256 Brook Street
Oregon, Wisconsin 53575
www.oregonpubliclibrary.org
Phone (608) 835-3656

Oregon Public Library Building Committee
Meeting Agenda
March 15, 2022 at 5:30 PM

Location: *Please note: This is a teleconference meeting
Link: https://us02web.zoom.us/j/87602577500?pwd=eDF3VjZwcUF0UnVWN2NnZURkYXkxUT09
By Phone: +1 312 626 6799 US (Chicago)
Meeting ID: 876 0257 7500
Passcode: 014542

1. **Call to order**
2. **Roll Call**
3. **Introductions –** Building Committee Members & Consultants
4. **Adopt/amend agenda**
5. **Approve/amend Minutes from 5/25/2021**
6. **Community Input***:* This part of the agenda allows members of the public to provide information to the Building Committee, including on items not listed on the Committee's agenda. Under the Open Meetings Law, this section of the agenda allows the Committee to receive information, and to ask questions of a presenter to facilitate a better understanding of the information. Committee members may also discuss procedural matters relating to the information, such as whether the information should be directed to staff, referred to the Library Board, or placed on a future Committee agenda. However, Committee members may not expand their discussion beyond such procedural matters. Fifteen (15) minutes will be provided with a limit of 3 minutes per speaker; otherwise the agenda will proceed.
7. **Communication:**
    a. Oregon Nature Alliance – Ecological Assessment and Restoration Recommendations for the Greater Keller Alpine Meadows Park Area, Oregon, WI
8. **Discussion Items**
    a. Update on New Library Project
    b. New Library Site on Alpine Parkway & Project Update
    c. Preliminary Conceptual Design & Site Layout Exploration
    d. Next Building Committee Meeting - Tuesday, March 29th 5:30 PM at Oregon Senior Center
9. Potential Future Agenda Items
10. Adjournment

Notice is hereby given that a majority of the Oregon Public Library Board of Trustees and/or the Village of Oregon Board may be present.

Posted: Friday, March 11, 2022 at: Oregon Village Hall 117 Spring St. | Oregon Public Library 256 Brook St. | Oregon Post Office 252 Brook St.

Committee Members: Jenny Nelson, Kyle Severson, Amanda Peterson, Jenna Jacobson, John Bieno, John Bonsett-Veal, Amanda Heath, Lindsey Honeyager, Brent Teske

Note: Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the Library Director at (608)835-2322, 256 Brook St., Oregon, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

OREGON PUBLIC LIBRARY

MEMORANDUM

To: Library Building Committee

From: Jennifer Endres Way, Library Director

Date: 3/11/2022

Subject: Building Committee Membership & Consultants

The Library Building Committee is a sub-committee of the Oregon Public Library Board. Current membership of the Library Building Committee includes:

- Jenny Nelson, Library Board Member
- Kyle Severson, Library Board Member
- Amanda Peterson, Village Board Member
- Jenna Jacobson
- John Bieno
- John Bonsett-Veal
- Amanda Heath
- Lindsey Honeyager
- Brent Teske

Community members are invited to share feedback with the building community during public comment at the meeting or by using the online form at www.oregonpubliclibrary.org/building-comitttee-comment-form. Comments may also be provided via email to Jennifer Endres Way, Library Director, for distribution to the building committee. She can be reached at jway@oregonlibrary.org or phone 608-835-2322.

Professional consultants for the project include:

- Geoff Vine, Vine CM – Owner's Representative
- Wes Reynolds, Principal – OPN Architects
- Mark Kruser, Senior Project Architect – OPN Architects
- Brett Rottinghaus, Project Architect – OPN Architects
- Civil Engineer & Landscape Architect: JSD Professional Services, Inc.
- Structural Engineer & Mechnical, Electrical, Plumbing, Technology & Fire Protection Engineer: IMEG Corporation

Village staff assisting with the project include:

- Martin Shanks, Village Administrator
- Elise Cruz, Director of Planning and Zoning Administrator
- Jeff Rau, Director of Public Works

Library staff leadership that may be in attendance at building committee meetings include:

- Jennifer Endres Way, Library Director
- Laura Dewey, Technical Services Supervisor & Administrative Assistant
- Kelly Allen, Youth Services & Community Engagement Librarian
- Alicia Fisher, Circulation Supervisor
- Kara Ripley, Adult Services & Outreach Librarian

OREGON PUBLIC LIBRARY

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Oregon Public Library Building Committee
Meeting Minutes

Tuesday, May 25, 2021 at 5:00 PM
Location: *Please note: This is a teleconference meeting

1. **Call to order** Jenny Nelson called the meeting to order at 5:02
2. **Roll Call** Present: Jenny Nelson, Kyle Severson, Amanda Peterson, Jenna Jacobson, Amanda Heath, Lindsey Honeyager, Brent Teske, Elise Cruz (Village Planner), Jennifer Endres Way (Library Director), and Laura Dewey (recorder). John Bieno and John Bonsett-Veal were excused.
3. **Adopt/amend agenda** Motion by Severson to adopt the agenda as written. Teske seconded. Motion carried 7-0.
4. **Approve/amend Minutes from 4/27/2021** Motion by Teske to adopt the minutes with one change in 7e striking "fit" near the end of the sentence. Peterson seconded. Motion carried 7-0.
5. **Public Comment** *Up to fifteen (15) minutes will be provided for community input, with each speaker afforded three minutes; otherwise the agenda will proceed as posted.* There were no comments
6. **Discussion Items**
    a. Update on Plan Commission Meeting 5/06/2021 – Cruz reported the Planning Commission is reviewing three options for the parking requirements on the Main Street site: reviewing and possibly amending the commercial/industrial zoning code put in place in 2006, Look at the off-site codes in relation to using the school district parking lot across Main Street during non-peak school function hours, and exploring the purchase of a parcel of land owned by Oregon Farm Center. The Plan Commission meets again on 6/03.
    b. Review of Village Planner Elise Cruz's Memorandum to Village Board re: Potential Options to Pursue for New Library Site on N. Main St. (5/14/2021) and Update on Village Board Action (5/17/2021) – Cruz stated the Village Board is pursuing all three options to hopefully get to clarity on the number of available parking spaces needed to move forward with the project. If the Planning Commission wants to change the code, there will need to be an official Zoning Text Amendment written. More information is expected by mid-July. At the June 3rd Plan Commission Meeting, Cruz will be presenting a side-by-side analysis of Fort Atkinson's Zoning Code that was updated last fall in comparison with ours from 2006. Peterson, a Village Board member mentioned, that she brought up at the Village Board meeting that one possibility would be for the new library to be in a different village-owned land property across from the new Village Hall. There would be more acreage but could be other challenges with that property. Way stated we want to get this project right and we will continue to work through the solutions for the Main Street location but it is good to have an alternative, if necessary.
    c. Update on New Library Project Status, Timeline, and What's Next: Way reported the Library Board is accepting applications for an Owner's Rep until June 2nd. The plan would be to have the Owner's Representative assist with hiring the architect. The tentative timeline is to begin bidding for construction in Spring 2022 and begin building Spring/Summer 2022, but this will depend on site considerations and when the architect is able to get started (hopefully in July!). The library is still accepting donations and will continue to do so until the Donor Wall is designed.
    d. Review of Interior Conceptual Design Plans and Create Wishlist of Aspects to Change or Improve and Opportunities to Explore-
        - Drive Through Pick-Up Window
        - "Location" for a Community Education staff person
        - Kitchenette for large meeting room
        - After-hours accessible meeting room/more exterior doors/extra security with key cards
        - Include Geothermal

- Ensure that it is planned for Solar Energy, even if not included right away
- More windows to overlook the greenspace in the SW corner
- Opportunities for outside spaces for programming, patron use (Extension from interior to exterior spaces, especially in light of COVID-19)
- Ability to view the greenspace from the street during closed hours
- Thoughtful solutions to acoustics and the open stairwell design with the 1st & 2nd floor noises especially with the 2nd floor designated a more quiet area
- Space for community art inside and outside – Way mentioned there was a donation in memory of a local community member that contributed specifically for art, so we have the beginnings of that fund.
- With the likelihood of losing the Burr Oak Tree on the property, thanks to a donation by Starc Traxsler, there is a sapling from that tree available for the library to plant and continue the tree's legacy. The possibility of a photo was also mentioned.

Many positives about the current concept design were shared.

- Libraries are needing more community spaces and variety of spaces will meet the community's needs including the maker space, study rooms, meeting areas.
- The community opinions have been brought into consideration which is a positive.
- The conscious decision was also made to put the children's area on the first floor and teen area on the second floor to give each the space they need.
- There will be a conversation with library staff on what improvements could be made to the existing plan as this level of refinement was not included in the initial conceptual design.

e. Next Steps – The Building committee will meet in June. Way will report back on any update from Plan Commission or Village Board meetings. Hope to hire the architect by July.

f. Possible Selection of Future Meeting Date(s) – June 15th at 5:00 is the next scheduled meeting. If a meeting is not needed at that time, an email update will be sent. Once the architect has begun the project, the meeting schedule for this committee will become more ambitious.

7. Potential Future Agenda Items

- Access for Bikes & Pedestrians
- Water Management
- Parking Count/Layout
- Landscaping/Trees

8. Adjournment Peterson made the motion to adjourn the meeting at 5:44. Honeyager seconded. Motion carried 7-0.

To: Oregon Village Board

From: Theresa Nelson, Oregon Nature Alliance
Steve Apfelbaum, Applied Ecological Institute
Susan Lehnhardt, Applied Ecological Institute

Date: January 4, 2021

Subject: Ecological assessment and restoration recommendations for the greater Keller Alpine Meadows Park Area, Oregon, WI

EXECUTIVE SUMMARY

In response to concerns regarding the recreational and environmental impacts of development within the greater Keller Alpine Meadows Park area, the Oregon Nature Alliance partnered with professional ecologists with decades of ecosystem restoration experience, to better understand historic and current conditions and to develop restoration recommendations that maintain the nature-based recreational use while restoring ecosystem health and function to the park area. Our goal of protecting the Keller Alpine Meadows Park area appears to be both feasible and practical and can be still be accomplished with a sensitive placement of the proposed library, if alternative stormwater management, habitat restoration, and other measures are included in the site plan. With these additions integrated into the site plan, many co-benefits are created and become available to the community. Restoration of the existing overgrown adjacent wetland appears to be a critical opportunity the community should now consider as a strategy to reduce flooding downstream while simultaneously improving habitat and enhancing our community open space. We propose to work closely with the community, engineers, architects and the village and library boards to achieve these multiple outcomes.

INTRODUCTION

The Oregon Nature Alliance (ONA) formed in early 2021 in response to the proposed development plans along the west side of Keller Alpine Meadows (KAM) Park. The founding members recognized the value this area brings to the community both as a natural area for recreation and for the ecological, or ecosystem, benefits it provides and were concerned about the impacts development would have on this natural resource. Development not only reduces wildlife habitat and species diversity, but it also contributes pollution to adjacent wetlands and waterways. Runoff from buildings and parking lots carries with it sediment, salt, oil and grease, and other pollutants. In addition, by covering the land with impervious surfaces, the volume of runoff reaching local waterways is greatly increased and occurs more quickly, changing the hydrology and contributing to downstream flooding issues. Ultimately, our goal for this area is to protect it from development and restore the natural ecosystems to increase habitat and ecosystem health, improve water quality, and reduce flood risk downstream while maintaining its current use as a nature-based, passive recreational area. These goals not only provide benefits to current residents, but they also address some major environmental crises, like climate change and biodiversity loss, that will challenge generations to come.

To begin accomplishing these goals, ONA collaborated with ecological restoration professionals to assess the park site and develop recommendations for a restoration plan that achieves the goal of restoring the ecosystem health and services of the park area. In addition, given the current pressure to site the new village library in the park area, recommendations to minimize the library's impact on those restoration goals were also developed.

PROJECT TEAM

ONA has partnered with senior and registered ecologists from the Ecological Society of America, who started and, until recently, ran the 300-person firm, Applied Ecological Services (AES) in Brodhead, WI to assist in this assessment. Steve Apfelbaum, Senior Ecologist, Founder, and just retired Board Chairman of AES, along with retired Senior Ecologist, Susan Lehnhardt, generously volunteered their time to conduct a site visit of the KAM area and provide an assessment of the current conditions along with recommendations for protection and restoration. Steve and Susan have decades of combined experience in ecological research and restoration and have worked on thousands of projects around the world. Steve is the chief ecologist working on the new Teddy Roosevelt Presidential Library and has worked on many similar national and global projects. Both are now involved in a new venture through the Applied Ecological Institute (AEI). In addition, Theresa Nelson, ONA founding member and water resources engineer with over 20 years of experience, assisted in the assessment, mapping, and recommendations. Additional information about the project team is included at the end of this document.

EXISTING DATA

The first step of the assessment was to review available existing information related to topography, drainage, soils, and land use. This information helps in understanding the ecological setting of the area and how historic actions have influenced today's conditions.

Figure 1 shows the village-owned land of the greater KAM park area outlined in yellow, along with 1 ft elevation contours (circa 2017), and elevation color shading. Most of the park is very low, except for a small portion on the west side along N Alpine Parkway.

