



City of McCall

# McCALL CIVIC CAMPUS MASTER PLAN

Final Report - 11 July 2019

**HUM  
PHRIES  
POLI**  
ARCHITECTS

# ACKNOWLEDGEMENTS

## MCCALL CITY COUNCIL

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Council Member- Thomas Sowers

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Debbie Newstad, Dandy Lion Consignment

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McCall Civic Campus Master Plan

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## OVERVIEW

# EXECUTIVE SUMMARY

The City of McCall, Idaho owns an approximate 2-acre parcel of land just south of the original four blocks of downtown McCall that is commonly referred to as the Civic Campus. The site is physically located south of Park Street and north of a former railroad right of way, east of North 1st Street and west of North 3rd Street. The Civic Campus site currently consists of the City Hall, the Public Library, a former Fire Station that has been converted into Parks & Recreation offices and workshop, a Community Center (formerly called the Senior Center), a former dentist's office building that will be converted into a Transit Center by Treasure Valley Transit, and a gravel parking lot for these uses and for the downtown. The McCall Police Department offices were recently relocated off campus to accommodate the department needs and consolidate the City Administrative offices. The site is also used in the winter as snow storage by the City for snow removed in the downtown.

In 2016, the McCall Public Library commissioned a Feasibility Study to determine the long term needs of the community's library. The study recommended a new two story library of approximately 12,000 sf be constructed to the north of the existing library and the existing library be renovated for use as city offices, specifically for Parks and Recreation, with a large meeting room to be used for civic uses including City Council meetings. Prior to the Library moving forward with the planning of the new building the McCall City Council requested that a study be conducted on how to best utilize the remaining areas of the Civic Campus and/or determine if indeed the Library Study's recommendation was the preferred location on the Campus. To that end, the Denver, Colorado firm of Humphries Poli Architects was retained to provide this Civic Campus Master Plan. Humphries Poli was the author of the Library Feasibility Study and is highly experienced in the planning and creation of public libraries, civic buildings and master plans of this type.

A desired outcome of the Master Plan was to create ideas and programs for potential uses, functions, and buildings resulting in a mixed-use Civic Campus to include, but not limited to City Administration, Public Library, Transportation Center, Community Center, a Parks & Recreation Department storefront, and a potential mixed-use component. It is envisioned these uses could be combined into multiple buildings with the potential for shared uses. Other issues to be addressed in the Master Plan are parking, auto and pedestrian circulation; connection to City pathway/Railroad Right of Way, connection to 2nd Street, and landscaping. It was also recommended the consultant evaluate the potential of locating the City Hall Functions to off-site to an unspecified location in order to determine if this site might be better suited for other purposes.

Additional considerations of the Master Plan included:

- Ensuring the Master Plan is in line with the financial resources of the City and the community.
- Encouraging multi-modal transportation where possible.
- Connecting the campus with Railroad Avenue.
- Creating a civic campus that can address the needs of McCall's winter snow conditions.
- Consideration of other adjacent property owner's potential needs including those of the School District, the State of Idaho's Central District Health facility, and downtown property owners.

A Steering Committee was created to provide guidance in the Master Plan process. The Committee included representatives of the McCall City Council; representatives from the Library; representatives from Treasure Valley Transit; a representative of the

Urban Renewal District; a representative of the School District; a representative of Central Health District and representatives from the business community and other stakeholders. The Steering Committee met several times through the completion of the Master Plan process and were invaluable in the success of the process.

The Master Plan Consultant engaged the Steering Committee in an interactive process to better understand the needs of the community and learn more about what makes McCall special and unique. A process of Photo-typing where Steering Committee members shared photographs of their image of McCall, their image of the current Civic Campus, their image of a 21st Century Civic Campus, and finally their image of what would be success of a new McCall Civic Campus. The Steering Committee was then asked to participate in a process of Prototyping where members teamed into three groups working with scale blocks representing the various potential uses of the Civic Campus to organize the site in their preferred arrangement of buildings and spaces. The Steering Committee used these three prototyping concepts as the basis of their discussion around the needs of the Civic Campus.

The Master Plan consultant then used these concepts as a springboard to create four additional concepts, seven in total, as potential options to be presented to the community. The seven concepts ranged in scope from simply expanding the current facilities to combining the City's buildings into one new structure. Several of these concepts also explored the opportunity to locate City Hall administrative functions off site as well as introduce the potential for private mixed use development including retail, multi-family housing, and a parking structure on the Civic Campus site.





An Open House was conducted where the seven options were shared with community members in an informal setting to allow feedback to determine the pros and cons of each of the options. The Open House was advertised in the newspaper in addition to specific invitations extended to various user groups in order to ensure a balanced conversation. Approximately 50 community members attended the session and their comments were recorded on “post-it notes”.

The Master Plan team summarized the results of the Open House and created two Preferred Options that were presented to the Steering Committee and then to the McCall City Council at a regularly scheduled council meeting.

**Preferred Option 1** proposed the construction of a new two story Library to the north of the existing library serving as a terminus to 2nd Street. The existing library would be renovated into a new Community Center sharing the resources of the new library. A new Citizens' Hall (Council Chambers) would be constructed north of the existing City Hall and a public plaza created in the open space between the City Hall and Library/Community Center. A new two story addition would be constructed on the south end of City Hall to accommodate needed additional office space. The Parks Department would move off-site with a Recreation storefront in the Library/Community Center. The existing Community Center would be demolished and the gravel parking area would be paved to accommodate parking for over 180 cars. The Transit Center transformation would occur independent of the City's construction. The former railroad right of way would be enhanced with additional landscaping, a portion of the drainage swale would be buried in a pipe and connections to the mixed use development south of Railroad Avenue would be expanded.



**Preferred Option 2** proposed the construction of a new two story Library to the east of the current library with a new public plaza constructed at the terminus of 2nd Street on the existing library parking lot. The existing library would be transformed into a new Citizens' Hall (Council Chambers) and a new two story addition would be constructed on the north end of the existing City Hall for needed expansion of offices. A future phase of this option would include the construction of a new Citizens' Hall at the terminus of 2nd Street and the Community Center renovating the current library space. The remainder of the site would be developed in a similar manner as in Preferred Option 1.

Both Preferred Options also offer the opportunity for the City, if desired, to solicit through a Request for Proposal process from private developers the creation of a mixed use development along the 1st Street edge to include potential commercial space and/or multi-family housing and a parking structure. It should also be noted that in all options considered the Master Plan team recommends the site no longer be considered for winter snow storage. This concept was discussed with City engineering staff and determined to be a feasible but potentially more expensive. The use of this property to encourage year round activation of the Civic Campus requires parking be readily available year round.

After reflecting upon comments from the City Council and from the Steering Committee the Master Plan team presented a Recommended Option to City Council at their regular meeting on 11 July 2019 for consideration and adoption. The Recommended Option is similar to Preferred Option 1 described above, but includes a more detailed phasing approach in order to consider an achievable financial path and vision for the success of the Civic Campus.

We are pleased to present this Master Plan document to the City of McCall for their use in the implementation of a highly engaged Civic Campus. We are of the opinion the Recommended Option exceeds the needs of the community as expressed through our master plan process from the Steering Committee, the public, and elected stakeholders. We highly recommend the implementation of this Master Plan begin with the construction of a new two story Library and the subsequent renovation of the existing library into the Citizens' Hall. The Humphries Poli Architects team is most appreciative of this opportunity to work with such a creative, thoughtful, and highly collaborative community. *Thanks!*



**PART 1**

# **INTRODUCTION**

## INTRODUCTION

# PROCESS

The City of McCall, Idaho owns an approximate 2-acre site located south of Park Street and north of the former railroad right of way, east of North 1st Street and west of North 3rd Street considered McCall's Civic Campus. The site currently consists of:

- a two-story City Hall (including Legion Hall) of approximately 8,400 sf;
- a one-story Library of approximately 4,500 sf;
- a two-story former Fire Station commonly referred to as the Annex used as administrative offices for the Finance, Human Resources and the Parks Department of approximately 4,400 sf;
- a one-story Community Center (formerly referred to as the Senior Center) of approximately 4,100 sf.
- a one-story 2,250 sf building owned by Treasure Valley Transit (TVT) soon to be renovated into the McCall Transit Center;

The City retained Humphries Poli Architects to assist in the creation of a Master Plan for a Civic Campus. The goal of the Master Plan is to create a vision for the Civic Campus simultaneous with the design for a new McCall Public Library facility proposed to be constructed on the Civic Campus.

## 1 MOVE IN/UNDERSTAND

A start-up meeting was conducted on March 7, 2019 with the Steering Committee to establish project goals, schedule, and confirm deliverables. We solicited thoughts and observations from the Steering Committee and City staff to gain a better understanding of the conditions and potential deficiencies of the various site issues. We analyzed existing drawings and conducted an in-depth site observation in order to establish a foundation for the process.

We reviewed information provided by the City on the programmatic needs of the respective uses on the site, parking requirements and other relevant information critical to understanding the need for an enhanced Civic Campus. A tour of each building on the existing Civic Center site was conducted and initial thoughts and issues were documented.

## 2 CREATE

A meeting with the Steering Committee was conducted to summarize the findings from the previous Understand phase on April 4, 2019. A draft conceptual program of functional needs outlining recommended sizes of programs/functions to facilitate projected growth of the Civic Campus was presented, along with conceptual site plans and building that addressed issues impacting traffic and pedestrian flow on the site. This process resulted in the creation of three options on how to address the City's and community's needs. A public Open House was conducted on May 2, 2019 to allow the general community and stakeholders to provide comments on the various aspects of the Master Plan options. The concepts were also posted on the City's website with a survey for those interested to weigh in.

## 3 AGREEMENT

Based upon the outcome of the previous phase, Humphries Poli Architects synthesized the design proposals into one preferred option and a secondary preferred option and presented the options to the Steering Committee on June 13, 2019.

The design options were presented in the form of colored site plan, floor plans, and perspective sketches. The consultant team created an opinion on the rough order of magnitude for the cost of the project. The design options, including the preferred options, were presented to the City Council at a regularly scheduled work session on June 13, 2019.

## 4 FINAL

This Report summarizes the process and findings of the previous phases of work and creates a plan that will be the road map for phased implementation of the Civic Campus Master Plan. An estimated project budget including assumptions and a line item costs for all major elements of a project of this nature has also been included. This Report provides the basis of information to affirm the location of the proposed new City Library. This report was presented to the City Council at a regularly scheduled meeting for their consideration.

The consultant team is most appreciative of this opportunity to provide this (re)IMAGINATION process to the City of McCall. We are hopeful this process will be helpful in guiding the City leadership in better understanding the possibilities of a (re)IMAGINED Civic Campus.

## INTRODUCTION

# RELATIONSHIP TO OTHER PLANS

This document builds on previous planning efforts completed by the City of McCall and has integrated goals and ideas about the future civic campus into the recommended Preferred Option.

## MCCALL AREA COMPREHENSIVE PLAN (Adopted 2018)

The McCall Area Comprehensive Plan defines the vision and goals of the future of McCall, as described below.

**Our Vision:** McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

**Our Character:** Encourage the mountain character that is unique to McCall, representing a small town feel, while highlighting the natural setting and a quality built environment.

**Our Economy:** Support public agencies, local businesses, entrepreneurship, and recreational tourism, while providing a variety of housing types to meet varied income levels and stages of life.

**Our Connections:** Foster a sense of exploration and seek to enhance the recreational experience and mobility within the City for visitors and residents through safe walkable places, diverse transportation modes, and efficient transit choices.

### **Goal 10: Emphasize and promote civic facilities in land use planning.**

**Policy 10.1** Retain and expand civic uses downtown, according to the Downtown Master Plan.

**Policy 10.2** Accommodate a mix of uses on the downtown City campus.

**Policy 2.2** Ensure that the City's civic campus is a key anchor of the downtown.

**ACTION MATRIX- Public Facilities Project 3:** Develop a campus plan to include an expanded library and other City facilities, sidewalk and pathway development, public meeting space, and parking and to determine the appropriate mix of uses (i.e. community center, transit center, housing, and recreation storefront).

1. Provide for the expansion of the City of McCall Recreation Department within the civic campus area.

2. Provide a multi-purpose community center that provides neutral meeting space for non-profit groups and serves as a shared facility for senior activities, after school programs, etc.

3. Provide for the expansion of the public library within the civic campus area, including enlarged children's and young adult areas, meeting rooms, public restrooms, special collection areas, and expanded areas for computers, leisure reading, work rooms, and general collection development.

