

Alternative 2 - Township

This alternative (Figure 21. Alternative 2 - Township) proposes to locate the new NPS facilities within the Nicodemus Township, outside the boundaries of the Nicodemus NHL, and on agricultural property adjacent to Highway 24. This approach acknowledges the importance of the entire Nicodemus Township to the community heritage, and reinforces the connection between the Townsite and Township. The alternative proposes the use of a full visitor center, combining visitor and administrative facilities into one building, with a separate building for maintenance facilities. All facilities would be located on one property of a minimum five acres, located near the Nicodemus Townsite with vehicular access from Highway 24. All NPS facilities would reside outside the NHL, and the NHS buildings would serve as part of the interpretive program.

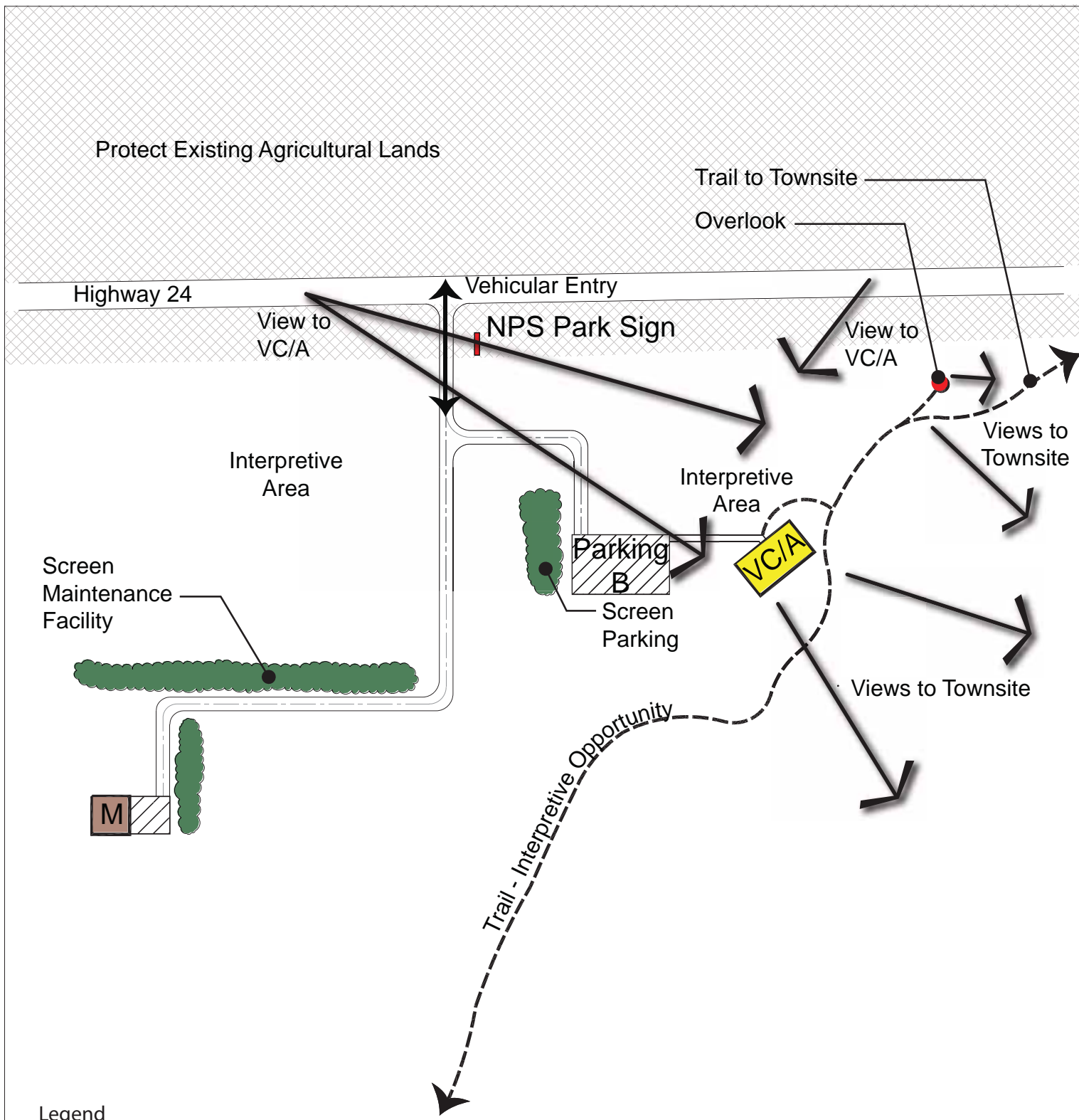
Site

The site development focuses on locating the new park facilities within the Nicodemus Township. This offers an opportunity to create a complex of vernacular structures, set with respect to a property's natural features while maintaining a visual connection to the Nicodemus NHS and Nicodemus NHL. The design of new structures and buildings would be closely integrated with the natural attributes of the property, such as tucking the building into a hillside, orchestrating views to the Townsite and NHS buildings, or creating an agricultural complex.