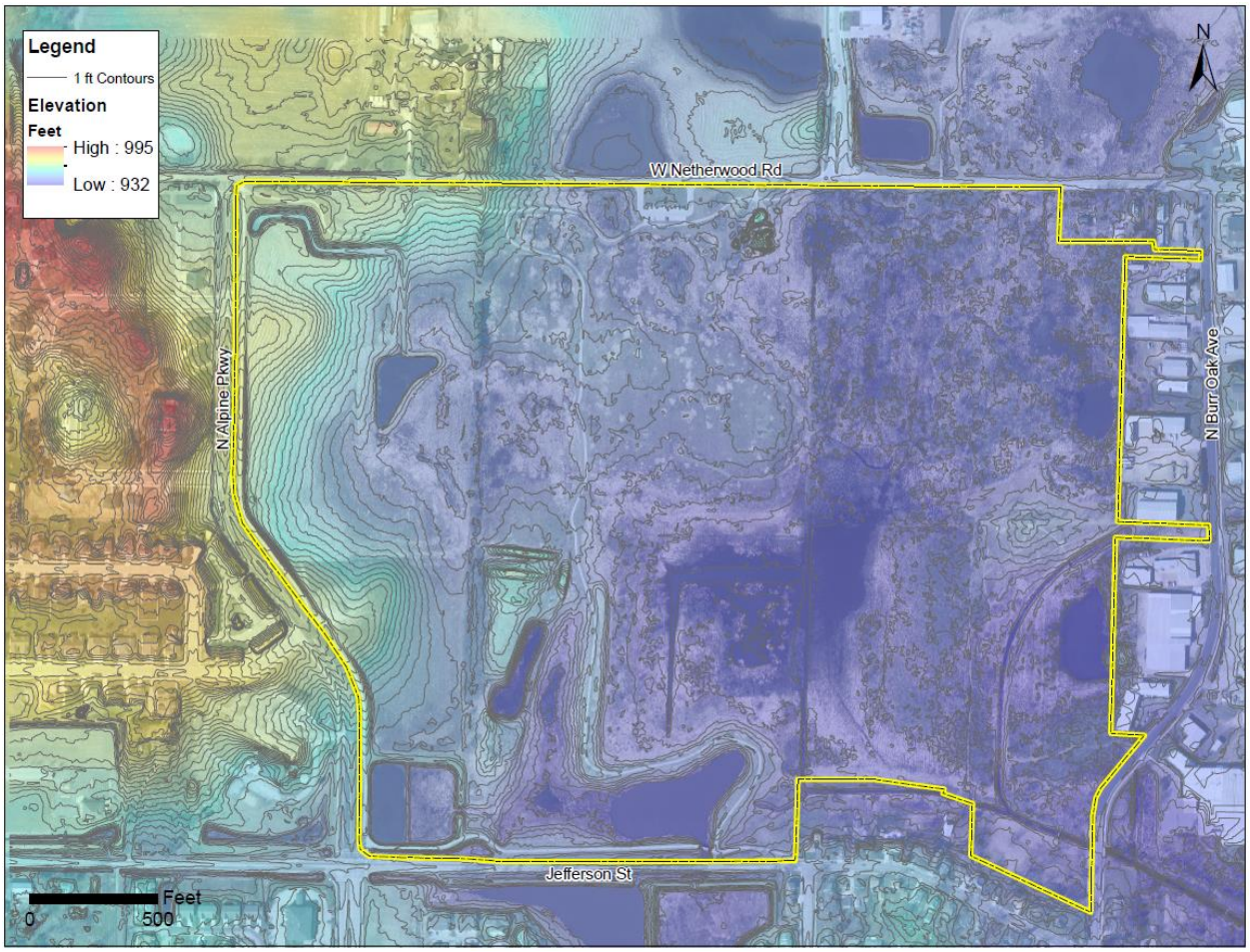

Figure 1: Elevation contours

Figure 2 shows the contributing watershed or land that eventually drains to and through the park. Around 7,000 acres drain to this area, though the area upstream of the Lake Barney wetland complex only contributes runoff to Oregon when water levels are high, such as during the 2019-2020 time frame.

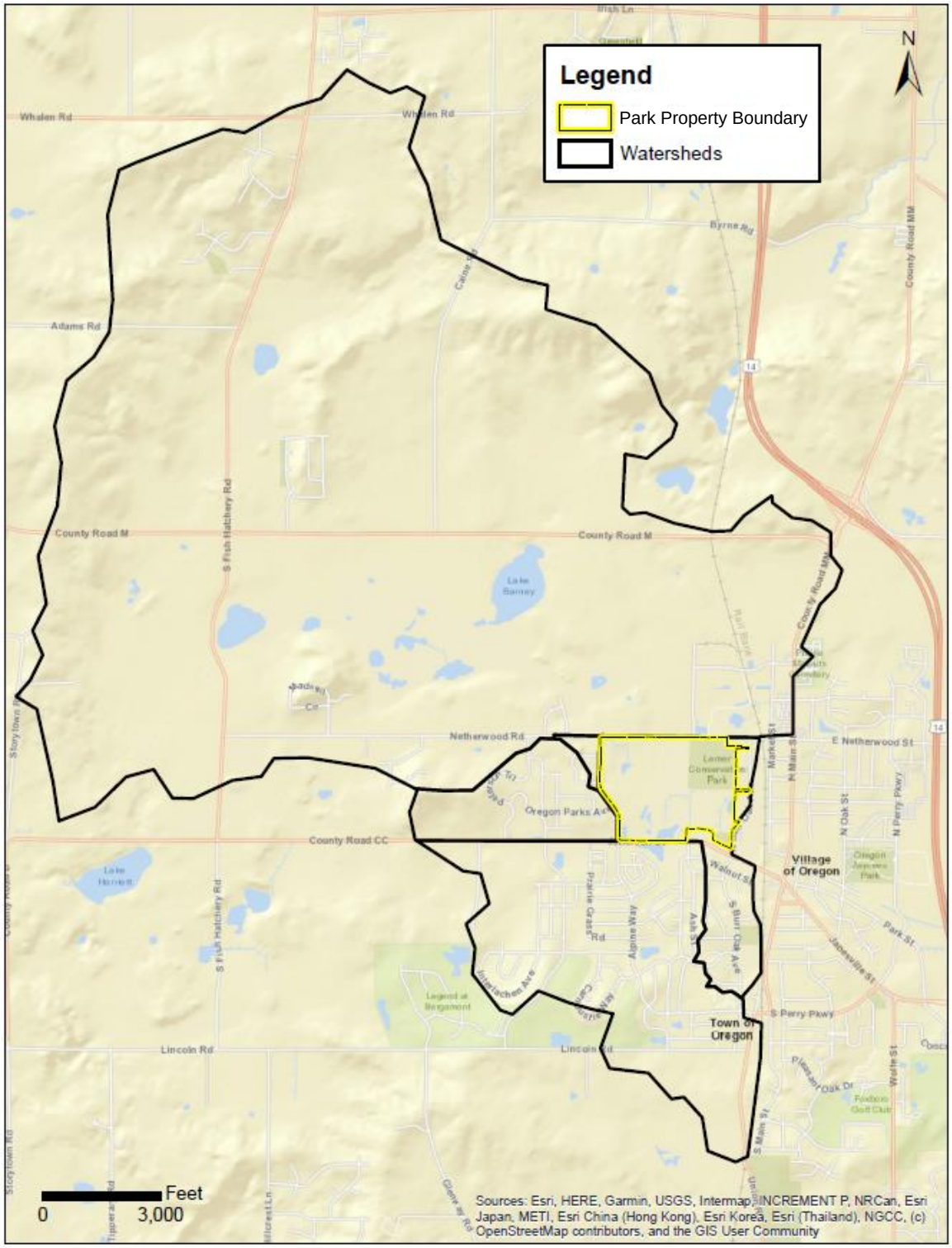

Figure 2: Watersheds draining to park area

Figure 3 shows the historic pre-settlement vegetation cover in the Oregon area. Even though, given its age, this information has its limitations, it does demonstrate that much of the original vegetation in the Oregon area consisted of prairies, oak savannas, and marshy sedge meadows.

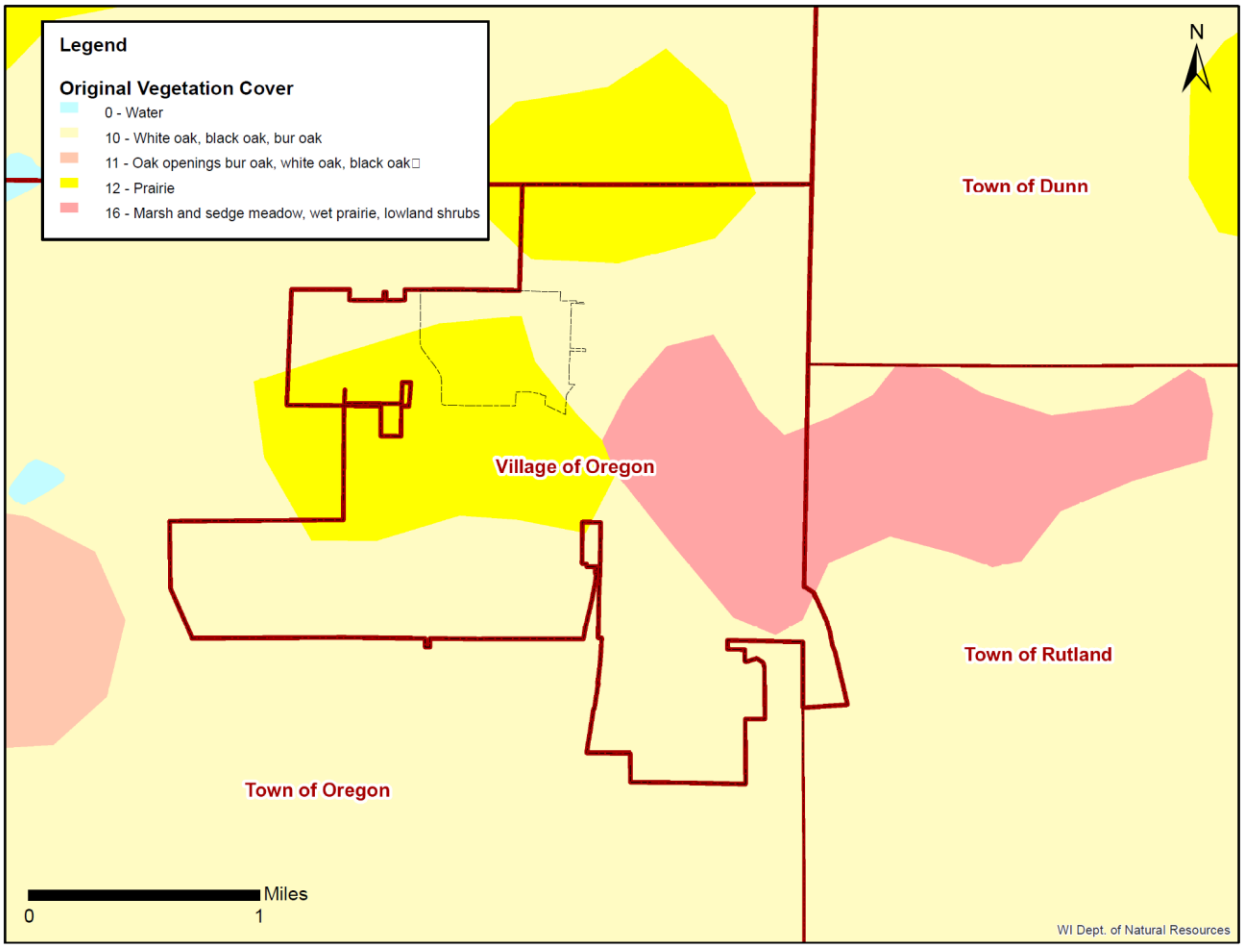

Figure 3: Original (pre-settlement) vegetation cover

Figure 4 shows the current WDNR wetland inventory as well as the approximate outline of the recent village-funded wetland delineation. The KAM area is unique in that it is one of the last remaining large wetlands within the village. According to the National Wildlife Foundation, wetlands are one of the most threatened ecosystems in the United States. This is one of the reasons ONA is so interested in protecting this area from development.

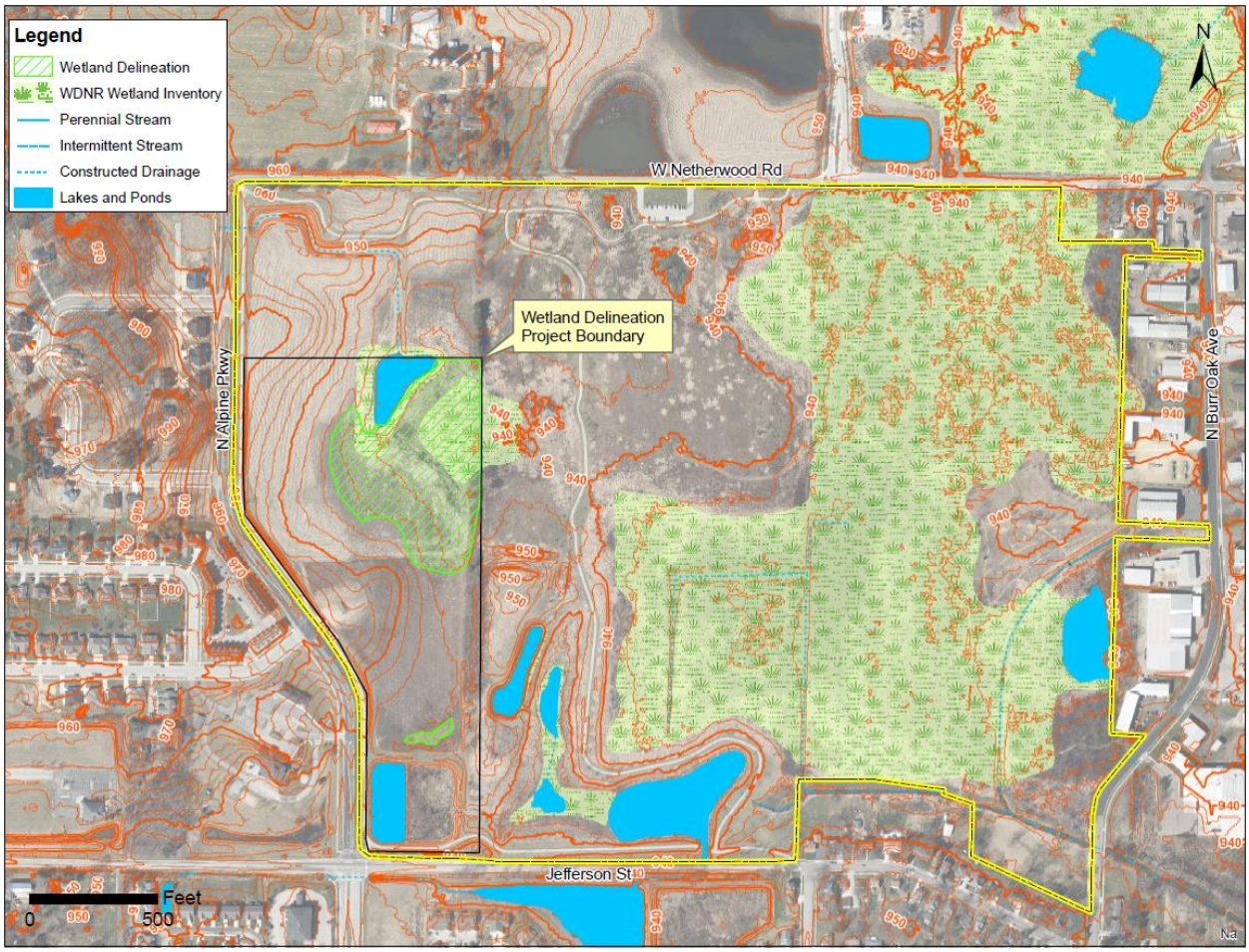

Figure 4: Existing wetlands

An indicator of historic wetlands are hydric soils, shown in Figure 5. A hydric soil is a soil that formed under sufficiently wet conditions, such as those that occur in and around wetlands. The red shading indicates areas that are predominantly hydric; while the orange shading indicates areas that have at least some hydric soil components. As can be seen in the image below, the majority of the greater KAM park area consists of hydric or partially hydric soils.

