



SALINE COUNTY + CITY OF SALINA

# GOVERNMENT CAMPUS MASTER PLAN







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# Introduction

Treanor and Olsson were retained by Saline County and the City of Salina to evaluate existing buildings and prepare a twenty-year master plan for those facilities. Our team facilitated town hall style work shops with elected officials, community stakeholders and leaders. Through these work shops the information gathered informed the twenty-year master plan.

The goals for the project included solutions that benefit both the city, county and community to provide a better use of the buildings and properties the two entities occupy. The process looked at short- and long-term needs and evaluated broad options and aimed to rule out unworkable options. Previous studies have been completed over the last 10 years, our team reviewed those studies to inform the recommendations of this master plan.

Treanor and Olsson have completed a comprehensive twenty-year master plan that will utilize new construction and existing facilities to fulfill the needs of the county and city for the next 20 years. Included is a proposed phase plan and recommendations for future needs.

## Facilities Analysis

The Treanor team toured and assessed seven buildings occupied by the city and county. The following process was used to inventory and evaluate the facilities:

Conduct a complete walk-through of the facility reviewing the exterior, interior and building systems.

Document each facility/site to include (pictures, evaluation matrix) and an overall general assessment.

## Facility Evaluation

- Existing facilities conditions
- Analysis of future use and feasibility to expand
- Development of future use

## Recommendation Phasing Plan

Phase 1 years 1 – 5 (refer to master plan)

### Old Jail

We recommend this facility be demolished so the land can be developed by the county for a future health department. The building has been dormant and the extensive work to bring the building up to standards would be cost-prohibitive.

### Health Department

Two options for the health department are available. The first option is to build a new health department building providing for new standards and future needs of the department. The second option would be to purchase a building in the community that can incorporate 22,000 square feet of space. The building that might be purchased will need to incorporate good public access, adequate parking, and provide appropriate space for staff.

We recommend with the removal of the abandoned jail and the sheriff’s office that this land be developed for a new health department. The health department will remain in the city/county campus and close to the senior service center.

We recommend the existing health department building be sold for private development to provide continued growth for downtown.

### Campus connectivity

We recommend a start of the connectivity of the city/county master plan incorporating landscape, hardscape and wayfinding to identify this area.

Phase 2 years 6 – 12 (refer to master plan)

### Memorial Hall

Evaluate space with memorial hall to incorporate office space for county administration, county clerk, human resources department, county treasurer and county appraiser register of deeds.

Provide a third party as evaluated by our team to use the event space and additional office space to occupy the remaining space in the building. We recommend the renovation of the building as outlined in the historic report of the building. Incorporating space for the county and city for administration and executive staff. This would include new shared chambers for the city and county.

### The “Island”

We recommend the departments that are occupying this building be incorporated in the memorial hall renovation. The building should be demolished, and the land should be used for parking and provide a connection for the campus as outlined in the master plan.

### City Police Department

Ongoing renovations of the space should occur over the next 10 years to maximize the use of the building. The city has invested in the cost to renovate areas that were occupied by the county. In our evaluation of the building and spaces we would recommend creating a space standard for offices, conference rooms, evidence storage, report writing, etc.

We recommend providing space standards and ongoing renovation for the growth of the police department.

### City/County Administration Building

Major renovations have been made to the district court and minor renovations for county and city staff. Growth in departments will continue over the next 20 years and most of the departments have maximized their space.

We recommend that this building should serve as a judicial center and the municipal courts should move into the building. This will bring the courts for both the county and city to one building. When this happens a secure public entry, secure court holding and secure parking should be designed.

Phase 3 years 13 – 20 (refer to master plan)

### City Police Department

We recommend the police department renovate the vacant municipal courts space for growth of the department.

### Master Plan

We recommend at year 15 the master plan be revisited and updated to evaluate the future 20-year plan.

The master plan within this report is a reflection of the work shops and meetings with key stakeholders. A master plan is that a plan, the phased approach should be evaluated with the projected costs and goals of the community. The timeline may be increased or decreased depending on the needs over the next 20 years. To maximize the existing building spaces, we would recommend reviewing the plan prior to completing a project to understand the goals set forth by these stakeholders.



# Master Plan

The Salina City / County Government Campus Master Plan is a long-range look into the possibilities of accommodating a balance of immediate facility improvement and relocation needs coupled with longer term departmental growth and expansion. The primary goal of this master plan is to provide direction for future facilities relocation and exterior improvements to create a cohesive government “Campus” that maintains the current synergy between certain City and County departments, is convenient for the public, and enhances the user experience through built-form.

The government campus master plan has been developed to guide the growth, efficiency, and accessibility of our facilities, aligning with the evolving needs of both public employees and the broader community. This plan focuses on creating a more cohesive environment through strategic relocations, infrastructure upgrades, and landscape enhancements. Key improvements include demolition of the existing jail, a new Health Services building, and relocation of various departments to a central complex, facilitating improved collaboration and resource sharing. Streetscape enhancements, expanded parking, and dedicated pedestrian greenspaces are designed to foster a welcoming, userfriendly experience. Through these initiatives, the master plan aims to build a sustainable, accessible, and forward-looking government campus that supports effective operations and community engagement.

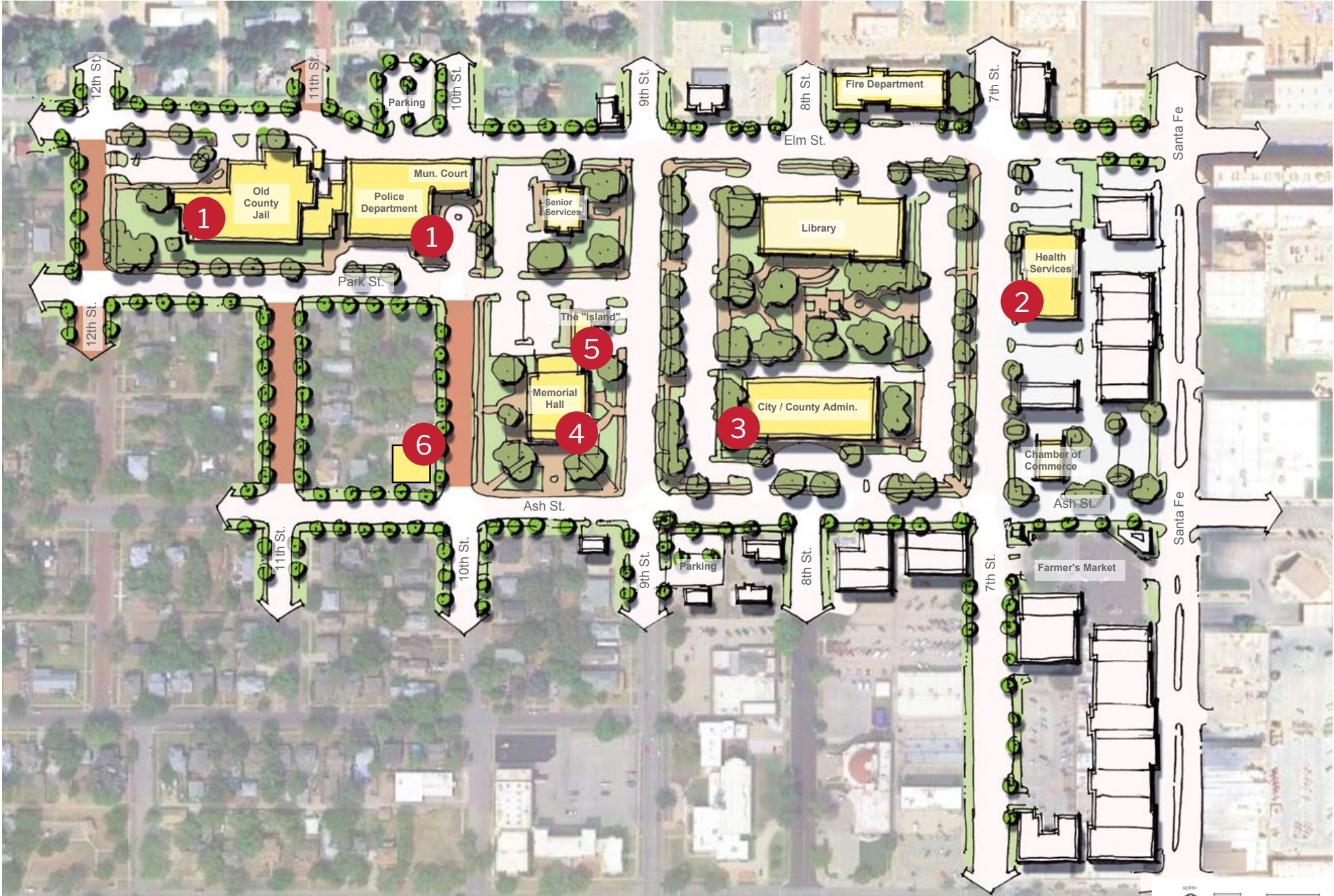
## Existing Conditions

The study area for the City / County government campus is located in close proximity to downtown, encompassing approximately 4-5 city blocks. The general extents of the area are defined by 7th St. to the east, 12th St. to the west, Elm St. to the north, and Ash, street to the south. Within the general area are other additional civic buildings / uses which assist in creating the current government “campus.” These additional buildings / uses include: the Salina Public Library, Fire Department, Senior Services, Chamber of Commerce, and Farmer’s Market.

The existing government campus is set within the fringe of the Santa Fe, north-south urban corridor, while bounded by single family neighborhoods to the north, south, and west. Located within a ¼ mile of the Santa Fe corridor, there is good walkability from the government campus to shops and dining downtown. The campus will also be within walking distance of a series of future public park and greenspaces as part of the Smoky Hill River Renewal Project.

An architectural, engineering, and landscape assessment was conducted in July of 2024 to assess the current conditions of each of the specific buildings included in the master plan study. The assessment focused on the current structural integrity of the buildings, associated

Figure 01.01 – Existing Conditions



## Legend

- 1. Old Saline County Jail / PD / Municipal 251 N. 10th St
- 2. Saline County Public Health - 125 W. Elm St.
- 3. City / County Administration Building - 300 W. Ash St.
- 4. Memorial Hall - 410 W. Ash St.
- 5. Saline County “Island” Office - 229 N. 9th St.
- 6. Leased Office - 203 N. 10th St.



MEP systems, historical aspects, aesthetics, functionality, parking, and landscape. Please refer to page 27 for detailed architectural assessment information. The following is a high-level summary review of the assessed buildings.

### 1. Old Saline County Jail / Police Department / Municipal Court – 251 N. 10th St.

The old county jail portion of the building needs roof repairs before any sort of reuse or repurposing of the building can occur. The portion of the building currently occupied by PD has been reconfigured and compartmentalized over time leading to a confusing interior circulation network. The oldest and most architecturally significant part of the building is the original art deco portion on the far east end. The complex has an inviting entrance with a circular drive / drop-off adorned with sculptural pieces. Primary visitor parking is located off of 10th and was consistently full during our assessment. Conversely, the parking associated with the jail (off 12th) was empty and not utilized at all during our visit. The exterior grounds were well maintained, and landscaping was manicured.

### 2. Saline County Public Health – 125 W. Elm St.

The public health department building does not fit with the architectural aesthetics or style of the rest of the campus. It is comprised of a 1-story building with a mansard roof, an abundance of exterior doors, and would fit a more suburban architectural context. The building's interior has also been compartmentalized and reconfigured numerous times resulting in a confusing interior layout.

### 3. City / County Administration Building – 300 W. Ash St.

City / County Admin. is in generally great condition and portions of the building have been recently remodeled. The architectural aesthetics are appealing and the landscape is very well maintained. Just north of the building is a large greenspace with connected walkways, benches, and art. This greenspace serves as a central campus green and a great public connection to the library. Vehicular circulation (specifically at the south entrance and drop-off) is challenging and accident prone.

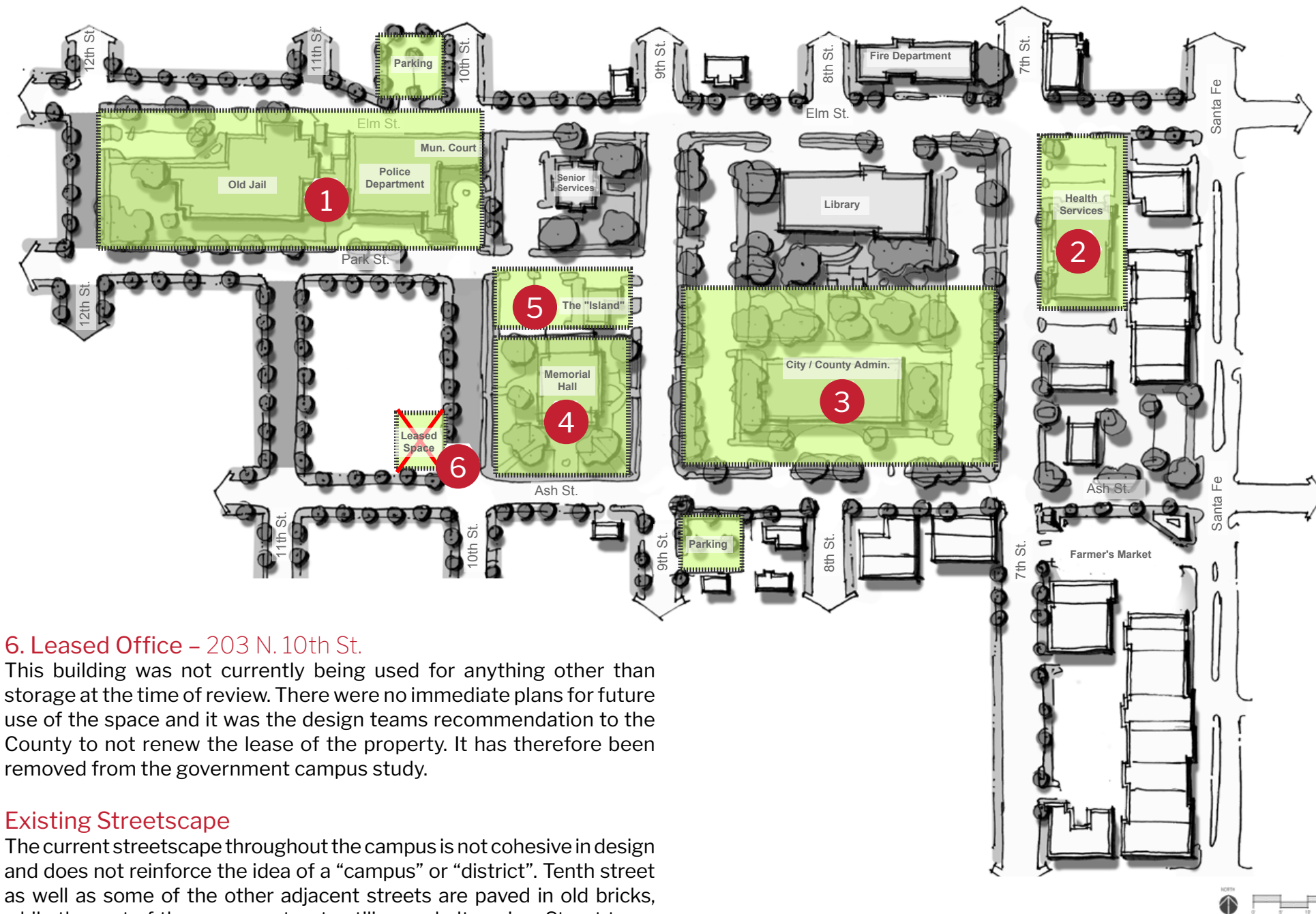
### 4. Memorial Hall – 410 W. Ash St.

Memorial Hall is a large, vacant building with great bones and historical significance. Past attempts to repurpose the building have been generally unsuccessful. The building is in need of ADA upgrades to bring it up to code. The grounds are generally maintained with some great older trees and a military tank on the SW corner of the site.

### 5. Saline County “Island” Office – 229 N. 9th St.

The Island currently houses the HR department and is a repurpose of the old juvenile detention center. The building itself is architecturally insignificant and uninviting with razor wire surrounding the outdoor yard.

Figure 01.02 – Plan Study Area



### 6. Leased Office – 203 N. 10th St.

This building was not currently being used for anything other than storage at the time of review. There were no immediate plans for future use of the space and it was the design teams recommendation to the County to not renew the lease of the property. It has therefore been removed from the government campus study.

### Existing Streetscape

The current streetscape throughout the campus is not cohesive in design and does not reinforce the idea of a “campus” or “district”. Tenth street as well as some of the other adjacent streets are paved in old bricks, while the rest of the campus streets utilize asphalt paving. Street trees are inconsistent block to block and are only more prevalent around the City/County Admin. building and Library complex. Parking for the campus is served through a combination of site-specific parking lots and on-street parallel parking. Lighting is mostly vehicular focused and lacking on a pedestrian scale. Additionally, there are no icons or monumentation specific to the campus like seen in the adjacent Santa Fe Downtown Corridor. There is an opportunity to effectively incorporate branding, banners, and site furniture to enhance the sense of place.

### Legend

1. Old Saline County Jail / PD / Municipal - 251 N. 10th St
2. Saline County Public Health - 125 W. Elm St.
3. City / County Administration Building - 300 W. Ash St.
4. Memorial Hall - 410 W. Ash St.
5. Saline County “Island” Office - 229 N. 9th St.
6. Leased Office - 203 N. 10th St. **(Removed from study)**



Master Plan Phasing / Sequencing

The following are our recommendations for master plan improvements and sequencing to accommodate immediate needs of certain government departments and improvements for the long-term vision of the campus plan.

Priority #1 – Old County Jail / Health Services

**1.1** – Top priority prior to the demolition of the Jail is to reconfigure the shared utility services between the Jail and Court Services. These include items like fire suppression, electrical, telecom., etc.

**1.2** – Recommended immediate demolition of the old jail. This is an immediate priority and could easily be done with limited disruption or inconvenience to other City or County departments. It has been identified that the jail building is in need of extensive repairs and is not well suited for rehabilitation or repurposing of any kind

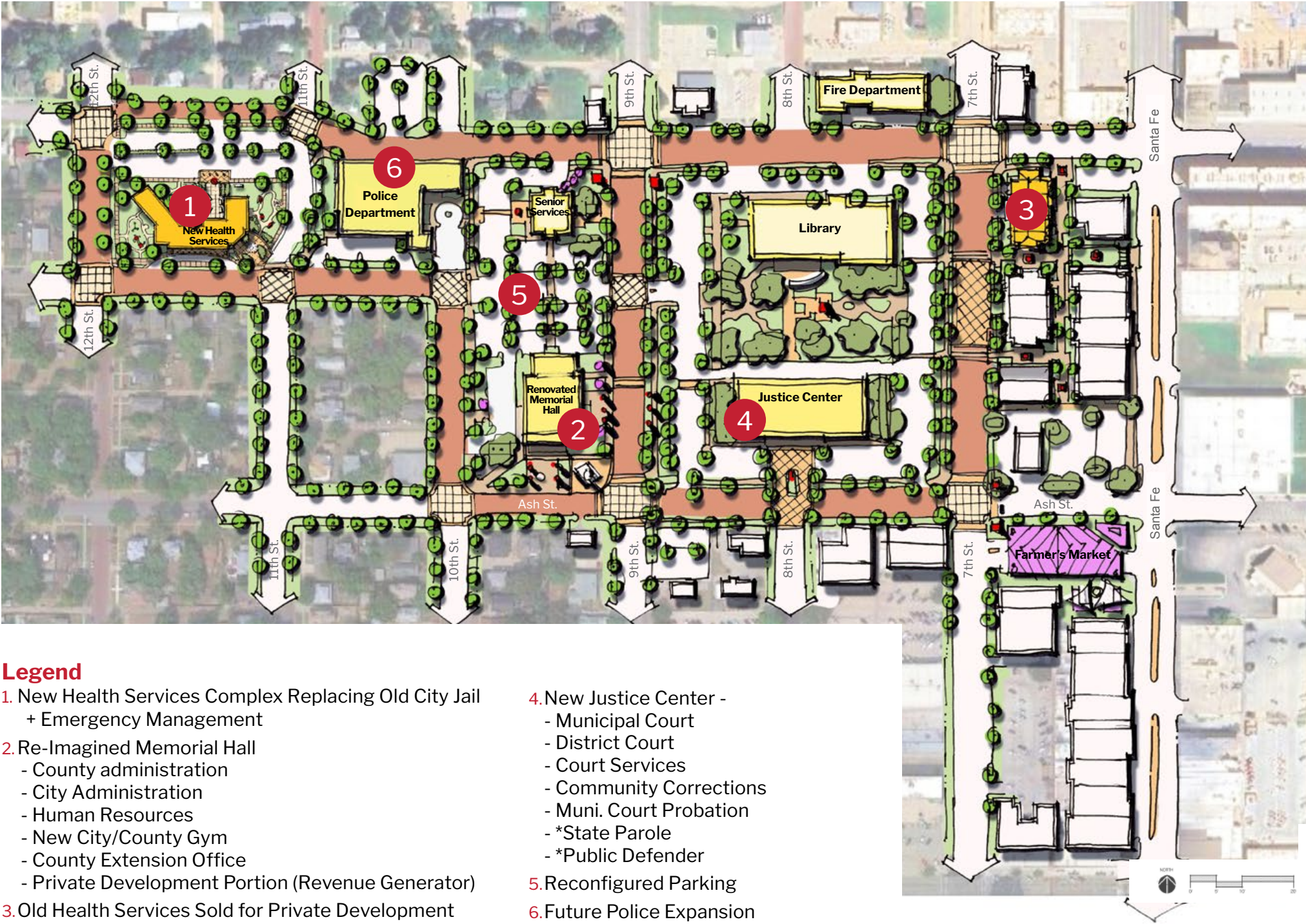
**1.3** – Health Services - Health Services is in immediate need of a new space or major renovations to its existing facilities. It is recommended as part of priority #1 that Health Services move to a new location. The recommendation is to relocate Health Services into a newly constructed building where the old Jail currently sits. The new building would be designed specifically for the departmental needs of Health Services to best serve the community.

A primary advantage of moving Health Services to this location is that in this scenario it will remain a part of the overall government “campus.” As part of this study/plan, further test fits and architectural layouts are being studied. If it is determined that this option is not financially feasible or unforeseen hurdles are presented, an alternate off-campus location (Salina Family Health) has been identified as a potential back-up relocation option.

**1.4** – 11th Street – After the demolition of the old county jail and construction of the new Health Services facility, it is recommended to open back up 11th street between Park and Elm. This will help to re-establish the city grid and better match the scale of the neighboring blocks. Opening this street will also allow for additional parking to be utilized by both the new Health Services as well as the Police department.

**1.5** – Health Services Demolition – Once Health Services has relocated, it is recommended the county sell the property and make available for private development. This location has been identified in the market study as favorable for multi-family housing (small ground floor retail component), with it’s close proximity to Santa Fe and the existing Lee Lofts.

Figure 01.03 – Master Plan





Priority #2 – Memorial Hall

**2.1** – As part of a larger renovation and rehabilitation project for Memorial Hall, it is recommended that Human Resources and County Administration would relocate to a renovated portion of this building. Additional improvements would include a new state-of-the-art Gym for City and County Employees. County Extension could move here from their current off-site location to become part of the government campus.

It has been identified in the economic and market study that this facility would also be conducive to support a supplemental private component. This private component would be a revenue generating entity and assist in offsetting some of the financial burden of building renovations, maintenance and operations.

**2.2** – After County Administration relocates to Memorial Hall, Community Corrections moves into the vacated space at the City / County Building (300 Ash St.).

**2.3 / 2.4** – Once Human Resources has relocated to Memorial Hall, the “Island” building can be demolished. It is recommended that Park Street between 9th and 10th be closed/reconfigured into a larger and more efficient parking lot for Memorial Hall users/visitors. The reconfiguring of parking and additional space increases the availability of parking from 43 stalls to approximately 150 (Not including street parking).

Priority #3 – City Administration

**3.1** – After the strategic relocation of County departments to Memorial Hall, City Admin. will relocate as well to a newly renovated space. Memorial Hall will become the primary space for public/government interaction. This building will house all departments that the public will interact with on a regular basis. It also allows for the continuation of the positive synergy between City and County Administration departments.

Additional improvements to the Memorial Hall grounds include additional plaza spaces, ADA accessibility, outdoor meeting space, art, interactive fountain, and additional parking.

Priority #4 – Justice Center

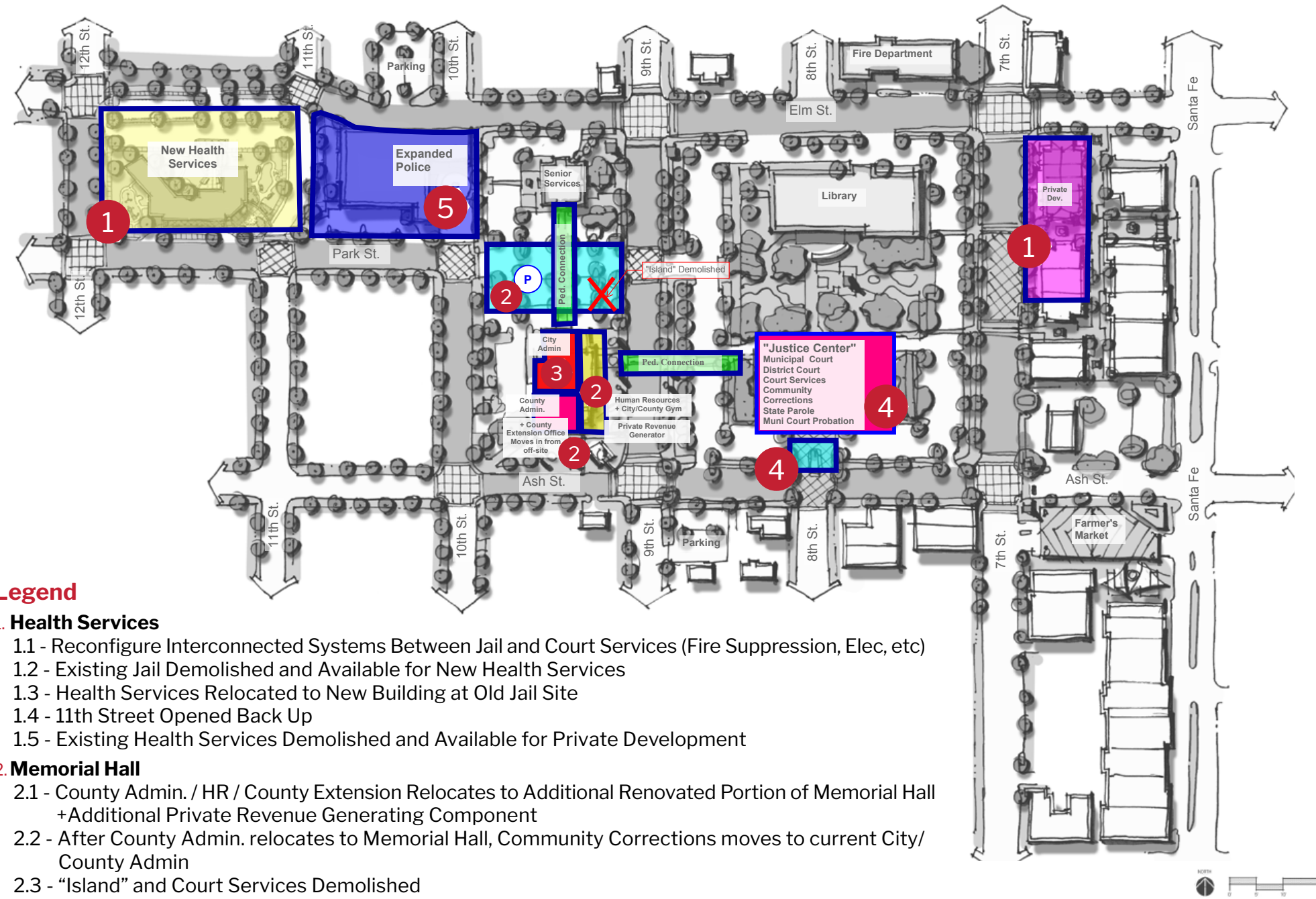
**4.1** – New security measures should be implemented into 300 Ash St. that include overall security updates and the installation of a new secure elevator.

**4.2** – With City and County Administrations relocating to Memorial Hall, additional space will become available for any needed future court expansion and the relocation of additional similar departments into an all-encompassing “Justice Center.” The new Justice Center will house:

- Municipal Court      - Community Corrections      - \*State Parole
- District Court        - State Parole                      - \*Public Defender
- Court Services        - Muni. Court Probation

**4.3** – The entry sequence and drop-off area on the south side of the Justice Center (off Ash St.) will be reconfigured to address safety and minimize vehicular traffic conflicts. Improvements here will facilitate a better user experience and enhance pedestrian safety.

Figure 01.04 – Master Plan Phasing / Sequencing



Legend

- 1. Health Services**
  - 1.1 - Reconfigure Interconnected Systems Between Jail and Court Services (Fire Suppression, Elec, etc)
  - 1.2 - Existing Jail Demolished and Available for New Health Services
  - 1.3 - Health Services Relocated to New Building at Old Jail Site
  - 1.4 - 11th Street Opened Back Up
  - 1.5 - Existing Health Services Demolished and Available for Private Development
- 2. Memorial Hall**
  - 2.1 - County Admin. / HR / County Extension Relocates to Additional Renovated Portion of Memorial Hall + Additional Private Revenue Generating Component
  - 2.2 - After County Admin. relocates to Memorial Hall, Community Corrections moves to current City/ County Admin
  - 2.3 - “Island” and Court Services Demolished
  - 2.4 - Park St. (Between 9th and 10th) Converted to “Parking Street”
- 3. City Admin**
  - 3.1 - City Admin. Relocated to Renovated Memorial Hall
- 4. “Justice Center”**
  - 4.1 - New security measures for the justice center including a secure elevator.
  - 4.2 - A new Justice Center is established in previous City/County Admin. (Housing Municipal Court, District Court, Court Services, Community Corrections, State Parole, and Muni-Court Probation)
  - 4.3 - Parking entry off of Ash adjusted for traffic flow and safety
- 5. Police**
  - 5.1 - Police Expansion Occurs in Previously Occupied Municipal Court



**Priority #5 – Police**

**5.1** – As With the relocation of Municipal Court to the new Justice Center, there is now space for any long-term future expansion needs of the Police Department.

When court services is relocated in the justice center the sheriff’s office they currently occupy should be demolished. This will free up space for 11th street move parking at the police department.

**Overall Campus Site Improvements**

In addition to the relocation of individual departments and specific building renovations / improvements, general site improvements are recommended to reinforce the idea of a campus. It is recommended to expand the decorative brick paving that exists on 10th St. to additional streets within the district (specifically Elm, Park, Ash, 9th and 7th). In addition to the brick paving, enhanced intersection paving will help to establish the thresholds, define the limits of the campus, and assist with creating the sense of arrival.

Enhanced placemaking will be accomplished through the introduction of a gateway structure at 9th and Elm, as well as branded bronze inlays within the sidewalks. It is recommended to incorporate more decorative, pedestrian level lighting within the campus that can be adorned with banners specific to the government campus. Site furniture for the district should be upgraded and increased in quantities. These should be consistent with site furniture used along the Santa Fe corridor, but with incorporated government campus branding. An additional gateway or icon is proposed on the eastern edge of the campus at 7th and Ash accompanied by removable bollards. The bollards will allow for temporary closure of Ash during special events or festivals and allow for periodic

**Health Services**

The old jail site will be demolished and transformed into a newly designed facility catering to the specific spatial and functional needs of Health Services. Initial programming and architectural test fits call for an approximate +/-21,000 sf main level and approximately 10,000 sqft lower level for emergency management. The adequate space of the old jail site will easily accommodate this size of building while allowing for additional exterior amenity space. The master plan concept includes a “front facing” presence along Park Street that acts as a pedestrian entrance / connection to the rest of the government campus. A generous civic plaza space is positioned on the SE corner of the site, adjacent to a vehicular drop-off. Along the west side of the grounds is an opportunity for a play structure and community connection to the adjacent neighborhood. The playground will also be important if plans solidify for a future daycare to be incorporated as part of this project.

**Figure 01.05 – Health Services Enlargement**



The existing parking lot along Park Street has been enlarged and reconfigured to provide adequate parking for employee and visitor needs. The parking islands utilize generous native planting strips that will serve as bioswales and stormwater bmp measures. Additional parking has been incorporated into the re-opened 11th St. connector. This parking will serve visitors and can be utilized as PD overflow as needed.

To the west of the North entrance, is the opportunity for a meditation garden. This includes a series of serpentine walks, comfortable seating areas, shade, and unique textures accomplished through a variety of plant material and hardscapes.

Within the east side-yard, closest to the Police Department, is a walking path with exercise and stretching stations. These will include a variety of equipment pieces to promote strength, flexibility, and mobility.

- Legend**
- 1. Civic Plaza
  - 2. Lower Level Emergency Management Entrance
  - 3. Health Service Primary Entrance
  - 4. Children’s Play
  - 5. Meditation Garden
  - 6. Walking Path with Exercise Stations
  - 7. Reconfigured Parking Lot
  - 8. Stormwater Bioswales
  - 9. Re-Opening of 11th St and Additional Parking



## Memorial Hall

As Memorial Hall is transformed into the hub for public facing city / county government departments, the exterior landscape and environment should be improved as well. The plan includes an additional feature at the corner of Ash St. and 9th. This civic plaza space is an opportunity for monumentation, art, or an interactive fountain. Additionally, exterior ADA accessibility is addressed through the implementation of a raised terrace / ramp system from the east entrance plaza space to the south entrance.

The east entrance experience has been updated with a more modern hardscape application and the integration of strategically placed native plantings. The visual and physical connection to the new Justice Center (current City / County Admin.) is further reinforced with a new mid-block crosswalk and vertical pillars or art pieces.

Parking for Memorial Hall has been reconfigured and added to by demolishing the “Island” building and providing a better pedestrian experience to Senior Services to the north. Park St. between 9th and 10th is shown as essentially closed to through traffic and converted into a “parking street.” This modification to Park St., reconfiguring of the existing parking, and addition of a new parking lot on the west side of the building results in an additional approximate 100 parking stalls (43 current to 150). Enhanced crosswalks provide accessibility to additional on-street parking and over-flow opportunities at the shared Justice Center / Library lot.

A pavilion/pergola is shown on the north side of Memorial Hall that can serve as outdoor meeting space or casual relaxation area for government employees. This area should have accessible power, wifi, and comfortable site furnishings.

**Figure 01.06 – Memorial Hall Enlargement**



### Legend

1. Civic Plaza / Interactive Water Feature
2. ADA Accessible Terrace
3. Enhanced Crosswalks
4. East Entry Plaza
5. Monumentation / Art
6. Outdoor Office / Employee Meeting Space
7. Reconfigured Parking Lot
8. New Additional Parking Lot
9. Existing Military Tank and Improved Plaza



# Closing

In conclusion, this government campus master plan sets forth a strategic vision that not only addresses immediate space and functionality needs but also paves the way for a cohesive, future-ready environment. By relocating key departments to a new, centralized building (Historical Memorial Hall), we enhance interdepartmental collaboration and streamline service delivery to the public. Additionally, the proposed improvements to streetscape, parking facilities, and pedestrian greenspace foster a more accessible, sustainable, and aesthetically pleasing campus that serves both government employees and the community. These changes support long-term operational goals and reflect a commitment to a resilient, adaptive campus that will continue to meet the needs of its users for years to come.