## CONCEPTUAL DESIGN STUDY FOR AN EXPANDED MCCALL PUBLIC LIBRARY (2016)

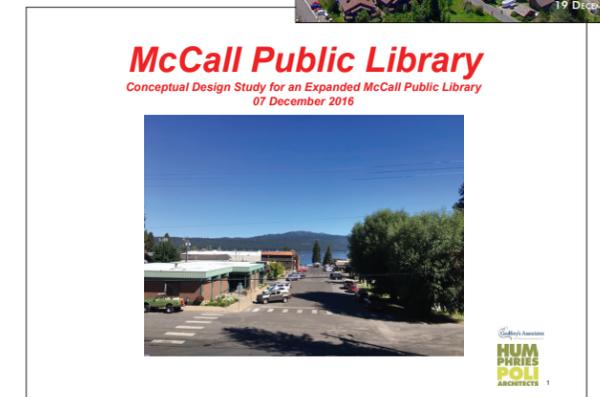
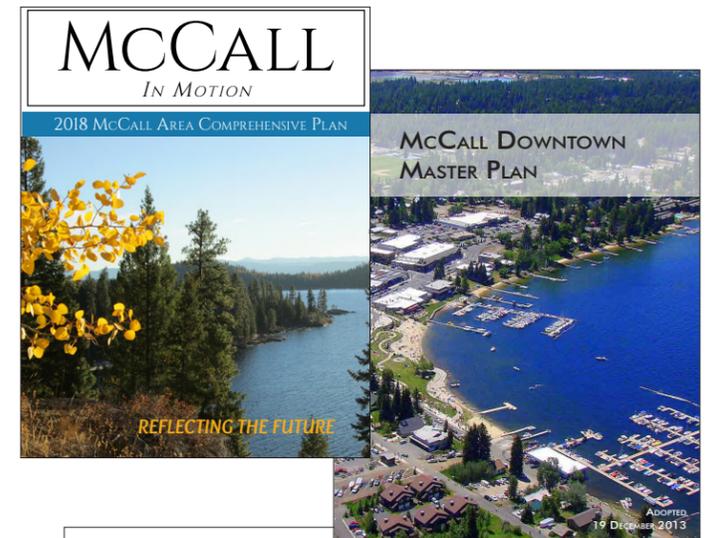
Humphries Poli Architects, with the City of McCall created a Facilities Master Plan proposing the construction of a new 12,000 sf Library to replace the existing 4,500 sf library to be part of the Civic Campus. The team created a program of needs based upon input from several community meetings. The existing facility was evaluated and recommendations for current and future uses of the Library were made. The Master Plan resulted in the creation of a vision to expand the existing Library with a two-story addition and sharing of various community spaces with the City Hall.

## MCCALL DOWNTOWN MASTER PLAN (Adopted 2013)

The McCall Downtown Master Plan designated this area as the Civic District, and noted it as a key gathering place for the City. It includes city-owned property in Downtown (see map). A key property is the area at the south terminus of Second Street that is the current location of the McCall City Hall, the McCall Police Department, the McCall Library, the old Fire Station, and the Senior Center. A master plan has been developed for this property which has the opportunity to become an important civic campus that is the south anchor of Second Street. This district provides the location for public services such as a multimodal transit facility and public parking, as well as key civic buildings and gathering places, such as the Library.

It also advocated for the creation of a vibrant, pedestrian-oriented Second Street that connects the civic campus to the lakefront (CN 2.) Second Street runs north-south through the Downtown Core District.

There are great opportunities to create a vibrant, pedestrian-oriented Second Street due to its wide (80') right-of-way, view of Payette Lake, and public facilities anchored at each end (Art Robert's Park on the north and the McCall Library and civic campus on the south). Second Street could include public art incorporated into a paver design and flush curbs that create a pedestrian focused environment and enable the street to be easily closed for festivals, farmers markets, and special events. Public art in the form of sculptures, pavement designs, murals, signage, and street furnishings can be incorporated throughout the streetscape to create a truly special place within the Downtown Core.



Art Roberts Park and the McCall Library are ideal locations at each end of the street to establish artistic gateways into Downtown. Mini pocket parks located along Second Street would provide additional areas for people to linger and gathering spaces during special events. Public improvements to the sidewalks and street can facilitate business owners and property owners to make investments in private property improvements along Second Street. Some of these improvement projects are currently under construction in this part of the Downtown Core.

## INTRODUCTION

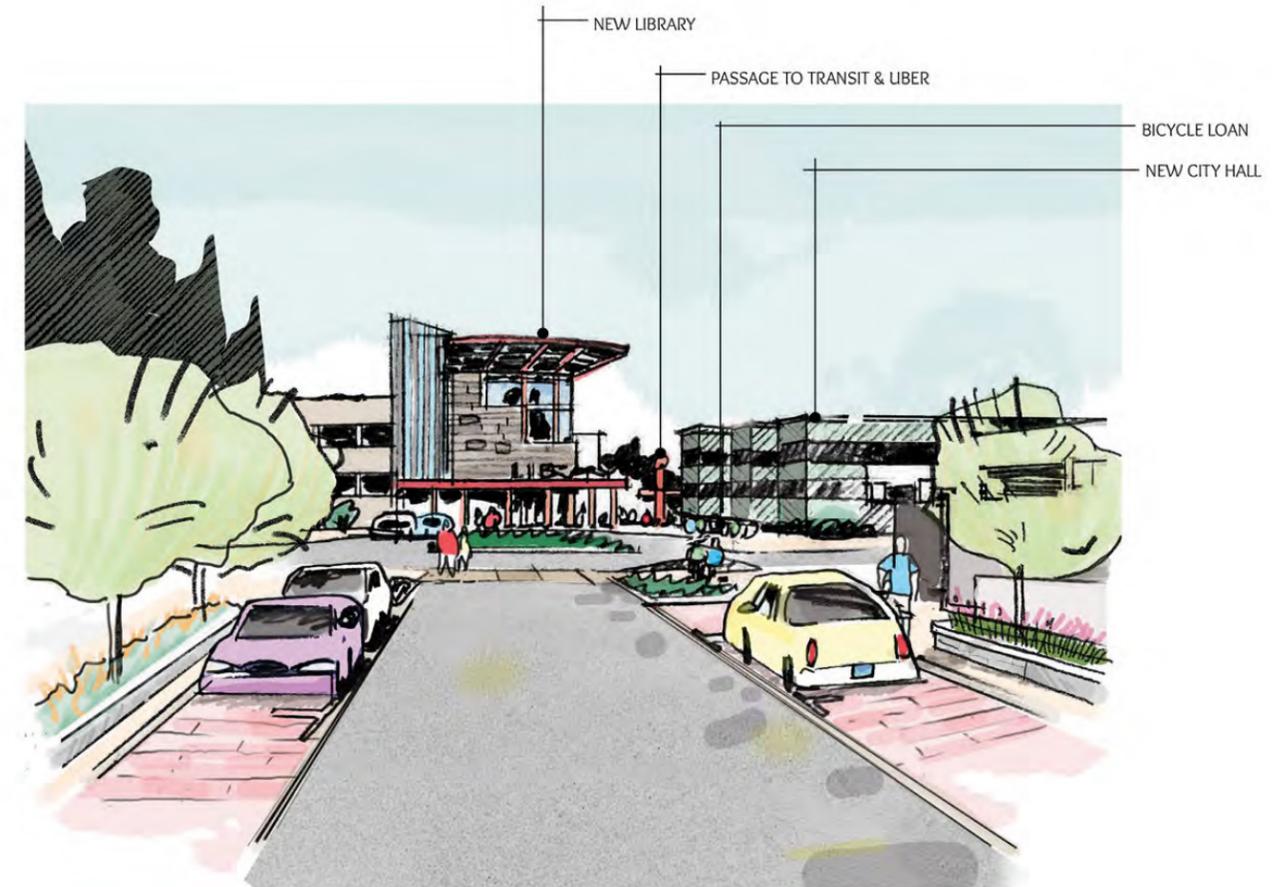
# MASTER PLAN GOALS

The goal of the Master Plan is to create a vision for the Civic Campus simultaneous with the development design for a new McCall Public Library facility proposed to be constructed on the Civic Campus.

A desired outcome of the Master Plan is to create ideas and programs for potential uses, functions, and buildings resulting in a mixed-use Civic Campus to include, but not limited to City Administration, Library, Transportation Center, Community Center, a Parks and Recreation Department storefront, and a potential mixed-use component. It is envisioned these uses could be combined into multiple buildings with the potential for shared uses. Other issues to be addressed in the Master Plan are parking, auto and pedestrian circulation; connection to City pathway/Railroad Right of Way, connection to 2nd Street, and landscaping. It was also recommended the consultant evaluate the potential of locating the City Hall Functions to off-site to an unspecified location in order to determine if this site might be better suited for other purposes.

Additional considerations of the Master Plan included:

- Ensuring the Master Plan is in line with the resources of the City and the community.
- Encouraging multi-modal transportation where possible.
- Connecting the campus with Railroad Avenue.
- Creating a civic campus that can address the needs of McCall's winter snow conditions.
- Consideration of other adjacent property owner's potential needs including those of the School District, the State of Idaho's Central District Health facility, and downtown property owners



*This conceptual rendering from the McCall Area Comprehensive Plan illustrates the community's desire to have a downtown City Campus with expanded and shared uses.*