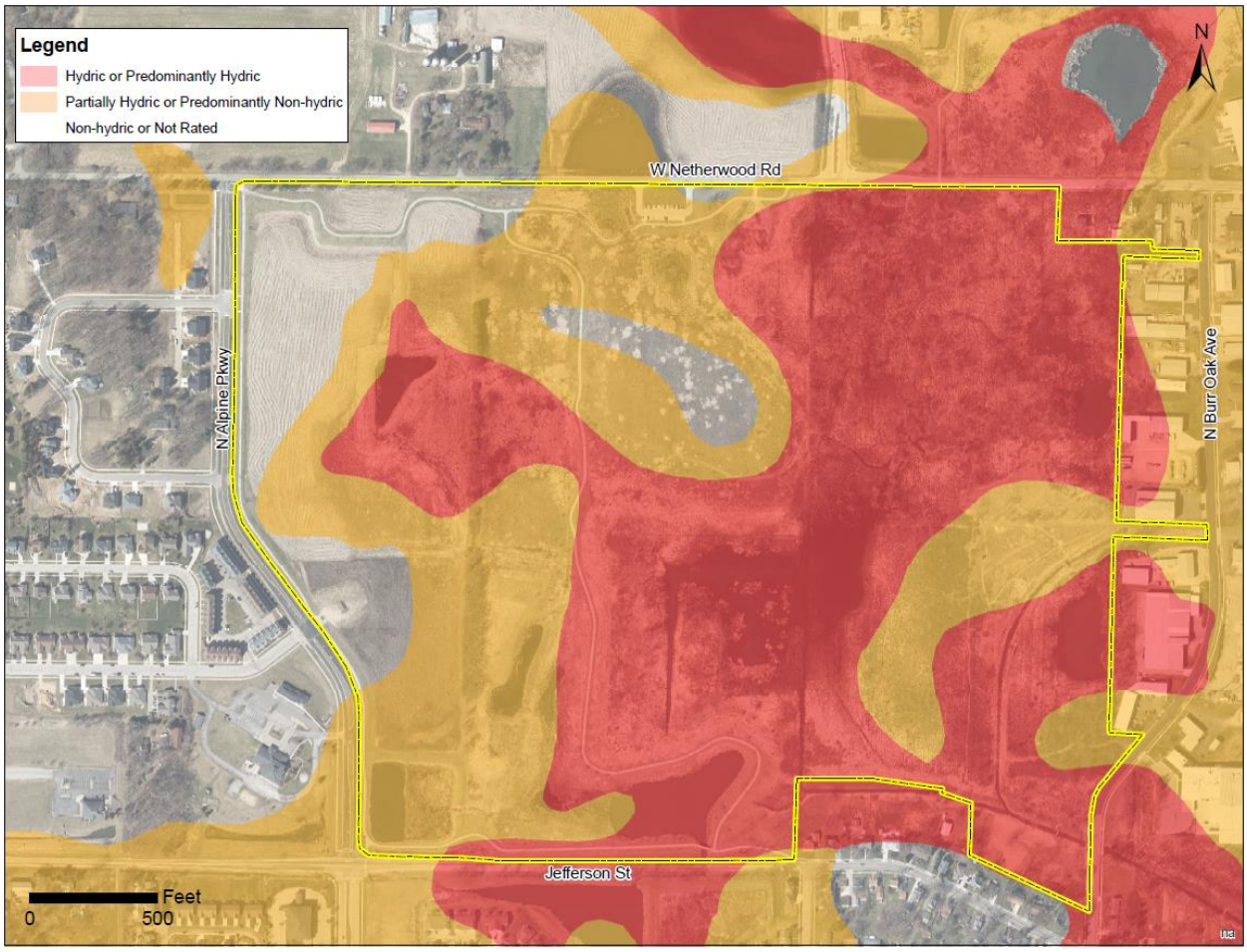

Figure 5: Hydric soils

The historic aerial photos shown in Figures 6 – 18, illustrate how the KAM area was historically converted from sedge meadow, prairie, and oak savanna to farmland. Over time, the area got progressively wetter, and the wetlands were ditched, and likely tiled, for drainage. Eventually crop production ceased and the land was left to recover on its own. Much of the vegetation that reestablished, and that now dominates, consists of non-native, invasive species that do not provide the ecological benefits of the native species that existed on this site prior to agricultural conversion. Non-native species degrade, change, or displace native habitat and compete with our native wildlife for food, water, shelter, and space. This makes them harmful to our fish, wildlife, and plant resources.

