

## Chapter 2. Project Program

### Introduction

The project program for the Visitor Center Site Selection Study was initially developed by NPS staff using the NPS Facility Planning Model. This initial program was revised to accommodate anticipated peak visitation and staffing projections as identified by the park staff organizational chart (Appendix A). The project program includes a building and site program.

### Building Program

The building program identified all of the primary functions and spaces required to operate the park and to provide visitor services. A total number of nine (9) full-time staff, four (4) part time staff, and two (2) seasonals will be required for the park's full development. The staff will support the three functional areas as divided into the following: visitor services, administration, and maintenance.

- Administration
  - o Three (3) full-time staff; and
  - o One (1) part-time staff
- Visitor services
  - o Four (4) full-time staff
  - o One (1) part-time staff/ seasonal
- Maintenance
  - o Two (2) full-time staff
  - o Two (2) part-time staff/ seasonal

Staffing requirements provide the basis for the building program which is accommodated in each of the action and no action alternatives. The appropriateness of the use of a visitor contact station or visitor center was based on the available site area, and the proximity to the NHS buildings where additional interpretation can be provided.

Action Alternatives explored different combinations of functions and evaluated two approaches to the primary visitor facility: a visitor contact station, and a visitor center. The primary difference between the two is the amount of interpretive and exhibit space supported by the facility. The visitor center provides a full complement of exhibits. The visitor contact station provides a small area for an audio-visual (AV) experience, and no exhibits with primary interpretation located at the NHS buildings. Advantages of the two approaches were weighed in the project's Value Analysis Study as part of the selection of the preferred alternative.

Action Alternatives within the Townsite incorporate a visitor contact station. This includes a smaller building in context with the NHL, with the potential to reduce the impact of

new construction within the Townsite (existing buildings within the NHL range from approximately 1,000 to 3,500 square feet). The visitor contact station supports exploration of the historic resources themselves.

Visitor Contact Station (Figure 4. Building Program - Visitor Contact Station)

- approximately 3,100 square feet to accommodate the visitor contact station program for orientation and information, AV/video space
- no dedicated space for an exhibit area
- The space reduction recognized in the visitor contact station occurs due to the reduction or elimination of the following spaces from the visitor center program:
  - o Exhibit Area - 750 SF
  - o AV/Video Area is reduced to 200 SF (reduction of 340 square feet assumes a small, non-dedicated area for an AV / Video experience)
  - o Conference, Library & Resources Area - 252 SF
  - o Chair Storage - 42 SF

Action Alternatives located outside of the NHL incorporate a visitor center. Because of the distance between the new visitor center and Nicodemus NHS, it is possible that visitors may not spend as much time at the resources themselves. More exhibit space would be provided at the visitor center so visitors would gain an understanding of the significance of Nicodemus. As these properties are outside the NHL, there is less need for the building size to be contextual with the NHL and NHS. A larger building with more space for exhibits could be accommodated.

Visitor Center ( Figure 5. Building Program - Visitor Center)

- approximately 4,900 square feet to accommodate the visitor center program for orientation and information, exhibit area, AV/video space, conference/library space and storage areas
- may also include administrative facilities (adding 916 square feet)

Administration facilities for all action alternatives include approximately 900 square feet to accommodate park administrative staff offices and support spaces such as a restroom, break room and janitor closet. These facilities are located in separate buildings in action alternatives that incorporate a visitor contact station. For action alternatives with a visitor center, these facilities are located within the visitor center building.

Maintenance facilities will be provided in conjunction with all alternatives, and are located in separate buildings, due to the types of noise and storage activities necessary. The square footage requirements for these facilities are approximately 2,585 square feet (Figure 4. Building Program-Visitor Contact Station and Figure 5. Building Program-Visitor Center).

A series of programming sketches (Appendix B) diagrammatically portray the building program, illustrating the space required for each programmatic function as derived from the park staff organizational chart (Appendix A. Nicodemus Staff Organizational Chart). The size of each space accommodates the activity taking place, and accounts for the space requirements to successfully execute tasks.

## **Site Program**

The site program accommodates vehicular and pedestrian circulation for visitors and NPS staff, areas for interpretation, and area for the building program. The existing asphalt paved roads within the Townsite and Highway 24 will serve as vehicular routes. Within the Townsite existing asphalt and gravel roads will be shared by vehicles and pedestrians due to low traffic volumes, and few sidewalks (a characteristic of the Townsite).