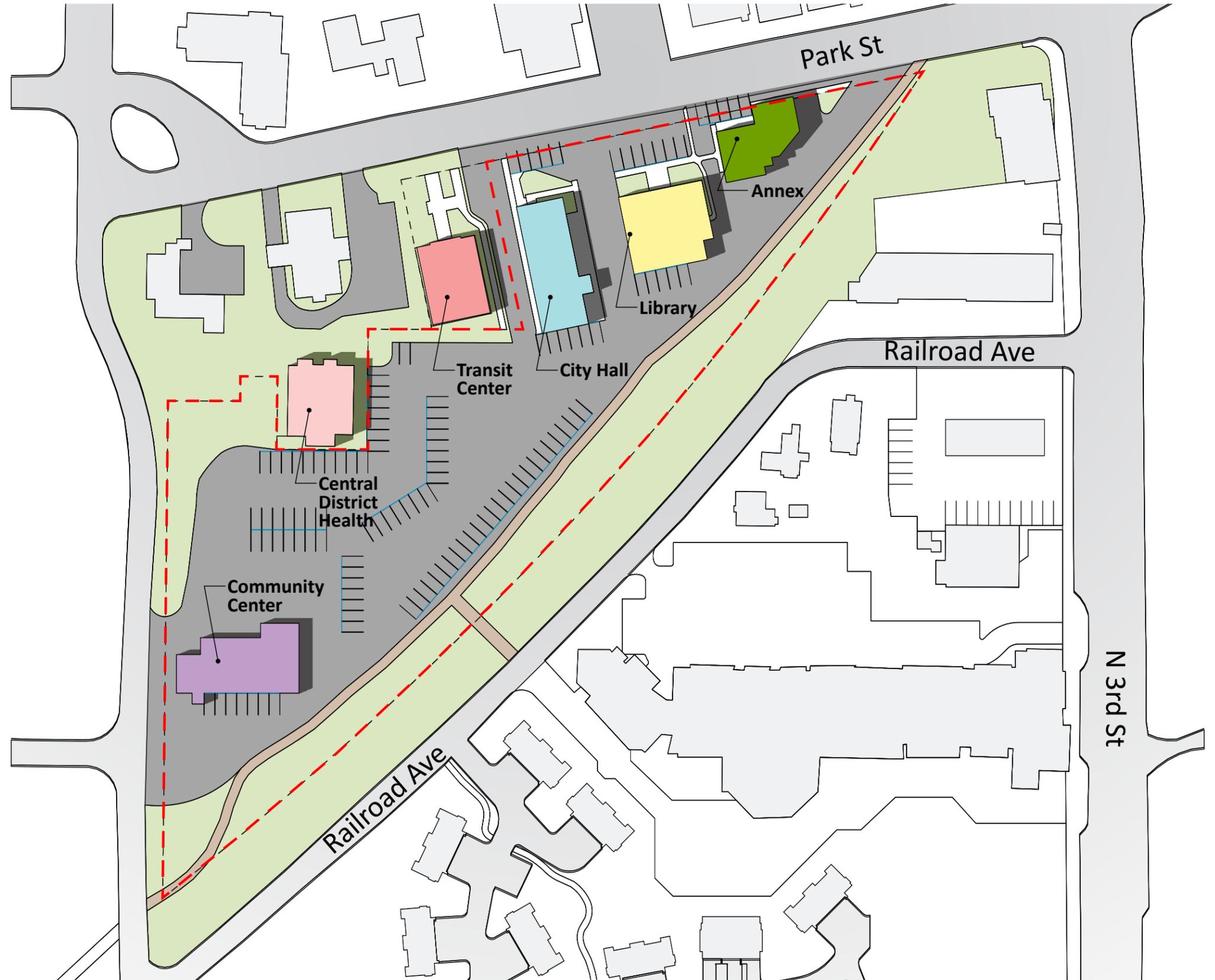


PART 2

# ANALYSIS

ANALYSIS

# EXISTING SITE

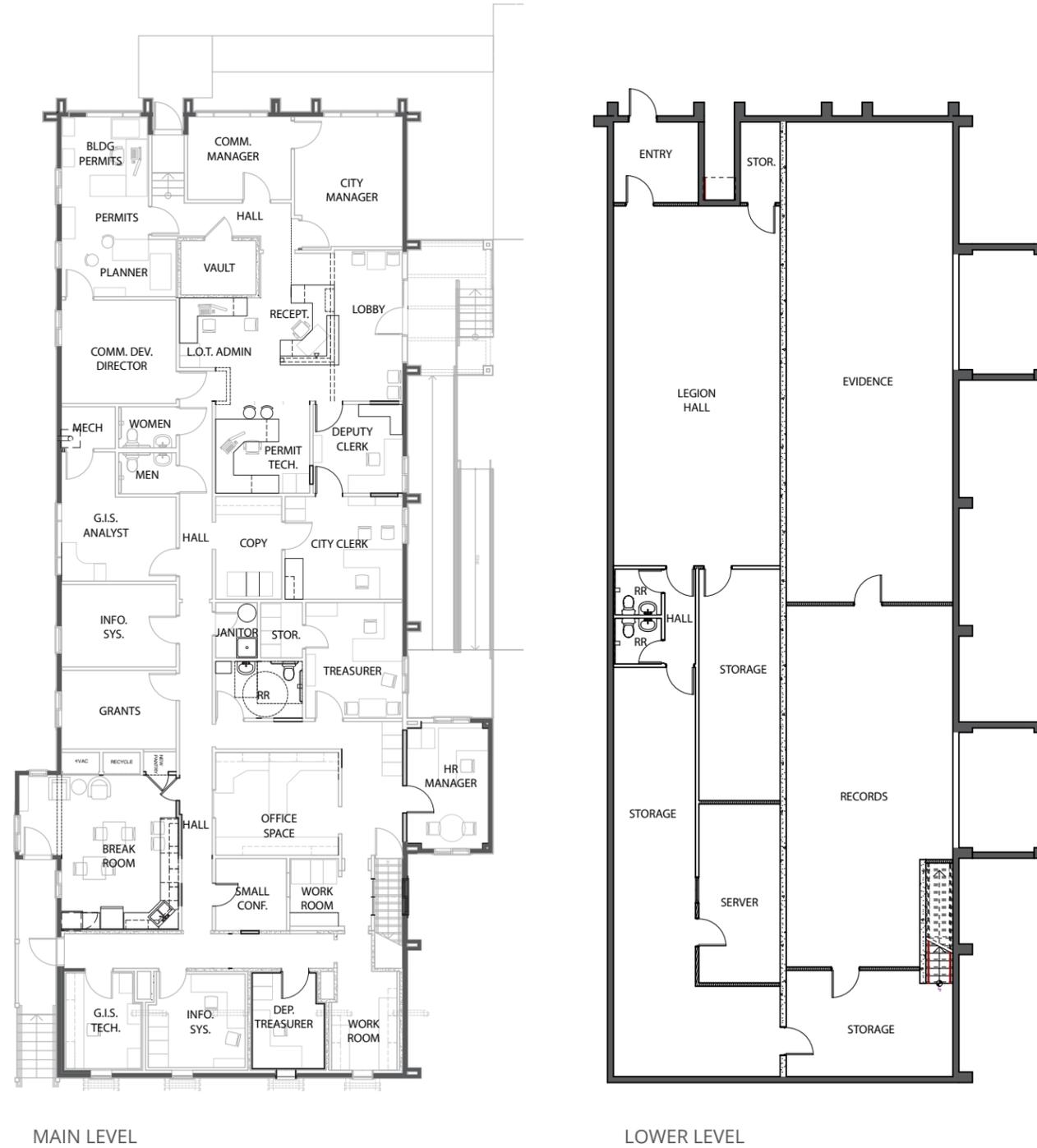


ANALYSIS

# EXISTING FLOOR PLANS

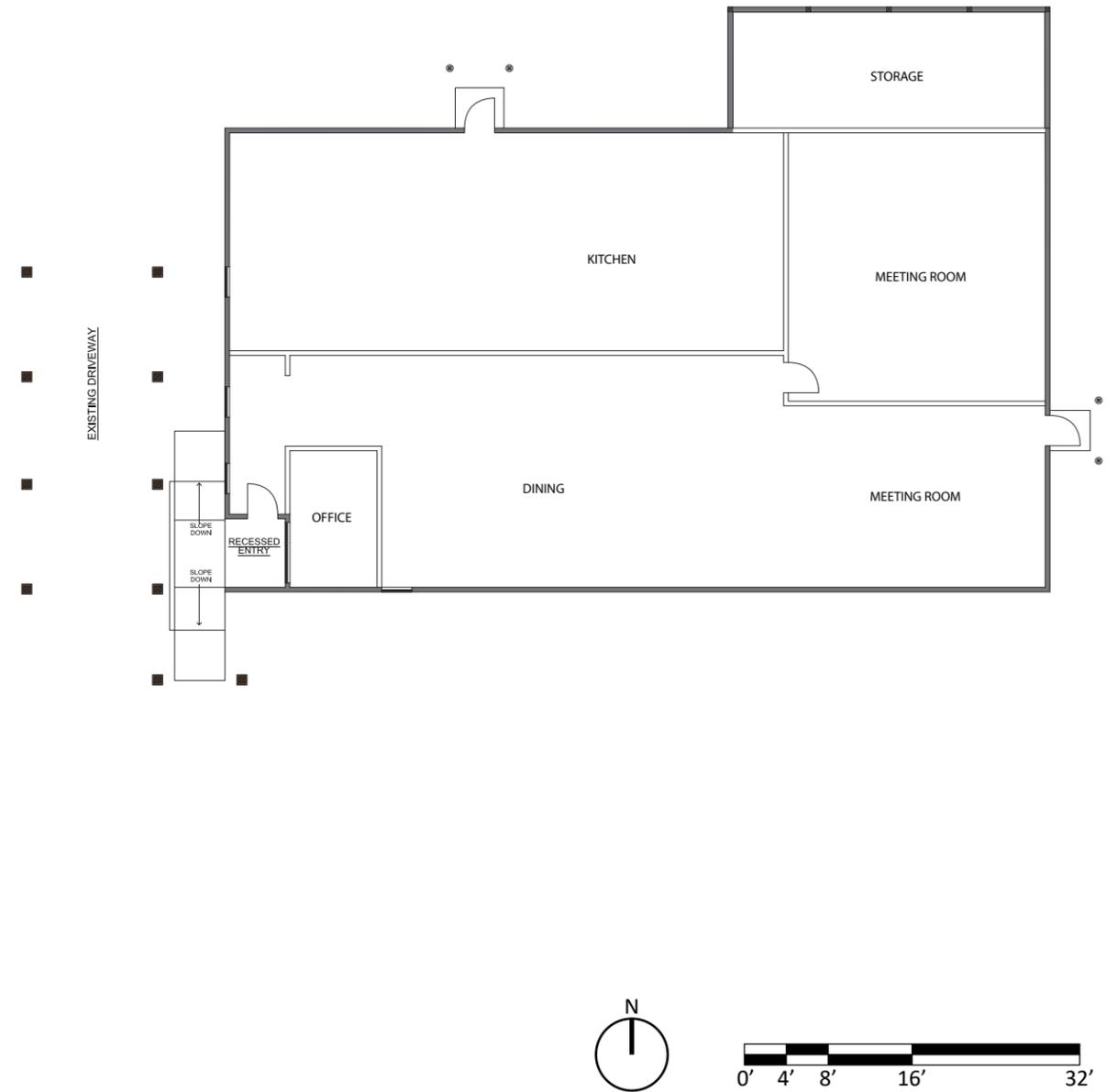
## CITY HALL

Two-story City Hall (including Legion Hall) of approximately 8,400sf



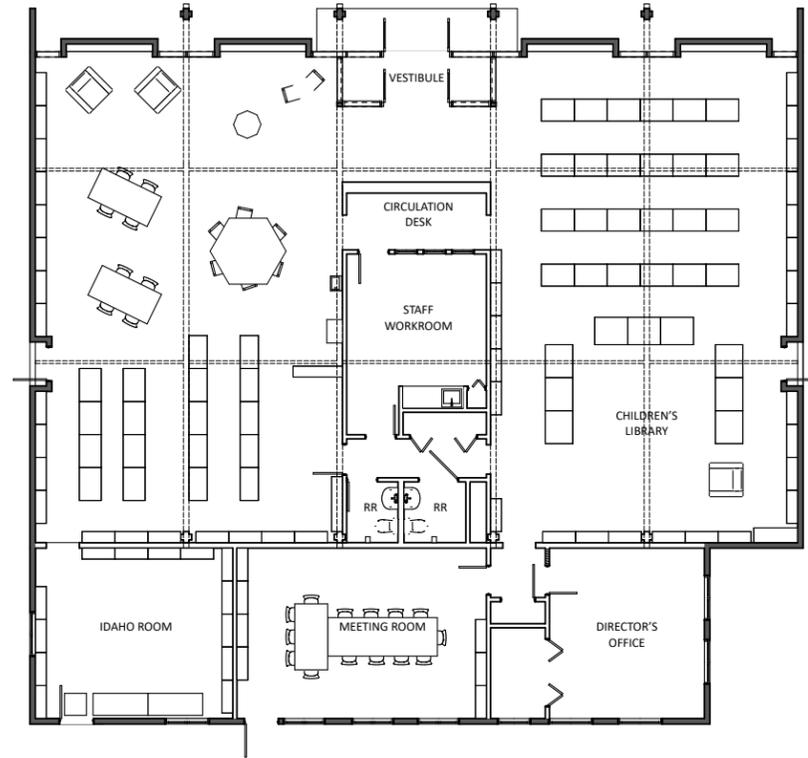
## COMMUNITY CENTER

One-story Community Center (formerly referred to as the Senior Center) of approximately 4,100 sf



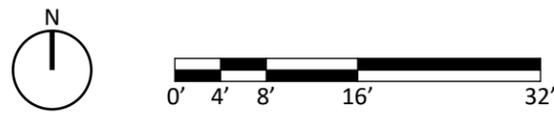
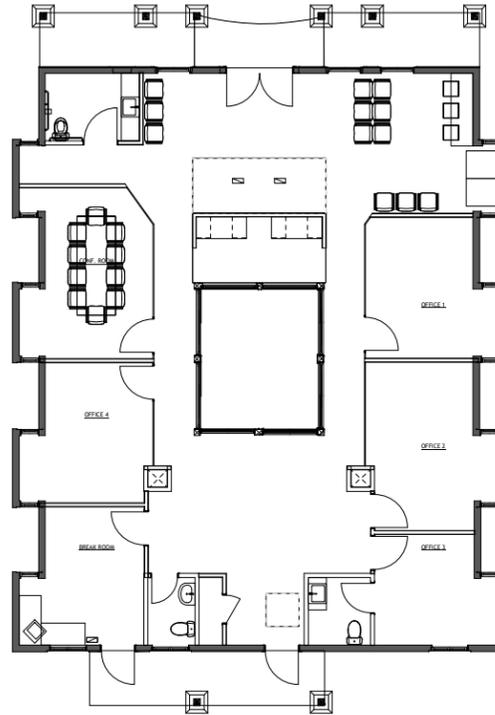
## LIBRARY