Figure 6: 1937 aerial photo

Figure 7: 1955 aerial photo

Figure 8: 1968 aerial photo

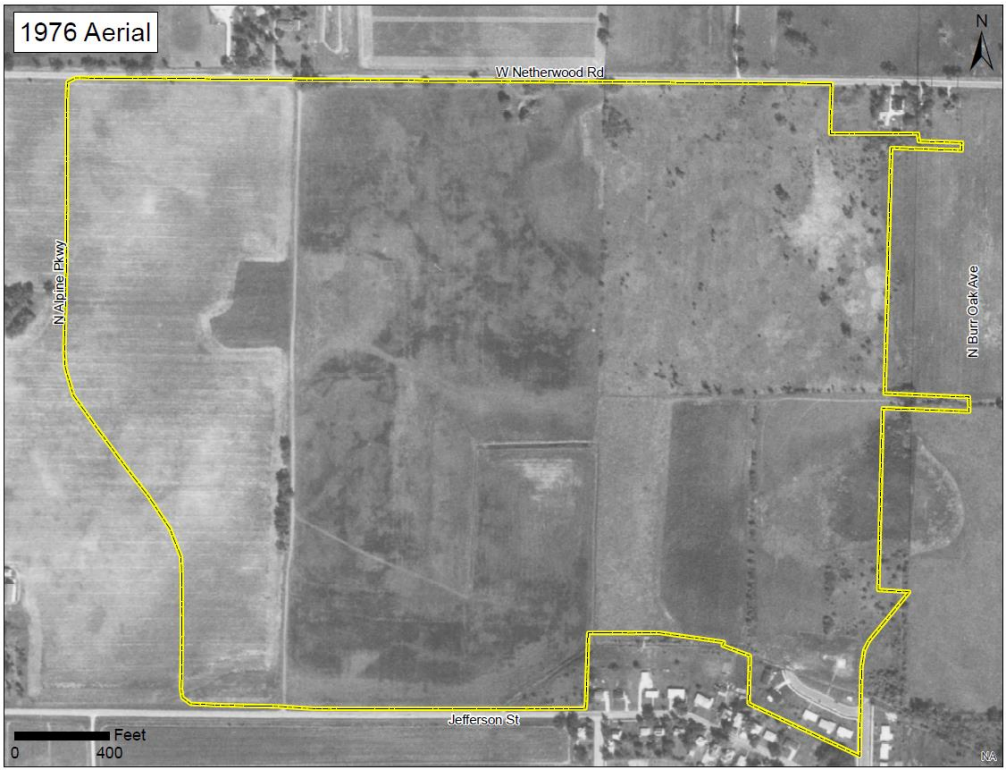

Figure 9: 1976 aerial photo

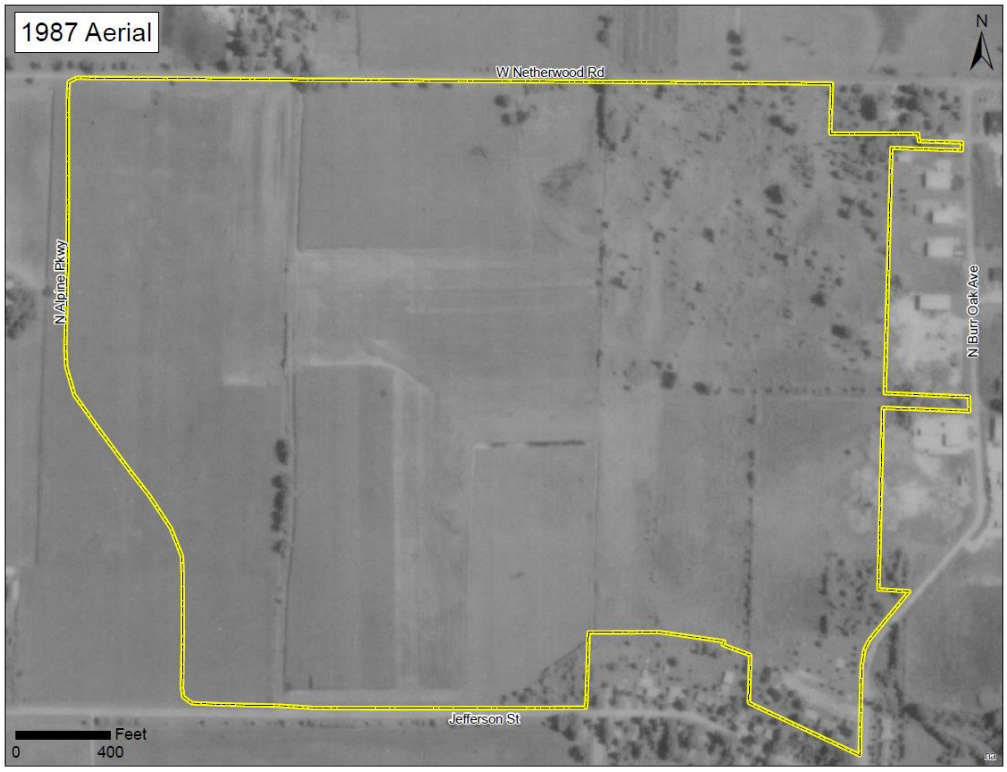

Figure 10: 1987 aerial photo

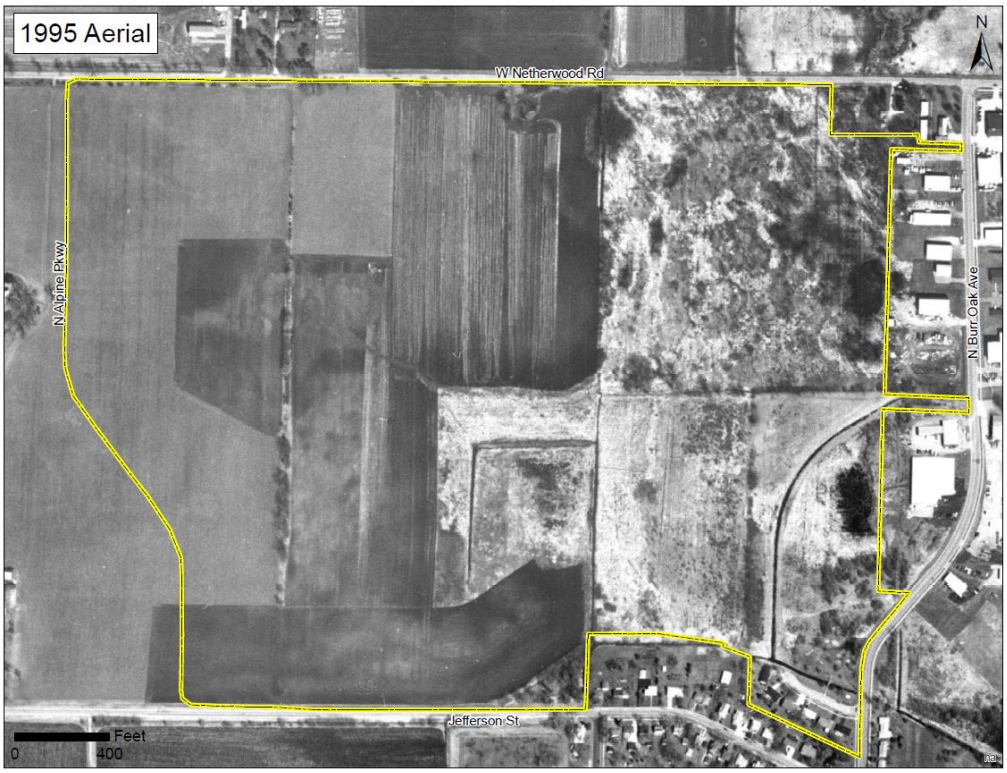

Figure 11: 1995 aerial photo

Figure 12: 2000 aerial photo

Figure 13: 2005 aerial photo

Figure 14: 2010 aerial photo

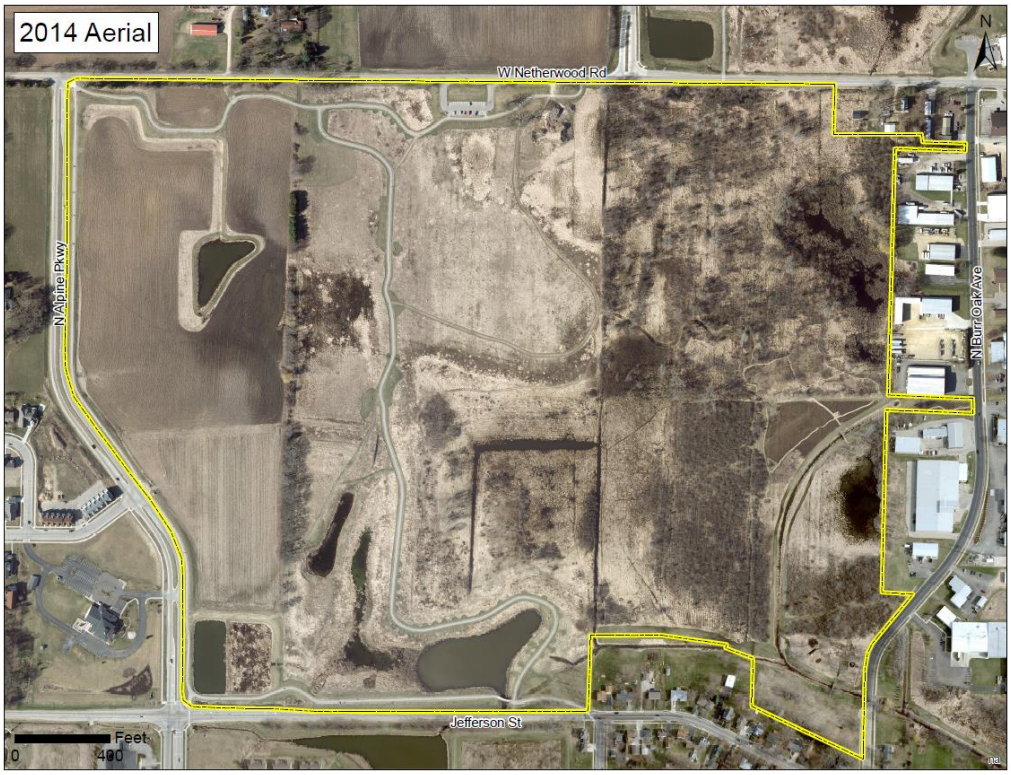

Figure 15: 2014 aerial photo

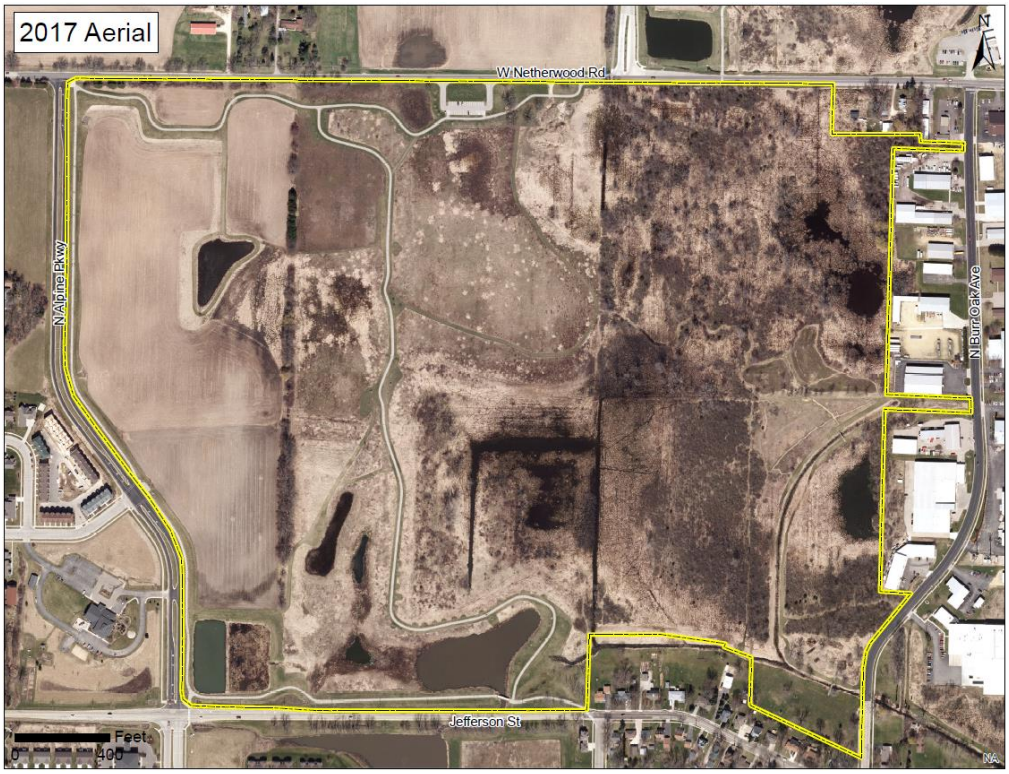

Figure 16: 2017 aerial photo

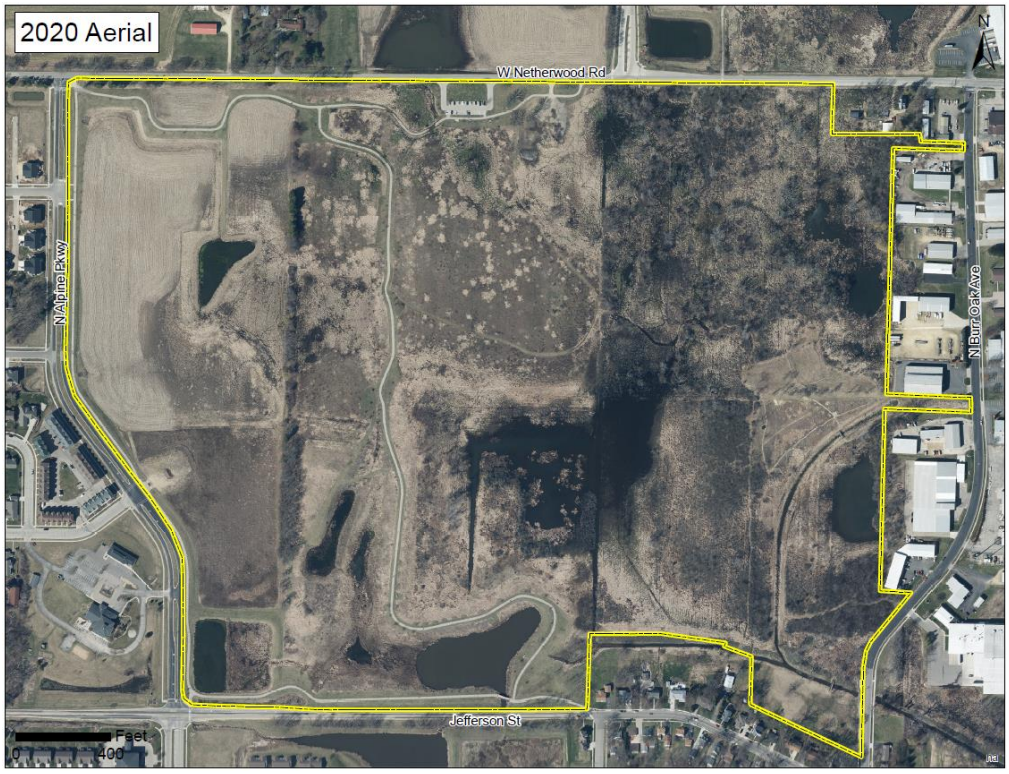

Figure 17: 2020 aerial photo

SITE ASSESSMENT

It is clear from the collection of historic (and more recent) aerial photographs that the upstream watershed and park area have changed significantly over the years. In 1937, most land was well drained with ditching and tiling for agriculture. But over subsequent decades, with development of the land for non-agricultural uses, tiling and ditching was discontinued without a coherent plan for vegetation or stormwater management. Now, what has occurred is that the hydric soils have reverted back to wetland with mostly non-native, invasive vegetation taking over. Field review by our team found that areas that were cropped, as recently as a few years ago, are being recolonized by obligate wetland vegetation.

The assessment also suggested explanations for some of the challenges now being experienced by the community, such as more frequent flooding over W Netherwood Road and wet basements requiring continuous sump pump operation. A changing climate with higher annual precipitation is one cause, but the team also found that very dense, non-native vegetation growth and litter impedes the movement of water through the wetland, can drive flood elevations higher, and can also retain water longer. Research suggests that dense vegetation, such as what currently exists in this area, can decrease flows to 1/10 or less from what would occur in a more natural sedge meadow condition. Longer duration and higher elevation flooding can cause a higher shallow ground water table elevation, which can contribute to the road and basement water issues.

The connection between the shallow ground water and surface water resources are not typically accounted for by hydrologic and hydraulic modeling done for stormwater engineering assessments. It is clear, though, that this connection, along with vegetation impacts, should be considered in the planning and design of solutions for flood damage reduction.

RECOMMENDATIONS

Through this assessment and an understanding of existing issues in this area, the following restoration recommendations are presented:

- Restore wetlands and promote healthy soil practices on agricultural lands in the contributing watershed to reduce runoff generation and increase water retention and storage within the upland areas to reduce flood water generation and flood peaks. This also improves water quality by reducing runoff of fertilizers and pesticides.
- Remove invasive species and restore existing wetlands to reduce resistance to water flow caused by existing invasive cattail and sandbar willow dominated areas. This will help move flood flows through the wetland system more efficiently, reduce flood durations and lessen groundwater table build up.
- Restore upland areas adjacent to wetlands to enhance additional ecosystem services, such as pollinator habitat, carbon sequestration, and connected habitat corridors.

Figures 18 and 22 illustrate the ecosystem restoration elements that also simultaneously offer a “nature-based solution” for flood damage reduction in our community. Recommendations are summarized below graphically, and descriptively.

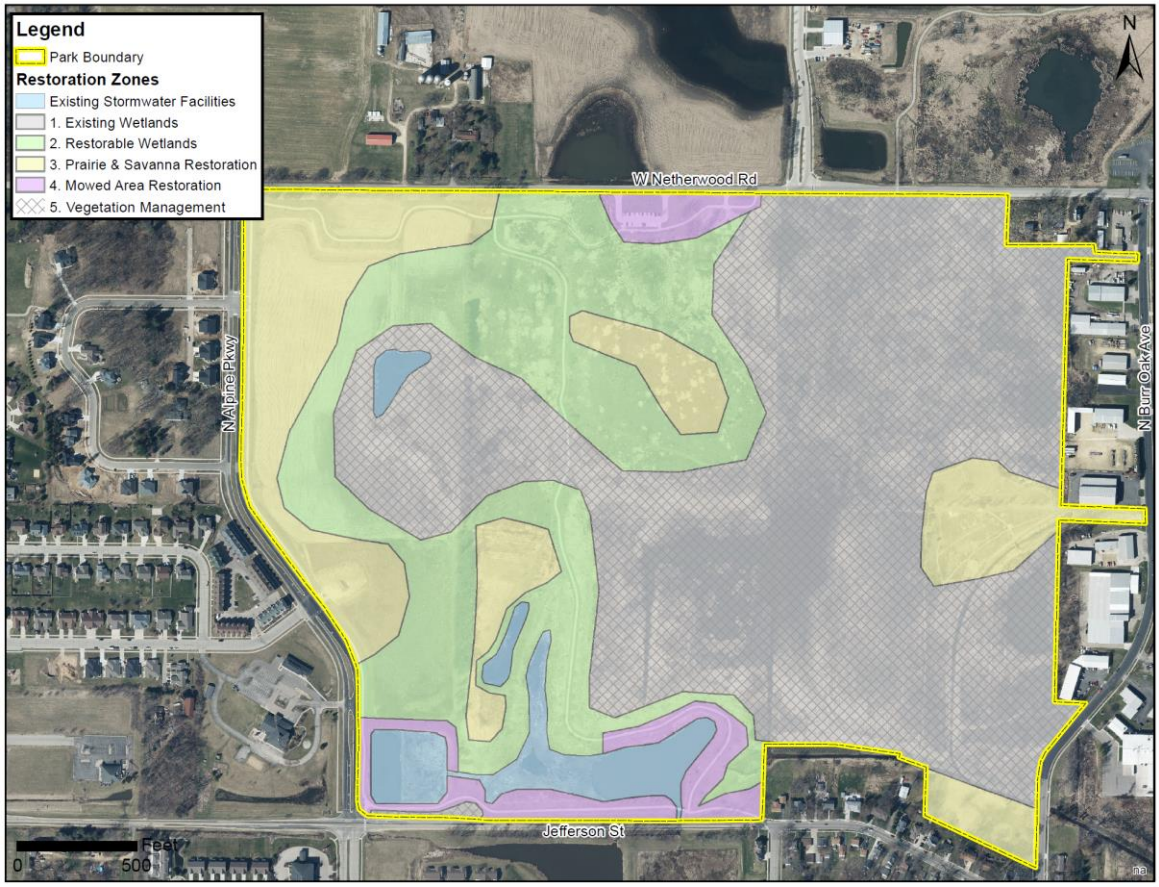

Figure 18: Recommended park restoration areas

Map Key

1. **Existing Wetlands** – Restore using strategies to reduce heavy buildup of cattail, canary grass, and sandbar willow vegetation growth and dead plant litter while restoring native wetland plant communities.
2. **Restorable Wetlands** – Convert former wetland soils and the hydric inclusions to restored wetland by disabling farm field drain tiles, eliminating agricultural use of the land, and by planting native wetland seeds.
3. **Prairie and Savanna Restoration** – Restore farm field areas outside of hydric soil types by direct seeding with prairie species seed mixes. Savanna can be restored by planting bur oak and other savanna trees, shrubs, and native wildflowers and grasses.

Figure 19: Restored wetland

4. **Mowed Areas** – Large areas of mowed lawns, including shoreline bordering the ponds can be restored to native prairie and wildflowers to improve pond-edge stability and water quality in the pond, while also reducing runoff rates and volumes. Reducing mowed areas provides the double benefit of improved habitat while also reducing the time, expense, and pollution generated by mowing.
5. **Vegetation Management Areas** – Most areas of the existing wetland have excessively high accumulations of cattail, sandbar willow and canary grass vegetation litter. This impedes stormwater conveyance, increasing the depth and duration of flooding, and contributing to an increased elevation of the shallow ground water levels around the wetland. By removing this vegetation and restoring native sedge meadow, basement flooding and road flooding may be addressed to varying degrees depending on future storm events and the effectiveness of vegetation restoration/ management over time.

Figure 20: Prairie savanna restoration

Figure 21: Naturalized pond edge

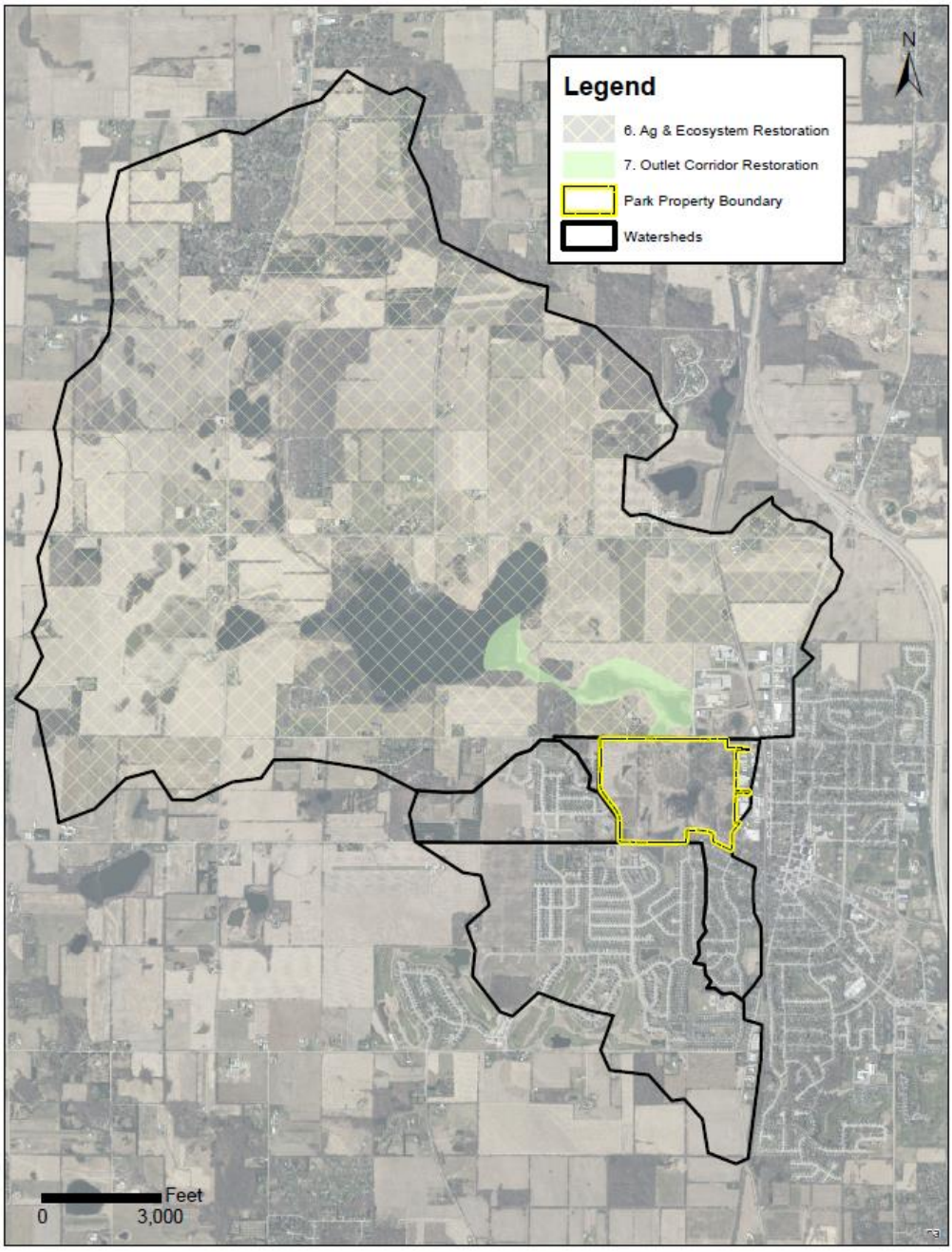

Figure 22: Watershed restoration areas

6. **Soil Restoration via Regenerative Agriculture and Ecosystem Restoration** – Large tributary areas in row crop agriculture generate large volumes of stormwater runoff which can be reduced by cover cropping, use of no-till agriculture, and retained crop residues. Soil organic matter holds significant quantities of storm water, preventing it from running off the land. According to the USDA, most soils in the area have lost 70-90% of their former organic matter levels. Organic matter in agricultural lands is quickly and easily restored by the methods listed above. A 1% increase in organic matter equates to a 12,000 to 60,000 gallon per acre additional water holding capacity within the soil. Since

this water does not run off, a large percentage percolates shallowly, and some infiltrates into deeper soils and into groundwater to replenish potable groundwater supplies. This also benefits farm crop production during drought years and maintains higher quality and a more durable supply of groundwater seepage to support wetlands and ponds year round. The restoration of prairie, wetland and savanna will accomplish the same outcome where ecosystem restoration will occur. In this zone, it is also possible to revitalize existing drained depressional storage using flood easement agreements and compensation.