Alternative 2 - Townsite is envisioned to occur on existing agricultural land near the Townsite and along Highway 24. An agricultural property would likely offer more available land, and flexibility in building orientation. Opportunities would be possible to respond to the microclimate of the site to take advantage of solar access, predominant wind patterns, and sustainability such as on-site renewable energy and rain water collection systems.

Two potential site arrangements are illustrated (Figure 18. Alternative 2-Township-Potential Overlook to Townsite, and Figure 19. Alternative 2-Township-Agricultural Land): a parcel with the potential to provide an overlook to the Townsite; and a parcel on agricultural land. Both propose a visitor center with administrative facilities in a single new building, with a separate maintenance facility located elsewhere on the same parcel.

This alternative proposes to create a park facility as a cohesive complex with two areas of site development — one for the visitor and administrative facilities, and the other for maintenance facilities. The complex would be accessed by a shared drive from Highway 24. The visitor center would accommodate parking, access and drop-off for visitors and administrative staff (Figure 20 - Parking B).



Legend

	Visitor Center and Administration Building- 5,838 SF
	Maintenance Building - 2,585 SF
	Parking
	Areas to Protect

0 200 400

January 2012
UNITED STATES DEPARTMENT OF THE INTERIOR NICODEMUS NATIONAL HISTORIC LANDMARK
67

FIGURE 18

TITLE OF PROJECT VISITOR CENTER SITE SELECTION STUDY		
TITLE OF DRAWING Alternative 2-Township - Potential Overlook to Townsite		
NAME OF PARK NICODEMUS NATIONAL HISTORIC SITE		
REGION MIDWEST	COUNTY GRAHAM	STATE KANSAS

- New park facilities would be located within a minimum five-acre area leaving other acreage for interpretation and for owner/agricultural use;
- All facilities would reside on one property;
- Visitor center would be the primary facility, located at the core of the complex, and would be visible (but not necessarily prominently) from Highway 24;
- Opportunity to accommodate a full interpretation program on-site;
- Visitor orientation would occur at the visitor center and at Roadside Park in the Townsite, and within the NHS buildings.
- Administrative facilities share the same building as visitor facilities;
- Maintenance facilities would occur in a separate location towards the interior or rear of the property so as to be less obtrusive to visitors and are screened;
- If possible, visitor facilities would include an overlook at the site's high point with a visual connection to Nicodemus NHL;
- A trail system would provide a pedestrian link between the visitor center and the Nicodemus NHL. A safe crossing would be provided if the visitor center was located north of Highway 24. The trail system would include pedestrian connections from the visitor center to the South Fork Solomon River, Scrugg's Grove, Townsite, and Chalk Bluffs;
- Signage would be located along Highway 24;
- Parking would be located adjacent to the visitor center, and placed so as to not obstruct views to the Townsite, and to be screened from the road by a wind row;
- Parking would be available on-site for 12 vehicles plus 1 Bus/RV space (Figure 20. Parking Template - B);
- Three (3) parking spaces would be provided at the maintenance/storage facility for park-owned maintenance vehicles.

TITLE OF PROJECT
VISITOR CENTER SITE SELECTION STUDY

TITLE OF DRAWING
Alternative 2 -Township - Agricultural Land

NAME OF PARK
NICODEMUS NATIONAL HISTORIC SITE

REGION	COUNTY	STATE
MIDWEST	GRAHAM	KANSAS

Buildings

Two separate buildings, located in two separate areas, are proposed for this alternative. New buildings would be built using a form, character, and material similar to those used traditionally in the agricultural community. This alternative allows for more flexibility in how these traditional methods and materials are applied, along with flexibility in the form and geometry of the building. This would allow for buildings to be integrated with the individual qualities of its site.

As this alternative is outside the NHL, there is less need for the building size to be contextual with the NHL and NHS; therefore the larger building that would combine a full visitor center and administration facility could be accommodated.