One-story Library of approximately 4,500 sf



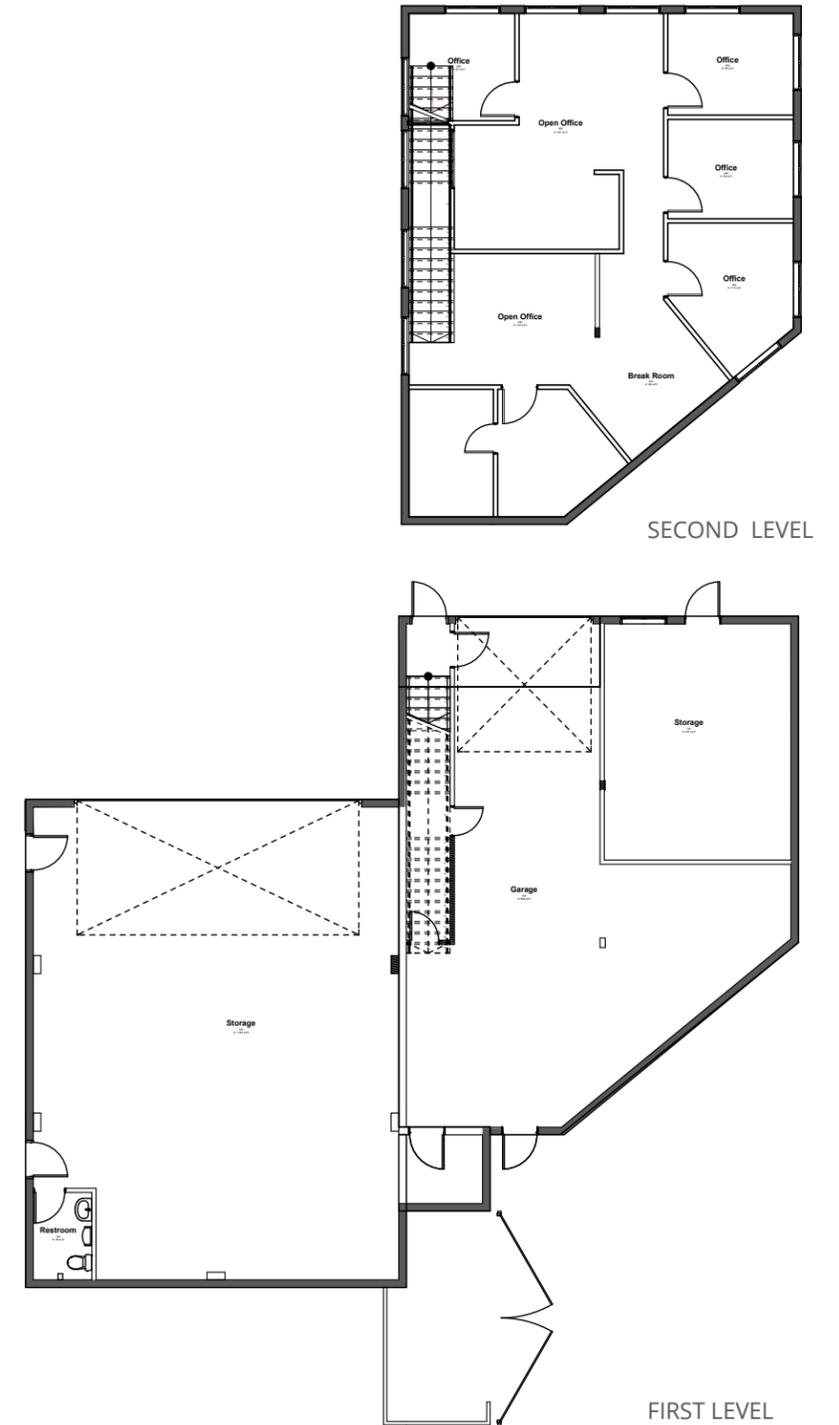
## TRANSIT CENTER

One-story 2,250 sf building owned by Treasure Valley Transit (TVT) soon to be renovated into the McCall Transit Center



## FIRE STATION ANNEX

Two-story former Fire Station commonly referred to as the Annex used as administrative offices for the Finance, Human Resources and the Parks Department of approximately 4,400 sf



IDAHO ROOM

EXIT



PART 3

# VISIONING



## VISIONING

# STEERING COMMITTEE

A volunteer Steering Committee was created to provide guidance in the Master Plan process. The Committee consisted of twelve citizens, including representatives of the McCall City Council; representatives from the Library Director and Building Committee; representatives from Treasure Valley Transit; a representative of the Urban Renewal District; and representatives from the business community and other stakeholders. The Steering Committee met four times through the completion of the Master Plan process and were invaluable in the success of the process.

## PHOTOTYPING

User-focused design requires the consultant team get to know the community on a deeper level than just reviewing demographics and statistics. Data alone doesn't offer a full picture of how the people of McCall live their lives. The "phototyping" exercise is one way information was gathered to better understand the McCall Civic Campus' user behavior.

The Steering Committee Members were asked to bring in photos reflecting their respective views of:

- 1) The current McCall Civic Campus
- 2) The Town of McCall
- 3) The 21st century McCall Civic Campus
- 4) Success of this Master Plan Process

These photos were then shared and discussed in the group setting. The stories that emerged highlighted rich areas of opportunity and allowed the design team to more fully understand the values, attitudes and driving forces in McCall.



# CURRENT CIVIC CAMPUS

## STEERING COMMITTEE COMMENTS

- The current picture of the civic campus is the cinder blocks.
- Not very pretty at the campus.
- There are unnecessary barriers between services and people.
- Represents a very small town, doesn't represent a destination community. No one wants to invest.
- South side of the campus is not welcoming. Concrete block barriers.
- The campus feels like a fortress at times.
- Work with children at the vegetable garden.
- Everyone is trying really hard, but the space is cramped.
- The space hasn't changed at all since the 70s.
- Outdated, unwelcoming, not a place people want to come to.
- Citizens should want to be here, and not just be a place to pay bills, etc. A place of delight and joy that represents everyone.
- Don't forget about the Recreation Department and the Police. We need to consider all of the services that the City offers.
- Signage standards should be set by the City.



### Safety Concerns

*The Children's Garden faces onto parking and the City's heavy machinery equipment.*



### Not Welcoming

*Concrete walls make the campus feel barricaded and does not invite people in.*



### Stagnant

*Other parts of McCall have grown and remained vibrant, but the civic campus has not.*

### Snow

*Across the campus, snow removal poses problems for the buildings and access points.*



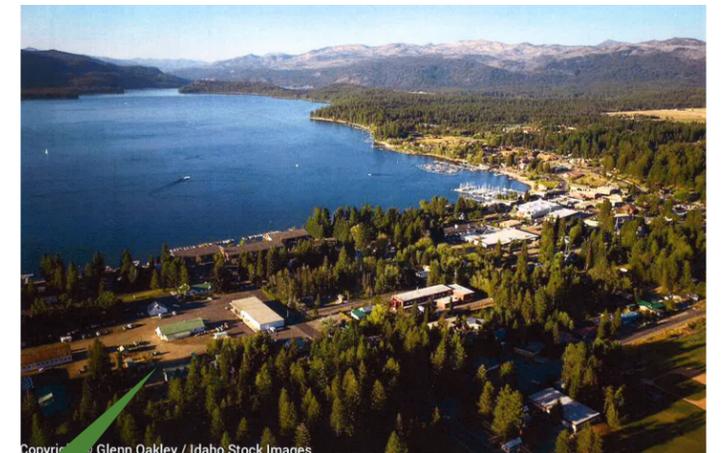
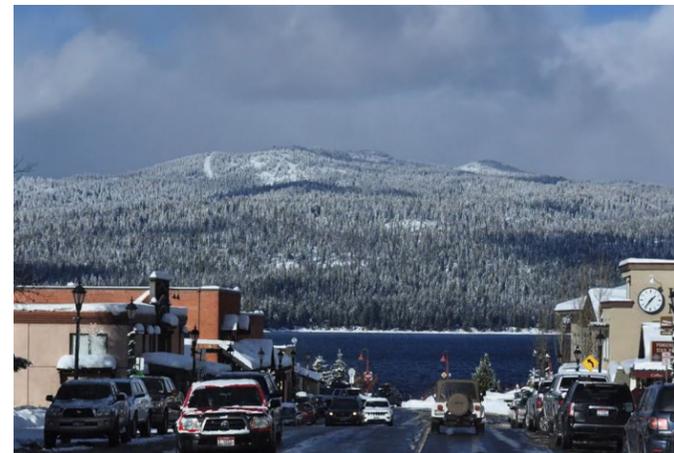
# CITY OF McCALL, ID

## STEERING COMMITTEE COMMENTS

- A nice place where people walk and gather.
- Mountains, beautiful scenery, and very active
- Walkable downtown area, enjoy the community feel, and would like to see the area kept accessible, but modernized.
- McCall is all about the people and is a very diverse community, even if it isn't so demographically. There is a lot of hope and creativity, and potential synergy.
- Consolidated downtown feel
- Think about the space in the extremes (snow events, 4th of July weekend) when the town is super busy. It's currently a reactionary approach.
- The town has great environmental resources – but how do we manage these resources?
- A mountain town in the middle of the forest – keep this feel in any redesign
- 2nd Street view corridor – need to expand on this.
- Clean air, clean water, safe, quirky, hometown feel. It wants to be a walkable community, but there are gaps between busy areas
- Heart and soul of the community
- Airport, river, lake, mountains – why people live here – all of the recreation activities
- The civic campus is the terminus of the original four blocks of McCall.
- Currently investing in streetscaping, but need to think about the structures along them.
- Think about the recent redevelopment like Legacy Park.
- Intentional development in the city.
- The connection from the lake to 2nd Street, to the Library, to Alpine Village.
- How will uses change in the future?
- How can the Transit Center be better integrated into a community hub?

## People Connecting Around Nature

*Legacy Park is a centerpiece of the community, where visitors and locals gather around nature. On the southern shore of Payette Lake near downtown McCall, it is a central location for outdoor recreation.*



## A Mountain Town in the Trees

*Surrounded by mountains, McCall is a place where people love to live and play all year round.*

# SUCCESS OF THE MASTER PLAN

## STEERING COMMITTEE COMMENTS

- Featuring walkable areas with good street lighting, and a place that people enjoy.
- Places for people to come together, a museum with the history of McCall, a lot of activities.
- Cute, little, pedestrian friendly downtown core. Recreation / community center would fit well. Gym facility that invites a lot of different populations.
- How does it work as a whole and what other entities benefit?
- People enjoying the space, the synergy between users and uses.
- Support bike to school day with children and parent's biking to the library.
- Don't want to lose track of who we are serving (it's all about the people)
- Build on the success of Legacy Park (and all the parks) and the revamped 3rd Street. Continue the improvements that have already been made. Remember all of the successes so far.



### Campus with Character

- Well Kept Sidewalks
- Landscaping and Foliage
- Appropriate Lighting that Fits in the Area
- Parking for all Modes of Transportation

### A Plan for the Future

Continue the improvements that have already been made.

### Incorporating Nature

The new Civic Campus needs to give opportunities for people to interact outside.



# 21<sup>ST</sup> CENTURY CIVIC CAMPUS

## STEERING COMMITTEE COMMENTS

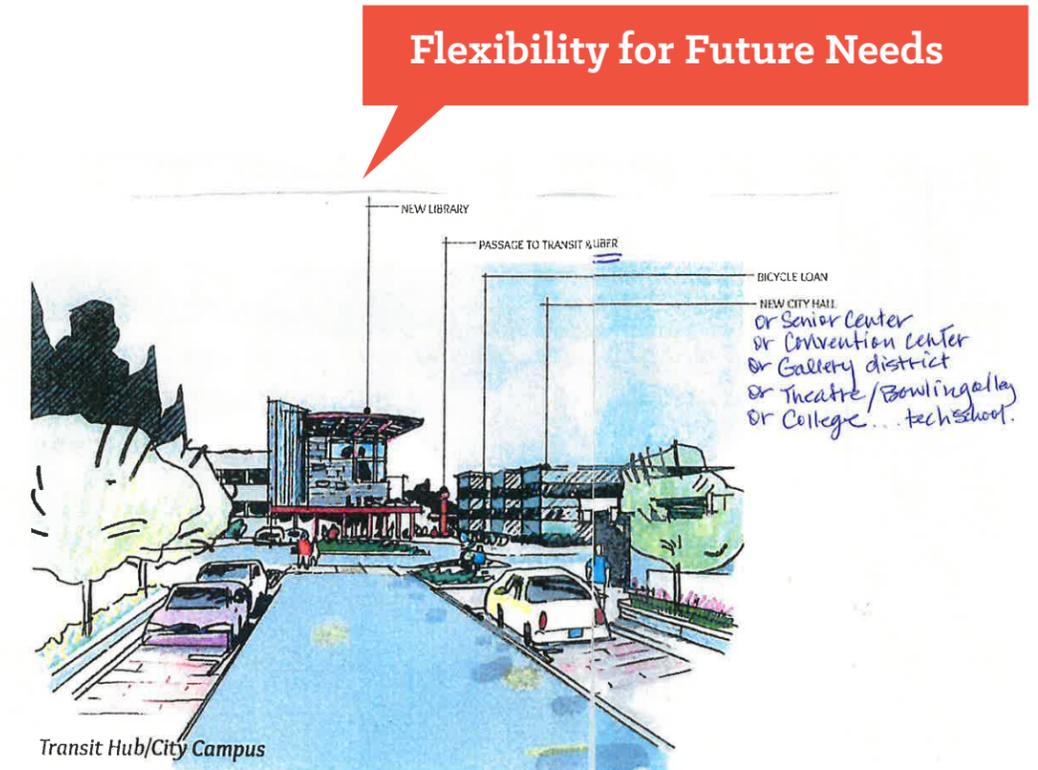
- Seeing the interaction of education and seniors. The potential for a theater, gallery, and convention space.
- Likes the feel of the town of Stone Mountain, Georgia and the civic campus there.
- Very walkable, mountains and lake, good restaurants, and it felt very modern.
- Remove the physical and perceived barriers. Have shared spaces and crossover use/interaction. Is there potential for the School Board room and Council Chambers to be one and the same? Could they share conference rooms? Share services? The Community Health Board could also share the space.
- Connectivity, mixed-use, better collaboration, everyone needs to talk and communicate.
- Modern facilities with nature mixed in.
- Cooperation and included green space. Include bike rack and quick pickup / drop-off.
- How to be a community asset and not just a regulatory interactions.
- McCall is trademarking the phrase "Idaho's Outdoor Playground".
- People pulling together
- A resource for connecting people
- How do we tell the story of the site of the civic campus and its context in the community?
- Future - more than a work week environment (activities at all times)
- Look at the City Hall / campus in Driggs, Idaho that includes Senior Center, climbing wall, and museum.
- Connections between buildings and flow of traffic. The space should be more inviting.
- Welcoming outdoor areas with public art