Festival Street



Enhanced Civic Plazas



Honoring the Arts

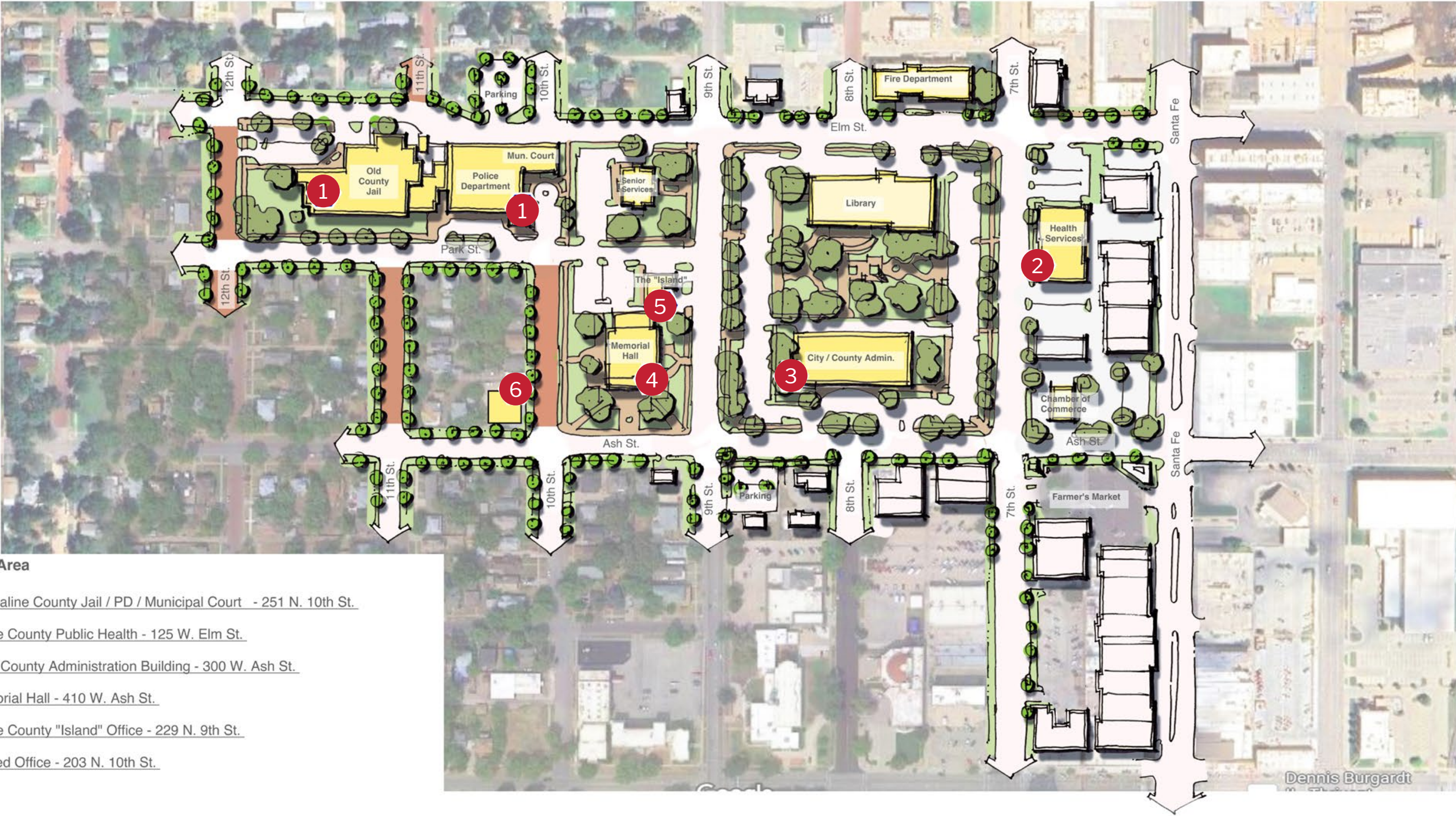


Interactive Fountains





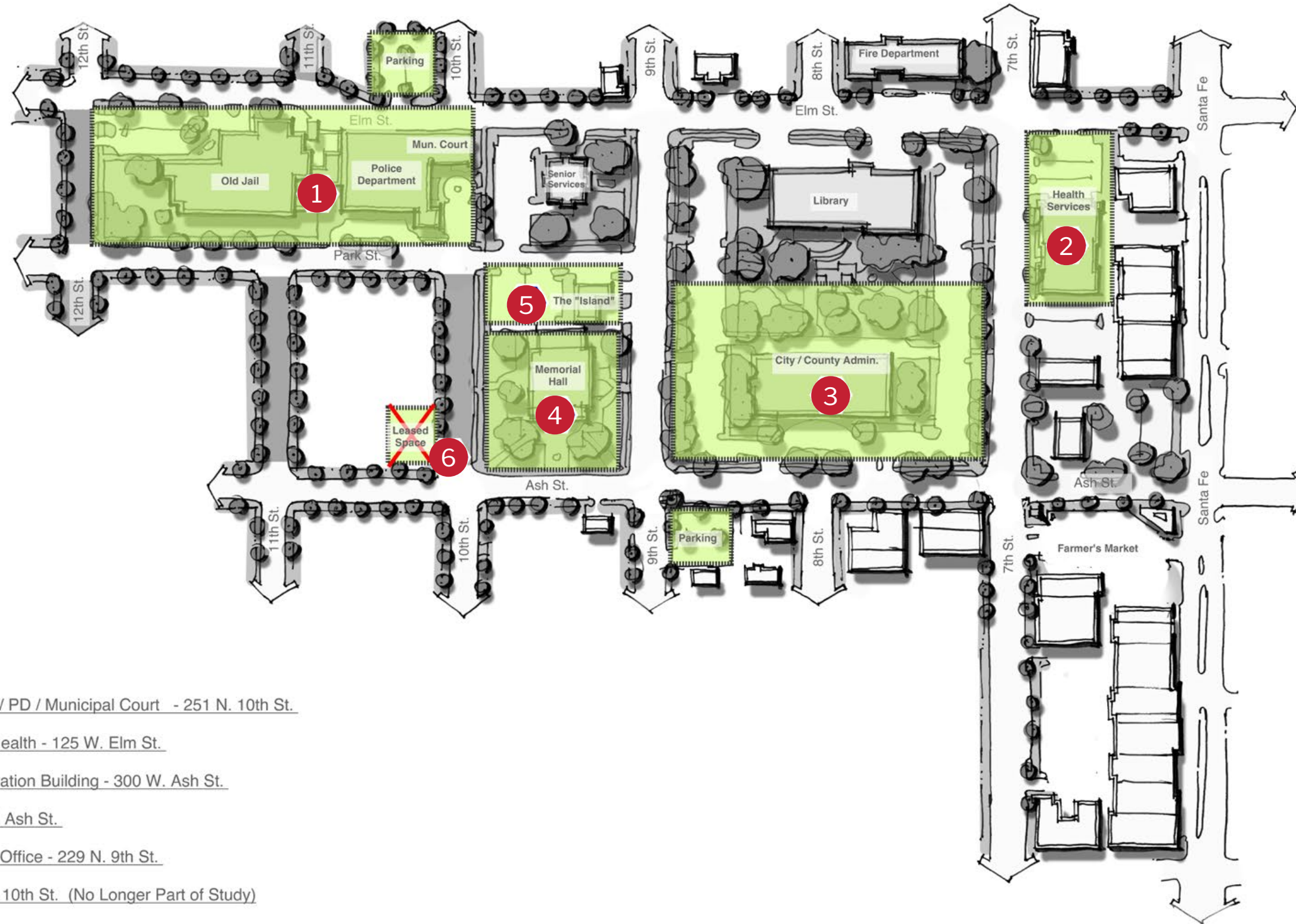




Study Area

- 1. Old Saline County Jail / PD / Municipal Court - 251 N. 10th St.
- 2. Saline County Public Health - 125 W. Elm St.
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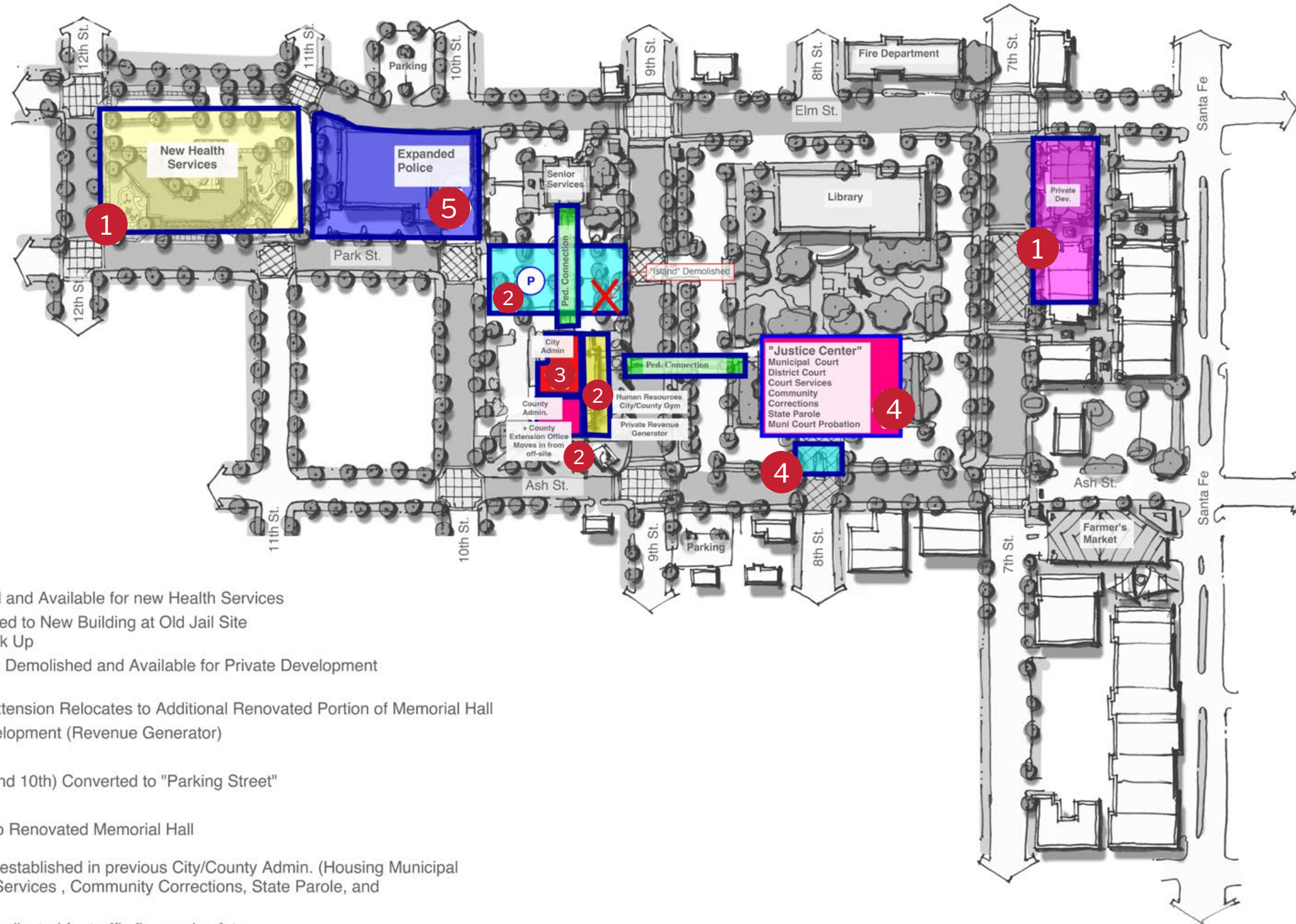
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6. Leased Office - 203 N. 10th St. (No Longer Part of Study)









### Possible Sequencing

#### 1. Health Services

- 1.1 - Existing Jail Demolished and Available for new Health Services
- 1.2 - Health Services Relocated to New Building at Old Jail Site
- 1.3 - 11th Street Opened Back Up
- 1.4 - Existing Health Services Demolished and Available for Private Development

#### 2. Memorial Hall

- 2.1 - County Admin. / HR / Extension Relocates to Additional Renovated Portion of Memorial Hall  
+ Additional Private Development (Revenue Generator)
- 2.2 - "Island" Demolished
- 2.3 - Park St. (Between 9th and 10th) Converted to "Parking Street"

#### 3. City Admin.

- 3.1 - City Admin. Relocated to Renovated Memorial Hall

#### 4. "Justice Center"

- 4.1 - A new Justice Center is established in previous City/County Admin. (Housing Municipal Court, District Court, Court Services, Community Corrections, State Parole, and Muni-Court Probation)
- 4.2 - Parking entry off of Ash adjusted for traffic flow and safety

#### 5. Police

- 5.1 Police Expansion Occurs in Previously Occupied Municipal Court

# Health Department – New Build

The master plan indicates the priority for the county is a new health department. The current health department building is outdated, has system deficiencies, operation is deficient, not enough parking, leaking roofs, and major repairs needed. The space needed for the health department indicated in the 3ten report completed in 2023 was 22,000 square feet. In our evaluation of the department, they have a need beyond the space they have and the operations of the department is compromised with the existing facility.

Our recommendation for the health department is to build a new facility on the abandoned jail land. Demolition of the old jail will give adequate space for the new building along with future growth. The site will provide for adequate parking and service areas for public and staff to engage both inside and outside the building. The building will provide an anchor to the area.

The cost of this scenario outlines the need to demolish the old jail first. This work may occur prior to work on the new health department. If this occurs the site will need to be filled in, utilities capped and left prepped for a new building. Where the existing building is attached to the police department the exterior will need to be refinished for exterior exposure.

The demolition of the jail should be proposed in a way to minimize the cost of the work. We would suggest that the work, include all materials be salvaged by the contractor.

In evaluating the cost of the new health department, we benchmarked new facilities in Concordia KS, Topeka KS, Manhattan KS, and the market in Salina. The first cost analysis outlines the building being constructed as a separate project from the demolition of the existing jail. If this is the case their will need to be new site prep and site utility connections. The estimate includes incorporating emergency management within the facility to free up space within the police department for city use.

Contingency and project costs are industry standards at the time of this report. An estimate should be reviewed at the end of the schematic design of the health department to ensure the budget is aligned. The landscape costs are ranges to provide evaluation of the master plan design at each stage of development.

The demolition of the jail and construction of a new health department could provide a cost savings. If these projects run concurrently with each other the site prep and site utilities could be coordinated, and the expense of infill may be reduced. This will depend on the design of the building and site design. Included in this report is scenario 1A to evaluate this cost difference.

## Health Department | Cost Range – Phased Scenario 1

Phase 1 – Existing Jail Demolition					
Detail					
	Area	Low	High	Low Cost	High Cost
Demolition of Existing Jail	152,123	\$6.50	\$8.00	\$988,800	\$1,216,984
Infill Site	1	\$231,653	\$302,198	\$231,653	\$302,198
Finish Exterior of PD	1	\$164,231	\$234,197	\$164,231	\$234,197
Contingency		4.00%	6.00%	\$48,818	\$91,151
Project Soft Cost		0.20	0.25	\$286,700	\$461,132
Total Phase 1 Project Cost				\$1,720,202	\$2,305,662

Phase 2 – New Health Department at Jail Site					
Detail					
	Area	Low	High	Low Cost	High Cost
Site Prep and Site Utilities	53,601	\$11	\$14	\$589,611	\$750,414
New Health Department	22,195	\$420	\$475	\$9,321,900	\$10,542,625
New Emergency Management	4,317	\$440	\$480	\$1,889,480	\$2,072,160
Landscape Construction	1	\$1,249,032	\$2,113,040	\$1,249,032	\$2,113,040
Contingency		4.00%	6.00%	\$396,460	\$677,582
Project Soft Cost		0.20	0.25	\$2,691,297	\$4,038,955
Total Phase 2 Project Cost				\$16,147,780	\$20,194,777

Total Scope Range Cost				\$17,867,982	\$22,500,439
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## Health Department | Cost Range – Phased Scenario 1A

Phase 1 – Existing Jail Demolition					
Detail					
	Area	Low	High	Low Cost	High Cost
Demolition of Existing Jail	152,123	\$3.50	\$8.00	\$532,431	\$1,216,984
Infill Site	1	\$0	\$0	\$0	\$0
Finish Exterior of PD	1	\$164,231	\$234,197	\$164,231	\$234,197
Contingency		4.00%	6.00%	\$21,297	\$73,019
Project Soft Cost		0.20	0.25	\$143,592	\$381,050
Total Phase 1 Project Cost				\$861,550	\$1,905,250

Phase 2 – New Health Department at Jail Site					
Detail					
	Area	Low	High	Low Cost	High Cost
Site Prep and Site Utilities	53,601	\$11	\$14	\$589,611	\$750,414
New Health Department	22,195	\$420	\$475	\$9,321,900	\$10,542,625
New Emergency Management	4,317	\$440	\$480	\$1,889,480	\$2,072,160
Landscape Construction	1	\$1,249,032	\$2,113,040	\$1,249,032	\$2,113,040
Contingency		4.00%	6.00%	\$396,460	\$677,582
Project Soft Cost		0.20	0.25	\$2,691,297	\$4,038,955
Total Phase 2 Project Cost				\$16,147,780	\$20,194,777

Total Scope Range Cost				\$17,009,331	\$22,100,027
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Health Services

- 1. Civic Plaza Space
- 2. Vehicular Drop-Off
- 3. Primary Entrance
- 4. Children's Play
- 5. Meditation Garden
- 6. Walking Path with Exercise Stations
- 7. Reconfigured Parking Lot
- 8. Stormwater Bioswales
- 9. Opening of 11th St. and Additional Parking





# Health Department – Purchase New Building

The master plan indicates the priority for the county is a new health department. The current health department building is outdated, has system deficiencies, operation is deficient, not enough parking, leaking roofs, and major repairs needed. The space needed for the health department indicated in the 3ten report completed in 2023 was 22,000 square feet. In our evaluation of the department, they have a need beyond the space they have, and the operations of the department is compromised with the existing facility.

In our review with the stakeholders, we evaluated an existing building for reuse of the health department. In our review the building has adequate space and is well over 22,000 square feet, the building has a main level of approximately 22,000 square feet and lower level of approximately 15,000 square feet. This building could provide the need for the county now and the future. We would recommend a complete removal of the existing partitions within the building and space plan for the needs of the department.

The building footprint would also allow for emergency management to be within the lower level. In our cost review of this scenario, we reviewed the demolition of the existing jail as we did in the previous scenario. This option would require the county to purchase the building. The site is limited to including many of the amenities that are indicated on the new site, some of the design elements could be incorporated, and parking would need to be evaluated for use by the public and staff.

This scenario would remove the health department from the campus master plan. Momentum of the campus may not be generated by this scenario and make take the county and city more time to get the master plan moving forward. If this scenario is selected, we would recommend selling the existing health department building for private development.

Contingency and project costs are industry standards at the time of this report. An estimate should be reviewed at the end of the schematic design to ensure the budget is aligned. The landscape costs are ranges to provide evaluation of the master plan design at each stage of development.

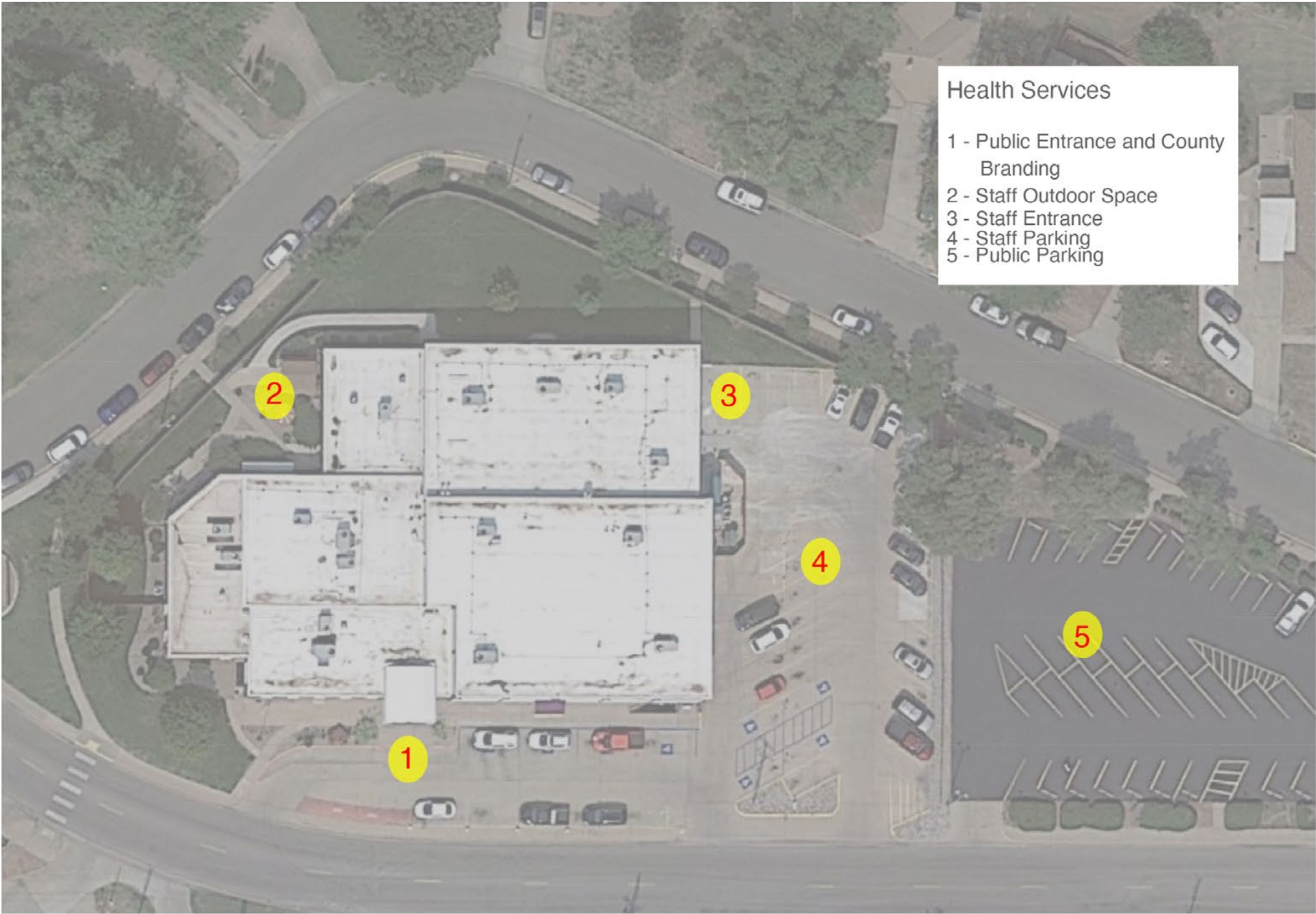
## Health Department | Cost Range – Phased

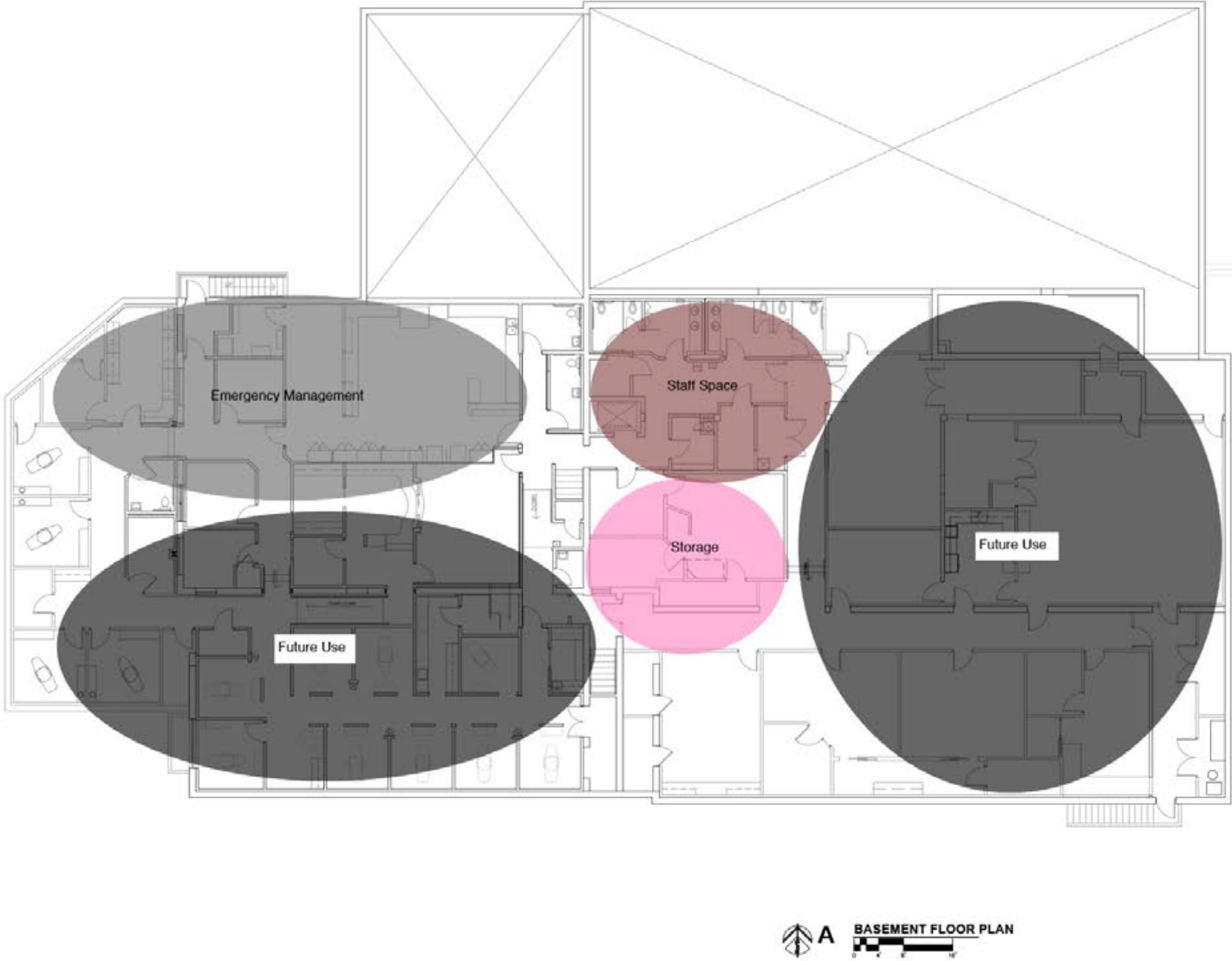
Phase 1 – Existing Jail Demolition					
Detail					
	Area	Low	High	Low Cost	High Cost
Demolition of Existing Jail	152,123	\$6.50	\$8.00	\$988,800	\$1,216,984
Infill Site	1	\$231,653	\$302,198	\$231,653	\$302,198
Finish Exterior of PD	1	\$164,231	\$234,197	\$164,231	\$234,197
Contingency		4.00%	6.00%	\$48,818	\$91,151
Project Soft Cost		0.20	0.25	\$286,700	\$461,132
Total Phase 1 Project Cost				\$1,720,202	\$2,305,662

Phase 2 – New Health Department Renovation					
Detail					
	Area	Low	High	Low Cost	High Cost
Site Acquisition	1	\$1,000,000	\$2,000,000	\$1,000,000	\$2,000,000
Site Demo and Site Utilities	10,230	\$11	\$14	\$112,530	\$143,220
New Health Department (not included bsmt 15614)	22,125	\$350	\$410	\$7,743,750	\$9,071,250
Emergency Management	4,317	\$375	\$420	\$1,618,875	\$1,813,140
Site Construction	4,317	\$376,097	\$543,186	\$376,097	\$543,186
Contingency		4.00%	6.00%	\$314,251	\$552,868
Project Soft Cost		0.20	0.25	\$2,033,101	\$3,030,916
Total Phase 2 Project Cost				\$13,198,604	\$17,154,580

Total Scope Range Cost				\$14,918,806	\$19,460,243
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# Memorial Hall

## - Administration Building

We recommend that the county and city occupy a portion of memorial hall for administrative staff and county offices, including a new chamber for governance. Outlined in the master plan priority moving a portion of staff from the administration building would open space for municipal courts. The administration building has become a justice center for county courts and municipal courts.

When renovating the administration building for courts services and courts functions the renovation should include a single point of public entry and secure access at this location. Secure holding for transportation of in-custody, a new vehicular sallyport, secure elevator and holding on the lower level.

The cost review of memorial hall is evaluated as a historic renovation. The building is a historic landmark for the community. The work to bring the area in line with today's standards for office space and assembly space has been evaluated. This work, if completed with historic standards can be evaluated with historic tax credits. Our team evaluated this building, and that information has been provided within this report.

Once the strategic move from the administration building has been completed municipal courts and transformation to the justice center can begin. There has been work completed over the last 5 years within the administration building. With upgrades to departments and refreshes to many of the areas. Our cost analysis looks at only the spaces needed for municipal courts and secure the building for a justice center. We anticipate the other departments and areas will remain, and any refreshes of the areas will be handled during regular maintenance.

Contingency and project costs are industry standards at the time of this report. An estimate should be reviewed at the end of the schematic design to ensure the budget is aligned. The landscape costs are ranges to provide evaluation of the master plan design at each stage of development.

Memorial Hall / Administration Building | Cost Range - Phased

Phase 1 - Renovation of Memorial Hall					
Detail					
	Area	Low	High	Low Cost	High Cost
Site Demo and Site Utilites	97,080	\$8	\$11	\$776,640	\$1,067,880
Renovation of Memorial Hall (office)	46,371	\$595	\$750	\$27,590,745	\$34,778,250
Renovation of Memorial Hall (mixed use)	14,597	\$750	\$900	\$10,947,750	\$13,137,300
Site Construction	1	\$1,549,032	\$3,052,050	\$1,549,032	\$3,052,050
Contingency		4.00%	6.00%	\$1,634,567	\$3,122,129
Project Soft Cost		0.20	0.25	\$8,499,747	\$13,789,402
Total Phase 1 Project Cost				\$50,998,480	\$68,947,011

Phase 2 - Renovate Administration Building					
Detail					
	Area	Low	High	Low Cost	High Cost
Renovate Portion main level to court services / Secure Entry	9,280	\$430	\$495	\$3,990,400	\$4,593,600
Renovate Portion Lower Level to Municipal Courts	5,804	\$430	\$495	\$2,495,720	\$2,872,980
Renovate Portion Lower Level Secure Holding	7,354	\$430	\$495	\$3,162,220	\$3,640,230
Contingency		4.00%	6.00%	\$159,616	\$275,616
Project Soft Cost		0.20	0.25	\$1,961,591	\$2,845,607
Total Phase 2 Project Cost				\$11,769,547	\$14,228,033

Total Scope Range Cost				\$62,768,028	\$83,175,044
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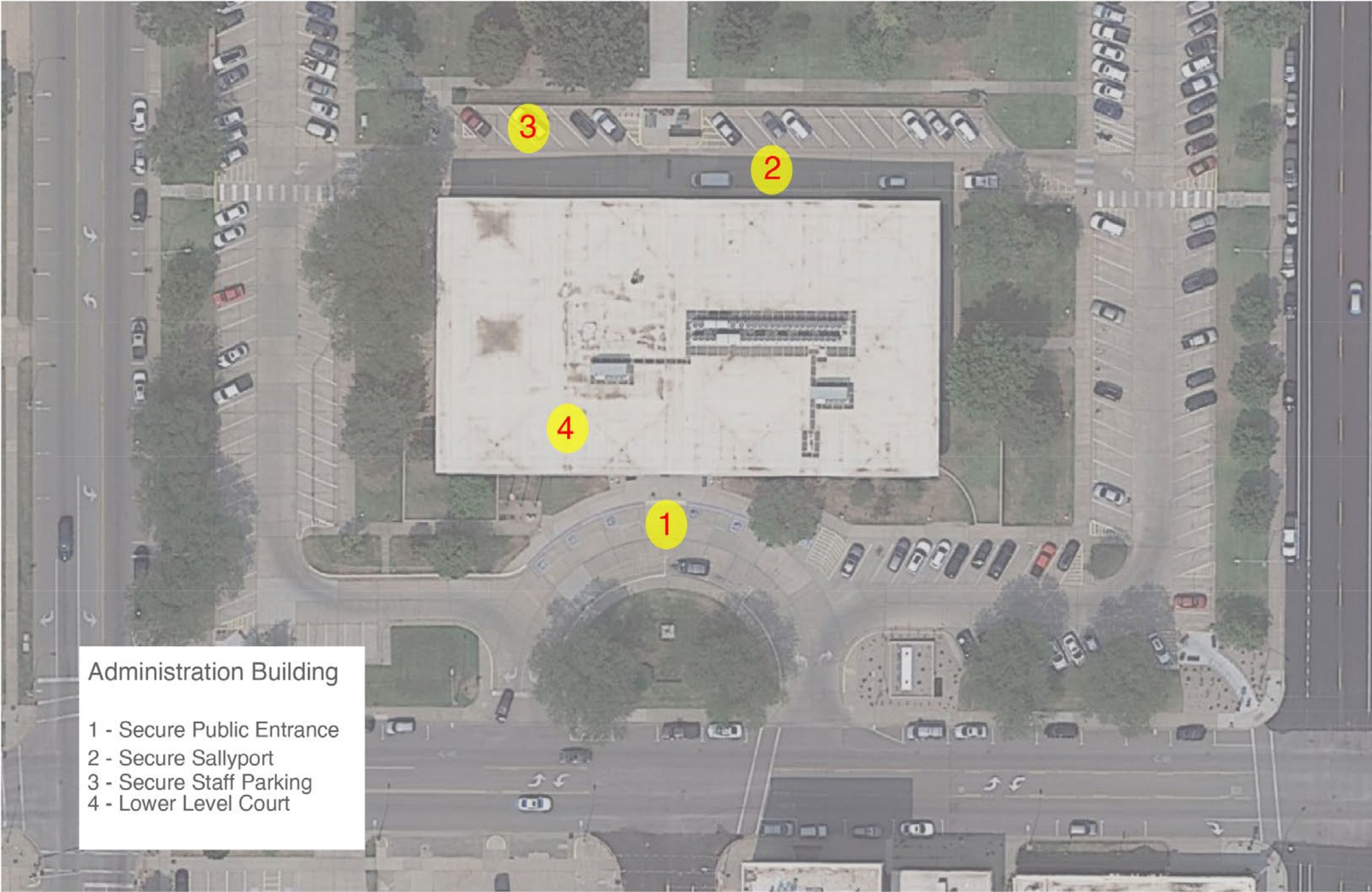


Memorial Hall

- 1. Civic Plaza / Interactive Water Feature
- 2. ADA Accessible Terrace
- 3. Enhance Crosswalk
- 4. East Entry Plaza
- 5. Monumentation / Art
- 6. Outdoor Office / Employee Relaxation Space
- 7. Reconfigured Parking Lot
- 8. New Additional Parking Lot







Administration Building

- 1 - Secure Public Entrance
- 2 - Secure Sallyport
- 3 - Secure Staff Parking
- 4 - Lower Level Court

# Police Department

The City of Salina continues to mange the buildings needs and spaces by better utilizing the spaces that are in the building. During the first ten years of the master plan the police will continue to manage the use of the current building and spaces. When Municipal courts are located into the administration building the police department will strategically use this space for future use.

The cost analysis looks at renovating approximate square footage, over time exterior skin maintenance will be needed. In our review of the building the current exterior is in good shape and will need to be maintained. Anticipated site improvements when the jail is removed to provide staff amenities and parking for staff.

Contingency and project costs are industry standards at the time of this report. An estimate should be reviewed at the end of the schematic design to ensure the budget is aligned. The landscape costs are ranges to provide evaluation of the master plan design at each stage of development.

Salina Police Department   Cost Range – Phased					
Phase 1 – Renovate Police Department					
Detail					
	Area	Low	High	Low Cost	High Cost
Renovate Police Department	16,261	\$310	\$365	\$5,040,910	\$5,935,265
Exterior Skin Repair / Replacement	1	\$585,000	\$1,025,000	\$585,000	\$1,025,000
Site Improvements	35,398	\$8	\$11	\$283,184	\$389,378
Contingency		4.00%	6.00%	\$236,364	\$440,979
Project Soft Cost		0.20	0.25	\$1,229,092	\$1,947,655
Total Phase 1 Project Cost				\$7,374,549	\$9,738,277
Phase 2 – Renovation to Municipal Courts					
Detail					
	Area	Low	High	Low Cost	High Cost
Renovation of Municipal Courts	5,805	\$350	\$410	\$2,031,750	\$2,380,050
Site Improvements	18,576	\$8	\$11	\$148,608	\$204,336
Contingency		4.00%	6.00%	\$81,270	\$142,803
Project Soft Cost		0.20	0.25	\$452,326	\$681,797
Total Phase 2 Project Cost				\$2,713,954	\$3,408,986
Total Scope Range Cost				\$10,088,503	\$13,147,263

# Facility Assessments





Saline County Jail

255 N. Tenth St

Building Information

Building Information	
Year constructed	1962 1993
Age of facility	31 – 62
Building structure type	Steel, Concrete, Masonry
Building Area (BGSF)	Approximately 143,000
Number of floors	1
Housing capacity (I)rated)	152
Number of housing units	2
Facility operating cost	N/A
Replacement cost (\$) (projected capacity)	N/A

Building Description

Lorem ipsum
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Summary Ratings

Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	R
Building Interior	<div></div>	R
Building Systems	<div></div>	R
Security		
Movement	<div></div>	N
Sight lines	<div></div>	N
Technology	<div></div>	R
Functional		
Public Accomm.	<div></div>	N
Staff / Support Accomm.	<div></div>	N
Housing / Programs / Services	<div></div>	I
Life Safety		
Egress / Configuration	<div></div>	N
Life Safety Systems	<div></div>	
Accessibility	<div></div>	I

**Legend**  
**Ratings\* :**  
**Green (1):**  
Present or good.  
**Gold (2):**  
Partially or somewhat adequate.  
**Red (3):**  
Not present or poor.  
**Grey (0):**  
N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

Saline County Jail Assessment Score Card 1

Site Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	2	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Observation
Parking Spaces / Lots	Paving and Striping	2	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	3	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	1	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Other
Sallyport	-	1	1. Sallyport within building enclosure. 2. Fenced-in area for prisoner transfer. 3. No physical barriers for vehicles or incustody entry into the facility.	Observation
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Document Provided

Saline County Jail

Assessment Score Card

255 N. Ten St

...continued.

Saline County Jail Assessment Score Card 1				
Site Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
FEMA Flood Plain	-	1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)	-	1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Fencing	Is the fence present and in good working condition.	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Not Applicable
	Describe fence construction	-		Not Applicable
Perimeter adjacency and building context	Describe Facility Environs and adjacencies and condition of established boundaries.	1		Observation
Perimeter Security Lighting	Is perimeter lighting adequate?	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Outdoor Recreation Areas	Recreation surfacing.	2	1. Present and adequate. 2. Present but inadequate or in need of repair. 3. Not present.	Observation
Quality of Recreation Areas	Solar and shade.	3	1. Adequate shade and access to direct sunlight, views to nature and sky, quality ventilation. 2. Generally acceptable but lacking in one or more of the criteria above. 3. Overall poor quality exterior space.	Observation
Site / Exterior Total		23	Good: 14-17, Fair: 18-24, Poor: 25-42	Fair

Saline County Jail Assessment Score Card 2				
Site Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior Envelope	-	2	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior Structure	-	3	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Observation
Windows and doors		2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Roof	-	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
Describe general building envelope systems	-	-	-	Not Applicable
Envelope Total		12	Good: 5-7, Fair: 8-10, Poor: 11-15	Poor

Saline County Jail

Assessment Score Card

255 N. Ten St

...continued.

Saline County Jail Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not applicable
Other	-	-	-	-
Interior Total		10	Good: 6-8, Fair: 9-12, Poor: 13-18	Fair

Saline County Jail Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	1	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Document Provided
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Heating	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Select
	Cooling	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Select
	Controls/building management system	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Select

	General description	-	-	
Electrical system	Power systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting controls	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Emergency generator	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Plumbing	Water systems	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures condition	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Sanitary system	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	General description	-	-	-
Fire protection system	Sprinkler system in place	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Select
	General description	-	-	
Building Systems Total		37	Good: 17-21, Fair: 22-29, Poor: 30-51	Poor

Saline County Jail

Assessment Score Card

255 N. Ten St

...continued.

Saline County Jail Assessment Score Card 5				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Movement	Are the movement corridors wide enough for safe in-custody and staff movement in both directions.	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Site Lines	Are there good sight lines in corridors for security staff?	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	1	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Video Surveillance (Digital or Analog; Recording on Server of DVR/NVR, sufficient video coverage)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Detention Door Control (PLC or discreet logic; graphic panels or computer-based interface)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Access Control (card readers, integration with Detention System)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Intercom System (Analog or VoIP)	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Document Provided
	Miscellaneous Systems (Watch Tour System, PAS, duress alarm, etc)	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Document Provided
	Utility Control (power, lights, water, etc.)	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Document Provided
	General description	-	-	-
Security Total		17	Good: 9-13, Fair: 14-21, Poor: 22-27	Fair

Saline County Jail Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public	Lobby Waiting	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - Clear and adequate signage.	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Visitation area - adequately sized and furnished.	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
In-Custody	Housing - Adequate space.	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Dayrooms - Adequate space with seating and passive recreation	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff Support within housing areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Program Space - Adequate space for programs and program support staff	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Maintenance - Adequate space for facility support in housing areas	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation

Saline County Jail

Assessment Score Card

255 N. Ten St

...continued.

