

NEW RICHMOND LIBRARY PROJECT

COMMUNITY MEETING



NEW RICHMOND HIGH SCHOOL
LARGE FORUM ROOM

TUESDAY, NOVEMBER 16

6 PM TO 7 PM

Outline for this Evening

- How did we get to this point?
- What are the next steps?
- Introduce Three Sixty Real Estate Solutions
- Opportunity to provide feedback to be incorporated into the Draft Concept Plan

Existing Library

- Built in 1963, one addition in 1989
- Facility doesn't meet the needs of a 21st Century library and a community of this size



Service Population: 4,500



Service Population: 22,000

Libraries Have Evolved...



Libraries Have Evolved...



21st Century Library Design

- Natural lighting
- Open space
- Flexible furnishings
- Power outlets & Wi-Fi access everywhere
- Individual, small-group, & large meeting spaces
- Off-street parking
- Multi-purpose community space rather than a repository for books

20+ Years... No Action



- Meanwhile:
 - Community continues to grow
 - Existing building can't meet current needs
 - Cost of construction continues to increase
 - Fundraising fatigue
 - No desire to take on millions of dollars of new debt and increase property taxes

Additional Community Needs

- Lack of reliable high-speed internet
- Growing aging population
- Limited availability & rising cost of childcare
- Demand for housing for all stages of life
- Renewed focus on revitalizing downtown & supporting local businesses

Public-Private Partnership

- A collaboration between the government and private or non-profit sectors
- Several different delivery models & structures
- Utilizes the strengths, expertise, efficiencies, & resources of multiple parties & sectors rather than a stand-alone public project
- Final product can far exceed what any one partner could have done independently



Mixed-Use Developments

- Blend of multiple uses (e.g. cultural, residential, commercial, institutional) into one space
- Reduces distance between housing, work, retail, and amenities which can create greater synergy and sense of community
- Can be vertical or horizontal, a single building or multiple buildings
- Not a new concept, nor is it an urban “big city” idea



What if...

- We could build a beautiful modern library that meets additional community needs and grows the tax base in the long-term...
- ...while doing it in a fiscally responsible way that minimizes increases in property taxes and the need to take on a significant fundraising campaign?

Joint Statement



The School District of New Richmond and City of New Richmond are committed to working collaboratively to construct a 21st Century library at the property located at 421 Green Avenue. We believe that a modern and functional facility that fits in aesthetically with the surrounding neighborhood has the potential to serve as a vibrant gathering space for people in the New Richmond area to learn, explore, and connect for decades to come.

We also recognize that constructing a traditional, stand-alone public library may not be financially feasible, and a multi-purpose development is more appropriate in today's environment. We are committed to forming a public-private partnership in order to create a mixed-use development that meets additional needs of our growing community. This approach could utilize the strengths, expertise, efficiencies, and resources of other parties and sectors to create facilities that far exceed what any one partner could achieve independently.

We are committed to ensuring transparency throughout this process and providing multiple opportunities for public feedback in a variety of methods. We will listen and work closely with local stakeholders to assess and understand community needs and identify viable partners and/or uses that would be compatible with a library, assist with the financial feasibility of constructing a library, reflect the character of the nearby neighborhood, and serve the needs of all residents in the School District of New Richmond.

We are excited to work together in good faith in this endeavor and make a new library a reality.

Recent Steps

- **Competitive request for qualifications process**
 - 9 development teams submitted responses
 - Multiple rounds of interviews
- **Community Outreach**
- **Board of Education & City Council revised the master plan for the site to allow mixed-use**
- **Board of Education granted an extension to commence construction on the site**

Elephants in the Room



- What's the building going to look like?
- How tall will the building be?
- What is the estimated construction cost?
- Will there be underground or surface parking?
- Will the City own or lease the new library?
- What will happen to the current library?
- Will there be a fundraising campaign?

Preliminary Timeline



- Community Engagement & Site Plan Development: Fall 2021 through Spring of 2022
- Financial Strategy, Business Structure, & Analysis: Fall 2021 through Spring of 2022
- Permitting & Approvals: Summer 2022
- Groundbreaking: Late Summer/Early Fall of 2022
- Occupancy: Fall of 2023

Introductions & Input Session

- Three Sixty Real Estate Solutions
- Mettera
- ISG