7. **Restored Lake Barney Outlet and Ecological Corridor**--- Lake Barney outlet modifications over the years have contributed to increases in downstream flows and to elevated flood levels. Outlet restoration and woody and other vegetation management within the outlet channel can improve conveyance timing and reduce flooding. Restoring this area will also provide a very important ecological/wildlife corridor connecting two large natural areas: Lake Barney wetlands and KAM park area.

Overall, our recommendations center around restoring the KAM park area to conditions like those that existed prior to European settlement. In addition, where possible, we recommend restoring soil health in the agricultural areas of the contributing watershed and working to conserve and restore an ecological corridor between the Lake Barney wetland complex and the KAM park area. These recommendations support ONA's goals of increasing habitat and ecosystem health, improving water quality, and reducing downstream flood risk while also conserving the KAM area for nature-based, passive recreational activities.

LIBRARY DISCUSSION

ONA has been advocating against siting the new Oregon Public Library in the KAM area because of concerns about the environmental impacts that a large development would have on the wetlands and adjacent natural areas, as well as impacts to the current recreational use of the area. In addition, devoting even 4 or 5 acres to the library would reduce the adjacent upland habitat by around 25%, since very little of the overall park area is higher in elevation. But given the interest of several of the village board members to site the library in this location, ONA felt it was necessary to develop a list of recommendations to limit the library's environmental impact and best incorporate it into the overall restoration plans. See Figure 27 for a rough example site concept.

The list is organized with the highest priority items first:

1. Protect the rest of the greater KAM park area from further/future development. If the village board decides to allow the library to build in the KAM park area, they should also ensure that the remaining KAM park area, including the rest of the west side, is protected from any future development, and restored to provide the maximum ecosystem service benefits to current and future village residents.
2. Locate the library building and parking lots as far away from the wetlands as possible; consider the northwest corner near the intersection of N Alpine Parkway and W Netherwood Road. This would provide the maximum vegetative buffer possible to reduce pollutant transport to the wetlands.
3. Redirect the paved path around the library and keep it away from the library building and low areas that could be wet during high water years.

4. Manage stormwater in a way that mimics the pre-settlement runoff conditions using green infrastructure methods. Some recommended elements include:
    a. Stormwater Wetland Facility – These can be very formalized, and garden-like shallow areas, planted with native wildflowers and native wetland grasses and sedges, that can clean, contain, evaporate, infiltrate, and slowly discharge excess stormwater. Such areas can contribute to a library site amenity package (pollinator gardens, butterfly gardens, bird seed gardens, etc.) while also providing flood damage reduction and water quality functional improvements.

Figure 23: Stormwater wetland example

    b. Alternative Stormwater Management Facilities – These areas can include sunken parking lot islands vegetated with native plants and below parking lot washed gravel subgrade storage zones. This water can be slowly released to the stormwater wetland or exfiltration tiles. This facility could include a string of linked rain gardens dispersed throughout the parking areas that filter water from the library roof top, parking lot and driveways and then deliver this water to the restored prairie and wetlands downslope from the library development.

Figure 24: Parking lot stormwater treatment at the Morton Arboretum

    c. Exfiltration Tiles – The discharge from the above stormwater facilities can be introduced in on-contour gravel-backfilled trenches that contain an exfiltration (perforated) tile system. This is a common technique used to create dispersed and low velocity flows of seepage waters as a part of the restoration of wetlands. This slow seepage will result in more successful, higher quality, lower maintenance wetland and prairie restorations.
    d. Green Roof Zone – Existing residential units to the immediate west have an unobstructed view of the existing park area. If the library considered a green roof on the west-facing part of the library roof, this could maintain the natural views, reduce stormwater runoff rates, and thematically blend the second story of the library with the native landscaping.

Figure 25: Green roof of Charles Library at Temple University, Philadelphia

5. Use native vegetation in the library landscaping, limit turf areas, and blend into the recommended restoration areas as follows:
    a. Prairie Restoration Zone—Upper slopes, located just below the elevation of the library site, are perfectly suited to prairie restoration. This would be initiated by control of existing agricultural weeds that have colonized, followed by direct seeding and planting of prairie wildflowers, native grasses, and copse plantings of native savanna shrubs (e.g., American Hazel, Sumacs) and trees (e.g., Bur Oak, Basswood).

Figure 26: Native landscaping

    b. Wetland Restoration Zone – Large areas of existing drained, former wetland soils exist, and where these areas have been fallowed from farming, the soil seed bank is quickly responding. Wetland plants are well established and becoming abundant and would only need to be augmented with seeding to restore wetlands in this zone.
6. Minimize overall land disturbance and implement robust erosion and sediment control practices during construction; design more than the minimum requirements to protect the wetlands.
7. Dedicate funding and space in the library for a nature center. It will be important to connect this space to the prairie and wetland restoration areas through the use of a walk-out patio or similar feature.
8. Design the building and parking areas to blend into the adjacent landscape, not dominate it.
9. Minimize nighttime lighting impacts on wildlife and view of the sky. See recommendations by the International Dark-Sky Association: https://www.darksky.org. Consider installing bird-safe windows to reduce bird window collisions during the day.
10. Protect water quality by limiting fertilizer and pesticide use to only what is necessary for restoration purposes and by having a plan to minimize or avoid salt use in winter: see https://www.wisaltwise.com.

To adequately accomplish these recommendations, it will be imperative to include experienced ecological landscape designers and engineers in the library site design process.

By following these nature-based recommendations, the negative environmental impacts of the library development can be minimized, and the current recreational use of the park can be maintained.

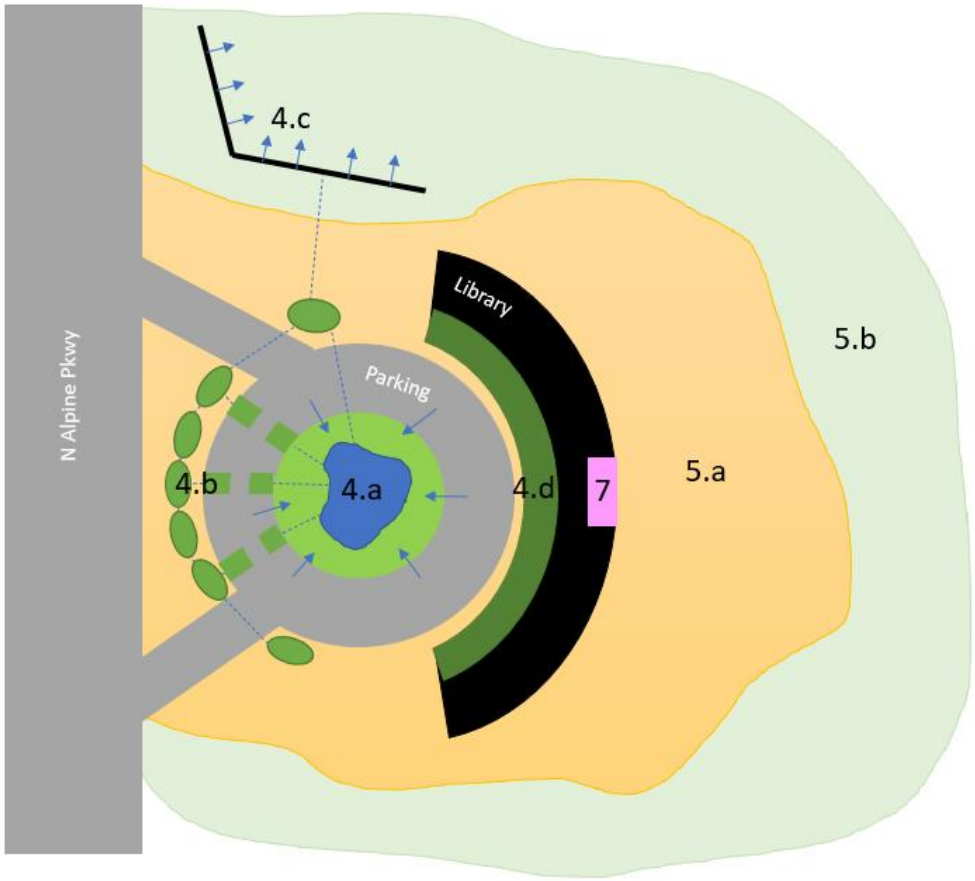

Figure 27: Library site concept - for illustration and example purposes only

COST CONSIDERATIONS

Land restoration typically requires no federal or state permits, and this saves significant time and costs. Plans for this approach are typically created by ecologists, hydrologists, and planners who all work together to optimize the costs and outcomes.

Restoration for flood damage reduction, including native landscaping of alternative stormwater management facilities such as at the proposed library, typically cost 1/3 to 1/5 that of conventional engineering solutions for stormwater management. In addition, the management, upkeep, and replacement and repair costs for nature-based solutions also typically cost 1/10 to 1/50 that of conventional engineering solutions.

Funding sources for nature-based solutions of land restoration and flood damage reduction are numerous, ranging from watershed funds, WDNR funds, NRCS funds, private philanthropic family funds, to regional foundations. In addition, there are also revenue generating elements of a nature-based solution approach that may be able to provide some level of project financing.

CONCLUSION

ONA and the assessment team have provided recommendations for the protection and restoration of the KAM park area that will maintain the existing nature-based recreational use while also improving the overall ecosystem health and increasing wildlife habitat, improving water quality, and reducing downstream flood risk. We also included recommendations for minimizing the environmental impact of the library, should the village board choose the KAM site, which include protecting the remaining area from future development. ONA proposes that the village and library boards engage the assessment team to further explore the considerations and recommendations provided. One primary benefit that is vital to the community and homeowners is how the watershed and nature-based solution approach to conservation design, development, and restoration can create an incredibly valuable public amenity while also improving existing flooding and basement water problems at a much lower cost than bypass channels or other traditional solutions.

TEAM BIOS

Steve Apfelbaum, over the last several decades, has conducted ecological research, designed award-winning projects, and contributed his uniquely creative scientific expertise and enthusiasm to over 9,000 projects throughout North America and beyond. Apfelbaum has won the John T. Curtis lifetime achievement award from the Aldo Leopold Foundation for Ecosystem Restoration, was honored with the Ryerson Lifetime Conservation Award, and was recently recognized as a Distinguished Fellow of the Ecological Society of America. He has authored several books including: Nature's Second Chance, Soil Carbon Management, and Restoring Ecological Health to Your Land.

Susan Lehnhardt is an artist and consulting ecologist who has devoted her skills as a field botanist and land restoration specialist over the past thirty years to helping landowners and land stewards restore natural beauty and ecological health to their wild and working lands. Fundamental to her work is empowering people with a foundational understanding of the natural history of the land and its potential for recovery. As an advocate of community education and empowerment, she led an effort in 2010 to create a local watershed organization to bring people together to solve the growing problem of nutrient enrichment of local streams and rivers and contamination of local aquifers. In 2018 she helped co-found a local land conservancy to help landowners protect natural and working lands in southcentral Wisconsin. She serves as the Director of Science and Research for the conservancy's Three Waters Reserve land protection project, which restored a former golf course and established a community events center and educational facility for local and regional communities.

Theresa Nelson is a founding member of the Oregon Nature Alliance and has over 20 years of experience as a water resource engineer in both the private and public sectors. She has participated on the design teams for the NKE/PVE outdoor classroom and Forest Edge Elementary School and spent several years as an integral member of the NKE Arboretum Committee, sharing her love of native plants and the natural world with hundreds of school-aged kids.

OREGON PUBLIC LIBRARY

MEMORANDUM

To: Library Building Committee

From: Jennifer Endres Way, Library Director

Date: 3/11/2022

Subject: Oregon Nature Alliance Report & Recommendations for New Library Site

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The Oregon Nature Alliance prepared a report entitled, *Ecological Assessment and Restoration Recommendations for the Greater Keller Alpine Meadows Park Area, Oregon, WI*. This complete report is provided for your information and background as the project continues to move forward. It provides a wealth of information including recommendations for the new library site in the "Library Discussion" section (pgs. 18-21 of the report).

Presentations regarding the report and its recommendations for the library were made to the Village Board (January 10, 2022) and Library Board (March 9, 2022). It has also been provided to all of the professional consultants for the project.

The Village Board and Library Board have Memorandum of Understanding (MOU) which is an agreement outlining the process and expectations for the new library project. Both Boards have mutually include key recommendations from the Oregon Nature Alliance report into the MOU.

Please be cognizant of the following recommendations and goals as the project continues to move forward:

c. The Library Director and Library Board will work with the Design Consultants, and seek advice from qualified ecological consultants, to incorporate items 3, 4, 5, 6, 7, 8, and 9 of the "Library Discussion" section of the Oregon Nature Alliance's Ecological assessment restoration recommendations for the greater Keller Alpine Park Area dated January 4, 2021, as shown in Appendix B, to the extent practical. Item 7 is further interpreted and agreed to by the Village Board and Library Board to mean the incorporation of elements and opportunities for connections to nature and nature education both within the library facility and the immediate areas outside the facility. It does not include the construction of a standalone nature center or exclusive nature space within the library.


N. Alpine Parkway property
Library facility siting area.
Final construction location in this area
to be determined by Library Board
and Village Board.

MEMORANDUM

To: Village Board

From: Martin Shanks, Village Administrator

Date: February 7, 2022

Subject: Library Project

Background

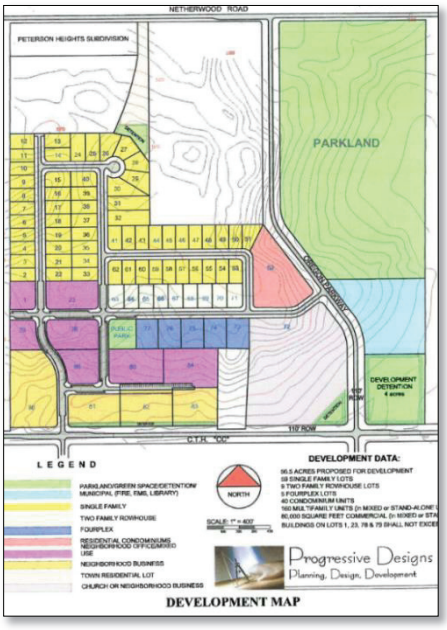
The library project team will return for a joint Village Board / Library Board meeting to provide information requested at the previous joint meeting on 12/6/21, answer questions, and receive any further direction.