Saline County Jail Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
	Is dayroom, cell, and multi-purpose furniture and equipment in good condition and working order?	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor Recreation - conveniently accessible and adequately sized for intended capacity.	3	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Adequate AV/IT infrastructure	0	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Not Applicable
	Medical Clinic / Dental Facilities - Adequate space for medical or dental procedures performed within the facility.	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Conditions of medical and dental furniture and equipment.	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Behavioral Health - Adequate space for behavioral health services performed within the facility	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Conditions of behavioral health spaces.	3	1. Good acoustics, space and furniture in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
Functional Components Total		47	Good: 21-30, Fair: 31-39, Poor: 40-63	Poor



Saline County Jail Assessment Score Card 7				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	1	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	1	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	3	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for In-Custody (Pathways, Facilities, Restrooms)	3	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		10	Good: 5-8, Fair: 9-11, Poor: 12-15	Fair
Master Plan Facility Assessment Total		138	Good: TBD Fair: TBD, Poor: TBD	Fair



Law Enforcement Center

255 N. Ten St

Building Information

Building Information	
Year constructed	1962
Age of facility	62
Building structure type	Steel, Concrete, Masonry
Building Area (BGSF)	Approximately 16,000 gsf
Number of floors	2
Housing capacity (I)rated)	0
Number of housing units	0
Facility operating cost	N/A
Replacement cost (\$) (projected capacity)	N/A

Building Description

Lorem ipsum
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Summary Ratings

Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	N
Building Interior	<div></div>	R
Building Systems	<div></div>	R
Security		
Movement	<div></div>	R
Sight lines	<div></div>	N
Technology	<div></div>	R
Functional		
Public Accomm.	<div></div>	N
Staff / Support Accomm.	<div></div>	N
Housing / Programs / Services	<div></div>	N
Life Safety		
Egress / Configuration	<div></div>	N
Life Safety Systems	<div></div>	N
Accessibility	<div></div>	I

**Legend**  
**Ratings\* :**  
**Green (1):** Present or good.  
**Gold (2):** Partially or somewhat adequate.  
**Red (3):** Not present or poor.  
**Grey (0):** N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

Law Enforcement Assessment Score Card 1

Site Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	2	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Observation
Parking Spaces / Lots	Paving and Striping	2	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	1	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Observation
Secure parking	-	2	1. Parking within building Site. 2. Fenced-in area for parking. 3. No physical barriers for vehicles	Observation
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Document Provided

Law Enforcement Center  
Assessment Score Card

255 N. Ten St

...continued.

City Law Enforcement Assessment Score Card 1				
Site Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
FEMA Flood Plain		1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)	-	1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Fencing	Is the fence present and in good working condition	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	Describe fence construction	-	-	Not Applicable
Perimeter Adjacency and Building Context	Describe Facility Environs and adjacencies and condition of established boundaries	1	-	Observation
Perimeter Security Lighting	Is perimeter lighting adequate?	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Site / Exterior Total		17	Good: 14-17, Fair: 18-24, Poor: 25-42	Good

City Law Enforcement Assessment Score Card 2				
Envelope				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior envelope		1	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior structure	-	1	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Observation
Windows and doors	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Roof	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Staff report
Describe general building envelope systems	-	-	-	-
Envelope Total		5	Good: 5-7, Fair: 8-10, Poor: 11-15	Good

...continued.

Law Enforcement Center

Assessment Score Card

255 N. Ten St

Law Enforcement Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not applicable
Other	-	-	-	-
Interior Total		10	Good: 6-8, Fair: 9-12, Poor: 13-18	Fair

Law Enforcement Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	1	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Document Provided
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Heating	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Cooling	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Controls/building management system	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report

	General description	-	-	
Electrical system	Power systems	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Lighting conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Lighting controls	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Emergency generator	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Plumbing	Water systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures condition	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Sanitary system	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Fire protection system	Sprinkler system in place	2	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	2	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Observation
	General description	-	-	
Building Systems Total		27	Good: 17-21, Fair: 22-29, Poor: 30-51	Fair

Law Enforcement Center  
Assessment Score Card

255 N. Ten St

...continued.

Law Enforcement Assessment Score Card 4				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public security	Are there screening for public, is access to staff controlled, is public counter screened	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal.	Observation
Staff security	Are staff accessing the facility with access control, is the access secure from public	2	1. Present and good. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	1	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Video Surveillance (Digital or Analog; Recording on Server or DVR/NVR, sufficient video coverage)	1	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Access Control (card readers)	1	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Observation
	Intercom System (Analog or VoIP)	3	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Observation
	General description	-		
Security Total		5	Good: 9-13, Fair: 14-21, Poor: 22-27	Good



Law Enforcement Assessment Score Card 5				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public accommodations	Lobby waiting	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - clear and adequate signage	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Interview area - adequate and accessible	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded.	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Document Provided
Functional Components Total		43	Good: 21-30, Fair: 31-39, Poor: 40-63	Poor

Law Enforcement Center

Assessment Score Card

255 N. Ten St

...continued.

Saline County Jail Assessment Score Card 6				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	1	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	1	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		6	Good: 5-8, Fair: 9-11, Poor: 12-15	Good
Master Plan Facility Assessment Total		98	Good: TBD Fair: TBD, Poor: TBD	Good

Leased Office Space

203 N. Ten St

Building Information

Building Information	
Year constructed	N/A
Age of facility	N/A
Building structure type	Steel, Metal, Framing
Building Area (BGSF)	Approximately 10,000 gsf
Number of floors	1
Housing capacity (I)rated)	0
Number of housing units	0
Facility operating cost	\$xx / year or \$xx / month
Replacement cost (\$) (projected capacity)	TBD

Building Description

Lorem ipsum
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Summary Ratings

Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	N
Building Interior	<div></div>	R
Building Systems	<div></div>	R
Security		
Movement	<div></div>	R
Sight lines	<div></div>	N
Technology	<div></div>	N
Functional		
Public Accommodations	<div></div>	N
Staff / Support Accommodations	<div></div>	N
Housing / Programs / Services	<div></div>	N
Life Safety		
Egress / Configuration	<div></div>	N
Life Safety Systems	<div></div>	N
Accessibility	<div></div>	I

**Legend**  
**Ratings\* :**  
**Green (1):** Present or good.  
**Gold (2):** Partially or somewhat adequate.  
**Red (3):** Not present or poor.  
**Grey (0):** N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

Leased Office Space Assessment Score Card 1

Site / Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	2	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Observation
Parking Spaces / Lots	Paving and Striping	2	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	3	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	3	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	1	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Other
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Observation
FEMA flood plain	-	1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)		1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Adjacency and Building Context	Describe Facility Environs and agencies and condition of established boundaries.	1		Observation
Site/Exterior Total		22	Good: 14-17, Fair: 18-24, Poor: 25-42	Fair

Leased Office Space  
Assessment Score Card

203 N. Ten St

...continued.

Leased Office Space Assessment Score Card 2				
Envelope				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior envelope		2	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior structure	-	1	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Observation
Windows and doors	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Roof	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Staff report
Describe general building envelope systems	-	-	-	-
Envelope Total		6	Good: 5-7, Fair: 8-10, Poor: 11-15	Good

Leased Office Space Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not applicable
Other	-	-	-	-
Interior Total		4	Good: 6-8, Fair: 9-12, Poor: 13-18	Good



Leased Office Space  
Assessment Score Card

203 N. Ten St

...continued.

Leased Office Space Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	1	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Document Provided
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Heating	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Cooling	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Controls/building management system	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	General description	-	-	
Electrical system	Power systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting controls	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Emergency generator	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	General description	-	-	-

Plumbing System	Water systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures condition	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	Sanitary system	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Fire protection system	Sprinkler system in place	3	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	3	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Observation
	General description	-	-	
Building Systems Total		25	Good: 17-21, Fair: 22-29, Poor: 30-51	Fair



Leased Office Space  
Assessment Score Card

203 N. Ten St

...continued.

Leased Office Space Assessment Score Card 5				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public security	Are there screening for public, is access to staff controlled, is public counter screened	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal.	Observation
Staff security	Are staff accessing the facility with access control, is the access secure from public	2	1. Present and good. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	3	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Video Surveillance (Digital or Analog; Recording on Server or DVR/NVR, sufficient video coverage)	3	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Access Control (card readers)	2	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Observation
	Intercom System (Analog or VoIP)	3	1. Present. 2. Partial coverage. 3. Not present.	Observation
	General description	-		
Security Total		15	Good: 9-13, Fair: 14-21, Poor: 22-27	Fair

Leased Office Space Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public accommodations	Lobby waiting	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - clear and adequate signage	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Interview area - adequate and accessible	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded.	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	0	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Select
Functional Components Total		12	Good: 21-30, Fair: 31-39, Poor: 40-63	Good



Leased Office Space  
Assessment Score Card

203 N. Ten St

...continued.

Leased Office Space Assessment Score Card 7				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	1	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	1	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		6	Good: 5-8, Fair: 9-11, Poor: 12-15	Good
Master Plan Facility Assessment Total		80	Good: 77-104, Fair: 111-146, Poor: 153-231	Good

Island Office Space

229 N. 9th St

Building Information

Building Information	
Year constructed	N/A
Age of facility	N/A
Building structure type	
Building Area (BGSF)	Approximately 6,000 gsf
Number of floors	1
Housing capacity (I)rated)	0
Number of housing units	0
Facility operating cost	N/A
Replacement cost (\$) (projected capacity)	N/A

Building Description

Lorem ipsum
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Summary Ratings

Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	R
Building Interior	<div></div>	R
Building Systems	<div></div>	R
Security		
Movement	<div></div>	R
Sight lines	<div></div>	N
Technology	<div></div>	N
Functional		
Public Accomm.	<div></div>	N
Staff / Support Accomm.	<div></div>	N
Housing / Programs / Services	<div></div>	N
Life Safety		
Egress / Configuration	<div></div>	N
Life Safety Systems	<div></div>	N
Accessibility	<div></div>	R

**Legend**  
**Ratings\* :**  
**Green (1):** Present or good.  
**Gold (2):** Partially or somewhat adequate.  
**Red (3):** Not present or poor.  
**Grey (0):** N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

Leased Office Space Assessment Score Card 1

Site / Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	3	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Observation
Parking Spaces / Lots	Paving and Striping	2	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	-	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Other
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Observation
FEMA food plain	-	1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)		1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Adjacency and Building Context	Describe Facility Environs and adjacencies and condition of established boundaries.	1		Observation
Perimeter Security Lighting	Is perimeter lighting adequate?	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Select
Site/Exterior Total		15	Good: 14-17, Fair: 18-24, Poor: 25-42	Good

Island Office Space  
Assessment Score Card

229 N. 9th St

...continued.

Island Office Space Assessment Score Card 2				
Envelope				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior envelope		2	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior structure	-	2	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Observation
Windows and doors	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Roof	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Staff report
Envelope Total		9	Good: 5-7, Fair: 8-10, Poor: 11-15	Fair



Island Office Space Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not applicable
Other	-	-	-	-
Interior Total		8	Good: 6-7, Fair: 8-12, Poor: 13-18	Fair

Island Office Space  
Assessment Score Card

229 N. 9th St

...continued.

Island Office Space Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	2	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Document Provided
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Heating	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Cooling	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Controls/building management system	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	General description	-	-	
Electrical system	Power systems	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Document Provided
	Lighting controls	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Document Provided
	Emergency generator	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-

Plumbing	Water systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures condition	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Sanitary system	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Fire protection system	Sprinkler system in place	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	
Building Systems Total		4	Good: 17-21, Fair: 22-29, Poor: 30-51	Fair



Island Office Space  
Assessment Score Card

229 N. 9th St

...continued.

Island Office Space Assessment Score Card 5				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public security	Are there screening for public, is access to staff controlled, is public counter screened	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal.	Observation
Staff security	Are staff accessing the facility with access control, is the access secure from public	2	1. Present and good. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	3	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Video Surveillance (Digital or Analog; Recording on Server or DVR/NVR, sufficient video coverage)	2	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Access Control (card readers)	3	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Observation
	Intercom System (Analog or VoIP)	3	1. Present. 2. Partial coverage. 3. Not present.	Observation
	General description	-		
Security Total		15	Good: 6-10, Fair: 12-15, Poor: 16-18	Fair

Island Office Space Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public accommodations	Lobby waiting	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - clear and adequate signage	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Lobby area - adequately sized and furnished	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded.	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Adequate AV/IT infrastructure	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Select
Functional Components Total		52	Good: 21-30, Fair: 31-39, Poor: 40-63	Poor

Island Office Space  
Assessment Score Card

229 N. 9th St

...continued.

Leased Office Space Assessment Score Card 7				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	1	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	1	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		6	Good: 5-8, Fair: 9-11, Poor: 12-15	Good
Master Plan Facility Assessment Total		112	Good: 77-104, Fair: 11-146, Poor: 153-231	Fair



Memorial Hall

410 W. Ash St

Building Information

Building Information	
Year constructed	1923
Age of facility	102
Building structure type	
Building Area (BGSF)	Approximately 6,000 gsf
Number of floors	1
Housing capacity (I)rated)	0
Number of housing units	0
Facility operating cost	N/A
Replacement cost (\$) (projected capacity)	N/A

Building Description

Lorem ipsum
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Summary Ratings

Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	R
Building Interior	<div></div>	R
Building Systems	<div></div>	R
Security		
Public Security	<div></div>	R
Staff Security	<div></div>	I
Technology	<div></div>	I
Functional		
Public Accommodations	<div></div>	R
Staff / Support Accommodations	<div></div>	R
Housing / Programs / Services	<div></div>	I
Life Safety		
Egress / Configuration	<div></div>	I
Life Safety Systems	<div></div>	I
Accessibility	<div></div>	I

**Legend**  
**Ratings\* :**  
**Green (1):** Present or good.  
**Gold (2):** Partially or somewhat adequate.  
**Red (3):** Not present or poor.  
**Grey (0):** N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

Memorial Hall Assessment Score Card 1

Site / Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	2	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Document Provided
Parking Spaces / Lots	Paving and Striping	3	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	3	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	3	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	3	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	2	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Observation
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Document Provided
FEMA flood plain	-	1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)		1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Adjacency and Building Context	Describe Facility Environs and adjacencies and condition of established boundaries.	1		Observation
Perimeter Security Lighting	Is perimeter lighting adequate?	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Document Provided
Site/Exterior Total		22	Good: 14-17, Fair: 18-24, Poor: 25-42	Fair

Memorial Hall

Assessment Score Card

410 W. Ash St

...continued.

Memorial Hall Assessment Score Card 2				
Envelope				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior envelope		2	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior structure	-	2	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Document Provided
Windows and doors	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Roof	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Staff report
Envelope Total		11	Good: 5-7, Fair: 8-10, Poor: 11-15	Poor

Memorial Hall Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not applicable
Other	-	-	-	-
Interior Total		14	Good: 6-8, Fair: 9-12, Poor: 13-18	Poor



Memorial Hall

Assessment Score Card

410 W. Ash St

...continued.

Memorial Hall Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	2	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Document Provided
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Heating	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Cooling	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Controls/building management system	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	General description	-	-	
Electrical system	Power systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting controls	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Emergency generator	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	General description	-	-	-

Plumbing System	Water systems	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures condition	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Sanitary system	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Fire protection system	Sprinkler system in place	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	
Building Systems Total		39	Good: 17-21, Fair: 22-29, Poor: 30-51	Poor

Memorial Hall

Assessment Score Card

410 W. Ash St

...continued.

Memorial Hall Assessment Score Card 5				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public security	Are there screening for public, is access to staff controlled, is public counter screened	3	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal.	Observation
Staff security	Are staff accessing the facility with access control, is the access secure from public	3	1. Present and good. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Video Surveillance (Digital or Analog; Recording on Server of DVR/NVR, sufficient video coverage)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Access Control (card readers)	3	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Document Provided
	Intercom System (Analog or VoIP)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	General description	-		
Security Total		18	Good: 6-10, Fair: 12-15, Poor: 16-18	Poor



Memorial Hall Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public accommodations	Lobby waiting	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - clear and adequate signage	3	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Lobby area - adequately sized and furnished	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded.	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	-	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Not Applicable
	Adequate AV/IT infrastructure	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
Functional Components Total		18	Good: 9-16, Fair: 18-21, Poor: 22-27	Fair

Memorial Hall

Assessment Score Card

410 W. Ash St

...continued.

Leased Office Space Assessment Score Card 7				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	3	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	3	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	3	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	3	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for In-Custody (Pathways, Facilities, Restrooms)	3	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		15	Good: 5-8, Fair: 9-11, Poor: 12-15	Poor
Master Plan Facility Assessment Total		112	Good: 57-78 Fair: 79-108, Poor: 109-153	Poor

City and County Administration

300 W. Ash St

Building Information	
Building Information	
Year constructed	1967
Age of facility	57
Building structure type	
Building Area (BGSF)	Approximately 88,000 gsf
Number of floors	3
Housing capacity (I)rated)	0
Number of housing units	0
Facility operating cost	N/A
Replacement cost (\$) (projected capacity)	N/A

Building Description
Lorem ipsum

Summary Ratings		
Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	N
Building Interior	<div></div>	N
Building Systems	<div></div>	N
Security		
Movement	<div></div>	R
Sight lines	<div></div>	N
Technology	<div></div>	N
Functional		
Public Accommodations	<div></div>	N
Staff / Support Accommodations	<div></div>	N
Housing / Programs / Services	<div></div>	N
Life Safety		
Egress / Configuration	<div></div>	N
Life Safety Systems	<div></div>	N
Accessibility	<div></div>	N

**Legend**  
**Ratings\* :**  
**Green (1):** Present or good.  
**Gold (2):** Partially or somewhat adequate.  
**Red (3):** Not present or poor.  
**Grey (0):** N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

City and County Administration Assessment Score Card 1				
Site / Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	1	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Observation
Parking Spaces / Lots	Paving and Striping	1	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	-	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Other
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Document Provided
FEMA flood plain	-	1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)		1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Adjacency and Building Context	Describe Facility Environs and adjacencies and condition of established boundaries.	1		Observation
Perimeter Security Lighting	Is perimeter lighting adequate?	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Site/Exterior Total		10	Good: 10-17, Fair: 18-24, Poor: 25-42	Good



City and County Administration  
Assessment Score Card

300 W. Ash St

...continued.

City and County Administration Assessment Score Card 2				
Envelope				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior envelope		1	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior structure	-	2	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Document Provided
Windows and doors	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Roof	-	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Staff report
Describe general building envelope systems	-	-	-	-
Envelope Total		6	Good: 5-7, Fair: 8-10, Poor: 11-15	Good

City and County Administration Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
Other	-	-	-	-
Interior Total		6	Good: 6-8, Fair: 9-12, Poor: 13-18	Good

City and County Administration

Assessment Score Card

300 W. Ash St

...continued.

City and County Administration Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	2	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Document Provided
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Heating	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Cooling	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Controls/building management system	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	
Electrical system	Power systems	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting controls	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Emergency generator	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Plumbing	Water systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Fixtures condition	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report



	Sanitary system	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	General description	-	-	-
Fire protection system	Sprinkler system in place	1	1. In good repair/project underway. 2. Require maintenance. 3. Not present.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	1	1. In good repair/project underway. 2. Require maintenance. 3. Not present.	Observation
	General description	-	-	
Building Systems Total		0	Good: 17-21, Fair: 22-29, Poor: 30-51	Good

City and County Administration Assessment Score Card 5				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public security	Are there screening for public, is access to staff controlled, is public counter screened	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal.	Observation
Staff security	Are staff accessing the facility with access control, is the access secure from public	2	1. Present and good. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	2	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Video Surveillance (Digital or Analog; Recording on Server or DVR/NVR, sufficient video coverage)	2	1. Present. 2. Partial coverage. 3. Not present.	Observation
	Access Control (card readers)	2	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Observation
	Intercom System (Analog or VoIP)	3	1. Present. 2. Partial coverage. 3. Not present.	Observation
	General description	-		
Security Total		13	Good: 7-13, Fair: 14-21, Poor: 22-27	Good

City and County Administration  
Assessment Score Card

300 W. Ash St

...continued.

City and County Administration Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public accommodations	Lobby waiting	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - clear and adequate signage	1	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Lobby area - adequately sized and furnished	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	1	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded.	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Functional Components Total		16	Good: 10-18, Fair: 19-26, Poor: 27-30	Good

City and County Administration Assessment Score Card 7				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	1	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	1	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	1	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	1	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for In-Custody (Pathways, Facilities, Restrooms)	1	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		5	Good: 5-8, Fair: 9-11, Poor: 12-15	Good
Master Plan Facility Assessment Total		64	Good: 57-78, Fair: 79-108, Poor: 109-153	Good





Public Health Department

125 W. Elm St

Building Information	
Building Information	
Year constructed	N/A
Age of facility	N/A
Building structure type	
Building Area (BGSF)	Approximately 16,000 gsf
Number of floors	1
Housing capacity (I)rated)	0
Number of housing units	0
Facility operating cost	N/A
Replacement cost (\$) (projected capacity)	N/A

Building Description
---

Summary Ratings		
Element	Rating*	Action^
Physical		
Site	<div></div>	N
Building Envelope	<div></div>	R
Building Interior	<div></div>	R
Building Systems	<div></div>	R
Security		
Movement	<div></div>	R
Sight lines	<div></div>	N
Technology	<div></div>	N
Functional		
Public Accommodations	<div></div>	R
Staff / Support Accommodations	<div></div>	R
Housing / Programs / Services	<div></div>	R
Life Safety		
Egress / Configuration	<div></div>	N
Life Safety Systems	<div></div>	N
Accessibility	<div></div>	R

**Legend**  
**Ratings\* :**  
**Green (1):** Present or good.  
**Gold (2):** Partially or somewhat adequate.  
**Red (3):** Not present or poor.  
**Grey (0):** N/A, not applicable.  
**Action^ :**  
I = Immediate need  
R = Repair/Replace  
N = No action required.

Public Health Department Assessment Score Card 1				
Site / Exterior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Civic Presence	Welcoming Public Lobby / Approach	3	1. Public Access is clear with logical wayfinding, with clean professional appearance. 2. Public Access with professional appearance. Needs minimal updates. 3. Public Access does not meet professional appearance criteria.	Observation
Parking Spaces / Lots	Paving and Striping	2	1. Paving and striping clean, consistent and in good condition. 2. Paving requires maintenance or striping needs repainting. 3. Both paving and striping in poor condition.	Observation
Existing Parking Spaces	Adequate Parking provided for staff	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
	Adequate Parking provided for visitors and volunteers	2	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Accessible Routes	Accessible parking path to entrances; Public way to entrances; detainees to entrances	1	1. Present and adequate. 2. Partially or somewhat adequate but not ideal. 3. Not sufficient.	Observation
Emergency refuge area	-	-	1. Available and adequate capacity for staff and in-custody individuals, with secure perimeter and adequate distance from structure. 2. Available but not meeting one or more of the criteria above. 3. Not present.	Other
Drainage System	Evidence of surface flooding	1	1. Drains open and visible without evidence of drainage problems. 2. Drains not functioning properly as evidenced by drainage problems or as reported by staff or documents. 3. No evidence of drainage system and reported issues.	Observation
FEMA flood plain	-	1	1. Site and structure are not in FEMA flood plain. 2. Portions of building site area within FEMA flood plain. 3. Site and portions of the building are within FEMA flood plain.	Document Provided
Evidence of Natural Resources (wetlands)		1	1. No visible open water or reported wetland area. 2. Visible open water or reported wetland area but not directly connected to site. 3. Open water or wetlands visible or reported by staff or documentation.	Document Provided
Perimeter Adjacency and Building Context	Describe Facility Environs and adjacencies and condition of established boundaries.	1		Observation
Perimeter Security Lighting	Is perimeter lighting adequate?	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Site/Exterior Total		16	Good: 14-17, Fair: 18-24, Poor: 25-42	Good

Public Health Department  
Assessment Score Card

125 W. Elm St

...continued.

Public Health Department Assessment Score Card 2				
Envelope				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Exterior envelope		3	1. Exterior materials complete and protective against water, and appears in good repair and maintenance. 2. Exterior materials compromised and requires maintenance as evidenced or as reported. 3. Exterior materials substantially compromised and requires major improvements as evidenced or as reported.	Observation
Exterior structure	-	3	1. Observations indicate no issues. 2. Evidence that any problem has been addressed. 3. Evidence of problem that has not been addressed.	Observation
Windows and doors	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Door hardware	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Roof	-	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Staff report
Envelope Total		12	Good: 5-7, Fair: 8-10, Poor: 11-15	Poor



Public Health Department Assessment Score Card 3				
Interior				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Floors	Materials conditions	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Walls	Materials conditions	1	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Ceilings	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement	Observation
Lighting	Materials conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Stairwells	Materials conditions	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
Elevator	Materials Conditions Presence of elevators Number of elevators	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not applicable
Other	-	-	-	-
Interior Total		9	Good: 6-8, Fair: 9-12, Poor: 13-18	Fair

Public Health Department  
Assessment Score Card

125 W. Elm St

...continued.

Public Health Department Assessment Score Card 4				
Building Systems				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Structural System	General condition	3	1. Observations indicate no issues. 2. Evidence that any problem has been resolved. 3. Evidence of problem that has not been resolved.	Observation
	General description	-		
Mechanical System	Air Handling/Ventilation Systems	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Heating	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Cooling	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Controls/building management system	-	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Not Applicable
	General description	-	-	
Electrical system	Power systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Staff Report
	Lighting conditions	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Lighting controls	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Emergency generator	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Plumbing	Water systems	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures condition	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Fixtures controls	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	Roof drain system	3	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation

	Sanitary system	2	1. In good repair/project underway. 2. Require maintenance. 3. Require replacement.	Observation
	General description	-	-	-
Fire protection system	Sprinkler system in place	3	1. In good repair/project underway. 2. Require maintenance. 3. Not present.	Observation
IT communication systems	Telephone, Internet, Public Announcement System	2	1. In good repair/project underway. 2. Require maintenance. 3. Not present.	Observation
	General description	-	-	
Building Systems Total		38	Good: 17-21, Fair: 22-29, Poor: 30-51	Poor

Public Health Department Assessment Score Card 5				
Security				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public security	Are there screening for public, is access to staff controlled, is public counter screened	2	1. Present and sheltered. 2. Partially or somewhat adequate but not ideal.	Observation
Staff security	Are staff accessing the facility with access control, is the access secure from public	2	1. Present and good. 2. Partially or somewhat adequate but not ideal. 3. Not present or poor.	Observation
Technology	Intrusion Detection and Panic/Duress System (perimeter alarm, motion, glass break)	2	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Video Surveillance (Digital or Analog; Recording on Server or DVR/NVR, sufficient video coverage)	2	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	Access Control (card readers)	2	1. Present and in working condition. 2. Partial coverage. 3. Not present.	Document Provided
	Intercom System (Analog or VoIP)	3	1. Present. 2. Partial coverage. 3. Not present.	Document Provided
	General description	-		
Security Total		13	Good: 6-11, Fair: 12-15, Poor: 16-18	Fair



Public Health Department  
Assessment Score Card

125 W. Elm St

...continued.

Public Health Department Assessment Score Card 6				
Functional Components				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Public accommodations	Lobby waiting	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition / crowded.	Observation
	Wayfinding - clear and adequate signage	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Lobby area - adequately sized and furnished	2	1. Present and meets demand. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
Staff accommodations	Adequate space for Staff Support (break, muster, locker rooms, etc)	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Outdoor staff break areas	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate space for maintenance and facility support (janitor closets and office space)	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition.	Observation
	Staff offices adequately apportioned or overcrowded.	3	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Small, poor spaces.	Observation
	Staff furniture and equipment in good condition and working order	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Poor condition.	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
	Adequate AV/IT infrastructure	2	1. Present and in good condition. 2. Partially or somewhat adequate but not ideal. 3. Not Present and/or in poor condition	Observation
Functional Components Total		22	Good: 10-18, Fair: 19-25, Poor: 26-30	Fair

Public Health Department Assessment Score Card 7				
Life Safety				
Element	Sub-Category	Rating	Criteria	Basis of Rating
Egress	Egress paths clearly identified and meet egress requirements.	1	1. Clearly identified and meets requirements. 2. Potential issues with egress pathways. 3. Appears to require improvements.	Observation
Life Safety Systems	Illuminated Exit Signs, Smoke Detection, Heat Detection, Fire Alarm System	1	1. Present and in good condition. 2. Partial coverage. 3. Not present.	Staff Report
Accessibility	Accessibility for Public (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
	Accessibility for Staff (Pathways, Facilities, Restrooms)	2	1. Appears accessible. 2. Potential issues with accessibility. 3. Appears to require improvements.	Observation
Life Safety Total		6	Good: 5-8, Fair: 9-11, Poor: 12-15	Good
Master Plan Facility Assessment Total		95	Good: 57-78, Fair: 79-108, Poor: 109-153	Fair



# Existing Conditions Assessment

### OVERVIEW

The Saline County Jail facility consists of approximately 22,000 square feet built in the mid-1960's, and 57,000 square feet built in the mid-1990's.

### 1960'S HVAC

Multiple indoor air handing units with hot water heating coils and DX coiling coils provide air conditioning to this building. A single hot water boiler is in the basement. Multiple condensing units are located on the roof. Portions of the HVAC systems appear to be original while others have been retrofitted over the years. All HVAC equipment appears to be past its useful life and replacement is recommended.

### 1960'S PLUMBING

Portions of the plumbing systems appear to be original while others have been retrofitted over the years. The water heater in the basement appears to be new. Most of the piping appears to be original. There is a dedicated water service. The sanitary sewer service exits to the South; the attached City building sewer service is routed overhead in the basement and combines with the County sewer before it exits the building. With the exceptions of the water heater and small portions of new PVC pipe in the basement, all plumbing equipment appears to be past its useful life and replacement is recommended.

### 1960'S FIRE PROTECTION

There is no fire sprinkler system in this building.

### 1960'S ELECTRICAL

Power enters the building in the basement. Most of the electrical distribution equipment is original and parts are becoming obsolete; replacement is recommended. Lighting throughout is fluorescent or incandescent; replacement of fixtures to LED type is recommended.

### 1960'S COMMUNICATIONS

Phone service and internet/cable TV enter in the basement area via the attached City building.

### 1990'S HVAC

A central plant consisting of an air-cooled chiller, four boilers, and two circulating pumps provide chilled water or hot water to the building via a 2-pipe system. A 2-pipe system uses the same piping alternately for hot water heating and chilled water cooling. During shoulder seasons (spring and fall), a 2-pipe system generally does not provide good temperature control throughout the building because of the varying needs of internal loads and outdoor conditions. At some point (or points) during the shoulder season, a decision is made to switch the

building from all cooling to all heating, or vise-versa. It is our understanding there have been various leaks associated with the hydronic piping system. Complete evaluation and potential replacement of the hydronic piping is recommended.

- ▶ The four boilers are original. It is our understanding the boiler burners have been overhauled a few times as required to maintain operation. The existing boilers are roughly 75-80% efficient, noncondensing type. They are at the end of their useful life and replacement with 95% efficient condensing type boilers is recommended.
- ▶ The air cool chiller less than 4 years old and in good working order
- ▶ The two circulating pumps appear to be original and near the end of useful life. Replacement is recommended.

Multiple indoor air handling units (approximately 7) and fan coils/unit ventilators (approximately 11) circulate conditioned air. These units are equipped with a single hydronic coil that can provide either cooling or heating, depending on the switchover timing of the central plant. These units are at the end of their useful life and replacement is recommended. A DX rooftop with gas heat serves the main Control Room. This unit is near the end of its useful life and replacement is recommended. The ductwork throughout is original and should be salvageable; thorough cleaning of the ductwork is recommended if ductwork is kept.

### 1990'S PLUMBING

Domestic hot water is provided by two water heaters and a storage tank. One water heater is original and the other one has recently been replaced. The storage tank appears to be new. The original water heater is near the end of its useful life and replacement is recommended. It is our understanding a large portion of the sanitary sewer piping has failed over time and continuous efforts are needed for pipe patching and/or replacement. Complete evaluation and potential replacement of the sanitary sewer piping is recommended (kitchen system has been recently replaced with PVC). It is our understanding there have been various leaks associated with the domestic water piping system. Further investigation is required to fully realize the extent of how much piping would need to be replaced.

### 1990'S FIRE PROTECTION

A fire sprinkler system is installed throughout the building.

### 1990'S ELECTRICAL

Power enters the building in the from the north. The main electrical room is in the central plant. Electrical distribution panels are installed throughout. Most of the equipment is original and appears to be in

good condition. An emergency diesel generator provides backup power for emergency lighting, smoke control fans, inmate air units in Areas A, B, and C (air circulation only, not heating or cooling), Control Room RTU and Control Room general power. Lighting throughout is fluorescent or incandescent; replacement of fixtures to LED type is recommended.

### 1990'S COMMUNICATIONS

Phone service enters near the laundry room. Internet/cable TV enters near the sally port.

### CONCLUSION

Many of the MEP components are at or near the end of their life expectancies and need to be updated or replaced. The limiting factor of the HVAC system is the 2-pipe system. Depending on the extent of future renovations and additions, a new central plant 4-pipe system would be an option to increase energy efficiency and controllability. This new central plant scenario could back-feed the 1960s building. In addition to a new central plant, this 4-pipe approach would result in a complete replacement of all hydronic piping, air handling units, and some ductwork. Other HVAC systems for the new project would include packaged rooftops units with variable air terminal units and VRF (variable refrigerant flow).

The plumbing piping appears to be in poor shape throughout. Replacement of all sanitary piping, most of which is below concrete slabs, would be extensive. Domestic water piping likely needs extensive repairs/replacement as well.

Depending on the extent of future renovations and additions, the existing main electrical gear could be salvaged and expanded upon. All lighting is recommended to be changed to LED to save energy costs.



**Site Photos**

Smith & Boucher Engineers | Nov 2024



1960s Boiler, Water Heater



1960s Communications Entry



1960s AHU



1960s Electrical & Sanitary Services





1990s Electrical Gear



1990s Hydronic Water Pumps



1990s Kitchen PVC Waste Piping



1990s Generator



1990s Boilers



1990s AHU



New Air Cooled Chiller







# Preservation Evaluation

Memorial Hall, Salina, Kansas

## Purpose

To determine the historic significance and viability for future use of the Memorial Hall in Salina, Kansas.

This report includes:

- ▶ A brief narrative of the history of the building
- ▶ Period of significance and Character Defining Features
- ▶ A brief architectural evaluation, including exterior and interior building descriptions and conditions
- ▶ A brief discussion of the benefits of being listed on the National Register of Historic Places and the utilizing the Secretary of the Interior's Standards for Rehabilitation
- ▶ Historic plans of the building

## Methodology

The research methodology followed the typical process of quickly reviewing public records and newspaper accounts to document its history.

An on-site investigation of the building was conducted on July 9th, 2024. During the visits, staff toured the building recording original features, later intrusion, the physical conditions of significant features. The exterior was similarly surveyed.

## Evaluation System

### Historic Value

In evaluating the building, Treanor uses a four tiered historic value rating system. Historic value rating entails a professional judgment of the Historic Significance and Historic Integrity of each area of the building based on the initial on-site observation. The ratings are as follows:

**High Significance & Integrity** – The space or components are central to the building’s architectural and historic character. In addition, the space or components display a very high level of craftsmanship, or are constructed of intrinsically valuable material, or are a unique feature. These spaces or components shall not be preserved.

**Moderate Significance & Integrity** – The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure’s historic character. These spaces or components can be altered.

**Low Significance & Integrity** – The space or components may not be extraordinarily significant as isolated elements but contain sufficient historic character to play a role in the overall significance of the structure.

**Non-Historic** – The space or components fall outside of the building’s period of significance or are historic but have been substantially modified. Little or no historic character remains.

## Administrative Data

### Memorial Hall

Location:  
410 W. Ash Street, Salina, Kansas 67401

Historic Resource Status:  
The Memorial Hall is not currently listed on the National Register of Historic Places or on the Register of Historic Kansas Places. It is locally designated as a historic building.

Date of construction / period of significance:  
1923

Original use and function:  
Auditorium – Recreation and Culture

Architectural Style:  
Neoclassical





# Historical Evaluation

Memorial Hall, Salina, Kansas

## Brief Description

The Memorial Building is located at 410 W. Ash Street, Salina, Kansas was designed in 1922 by Charles W. Shaver, with the assistance of the Boller Brothers as consulting architects. Peterson Construction Company of Salina was the general contractor for the project. Built of brick and stone, the building is an excellent example late 19th & 20th Century Classical Revival style, with Neoclassical design elements such as the Doric Columns on the front elevation.





## Original Designers



### Charles W. Shaver

Charles William Shaver was born in 1890 and raised in Kansas, where he earned a degree in architecture. Notably, he was the first registered architect in Kansas. In 1947 his son, John A. Shaver joined him in practice as Shaver & Shaver.

**1908:** graduate, Lincoln, Kansas High School.

**1915:** Prof. Architect Degree, Kansas State College, Manhattan, Kansas.

**1915-1947:** Architect, Salina, Kansas.

**1947-1961:** Architect & partner, Shaver & Shaver, Architects, Salina, Kansas.

**1961-ca.1973:** Successor firm, Shaver & Company, Architects, Salina, Kansas

Registered Professional Architect, Kansas, A-1;  
(First architect registered in the State of Kansas)

Chair of the Kansas Registration and Examining  
Board of Architects from 1949 to 1957.

Charles W. Shaver, who completed more than 800 projects, many in Salina, as well as other parts of Kansas, and Oklahoma, Missouri, Colorado and Iowa, was known as a Church Architect.

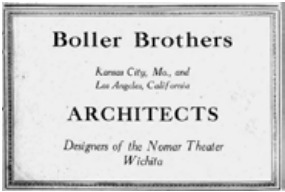
In Salina alone he designed the First and Sunrise Presbyterian Churches, the AME Church, the First Baptist Church, the Salvation Army Citadel, the Immanuel and Trinity Lutheran churches, St. John's Baptist, Christian Science and Church of Christ and many church additions. All in all he designed some 500 church building in the Midwest.

In addition to the Memorial Building, he designed the United Building, Agricultural Hall, the original waterworks building, Fire Station No. 1 and many schools, including Lincoln & Roosevelt. His firm designed the Fina Arts Building and Marian Hall at Marymount College.

In 1957 he was honored by Kansas State University, where he was given the Distinguished Service Award by the department of engineering and architecture.

In 1958, he received the bronze American Institute of Architects Centennial Commemorative Medal for service to his profession.

Shaver died in 1961 at the age of 71.