- Visitation for Nicodemus in recent years hovers a little less than 3,000 visitors with the busiest day serving 49 visitors. Of that total visitation, around 300 to 400 visitors are annual Homecoming Celebration attendees.
- The site program will meet peak visitation parking (not including use during the Homecoming celebration), and NPS staff parking. The entire park staff is on-site Tuesday, Wednesday and Thursday. Saturday is the peak visitation day, with only four (4) spaces needed for park staff.
- Parking on those days the entire staff is present includes ten (10) staff spaces and two (2) visitor spaces. On peak visitation days, parking for park staff includes six (6) staff spaces and six (6) visitor spaces. Both peak visitation and peak staff days include a total of sixteen (16) parking spaces, including maintenance vehicle parking, and bus or recreational vehicle parking (Figure 6. Site Program).
- One bus or recreational vehicle parking space is included in the program.
- Three (3) parking spaces are needed for NPS-owned maintenance vehicles. These spaces will be provided at the maintenance/storage facility.

Outdoor gathering space and outdoor interpretive exhibit space will be provided in conjunction with all action alternatives. The size of these outdoor spaces is flexible, and would be based on the opportunities presented by the actual site. In general, a larger site offers more outdoor space for exhibits such as a dug-out/soddie or agricultural equipment.

**Nicodemus Visitor Center Site Selection Study - NICO**

**Building Program - Visitor Contact Station, Administration & Maintenance**

Space Allocation Summary

	Gross SF (per 02.2011 site visit)
<b><u>ADMINISTRATION:</u></b>	
<b>Staff Area: Administration</b>	
Superintendent	140
Admin. Assistant	150
Small Conference	64
Community Planner	64
Admin. Clerk	48
Restroom	48
Break Room	80
Janitor	20
Mechanical	80
<b>Administration Area Subtotal</b>	<b>694</b>
Core Net Assignable	694
Circulation @ 20%	139
Subtotal	833
Walls @ 10%	83
<b>Gross Bldg. SF - Administration</b>	<b>916</b>
<b><u>VISITOR CONTACT STATION:</u></b>	
<b>Public Area: Visitor Center Theater Space</b>	
A/V & Video	200
<b>Public Area Subtotal</b>	<b>200</b>
<b>Public Area: Visitor Center Concessionaire</b>	
Bookstore	180
<b>Public Area Subtotal</b>	<b>180</b>
<b>Staff Area: Visitor Center Office &amp; Support Area</b>	
Interpretive Chief	120
Front Counter	128
Historian	64
Park Ranger	64
Park Guide	40
Seasonal	40
Interpretive Storage	224
Resource Storage	160
Breakroom	140
<b>Staff Area Subtotal</b>	<b>980</b>
<b>Services Area: Visitor Center Services</b>	
Public Restroom / Janitor	460
Mechanical Electrical	225
Airlock/Lobby	300
<b>Services Area Subtotal</b>	<b>985</b>

Figure 4. Building Program - Visitor Contact Station

Core Net Assignable	2,345
Circulation @ 20%	469
Subtotal	2,814
Walls @ 10%	281
<b>Total Bldg. SF - Visitor Contact Station</b>	<b>3,095</b>
<b>MAINTENANCE:</b>	
<b>Staff Area: Maintenance</b>	
Facilities Operations Specialist	120
Maintenance	64
Shared Maintenance	64
Seasonal	48
Restroom	48
Janitor	24
Coffee Bar	20
2-Bay Garage	650
Storage, Maintenance, Equipment	1,200
<b>Maintenance Area Subtotal</b>	<b>2,238</b>
Core Net Assignable	2,238
Circulation @ 5%	112
Subtotal	2,350
Walls @ 10%	235
<b>Total Bldg. SF - Maintenance</b>	<b>2,585</b>
<b>TOTAL GROSS SF (ALL PROGRAM)</b>	<b>6,596</b>