The visitor center (Figure 5. Building Program - Visitor Center) would provide the full interpretative program with exhibits and a theater/AV/Video space. The visitor center would include:

- 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
 - o Exhibit Area - 750 SF
 - o Theater, AV/ video - 540 SF
 - o Bookstore - 180 SF

Administrative facilities (Figure 5. Building Program - Visitor Center) would include offices and support spaces for a total of three (3) full time staff, and one (1) part time staff.

- approximately 916 square feet to accommodate park administrative staff offices and support spaces such as a restroom, break room, and janitor closet;
- These facilities would be located within the visitor center building.

A separate building for the maintenance facility would be provided in this alternative, and would be located away from the visitor center. (Figure 5. Building Program - Visitor Center).

- approximately 2,585 square feet to accommodate staff area, garage, storage and equipment areas
- Located in a separate building and location, due to the types of noise and storage activities required.

Parking - B

- 12 Parking Spaces (9' x 20')
- Includes 1 Accessible Parking Space & Aisle
- 1 RV/Bus Parking Space
- Two-Way Drive
- 3 spaces for Maintenance accommodated at maintenance facility
- Drop-Off
- Approximately 10,500 SF

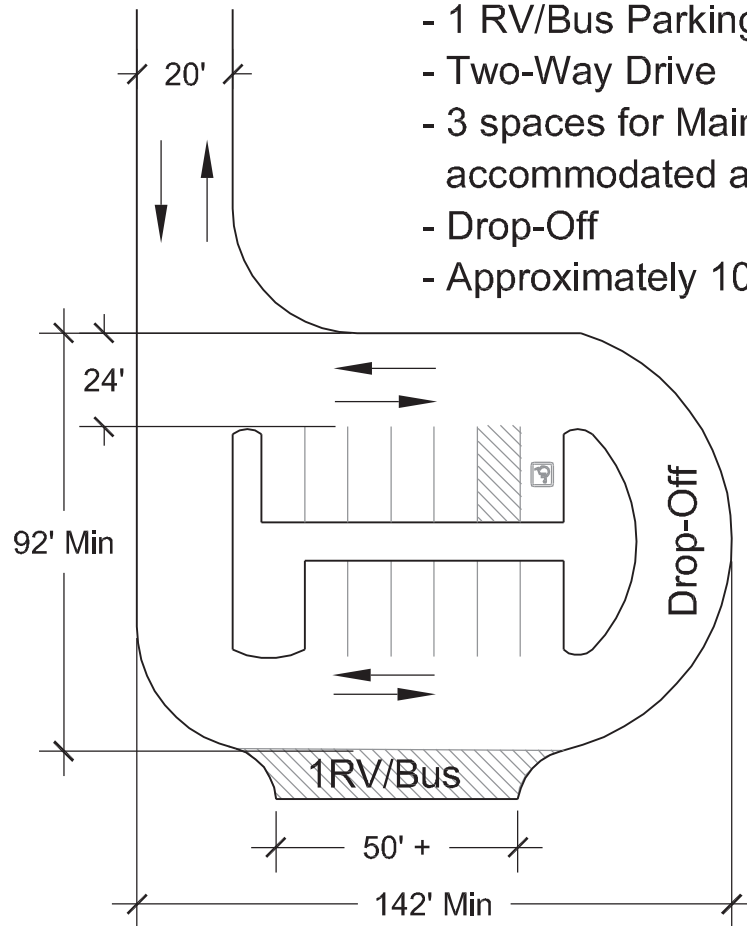
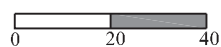
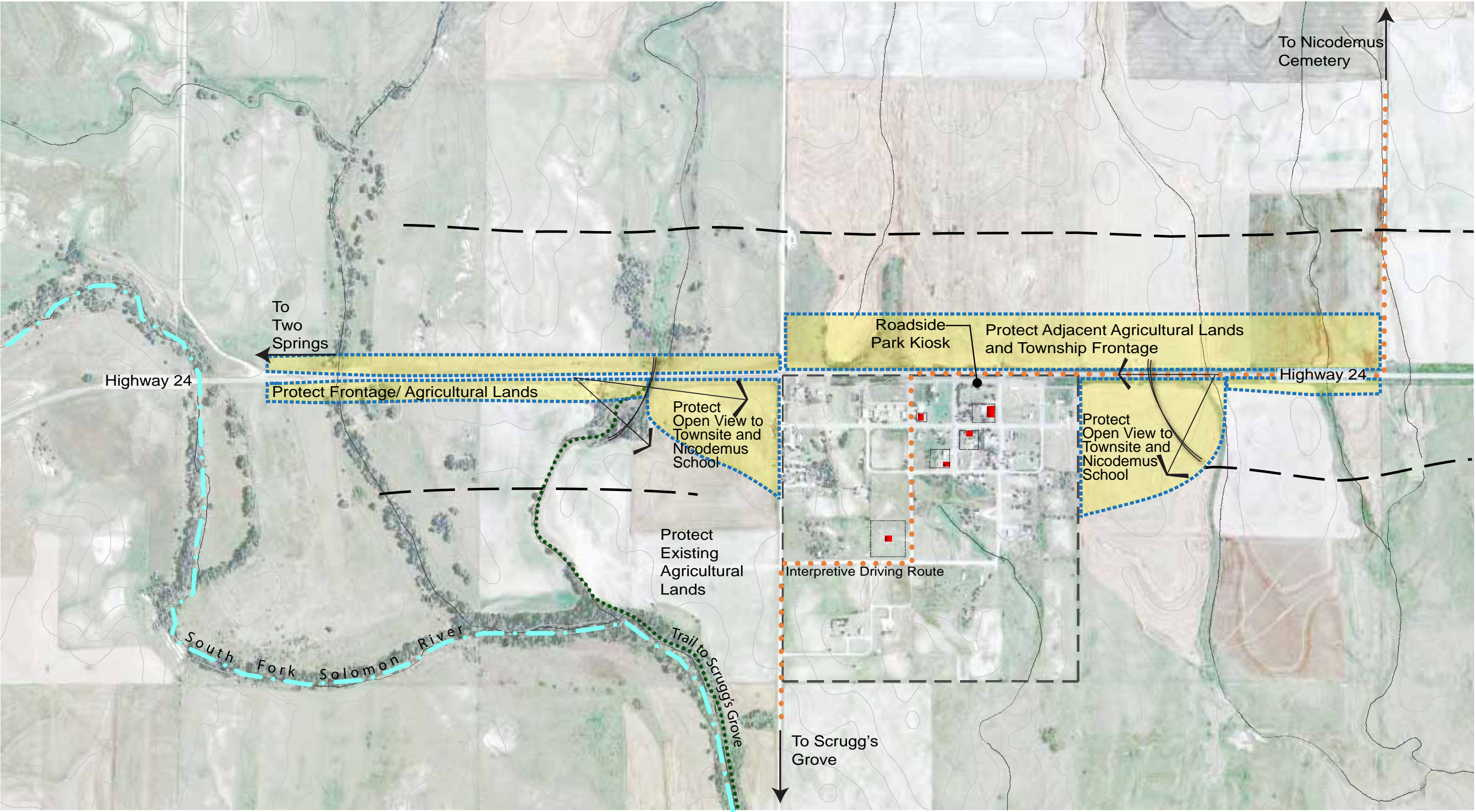