### Boller Brothers

The Boller Brothers was an architectural firm based in Kansas City, Missouri which specialized in theater design during the first half of the 20th century. Carl Heinrich Boller (1868–1946) and Robert Otto Boller (1887–1962) are credited with the design of almost 100 classic theaters ranging from small vaudeville venues to grand movie palaces.

About 20 Boller Brothers works are listed on the National Register of Historic Places.

While not a lot is known about them, it appears that neither brother had any formal training in architecture. Their oldest brother, Will, worked in vaudeville. Will was known as Boller the Magician. He was also a scenery painter. The troupe performed a circuit through Kansas and Missouri. In 1898 thirty-year-old Carl joined the troupe as another scenery artist.

The first theater that Carl Boller designed was the La Belle in Pittsburg, Kansas. According to family tradition, Carl was working on scenery design in Pittsburg in 1903. From practical experience he understood the architectural spaces required for vaudeville. He was asked to help plan Pittsburg's new theater. Reopened as the Orpheum Theatre, the building was destroyed by a fire in 1915.

Many of the early Boller theaters were likely influenced by the 1904 World's Fair in St. Louis. Several countries built pavilions in the fanciful styles popular in Europe. The variety and richness of these pavilions inspired the Midwest public and the architectural world.

The Bollers had designed at least sixty-five theaters by 1919, establishing their firm as specialists in the architectural field of theater and movie palace design. Each theater was unique. The design was influenced by the history of the town where it was located.

The Bollers believed decoration should be elegant and refined. They strived for luxury and comfort in their designs, favoring Spanish/Italian themes.

The Boller Brothers helped shape the emerging architectural form of the movie palace. They designed or consulted on the design and construction of more than three hundred theater in the Midwest and on the West Coast. While many have been demolished or modified, others have been listed as historic buildings and restored to the glitter of the fantasy age of movie palaces.

### Theaters in Kansas include:

- ▶ Arcada Theater, Holton, Kansas
- ▶ Brown Grand Theatre, Concordia, Kansas
- ▶ Burford Theatre, Arkansas City, Kansas
- ▶ Booth Theater, Independence, Kansas
- ▶ Chanute Cinema I & II, Chanute, Kansas
- ▶ Crawford Theatre, Wichita, Kansas
- ▶ Crest Theater, Great Bend, Kansas
- ▶ Crest Theater, Wichita, Kansas
- ▶ Crown Uptown Theatre, Wichita, Kansas
- ▶ Crystal Plaza Theatre, Ottawa, Kansas
- ▶ Dream Theater, Russell, Kansas
- ▶ Electric Theatre, Kansas City, Kansas
- ▶ Fine Arts, Shawnee, Kansas
- ▶ Fox Plaza, Liberal, Kansas
- ▶ Fox-Watson Theater Building, Salina, Kansas
- ▶ Hutchinson's Historic FOXTheatre, Hutchinson, Kansas
- ▶ Emporia Granada Theatre, Emporia, Kansas
- ▶ Granada Theater, Kansas City, Kansas
- ▶ Granada Theatre, Lawrence, Kansas
- ▶ Jayhawk Theatre, Topeka, Kansas
- ▶ Jayhawk Theater, Kansas City, Kansas
- ▶ Hollywood Theater, Leavenworth, Kansas
- ▶ Majestic Theatre, Phillipsburg, Kansas
- ▶ Nomar Theatre, Wichita, Kansas
- ▶ Norton Theatre, Norton, Kansas
- ▶ Overland Theater/Rio Theatre, Overland Park, Kansas
- ▶ State Theatre, Larned, Kansas
- ▶ Stiefel Theatre, Salina, Kansas
- ▶ Sunflower Theater, Peabody, Kansas
- ▶ Uptown Theatre, Iola, Kansas
- ▶ Varsity Theater, Lawrence, Kansas
- ▶ Wareham Theatre, Manhattan, Kansas

Original Design & Construction

Historic Documentation

The Salina Daily Union newspaper dated December 27, 1922, provided the following description noting that “The following is a description of the building taken from the architects drawings: “

“The basement story includes a banquet hall at the front 30 x100 feet in connection with a large kitchen and serving pantry. In the basement story at the rear are located the boiler room, fan room, coal room, chorus dressing room and janitor’s room and toilet.”

“The main body of the building, measuring 110 x 128 feet provides for an auditorium consisting of an arena or parquet 49 x 84 feet, surrounded by three sides by a balcony and gallery.”

“The rear wing of the building is devoted to a stage 80 fee broad by 21 fee depth, (proscenium arch opening with 48 feet, 2 inches), stage manager’s office and 15 dressing rooms. The floor of the stage proper is removable so that portion of the building seats, when desired or used as extra, be equipped with terraced tension of the arena on the same level with the same. The stage wing of the building will be equipped with modern conveniences of fly galleries, pin rails, grid iron, rigging loft, and large stage ventilation in the roof.”

“The front wing of the building in addition to the banquet room in the basement story will be used as follows: Main floor to have a memorial lobby 30 x 50 through which access is gained to all parts of the building from the front portico entrance. This lobby will be finished in a first-class manner using a marble wainscoting, bronze grilles in the ticket booths of the counting rooms, tile flooring, coffered ceiling and other appointments of refined character; a ladies’ retiring room and a men’s lounging room, each 16 feet 4 inches by 30 feet, with rooms adjacent.”

“Second story front wing to have a women’s club room (or a room that may be assigned to other uses) 30 x 42 fee, a G.A.R. meeting room, Spanish American War Veteran’s meeting room, each 16 feet 4 inches by 30 feet, with toilet rooms ensuite.”

“Third story to have an American Legion assembly room 30 x 54 fee. Women’s Auxiliary room 16 x 30 feet with toilet adjacent; American Legion smoking room 16 feet 4 inches by 22 feet, small adjacent office and property room together with toilets ensuite.”

“A large auditorium of the building is so arranged as to accommodate band, orchestra and other musical entertainments as well as theatrical performances, shows and exhibits.”

“The seating capacity of the auditorium is as follows: Arena proper – 837 seats, Arena balcony – 1,366 seats, Gallery – 860 seats. Normal capacity – 3,063. If the stage is equipped with terraced seats as described above its capacity may be figured at 3363 seats.”

“A projection room is provided in the rear of the gallery for the accommodation of motion picture machines spot lights, etc.”

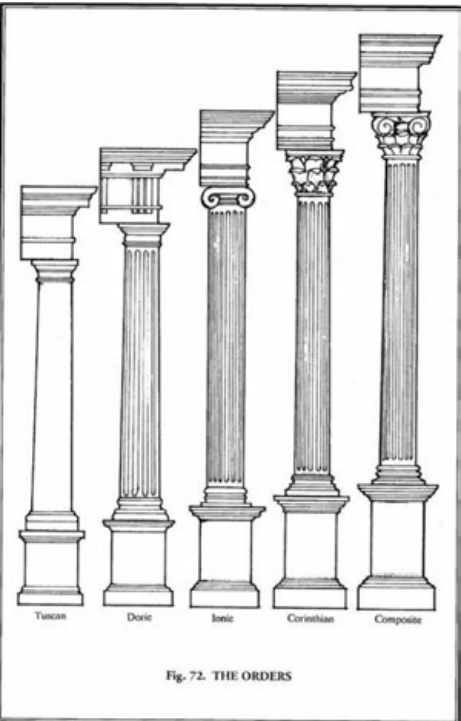
“The main body of the building is of a structural steel frame faced and backed with brick and stone. Six steel roof trusses of 110 feet span carry the main roof. The balcony construction is of reinforced concrete; the gallery is of structural steel throughout.”

“The face brick used were obtained from Sargents Bluff, Iowa, and the trim stone is a manufactured product made from medusa waterproof cement, marble and granite chips.”

In an earlier article dated April 26, 1922, the newspaper noted: “Mr. Shaver, in selecting the style of architecture adapted the Italian design, of the Doric order. The exterior will be of handsome design of brick, with a minimum of stone trimmings. Six Doric columns, extending to the third floor in the main entrance, gives the front the proper architectural appearance.”

While Shaver, or the newspaper, described the columns as “Doric”, they are actually from the “Tuscan” order. On June 6, 1922, The Salina Daily Union stated, “Use Salina Stone”. “The city commission have decided to use the same kind of “Cast cut stone” or granite, in trimming of the building, as was used in the new front of the Farmers National bank, and manufactured by H.H. Allison. A light colored brick, Architect Charles W. Shaver stated would be used in the work.”

On September 6, 1922, the newspaper reported that “Strike Delays Building of Soldiers Hall.” “Delay of Brick Due to Kilns Being Unable to Work Due to Strike.” ““The delay was so serious that it made it necessary to change the style of brick as well...”. “Mr. Shaver submitted a new style of brick to the commission Tuesday night. This style is buff in color and Mr. Shaver assured the commission that it would probably enhance the effects of the appearance rather than injure it.” “...they come from the kiln near Sioux City, Iowa.”





## Character Defining Features:

### Exterior

The exterior of the building is designed to represent the Classical Revival style of architecture popular during this time period.

- ▶ Buff Brick (S, W & E Facades)
- ▶ Cast Stone Water Table Base
- ▶ Cast Stone Architectural Detailing
- ▶ Portico Entry (Raised w/ Steps)
- ▶ Cast Bronze Plaques (3)
- ▶ Cast Bronze Rosettes
- ▶ Bronze Light Fixtures
- ▶ Cast Iron Transom Grills (E & W)

The following items are considered less significant or modern replacement items with no significance.

- ▶ North Elevation (Secondary Façade)
- ▶ Aluminum Storefronts & Doors
- ▶ Replacement Windows / Transom Panels
- ▶ Replacement Doors
- ▶ Accessible Ramp
- ▶ Handrails





Character Defining Features:

Interior

The interior of the building retains many historic features and finishes that are important to the building and are worthy of consideration as potential new plans are developed.

- ▶ Floor Plan Arrangement of South Area
  - 1st Floor Memorial Lobby, Ticket Booths, Lounges, Stairs
  - 2nd Floor Spanish American War, Women’s Club, and G.A.R Meeting Rooms
  - 3rd Floor American Legion Assembly Room & Lounge, Women’s Auxiliary Room
- ▶ Auditorium Layout
  - Arena Floor
  - Stage
  - Balcony
  - Gallery

The following items are considered less significant, secondary spaces, or modern and recent renovations..

- ▶ Basement Banquet Hall
- ▶ 1st Floor Exhibition Halls
- ▶ Kitchen, Toilets, Dressing Rooms, Kitchen, and Storage & Support Areas
- ▶ New Raised Platform Floor in Arena













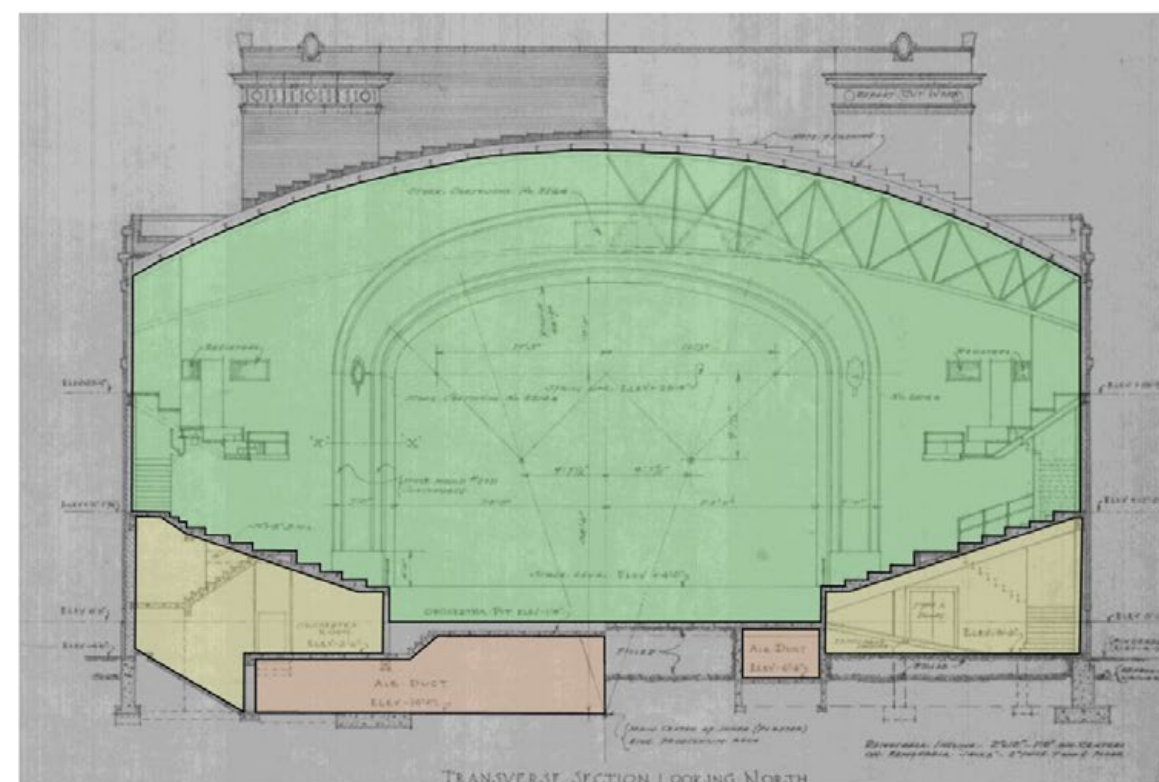
## Significance Diagrams

In evaluating the Salina Memorial Building and preparing the Significance Diagrams, we have used a three-tiered historic value rating system. Historic value rating entails a professional judgment of the historic significance, and historic integrity of each component based upon the research and findings presented above. This designation guides the design work for all spaces and architectural elements of the building. The ratings are as follows:

**High Significance & Integrity** – The space or components are central to the building’s architectural and historic character. In addition, the space or components display a very high level of craftsmanship, or are constructed of intrinsically valuable material, or are a unique feature. These spaces or components shall not be altered or removed under any condition.

**Moderate Significance & Integrity** – The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure’s historic character. In addition, they display a high level of craftsmanship. These spaces or components shall not be altered or removed.

**Low Significance & Integrity** – The space or components may not be extraordinarily significant as isolated elements but contain sufficient historic character to play a role in the overall significance of the structure.

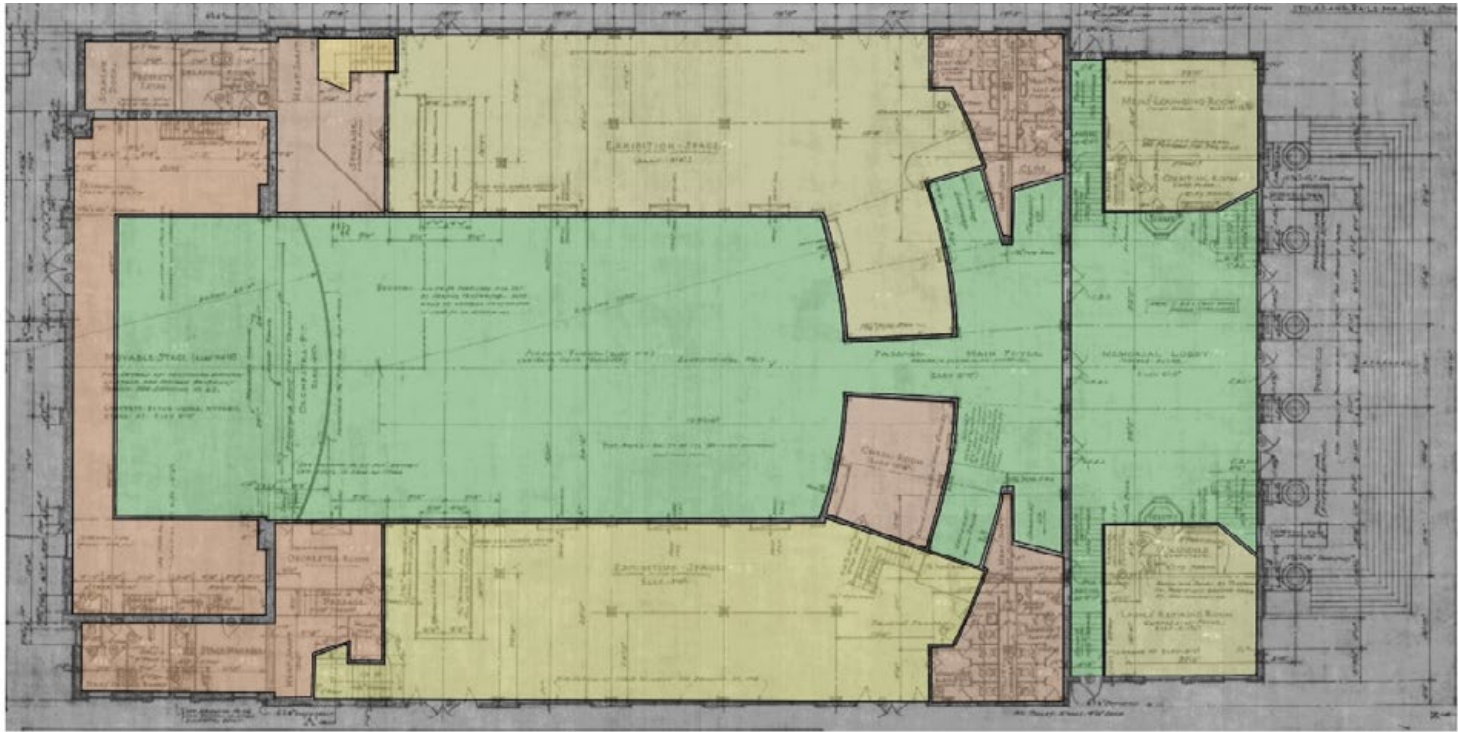


Building Section



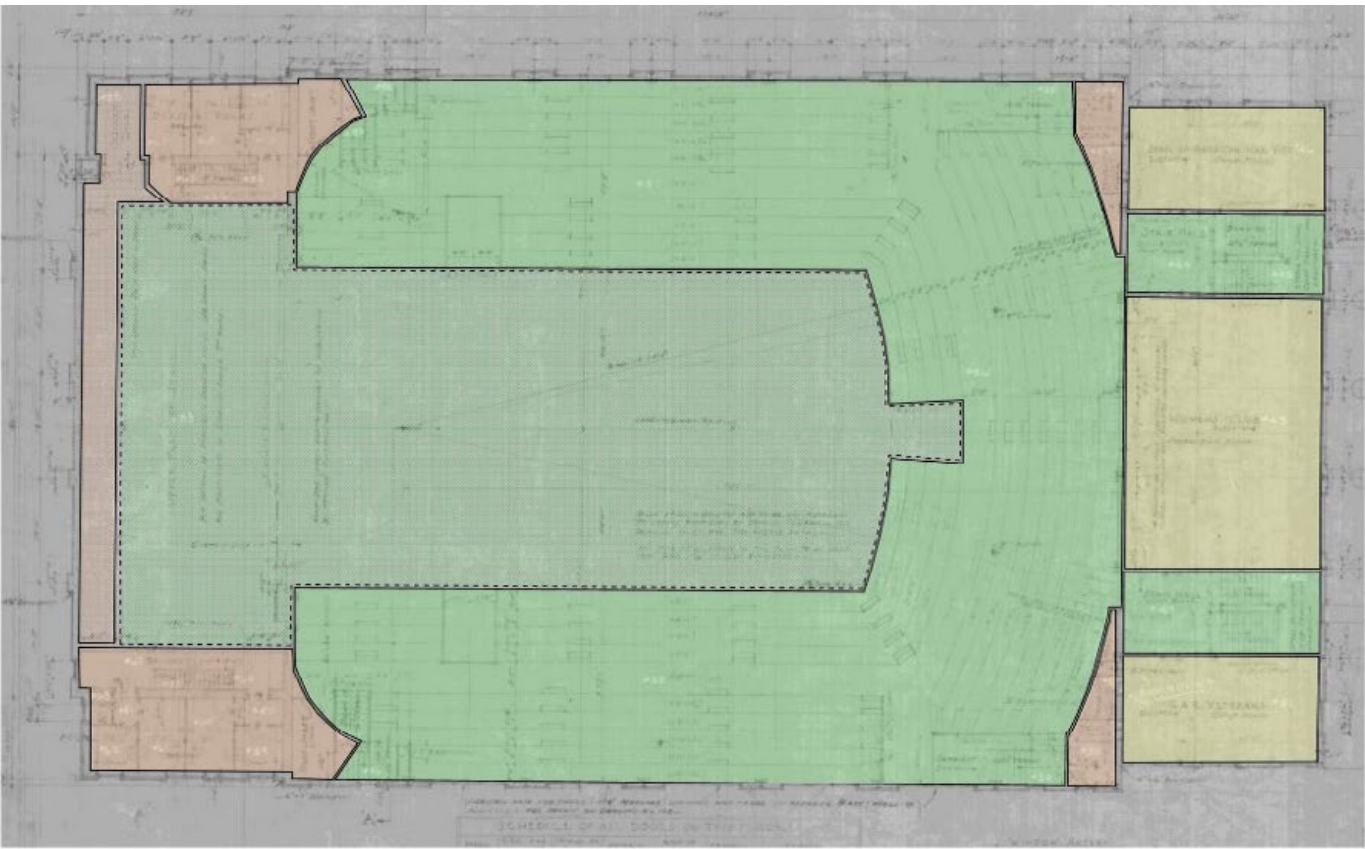
Basement Floor Plan





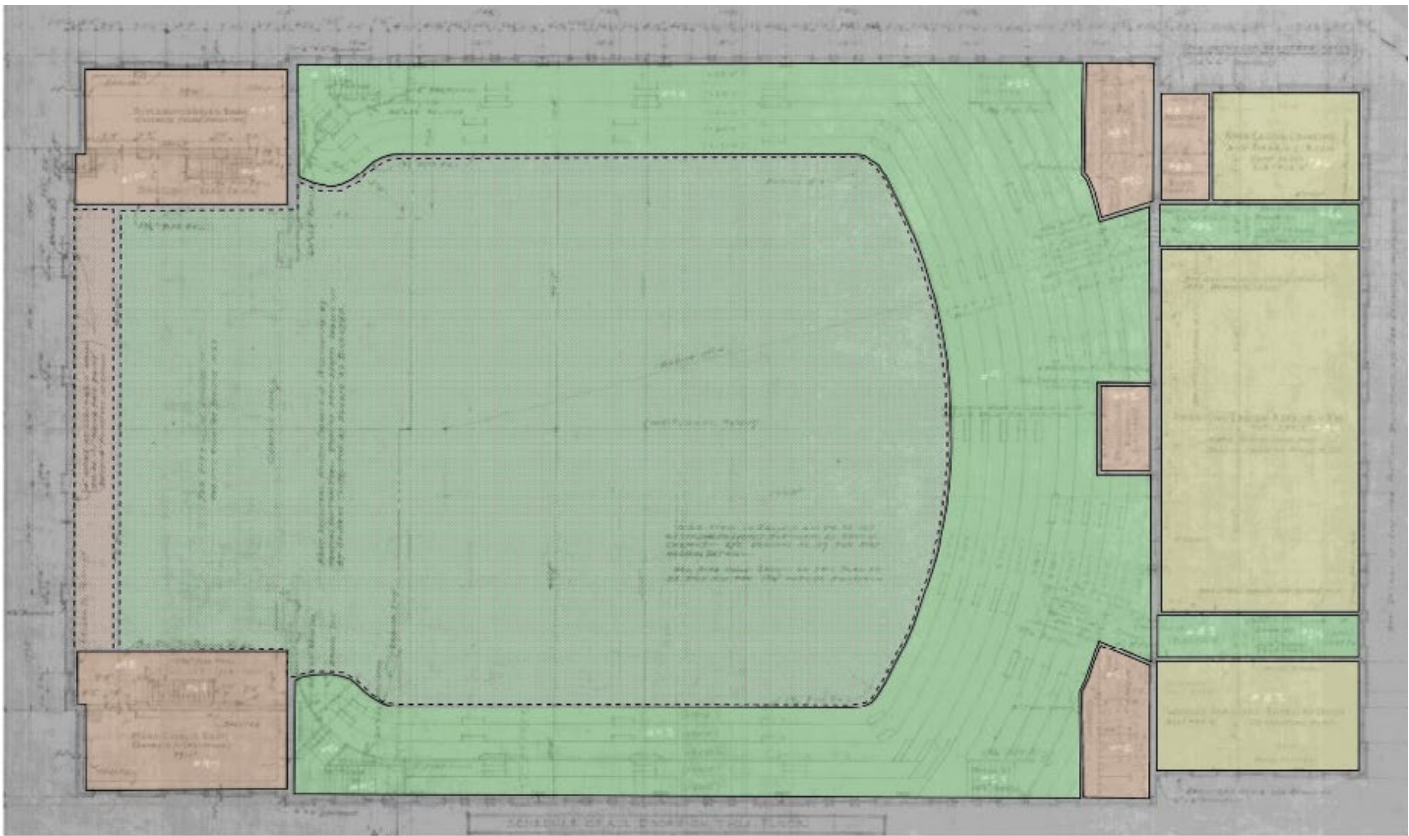
Class A Space - High Significance / High Integrity    Class B Space - Medium Significance / Medium Integrity    Class C Space - Low Significance / Low Integrity

First Floor Plan



Class A Space - High Significance / High Integrity    Class B Space - Medium Significance / Medium Integrity    Class C Space - Low Significance / Low Integrity

Second Floor Plan



Class A Space - High Significance / High Integrity    Class B Space - Medium Significance / Medium Integrity    Class C Space - Low Significance / Low Integrity

Third Floor Plan



# Building Potential

## State of Kansas – Historic Rehabilitation Tax Credits

Kansas is fortunate to have a State historic tax credit program where the tax credits are transferrable and Cities and County owned property are eligible. These credits help property owners reduce their financial investment when rehabilitating a listed historic property if the proposed project meets with the Secretary of the Interior’s Standards for Rehabilitation.

### Program Summary:

- ▶ Provides up to 25% state tax credits on qualified rehabilitation expenses for qualified properties in Cities with a population over 50,000. A 30% state tax credit is available for Cities with a population between 9,500 and 50,000.
- ▶ Buildings must be listed on the Kansas State or National Register of Historic Places or be a “contributor” to a state or nationally listed historic district.
- ▶ Buildings may be income producing or non-income producing. Private residences and public buildings qualify for the state tax credit.
- ▶ All projects must be reviewed and approved before work begins. The state tax credit cannot be used retroactively.
- ▶ Each tax credit project’s expenses must exceed \$5,000.
- ▶ There is no cap on project expenses and no limit to the number of state tax credit projects for a property.
- ▶ There is no time limit on a rehabilitation project. A project remains open until completed.
- ▶ The credits are awarded for the tax year in which the rehabilitation project work is completed.
- ▶ The credit may be carried forward for 10 years from the year the project is completed.
- ▶ The credits provided to non-profit organizations or public entities are transferable (can be sold).
- ▶ All work must meet the Secretary of the Interior’s Standards for Rehabilitation. The State Historic Preservation Office reviews plans and specifications.

### Eligible Rehabilitation Expenses

- ▶ Exterior and interior building components such as walls, floors, ceilings, stairs, doors, windows, roofing.
- ▶ Building systems such as electrical, HVAC, plumbing, fire suppression, and elevators.

Architectural and engineering fees and construction management costs are eligible expenses.

For additional information:  
Kansas Historical Society:  
<https://www.kshs.org/p/tax-credit-basics/14673>

Kristen Johnston  
785-272-8681 ext. 213  
[Kristen.johnston@ks.gov](mailto:Kristen.johnston@ks.gov)



## Recommendations & Conclusions

The Salina Memorial Building was built for and by the people of Salina. It has served the community for over one hundred years, leaving lasting memories for all who walked through the front doors. While a building such as this may seem to be a relic from the past, as a “memorial building” to those who previously served this great country, it will inspire the citizens of Salina to support a new plan for revitalization.

The building possesses all of the attributes desired and with creative planning can once again serve the Salina community in a new and reimagined capacity. The building is structurally sound, is physically in very good condition, and retains many historic features that give this building its unique character worthy of preservation and rehabilitation.

This does not mean challenges do not exist. Elements such as Mechanical, Electrical, or Plumbing systems are outdated and can easily be upgraded to serve a modern building and to be more energy efficient.

A building designed as a large open auditorium can possibly limit some potential uses from easily functioning within the building. However, from a preservation perspective, it can be easier to add new architectural features and subdivide larger spaces than it is to remove character defining features from a building with small, confined spaces. These new elements are often seen as “reversible” and will not cause long term harm to the historic building. It is a matter of employing a design team that understands the Secretary of the Interior’s Standards for Rehabilitation as part of reimagining the building.

The reimagining of the Salina Memorial Building should consider the following keys to success.

## Keys to Success

- ▶ Community input and feedback are needed
- ▶ Financial sustainability for the new use
- ▶ Avoid competition with existing local entertainment venues
- ▶ Continue to highlight the history and its tie to the veteran community
- ▶ Consideration should be given to a multipurpose and multigenerational use



# Appendix A–Engagement

A good plan is developed with the community, and not just for it. Through a series of public engagement opportunities, the planning team was able to collaborate with the community on the thoughts, ideas, and comments that became the recommendations put forth in this Plan. Appendix x summarizes both that process and its outcomes.

### OVERVIEW

This section summarizes the stakeholder and public engagement opportunities that were conducted to collect valuable input that helped guide this planning process. Stakeholder and public engagement is a critical component of any public planning process as it capitalizes on the knowledge and desires of those who know the community best.

### Key Findings

The engagement process provides valuable input from stakeholders as the planning team considers the existing conditions of the downtown and the ‘what is’. The primary purpose of the engagement process is to ask community members to envision the future of downtown Salina’s Government Campus and to share their concerns for the path forward. The end goal is to imagine ‘what could be’. The resulting vision and aspirations tend to arrive organically as the planning team leads stakeholders through various visioning exercises and holding meaningful conversations. The following are the themes that the planning team unearthed from those community conversations.

#### Open Space & Programming

- ▶ Program existing green spaces as recreation and/or gathering areas
- ▶ Improve green space between the library and City/County building
- ▶ Make the farmers market site more comfortable for pedestrians
- ▶ Prioritize adding shade structures, public art, event spaces, and family-oriented activities

#### Architecture & Built Form

- ▶ Demolish the public health building and the “island”
- ▶ Renovate/repurpose existing iconic buildings
- ▶ Intentionally locate City/County offices to create a “one-stop shop”
- ▶ Improve building facades

#### Economic Development & Vibrancy

- ▶ Redevelop Memorial Hall, old jail, and chamber area
- ▶ Repurpose the health department site
- ▶ Include programmed outdoor spaces

#### Placemaking & Aesthetics

- ▶ Improve landscaping and add shade
- ▶ Create a gateway into downtown on the north end of 9th Street
- ▶ Improve/add lighting features

#### Mobility, Connectivity & Parking

- ▶ Improve connectivity between civic facilities and downtown
- ▶ Add crosswalks and ADA Infrastructure
- ▶ Address parking shortages at senior center
- ▶ Address traffic concerns along Ash at 7th Street + 8th Street

### Stakeholder and Leadership Groups

Shortly after the kickoff of the planning process, Stakeholder and Leadership members were identified to participate in the process. These groups were comprised of individuals with a vested interest in the government campus site and downtown Salina, who operated as a sounding board for the planning team. Members of the groups volunteered their time to participate in the three-day Visioning and Planning Charrette in August 2024, where they worked alongside the planning team and county and city staff to develop a future vision for downtown Salinas Government Campus.

### Project Outreach

Multiple media outlets were used to ensure Independence’s stakeholders and residents were aware of the project and opportunities to get involved:

#### Press Releases

A press release was published to provide an overview of the project and spread the word about the public open house that took place the evening of August 22, 2024.

#### Social Media

Graphics were created to advertise the public open house on the county and city websites and social media accounts.

### Visioning & Planning Charrette

#### Purpose

The Visioning and Planning Charrette is a critical milestone for the planning process. It is a time for the community to meet and work together to identify the current issues and opportunities facing the government campus site in downtown Salina and establish a vision for the future. The goal of the charrette is to guide the development of the Plan, ensuring it is reflective of overarching community goals.

The charrette consists of two phases. The first phase of the process is visioning, which consists of high-level activities that aim to explore the things that are and are not working for the area alongside desires for the future. Stakeholders and leadership are encouraged to approach this phase as a time to dream big without being clouded by constraints such as time or cost. Visioning intentionally strips away what often holds people back from being truly honest about what they want to see. Once the needs, wants, and desires have been fully explored, the constraints and roadblocks can be discussed. With the openness that comes from sharing with one another about what is desired, a more informed conversation can be had about specific issues and goals for the future.

The second phase of the charrette uses goes deeper into specific issues within categories such as open space and programming, architecture and built form, economic development, and placemaking to identify priority areas and begin developing concepts. The planning phase asks for specific feedback, narrowing the focus of engagement through iterations of stakeholder and leadership review that aim to reach consensus on goals for the future.

Charrettes are typically multi-day, in-person events that are highly collaborative. The momentum built during the charrette drives the planning process forward in a way that allows the community to take ownership through involvement. The primary goal of the charrette is to create consensus, which is the most powerful tool for ensuring plan implementation once the planning process is complete.

#### Overview

The Visioning and Planning Charrette took place August 20, 21, and 22, 2024 at the Saline County Leased Space (203 North 10th Street, Salina, KS 67401). The three-day workshop was attended by the planning team, Stakeholder members, county and city leadership and staff members.

In preparation for the charrette, the planning team carried out an existing conditions evaluation and analysis. A high-level overview of the analysis was presented during the charrette, allowing participants to provide input on and ask questions about initial findings. Details on each day of the charrette are described in the sections below.

#### Day 1 – Tuesday, August 20, 2024

The charrette began with an introductory Stakeholder session followed by a separate Leadership session. Members of the planning team led an overview of the charrette purpose, process, and schedule for the next three days. Next, existing site conditions were presented, followed



by an overview of findings from architectural analysis conducted for the government campus site and buildings. To give additional context for the downtown redevelopment effort, the planning team talked through survey results from city and county staff results. After a quick break, the planning team gave instructions to the stakeholder and leadership groups on feedback exercises.

**Issues & Opportunities**

The next exercise asked the Stakeholder and Leadership members to work their way around the room to answer questions organized into five topic stations. Each station had a group of posters with questions, some of which included maps for locating specific areas. The planning team gave the attendees time to answer each of the following questions using sticky notes and dots:

**Architecture and Built Form:**

1. What City / County Entities should be located in close proximity for efficiencies? What departments / entities should not share a space? Please tell us using a sticky note.
2. What (if any) buildings are sacred? Mark these buildings on the map with a purple dot and tell us why they should be preserved using a sticky note.
3. Are there opportunities for rehab of buildings or lands to be acquired for new development within the planning area? Mark these buildings/land area with a green dot and tell us why these should be redeveloped.
4. Should any City / County properties be sold or demolished (and rebuilt) within the planning area? Mark these buildings with a red dot and tell us why they should be sold / demolished.
5. What technologies should be incorporated into the buildings? Please list them using sticky notes.
6. Think about areas that you like to walk around (could be anywhere!). What makes the buildings/facades enjoyable to walk by? Tell us using a sticky note.

**Open Space & Programming:**

1. Should new parks or public space be developed in the planning area? If so, where? Show us by placing a green dot on the map and describe your desired space using a sticky note.
2. What would make it more enjoyable or comfortable to walk or bike in the planning area? Tell us by using a sticky note.
3. What are desired uses for the public open space within the planning area? (Public art, Active/Passive greenspace, Performance Space, etc.) Tell us using a sticky note.
4. Tell us what public open space elements should be in the planning areas? (Shade, technology, moveable/adaptable furniture, power outlets, iconic features, water features, etc.) Tell us using a sticky note.

**Placemaking & Aesthetics:**

1. How can we make the planning area more beautiful? Where? Tell us using a sticky note.
2. What maintenance issues exist within the planning area? Tell us using a sticky note.
3. Where do you feel like you’ve arrived at the government campus? Show us by placing a yellow dot on the map and tell us why using a sticky note.
  - a. Are there any places in the planning area that should have a gateway welcoming people to the government campus? Show us by placing a blue dot on the map and tell us why using a sticky note.
4. Where should public / civic plaza spaces be incorporated into the planning area? Show us by placing a pink dot on the map and tell us why using a sticky note.
- 5.
6. Do you prefer native low input landscapes or more formal gardens/ landscape? Tell us why using a sticky note.
7. Should educational or community garden be incorporated into the planning area? (rain gardens, bioswales, urban orchard, native prairie habitat, etc.) Show us where by placing a green dot on the map and tell us why using a sticky note.

**Mobility, Connectivity & Parking:**

1. Where is it difficult to walk in the planning area? Where are missing pedestrian connections? Where are ADA issues? Show us by placing a pink dot on the map and tell us why using a sticky note.
2. Where is it difficult to bike in the planning area? Where are missing bicycle connections? Show us by placing an orange dot on the map and tell us why using a sticky note.
3. What are the missing vehicular connections within or to/from the planning area? Show us by placing a purple dot on the map and tell us why with a sticky note.
4. Where is traffic congested? Are there any high crash locations? Tell us using a sticky note.
5. Where is there enough parking? Show us by placing a green dot on the map.
6. Where is there not enough parking? Place a red dot on the map to show us.

**Economic Development & Vibrancy:**

1. What areas of the planning area are primed and ready for development or redevelopment? Show us by placing a purple dot on the map and tell us why with a sticky note.
2. Tell us what places in the planning area you consider underutilized resources use a sticky note.
3. Mark on the map the places you consider attractions in the planning

area. Use a blue dot. List them using a sticky note.

4. Where do you consider the center or “heart” of the planning area? Place a green dot on the map to show us. Use a sticky note to tell us why.
5. What attractions, entertainment opportunities, programs, and events would you like to see that do not currently exist in the planning area? Tell us with a sticky note.

Feedback collected during Issues and Opportunities can be found in **Full Documentation of Responses**. After the exercise, members of the planning team worked for the remainder of the afternoon to develop initial draft concepts during a closed studio session.

**Day 2 – Wednesday, August 21, 2024**

The planning team spent the morning of the second day finalizing the initial draft concepts before the Stakeholder and Leadership members review sessions. From 1:00 p.m. to 2:00 p.m. (Leadership), and 2:00 p.m. to 3:00 p.m. (Stakeholders) the planning team presented concepts developed based on feedback gathered during the first day. Stakeholder and Leadership members were encouraged to leave detailed feedback, which can be found in Full Documentation of Responses. After the review session, the planning team spent the remainder of the afternoon revising concepts based on feedback during a closed studio session.