Please see the packet for the information gathered. The Library Board met to review this information at their meeting on January 26th and voted 6-0, with one member absent, recommending to the Village Board to locate the library on the properties immediately east of N. Alpine Parkway.

This is a significant discussion and forthcoming decision for the Village Board. This project can be viewed from many different angles with many interconnected interests and opinions. Finding a resolution presents myriad complex technical and subjective policy challenges. It has garnered the passions and interests of the community. To help inform the Board on its discussion and decision-making process I spent some time reviewing the Village's records and history of the N. Alpine Parkway properties, the library project itself, and analyzed the project based on information now gathered.

N. Alpine Parkway Site History

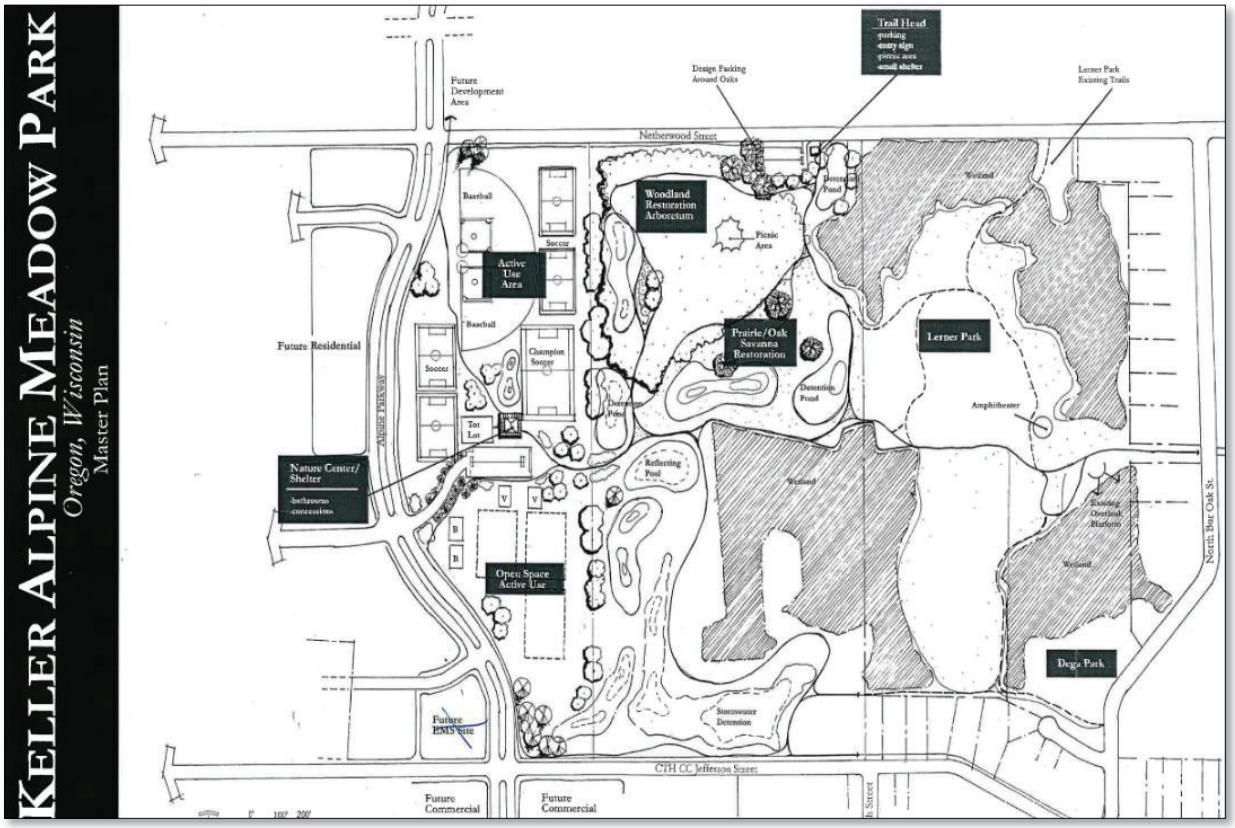
At least as far back as 1997 the property owners of the land immediately east of what became N. Alpine Parkway contemplated the annexation, subdivision, and development of the lands into what we now know as the Oregon Parks Neighborhood. While the developer considered portions of the lands for housing development at certain points in discussion with the Village, the two sides ultimately envisioned the properties to be divided into a combination of parkland, municipal / public facilities (indicated in the light blue to the right with "fire, EMS, library" in the legend), and stormwater management. The general development plan to the right was part of the pre-annexation agreement between the Village and developer in 2003. The lands were formally annexed and acquired by the Village in three different chunks between 2003 and 2005.



Over the years the Village has had several starts and stops in attempting to master plan and make improvements to the properties, particularly in conjunction with the adjacent parkland, which includes Keller Alpine Meadows Park, the Lerner Conservation Park, and Dega Park. A handful of different iterations of planning efforts occurred over the last 15 - 20 years. The concepts that were developed have generally followed a similar pattern that was originally envisioned in the pre-annexation plans:

- a mixture of passive / active recreational uses on the northern lot
- a public or community facility near the center
- a trail system throughout the contiguous parks
- stormwater management facilities
- restoration and enhancement of existing natural areas (Keller Alpine Meadows Park, Lerner Conservation Park, and Dega Park)

The first go at these planning efforts began in 2003 as the subdivision got underway. The Village developed a more detailed preliminary plan concept, which included the three previously identified components in the general development plan:



Early in the subdivision's development the Village constructed the stormwater management facilities at the corner of N. Alpine Parkway and HWY CC. Once the Village came into full possession of the properties in 2005 it immediately sold the southern half to the Oregon School District for a future school. For nearly all the next 15 years the site was planned for a school facility project. The northern parcel continued to be planned for development by the Village, with joint consideration from the School District, for parks and recreational amenities.

Concept planning continued into 2005 with the School District's involvement. A new preliminary plan now included a school facility, parking lots, along with some scaling back of active recreation uses on the north lot resulting in expansion of the environmental restoration into that area. See concept below:

By 2008 the Village completed a project to construct the paved trail improvements and parking lot currently on the properties.

After a period of apparent dormancy or little work of note, the Village formally restarted master planning efforts around 2015 and produced another concept largely tracking the 2005 concept as seen on the next page. This concept continued to include the school facility and the active recreation uses in the north portion of the lots, but now those mostly consisted of soccer fields. This change was likely in conjunction with other efforts to construct baseball / softball fields at the eventual Jaycee Park redevelopment project.

In 2020, the School District sold the southern lot back to the Village after it determined it no longer desired to build a school on the site. Due to the change in circumstances from this reacquisition, the Village again revisited preliminary concepts in 2020 for the site. Still largely tracking on previous efforts, but instead of a school, the Village Hall was considered a potential option. A concept showing multi-family housing was also developed.

2015 School Facility Concept

Since these properties were contemplated being annexed into the Village about 25 years ago, the Village has consistently planned and revisited the idea of the central part of these properties being developed for a public facility.

During this time housing subdivisions and further additions of Oregon Parks Neighborhood, Alpine Meadows, Prairie Grass, Drumlin, and Bergamont have grown up in the former open spaces, farmland, and drainage areas surrounding these properties. As time has gone on residents have become accustomed to the remaining open space that these properties represent, enjoying the trails and the natural setting near their homes and neighborhoods. While the Village has periodically revisited its plans over the years, given that the earliest planning of these properties occurred before any of these developments took place, many residents are likely unaware of the Village's long-standing and consistent plans for the properties.

The Village began to consider long range budgeting for future planning and engineering costs for a potential project or projects over the next 2-5 years. However, this received less focus once the pandemic hit and priority for Jaycee Park, the library, senior center, and Village Hall projects came into further focus and greater attention.

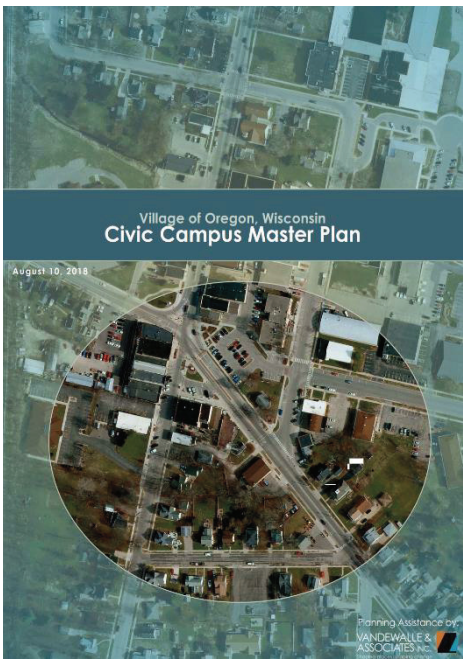
Planning and engineering costs are tentatively projected in the Village's capital improvement plan for the next couple of years, but an improvement project or projects does not seem likely to be funded until 2025 or beyond.

To start these efforts back up, the Village budgeted funds in 2022 to conduct a renewed master planning process for the entire system of contiguous parks, including these properties, Keller Alpine Meadows Park, Lerner Conservation Park, and Dega Park.

2020 Village Hall Concept

Library Project

In 2009 the Library Board began discussing a new building project as part of a strategic planning process.



By 2015, a combination of needed municipal and community facility projects came into focus culminating in the development of the Civic Campus Master Plan for the downtown. These facilities included the Oregon Public Library, Oregon Area Senior Center, Oregon Village Hall, Oregon Chamber of Commerce, Oregon Youth Center, Oregon Area Food Pantry, and public parking. This process was intended to help the Village prioritize projects, analyze needs, identify alternative project ideas, and provide for an implementation strategy. The planning process, which ended up extending over an irregular three-year period, experienced several unexpected and changing circumstances and conditions as it was underway.

Because of this, the final plan was published with statements acknowledging its analysis, information, and conclusions may already be no longer relevant or entirely out of date. For example, during those three years the food pantry chose to locate to the Village's west side; property under consideration for public facilities instead became the Jefferson Crossing apartments; other properties under consideration for acquisition and development into public facilities were not for sale; the 249 N. Main Street was purchased in 2016 by the Village after a senior housing development proposal did not move forward; and the Youth Center was able to move forward with the construction of a new facility on its existing site.

The plan found a great deal of support for public facilities being maintained in the downtown and to potentially incorporate mixed uses into those developments. The plan recognized that given the rapidly evolving conditions occurring during the planning process the range of options available had narrowed considerably. Its list of alternative ideas acknowledged some options under consideration had become no longer feasible or impossible.

The plan provided a set of conclusions, including locating the library on the N. Main site; constructing a new senior center with potential mixed use on the existing Brook Street site, and likely constructing or remodeling the Village Hall on or near the current site, although acknowledged it would need to be addressed more fully in a future phase. The plan advised the Village to watch for opportunities to keep the Village Hall downtown, but to also consider and balance the impacts a new or remodeled facility may have on downtown parking and other public space needs. In 2021, the Village Board was presented with an opportunity to purchase the One Community Bank building on the west side for the Village Hall. The roughly $3 million purchase was in stark contrast to what could have been a $15 million+ future project. That acquisition was made, and the Village Hall will be moved to the building in mid-2022 following a remodeling project.

The scope of the Civic Campus Master Plan did not include any significant engineering and construction feasibility or analysis of sites. In a foreshadowing statement, it also acknowledges that the conclusions that

were made assumed, without further technical analysis, that both the library project (at 249 N. Main) and senior center project (at Brook Street) could be fully accommodated with the square footage recommended in the space needs analysis.

By mid-2017 the N. Main site, having been previously purchased by the Village a year before, was conditionally selected for the library but wasn't formally agreed upon by the Library Board and the Village Board until the end of 2018. In 2019, the Library Board further advanced the project by conducting public input and visioning of the needs and objectives of a new library. Some conceptual designs of the library were made to assist with the visioning process and to help with fundraising efforts. These concepts were primarily architectural in nature. There had been no significant engineering and construction analysis and feasibility conducted for the site during this process.

The Library Board finished its planning process by late 2019 identifying the vision, needs, and priorities as expressed in Director Way's memo in the packet. Based on the study and information gathered to that point the project was estimated at $12 million. Work and related expenditures on further design and engineering was paused as a significant amount of funds needed to be raised for the project to move forward at all. The library fundraised $2 million dollars in about one year. The Village had previously indicated in 2017 it would provide $6 million towards the project, still leaving a sizeable financial gap.

In early 2021, the Village Board voted to increase funding to $10 million towards the project. This closed the financial gap and allowed the project to move forward. The Village immediately began devoting resources towards consideration of different elements of the site. In July, the Library Board hired an owner's representative for the construction project. Engineering work, such as site investigation, grading design, stormwater management, and parking layouts began in August.

Architectural concept used for visioning and fundraising purposes; not informed on engineering or construction design and feasibility

By September the project team had identified several challenges, constraints, and added costs due to the size and configuration of the site. The effect of this would likely compromise the overall vision of the library project perhaps too far beyond what was seen as desirable or acceptable. With the new information in hand and before moving ahead with any decision-making, the Village Board and Library Board conducted a public input process to share the information more widely and gather feedback and ideas from residents and stakeholders to help inform their decision-making on how best to move the project forward.

Once this process was completed, the Village Board removed the N. Main Street site from further consideration. Discussion then primarily focused on two sites: the N. Alpine Parkway site and the downtown Brook Street site. The boards discussed additional information needs to help further inform their decision making. This included soil borings and geotechnical information for the N. Alpine Parkway site, development of potential concepts for the Brook Street site, along with cost projections and technical considerations for both sites. That information is contained here in the packet.

Library Boards

As an aside, throughout this process many individuals have asked me about the nature of library boards, including their powers and duties. Below is a description of the legal structure of library boards in Wisconsin:

Library boards are constituted under state law and are designed to be semi-independent of the municipal governing body. The state legislature felt that the educational, cultural, and economic purposes of a library are so vital to our democracy and as a public service that it deemed libraries are of a state-wide interest. The legislature has subsequently legislated laws that limit local control of libraries to protect those perceived interests.

Once a community decides to create a library it is required to create a library board to administer it. The library board is empowered by state law with significant control over the library's funds, property, operations, and employees. These powers often insulate it from the local governing body and local politics. The State believes this helps facilitate its interest in ensuring that decisions are made in the long-term best interests of the library and its purposes rather than beholden to local politics or short-term political interests.

This mission can sometimes feel like it puts library boards at odds with the local municipality and is often a point of friction in communities, particularly when a facility project is involved. Elected officials can often feel frustrated by their lack of power and control over libraries. However, library board members have a statutory purpose to advance the library's interests based on the state's legislative intent, even if it doesn't always mesh with local politics or interests. Although, it's always advisable to maintain a positive working relationship between the bodies.