FIGURE 20



January 2012
UNITED STATES DEPARTMENT OF THE INTERIOR NICODEMUS NATIONAL HISTORIC LANDMARK
71

TITLE OF PROJECT VISITOR CENTER SITE SELECTION STUDY
TITLE OF DRAWING Parking - B
NAME OF PARK NICODEMUS NATIONAL HISTORIC SITE
REGION MIDWEST
COUNTY GRAHAM
STATE KANSAS



Legend

National Historic Landmark District

National Historic Site

NHS Building

Agricultural/Frontage to Protect

Potential area to locate new park facilities between dashed lines

Interpretive Driving Route

0

800

1600

January 2012

UNITED STATES
DEPARTMENT OF THE INTERIOR
NICODEMUS NATIONAL HISTORIC LANDMARK

FIGURE 21

TITLE OF PROJECT
VISITOR CENTER SITE SELECTION STUDY

TITLE OF DRAWING
Alternative 2 - Township

NAME OF PARK
NICODEMUS NATIONAL HISTORIC SITE

REGION
MIDWEST

COUNTY
GRAHAM

STATE
KANSAS

p. 72

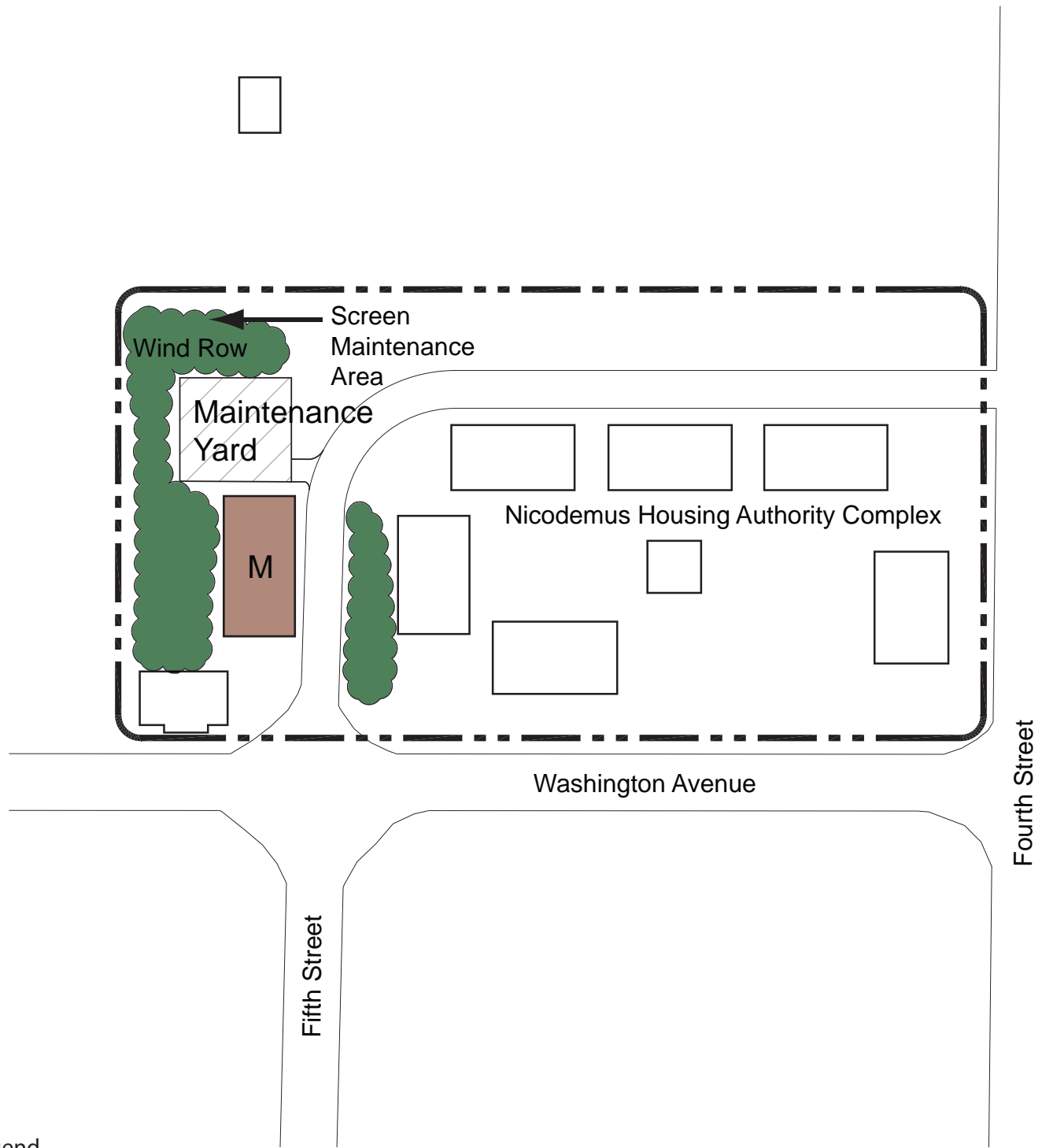
Alternative 3 – NHS Historic Buildings

Alternative 3 proposes a new building within the Townsite for visitor facilities and the rehabilitation of one of the NHS buildings for use as an administrative facility. Only one of the NHS buildings meets the requirements of the administrative program - the First Baptist Church. The rehabilitation and use of this NHS building would be entirely voluntary on the part of the First Baptist Church, and contingent upon approval from the congregation. This alternative proposes either a new building for the maintenance facilities or retaining the existing facility at the Nicodemus Housing Authority complex. This alternative proposes to integrate a new visitor contact station within the Townsite. Interpretation would be provided at the new visitor contact station (actively), and at the Nicodemus School and Township Hall (passively). Alternative 3 draws on many of the same principles as Alternative 1 including contextual design and material selection. This alternative respects and maintains the historic uses of the Township Hall, AME Church, and St. Francis Hotel.