**Day 3 – Thursday, August 22, 2024**

The planning team spent the morning of refining concepts from day two before presenting finalized draft concepts before the Stakeholder and Leadership members review sessions. From 1:30 p.m. to 2:30 p.m. (Leadership), and 3:00 p.m. to 4:00 p.m. (Stakeholders) the planning team presented refined final concepts developed based on feedback gathered during the second day. Stakeholder and Leadership members were encouraged to leave detailed feedback, which can be found in **Full Documentation of Responses**. After the review session, the planning team spent the remainder of the afternoon preparing for the public open house.

**Public Open House**

The public open house took place on the evening of Thursday, August 22, 2024 from 6:00 p.m. to 7:30 p.m. at the Salina Art Center (242 South Santa Fe Avenue, Salina, KS 67401). Community members were welcome to participate in the Issues and Opportunities exercise completed by the Stakeholder and Leadership members on the first day of the charrette and leave feedback on the concepts developed throughout the charrette. The open house was set up in a self-guided format around the room. There was no presentation, but details on the planning process, purpose, and timeline were included as introductory information. Members of county and city leadership and the planning team were present to answer questions.

Feedback from the public open house can be found in **Full Documentation of Responses**.

FULL DOCUMENTATION OF RESPONSES

Visioning and Planning Charrette

Day 1 – Issues and Opportunities

Open Space & Programming

Should new parks or public spaces be developed in the planning area? If so, where? Show us by placing a green dot on the map and describe your desired space using a sticky note.

STAKEHOLDER GROUP

- ▶ Transform City Lights Stage and 67401 Plaza and parking lot into a public entertainment area
- ▶ The space between the south end of the HD and north of Chamber is a parking lot that is never used that could be a great green/ connectivity space
- ▶ The “Island” demolished
- ▶ Incorporate the art deco crosswalks to the area
- ▶ Opportunities for further activation the green space between City/ County and library
- ▶ Negative; more places for the unhoused population to loiter
- ▶ Yes, large water features to compliment the river
- ▶ Maybe areas for nonprofits?
- ▶ Yes! This is a great opportunity to create a green space downtown. Park between library and City/County building is too small and not ideal for this.
- ▶ More open public space
- ▶ Yes, we need park space downtown
- ▶ Park on west side of grain elevator
- ▶ I feel like more development can happen at city lights stage

LEADERSHIP GROUP

- ▶ Yes, could roof areas be utilized as green space
- ▶ Covered parking that doubles as solar – electricity collection with solar panels
- ▶ Yes – public space where chamber building sits
- ▶ No
- ▶ Space for emotional support/therapy animals
- ▶ Event center – old jail to bring people in after hours
- ▶ Old jail use for expanded police department
- ▶ Open space in existing City/County redo and make areas that can be used by those coming

- ▶ to support say... trials or even sta0 sessions
- ▶ No need to new parks and public spaces, we have an awesome downtown people should go there
- ▶ Yes for appearances and curb appeal
- ▶ Memorial Hall or green space by library – something in close proximity to city lights stage
- ▶ Parks at old jail or juvi center/island
- ▶ Demolish the island and make it a 3 level garage for staff parking

What would make it more enjoyable or comfortable to walk or bike in the planning area? Tell us by using a sticky note.

STAKEHOLDER GROUP

- ▶ Shade, crosswalks, art
- ▶ Walking path encircling the whole district; lights, shade elements
- ▶ Sidewalks and crosswalks
- ▶ Landscape. I don’t see this area as walking/biking location. Low interest.
- ▶ Landscaped areas; wider sidewalks; pedestrian lights.
- ▶ Walking paths.
- ▶ Walking paths; water features

LEADERSHIP GROUP

- ▶ Sidewalks and amenities on side streets like Sante Fe
- ▶ Walking spaces; less concrete; less steps
- ▶ More enjoyable, easy access walking/biking paths going north on N 10th Street
- ▶ Walking path that has stopping points to read about Salina and Saline County
- ▶ Connected walking paths
- ▶ Crosswalks
- ▶ Buildings connected by sidewalk
- ▶ Clearly defined bike/walk paths and places to eat
- ▶ Public restrooms need to be continued and well maintained
- ▶ Connected paths
- ▶ More walking paths
- ▶ Designed paths
- ▶ Walking path with historical information to learn about Salina/ Saline County
- ▶ Walking path through interactive space or garden
- ▶ Crosswalks with lights
- ▶ Walking paths/bike lanes
- ▶ Lack of getting hit by car
- ▶ Connecting paths

- ▶ Designated bike lanes
- ▶ Nature
- ▶ Bike racks
- ▶ Bike “fix it” stations
- ▶ Crosswalks at island across 9th

What are desired uses for the public open space with the planning area? (Public art, active/passive greenspace, performance space, etc.) Tell us by using a sticky note.

STAKEHOLDER GROUP

- ▶ - More green space and art make it more enjoyable to walk
- ▶ - Possibly activate from time to time
- ▶ - Space for open air events and gatherings
- ▶ - Food trucks with places to sit and eat
- ▶ - Concerts
- ▶ - Sunken gardens and fountains
- ▶ - Performance space with green space
- ▶ - Green space for kids and families
- ▶ - Public art
- ▶ - Passive green spaces

LEADERSHIP GROUP

- ▶ Take the Farmers Market area to the next level. Shade fountains, seating. Way too hot for events.
- ▶ Community gathering spot
- ▶ Employee gathering area
- ▶ Active/passive space for people to gather for frisbee, pick up games, family picnics
- ▶ Sculpture park with people’s choice winners and donated art like Pappa John in Des Moines but smaller
- ▶ Areas for food vendors
- ▶ Outdoor seating
- ▶ Covered meeting space
- ▶ Somewhere for family and kids to hangout
- ▶ Playground

Tell us what public open space elements should be included in the planning area (shade, technology, movable/adaptable furniture, power outlets, iconic features, water features, etc.) Tell us by using a sticky note.

STAKEHOLDER GROUP

- ▶ Shade
- ▶ Improved public restrooms that address the homeless vandalism
- ▶ Add shade, shade, shade
- ▶ Interactive community outdoor workout space
- ▶ Large art feature centrally located as focal point; i.e. pink tree in Boise
- ▶ Shade
- ▶ Landscape
- ▶ Water
- ▶ Use of historical elements, i.e.: “Salina – Your Opportunity” arch theme
- ▶ Shade
- ▶ Outlets
- ▶ Shade
- ▶ Furniture
- ▶ Shade
- ▶ Power
- ▶ Wifi
- ▶ Salina Arts and Humanities is located in the museum and a department of the city

LEADERSHIP GROUP

- ▶ Shade
- ▶ Better public restrooms
- ▶ Landscaping not extensive
- ▶ Shade and seating at City Lights Stage; 67401 Stage at Sante Fe and Ash
- ▶ Shade and covered parking
- ▶ Multi-level parking unlimited time
- ▶ Shade structures – trees
- ▶ Public use power ports
- ▶ Wayfinding features (you are here)
- ▶ Parking/parking garage
- ▶ Interactive activity/event board at City Lights Stage and smaller one in hotel and in North
- ▶ Sante Fe and wifi
- ▶ Covered areas and use clear and solid coverings
- ▶ Make space usable
- ▶ Power/internet
- ▶ Use of waterfall to create quiet talk settings
- ▶ Shade
- ▶ Interactive sta0 gardens
- ▶ Restrooms
- ▶ Areas that attract people to use them- make them want to be there- not just because there\ is no other choice

- ▶ Power
- ▶ Movable spaces for multiple spaces
- ▶ Halloween is very popular for the DD trunk or treat and downtown events. People are turning to more trusted sources for community events
- ▶ Shade structures and trees
- ▶ Shade
- ▶ Fountain
- ▶ Power outlets and water features
- ▶ Shade
- ▶ Water features
- ▶ Seating/benches outdoors
- ▶ More trees – that is all

Architecture and Built Form

**What City/County entities should be located in close proximity for e1iciencies? What departments/entities should not share a space? Please tell us using a sticky note.**

STAKEHOLDER GROUP

- ▶ It is helpful for community members that most City/County services are in one building

LEADERSHIP GROUP

- ▶ Health department, emergency management, Salina police department, Salina fire department, municipal court. All one public safety/responding agencies.
- ▶ Public admin areas should not share space with courts and/or prisoner transport
- ▶ CT
- ▶ Together- any “like” services – parks/rec, water and roads? Justice, social services, development
- ▶ Health department, emergency management, community corrections, neighborhood services
- ▶ Share space: courts, community corrections, court services, state parole, municipal court
- ▶ Close – county tag/treasurer/appraiser/deeds/clerk; court attorney/law enforcement; hr/admin
- ▶ Justice department
- ▶ City/County and separate courts
- ▶ Court services, community corrections, district court, district court clerk, county attorney, security should all be housed in the same building

- ▶ Courts, community corrections
- ▶ Courts and community corrections should not be with other admin services
- ▶ Courts, community corrections, municipal court, parole
- ▶ Close: administrative, CT, development services; Separate: courts, community corrections,
- ▶ health

**What (if any) buildings are sacred? Mark these buildings on the map with a purple dot and tell us why they should be preserved using a sticky note.**

STAKEHOLDER GROUP

- ▶ City/County building and library should be preserved
- ▶ Memorial Hall should be repurposed
- ▶ Memorial Hall, City/County building, public library – repurposed
- ▶ City/county, library space works well; improvements in the open space between the
- ▶ buildings would be good

LEADERSHIP GROUP

- ▶ Old Court House, Senior Center should be preserved
- ▶ Memorial Hall
- ▶ Senior Service
- ▶ Memorial Hall
- ▶ Senior Center
- ▶ Library should be preserved- functions well in good shape
- ▶ Memorial; Senior Center
- ▶ Library
- ▶ Memorial Hall
- ▶ Senior Center
- ▶ Memorial Hall
- ▶ Memorial Hall
- ▶ Senior Center
- ▶ None; repurpose Memorial Hall with façade preserved
- ▶ Historical sites
- ▶ Memorial Hall
- ▶ Senior Center
- ▶ City/County Building
- ▶ None
- ▶ Old Courte House
- ▶ Memorial Hall

**Are there opportunities for rehab buildings or lands to be acquired for new development within the planning area? Mark these buildings/ land area with a green dot and tell us with a sticky note why these**



**should be redeveloped.**

**STAKEHOLDER GROUP**

- ▶ More attractive corner in the city/county center
- ▶ The health department is a very unattractive space
- ▶ Close North 7th Street east of City/County building
- ▶ Pocket park by old jail

**LEADERSHIP GROUP**

- ▶ Rehab Memorial Hall
- ▶ Demo and use land – Memorial Hall – have something with revenue take that space on weekends/after hours
- ▶ Rehab old jail if its more cost e0ective than starting over
- ▶ Rehab old jail, Memorial Hall
- ▶ Old Jail
- ▶ Memorial Hall
- ▶ Memorial Hall to justice center
- ▶ Old jail to community area
- ▶ Old jail
- ▶ Health department
- ▶ Rehab memorial hall
- ▶ New development – chamber site

**Should any City/County properties be sold or demolished (and rebuilt) within the planning area? Mark these buildings with a red dot and tell us why they should be sold/demolished.**

**STAKEHOLDER GROUP**

- ▶ Old jail not worth saving
- ▶ Health department building should have been demolished a long time ago
- ▶ Jail should be sold and money repurposed towards developing closer to the core downtown
- ▶ Health department should be torn down and rebuilt
- ▶ Health department
- ▶ Health department and renovated building
- ▶ The “island”
- ▶ Rehab or tear down jail and health department buildings – end of useful life?

**LEADERSHIP GROUP**

- ▶ Old health department – sell or demolish – new health building
- ▶ Old jail – demolish
- ▶ Demolish old jail – rebuild for City/County department?
- ▶ Police department outdated needs replaced or moved

- ▶ Old jail!
- ▶ Rebuild City/County building
- ▶ Health department
- ▶ Police department
- ▶ Do not renew lease on KanWorks building
- ▶ Health department and island demo
- ▶ -Jail
- ▶ Health department
- ▶ Old jail
- ▶ Refurbish- keep outside integrity – build within building
- ▶ Renovate old HD new HD MUST be in planning area
- ▶ Old jail
- ▶ Demo old jail and memorial hall and annex
- ▶ Health department – close business
- ▶ Old jail - open space for apartments or other development
- ▶ Island – use for parking for memorial hall
- ▶ Old jail
- ▶ Vacate old juvenile building and old jail
- ▶ Health department demo

**Economic Development and Vibrancy**

**What areas of the planning area are primed and ready for development & redevelopment? Show us by placing a purple dot on the map and tell us why with a sticky note.**

**STAKEHOLDER GROUP**

- ▶ Memorial Hall underutilized arena area & auxiliary spaces. Health Dept building repurpose?
- ▶ Tear down health building & start over. Tear down Island o0ice & create parking area.
- ▶ Take old jail down & develop into apartments.
- ▶ Old jail
- ▶ We are overparked. I feel like some could be developed as something else.
- ▶ Island should be torn down.
- ▶ Jail should be redeveloped as multifamily housing

**LEADERSHIP GROUP**

- ▶ Do not renovate Health Department. It needs to come down. 2 or 3 story to replace. Valuable real estate.
- ▶ Memorial Hall – Criminal Justice Center
- ▶ Island Not Good Space – Tear Down
- ▶ Island needs to go bye-bye
- ▶ Old Jail & Memorial hall – space no longer being utilized to its full

potential

- ▶ County Jail has been vacated. Existing structure elements are not feasibly for remodel, demolish.
- ▶ Memorial Hall + Old Jail + Justice Center
- ▶ By redeveloping the chamber area, you could create a green space open to Downtown and the “campus”
- ▶ Old jail space needs torn down and reused
- ▶ Health department space and service needs and no future spacing xxxxxx
- ▶ Both jail and memorial hall
- ▶ Old jail needs to be town down | old sheriffs o0ice could still be used as o0ice space | Build new City / County admin building on dd jail and court services + comm corrections move in the current city / county building.
- ▶ Tear old jail down
- ▶ Memorial Hall
- ▶ Old jail + police department / Health Department / Memorial Hall
- ▶ Jail, memorial Hall, Sheri0 Department need to come down

**Tell us what places in the planning area you consider underutilized resources.**

**STAKEHOLDER GROUP**

- ▶ Memorial Hall
- ▶ Memorial Hall. Old jail
- ▶ Memorial Hall, old jail, buildings on East side of 7th Street.
- ▶ Memorial Hall
- ▶ Green space ay library / City Building

**LEADERSHIP GROUP**

- ▶ Memorial Hall. Old Jail
- ▶ Memorial Hall
- ▶ Memorial Hall – Old jail
- ▶ Space between library + city/county building
- ▶ Old jail. Memorial Hall
- ▶ Old Jail. Memorial Hall
- ▶ Memorial Hall. Open up ceiling with glass brim light inside
- ▶ Memorial Hall. Island. Old Jail.
- ▶ Memorial Hall rehab into something similar to Stiefel Theater – slightly larger venue.
- ▶ Area between city/county building + library

**Mark on the map the places you consider attractions in the planning area.**

STAKEHOLDER GROUP

- ▶ City Lights stage and parking area | Green space between City + County building and library.
- ▶ -ity light stage is just not thought through enough

LEADERSHIP GROUP

- ▶ Memorial Hall- can be utilized for community events. City stage
- ▶ City light stage. Green space between library / city / county building

Where do you consider the center or “heart” of the planning area.

STAKEHOLDER GROUP

- ▶ Heart of area: city-county building government space.

LEADERSHIP GROUP

- ▶ Memorial Hall
- ▶ City/County building is the main hub of city/co govt. plus district court.
- ▶ City county building. Agree
- ▶ City/County building. Provide a majority of services
- ▶ City/Co Building.

What attractions, entertainment opportunities, programs and events would you like to see that do not currently exist in the planning area?

STAKEHOLDER GROUP

- ▶ Downtown park. Memorial hall has huge potential but unsure how county / city can use it

LEADERSHIP GROUP

- ▶ Need “One-stop shopping” for clients. Does not need to be on “main street”. Clients for city/county are here on business often unpleasant. XXXXXX is important
- ▶ Open space for community events
- ▶ Community events that bring the community into the area for other than short interaction.
- ▶ Open space with family activities – yard games, shade
- ▶ Connections to city and county services. One-stop
- ▶ Make memorial Hall a rain-out site for outdoor events.
- ▶ Bus transits on 9th
- ▶ More street fairs. Community yard spaces – especially all the apartments downtown.
- ▶ Venue between Stiefel & the Tony’s event center. Could Memorial Hall be this place? (sticky note underneath from another participant said “like that”)
- ▶ Gas station would be handy

Placemaking and Aesthetics

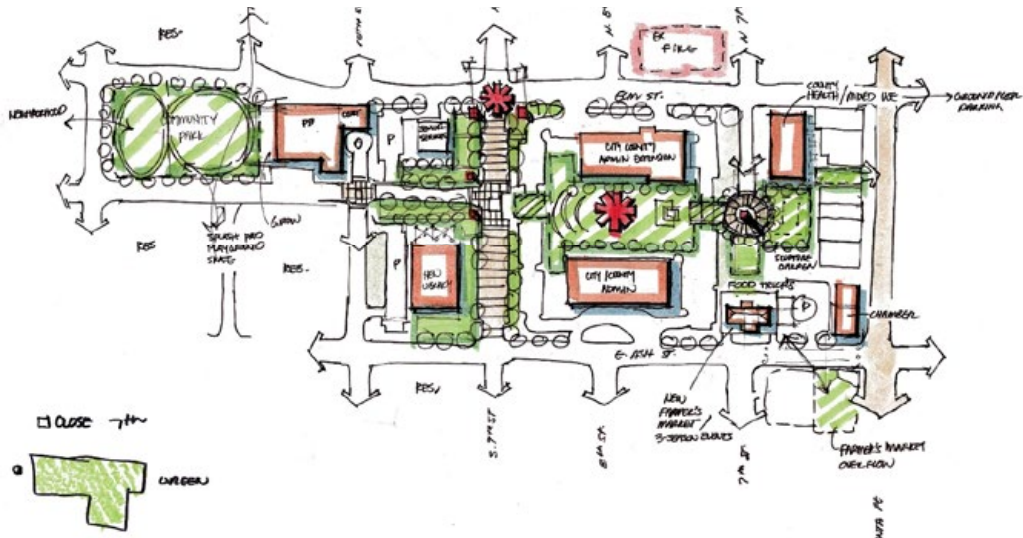
How can we make the planning area more beautiful? Where?

STAKEHOLDER GROUP:

- ▶ Shade plantings, flower pots, lights
- ▶ Gateway into the downtown of civic center from the North
- ▶ Downtown park
- ▶ More shade; public art
- ▶ Develop a more formal gathering area between library and City/County
- ▶ More shade: planned outdoor spaces
- ▶ We need green space! A downtown park would be great. Provide lots of shade. Parking screening would be great.
- ▶ Improve space between library, city/county buildings | space for music, movies, more | + shade

LEADERSHIP GROUP:

- ▶ Shade and outdoor spaces that are goof for multiuse. Planned small group gathering spaces.
- ▶ Joining areas together with downtown
- ▶ Trees
- ▶ Trees & flowers
- ▶ Shade
- ▶ Façade improvements
- ▶ Building Maintenance
- ▶ Trees, shade structures
- ▶ Remove or change city-county building black text on south side
- ▶ Trees – outdoor seating / meeting place (have to walk to the greenspace by library for seating.) Then deal with homeless population.
- ▶ Lighting systems all the same through the areas + signage
- ▶ Trees/ landscaping / fountains
- ▶ Green space, lighting, maintenance



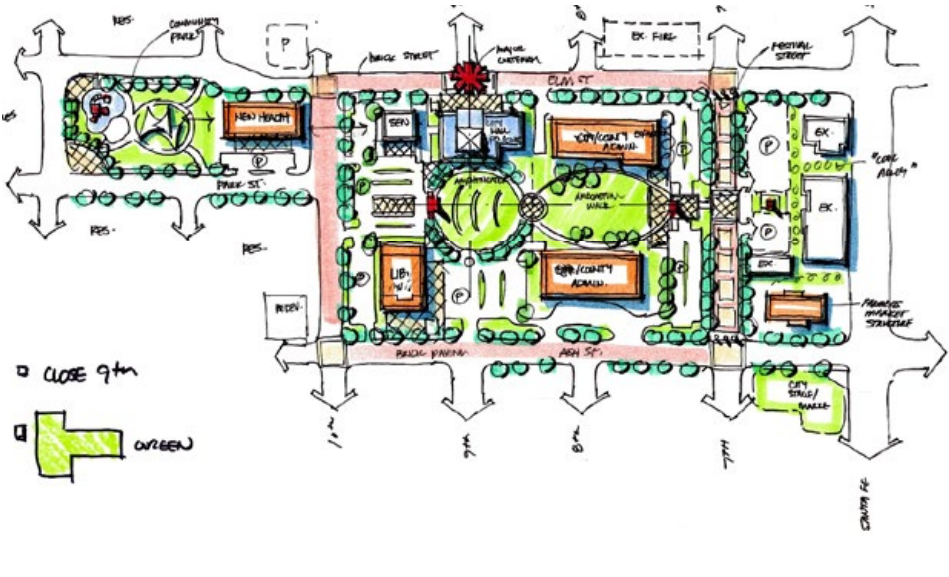
Day 2 – What we’ve heard

Option 1

Comments:

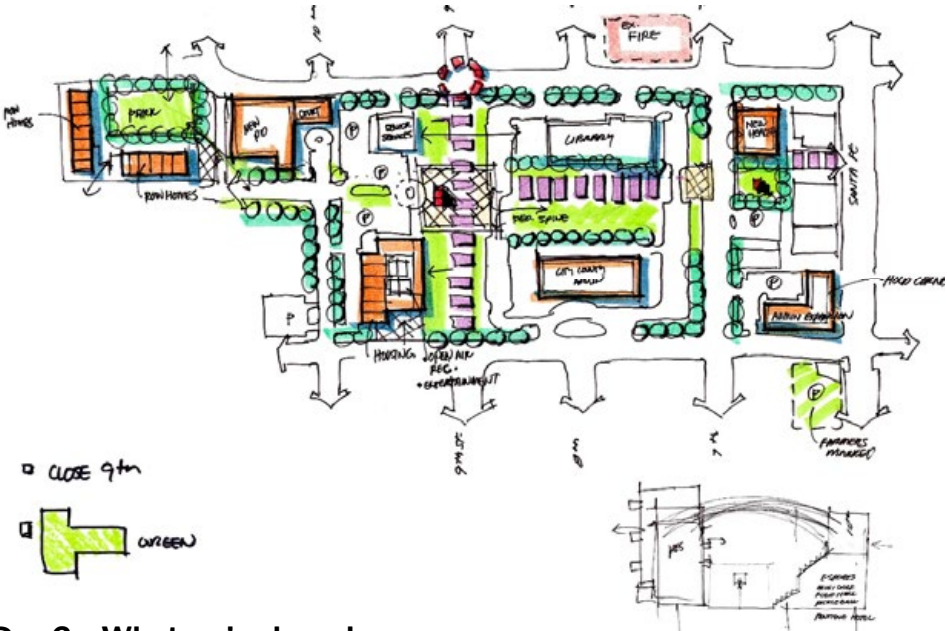
- ▶ I like the thought of a “downtown” square park not another neighborhood park
- ▶ Of our 26 parks, a large majority are north of Crawford
- ▶ Like: expanded PD, library in Main Hall, expanding city, county
- ▶ Like: community park, library in memorial hall, closing 7th
- ▶ Moving city/county admin to library better use of green space between
- ▶ Close Ash between 9th and 7th, add parking – ADA
- ▶ Our city has a large amount of parks per capita. The park department currently struggles to maintain. I would avoid adding any more public parks
- ▶ I like the idea of moving the library
- ▶ I like having a permanent structure for food/public events
- ▶ Like idea of library in Memorial Hall with government services in current library
- ▶ Yes, use current city/county building for current services, community connections, state
- ▶ parole, generate, revenue from community center and st. parole
- ▶ Not a fan of the community park (homeless and all the parks are already north)
- ▶ Could the park be turned into the idea from 3?
- ▶ Like health department at old PD
- ▶ I love! The idea of creating a city square
- ▶ I don’t think more parking is needed
- ▶ More SPD to new jail and combine municipal court in city/county building
- ▶ Don’t like farmer’s market on Santa Fe
- ▶ Like closing 9th for plan but would be difficult as it is a main north and south corridor





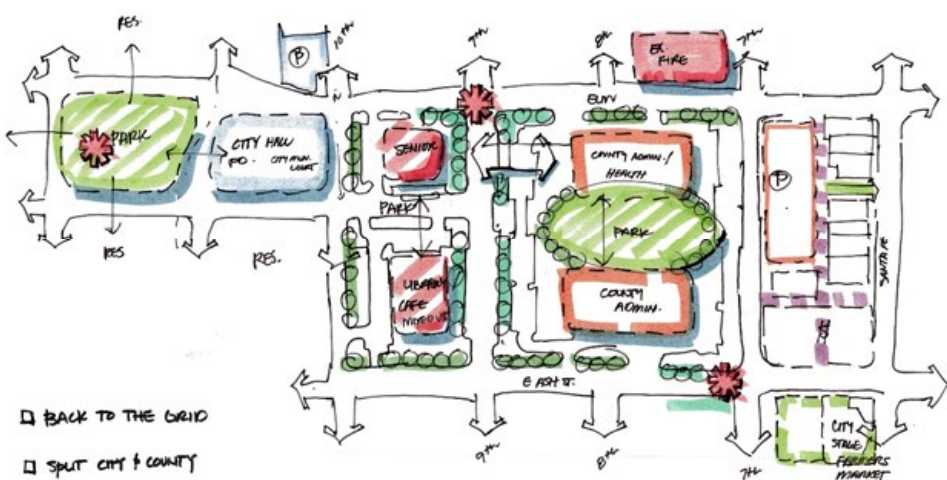
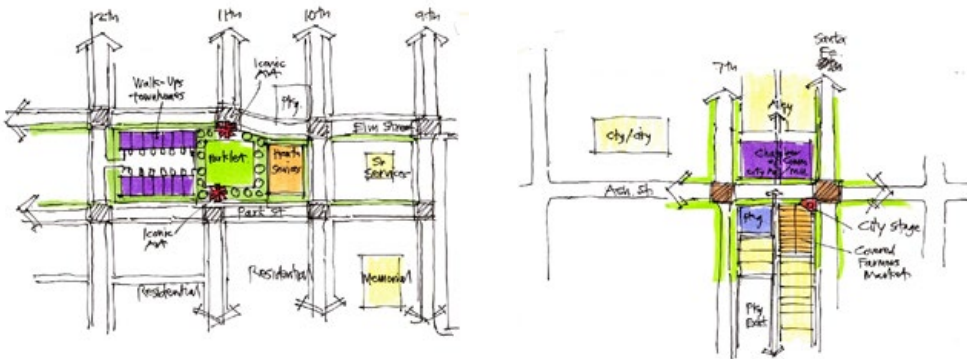
Day 2 – What we’ve heard  
Option 2

- Comments:
- ▶ Our public library should be located in the center of the city. Available to the majority of citizens and students if they are willing to relocate plans become much easier. Memorial Hall will be difficult to repurpose. Jail will be to demolish
  - ▶ Separating city and county and moving library to memorial hall is great
  - ▶ -Move health department to Salina family or Prescott when they vacate
  - ▶ Feels like a neighborhood park not a community park
  - ▶ Separating city/county would cause citizens and sta0 that need both to have to go to two separate buildings
  - ▶ Like the farmers market building
  - ▶ Like moving all city stu0 in one space
  - ▶ Like all the new parking you get from health department space
  - ▶ Can’t close 9th like City Hall, Library, Town Square
  - ▶ Closing 9th sounds di0icultLike closing 9th for plan but would be difficult as it is a min north and south corridor
  - ▶ Like health department at old PD
  - ▶ I love! The idea of creating a city square
  - ▶ I don’t think more parking is needed
  - ▶ More SPD to new jail and combine municipal court in city/county building
  - ▶ Don’t like farmer’s market on Santa Fe
  - ▶ Like closing 9th for plan but would be di0icult as it is a min north and south corridor



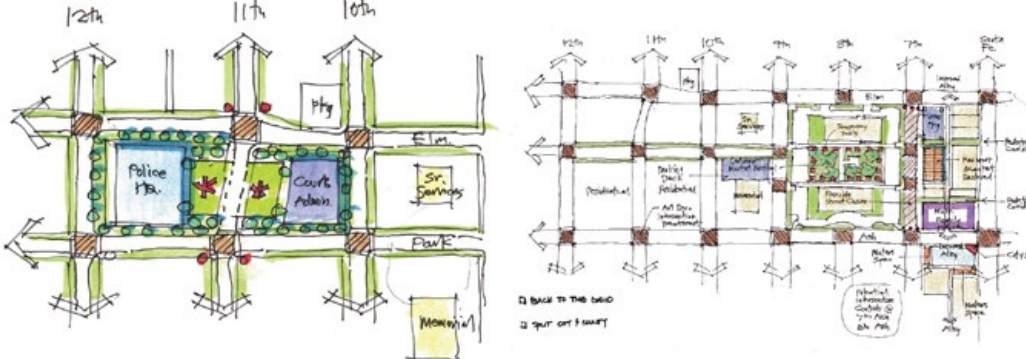
Day 2 – What we’ve heard  
Option 3: Concept 1

- Comments:
- ▶ Housing in the core addressing numerous needs
  - ▶ Like entrance
  - ▶ Expand city/county north
  - ▶ Consider putting a bypass or overpass on 9th street like Ohio/Broadway so people could have a view of the campus
  - ▶ I like repurposing some of the spaces for the private sector
  - ▶ Prefer making memorial hall a public building
  - ▶ Like closing 9th for plan but would be difficult as it is a min north and south corridor
  - ▶ Like this plan but move SPD to new jail. Municipal Court to city/county buildings. Health department by senior center
  - ▶ Flexible street closures with bollards
  - ▶ Like the park concept
  - ▶ Don’t like closing 9th
  - ▶ For public safety access
  - ▶ PD needs a new build – it can stay in the same spot
  - ▶ Like moving admin to corner and memorial hall ideas

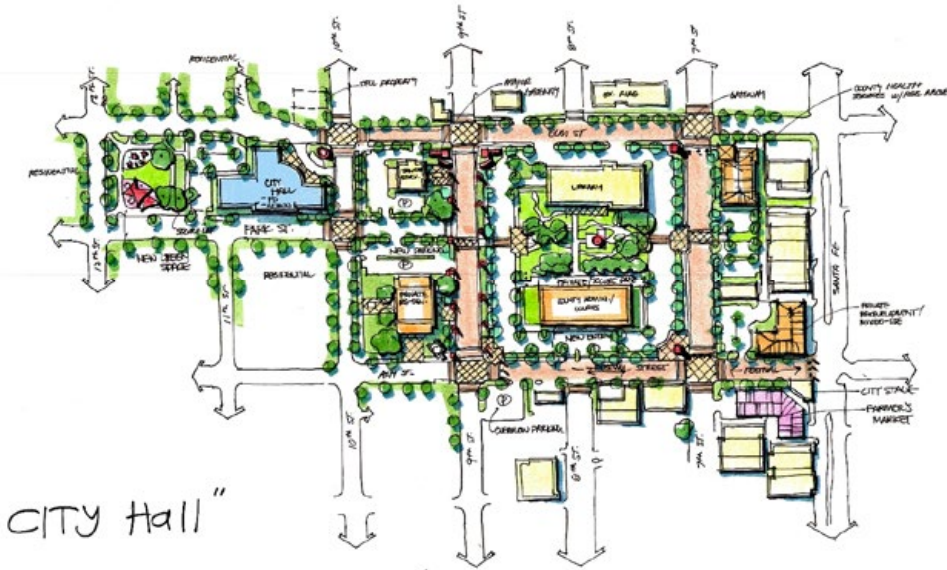


Day 2 – What we’ve heard  
Option 3: Concept 2

- Comments:
- ▶ Great concept to mirror PD and courts
  - ▶ I think police and courts should move out to the new jail
  - ▶ Turn memorial hall into a criminal justice center. House courts, judges, court services, county attorney and prosecutors and community correctors
  - ▶ No place does it say anything about expanding the city/county building for more space
  - ▶ Don’t like separating city/county. Collaborate/work together
  - ▶ Like: library in memorial hall, 11th street thru, parking at old health department
  - ▶ Nice walk between city/county buildings with the park
  - ▶ Like the concept of a public safety quad.
  - ▶ Like the concept of court system building
  - ▶ Like the repurpose of memorial hall with library
  - ▶ Flexible street closure with bollards for events

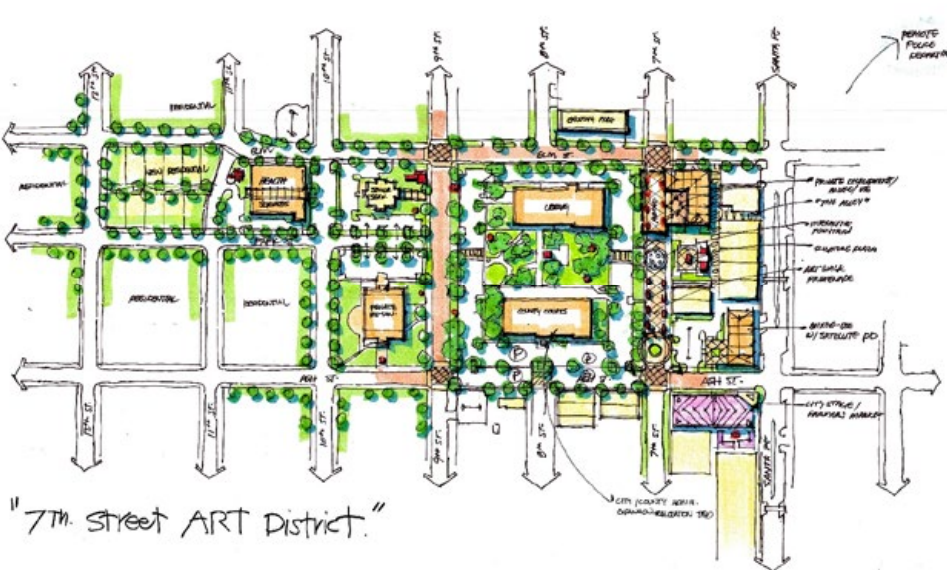






Day 3 – Refined Concepts  
Option 1: “City Hall”

- Comments:
- ▶ 2nd story parking structure
  - ▶ I like separate City Hall, would prefer district court had their own building
  - ▶ This is my favorite plan because I think it is the most likely to be accomplished
    - Like the private inclusions
    - No street closures
    - Gateway
  - ▶ If city/county building housed court admin – east side 2nd floor, court services – west side 2nd floor, community services – east side 1st floor, state parole – west side 2nd floor. Could get \$15-\$20k rent from community center and st. parole
  - ▶ Courts need to be separate from admin o0ices
  - ▶ Like the changes to the parking lot no matter what is taking place in the building
  - ▶ This seems like a big improvement



Day 3 – Refined Concepts  
Option 2: “7th Street Art Complex”

- Comments:
- ▶ Can current library be expanded to a 3rd floor or into green space?
  - ▶ Like SPD combined with so
  - ▶ How will this tie in with signage to direct people to the area from I-70 and I-135? Gateways?
  - ▶ Memorial Hall has fantastic potential with library. Large central reading room, high stacks, classrooms, TV studios. Libraries are so much more than “books” nowadays
  - ▶ I like the addition of housing. Also, like the inclusion of arts.
  - ▶ I like this concept a lot!
  - ▶ PD likely needs a central location
  - ▶ Services are all together: Library, senior center, health, and residential/commercial
  - ▶ Like the idea of moving PD o0 the “campus”. They have a new training center south of town that would be nice to see them closer to
  - ▶ This would allow a public safety response north of town and south of town



Day 3 – Refined Concepts  
Option 3: “Art Campus”

- Comments:
- ▶ Separating courts from city/county admin o0ices is great
  - ▶ Like overall layout. Leave Memorial Hall as it, private development. Library to east of 7th street
  - ▶ Really like the library going in memorial hall with private business included to carry through the small/local shop options that come from santa fe
  - ▶ Like the housing inclusion that ties into the santa fe
  - ▶ Like the county courts building since we just spend money getting the new court rooms
  - ▶ Plus the state income of moving state parole and community corrections into the building
  - ▶ Seems the hardest to accomplish as it disturbs a lot of users
  - ▶ Like the concept except move library from Memorial space to corner of Elm and Santa Fe

Designs of City / County Building

- ▶ Move community corrections to the judicial building
- ▶ County planning? County HR? GIS? EM?
- ▶ (first floor/left diagram) add court services, community corrections and state parole
- ▶ first floor/right diagram) add community corrections, and state parole
- ▶ County clerk and election o0ice needs 1st floor and loading dock
- ▶ Could we keep “unsecured” o0ices on the same floor? Or all entrances secured

Public Open House

Open Space and Programming:

Should new parks or public spaces be developed in the planning area? If so, where?

- ▶ Transform city lights stage and 67401 plaza and parking lot into a public entertainment area
- ▶ The space between the south end of the HD and north of Chamber is a parking lot that is never use that could be a great green/ connectivity space
- ▶ The “island” demolished
- ▶ Incorporate the art deco crosswalks to the area
- ▶ Opportunities for further activation for the green space between city/county and library
- ▶ Negative, more places for the unhoused population to loiter
- ▶ Yes, large water feature to compliment the river
- ▶ Maybe areas for non profits
- ▶ Yes! This is a great opportunity to create a green space between library and c/c because is too small and not ideal for this
- ▶ More open public space
- ▶ Yes we need park space downtown
- ▶ Park on north side of grain elevator
- ▶ I feel like more development can happen at city lights stage
- ▶ Yes, could roof areas be utilized as green space
- ▶ Covered parking, electricity collection from solar panels
- ▶ Event center, old jail to bring people in after hours
- ▶ Old jail use for expanded police department
- ▶ Open space in existing city/county redo and make areas that can be used by those coming into support say, trials or even sta0 session
- ▶ No need for new parks and public spaces. We have an awesome downtown people should there
- ▶ Yes for appearances and curb
- ▶ Memorial hall or green space by library – something in close proximity to city light stage
- ▶ Parks at old jail or juvi center
- ▶ Demolish the island and make it a 3 level garage for sta0 parking
- ▶ Dog parks fenced areas for leashless play

- ▶ Close santa fe use median for community
- ▶ Yes public space where chamber building sits
- ▶ No
- ▶ Space for emotional support/therapy animals
- ▶ The old court house should be an historical site
- ▶ Not really needed!