Administrator Comments

Please review the information provided in the packet submitted by the library project team, which addresses the Board's previous requests: the geotechnical exploration report for the N. Alpine Parkway site; site comparison data; project cost estimates; site plan block diagram concepts; and individual site analyses with related budget impacts. The team will be on hand to present information and answer questions.

Planning and constructing a multi-million-dollar public facility is not an easy task. Unlike private individuals, businesses, or organizations, which can hash out disagreements and issues behind closed doors, local governments must do this in a public setting. Furthermore, long term planning of these types of projects is challenged by turnover of elected decision makers, as priorities can easily change from year to year, sometimes entirely reverse one way and then back again within the span of just 12 months. This can make the process appear and feel messy. To some it can appear inept, clumsy, and to those who are conspiratorially inclined, even insidious, but these results are often a byproduct of our democratic system of self-governance. American democracy was designed so that getting things done is hard, slow, and grinding to ensure that what gets decided is a representation of a collective consensus, rather than the result of impassioned or reactionary decision making. Our elected representatives are charged with considering a variety of dynamics, factors, and information to determine what they view is in the best interests of the community. Sometimes it feels like nothing gets done and nobody gets what they want.

In some fields of academia, including public administration, there is a term called "satisfice." A combination of the words sufficient and satisfy. A concept that is generally expressed by understanding that

not every problem has an optimal solution, or an optimal solution is not always achievable. Instead, a decision may need to be what is most acceptable or addresses the most needs, even if it may not be the best or optimal decision, due to the realities of our own human limitations and finite resources, such as money, time, expertise, energy, and focus.

Based on the due diligence that has now been completed, I support the Library Board's recommendation. While not ideal in every respect, it is likely the only option that presents the Village with the ability to complete the project within a reasonable timeframe and budget, meeting the level of service and facility desired, and addressing the most needs.

Given the current set of circumstances and variables, a different decision will present the Village with a complicated situation moving forward. Complications can certainly be overcome, but the Village will have to recognize that a library project will not move forward for, optimistically, two years, but perhaps up to four or more years. The Village will also have to adjust its expectations on the current project budget as the passage of time will further escalate costs, particularly in the current inflationary environment. Low interest rates on municipal borrowing are also moving in a higher direction. We know that each possible site has the potential to create additional, unknown, and unplanned site-specific challenges and costs. The alternative is to scale the project back reducing the level of services and facility that has been envisioned, which becomes increasingly problematic in a growing community.

Further delay to the library project has the potential to impact several other projects and services. The Village has already delayed a handful of street and utility reconstruction projects to clear financial capacity for the library project's forthcoming borrowing. In early 2021, the Village projected it will approach 60+% of its legal borrowing capacity by 2025. Any additional and / or escalating costs to planned projects will increase that percentage. Municipal financial advisors will start raising the red flag at 65% and begin waving it frantically at 70%. Not leaving enough debt capacity for emergencies, whether due to specifically needed projects or an impact to the Village's overall cash flow, is a serious problem.

Delays will cause the continued operation of services in buildings that have long been acknowledged as passed their useful life. This will further degrade the quality of those services over time, expending increasing funds on repair and maintenance, posing safety issues for staff and citizens, and creating employee recruitment and retention challenges. A vicious cycle of self-defeating problems each compounding each other.

Impacts to the library and senior center services, whether through project delays, the need to operate in temporary spaces for an extended period, and / or the orchestration of attempting to combine these facilities thereby likely sacrificing desired elements of both projects, will at best inconvenience and frustrate many, but will have a particularly consequential effect on the community's underserved and underprivileged populations. In the short term, continued delay of the projects presents the ongoing limitations and service challenges of the current buildings. If a combined project or library only project on the Brook Street is selected then during the project(s) the Village must facilitate and navigate temporary spaces and impaired services, perhaps for upwards of two or more years. A library only option on Brook Street could put the senior center into temporary space for upwards of four or more years as the library is constructed and then later a senior center facility would have to be contemplated and constructed elsewhere. Lastly, due to the physical constraints of the downtown site, the facilities will immediately be challenged from day one to

easily expand further, again limiting the Village's options and ability to deliver services and be responsive to a growing population.

Delay will also likely impact the Village's property tax rate due to increased debt service payments. Thereby further limiting and siphoning the availability of finite dollars for transportation projects, public safety services, recreational improvements, and community development initiatives, the impacts of which, again, will be felt hardest by the Village's underserved and underprivileged populations. While in ideal circumstances the downtown has many advantages as an equitable option, the reality of the circumstances and variables involved is likely to create a cascading effect of short-term and long-term negative impacts to Village services. This is already happening as many of the street and utility improvement projects being delayed due to the ongoing uncertainty of the library project are for decades old infrastructure located in portions of the older and moderate-income neighborhoods in the community. These impacts and unintended consequences are easy to go unnoticed or completely invisible by those who have the means to accommodate higher costs, find alternative service options, and have economic mobility, but will impact those who need these services the most and don't have other options.

Furthermore, there are any number of subjective reasons and arguments for what site is most equitable. The downtown site has easy access to the Oregon Youth Center; several nearby lower and moderate-income housing developments; the elementary schools; and daycares. The west side location has easy access to the food pantry; a daycare; several multi-family and senior focused housing developments; new Village Hall; and a nearby ~60 unit planned affordable housing project. Over time the Village's residential growth pattern is heavily tilted towards the west side for at least the next 30 years likely moving the geographic center and a larger percentage of the Village population further west. The dispersal of Village and community services throughout various parts of the Village allows different parts of the population to at least have nearby access to one or more public / community facilities rather than concentrating them in one bounded area of the Village (West side: Village Hall, food pantry, and potentially library. Downtown: senior center, post office, Oregon Youth Center, and Police Department).

Many want to see the Alpine Parkway sites remain natural and environmentally restored, an opinion that any conscientious citizen can appreciate. Most of us would not want to see development of a natural area without legitimate reasons and careful consideration of the construction of those improvements. I commend the Oregon Nature Alliance (ONA) for its mission and work on the report previously delivered to the Village Board. Of course, no development is better than development through an environmental lens and they strongly express their preferred outcome in this regard. I greatly respect the ONA for being willing to break through categorical opinions and take a leadership position in being willing to consider alternatives. They took great care and effort to develop recommendations and advice on how best to make the project work in the most environmentally sensitive way possible, should it proceed there. The Village and Library ought to consider these items very seriously and incorporate into the project where possible.

The Village, through periodic planning efforts, has consistently held for 25 years that a portion of these properties would be used for a public facility. Planning documents through different iterations of these efforts over the years have cycled between a library, fire/EMS facility, Village Hall, a community center, and a school. The Village planned for flexibility on the specific use, designating the land as future institutional in the planned land use map of the comprehensive plan. This allows the library project to pivot to the space efficiently and is consistent with the Village's efforts over the last quarter century.

Human nature pulls us to the negative, but looking at the selection of the Alpine Parkway through a glass half full, presents the community with some unique opportunities:

- The library being constructed at the Alpine Parkway site gives the community the opportunity to look at the larger parkland area in a new context. How can we best integrate the library into this natural area and, while recognizing it won't be a natural space, still use it as a conduit to advance other conservation, sustainability, and restorative efforts on these properties. The Village can now re-energize efforts to conduct master planning of the entire parkland area with this new asset and engage with the community on its future. Issues such as stormwater management, restoration of environmental areas, arranging and constructing new passive recreation improvements, such as boardwalks and other trails, providing for historical, cultural, and/or educational programming opportunities and improvements, and definitively determining whether the community desires or finds appropriate to see any limited active recreation uses in the remaining lands as previously planned. Better trail and sidewalk connections to the area from various points in the Village should also get priority.

- In the downtown, the finality of moving forward with the library project clears the way for the Village to examine other projects and opportunities that have been waiting on deck. This includes the senior center facility at its current Brook Street site, the 249 N. Main Street site, and the current Village Hall site.

- The senior center facility project can now move forward without the uncertainty of the library project looming. It can conduct a comprehensive visioning of its future with robust public input and participation on its own timeline and in a manner that our current and future senior residents deserve rather than being potentially shoehorned into the library project / process. The Village can ensure that lessons learned from the library project can be employed in the early stages of this project.

  The senior center project also presents an opportunity on the Brook Street site to revisit viable elements of the Civic Campus Master Plan by examining whether it could incorporate or build adjacent and in tandem with new housing. Potentially having an emphasis on senior and / or affordable housing.

  Furthermore, ideas that have previously been floated for a daycare or community center being incorporated into the senior center would now have adequate space to be realized, if desired.

- The current Village Hall site, while having many serious deficiencies and accessibility issues, is a potential, albeit limited, temporary or usable space during construction of a library or senior center. The property is also being held in limbo due to the uncertainty of the other projects. The site could now be better examined for redevelopment, including housing (again, with affordability as a potential emphasis), mixed uses, and / or other public uses such as parking or green space.

- 249 N. Main Street should also be reexamined for its highest and best use. The site was previously considered for senior housing. This could be revisited with lessons learned during the library project

process. There is an opportunity to have a project which better integrates into the existing neighborhood, potentially incorporating green or park space that is lacking in the nearby neighborhood. The site is a tremendous opportunity to also address housing needs, increase taxable value, and to advance TID 5's project plan.

- All these properties present opportunities for increasing residential density and mixed uses in or near the downtown. When downtowns have more people living in it 24/7 it naturally creates more demand for commercial and economic opportunities that are within easily accessible distances to those individuals. It creates the opportunity to redevelop underused properties that can expand the Village's tax base and address other Village priorities such as affordable housing.

Administrator Recommendations

I recommend the Village Board to select the Alpine Parkway site for the future library.

If this action is made it will set in motion a series of immediate considerations:

1. The Village Board and Library Board must formally amend the library project memorandum of understanding to formally change the location of the library and to consider any further language modifications due to this change.

2. The Village Board and Library Board must formally approve the contract for construction services to set in motion the development of construction plans, bidding documents, and to better assess financial considerations for conducting the planned borrowing of funds for the project.

Regarding the remaining parkland property adjacent to the potential N. Alpine Parkway site should it be selected for the library:

1. I recommend the Board to withhold decisions on the remaining parkland until the Village completes the master planning process for the combined system of parks. This process will gather information and public input to help inform the body's decision making. Designating it as passive recreation may well be the desired decision, however residents and stakeholders should have the opportunity to provide input on the future of the properties. Closing that door before widely advertising and offering a formal public input process limits the Village's future flexibility to be responsive to those ideas and input. The N. Main Street site was selected for the library before enough information was gathered to understand what that meant for the project. The Board should employ those lessons learned before making a similar decision.

Everybody wants what's best for the community, even if we disagree on how best to achieve that. I recognize many may disagree with my conclusions and recommendations. No doubt many will have or come to different conclusions and opinions. I am sure there are many excellent arguments and counterpoints. They are all valid and the Village Board should consider all those conclusions and opinions and factor them into its decision making just the same. My role is to serve at the pleasure of the Board and provide advice and recommendations based on my education, experience, and knowledge.

Whatever the decision may be, the Village staff will responsibly and responsively implement and administer the governing body's actions by the most efficient, effective, and accountable means possible.

OREGON PUBLIC LIBRARY

MEMORANDUM

To: Library Building Committee

From: Jennifer Endres Way, Library Director

Date: 3/11/2022

Subject: Preliminary Conceptual Design & Site Layout Exploration

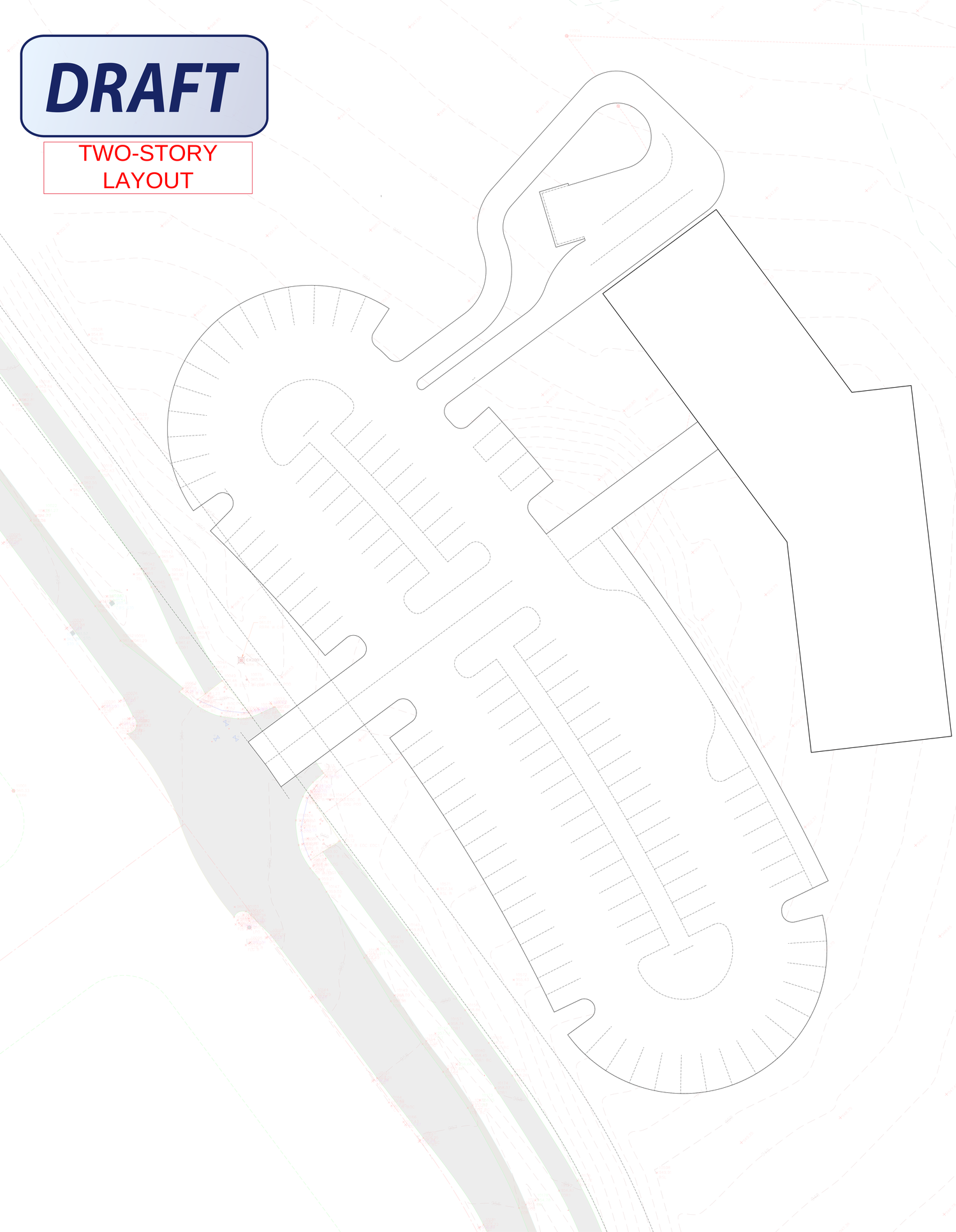
The original conceptual plans for the new library were developed based on the former N. Main St. site and its unique layout. With the new Alpine Parkway location, this is a very different site with new opportunities.

