIGNAGE
 This is an example of the existing brick signage off 90th and Flintlock Rd. Currently there is no signage for the new library. Appropriate scale and materials should be taken into account with any future library signage.



SHADE STUDY: 8 AM

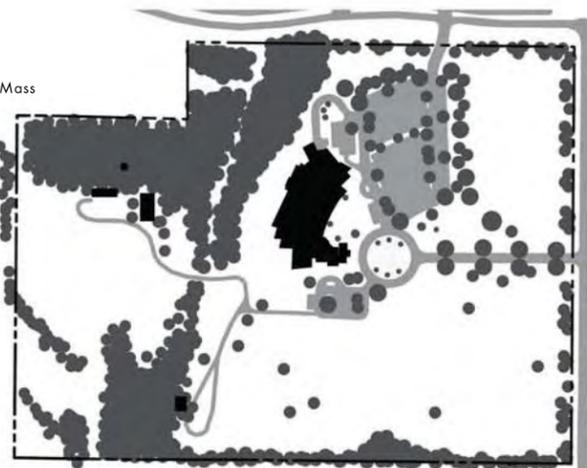


SHADE STUDY: NOON



SHADE STUDY: 5 PM

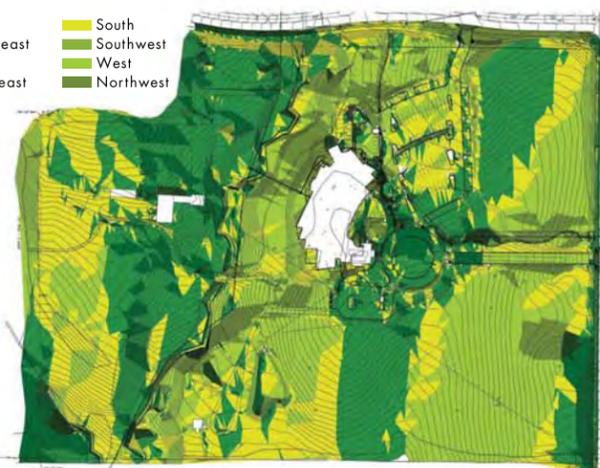
LEGEND
 ■ Building Mass
 ● Tree



MASS/VOID STUDY - NTS
 THE ABOVE STUDY SHOWS THE RELATIONSHIP BETWEEN BUILT STRUCTURES AND VEGETATION MASSES. THE SITE IS STRUCTURALLY DOMINATED BY THE ORIGINAL HOME AND LIBRARY ADDITION. THERE IS A CLUSTER OF BUILDINGS ON THE WEST SIDE OF THE CREEK AND A LONE STRUCTURE ON THE SOUTHERN EDGE OF THE PROPERTY. THE MAJORITY OF TREES AND VEGETATIVE MASSING OCCURS IN THE CREEK LOWLANDS AND ALONG THE NORTH-WEST CORNER OF THE SITE. THE THICK VEGETATION AND CREEK BOTH VISUALLY AND PHYSICALLY DIVIDE THE SITE INTO AN EAST AND WEST SECTION. IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING OLD GROWTH TREES, FUTURE IMPROVEMENTS/ ANY BUILT STRUCTURES SHOULD OCCUR IN THE OPEN/PASTURE AREAS EAST OF THE NEW LIBRARY PARKING, SOUTH OF THE NEW PARKING, OR IN THE OPEN AREA ON THE WEST SIDE OF THE CREEK.

LEGEND

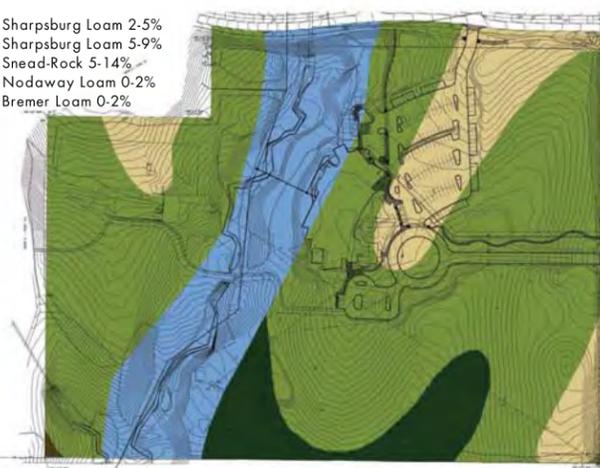
- North
- Northeast
- East
- Southeast
- South
- Southwest
- West
- Northwest



SOLAR ASPECT STUDY - NTS
 THE ABOVE STUDY SHOWS SOLAR ORIENTATION OF THE LANDSCAPE WITHIN THE MID-CONTINENT LIBRARY/ WOODNEATH HOMESTEAD BOUNDARIES. SOUTH-WEST FACING SLOPES WOULD BE IDEAL FOR CROP PRODUCTION OR EDUCATIONAL VEGETABLE GARDENS, BECAUSE THE SOIL IN THESE AREAS WILL BE THE FIRST TO WARM IN THE SPRING. INCREASED SOLAR RADIATION ALLOWS FOR EARLIER SEED GERMINATION AND EXTENDED GROWING SEASON. NORTH AND EAST FACING SLOPES WILL RETAIN MORE MOISTURE AND WILL BE PROTECTED FROM HOT SUMMER WINDS. THESE AREAS WILL BE MORE SUITED FOR WOODLAND SPACES.

