

Hi Robert,

Brian, Brent and I just had a conversation to brainstorm some ideas for library parking, expansion, and landscaping. I've put some initial notes below, but we'd like to get your first reactions and maybe find some time for us to talk in more detail about what you think and what your goals really are for the front landscape area.

Parking

Surprise, surprise, all the planners thought demolishing another building for parking was not a good idea. We fight that with other developers and it always makes it harder when the city does what it asks others not to do. However, we think there are some fairly low-cost solutions with your existing parking while you consider eventually going vertical with a garage.

If you look at the image below, you'll see a few markings. The green indicates public parking in the area. There's a lot of it. And most of it is very underutilized. It's just not well connected and identified. We thought some solutions that you can actually build on if they are successful. We refer to it as tactical urbanism. The idea is you make a small investment, see how it works, then build on it with more investment if the concept is working.

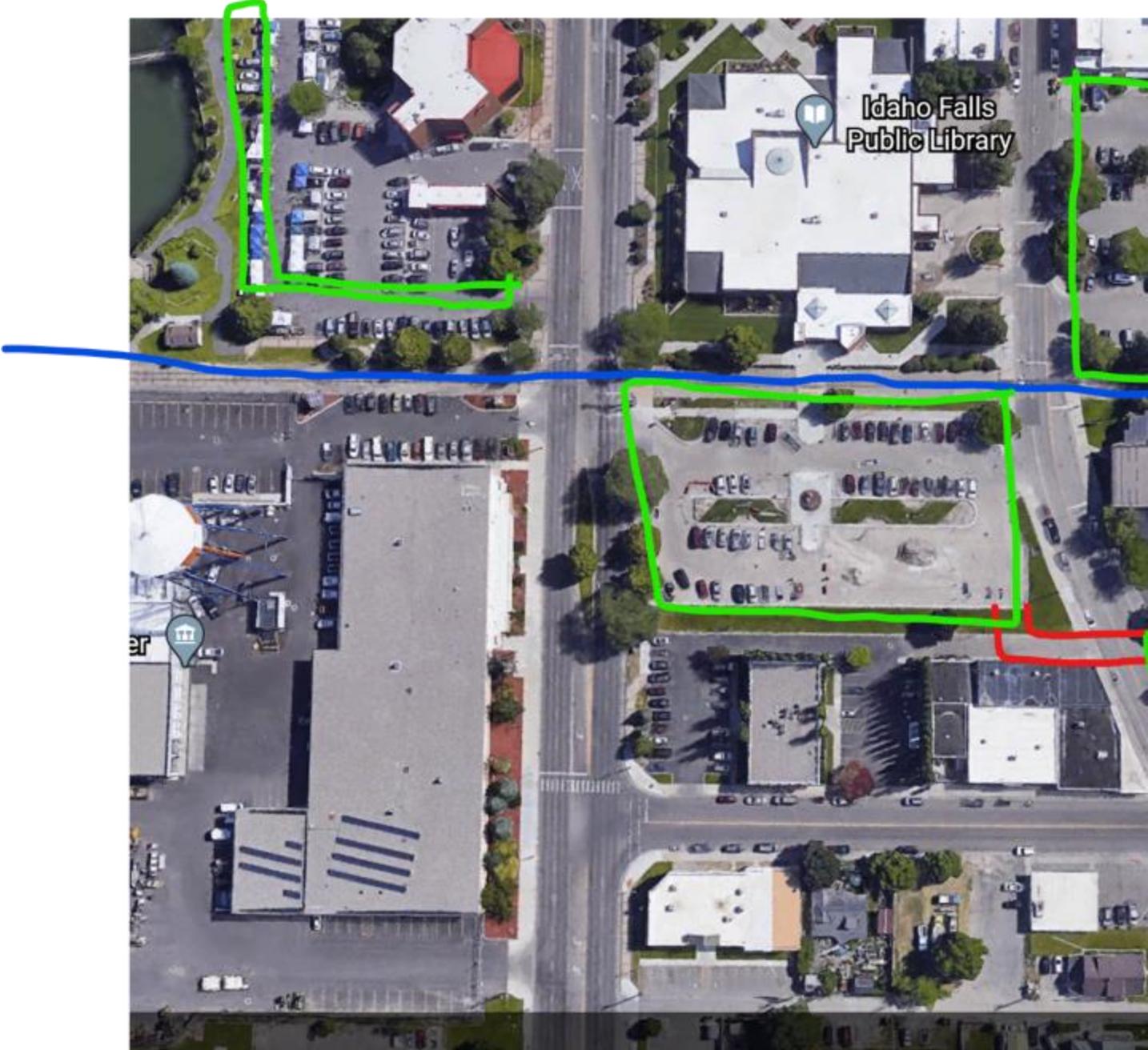
To start with, the asphalt behind the motorbike shop is actually a publicly owned alley. So one solution is to remove some grass as shown in the red lines, pave it, put some really good signs that say something like "This way to Library overflow parking" and you connect them directly from your current lot into the overflow lot. Pretty small investment but you're creating that mental idea that the overflow is easy to find and not that far away. If that works, you could build on it with some paint. Paint your lot and the overflow lot with some really bright colors. Link the two together visually. You could even get creative and maybe paint the stalls as books with titles from classical and popular literature. Something fun like in this picture:



If that goes well, invest in the covered walkways, maybe even cover the satellite lot to make it more attractive to park in. That's a huge bonus in all seasons.

If that goes well, then look at the opportunities that utilizing that blue line in the image presents. That, of course, is the rail line the city will have. It could be developed as a really nice pathway that would connect public parking at Key Bank, over by the State Building, and across Yellowstone to the library and other parts of downtown and south downtown. If you want to dream big, see if we can keep the rail infrastructure and put in a small trolley that goes from the end of the line at Yellowstone all the way across Broadway. Could be a fun way to get people from the hotels to the area. You again emphasize parking away from the library because kids want to ride the trolley. Sort of a big, dreamy idea but could be possible.

Eventually, structured parking might just be necessary. At that point, it actually offers a few opportunities. If you build it with enough stalls you can sell parking to the area. It can also work as your library expansion. The buildings can connect because now you have your firewall required by the building code. So we wouldn't rule out structured parking, but there are some way cheaper alternatives in the short-run.



For the landscaping in the front, Brian is sketching up some ideas and I'll send those later. Basically our conversation was that we aren't sure if that entire space works well for an outdoor space. We were interested in what kind of traffic you get through that door on the Broadway side compared to the door

by the parking because it's so tucked away. What if you expanded the building forward towards Broadway, both above and below ground? You can design it with a lot of glass or an atrium so it still feels like outdoors, but keeps the sound and weather out. You avoid the building code issues by building it really as a separate structure with appropriate firewalls. You can expand underground and put some really nice skylights in to bring in the natural light. If you really want some truly outdoor space, leave an open air atrium towards the center that could be used for outdoor reading or even some exhibits that make sense for outdoors, like butterflies, flowers, or small birds. Kind of dreaming big, but your underground space is really underutilized and you can think about a really big expansion if you start combining the two. The firewall issues are possible to deal with, you just have to get creative.

Hopefully that gets the wheels turning a bit. We'd love to continue to be involved if we can.

Thanks Robert.