Modern, Contextual Building



Outdoor Gathering Spaces



Flexibility for Future Needs



Spaces for Events

VISIONING

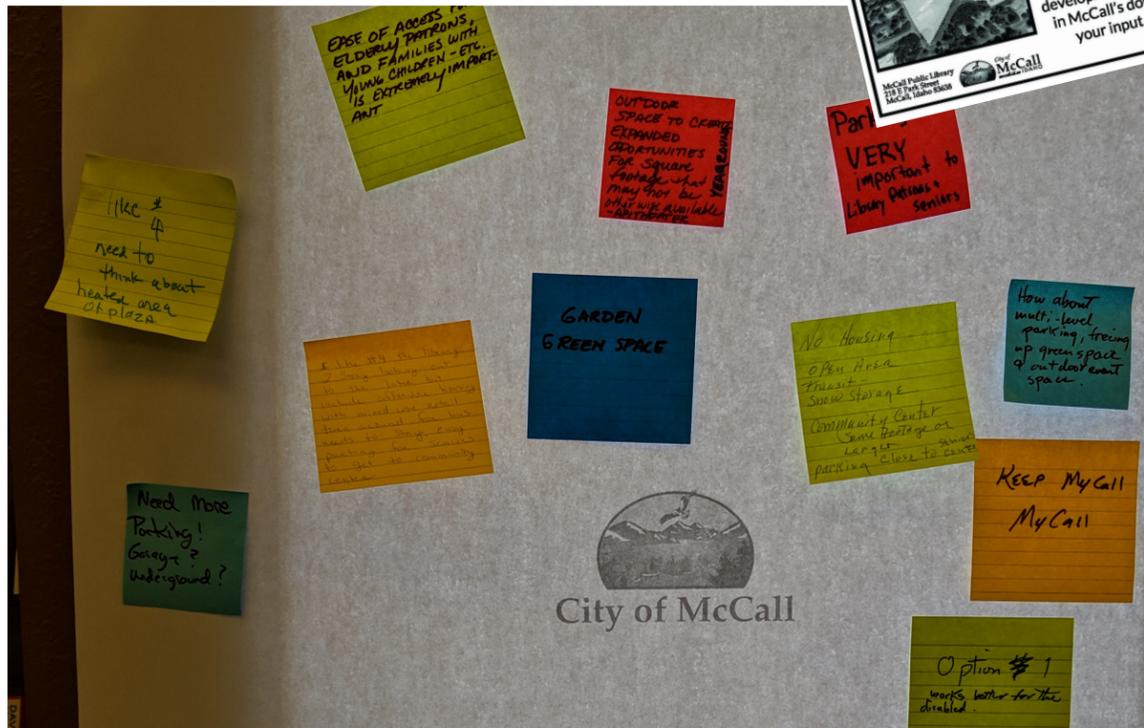
# MASTER PLAN PROTOTYPING

Prototyping is a process of experimentation to explore ideas before any ground is broken or renovation undertaken. At the Steering Committee meeting on April 4, 2019, the committee members worked in three teams to make their ideas and concepts for the Civic Campus visual and tangible. Given blocks with approximate square footage of each building, and a base map of the site as it currently exists, the groups worked together to make a prototype of the civic campus without getting overly concerned about the details of what those changes would mean.

Working quickly allows people to not worry about the details or getting it right the first time, but instead focus on the endless possibilities for their ideas. As the Steering Committee transformed ideas in their head to a form that can be understood by others, it becomes obvious what ideas people got excited about.

The concepts from the Master Plan Prototypes (top right) were converted into the site diagrams below and presented to the Steering Committee on May 1, 2019. These concepts were then used in the next stage of the process to gather feedback from the broader community at the Open House on May 2, 2019. These options and the community input has been summarized on the following pages.





## VISIONING

# COMMUNITY FEEDBACK

In addition to the Steering Committee meetings, a community Open House was held on the evening of May 2, 2019 at the McCall Public Library to engage the general public and additional stakeholders. The Open House workshop gave community members the opportunity to offer input on the seven options created by the Steering Committee and the Consultant Team.

Some common themes that emerged from this meeting were:

- Maximize parking.
- Utilize outside space for year round use.
- Minimize disruption to existing services during construction.
- Multi-family Housing was not desired.
- Parking garage with access to Library and Community Center.
- Please do not underestimate parking needs near the various buildings.
- “Centralized” parking doesn’t work in our climate- especially for kids and seniors.
- Community Center activities belong attached to the new Library because the kitchen, public rooms, programming, serve all ages.
- Parking should be adjacent to Library and Community Center.
- Affordable housing is a big issue, but keep it out of the Civic Campus.
- Build two stories for a majority of the buildings.
- Maximize green space with condensed/ consolidated plans.
- Plaza is great.
- Library should look down 2nd Street to the lake.
- Need drive up drop off for books.
- Easy access to Library from parking for handicap patrons.
- Multi-level parking freeing up green space and outdoor event space.
- Open area.
- Include Transit.
- Snow Storage.
- Community Center with expanded parking.
- Parking is very important to Library Patrons and seniors.
- Ease of access for elderly patrons and families with young children- extremely important
- Outdoor space to create expanded opportunities for activities that may not be otherwise available.
- Year-round amphitheater.
- Garden Green Space.
- Need additional parking.
- Underground parking garage.
- Utilize outside space for year round use.
- Consider truck deliveries to Community Center.
- Existing location of buildings provides easy access for seniors and deliveries to the kitchen area.
- Snow storage is important.

# OPEN HOUSE PARTICIPANTS

We express our genuine thanks and appreciation to the numerous participants that provided insight and feedback throughout the course of this creative process. We have enjoyed the interest, the deep passion, and the vision expressed by a community in this process. The Open House gathering session attracted nearly 50 individuals. Without doubt, the process generated very strong participation from the community, staff, Library Board, and others. Below is a list of the community members that contributed to this process.

## COMMUNITY MEMBERS

- John Zimmerman
- Erin Granes
- Donnie Fain
- Casey Bruck
- Debbie Maxwell
- Jim Pace
- Pam Pace
- Jacki Rubin
- Bill Thomas
- Heidi Strohmeyer
- Jamie Laidlaw
- Erica Laidlaw
- Andy Laidlaw
- Gusti Laidlaw
- Terry Shannon
- Gene Bleymaier
- Danell Bleymaier
- Charlie Nightengale
- Bev Nightengale
- Robert Ekedahl
- Diana Ekedahl
- Mike Shannon
- Harriet Heinrich
- Colby Nielsen
- Harriet Crosby
- Tami Brown
- Amy Rush
- Tracy Faaborg
- Chad Faaborg
- Meg Lojek
- Mike Weiss
- Diane Penny
- Jodi Weaver
- Amanda Payne
- Shay Tyler
- Mary Fain
- Thom Sowers
- George Pool
- Rita Teders
- Judy Andersen

The Community was also given an opportunity to share their thoughts online, through an online survey with the seven design options from the Open House posted on the City of McCall's website. Participants were asked to identify what they do or do not like in each concept, and anything that is missing that they would like to see on a Civic Campus.

Comments from this survey are listed below:

- I would like to see a couple of 'classrooms'. Rooms that could be used for adult education classes, or a painting class, or a cooking class. Set it up so it could be used as a functional space for Valley County residents.
- I like the concepts that are easily accessible on foot and by bike from the pathway. Don't make me compete with cars for space and safety when I bring my family there.
- I will be strongly and actively opposed to any development that adds height to any of the existing and/or proposed buildings that will obstruct views from your neighbors to the south of this campus. I also think there is insufficient space to provide parking for the employees of the various public functions and to also add any kind of residential housing on this campus. Also please be sure to provide for controlled exterior lighting on any building to prevent light pollution from creeping onto your neighbors - as this is already a problem.

- Concepts which indicate separation between the parking and trail are acceptable. Drawings which show library space as a triangle are not acceptable. Cars and pickups presently partially block trail and use paved path between present parking area and Railroad Avenue are used as a roadway. This presents a danger to walkers and bicyclists. Separation of the parking and trail and re-paving the trail in city campus area needed. Cleaning up and landscaping of the wetland area separating the parking and Railroad should be a part of the plaza redevelopment project, preferably sooner. Please do not block the trail with snow storage during the winter as creates a series of public use issues.
- I like the concepts that include some version of a plaza or green space between City Hall and the Library at the end of 2nd St. I also like the concepts that are able to incorporate the greatest variety of uses such as mixed use/housing and/or parks and rec., etc.
- I like the plans having open space between Park St and the library / Civic center. This creates great space for what will be the end of a great remodeled street.

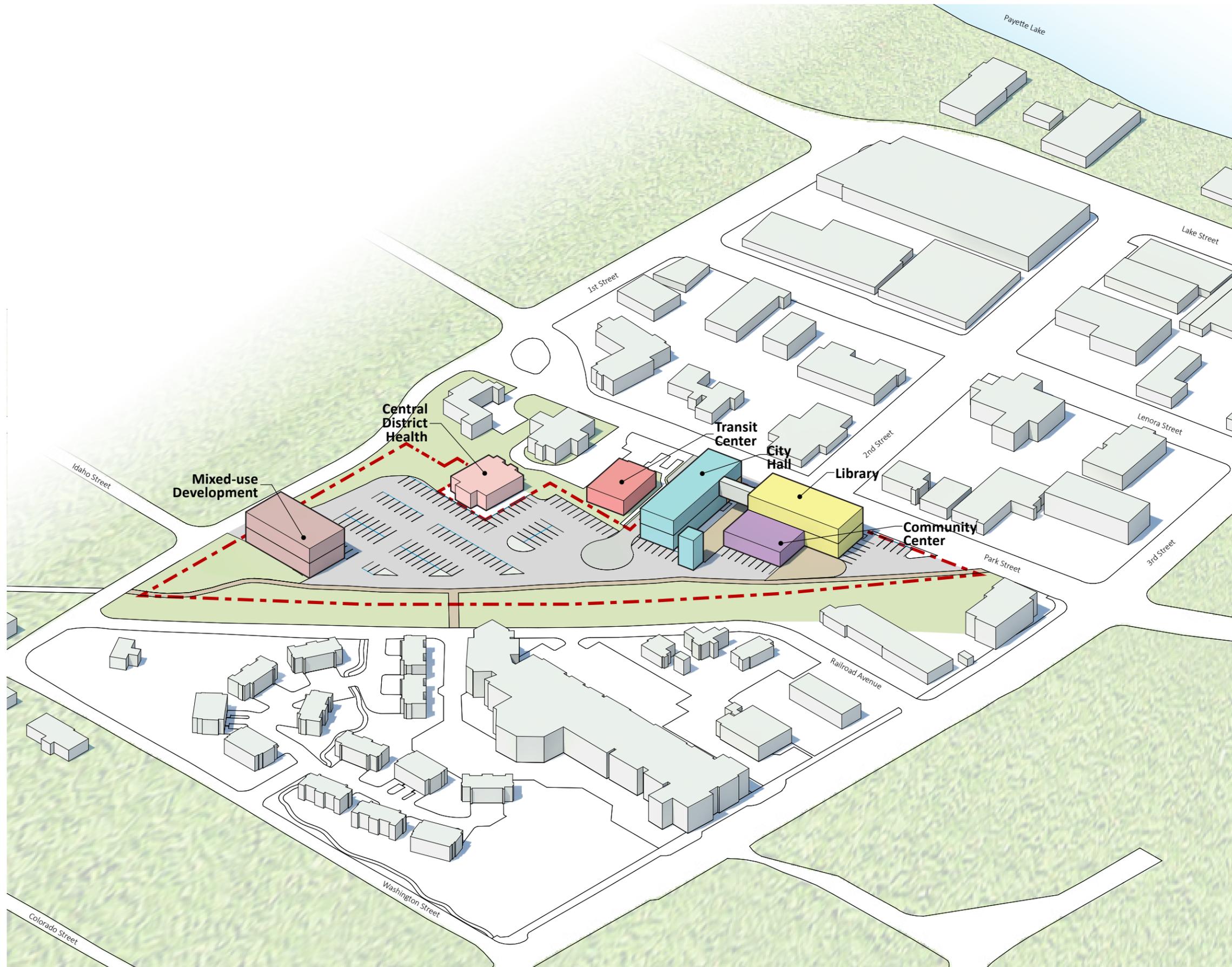


VISIONING  
**OPTION 1**  
Overview

**COMMUNITY FEEDBACK**

- Move the Transit Center
- Need additional parking at Library & Community Center
- Senior drop-off is recommended
- Delivery access for Community Center is problematic
- Housing not desired
- Community Center must have parking close for seniors
- Rooftop gardens
- Not enough green/outdoor program space
- Community Center adjacent to Library and parking
- Looks unique
- Works well for the disabled