What would make it more enjoyable or comfortable to walk or bike in the planning area?

- ▶ Shade, crosswalks, art
- ▶ Walking path encircling the whole district, lights, shade elements
- ▶ Sidewalks and crosswalks
- ▶ Landscape, I don’t see this area as walking/biking, location, low interest
- ▶ Landscaped areas, wider sidewalks, pedestrian and lights
- ▶ Walking paths
- ▶ Walking paths, water features
- ▶ More enjoyable, easy access walking/biking paths going north on N 10th street
- ▶ Walking path that has stopping points to read about Salina and Saline county
- ▶ Connecting walking paths, crosswalks, buildings connecting by sidewalks
- ▶ Crosswalks with lights
- ▶ Lack of getting hit by a car, connecting paths, designated bike lanes, nature
- ▶ Consistent and repaired sidewalks in nearby neighborhoods and old Santa Fe
- ▶ Bike racks, bike “fix it” stations
- ▶ Painted bike racks on more streets
- ▶ Crosswalk with light on nin5th for park street, and mid way on 9th
- ▶ Sidewalks and amenities on side streets like Santa Fe
- ▶ Walking spaces, less concrete, less steps
- ▶ Clearly defined bike/walk paths and places to rest
- ▶ Connected paths
- ▶ More walking paths
- ▶ Designed paths
- ▶ Walking path with historical information to help learn about Salina/ Saline Co
- ▶ Walking path through interactive space or garden
- ▶ No screeching, beeps at crosswalks
- ▶ Lots of shade and places to sit
- ▶ Walking paths, bike lanes

What are desired uses for the public open space within the planning area? (Public art, Active/Passive greenspace, Performance space, etc.)

- ▶ More green space and art would make it more enjoyable to walk – possibly activate from time to time
- ▶ Space for open air events and gatherings
- ▶ Food trucks with places to sit and eat
- ▶ Sunken gardens and fountains
- ▶ Performance space with green space
- ▶ Green space for kids and families
- ▶ Public are passive green spaces
- ▶ Sculpture park with people’s choice winners and donated art like in des moines
- ▶ Area for local vendors
- ▶ Outdoor seating, covered meeting space, somewhere for family and kids to hangout
- ▶ Playground
- ▶ Green space with art, plantings, a place to relax from the county/ city/police offices
- ▶ Passive greenspace
- ▶ Public art, passive green spaces
- ▶ Take the farmers market area to the next level, shade, fountains, seating way too hot for events
- ▶ Community gathering spot. Employee gathering area
- ▶ Active/passive space for people and gather for frisbee, pick up games, family picnics
- ▶ No green space would require water which is not good
- ▶ Greenspace in downtown will only use a lot of water

Tell us what public open space elements should be included in the planning area? (Shade, technology, moveable/adaptable furniture, power outlets, iconic features, water features, etc.)

- ▶ Shade
- ▶ Improved public restrooms that address the homeless vandalism
- ▶ Add shade
- ▶ Interactive community, outdoor workout space
- ▶ Large art feature centrally located as focal point
- ▶ Shade, landscape and water
- ▶ Use of historical elements i.e. “Salina – your opportunity” arch theme, shade, outlets
- ▶ Shade, furniture
- ▶ Shade, power, wifi
- ▶ Salina arts and humanities is located in the museum and is department of the city
- ▶ Structure better public restrooms. Landscaping not extensive
- ▶ Shade and seating at city lights stage
- ▶ Shade and covered parking. Multi-level parking, unlimited time
- ▶ Shade structures-trees, public use powerports, wayfinding structures, parking/parking garage
- ▶ Interactive activity/event board at city lights stage
- ▶ Covered area and use clear and solid coverings



- ▶ Make space usable power/internet
- ▶ User of waterfall to create quiet setting
- ▶ Shade interactive stu0, gardens, restrooms
- ▶ Areas that attract people to use them make them want to be there, not just because there is no other choices
- ▶ Power, moveable spaces, Halloween is very popular for the PD trunk or treat, and downtown
- ▶ events. People are turning to more trusted sources for community events
- ▶ Shade structures and trees
- ▶ Shade/fountain
- ▶ Shade maybe even moveable? And fountains are always welcome
- ▶ Shade/trees
- ▶ Power outlets and water features
- ▶ Shade water features. Seating/benches outdoors
- ▶ More trees that is all
- ▶ Water features. Quiet, reflection, shade
- ▶ Shade, green spaces, dog area, water feature
- ▶ Art work and water features
- ▶ Save Richard Bergan’s Trifinity and restore water base as it originally was
- ▶ Perhaps adaptable furniture and power outlets

**How can we make the planning are more beautiful? Where?**

- ▶ Shade, plantings, flower pots
- ▶ Gateway into the downtown or civic center from the north
- ▶ Downtown park
- ▶ More shade, public area
- ▶ Develop a more formal gathering area between library and city/county
- ▶ More shade, planned outdoor spaces
- ▶ We need green space! A downtown park would be great. Provides lots of shade parking screening would be great
- ▶ Improve space between library, city/county buildings
- ▶ Space for music, movies, and more. Plus shade
- ▶ Shade and outdoor spaces are good for mult-use. Planned small group parking spaces
- ▶ Doing areas together with downtown
- ▶ More trees
- ▶ Trees and flowers
- ▶ Shade
- ▶ Façade improvements
- ▶ Building, maintenance
- ▶ Trees, shade, shade structures
- ▶ Remove and change, city-county building black text on south side
- ▶ Trees
- ▶ Outdoor seating/meeting place (have to walk to green space by library for seating) then deal with homeless population

- ▶ Lighting systems through the area and signage
- ▶ Green space, lighting, maintenance
- ▶ Deliberate native plantings and perhaps you could have santa fe sculptures extend to this area
- ▶ Bring Campbell plaza back to the city – enhance the area.
- ▶ Bew stage is burning up with trees taken out and black asphalt. Really?
- ▶ Places to sit and chat outside chains with tables and parasols/trees
- ▶ I actually really like how walkable downtown is green streets

**Placemaking and Aesthetics:**

**What maintenance issues exist within the planning area?**

- ▶ Staying ahead of keeping weeds out and mowing lack of sta0ing
- ▶ Sidewalks, pavement
- ▶ Health department, old jail
- ▶ Police department
- ▶ Roof health department
- ▶ Old jail
- ▶ Health department, sidewalks/yards
- ▶ Human power, water resources
- ▶ Trash collection, sidewalk repair, weed control
- ▶ Memorial hall, old jail, police, detention center, health department, all need repair or replacement

**Where do you feel like you’ve arrived at the government campus?**

- ▶ The circle drive in front has “front door” feel
- ▶ South entrance admin building
- ▶ 8th and Ash

**Are there any places in the planning area that should have a gateway welcoming people to the government campus?**

- ▶ Feel like the north area of downtown doesn’t get attention. It would help invite newcomers to our downtown area
- ▶ There are several ways into the area but a transition for downtown to government campus would be great
- ▶ Yes in spots of downtown, especially coming into town south of Salina on 9th street
- ▶ Blue dot across from park Street (across 9th street) on easement or across lot on mall between the buildings. This spot has visual access to most of the buildings in the campus

**Where should public/civic plaza spaces be incorporated into the planning area?**

- ▶ Space between city/county and library can be improved – activated more
- ▶ We have an opportunity to improve a green space that already exists between library/city building
- ▶ Memorial hall is underutilized
- ▶ Between library, city/county building
- ▶ The library space is cut o0 by downtown – an open space between or near both would seem to pull people to both areas
- ▶ Caldwell plaza
- ▶ Between cc building and library (meet open space available nights and weekends good parking)
- ▶ Close 9th street between library and senior center and between city/county and memorial hall landscape and walking
- ▶ Close 9th street and connect the campus and make everyone go around safer for walking and working with other department

**Do you prefer native low input landscapes or more formal gardens/landscape?**

- ▶ Little of both but more low native incorporate water
- ▶ Native
- ▶ Native, low input
- ▶ Water usage will be an issue down the road native plants and grasses
- ▶ Low input, agree
- ▶ Formal gardens
- ▶ A formal garden that can be a walk around spot for community
- ▶ Native low maintenance
- ▶ Low unput, easy maintenance, native plants
- ▶ Formal landscape
- ▶ Hardy and lower maintenance
- ▶ More of both
- ▶ Some of bot one or two
- ▶ Native low input landscape
- ▶ Natural is good but needs to be maintenance
- ▶ Formal gardens, looks professional
- ▶ Little as possible, it cost a lot of labor and water if you get too carried away
- ▶ Native but low, maintenance, wisely planned, native design
- ▶ Native plants, please! Showcase the local beauty only found on the prairie
- ▶ Native and low water
- ▶ Native and more environmental friendly
- ▶ Native low unput is better right?
- ▶ Native low input landscape, this is easier on water consumption
- ▶ Native plants are the way to go
- ▶ A mix-mostly low maintenance but a few formal plantings
- ▶ Native landscapes
- ▶ - Native perennials only rain fed



### Should education or community garden be incorporated into the planning area? (rain gardens, bioswales, urban orchard, native prairie habitat, etc.)

- ▶ Sunken gardens and functions
- ▶ Rain garden community garden now has a problem with homeless population helping themselves to produce
- ▶ I think around memorial hall would be interesting
- ▶ Educational – maybe gardens – no
- ▶ Does the food bank have a community garden? Possible expansion
- ▶ Campus is not a great location for a community garden
- ▶ No
- ▶ No that should be with parks
- ▶ What is wrong with the hungry eating?
- ▶ Native prairie, rain gardens
- ▶ Yes please
- ▶ Into it! (yes)
- ▶ Yes, a space with large hardwood trees for shade. A community orchard would also work as well
- ▶ Environmental and food education is a vital part of healthy communities and young children thing big, start small
- ▶ Not necessary the park features are enough

## Architecture and Built Form:

### What City/County entities should be located in close proximity for efficiencies? What departments/entities should not share a space?

- ▶ It is helpful for community members that most city/county services are in one building
- ▶ Health department, emergency management, Salina police department, Salina fire department, municipal court. All one public safety/responding agency
- ▶ Public admin areas should not share space with courts and/or prisoner transport
- ▶ C.T.
- ▶ Together any like services, parks/rec, water, roads, justice
- ▶ Health department, emergency management, community correction, neighborhood services
- ▶ Courts, community corrections, event services, state parole, municipal center
- ▶ County: tag/treasurer/appraiser/clerk. Court/attorney/low enforcement. HR/Admin
- ▶ Justice department
- ▶ City/county services
- ▶ Court services, community connections, district court, district court clerk, county attorney, security, should all be house in the same building
- ▶ Court, community corrections
- ▶ Courts, community corrections, municipal court

- ▶ Parole
- ▶ Close, administrative, CT, development services
- ▶ Separate, courts community corrections, health
- ▶ Courts and community corrections should not be with other admin services
- ▶ Clerk, treasurer, register of deeds, GIS mapping, appraiser, a lot of the time city engineering, and city planning
- ▶ Generally want similar/related services together to avoid having to walk all over to get business close

### What (if any) buildings are sacred?

- ▶ City/county building and library should be preserved
- ▶ Memorial hall should be repurposed
- ▶ Memorial hall, city/county building, public library, repurposed
- ▶ City/county library space works well, improvements in the open space between the buildings would be good
- ▶ Old Court House, senior center should be preserved
- ▶ Memorial hall, service center
- ▶ Old court house is an historical building. Also the old memorial hall
- ▶ Library should be preserved functions well in good shape
- ▶ Memorial hall senior center
- ▶ Library, memorial hall, senior center
- ▶ Memorial hall
- ▶ Memorial hall, senior center
- ▶ Repurpose memorial hall with façade preserved
- ▶ Historical sites memorial hall, senior center, city/county building
- ▶ None
- ▶ Old court house, memorial hall
- ▶ Memorial hall need to be saved in its entirety. Why not use it as a re use recycling center with
- ▶ Memorial hall (repurpose)
- ▶ Smoky Hill Museum Building (out of planning area)

### Are there opportunities for rehab buildings or lands to be acquired for new development within the planning area?

- ▶ More attractive corner in the city/county center
- ▶ The health department is very unattractive space
- ▶ Close north 7th street east of city/county building
- ▶ Pocket park by old jail
- ▶ Rehab memorial hall
- ▶ Old jail, memorial hall (have something with revenue take that space on weekends after hours)
- ▶ Rehab old jail, memorial hall
- ▶ Old jail, memorial hall
- ▶ Memorial hall to justice center, old jail to community center
- ▶ Old jail, health department
- ▶ Rehab, memorial hall. New development, chamber site
- ▶ SheriOs old oOice area transferred to the police department

- ▶ No need to acquire property except for R of W
- ▶ Memorial hall – rehab
- ▶ No new property at all plenty of excess county jail

### Should any city/county properties be sold or demolished (and rebuilt) within the planning area?

- ▶ Old jail not worth saving
- ▶ Health department building should have been demolished a long time ago
- ▶ Jail should be sold and money repurposed towards developing closer to the core downtown
- ▶ Health department should be torn down and rebuilt
- ▶ Health department
- ▶ Health department and connecting building
- ▶ The “island”
- ▶ Rehab or tear down jail and health department buildings. End of useful life
- ▶ Old health department – sell or demolish new health building
- ▶ Old jail demolish
- ▶ Demolish old jail, rebuild for city/county departments
- ▶ Police department needs to be replaced or moved
- ▶ Old jail. Rebuild city/county building, health department, police department
- ▶ Do not renew lease
- ▶ Health department and island demo
- ▶ Jail, and health department
- ▶ Old jail
- ▶ Refurbish – keep outside integrity, build within building
- ▶ New health department must be in planning area
- ▶ Old jail
- ▶ Health department – close business. Old jail – open space for apartments or other development
- ▶ Island – use for parking for memorial hall
- ▶ Old jail
- ▶ Sell memorial hall to private investors who will save it and use as a recycling re use it center
- ▶ Demolish old jail and memorial hall and annex
- ▶ Jail
- ▶ Health department is moldy and walks
- ▶ Maybe old jail and health department
- ▶ Jail should have been decided before building new but it should go because its not adaptable. Also, the old detention center
- ▶ Old jail should be demolished. Need new police building, health department
- ▶ Keep memorial hall! It has eco development tourism significance known intentionally.
- ▶ Historical
- ▶ Vacate old juvenile building and old jail health department, demolish

**What technologies should be incorporated into the building?**

- ▶ RFID, entry security
- ▶ Security for staff, elected officials and the public
- ▶ Better ADA access especially city/county building
- ▶ Dedicated dark fiber, IT access closets
- ▶ Access control, better wifi-old buildings cause unreliable connections
- ▶ All meeting space set up for in person/virtual meetings
- ▶ Wifi, access control
- ▶ Wifi (public + private) security amenities (lunch area)
- ▶ Access control
- ▶ Wifi, wayfinding, taxi, public transportation access, handicapped access
- ▶ Security, natural lighting, wifi, wayfinding
- ▶ Wi-fi, tele-consult
- ▶ Security/freight elevator, loading dock
- ▶ Security for all
- ▶ Security for public staff
- ▶ Solar

**Think about areas that you like to walk around (could be anywhere!). What makes the buildings/facades enjoyable to walk by?**

- ▶ I like walking by buildings that have a sense of scale
- ▶ Interesting architectural elements, art deco, Spanish revival like older structures
- ▶ Large windows are a good aesthetic outside and inside
- ▶ Downtown architecture, open spaces with activities open spaces/nature
- ▶ Open spaces/nature
- ▶ Architecture and open/green spaces
- ▶ Shade
- ▶ Quality architect and aesthetics
- ▶ Shade, sidewalk conditions, nature/separation from traffic
- ▶ The buildings and bridge on Santa Fe look like a wall and give it a “sense of place”
- ▶ Chairs and tables outside
- ▶ Shade, flowers, sitting area
- ▶ Well maintained, no litter, clean
- ▶ Memorial hall – architecture is interesting
- ▶ Shade, good paths, aesthetically pleasing landscape
- ▶ Shade, interesting architecture and design, murals, and colors
- ▶ Shade, senior center trees, landscaping with native species
- ▶ Architecture, landscaping elements
- ▶ Public art, shade
- ▶ Native grasses, flowers
- ▶ Pretty seating areas, winding paths

**Mobility, Connectivity, and Parking:**

**Where is it difficult to walk in the planning area? Where are missing pedestrian connections? Where are ADA issues?**

- ▶ No connections between city/county and any other space in downtown
- ▶ Crosswalks 7th and 9th streets, improved crosswalks on Elm and Ash
- ▶ City/county only one accessible entrance
- ▶ Middle ground between library and city/county building
- ▶ Crosswalks needed
- ▶ Crosswalks between island/police department and city/county building
- ▶ ADA parking and access to city/county building
- ▶ No crosswalks outside major intersection (have almost been hit in the crosswalk twice this week and its Tuesday)
- ▶ Island, city/county office
- ▶ ADA parking city/county and access
- ▶ Many of these building have no ADA access or limited
- ▶ More train tracks out of 4th street – detour around town
- ▶ Transition for sidewalks to parking lot because of stairs
- ▶ City/county building has limited ADA for the public most are taken by employees
- ▶ Bicycle training needed
- ▶ Make north 10th block west of memorial hall and park street north of juvenile detention to tie access together
- ▶ Not in planning area but iron and 7th street feels dangerous to walk and bike

**Where is it difficult to bike in the planning area? Where are missing bicycle connections?**

- ▶ Bikes can’t be on sidewalk downtown but can’t be in the street anywhere else
- ▶ Bike lanes are not as well maintained as they could be
- ▶ Bike lanes needed?
- ▶ Downtown – hazard with wheels on the sidewalks
- ▶ The city/county building there is no biking signage on sidewalks
- ▶ not good bicycle areas anywhere on campus
- ▶ When I was young we biked all over town and watched out for cars, bike lanes are hard to tell out corridors
- ▶ What are the missing vehicular connections within to/from the planning area?
- ▶ Tight parking at senior center
- ▶ Santa Fe running races, sucks to get around
- ▶ Memorial hall parking
- ▶ Limited parking or busy senior center days and municipal court days, the police department has not space for meetings
- ▶ 5th and fieldhouse garage?
- ▶ Limited parking on a day to day and especially during events

- ▶ Where is traffic congested? Are there any high crash locations?
- ▶ None that I am aware of
- ▶ 8th and Ash
- ▶ Intersection of 7th and Iron
- ▶ Not sure stats available?
- ▶ Santa Fe
- ▶ 7th and Ash
- ▶ 7th and Ash
- ▶ Low visibility on 8th and Ash
- ▶ Intersection of Ash and 7th, poor visibility
- ▶ 7th and Ash, Ash and 8th , all should be vacated
- ▶ Iron and 7th
- ▶ 7th and Ash
- ▶ Any street downtown that connects with Ash, 5th, 6th, 7th, 8th, 9th, 10th, etc
- ▶ Iron and 7th

**Where is there enough parking?**

- ▶ Current city/county and library parking
- ▶ Library and city/county
- ▶ Library city/county unless there are masses coming in for jury duty

**Where is there not enough parking?**

- ▶ Library
- ▶ Not enough parking in city/county lots during jury trials
- ▶ Senior center
- ▶ Memorial hall
- ▶ Near zero stair entrances at city/county building
- ▶ Salina police department (front entrance parking lot)
- ▶ Memorial hall, no park
- ▶ Senior center, memorial hall
- ▶ Senior center
- ▶ Police department
- ▶ Senior center, memorial hall, police department
- ▶ City/county building, Salina police department
- ▶ Library, health department, memorial hall, city/county
- ▶ The court house sometimes is too crowded, also the senior center
- ▶ Street parking is enough not more lots
- ▶ Salina doesn't need more parking – we have plenty, we do need more pretty spaces for people to hang out

Economic Development & Vibrancy

What areas of the planning area are primed and ready for development or redevelopment?

- ▶ Memorial hall underutilized arena area and auxiliary spaces health department building
- ▶ Repurpose?
- ▶ Tear down public health building and start over. Tear down island office and create parking area
- ▶ Take old jail down and develop into apartments
- ▶ Old jail
- ▶ We are overparked. I feel like some could be developed as something else
- ▶ Island should be torn down
- ▶ Jail should be redeveloped as multifamily housing
- ▶ Do not renovate health department. It needs to come down 2 or 3 story to replace, valuable real estate
- ▶ Memorial hall, criminal justice center
- ▶ Island not good space tear down
- ▶ Island needs to go bye-bye
- ▶ Old jail and memorial hall
- ▶ Space no longer being utilized to its full potential
- ▶ County jail has been vacated. Existing structure elements are not feasible for remodel, demolish
- ▶ Memorial hall and old jail. Justice center
- ▶ By redeveloping the chamber area you could create a green space open to downtown and the “campus”
- ▶ Health department space and service needs no future spacing available
- ▶ Old jail space needs torn down and re used
- ▶ Both jail and memorial hall
- ▶ Old jail needs to be torn down, old sheriff’s office could still be used as office space
- ▶ Tear old jail down
- ▶ Memorial hall
- ▶ Old jail + police department
- ▶ Health department
- ▶ Memorial hall
- ▶ Jail, memorial hall, health department need to come down
- ▶ Memorial hall needs to be kept
- ▶ Maybe using it as a reuse it as a recycling center
- ▶ Old jail is decrepit, police department is not big enough, juvenile detention center is ugly and detracts from the area, health department old building

Tell us what places in the planning area you consider underutilized resources.

- ▶ Memorial hall
- ▶ Memorial hall, old jail
- ▶ Memorial hall, old jail buildings on east side at 7th street
- ▶ Memorial hall
- ▶ Green space at library/city building
- ▶ Memorial hall/old jail
- ▶ Memorial hall, old jail
- ▶ Space between library – city/county building
- ▶ Memorial hall, mall between the city/county and library
- ▶ Old jail, memorial hall
- ▶ Old jail, and memorial hall
- ▶ Memorial hall, open up ceiling with glass bring light inside
- ▶ Memorial hall, island, old jail
- ▶ Memorial hall rehab into something similar to a larger venue
- ▶ Area between city/county building and library

Mark on the map the places you consider attractions in the planning area.

- ▶ City lights stage and parking area. Green space between city/county building and library
- ▶ City light stage is just not thought through enough
- ▶ Memorial hall – could be utilized for community events city stage
- ▶ City light stage green space between library/city/county building
- ▶ Memorial hall is recognized as an attraction, we need to raise its awareness to keep it and use it better

Where do you consider the center or “heart” of the planning area?

- ▶ Heart of area city/county building government space
- ▶ Memorial hall
- ▶ City/county building is the main hub of city/county government plus district court
- ▶ City/county building
- ▶ City/county building provide a majority of services
- ▶ City/county building
- ▶ Mall between city/county and library
- ▶ City/county building

What attractions, entertainment opportunities, programs, and events would you like to see that do not currently exist in the planning area?

- ▶ Downtown park, memorial hall has huge potential but unsure how county/city can use it
- ▶ Need “one stop shops”

- ▶ Open space for community events
- ▶ Community events that bring the community into area for other than government interaction
- ▶ Open space with family activities “yard games” “shade”
- ▶ Connections to city and county services
- ▶ Make memorial hall a rain out site for outdoor events
- ▶ Bus transits on 9th
- ▶ More street fairs, community yard spaces – especially all the apartments downtown
- ▶ Larger scale public art installations
- ▶ Venue between stiefel and the Tony’s event center could memorial hall be this place?
- ▶ Gas station would be handy
- ▶ Working artist studios for local artists
- ▶ Green or shaded entertainment venue

Option 1: “City Hall”

- ▶ With water problems within Kansas do we really need more splash pads?
- ▶ Save for boys and girls club
- ▶ Closing 9th street is not a good idea
- ▶ Why not use existing building (unoccupied) for extra city offices. The library is excellent where it is
- ▶ This makes most sense of these pictures – these functions go together with courts out of city/county building. No need to take over the library
- ▶ Police and courts move to new jail or old jail
- ▶ Closing 9th is a really bad idea
- ▶ Residential space or if green
- ▶ No private redevelopment of already public buildings
- ▶ East Ash is the best we have of a walking street, it is the natural barrier to the other parts of downtown

“Parking STUDY”

- ▶ This will be a mess – switching to a 2 way is an accident waiting to happen



Option 2: “7th Street Avenue Art District”

- ▶ Leave the library where it is
- ▶ Health department to Salina Family Health Care
- ▶ Library and city should stay put
- ▶ Happy with library where it is now
- ▶ Like the library in a historical building like memorial hall
- ▶ Makes no sense to move city/county from one building same size to another, move admin courts to memorial hall
- ▶ Where’s the police
- ▶ Move admin to memorial hall for city admin
- ▶ The city/county building has all within one building – which is good, saves extra running around
- ▶ Affordable artists studios – short term and long term, mixed use with satellite PD
- ▶ Rooftop green space gardens on everything

Option 3: “Art Campus”

- ▶ Don’t move library, put courts/police department close to each other
- ▶ Lets not move library – it’s a perfect building for library
- ▶ No please do not move library
- ▶ Library moving could be a good idea
- ▶ This one gets my vote
- ▶ Putting library into a historical building could be so inviting
- ▶ I like how connected it all is
- ▶ Do you think in 20 years that people will not like the improvements? Then they will want another remake. Is it that important? I don’t think so
- ▶ -Save for boys and girls club in our community

Virtual Public Open House

Architecture and Built Form:

What (if any) buildings are sacred?

- ▶ Great old building leave it along
- ▶ This building was built to honor the military veterans and should be preserved. No so called art added to it.

Are there opportunities for rehab buildings or lands to be acquired for new development within the planning area?

- ▶ New PD, juvenile detention, court houses on this demolished site and build now.
- ▶ Demolished and give back for residential housing
- ▶ One of the older buildings with character

- ▶ This building should be demolished
- ▶ Turn the grass area between the library and city/county buildings into parking. There is not enough parking during oOice hours.
- ▶ Transform this site to all city and county services with no courts.

Should any City/County properties be sold or demolished (and rebuilt) within the planning area?

- ▶ Demolish and build new PD, juvenile detention and courts

Think about areas that you like to walk around (could be anywhere!). What makes the buildings/facades enjoyable to walk by?

- ▶ Old style architecture that we destroyed over the last 75 years.

Open Space and Programming:

Should new parks or public spaces be developed in the planning area? If so, where?

- ▶ We don’t need another park

What should make it more enjoyable or comfortable to walk or bike in the planning area?

- ▶ Less crime!

What are desired uses for the public open spaces within the planning area (Public art, Active/Passive green spaces, Performance Space, etc.).

- ▶ No more money wasted on art

Placemaking and Aesthetics:

Do you prefer native low impact landscape or more formal gardens/ landscape?

- ▶ Native, no need for a formal garden.

Where do you feel like you’ve arrived at the government campus? Are there any places in the planning area that should have a gateway welcoming people to the government campus?

- ▶ Entrance, no gateway needed.

Should educational or community gardens be incorporated into the planning area? (rain gardens, bioswales, urban orchard, native prairie habitat, etc.)

- ▶ No garden needed in the planning area.

Mobility, Connectivity, and Parking:

What are the missing vehicular connections within or to/from the planning area?

- ▶ Turn this area into parking

Where is tra1ic congested? Are there any high crash locations?

- ▶ 7th & Ash, 7th & Iron - Street Parking makes dangerous intersections. You have to be in intersection to see oncoming tra0ic and even worse when pedestrians are trying to cross. Lights need to be re-installed or parking rethought out

Initial Ideas:

7th Street Art Complex

- ▶ Do NOT close 7th street for art district! Way to much money in this town wasted on art.

## Second Charrette/Workshop

October 7, 2024

### NAMES

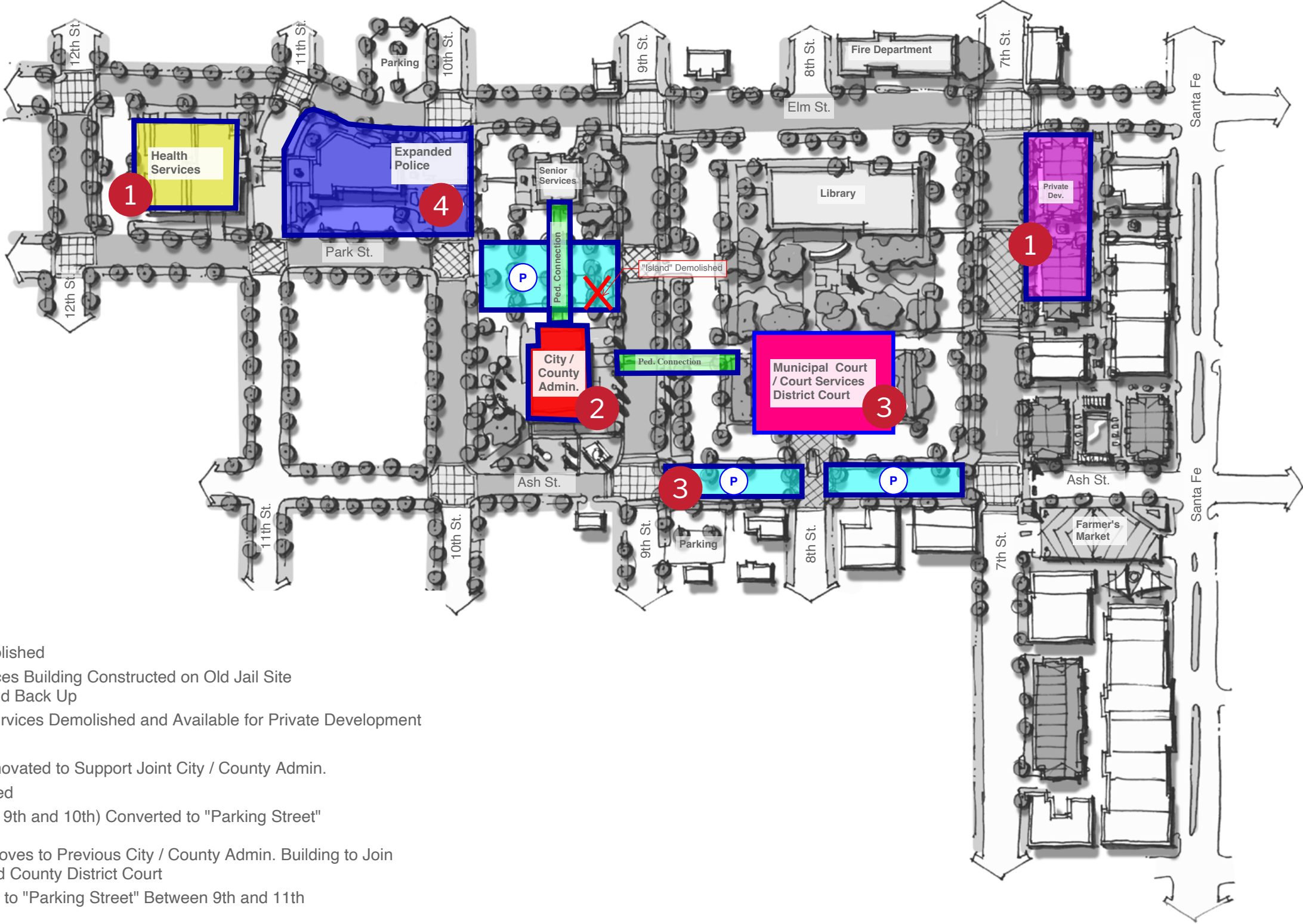
Shaun Hennessee



## SIGN-IN - 10/7/24

1. Shaun Hennessee
2. Michelle Collam Community Corrections
3. Kevin Emerson Cart Services
4. Hannah Bett - Saline County
5. Phil Smith-Hanes - SA Co.
6. Jamie R Dose - SA CO
7. Joe Hay County CHAIRMAN
8. Rodger SPARKS
9. Troy Reine
10. Scott Gardner
11. Debbie Pack, COS Finance
12. Brett Lamon P&R
13. Robert Vidricksen Saline County
14. Mike Hoppack - City Commission
15. Jerry Ivey - City Commission
16. Leslie Bishop - Salina Downtown Inc
17. Brenda Stoss City of Salina





Possible Sequencing

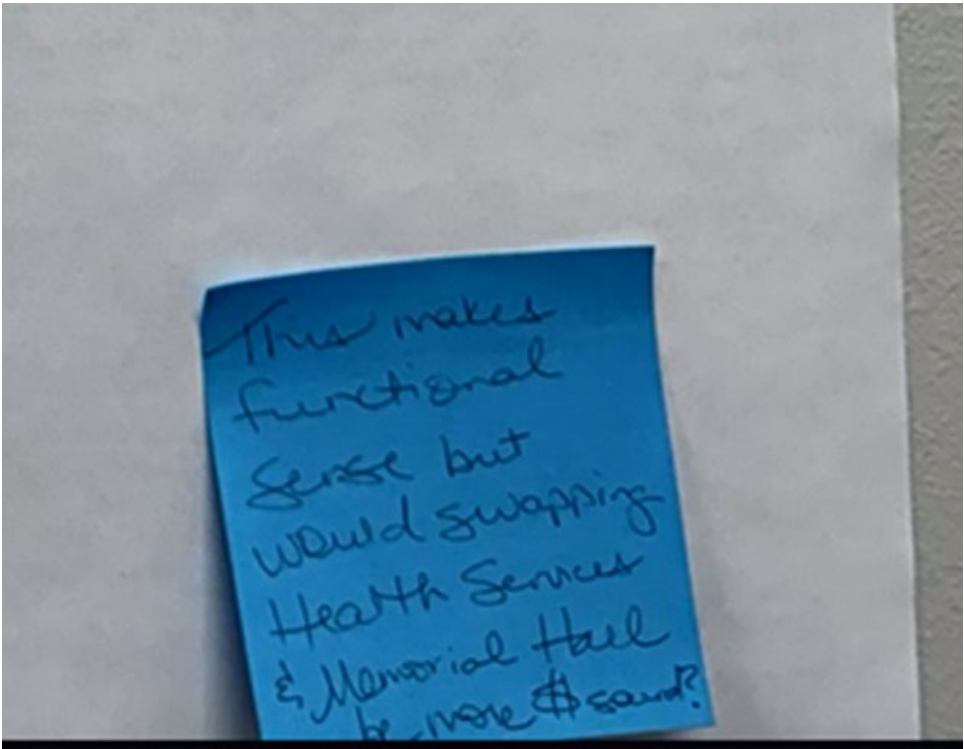
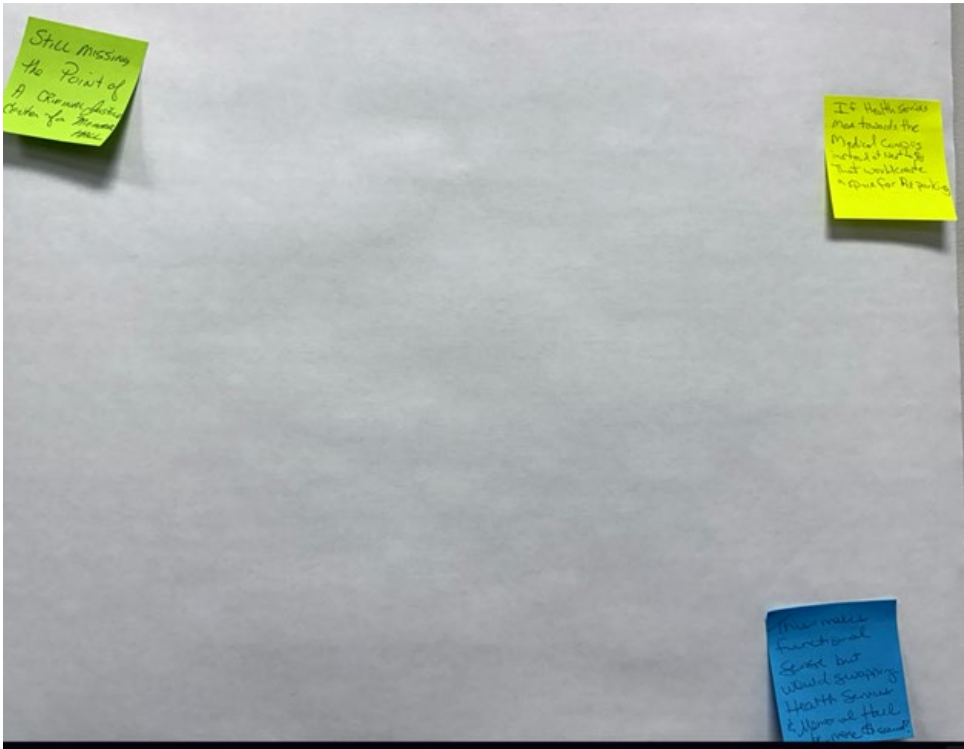
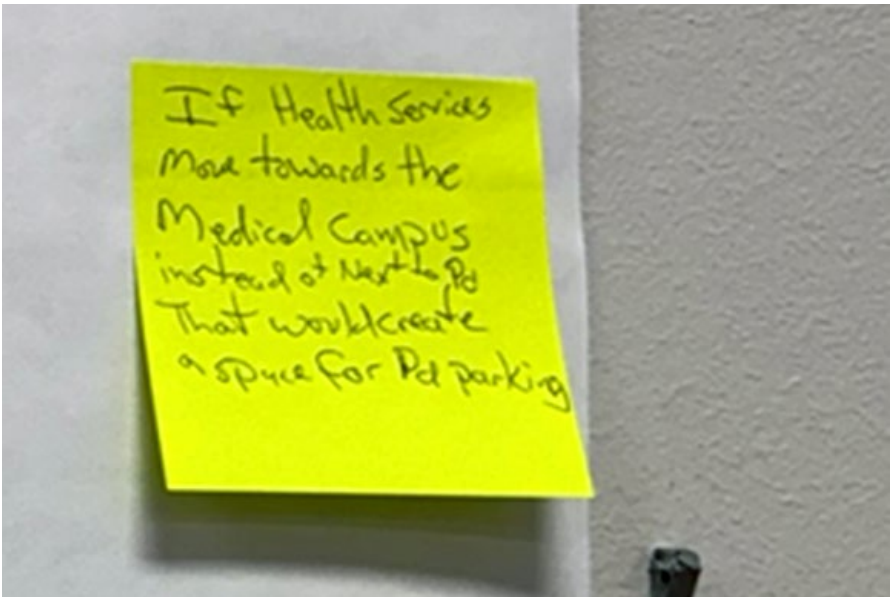
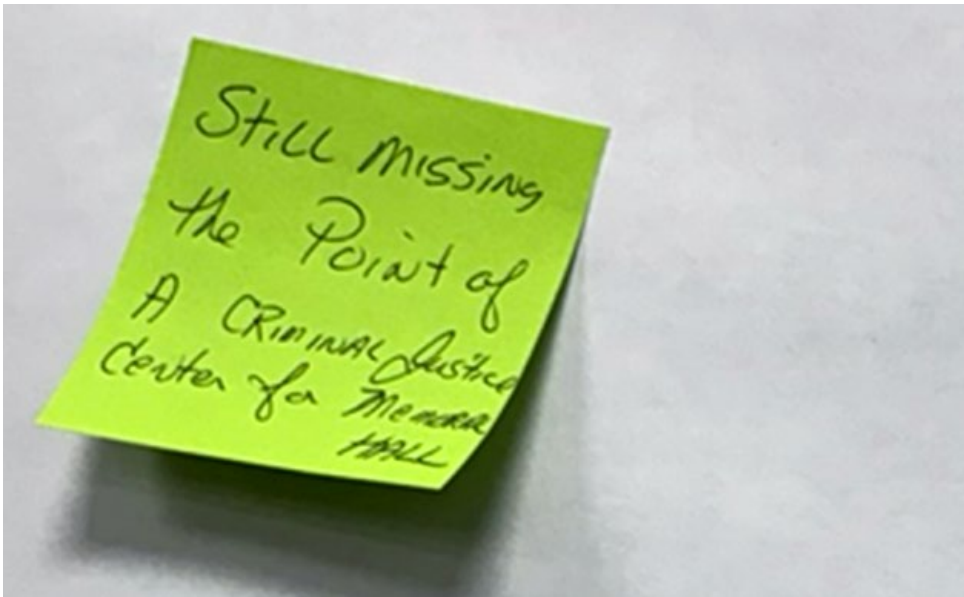
- 1. Health Services
  - 1.1 - Existing Jail Demolished
  - 1.2 - New Health Services Building Constructed on Old Jail Site
  - 1.3 - 11th Street Opened Back Up
  - 1.4 - Existing Health Services Demolished and Available for Private Development
- 2. City / County Admin.
  - 2.1 - Memorial Hall Renovated to Support Joint City / County Admin.
  - 2.2 - "Island" Demolished
  - 2.3 - Park St. (Between 9th and 10th) Converted to "Parking Street"
- 3. Courts
  - 3.1 - Municipal Court Moves to Previous City / County Admin. Building to Join Court Services and County District Court
  - 3.2 - Ash St. Converted to "Parking Street" Between 9th and 11th
- 4. Police
  - 4.1 Police Expansion Occurs in Previously Occupied Municipal Court