LEGEND

- Sharpsburg Loam 2-5%
- Sharpsburg Loam 5-9%
- Snead-Rock 5-14%
- Nodaway Loam 0-2%
- Bremer Loam 0-2%



SOIL CHARACTERISTICS ANALYSIS - NTS
 THE ABOVE ANALYSIS SHOWS SHARPSBURG SILT LOAM 59% AND NODAWAY SILT LOAM 0.2% OCCUPYING MOST OF THE SITE. THE SHARPSBURG LOAM IS SOMEWHAT LIMITED FOR CONSTRUCTION OF STRUCTURES WITH BASEMENTS DUE TO ITS HIGH SHRINK SWELL PROPERTIES, AND THE NODAWAY SOILS ARE VERY LIMITED DUE TO SUSCEPTIBILITY TO FLOODING. ALL SOIL TYPES ARE VERY LIMITED FOR ROAD AND STREET CONSTRUCTION BECAUSE OF LOW STRENGTH, FROST ACTION, DEPTH TO SATURATION ZONE, OR HIGH SHRINK SWELL. BEFORE ANY ADDITIONAL CONSTRUCTION OCCURS ON SITE, IT IS RECOMMENDED THAT A DETAILED SOIL REPORT IS PREPARED AND THAT SOIL PREPARATION RECOMMENDATIONS ARE FOLLOWED.

SHADE STUDY - NTS
 SHADE IS AN IMPORTANT COMPONENT TO INVENTORY FOR AESTHETIC PURPOSES, GATHERING SPACE CONSIDERATIONS, AND PLANTING REQUIREMENTS. SHADE WILL PROVIDE A NICE RESTING OR GATHERING SPACE IN THE SUMMER, BUT MAY BE COOL AND ICY IN THE WINTER. THE FIGURE ABOVE SHOWS THE SHADE PATTERNS FROM EXISTING STRUCTURES AND VEGETATION THROUGHOUT THE DAY. THE STUDY REVEALS THAT WHEN EMPLOYEES AND LIBRARY PATRONS ARRIVE IN THE MORNING, THE EAST SIDE OF THE LIBRARY WILL BE LIT AND INVITING. CONVERSELY, IN THE LATE AFTERNOON THE EAST SIDE OF THE LIBRARY WILL BE HEAVILY SHADED AND PROVIDE A NICE MICROCLIMATE FOR OUTDOOR READING. THE AFTERNOON SHADE AT THE LIBRARY'S EAST ENTRANCE MAY CAUSE ICY CONDITIONS DURING THE WINTER MONTHS.

*REFERENCE MASS/VOID STUDY FOR ADDITIONAL TREE AND BUILDING MASS INTERACTION.
 **SHADE STUDY CONDUCTED ON SUMMER SOLSTICE DATE

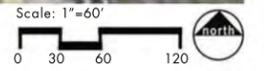


MASTER PLAN



MASTER PLAN
KEY FEATURES

- | | | | |
|---------------------------------|---|--|----------------------------------|
| 1. ELBRIDGE ARNOLD
HOMESTEAD | 8. MAIN PARKING | 16. LIBRARY OUTDOOR CLASSROOM | 24. HIGH WATER PEDESTRIAN BRIDGE |
| 2. MID-CONTINENT
LIBRARY | 9. AUDITORIUM/OVERFLOW PARKING | 17. SEATING AREA | 25. PAVED TRAIL |
| 3. FUTURE AUDITORIUM | 10. FORMAL GARDENS | 18. CULTURAL NODE | 26. MOWN TRAIL |
| 4. ENCLOSED BREEZEWAY | 11. OUTDOOR READING NOOK | 19. REMOVED STRUCTURES | 27. TREE INFILL |
| 5. MAINTENANCE FACILITY | 12. COUNCIL RING AND EDUCATIONAL
MARKERS | 20. NATIVE RESTORATION AREA | |
| 6. AMPHITHEATER | 13. GRAND STAIRCASE | 21. STORMWATER RETENTION/DETENTION
AREA | |
| 7. NEW SHELTER | 14. SMALL COUNCIL RING | 22. MEADOW | |
| | 15. MEDIUM COUNCIL RING | 23. ADA/MAINTENANCE ROAD | |



WOODNEATH BRANCH - MID CONTINENT LIBRARY
KANSAS CITY, MO
AUGUST 22, 2012

MASTER PLAN
Project # 12-026