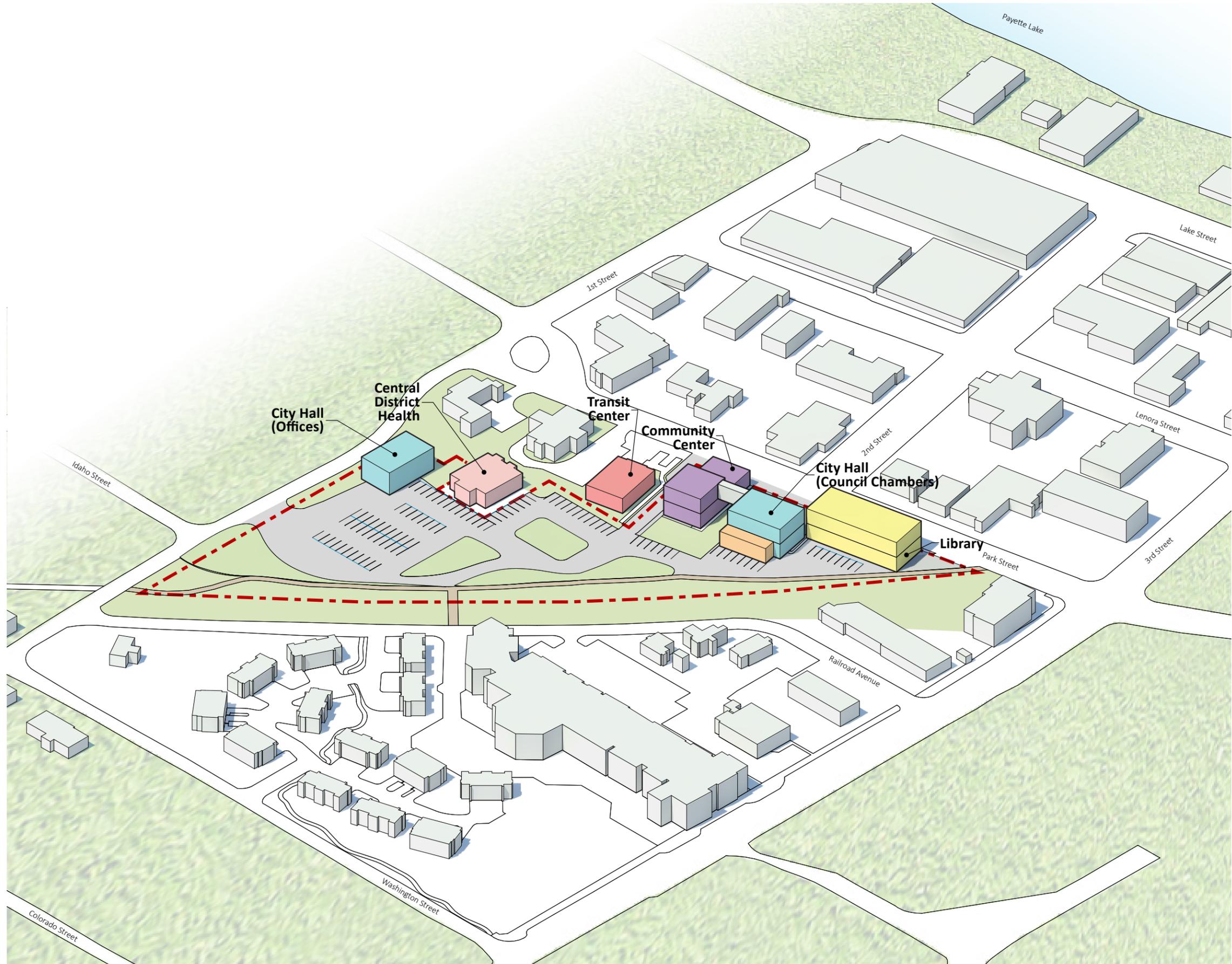
# OPTION 2

## Overview

### COMMUNITY FEEDBACK

- Community Center close to parking
- Practical proposal-Library, Transit, Community Center Parking, Open Area and Snow Storage
- Council Chambers separated from City Hall creates more difficulty for staff in preparing for the meeting, too far away
- View corridor from lake should terminate in Courtyard rather than street
- Community spaces connected & fronting street
- Courtyard is desired
- Easy parking access
- Breaking up massing of buildings/campus so not as imposing from the street
- Reverse the Library and City Hall
- Library next to Community Center & City Hall
- City Hall and Council Chamber better served if in one building
- Additional space for City offices
- Move Council Chambers with City Hall and make the Library larger
- Parking Issues
- City Council building is not the best use of lake view
- Community Center and Library adjacent is an interesting concept. Explore more on this idea.
- Parking too far from Community Center





VISIONING

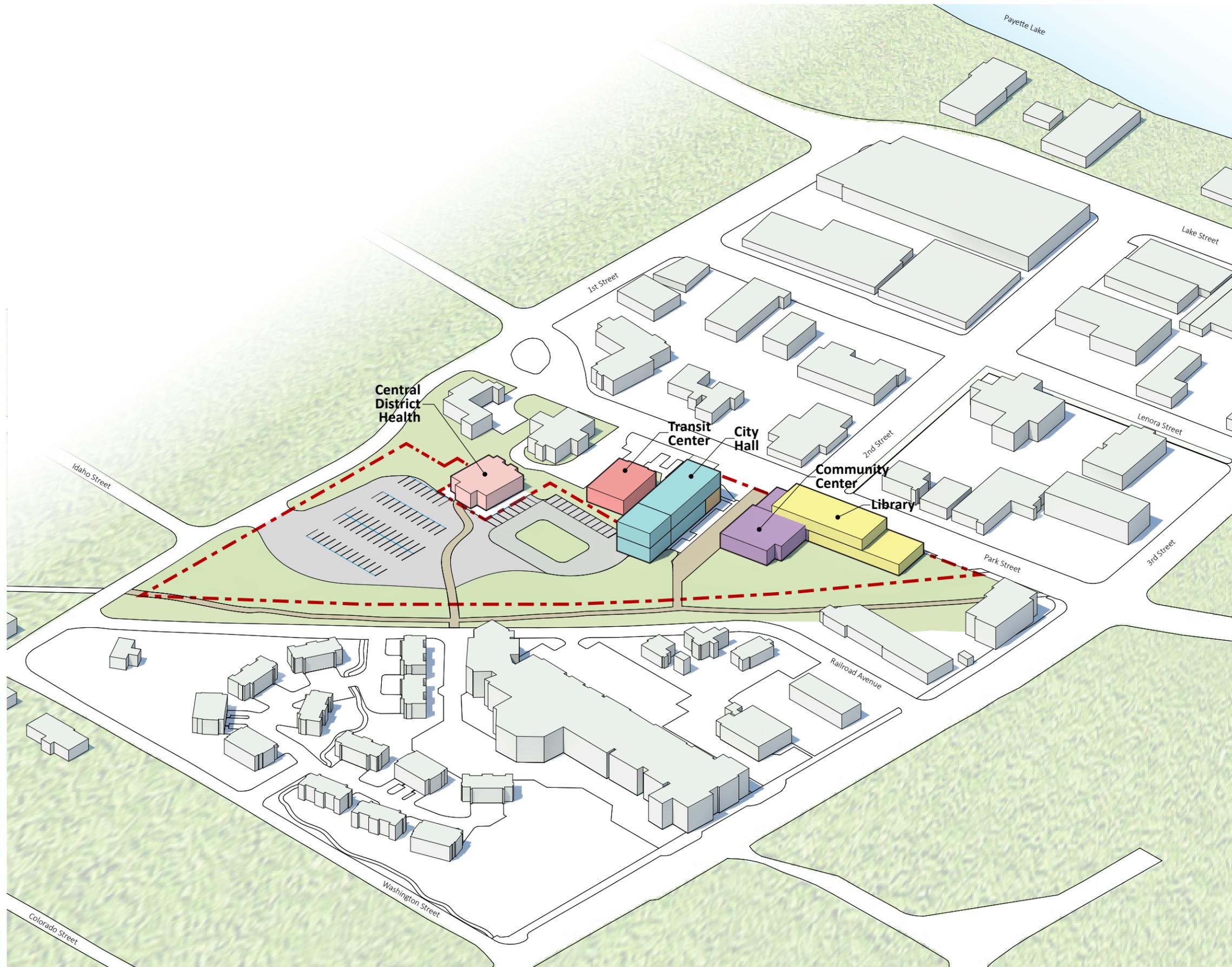
# OPTION 3

## Overview

### COMMUNITY FEEDBACK

- Parking is too far from library
- Parking required adjacent to Library and Community Center
- Library entrance should be near parking
- Maybe two entrances?
- Not enough parking and too great a distance for seniors
- Not excited about the layout-- industrial and boring
- Community Center located adjacent to Library with shared spaces, will enhance both
- Parking for Community Center is limited.





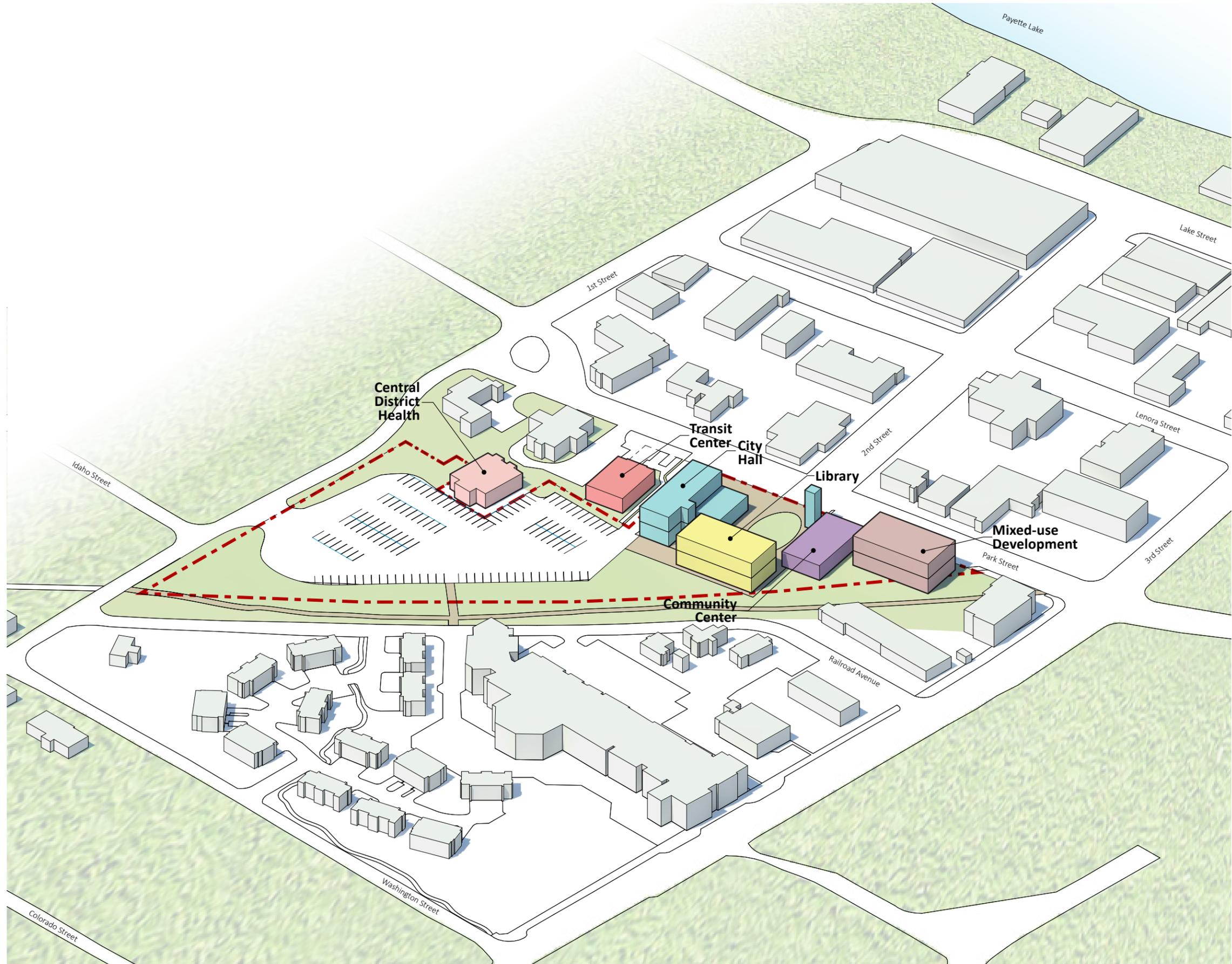
VISIONING  
**OPTION 4**

**Overview**

**COMMUNITY FEEDBACK**

- Housing not desired
- No Parking access for Community Center
- Like the arrangement of space. Parking is far away for seniors, again-connect building?
- Increase parking for Community Center
- Connect Community Center and Library for better winter access
- Additional parking at Library
- Mixed use for interest on street
- Mixed income housing-mixed use
- Increase the parking for Library
- Library overlooking courtyard beyond to lake is good
- Plaza facing 2nd Ave. is great with Library and Community Center surrounding as in Option 4
- Best concept without the tower and make three buildings one building
- Like two story looking out to the lake.
- Include affordable housing with mixed use retail.
- Turn around for bus needs to stay easy.
- Parking for seniors to get to Community Center.