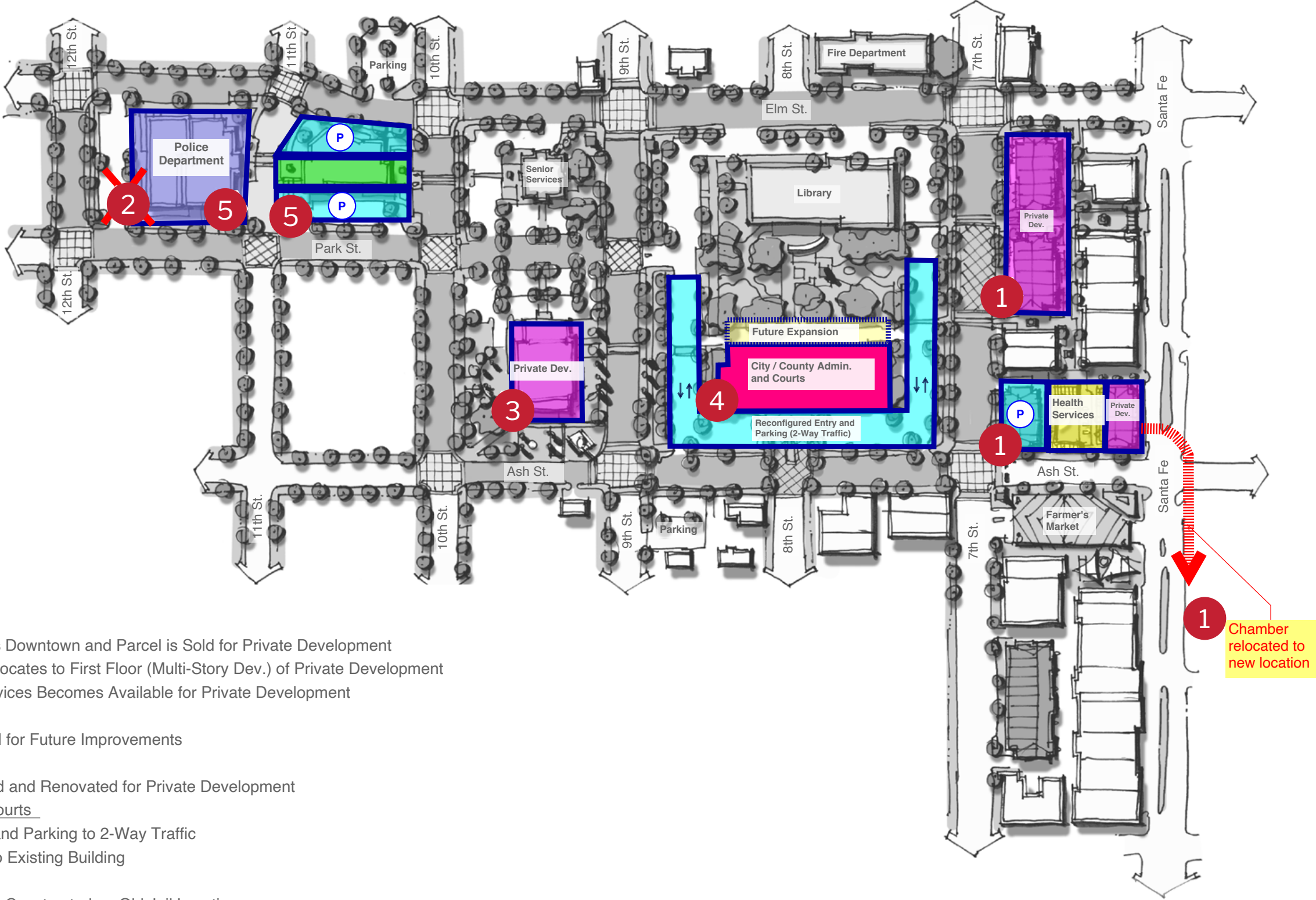


# What are your thoughts?

(place sticky notes below)

Lorem ipsum





**Possible Sequencing**

1. Health Services

- 1.1 - Chamber Relocates Downtown and Parcel is Sold for Private Development
- 1.2 - Health Services Relocates to First Floor (Multi-Story Dev.) of Private Development
- 1.3 - Existing Health Services Becomes Available for Private Development

2. Old Jail

- 2.1 - Old Jail Demolished for Future Improvements

3. Memorial Hall

- 3.1 Memorial Hall Leased and Renovated for Private Development

4. City / County Admin. & Courts

- 4.1 - Reconfigure Entry and Parking to 2-Way Traffic
- 4.2 - Future Expansion to Existing Building

5. Police

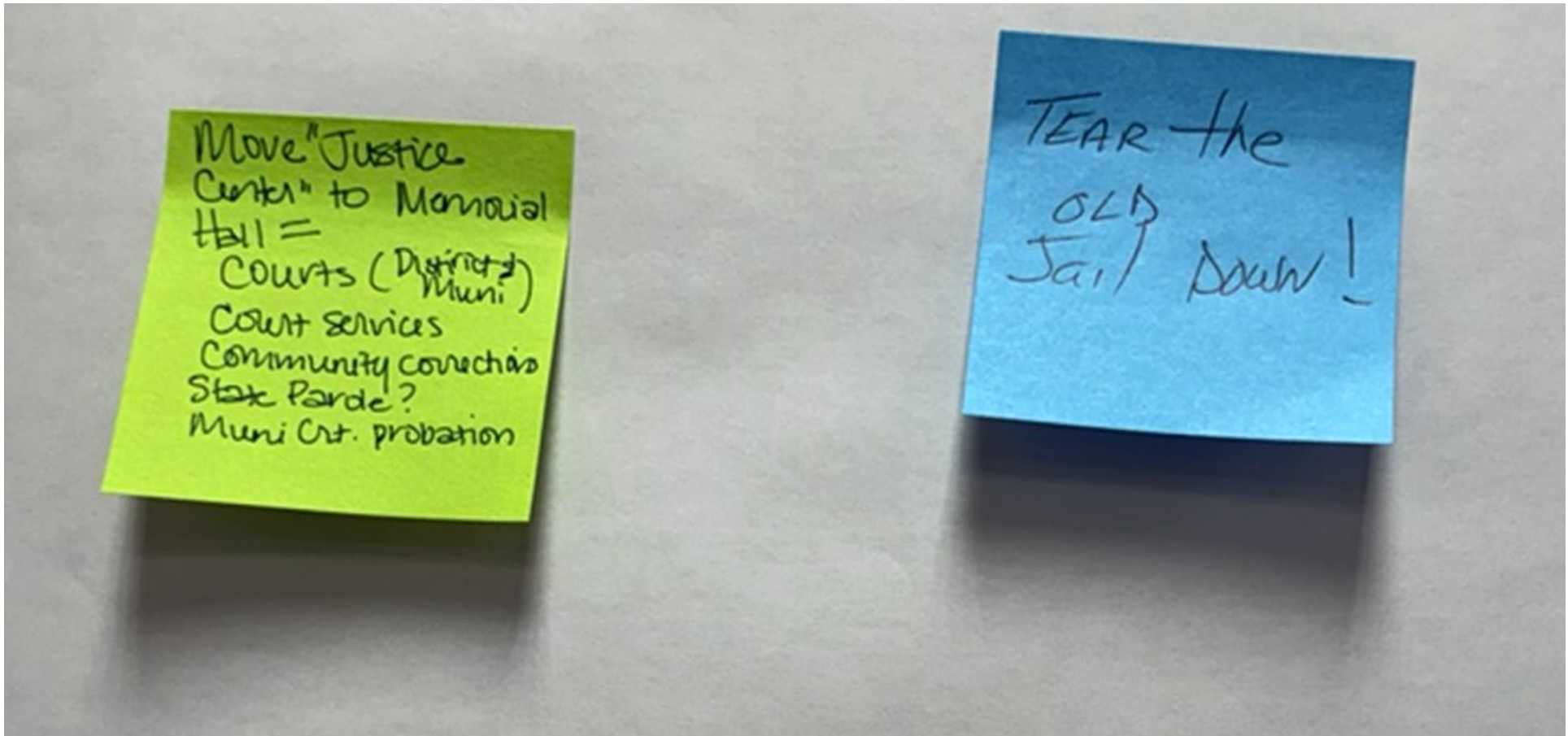
- 5.1 - New Police Building Constructed on Old Jail Location
- 5.2 - Existing Police Demolished and Transformed into Parking and Park Spine



# What are your thoughts?

(place sticky notes below)

Lorem ipsum





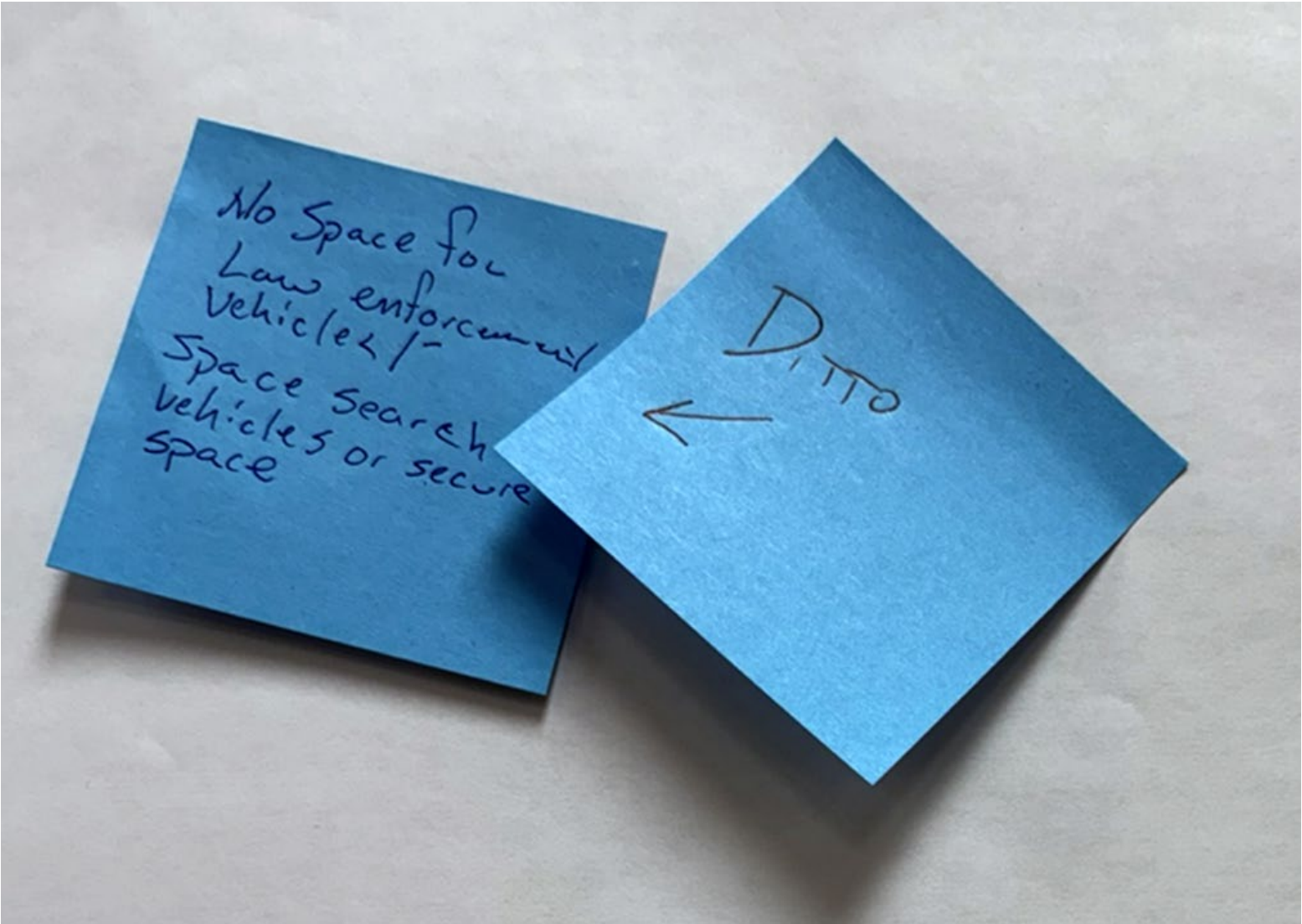


- 1.1 - Memorial Hall Renovated for Relocation of Health Services
- 1.2 - "Island" Demolished
- 1.3 - Park St. (Between 9th and 10) Converted to "Parking Street"
- 1.4 - Existing Health Services Becomes Available for Private Development
- County Admin. & Municipal Courts
  - 2.1 - Old Jail Demolished for New County Admin. and County Courts Building
- Police
  - 3.1 Police Relocated to Renovated City / County Admin. in new City Hall
- Civic Plaza
  - 4.1 Current Police Department Demolished and Transformed into Civic Plaza

# What are your thoughts?

(place sticky notes below)

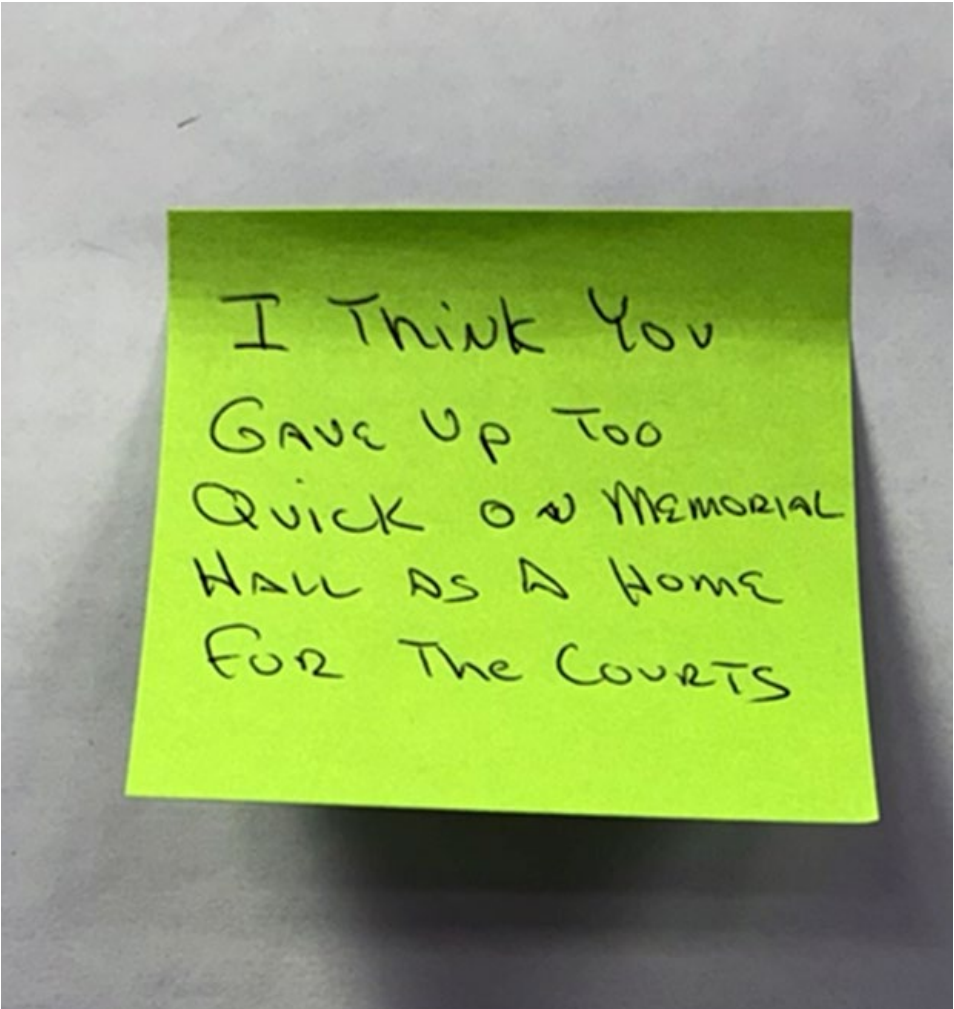
Lorem ipsum



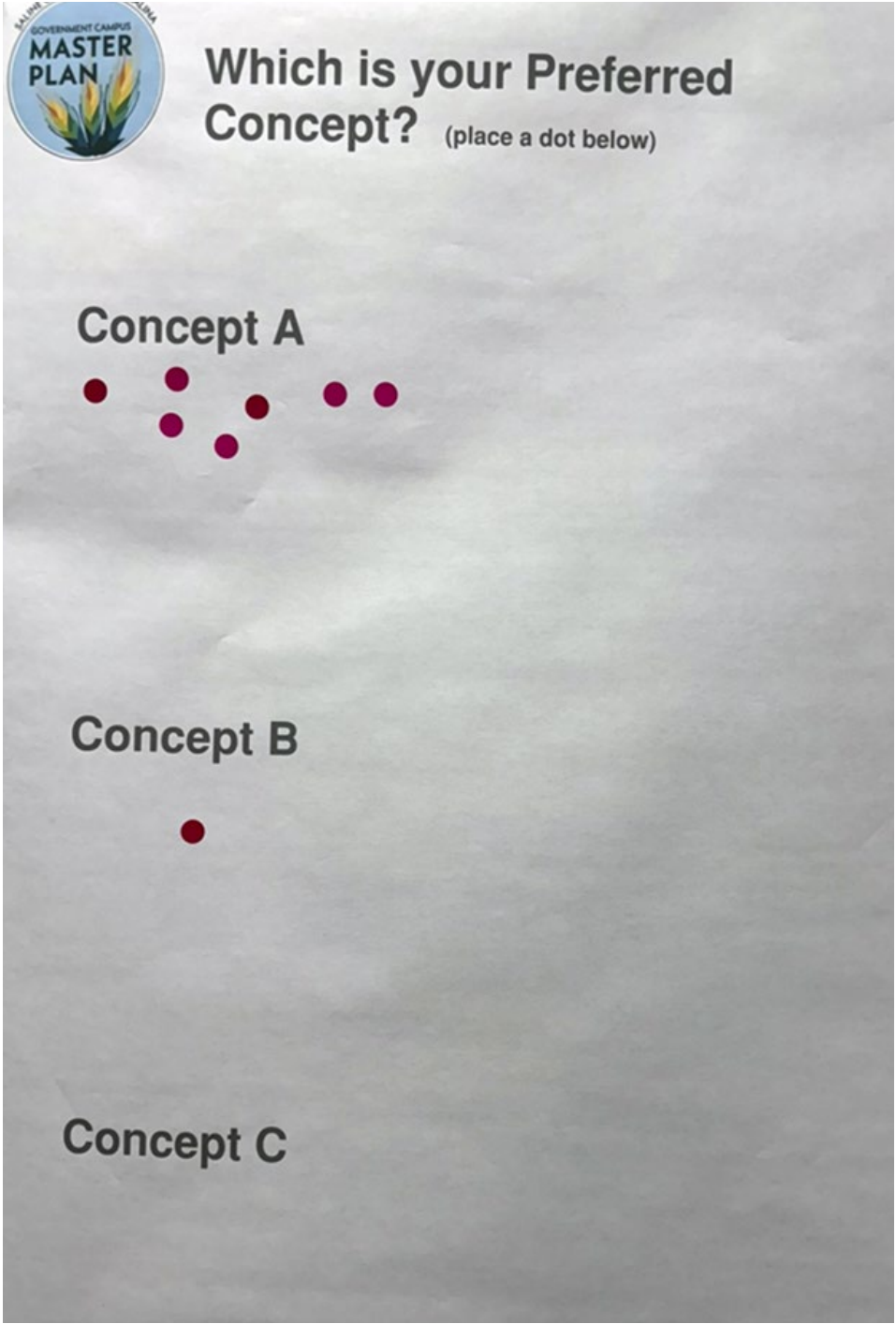




**What did we miss?**  
(place sticky notes below)



**Which is your preferred concept?**  
(place a dot below)





# Memorial Hall Market Analysis

Saline County / Salina Downtown Governmental Campus  
20-Year Master Plan

## Introduction

As part of the master planning process for the governmental campus several sites have been identified as potential excess or underutilized assets available for private development. Guided by local government officials and using stakeholder input, the old jail site and the health department were identified as potential future private redevelopment opportunities. The consultant considered reuse of these sites as a way to deliver new revenue streams and deliver public benefits. A third building, Memorial Hall, was studied to understand creative adaptive reuse options and as well as the market available for those uses in Salina. This section summarizes reuse options for Memorial Hall, analyzes the market for redevelopment of the jail and health department sites, describes these sites and their zoning context, provides a financial analysis of the old jail and health department sites, and discusses creative project delivery and financing options for funding redevelopment.

## Memorial Hall Market Analysis

### About Memorial Hall

Memorial Hall has been a landmark in Salina for over 100 years. Constructed in 1922 with a seating capacity of over 3,000 attendees, Memorial Hall has served as a concert and event venue to many residents and visitors over the years. Though historic, Memorial Hall is not registered with the Kansas State Historic Preservation Office nor the National Register of Historic Places. The building, however, is eligible to apply to be listed in the National Register of Historic Places, becoming a Certified Historic Structure, which is the first step to accessing valuable tax credits that can support redevelopment of the building. Today Memorial Hall is owned by the City of Salina and serves as a storage and maintenance facility for other government buildings.

When reimagining more engaging uses of Memorial Hall, it is critical to consider the current and future needs of the City of Salina and Saline County. In the following sections we consider adaptive reuse ideas for Memorial Hall, assessing the local market each proposed use.

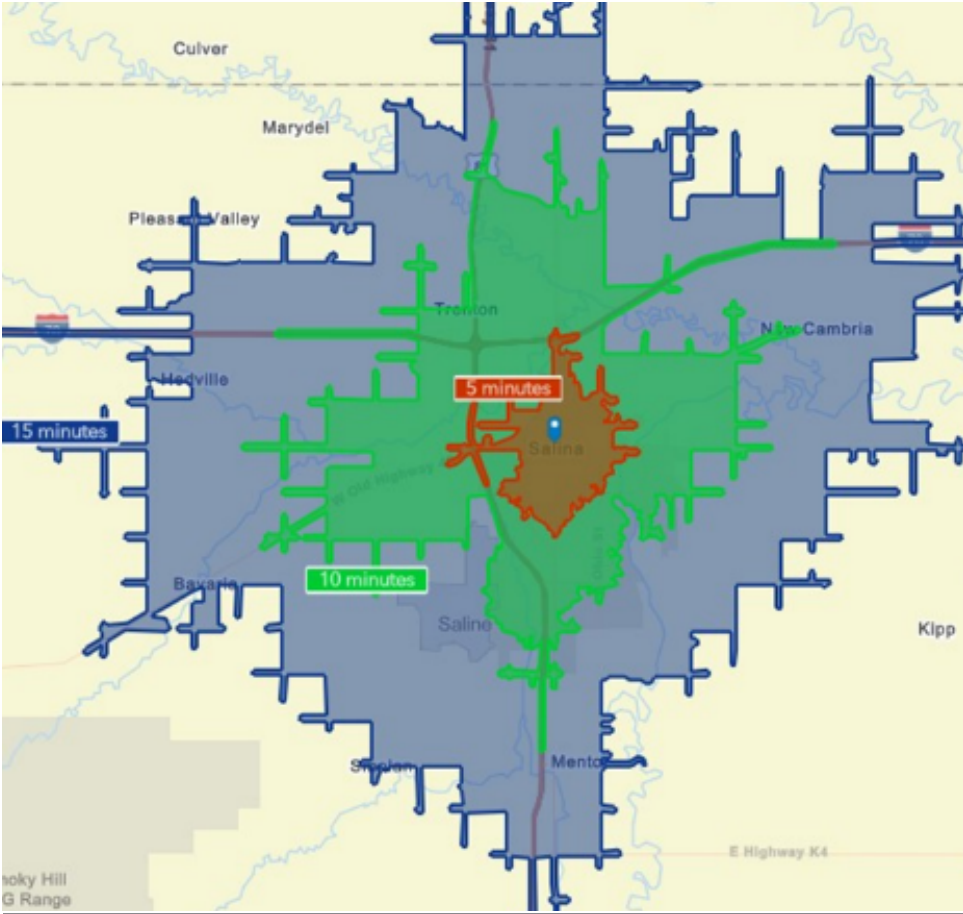


Figure 1: Travel Time Buffer From Memorial Hall

### Market Demographics

Memorial Hall is situated within the City of Salina near the governmental campus of the City of Salina and Saline County. Within a 15-minute drive from Memorial Hall live 50,364 people, roughly the entire population of the City. There are 20,917 households within that same buffer zone with a median household income of \$60,140. From an adaptive reuse perspective, Memorial Hall is ideally situated within the metropolitan area, next to the downtown core and entertainment district on Santa Fe Avenue, with a population that can bring disposable income and spending power to recreational, entertainment, or other uses at the building. Figure 1 displays a five (red), ten (green), and 15-minute travel time buffer around Memorial Hall and Table 1 offers basic demographics within those geographies..

Table 1			
Demographics			
	5 Minutes	10 Minutes	15 Minutes
Population	17,713	41,902	50,364
Households	7,241	17,646	20,917
Median HH Income	\$42,694	\$56,743	\$60,140

### Potential Adaptive Reuse Options

Consultants first examined how owners and operators at a national, regional, and local level have repurposed former theaters, halls, cinemas, and event venues, then proposed redevelopment. Leveraging these precedents and knowledge of growing entertainment establishments, the consulting team generated ideas for Memorial Hall that would leverage its unique structural elements, location, and architectural character. Lastly the team determined the existing supply of the proposed use in the Salina market, analyzing venue size, required attendance, and revenue to assess potential success. Initial analysis included reusing Memorial Hall for:

- ▶ Creative office space
- ▶ Indoor market, including a food hall and pop-up retail
- ▶ Event venue, including celebration/wedding space, concert venue, and conference center
- ▶ Family entertainment venue
- ▶ Athletic venue

Market research, including conversations with civic and business leaders who operate peer facilities, was conducted to determine the potential viability of uses in Memorial Hall. After this process, two uses were determined to be infeasible, 1) indoor market, food hall and pop-up retail; and 2) family entertainment venue.

An indoor market and food hall was deemed unlikely to succeed as Salina is saturated with restaurants, many of which are located along the nearby dining and shopping corridor on Santa Fe Avenue. Furthermore, this concept is new to the market and untested, which creates risk that it might fail to generate sufficient demand to support the capital investments needed.

A family entertainment center lacks required market demand because the city already hosts two similar facilities, The Alley and The District. These venues provide numerous child and family entertainment opportunities, as well as food and beverage options. The size and success of these existing facilities, coupled with the lack of parking at Memorial Hall, create challenges to attracting customers to another center in the historic subject site.



Uses with Potential Market Demand

Co-working Space

Through discussions with a competing facility, there appears to be demand for additional co-working space in the market. Mary Landes is the executive director of the Salina Innovation Foundation, the nonprofit organization which runs the Temple, the former Masonic Temple, which houses 27 co-working tenants. Each tenant leases space monthly at a competitive rate. Director Landes indicates that there is more demand for leased space in her building, but it is presently non-American with Disabilities Act (ADA) compliant, and therefore not available.

Further analysis into co-working space indicates that there is a strong desire to provide professional office and business space in close proximity to Santa Fe Avenue. Salina businesses desire professional, well maintained, and amenitized space that is close to retail and restaurant activity. With a STAR Bond District spanning much of Santa Fe Avenue, retail and restaurant establishments, rather than office spaces, have been encouraged to concentrate along the corridor. Memorial Hall’s proximity to dining and amenities on Santa Fe, may make office space a successful use close by.

Celebration/Wedding Event Venue

Reuse of portions of Memorial Hall into a celebration or wedding event venue may be viable, based on discussions with current market players. Interviews with Mary Landes indicated that though wedding bookings and revenue were down in 2024 at the Temple, 2025 is expected to be a successful year, with 12 bookings already scheduled. Ms. Landes indicated that a planned historic renovation of the facility will bring full ADA compliance to the entire facility, thus increasing rental space for weddings and large events. Interviews with wedding planners further supported the available market for additional wedding spaces and celebration spaces, such as hosting school functions like homecoming dances and proms.

Corporate Gatherings/Conferences

There is a market in Salina for affordable and professional corporate gathering space and conference space to support the business community. Presently many of the corporate gathering spaces exist in hotel banquet rooms or in large meeting spaces like the Tony’s Pizza Event Center. These spaces provide many amenities to business seeking gathering space but come at a high rental cost. This gap in the market has been filled by the Salina Chamber of Commerce, for its members, within their Annex conference facility. The Chamber, however, intends to relocate their headquarters in the future, which will eliminate access to this facility. This large room, approximately 1,500 square feet (30 x 50 feet), is available to members for \$200 for half a day and \$400 for a full day, and has tables and seating, as well as full audio/visual technology to accommodate numerous business functions. Similar facilities at hotels charge \$500-800 or at banquet

facilities are \$625-\$2,000. After consideration of existing space and market conditions, Memorial Hall may meet the needs of corporate gathering and conference space that is medium sized, provided that it is professionally fit out and amenitized.

Uses with Potential Market Demand  
Requiring Further Study

Concert Hall

To better understand the concert hall market in the Salina area, consultants studied existing facilities such as the Tony’s Pizza Event Center as well as the Stiefel Theatre. Interviews with Stiefel’s Operations Director, April Decker, provided critical insight into the entertainment sphere of concerts and performances. The Stiefel Theater is operated by a nonprofit and managed by a professional staff that hosts 35-40 performances a year. The Stiefel is largely a regional draw, attracting 60-70% from Central Kansas within 150 miles and an hour and a half drive, and the remaining 20-30% percent from out of state. Ticket sales have remained consistent with the theater generating a profit in most years. In down years, such as during the COVID pandemic, the Stiefel relies on its endowment to fund expenses. The Stiefel Theatre seats approximately 1,300 concert goers and the Tony’s Pizza Event Center seats 6,500. Both venues host national touring acts. Memorial Hall, conversely, could offer a smaller alternative for local and regional artists whose average ticket prices are lower and attract attendance of 300-400 concert goers

Sports Entertainment Facility

Youth sports are one of the fastest growing segments within the recreation industry. As such, Memorial Hall was considered as an indoor venue for athletic practices, training, and tournaments. Salina Fieldhouse, the marquee indoor sporting facility for the City of Salina, is the largest competitor within this space. Interviews with the facility’s director indicate that the Fieldhouse is a draw for locals, regional, and out-of-state participants alike. From 2022 to 2023 the facility saw an increase in nearly 27,000 users, with anticipation for further growth in 2024. As the desire for new sporting events increases, the Fieldhouse has adapted to changing desires for sports activities. That said, one significant gap in their infrastructure is sporting events which require an enclosed space, such as indoor soccer. The Fieldhouse is not equipped to accommodate this need. Creating a facility that can house these sports and tournaments, as well as other celebrations and recreation activities such as dances, birthday parties, and archery is likely to benefit from pent-up demand.

Table 2: Salina Fielhouse Attendance

Attendance		
Participation (annual)	90,960	117,338
Participation (monthly)	7,580	9,778
Tournaments/Events	25	35
Total Participants/Spectators	19,517	26,926
Tournament Team	364	528
Out-of-town Teams	262	415
Out-of-town Participants/Spectators	13,973	21,272

Memorial Hall Reuse Conclusions

Beyond identifying potential uses with some degree of market demand, the successful adaptive reuse of Memorial Hall will require a thoughtful strategy related to curating a mix of uses, governance and operating structure, and physical requirements within and outside the facility. Several key considerations are discussed below.

Multi-Purpose Center

Given the smaller scale of the Salina market, most of the facilities profiled in the market analysis have programmed numerous uses to provide diverse revenue streams. The Temple, for example, provides co-working spaces, as well as celebration and banquet facilities. This diversification allows the facility to capture multiple revenue streams and customer bases. Additionally, multiple uses allow large buildings to occupy a multitude of spaces and bring life into the facility at varied times of day.

Critical to the success of a Multi-purpose Center is the selection of programs, activities, and tenants that are complementary. For example, offering coworking conference spaces by day and celebration events and smaller-scale concerts in the evening complement one another. An indoor turf field built for sports tournaments, conversely, would conflict with most other demanded uses, requiring sports activity to fully fund the facility’s operation.

Nonprofit Governance

The Stiefel Theatre and Temple Event Space both operate as nonprofits. This structure allows the organizations to fundraise to support the operations, programming, and maintenance of their buildings. Additionally, nonprofit status allows these buildings to pursue grants and other funding sources unavailable to traditional for-profit businesses, as well as eliminating property taxes. While a tax exemption will benefit the operation, it will not support municipal revenue generation.








Parking

Peer event spaces in Salina all have dedicated parking spaces to accommodate customer demand during operating hours. To ensure the future success of an operator for Memorial Hall, adequate, dedicated parking needs to be provided in close proximity to the building. Sharing space with the government campus across 9th Street could be an option in the evening. Another option to provide more space would be to demolish the Island and add more spaces to the existing parking lot.

Accessibility

Many older buildings face accessibility challenges for people using wheelchairs or facing other accessibility barriers. To ensure that all who desire to use the building have access to usable space, and to ensure the programmability and rental income of potential users, Memorial Hall needs to be renovated to meet the standards of the Americans with Disability Act (ADA).

Table 3: Market Analysis Conclusions

Market Analysis Conclusions			
Potential Reuse Concept	Demanded in Salina	Local Competition	Notes
Co-working space		Temple	Must be cutting edge and professional with amenities.
Indoor Market, Food Hall, and Pop-up Retail		N/A	Concept untested in market. Desire by community to locate restaurants and other sales tax generating uses on Santa Fe Avenue.
Celebration/Wedding		Temple	Concept supported a venues throughout Salina. ADA accessibility a critical component of full usage.
Concert Hall		Stiefel; Theater Salina	Offer intimate 300–400 seat music hall.
Corporate Gatherings / Conferences		Chamber; Local hotels	Must be affordable and fill future gap in conference space provided by Chamber.
Entertainment Venue		The Alley; The District	Concepts exist in market which are not fully booked and overlap in uses.
Sports Entertainment		Fieldhouse	Possible indoor soccer use.

 High/Recommended       Explore, but potential barriers exist       Low/Not Recommended

Market Analysis

Demographics

Population Trends

As of 2022, Salina, Kansas, has an estimated population of 46,231, with a median age of 37.4 years, reflecting a balanced mix of working-age individuals, families, and seniors. The population is composed of 51.2% women and 48.8% men. Age distribution includes 23% children (under 18), 58% working-age individuals (18–64), and 19% seniors (65 and older), highlighting the need for senior services and healthcare facilities. Salina’s population density is higher than that of surrounding rural areas, emphasizing its urbanized character in central Kansas. The city is projected to grow steadily through 2030, driven by past trends and the anticipated creation of approximately 1,850 new jobs in major industries. With an annual population growth rate of 0.5%, 70% of these jobs are expected to be filled by 2025, contingent upon the availability of adequate housing to accommodate the incoming workforce.

Income and Affordability

As of 2022, Salina, Kansas, has a median household income of \$56,945, reflecting a moderately affordable cost of living, based on census data. However, income disparities affect housing affordability. Approximately 39% of households earn over \$75,000 annually, often occupying mid-priced housing which limits availability for lower-income households. Conversely, households earning below \$25,000 face challenges accessing affordable housing, as higher-income occupants reduce the supply of lower-cost units. Notably, 29.3% of households qualify as very low-income, and 20% meet criteria for workforce housing, underscoring the need for affordable housing solutions, according to ESRI. Developing move-up housing options could alleviate this issue by freeing mid-priced homes for moderate-income families, thereby enhancing housing accessibility across income levels.

Table 4: Salina Projected Population, 2022–2030			
(Source: 2022 Live Salina Supplement)			
	2020 Base	2022-2025	2026-2030
Population with Basic Growth Rate (0.50% annually)	48,647	49,875	51,135
Growth Attributed to Job Expansion	-	1,826	783
Population with Basic Growth and Job Expansion	48,647	51,701	53,744
Population in Households with Growth and Job Expansion	47,188	50,201	52,205
Average People per Household	2.35	2.35	2.35
Number of Households Needed at End of Period	20,078	21,362	22,215
Source: RDG Planning & Design			



Housing

Housing Trends

According to the 2022 Live Salina Supplement, Salina is projected to require approximately 2,300 new housing units by 2030 to support job and population growth. This includes 1,302 owner-occupied units and 1,094 renter-occupied units, driven by the creation of 1,850 new jobs in major industries, with 60% of them expected to attract new households. Adequate housing availability will be critical to supporting this growth.