Figure 4. Building Program - Visitor Contact Station

### Nicodemus Visitor Center Site Selection Study - NICO

#### Building Program - Full Visitor Center, Administration & Maintenance

##### Space Allocation Summary

	Gross SF (per 02.2011 site visit)
<b>ADMINISTRATION:</b>	
<b>Staff Area: Administration</b>	
Superintendent	140
Admin. Assistant	150
Small Conference	64
Community Planner	64
Admin. Clerk	48
Restroom	48
Break Room	80
Janitor	20
Mechanical	80
<b>Administration Area Subtotal</b>	<b>694</b>
Core Net Assignable	694
Circulation @ 20%	139
Subtotal	833
Walls @ 10%	83
<b>Gross Bldg. SF - Administration</b>	<b>916</b>
<b>FULL VISITOR CENTER:</b>	
<b>Public Area: Visitor Center Exhibit Space</b>	
Exhibit Area	750
<b>Public Area Subtotal</b>	<b>750</b>
<b>Public Area: Visitor Center Theater Space</b>	
A/V & Video	540
<b>Public Area Subtotal</b>	<b>540</b>
<b>Public Area: Visitor Center Concessionaire</b>	
Bookstore	180
<b>Public Area Subtotal</b>	<b>180</b>
<b>Staff Area: Visitor Center Office &amp; Support Area</b>	
Interpretive Chief	120
Front Counter	128
Historian	64
Park Ranger	64
Park Guide	40
Seasonal	40
Conference / Library / Resources	252
Interpretive Storage	224
Resource Storage	160
Chair Storage	42
Breakroom	140
<b>Staff Area Subtotal</b>	<b>1,274</b>

Figure 5. Building Program - Visitor Center

<b>Services Area: Visitor Center Services</b>	
Public Restroom / Janitor	460
Mechanical Electrical	225
Airlock/Lobby	300
<b>Services Area Subtotal</b>	<b>985</b>
Core Net Assignable	3,729
Circulation @ 20%	746
Subtotal	4,475
Walls @ 10%	447
<b>Total Bldg. SF - Full Visitor Center</b>	<b>4,922</b>
<b>MAINTENANCE:</b>	
<b>Staff Area: Maintenance</b>	
Facilities Operations Specialist	120
Maintenance	64
Shared Maintenance	64
Seasonal	48
Restroom	48
Janitor	24
Coffee Bar	20
2-Bay Garage	650
Storage, Maintenance, Equipment	1,200
<b>Maintenance Area Subtotal</b>	<b>2,238</b>
Core Net Assignable	2,238
Circulation @ 5%	112
Subtotal	2,350
Walls @ 10%	235
<b>Total Bldg. SF - Maintenance</b>	<b>2,585</b>
<b>TOTAL GROSS SF (ALL PROGRAM)</b>	<b>8,423</b>

Figure 5. Building Program - Visitor Center

**Nicodemus Visitor Center Site Selection Study - NICO**  
**Site Program**

**Shared Parking Space Allocation Summary**

	<b>Peak Staff</b>	<b>Peak Visitation</b>	<b>Gross SF (per 2.2011 site visit)</b>
	<b># of spaces</b>	<b># of spaces</b>	
<b><u>BUILDING</u></b>			
Visitor Center			5,838
Visitor Contact Station			4,011
<b><u>PARKING *</u></b>			
Staff Vehicles **	10	6	3,300
Bus Parking/Recreational Vehicles	1	1	2,580
Visitor Vehicles	2	6	1,980
NPS Owned Maintenance Vehicles ***	3	3	1,050
<b>Parking Area Subtotal</b>	<b>16</b>	<b>16</b>	<b>7,860</b>
<b><u>PUBLIC AREAS</u></b>			
Maintenance/Storage - Visitor Center			2,585
Maintenance/Storage - Visitor Contact Station			2,585
Outdoor Gathering Area			TBD
Dugout/soddie Exhibit			TBD
Agricultural Equipment Exhibit			TBD
Farming Plot			TBD
<b>Public Area Subtotal</b>			<b>2,585</b>
<b>SUBTOTAL SF- ALL VISITOR CENTER PROGRAM</b>			<b>16,283</b>
<b>SUBTOTAL SF- ALL VISITOR CONTACT STATION PROGRAM</b>			<b>14,456</b>

\*Parking is based on a peak visitation day  
(Saturday) requiring one bus/recreational vehicle;  
6 private vehicles and 6 staff vehicles

\*\*On non-peak visitation days and peak staff days  
of Tuesday, Wednesday and Thursday spaces are  
10 for staff and 2 for visitors

\*\*\*NPS Maintenance Vehicles will be parked at  
the Maintenance/Storage facility

Figure 6. Site Program