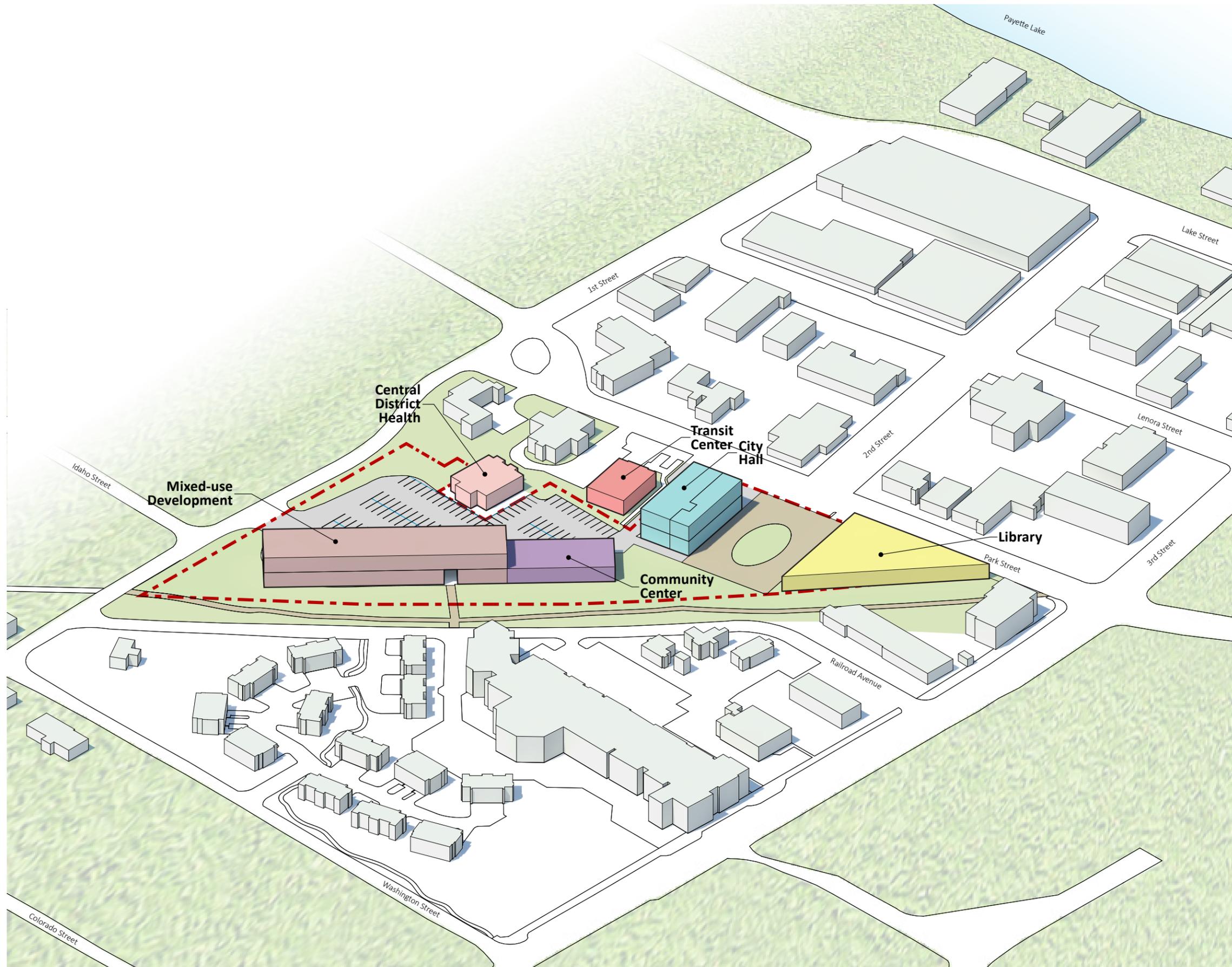
VISIONING  
**OPTION 5**

## Overview

### COMMUNITY FEEDBACK

- Like the plaza, but housing is not desired
- Need view from Library to lake
- Parking is a problem for Library
- Need to consider walking in snow and snow removal
- Interesting Library architecture
- Why increase outdoor space in our climate?
- Parking is too far away from the Library
- Like adding some housing but this seems like it would require too much parking
- Better parking for Community Center
- The housing could go above the Community Center to make room for more parking.
- Move Library closer to City Hall.
- Create parking or a pocket park.
- Wasted space in the courtyard.
- Like concept, less plaza with Library connected to City Hall
- Library footprint is difficult for internal use
- Housing not desired





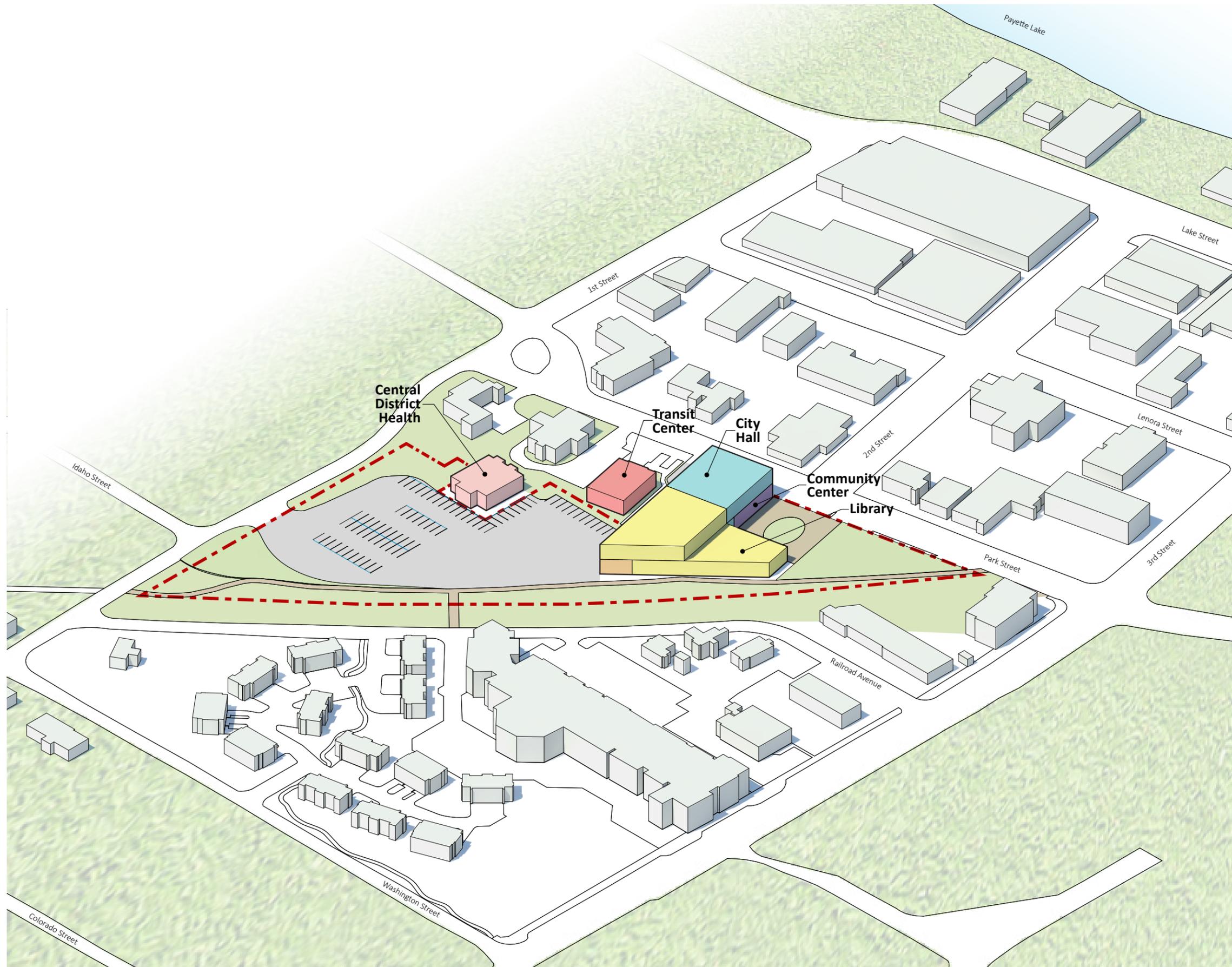
VISIONING  
**OPTION 6**

**Overview**

**COMMUNITY FEEDBACK**

- Bad location for Community Center
- Great Library space
- Need to improve/expand parking for Library
- Covered bike racks
- Bike share
- Scooter program
- No parking close to Community Center
- Like the open space
- Like style of Library with combined buildings for potential lower building cost, plaza, park and views to lake
- No view from Library to Lake
- Plaza great for events
- Like how the city services are combined providing for growth and ease of access from the Library to City Hall
- Great courtyard and visual behind the Library
- No stairs in Community Center





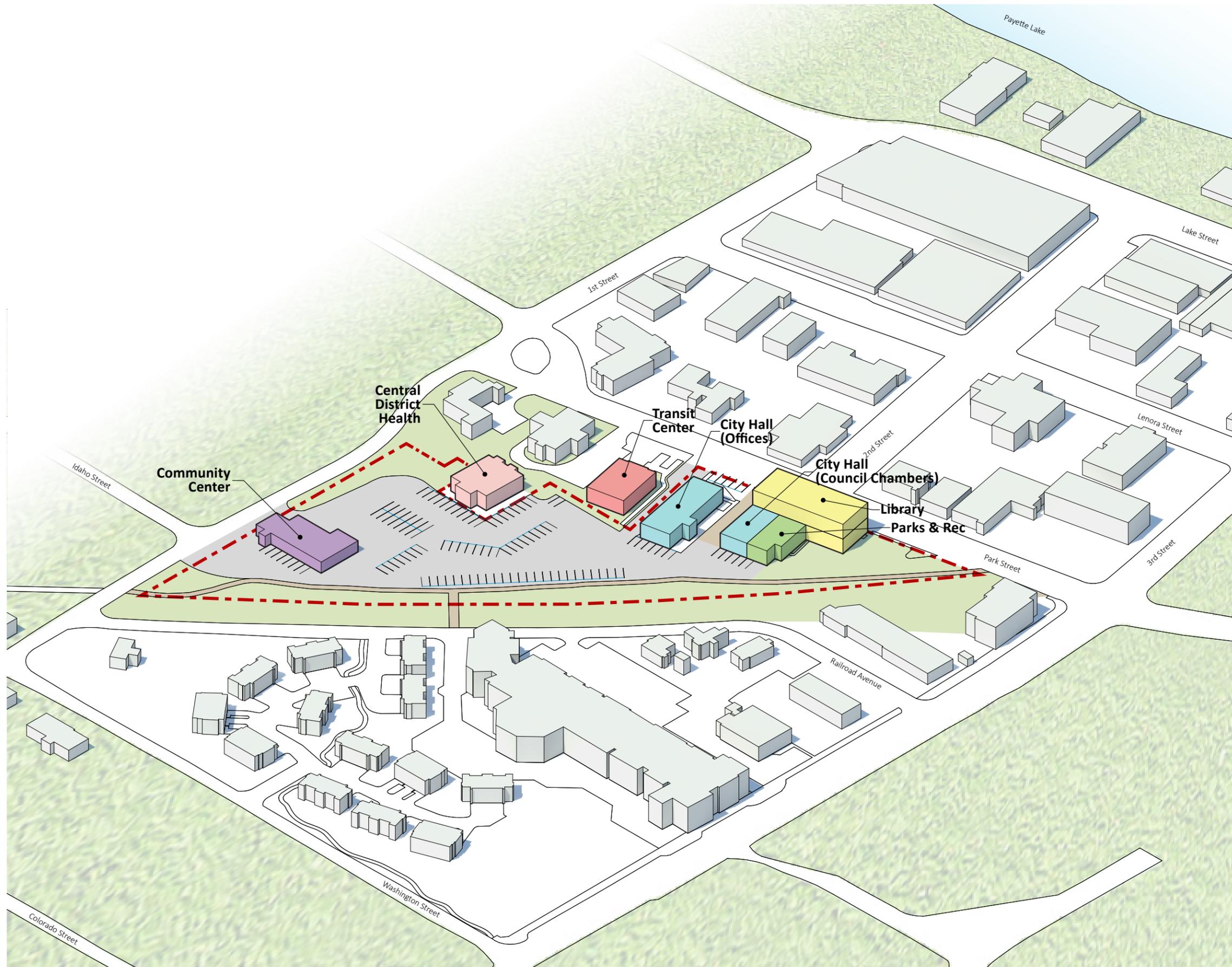
# OPTION 7

## Overview

### COMMUNITY FEEDBACK

- Good collective access without going outside
- Best plan
- Best use of area
- Community Center as separate building is good
- Like green space, community gardens south side
- Efficient operations
- Most efficient with plenty of parking and green space
- Best solution if finances are to be conserved
- City Hall connected to the existing Library is questionable.
- Allows growth for offices
- Very functional and efficient re-use of existing buildings, cost effective.
- Community Center needs commercial kitchen
- Maximize green space and have outdoor tables, Trees and pretty landscaping.
- A focus of all buildings combined best serves public and dollar





## VISIONING

# PREFERRED OPTIONS



*This conceptual rendering depicts Preferred Option 1: Library at 2nd Street Terminus.*



*This conceptual rendering depicts Preferred Option 2: Citizens' Hall at 2nd Street Terminus.*

Based upon the outcome of the previous phase, Humphries Poli Architects synthesized comments gathered to date and create two design proposals as a Preferred Option and a secondary Preferred Option. These two options were presented to the Steering Committee on June 13, 2019. These two Preferred Options were then presented to the McCall City Council at their regularly scheduled work session on June 13, 2019.