Site

The site development focuses on locating new park facilities within the Nicodemus Townsite, on a parcel that affords a visual relationship to the NHS buildings. Each new building would be designed to respect the size, scale and orientation of the Townsite buildings. To be compatible with the existing NHS buildings, new buildings would be rectilinear in plan, set back approximately fifteen to twenty feet from the street. The visitor contact station would ideally be placed near a corner with an orientation towards the other Nicodemus NHS buildings.

- Visitor, administrative, and maintenance facilities would occur within the Townsite;
- Facilities would occur on two or three properties;
- One acre would be used for the site interpretation program;
- Interpretation would occur in the rehabilitated interiors of the Nicodemus School and Township Hall;
- Administration facilities would occur at the rehabilitated First Baptist Church;
- Maintenance facilities would occur at the existing Nicodemus Housing Authority complex or nearby;
- Traditional use would remain for A.M.E. Church and St. Francis Hotel;
- Visitor contact station setback would be similar to that of the Nicodemus NHS buildings;
- Parking would be provided on-site for the visitor contact station;
- Bus parking would be provided on-street;
- Three (3) parking spaces would be provided for NPS-owned maintenance vehicles, at the separate maintenance/storage facility.



Legend

-  Maintenance Building
-  Parking

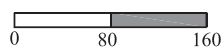


FIGURE 22

January 2012	TITLE OF PROJECT VISITOR CENTER SITE SELECTION STUDY
UNITED STATES DEPARTMENT OF THE INTERIOR NICODEMUS NATIONAL HISTORIC LANDMARK	TITLE OF DRAWING Alternative 3 - NHA Complex
74	NAME OF PARK NICODEMUS NATIONAL HISTORIC SITE
	REGION MIDWEST
	COUNTY GRAHAM
	STATE KANSAS

Buildings

The new visitor contact station would be constructed within the Townsite, the First Baptist Church would be rehabilitated for administration facilities, and maintenance facilities would be either retained at the existing Nicodemus Housing Authority complex, or would be constructed within the Townsite.

New buildings would be built of materials similar to those used historically, and would be detailed in a contemporary manner that utilizes the materials common to the existing Nicodemus NHS buildings (simple, locally extracted materials in an unadorned fashion). Limestone is the most consistently used material in the existing NHS buildings and is a likely candidate, given its availability and durability.

NHS buildings would require rehabilitation prior to occupancy for interpretation or for administration facilities. The Secretary of the Interior Standards for Rehabilitation shall be followed. The existing Nicodemus NHS structures do not meet current codes or accessibility standards, requiring that those intended for NPS use be brought up to the Architectural Barriers Act Accessibility Standards (ABAAS) and the presiding building codes.

This alternative proposes a separate building for the visitor contact station (Figure 4. Building Program - Visitor Contact Station). The visitor contact station would include:

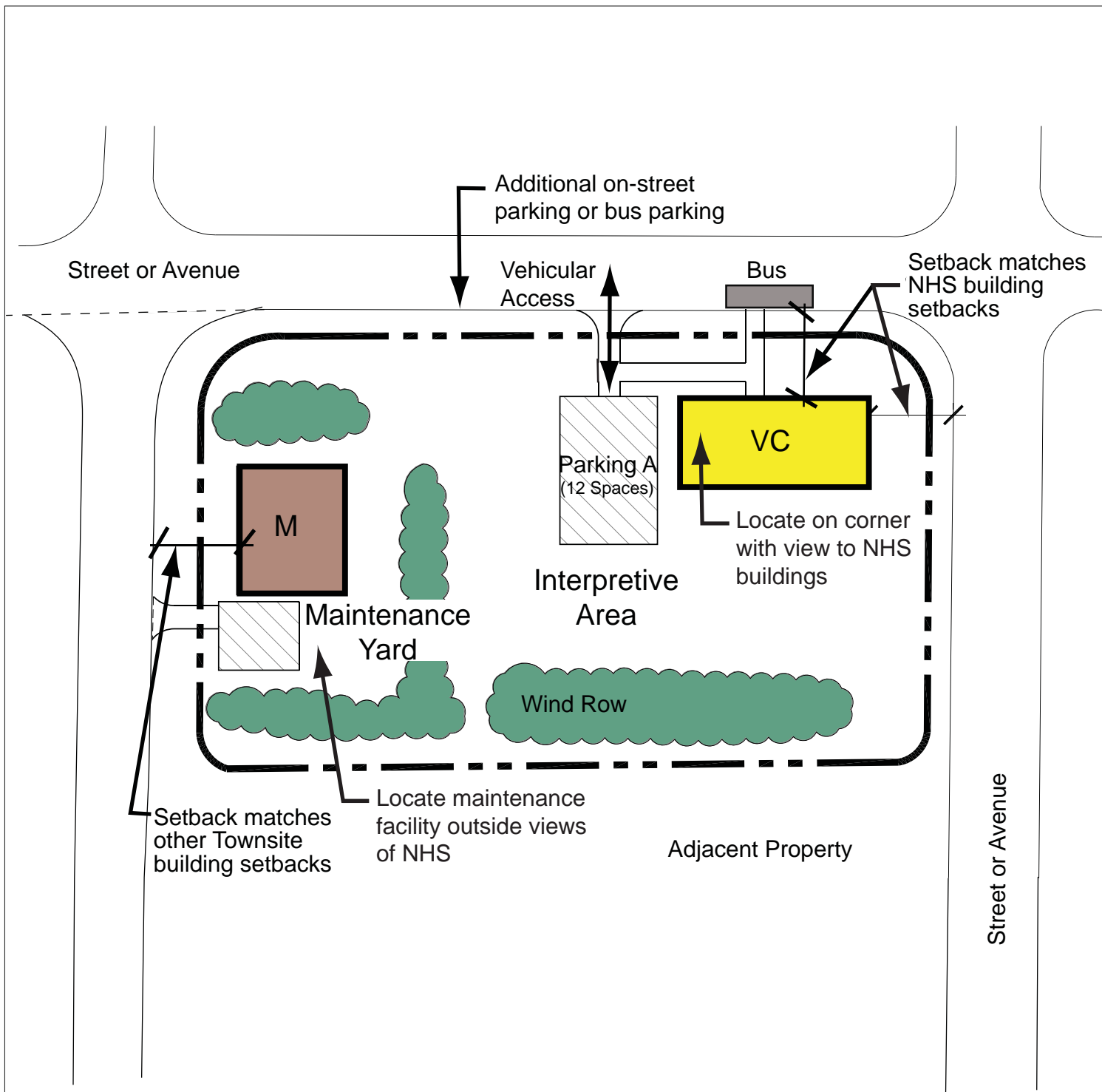
- approximately 3,100 square feet to accommodate the visitor contact station program for orientation and information, AV/video space
- no dedicated space for an exhibit area

The First Baptist Church would be rehabilitated for administrative use, including:

- Rehabilitation prior to occupancy for interpretation or administration facilities.
- New administrative spaces would include offices and support spaces for a total of three (3) full time staff, and one (1) part time staff.

If not continued in the Nicodemus Housing Authority complex, any new maintenance facilities would be located separately from the other facilities (Figure 4. Building Program - Visitor Contact Station).

- approximately 2,585 square feet to accommodate staff area, garage, and storage and equipment space.
- located in separate building, due to the types of noise and storage activities necessary.



Legend



Visitor Contact Station - 3,000 SF



Bus Parking



Maintenance Building - 2,500 SF



Automobile Parking

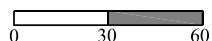


FIGURE 23

January 2012
UNITED STATES DEPARTMENT OF THE INTERIOR NICODEMUS NATIONAL HISTORIC LANDMARK
76

TITLE OF PROJECT VISITOR CENTER SITE SELECTION STUDY		
TITLE OF DRAWING Alternative 3 - NHS Buildings - One Acre Parcel		
NAME OF PARK NICODEMUS NATIONAL HISTORIC SITE		
REGION MIDWEST	COUNTY GRAHAM	STATE KANSAS

Preferred Alternative

Alternative 1 - Townsite was selected as the preferred alternative through an NPS Value Analysis Study (VA) process. The preferred alternative provides an approach for new NPS visitor, administration, and maintenance facilities, and will improve efficiency of park operations, provide visitor enjoyment, and protect park resources.