Updated concept design and site layouts have begun to be explored by the design professionals including: original two-story design, a single-story design, and a hybrid design with both a single-story and two-story portion. A basic drawing showing possible site concepts for each scenario is included in the packet. Note: These are extremely preliminary and are included for discussion and example purposes only.

During the meeting, OPN will provide an exploration of each of these preliminary options for your feedback. The building program is also enclosed. Please keep in mind that this is an early exploration of a variety of options for discussion purposes, so not all elements or level of detail that will be present in a final design have been incorporated. This will come in further iterations as a direction is identified and refined.

DRAFT

TWO-STORY
LAYOUT



WETLAND

WETLAND SETBACK

FOR DISCUSSION
ONLY

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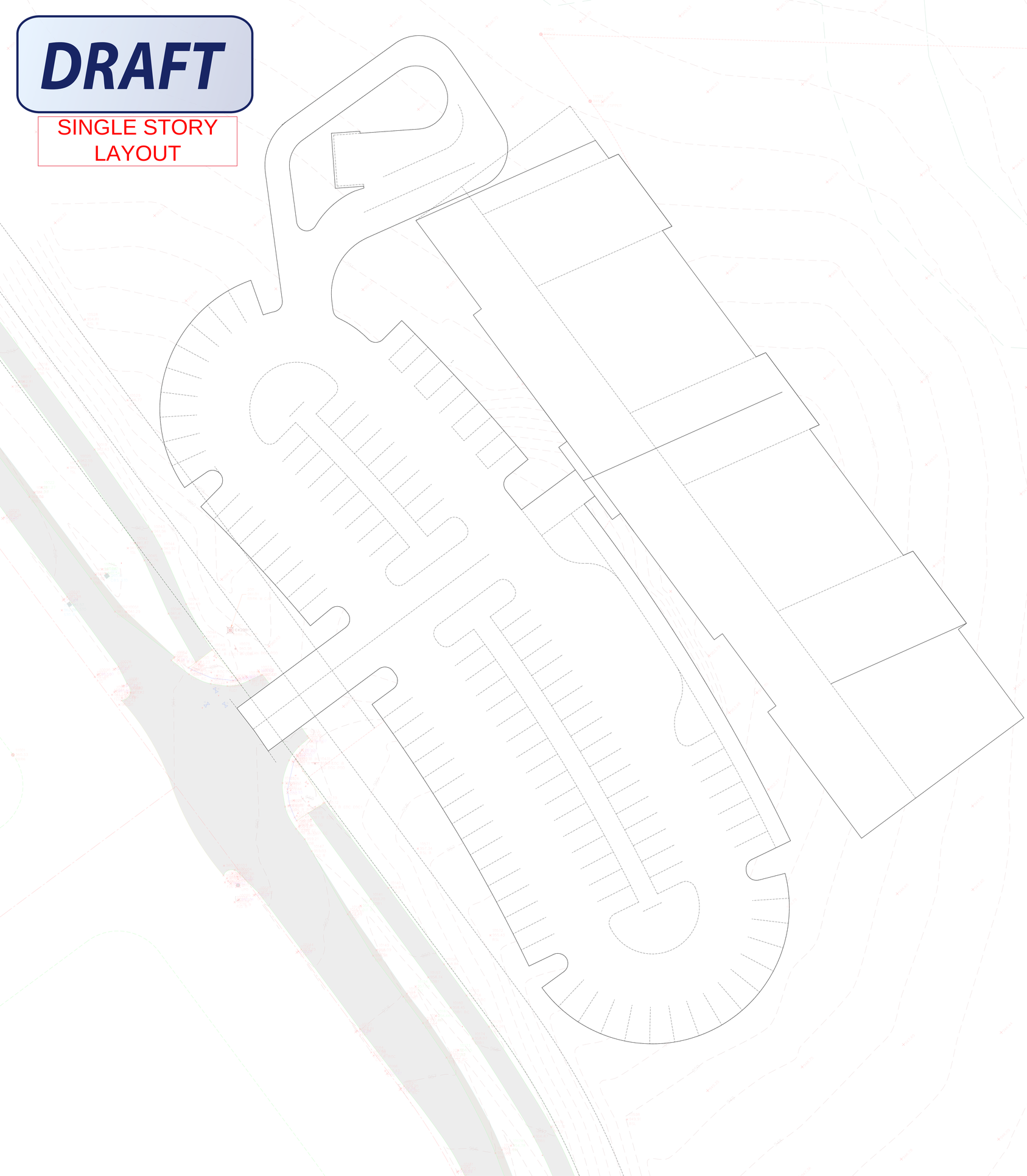
SINGLE STORY LAYOUT



WETLAND

WETLAND SETBACK

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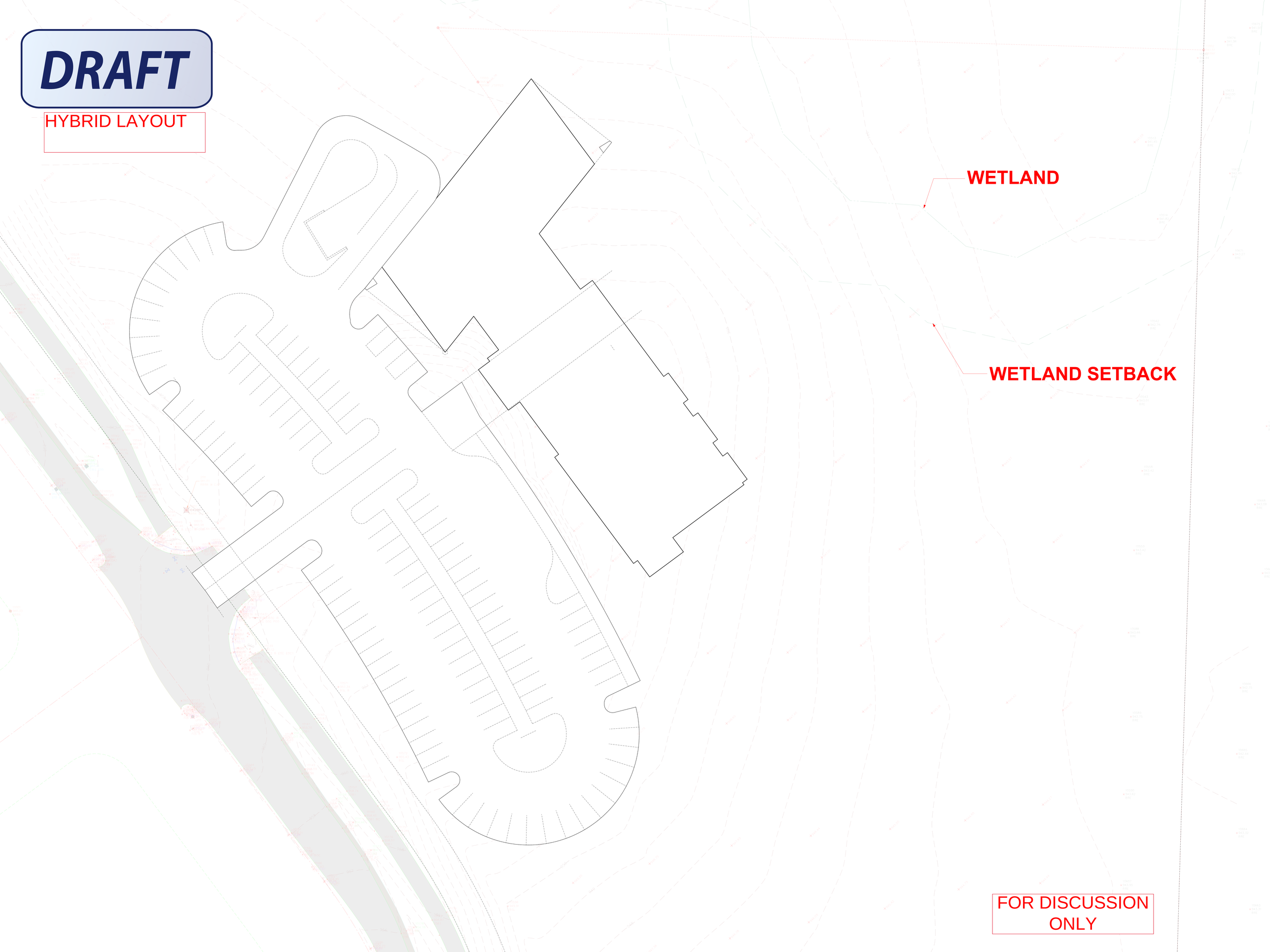
HYBRID LAYOUT



FOR DISCUSSION ONLY

EXHIBIT A - Program

	# of space	SF per Space	Subtotal	Subtotal	Total	% of Total NSF	Notes
A Community					4,503	17.03%	
1 Community Rooms				2,448			Available after hours
Meeting Room	1	1,951	1,951				1 Room, Dividable, Kitchenette Staging Area, 140 People at classroom seating
Storage	1	302	302				
Kitchen	1	195	195				
Dividable Wall Pocket	1	--	--				Not currently shown in Plans
2 Pre Function Event Space				280			
Outside Community Meeting Rooms	1	280	280				Could be shared space with lobby functions depending on the design
3 Maker Places				710			
Maker Space Room	1	507	507				Seats 16
Maker Storage	1	203	203				
4 Lobby				1,065			
Multi Functional Flex Space	1	1,065	1,065				Prefer an enclosed lobby - not open to a second floor 05.06.2019. Includes space for: vestibule, staff service points, high circulating materials - new books, holds/self serve reserve, self checks, information kiosks, lounge/bench/table seating for patrons, program space for impromptu or scheduled events, vending area and display areas for highlighted/ seasonal collections or programs
B Study / Conference					2,543	9.62%	
1 2-Person Study Room	3	80	240				Original program had (4)
2 3-Person Study Room	2	100	200				Original Program had (0)
3 4-Person Study Room	3	110	330				Original program had (4)
4 6-Person Study	1	120	120				Could be eliminated if needing to cut SF
5 Family Room	1	88	88				
6 Quiet Reading Room	1	725	725				Seats about 12 - needs to be enclosed 05.06.2019 - maybe a fireplace, 12 lounge chairs + (2) 2 top tables 05.14.2019
7 Unconference Room	1	380	380				Seats 8 people
8 Large Conference Room	1	460	460				14 Person at table + 8 at perimeter - Room for staff, board and public use
C Gallery					--	0.00%	
1 Gallery / Display Space	0	400	--				Overlap with Event Space but Allocate SF
D Children's Program					1,002	3.79%	
1 Program Room	1	704	704				Total quantity at table/chairs 30 and butts on floor 75

	# of space	SF per Space	Subtotal	Subtotal	Total	% of Total NSF	Notes
2 Sensory Space	1	97	97				
3 Furniture Storage	1	201	201				
E Collection + Associated Seating	**Collection Size**	**Multiplier**	**Total SF**		**12,923**	**48.87%**	
1 Children's Collection	42,489	--	5,901				
2 Young Adult Collection	4,375	--	1,097				
3 Adult Collection	42,972	--	5,925				
F Public Technology					**540**	**2.04%**	
1 Public Computers	20	--	540				18 hardwire computer + 2 OPAC
2 Public Media Services	1	--	--				Coin Op Machines, Public Notices, Central Layout Island, Printer/Scanner - NOT Shown in Plans
G Circulation / Self-Check					**210**	**0.79%**	
1 Staff Service Points	3	70	210				(1) Main Circ. Desk (1) Youth Desk (1) Information Desk
2 Self-Check Stations	4	--	--				Incorporated into GSF
H Staff / Support					**4,224**	**15.97%**	
1 Adult Services				264			
Adult Services / Circ Manager Office	1	120	120				Should be on 2nd floor adjacent to Information Desk.
Reference Library Assistants (Part-time)	3	48	144				Could be in communal staff space area.
2 Circulation Services				806			Staff prefers to be on main level next to Circ/AMHU
Circulation Services Supervisor Office	1	120	120				Main Level
Library Assistants (6) (Part-time)	6	48	288				
Library Pages (4-6) (Part-time)	1	48	48				
Circulation Support Space	1	100	100				Shelves for circulation tasks (e.g. problem items, etc)
Delivery / Bins / Book Trucks	1	250	250				Adjacent to Book drop & AMH space/part of space allocation in AMHU
3 Tech Services				498			
Tech Services Supervisor	1	120	120				Guest seating for 2
Technical Services Assistant	1	64	64				Open office space
Support Staff	1	64	64				Open office space
Storage / Waste / Work Area	1	250	250				30"D (30 LF) of cabinet storage; 48x86 sit to stand work table w/ 4 chairs; carts, equipment, trash/recycle
4 Children's Services				513			Main level - near children's collections
Children's Services Manager Office	1	120	120				Adjacent to Staff & Storytime Room
Youth Services Assistant	1	48	48				Workstation
Teen Assistant (FUTURE)	1	48	48				Workstation
Part-time Employees / Volunteers	2	48	96				Workstation

	# of space	SF per Space	Subtotal	Subtotal	Total	% of Total NSF	Notes
Children's Storage + WorkRoom	1	201	201				30" D (216 LF) industrial shelving storage units for bins + (2) 48'x72" work islands. Prefer Waunakee layout
5 Library Director				188			
Library Director Office	1	140	140				Private Office - Seating for 4 guest chairs at a table
Admin Assistant (FUTURE)	1	48	48				Workstation
6 Information Technology				220			
Network / Telecom Room	1	120	120				Not included in current plans
IT Storage	1	100	100				Not included in current plans
7 Shared Staff Spaces				450			
Staff Break Room / Staff Kitchen Area	1	450	450				Seating for 8 at tables plus a few lounge chairs
8 Staff Support Services				1,285			
Lockers	1	140	140				20-24 Should include coat hooks/rack for long coats
Office / Supply Storage	1	180	180				
Staff Work Room	1	120	120				Include staff mailboxes, timesheets, etc.
Staff Restrooms	1	80	80				
Friends Book Sale Storage	1	200	200				Currently 150 sf for just storage- include workspace for 2-4 people.
Book Drop + AMH Room	1	565	565				7 bin unit recommended + work space - priority to tie in to exterior and interior drop locations
I General Building Storage					500	1.89%	
1 General Building Storage	1	500	500				This allocation of space will be is included in one or both of the staff areas
J Unassigned				5,626	--	0.00%	**(Included in Grossing Factor)**
1 Public Restrooms	4	300	1,200				
2 Family Restrooms	2	88	176				
3 New Mom Room	1	88	88				
4 Mechanical Room	1	2,062	2,062				
5 Janitorial Room	1	100	100				Only (1) currently shown in plans
6 Exterior Building Trash / Recycle Enclosure	1	1,500	1,500				Not currently shown in plans
7 Utility Room	1	500	500				Not currently shown in plans
Total Net Square Feet					26,445		
				Low	*High*		
Gross Multiplier 20-30%				5,289	7,934		
Total Gross Square Feet				31,734	34,379		