Site diagrams for phase 1 and 2 of both Preferred Options have been provided on the following pages. Summarized comments from the Steering Committee and City Council follow. The McCall City Council generally proposed proceeding with the development of Preferred Option 1 to include phasing of the construction in diagrams. Final recommendations can be found in Section 4, Recommendations.

## STEERING COMMITTEE COMMENTS

- The recreation storefront needs to be included in the final plans.
- The Steering Committee would like to see how the Preferred Options are phased.
- Better organization in both Preferred Options allowed for an increase in centralized parking on the site.
- The plaza street concept between City Hall and the Library was viewed favorably.
- Several members voiced the option of liking the Library as the anchor to 2nd Street.
- Preferred Option 1 should accommodate design Option #7 (Citizens Hall and Recreation Department in the existing Library) in the phasing.

## CITY COUNCIL COMMENTS

- Council Member Giles would be fine with either, but wants to hear from the rest of the council.
- Council Member Sowers liked Option 1 as he felt it was the best layout.
- Council Member Holmes also preferred Option 1 as she likes the library as an anchor with the attached Community Center for senior/youth interaction, the Citizens' Hall location, and the additional parking.
- Mayor Aymon agreed with Council Member Holmes and added Option 1 keeps the original vision of the Library and loves the Citizens' Hall concept.
- CED Director Groenvelt commented that the Steering Committee preferred Option 1, and noted that the Recreation storefront is a part of both designs.
- Library Director Meg Lojek preferred Option 1 as she felt there were more problematic issues with Option 2.
- City Manager Spickard read Council Member Nielsen's comments. He was concerned that the Library expansion would trigger an immediate full campus build out, he wanted to know what is included in the Library Bond, and what/when would the city be obligated to complete in conjunction with the Library project. He is in support of the Library expansion but not the full campus buildout at this time.

VISIONING

# PREFERRED OPTION 1:

*Library at 2nd Street  
Terminus*



VISIONING

# PREFERRED OPTION 1:

*Library at 2nd Street  
Terminus PHASE 2*



VISIONING

# PREFERRED OPTION 2:

*Citizens' Hall at 2nd  
Street Terminus*



RECOMMENDATIONS

# PREFERRED OPTION 2:

*Citizens' Hall at 2nd Street  
Terminus PHASE 2*



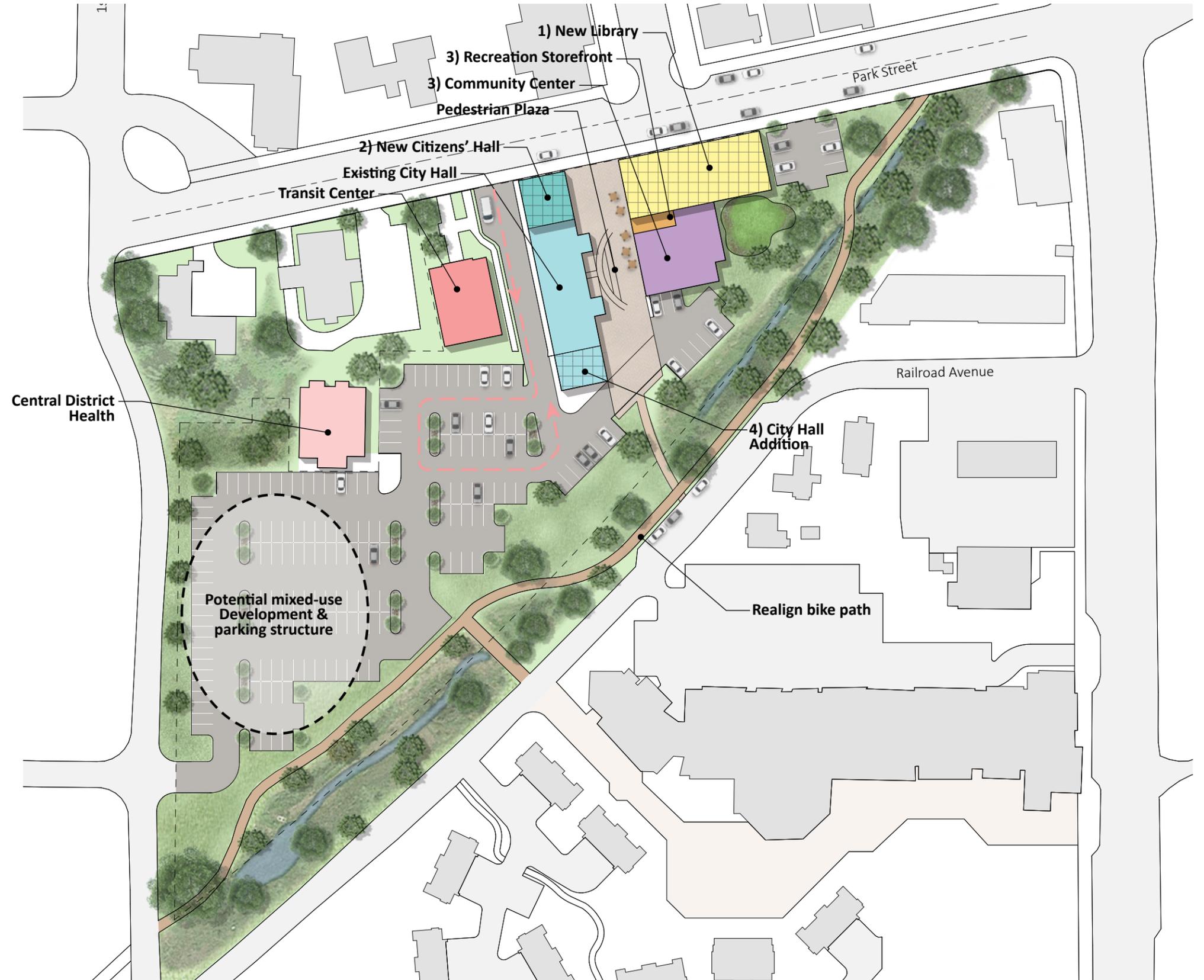


**PART 4**

# **RECOMMENDATIONS**

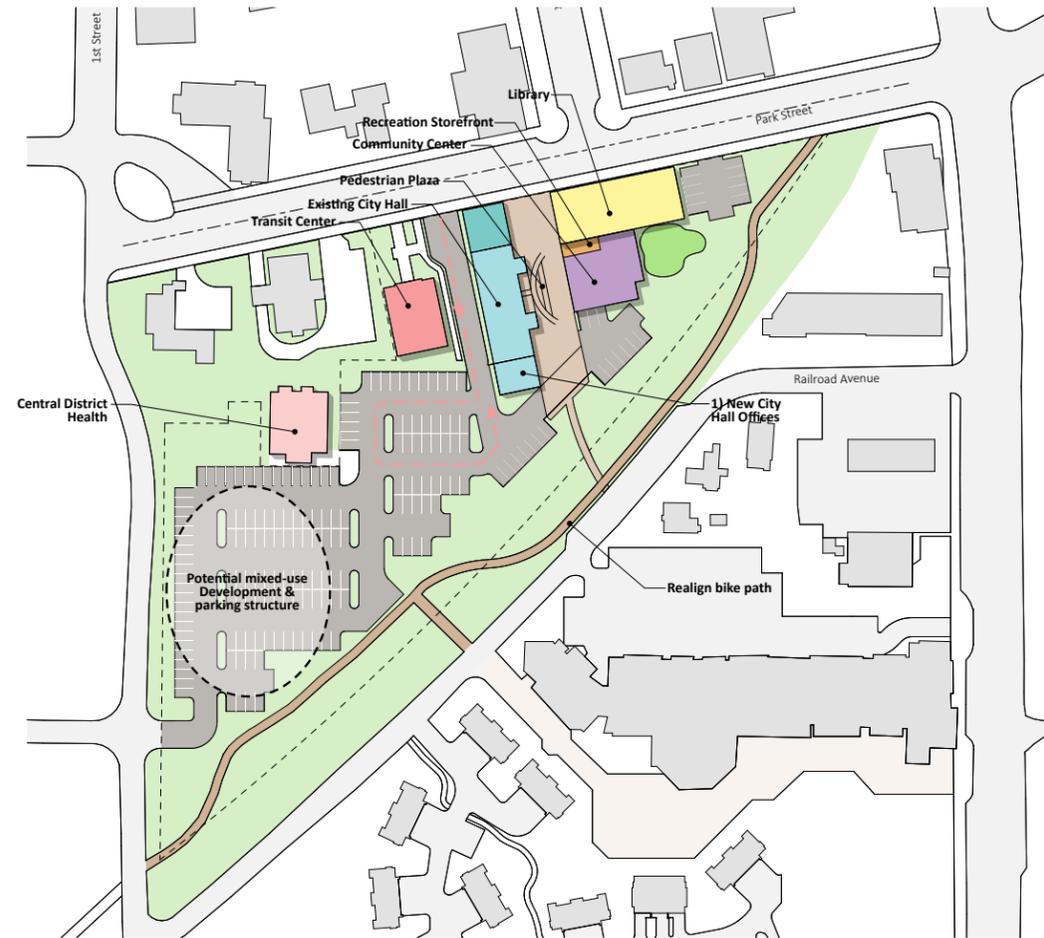
RECOMMENDATIONS

# RECOMMENDED OPTION









### PHASE 3

A breakdown of recommendations for the third phase of work are:

1. Construct an addition to City Hall to provide additional office space.
2. Issue an RFP for a potential mixed-use development and parking structure on the southwest portion of the site.

# ESTIMATE OF PROBABLE COSTS

A Rough Order of Magnitude (ROM) estimate of Probable Costs has been developed for the Recommended Option. Since the Recommended Option has not been developed beyond a highly conceptual level, the ROM estimate has been based on historical values per square foot of space from similar projects by the Master Plan team in the Rocky Mountain West.

Estimated costs are also based upon a hypothetical construction start date of the 4th quarter of 2020 for the project, even though we are aware that perhaps only the new Library project will start around that date. In the event the project does not start until after this hypothetical start date, we would recommend budgeting 5% per year cost escalation.

To the best of our abilities, the ROM estimates include total project costs including construction, professional design fees, and a 15% contingency and related fees. There are obviously many unknowns at this point including the below grade site conditions, hazardous materials in existing buildings, existing utilities, and environmental considerations. The Master Plan team cautions that this ROM Estimate of Probable Costs will require much refinement as the realization of the vision might move forward.

## PHASE 1

	Probable Costs
1. New Library @ 12,000 sf	\$ 6,000,000
2. Renovation of Existing Library as Citizens' Hall/Recreation storefront @ 4,500 sf	\$ 800,000
3. Move Parks Operations to Central Idaho Historical Museum	\$ 800,000

## PHASE 2

	Probable Costs
1. New Citizens' Hall addition @ 1,500 sf	\$ 800,000
2. Renovation of Existing Library @ 4,500 sf from Citizens' Hall into Community Center	\$ 700,000

## PHASE 3

	Probable Costs
1. Demolition of existing Community Center	\$ 60,000
2. Addition to City Hall @ 2,400 sf	\$ 750,000

## SITE WORK

	Probable Costs
1. Civic Campus Parking 187 spaces	\$ 1,500,000
2. Plaza between City Hall and Library	\$ 450,000
3. Redevelopment of Railroad ROW	\$ 1,125,000