While recent developments have focused on single-family homes, with a median listing price of \$214,000, there is a growing need for more diverse housing options. The demand is particularly high for owner-occupied homes priced under \$225,000 and rental units costing between \$625 and \$1,000 per month, targeting moderate- and low-income households. Addressing these needs will require innovative approaches, including move-up housing to free lower-cost units and multi-family construction to increase affordability and efficiency

Single Family Vs Multi Family

Salina’s housing market has been dominated by single-family homes, which comprise 80% of new construction since 2010. These homes cater primarily to higher-income families but are less accessible to lower-income and younger residents. To meet diverse housing needs, there is a growing emphasis on multi-family developments such as duplexes, townhomes, and apartments. These housing types efficiently use land, are more cost-effective to build, and provide affordable options for renters and moderate-income families. Expanding multi-family housing is essential for addressing Salina’s housing gaps and creating a more balanced, inclusive market.

Table 5: Development Program, 2022-2030

(Including demand from existing and future job openings; Source 2022 Live Salina Supplement)			
	2022-2025	2026-2030	Total
Total Need	1,357	1,039	2,396
Total Owner Occupied	678	624	1,302
< \$225,000	418	384	802
\$225-\$300,000	97	89	186
\$300-\$400,000	112	103	214
Over \$400,000	52	47	99
Total Renter Occupied	678	416	1,094
Less Than \$625	189	116	305
\$625-1,000	229	140	369
\$1000-\$1,500	169	103	272
Over \$1,500	92	56	149
Source: RDG Planning & Design			
Note: Affordability ranges are also influenced by interest rates – people can afford more expensive homes when interest rates are low. Increases in residential interest rates may reduce the stock of affordable workforce housing and create an even greater demand for quality rental units.			

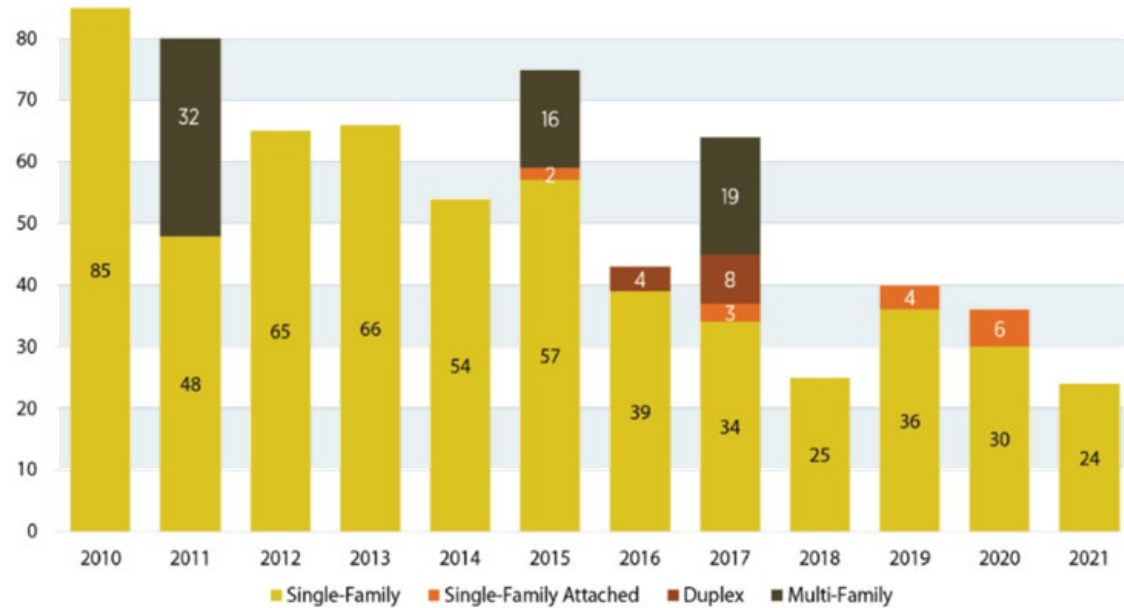


Figure 2: Residential Building Permits by Units (Source 2022 Live Salina Update)

Market Analysis

Multifamily

To assess Salina’s multifamily market, five properties were selected: Towne Square Apartments, Lee Lofts, Parklane Townhomes, The Reserves at Prairie Glen, and The Ridge of Salina. Two of these properties are located near our site, while the other three are strategically distributed across the city to provide a comprehensive overview of the market. These properties highlight key patterns in the local housing market. The Reserves at Prairie Glen and The Ridge of Salina command higher rental rates, likely due to their desirability or proximity to key amenities. Lee Lofts, completed in 2020, offers modern features that attract tenants seeking newer housing options. Notably, studio apartments are scarce in Salina, signaling an unmet demand for smaller, affordable units. Additionally, most market-rate multifamily developments are concentrated in the southern and eastern parts of the city, leaving the area near the governmental campus underserved. This gap presents opportunities for future multifamily developments in that region to address housing needs.

Senior Housing

Three senior housing properties were profiled as comparable developments, including Residence 600, Reflections, and Arbor Court Retirement, which operate under an independent living model. In this paradigm, seniors (55+) live in a community setting with minimal assistance, typically paying monthly rent for housing and additional fees for optional services. Salina has a significant segment of residents over the age of 55, comprising more than 21% of the total population, and this group experienced a 14.4% growth from 2010 to 2020. Notably, the 70-74 age group grew by 30% driven by the aging of the baby boomer generation, signaling continued growth in the 55+ population and rising demand for senior housing. By 2025, according to the 2022 Live Salina Supplement report, it is projected that an additional 71 units of alternative senior housing will be needed to meet demand. The average cost of senior independent living in Salina is \$3,066 per month, notably lower than the national average of \$4,002 per month, making it an affordable option for retirees, but significantly higher than traditional rental apartments. This affordability, coupled with the increasing senior population, highlights the importance of expanding senior housing options to address future needs.

Table 6: Multifamily Comparable Properties				
Name	Address	Year Built	Unit Mix	Rent
Town Square Apartments	152 N 8th St	-	Studio, 1 Bed	\$460
Lee Lofts	254 N Santa Fe Ave	2020	1, 2 Beds	\$1,098
Parklane Townhomes	737 Faidale Rd	1976	1, 2 Beds	\$830
The Reserves at Prairie Glen	2515 S Ohio St	2004	2, 3 Beds	\$1,037
The Ridge of Salina	2363 Chapel Ridge Pl	1997	1, 2, 3, 4 Beds	\$940

Retail

The retail market analysis examined the city overall as well as Santa Fe Avenue, particularly, a key area for retail activity. In the broader Salina market, recent rental rates have increased by 1.9%, with low vacancy rates hovering around 3%, reflecting a relatively healthy retail sector. Retail property sales in 2023 showed market cap rates averaging 8.1% across eight transactions. Higher-end rents in Salina range from \$11.00 to \$14.00 per square foot, while average rents are between \$8.00 and \$10.00 per square foot, with more modified gross leases than triple net agreements. These rental rates present a challenge for justifying the cost of new retail construction. Absorption, a measure of the net amount of space leased, for 2023 was -1,200 square feet, indicating minor fluctuations in demand.

On Santa Fe Avenue, rental rates have remained stable, but pinpointing an average rent is challenging due to the varying conditions of buildings, changes in supply and demand, and incentives offered to property owners. Owners are exploring innovative lease structures, such as percentage rent or profit-sharing agreements, to attract and retain tenants. Downtown Salina, particularly Santa Fe Avenue, remains a desirable location, blending opportunities for living, working, and recreation, and continues to be a hub for retail activity and community engagement.

959 SF

Average Unit Size

\$880

Average Rent

## Site Description & Zoning Analysis

### Former County Jail Site

Two private redevelopment scenarios were proposed by the public charrettes and refined by the City of Salina and Saline County for suggested development over the next 20 years. The first scenario examines redeveloping the former Saline County Jail site into senior housing or rental townhomes. An analysis of the site and existing zoning is provided to understand the site's development potential and barriers.

### Site Description

The old jail is located on the west side of the Saline County and City of Salina government campus between Elm and Park Streets and east of 12th Street. The site sits on three sides adjacent to a single-family neighborhood. The former County Jail is physically attached to the current City of Salina Police Department. Final concept renderings show the buildings separated and the former jail site demolished, and 11th Street re-opened as a thoroughfare, leaving approximately 1.57 acres of developable land.

### Zoning Analysis

The site is currently zoned as a Planned Development District Residential 3 district or PDD R3. Townhomes are a permitted use in this district and do not require a rezoning. Senior living facilities are not a permitted use in this district and would require a developer to apply for a Conditional Use Permit. Per zoning requirements, senior living facilities require one parking space per unit up to 20 units; thereafter the requirement is 0.75 spaces per unit. The zoning ordinance requirement for townhomes requires 2 spaces per each dwelling unit. Zoning mechanisms exist to seek parking relief, such as seeking a variance or zoning district change. While these would be very impactful to the physical and financial feasibility of a potential project, discussions with City development planning staff indicate that building to existing requirements is recommended.

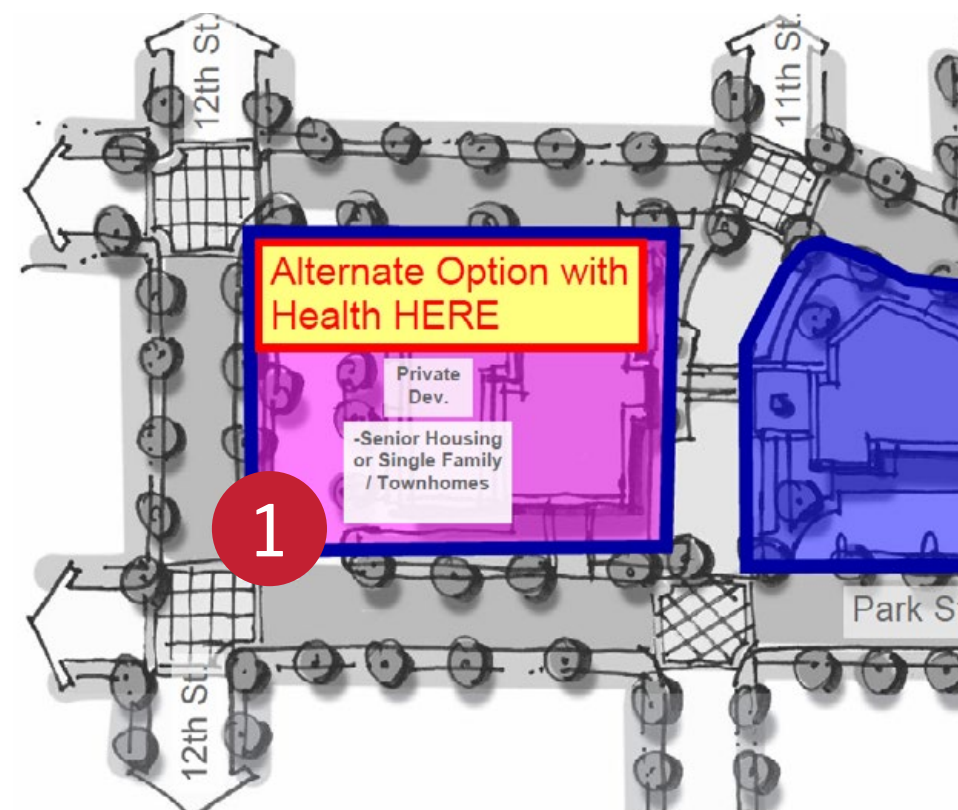


Figure 3: Old Jail Site Conceptual Site Plan

## County Health Department Site

The second scenario for potential private development examines the current Saline County Health Department site at 125 W. Elm redeveloped into market rate multifamily housing. An analysis of the site and existing zoning is provided to understand the site's development potential and barriers.

### Site Description

The Saline County Health Department is located on approximately a 0.68-acre parcel near the southeast corner of Elm and Seventh Streets. The site is adjoined to a privately owned building to the south with the parcel line running east to west through the building. A vacant, privately owned, parcel is north of the site and occupied by a surface parking lot. The Saline Public Library is located to the west across 7th Street. An alleyway separates the Health Department from the retail stores fronting Santa Fe Avenue to the East.

### Zoning Analysis

The Health Department site is presently zoned Commercial 4, or C4. Multifamily residential development is a permitted use in the C4 zoning district. Zoning regulations stipulate that two parking spaces are required per unit, up to 20 units, thereafter 1.5 spaces per unit are required. As previously stated, developers can seek parking relief from the zoning requirements through a variance or change in zoning. This process, however, is not guaranteed, as only two other variances have been granted for parking relief from the stated requirements recently.



Financial Analysis

Consultants developed financial models for each of the three concepts proposed for the Health Department and Old Jail sites, using a residual cashflow analysis to understand whether each scenario would be considered feasible from the perspective of a private developer.

The consultant team hosted extensive community stakeholder design charrettes to understand the priorities for these three buildings. The three development programs provided below are the results of the community charrettes.

Senior Independent Living Facility

Based on the site analysis and study of comparable properties in the Salina community, the consultants analyzed the feasibility of 74 units of independent senior living, with a 50-50 mix between one- and two-bedroom units (37 each) located in a single, two-story building. The site also includes surface parking

Operating Model

Due to the provision of services such as meals, transportation, housekeeping, and laundry services, this independent living facility was projected to have higher operating expenses than regular apartment communities, amounting to over 2x the annual costs of a multifamily property on a per-unit basis. These costs are borne by the tenant through higher rental rates. An analysis of comparable properties in the market found that rates range from \$2,300 - \$2,775 for one-bedroom units and \$2,600 - \$3,275 for two-bedroom units. As any facility developed on the site would be newly built and well-located, the consultants selected rates at the higher end of the range to assess feasibility, as detailed in the following table.

Feasibility

The funding, financing, and operational models for senior living communities differ significantly depending on factors such as the operator’s legal status (for-profit or nonprofit), the resident fee structure (buy-in or monthly rental), and the community’s affordability level (market-rate or income-restricted). For this feasibility analysis, the consultants assumed a for-profit, market-rate project funded through a combination of debt and equity. Feasibility hinges on the project’s ability to generate enough net revenue to cover debt obligations and offer risk-adjusted returns that satisfy investor expectations.

As shown in the table to the right, the consultant’s feasibility analysis determined that the conceptual senior independent living project would be marginally feasible, returning a value of \$250,000 to Saline County

Table 7: Proposed Development Programs, Old Jail & Health Department Sites					
Concept	Site	# Structures	# Units	Total Gross Square Feet	Total Rentable Square Feet
Senior Living Facility	Old Jail	1	74	82,110	62,345
Townhomes	Old Jail	14	14	18,800	18,800
Apartments	Health Department	1	60	57,783	48,680

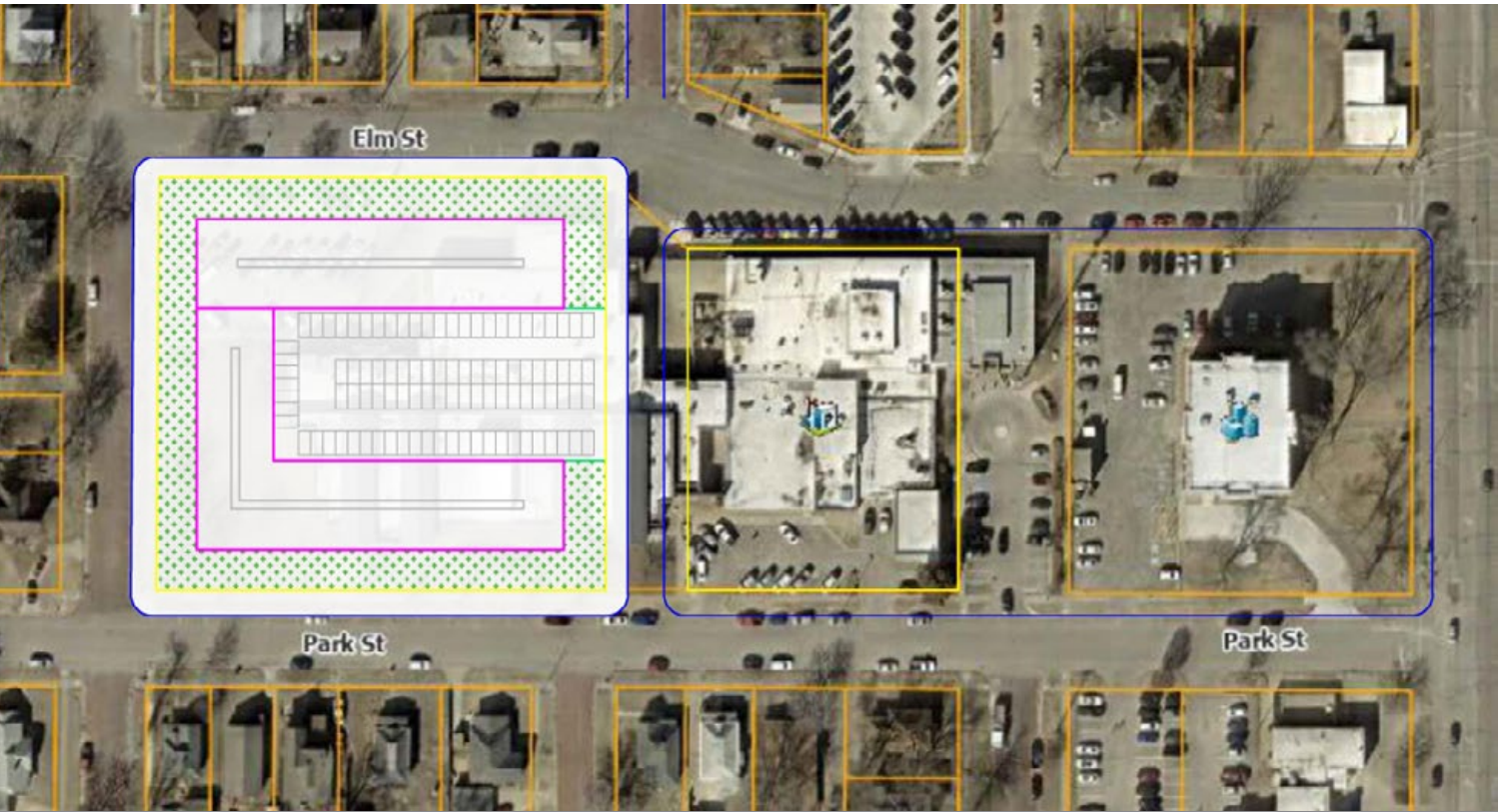


Figure 4: Senior Housing Massing Site Plan, Old Jail Site

Table 8: Senior Independent Living Facility Unit Mix, Old Jail Site				
Unit Type	# Units	Montly Rent	Unit Size	Rent Per SF
1 Bedroom	37	\$2,625	725	\$3.62
2 Bedroom	37	\$3,075	960	\$3.20



through a ground lease (\$110,496 per acre). Please note that this development program assumes that the County would bear the cost for demolition of the jail facility, which has already been funded.

The debt, representing 70% of the total project funding, is at the higher end of market leverage rates. While capitalization rates (“cap rate”) for independent living facilities are generally lower (more favorable) than those for facilities offering higher levels of care (such as skilled nursing or assisted living), the assumed disposition cap rate of 6.75% in this analysis reflects expectations of improved market conditions at the time of sale. This rate also considers the asset’s favorable location near public amenities, including the library, senior center, and the Santa Fe Avenue corridor.

Townhomes

The second concept proposed for the Old Jail site involves 14 single-story detached townhomes. These homes would be offered in two sizes, 1,200 square feet and 1,400 square feet. Each townhome would be built on a lot measuring either 3,000 or 7,000 square feet, respectively, and would include two parking spaces, based on zoning requirements for lot occupancy.

Single-Family Rental Market

The consultants found no comparable built-to-rent developments in the Salina market and instead analyzed available single-family rental properties to estimate appropriate rents for the proposed townhome units. A survey of 12 properties revealed rental rates ranging from \$900 to \$1,500, with an average of \$1.21 per square foot. However, most of the properties surveyed were older and smaller than the townhomes envisioned. Considering the project’s desirable downtown location and the modern quality of the units, this analysis assumes a rental premium of \$100–\$200 above the highest observed rates.

Table 9: Development Source & Uses, Market-Rate Senior Independent Living Facility, Old Jail Site				
Sources and Uses				
	Sources		Uses	
Debt	\$15,552,069	70.0% Acquisition Cost	\$250,000	1.1%
Equity	\$6,665,173	30.0% Hard Costs	\$16,960,737	76.3%
		Soft Costs	\$1,796,074	8.1%
		Financing Costs	\$2,362,394	10.6%
		Developer Fee	\$848,037	3.8%
Total	\$22,217,242	100% Total	\$22,217,242	100.0%



Figure 5: Townhomes Massing Site Plan, Old Jail Site

Table 10: Market-Rate Townhomes Unit Mix, Old Jail Site				
Unit Type	# Units	Monthly Rent	Unit Size	Rent Per SF
Townhome – Small	4	\$1,500	1,200	\$1.25
Townhome – Large	10	\$1,700	1,400	\$1.21

Feasibility

As with the previous scenario, the concept was evaluated to assess its ability to secure the necessary debt and equity to cover development costs. As shown in the table, the project would have a financing gap of \$936,347, necessitating considerable subsidy to move forward. In this case, no value would be returned to the County for use of its land.

Despite the rent premium and an assumed property tax rebate, the project remains infeasible. To secure enough equity for financing, rents would need to increase to \$1,860 for the smaller townhomes and \$2,170 for the larger ones. These rates would be \$360 to \$670 higher than the highest rents currently seen in the market.

Multifamily Development

During the charrette, a new apartment development was identified as a potential use for the Health Department site. Based upon the configuration of comparable properties in the market and the potential to acquire the sites north and south of the site, the consultants were able to program a three-story building with 60 units of multifamily housing. To comply with the City’s parking requirements, the design includes 13 “tuck-under” parking spaces within the building’s footprint in addition to surface parking. Additionally, the property would offer over 5,000 square feet of ground-floor amenities, such as a community room or fitness center. Retail uses were considered for this space, but without increased demand, this site, off Santa Fe Avenue, is unlikely to achieve sufficient revenue to fund its development and operating costs.

In analyzing the local multifamily housing market, the consultants identified the Lee Lofts historic development at Elm St. and N. Santa Fe Ave. as the most recent and relevant project delivered. That development’s market-rate unit sizes and rental rates were used to model the proposed concept.

Table 11: Development Source & Uses, Market-Rate Townhoumes, Old Jail Site				
Sources and Uses				
	Sources		Uses	
Debt	\$2,277,3439	55.9% Acquisition Cost	\$0	0.0%
Equity	\$858,194	21.1% Hard Costs	\$3,262,570	80.1%
Gap	\$936,347	23.0% Soft Costs	\$424,134	10.4%
		Financing Costs	\$222,051	5.5%
		Developer Fee	\$163,128	4.0%
Total	\$4,071,883	100% Total	\$4,071,883	100.0%



Figure 6: Multifamily Massing Site Plan, Health Department Site

Table 12: Market-Rate Multifamily Housing Unit Mix, Health Department Site				
Unit Type	# Units	Montly Rent	Unit Size	Rent Per SF
1 Bedroom	40	\$900	667	\$1.35
2 Bedroom	20	\$1,100	1,100	\$1.00
Total Concept	60	\$967	811	\$1.19



Feasibility

Positioned as a market-rate apartment development, this concept would not be financially viable, as the projected rents would not generate enough income to cover the debt and attract the necessary equity to complete the project. As shown below, the project would have a gap of \$8.6 million.

To provide sufficient equity to erase the gap, the market rents would have to double to \$1,800 and \$2,200 for the one- and two-bedroom units, respectively, increasing the overall rent per square foot to \$2.38.

Housing Priority

Given the identified need for additional housing units in Salina, as outlined in the Market Analysis section, the use of subsidies could make a targeted affordable housing development financially feasible. The maximum average rents for 60% AMI units under the Low-Income Housing Tax Credit (LIHTC) program appear comparable to the rents modeled for this concept, demonstrating an opportunity to design a project catering to workforce tenants

If an affordable housing developer pursued the site using a competitive, 9% Low-Income Housing Tax Credit (LIHTC) allocation from the Kansas Housing Resources Corporation (KHRC), the equity generated through the tax credit partnership could significantly offset the funding gap. This would reduce the remaining shortfall to approximately the cost of land acquisition. The analysis assumes the maximum allowable allocation under Section 42 of the IRS Code and a tax credit pricing of \$0.83 per credit.

The Small Cities Community Development Block Grant (CDBG) program, managed by the Kansas Department of Commerce, offers a potential funding source to address the project’s financial gap. Since the project would be designed to benefit low-to-moderate income individuals, it would qualify for these funds. Additional resources include HOME funds provided by KHRC and the Federal Home Loan Bank Topeka’s Affordable Housing Program.

For a concept like this, which is not feasible at current market rates, the potential for monetizing the asset is inherently constrained by the high cost of constructing a new building relative to the achievable rents. However, Saline County could explore structuring a ground lease that enables it to share in the net cash flow from stabilized operations, as well as in proceeds from the eventual sale or transfer of the partnership’s interests. Although project cash flow is expected to be limited due to the affordability requirements, the project sponsor could pursue a qualified contract to sell the asset after the credit compliance period, potentially unlocking additional value.

Table 13: Development Source & Uses, Market-Rate Multifamily Housing, Health Department Site

Sources and Uses				
	Sources		Uses	
Debt	\$3,886,379	28.0% Acquisition Cost	\$500,000	3.6%
Equity	\$1,340,409	9.7% Hard Costs	\$10,489,290	75.5%
Gap	\$8,662,646	62.4% Soft Costs	\$1,773,394	12.8%
		Financing Costs	\$602,286	4.3%
		Developer Fee	\$524,465	3.8%

Table 14: Housing Affordability, Household Income Limits

Montly Limit	1 Bedroom (1.5 People)		2 Bedroom (3.0 People)	
AMI Level (%MFI)	Income Limit	Affordable Limit	Income Limit	Affordable Limit
50%	31,960	\$799	38,350	\$958
60%	38,360	\$959	46,020	\$1,150
80%	51,160	\$1,279	61,360	\$1,534
100%	63,880	\$1,597	76,700	\$1,917

Table 15: Development Source & Uses, 60% AMI LIHTC Multifamily Housing,

Sources and Uses				
	Sources		Uses	
Debt	\$3,886,379	28.0% Acquisition Cost	\$500,000	3.6%
Equity	\$9,485,697	68.3% Hard Costs	\$10,489,290	75.5%
Gap	\$517,358	3.7% Soft Costs	\$1,773,394	12.8%
		Financing Costs	\$602,286	4.3%
		Developer Fee	\$524,465	3.8%
Total	\$13,889,434	100% Total	\$13,889,434	100.0%

Public Private Partnerships

Projects delivered under a public-private partnership or “P3” model convey well-documented benefits to project sponsors, including accelerated project delivery, reduced costs through increased efficiencies, and a transfer of risk to the private sector. A P3 is a delivery method that offers the best value to the taxpayer through risk transfer and constitutes a contractual agreement between a public agency and a private entity that allows for greater private sector participation in the life cycle performance of the asset.

A variety of P3 structures exist, each with varying levels of risk transfer and private sector investment and involvement. As shown in the graphic below, two major thresholds in determining a P3 structure are the party financing the project and the party responsible for long term operation and maintenance (O&M) of the facility

For the delivery of Saline County/Salina’s government facilities, as well as commercial developments on County-owned land, a P3 model will position the County/City to realize three critical success factors: 1) leveraging private sector financing and innovation; 2) reducing and mitigating risk; and 3) increasing construction and operational efficiency.

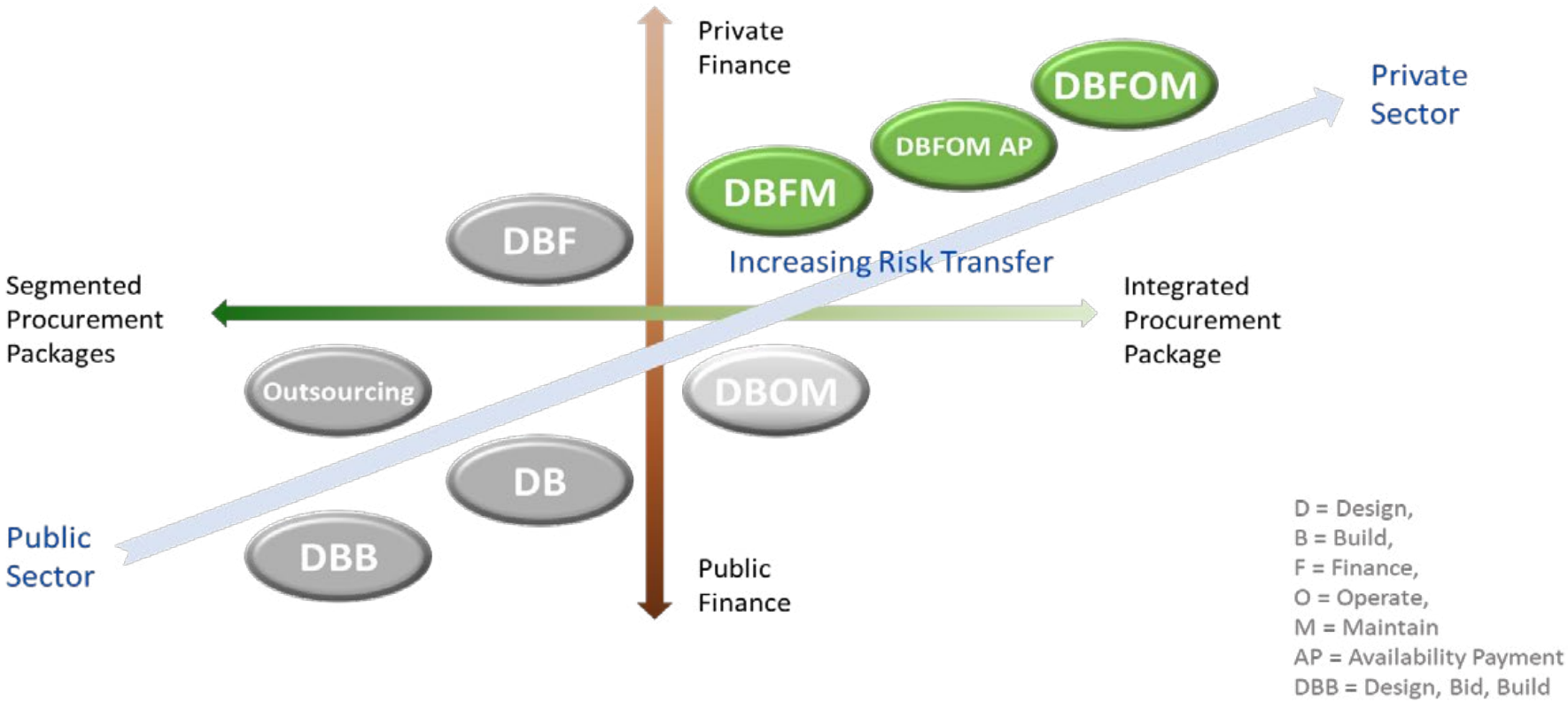


Figure 7: Public, Private Development Structures

Private Sector Financing and Innovation

A long-recognized benefit of P3 delivery is the expertise and up-to-the-moment market knowledge private partners offer.

Government Facilities Delivery

Partnering with a private developer can augment County/City resources and capacity with specialized expertise and offer innovative best practices to increase efficiency, reduce costs, and anticipate operating challenges during design phases.

Commercial Development Delivery

Private developers are responsible for their own investments as well as those of their lenders and equity providers. As such, they are keenly aware of how real estate and capital market conditions, as well as construction and operating costs, impact project feasibility. Private developers are far better equipped to take on projects with market and demand risk.

Risk Mitigation

Government Facilities Delivery

Utilizing a P3 approach to construct government facilities can be more economical and entail less risk than an approach utilizing appropriated funds solely. Even in cases where County/City financing is leveraged, the P3 approach transfers risk associated with the development (schedule, cost, design, etc.) to a 3rd party developer and ensures the County/City only retains risks for which it is best suited to manage. An example is entitlement approvals.

In addition, by shifting the responsibility of funding the majority of the project to the private capital markets, the County/City can avoid a costly and sometimes unpredictable series of appropriations that may place its timely completion in jeopardy.

Commercial Development Delivery

Commercial development projects involve inherent demand and occupancy risk that most public entities are not well-situated to mitigate or retain. Transferring the development, schedule, cost, and demand risk of commercial uses, such as housing, retail, office, or hospitality, is critical to protect public financial resources.

Construction and Operating Efficiency

Government Facilities Delivery

Under a P3 involving long-term O&M, the developer will enter into one or more development and operating agreements with the County/City, each with its own set of performance metrics, incentives, and/or penalties. Developers that accept long-term responsibility for providing a high-functioning building for public users are incentivized to design, build, and fit out a facility thoughtfully, which translates into fewer maintenance issues and rapid responses to those that do arise

Creative Funding & Financing Strategies for Commercial Development Opportunities

Given the market conditions in Salina, creative or alternative funding and financing tools will likely be required to attain a feasible development. These tools can enable the County and its development partner(s) to fill gaps in project development budgets, conduct predevelopment activities to derisk the projects, and reduce long term operating expenses.

In this context, the term “funding” represents resources gathered to pay for project construction, operations, maintenance, and repairs. Common funding sources include grants, state and local funds, project revenues, and ad valorem taxes contributed to a project. Financing, conversely, concerns how to raise the significant upfront capital needed to build a project and are commonly referred to as debt (bonds, bank loans) and equity (investor contributions, value of public land contribution).

Numerous local and national economic development, energy efficiency, and investment programs are available to the County and its development partner(s), each with unique requirements and capabilities. Critically, many of the tools must be initiated by private developers, which limits the County’s administrative burden and political risk.

The tools contemplated are shown in the table below, followed by a summary of each.

Salina Neighborhood Revitalization Program

Under the Neighborhood Revitalization Program (NRP), property owners have the opportunity to receive a property tax rebate on the increment of taxes levied as a result of eligible property improvements within designated areas. The purpose of the tax rebate is to encourage both new construction and rehabilitation of existing buildings in identified redevelopment areas.

The rebate is based on a formula applied to the added taxes paid resulting from the increased assessed value of the property after completion of improvements. The rebate ranges from 50% to 100% for the first five years and 25% to 50% for the next five years, depending upon the improvement and the increase in valuation. Improvements must cost \$10,000 or more and increase the assessed value by at least 10% for residential property.

Eligibility is limited to projects of exceptional community significance, demonstrated by: 1) delivery of 50+ housing units or 40,000 square feet of commercial space; 2) eliminating significant blighting influence of the existing building; 3) significant mitigation of blight demonstrated by minimum project investment of \$10 Million; or other metrics.

The old jail site falls within an NRP, making it eligible for this valuable incentive.

Salina Special Redevelopment Area

Projects constructed for any purpose that are located in the designated Special Redevelopment Area are eligible for a 100% waiver of building permit fee for all newly constructed buildings, building additions or renovations to existing buildings. Both the old jail site and health department sites fall within the Special Redevelopment Area.

New Markets Tax Credits

The New Markets Tax Credit Program (NMTC) was established in 2000 to attract private capital to low-income communities through an indirect federal subsidy. Job creation, improved neighborhood facilities, and access to capital for businesses in underserved communities are the core positive effects of the NMTC Program. The financing program focuses on developing and constructing commercial facilities, including schools, healthcare centers, and manufacturing facilities. The program allows investors to claim a federal tax credit for the equity investments through intermediaries called Community Development Entities (CDE). The investor can claim 39% of their investment value as a tax credit on their Federal Tax Returns over seven years. The program is administered by the Internal Revenue Service (IRS) and the CDFI Fund.

While today’s market favors residential development over retail or other commercial uses, NMTC could be a powerful tool if demand for commercial development grows. Downtown Salina is designated as “Severely Distressed” based on poverty levels, making the area eligible for this program’s injection of zero-cost equity into commercial developments with uses such as retail, office, and flex space.

Low Income Housing Tax Credits

The low-income housing tax credit (LIHTC) program, created in 1986 and made permanent in 1993, is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. The program incentivizes private developers and investors to deliver more low-income housing by providing no-cost equity. The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing.

While the City and County are seeking more market rate housing units, LIHTC has proven to be a powerful tool to enable local multifamily development. If delivering housing quickly is important to the County, LIHTC would be a valuable tool to facilitate development as market rental rates rise to meet growing salaries in the region.

Federal Opportunity Zone

Opportunity Zones offer investors preferential tax treatment for capital gains invested in low-income communities. The program is designed to encourage long-term investment in economically distressed areas and promote economic growth. These investments provide support to projects focused on a wide array of issues including downtown revitalization, housing improvements and expansion of industrial parks and innovation districts.

The County Health Department site falls within a Federal Opportunity Zone, making a potential project in this location eligible for these benefits.

Kansas Downtown Redevelopment Tax Rebate

Through the Downtown Redevelopment Act, areas designated by the Secretary of Commerce can receive a rebate of property tax collected on properties that have undergone approved improvements. The city must request and be approved by Commerce before businesses can take advantage of the rebate, though Salina appears to qualify based on its population and poverty levels.

The amount of the rebate depends on the city and whether or not there are inter-local agreements in place with all local taxing entities or if the rebate is only from the city’s percentage. A property owner, of developer in the case of a P3 project, submits a written application to the governing body of the city to request the rebate.

A rebate of the incremental tax increase between the valuation prior to the improvements and the new assessed valuation is made available for five years. For the sixth year, 80 percent of the tax increment is subject to rebate. For the seventh, eighth and ninth years, the percentage of the tax increment that is not subject to a rebate will increase by 20 percent each year. Beginning in the tenth year, no rebate is available.

Crowdfunding

Crowdfunding for real estate development projects is a recent phenomenon in which a large number of people contribute small sums through an online platform as a collective investment in a project. Some platforms offer low minimum investments (e.g. \$100 – \$10,000) enabling investors with less disposable income to contribute. Investors often have an affinity with the projects in which they invest, whether through a neighborhood, local university alumni, or mission-oriented connection. Offering crowdfunding through a vetted online platform may help to gain buy-in among local residents through tangible participation in the project. That said, it is unlikely to generate a significant volume of investment capital to support the project.