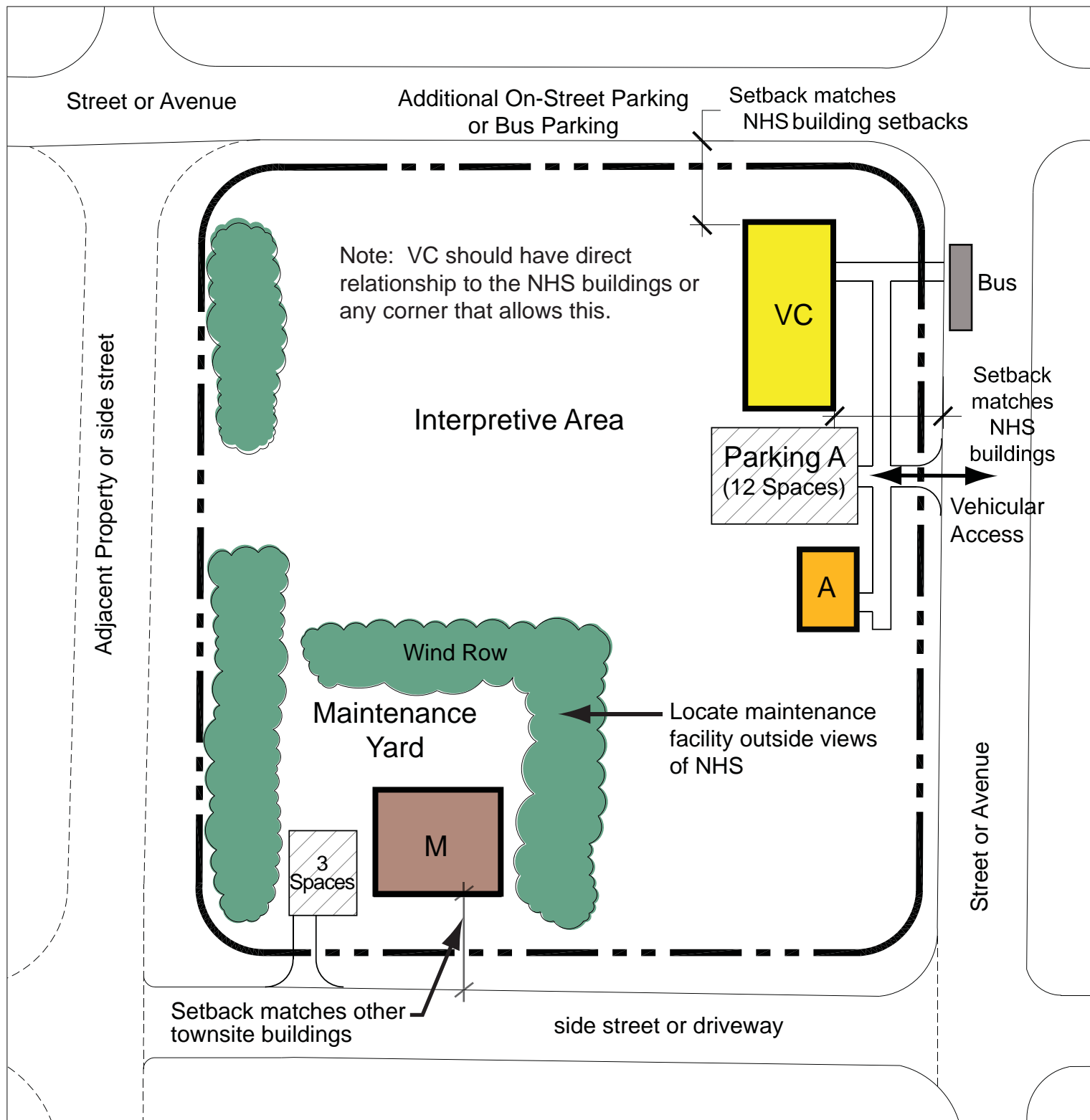
The preferred site for new NPS facilities would be within the Nicodemus Townsite and the NHL boundary. By locating the NPS facilities within the NHL, the preferred alternative would maintain Nicodemus Townsite as a 'living place,' an attribute that scored as the paramount advantage during the VAs "Choosing by Advantages" (CBA) process. The preferred alternative would provide for a parcel that would be centrally located near the resources, all NPS facilities would occur on one property, and the development footprint would be small.

The preferred alternative would minimize pedestrian and vehicular conflicts, and would provide a walkable experience for visitors. Additionally, it would protect the NHS buildings by returning the Township Hall to community use and by rehabilitating other NHS buildings for interpretation. The AME Church would remain a spiritual site, as would the First Baptist Church. In addition, the current use of the Nicodemus Housing Authority complex for NPS facilities would be eliminated, and the entire complex would be returned to its intended function as affordable housing.

Site

The preferred alternative would include a new visitor contact station, administration, and maintenance facilities located on one property, and would use Roadside Park and several NHS buildings for orientation and interpretation. The site plan for the preferred alternative would be comprised of three buildings, which would be situated to be compatible with the Nicodemus NHL and NHS buildings. The site development would emphasize a rectilinear layout, and a building setback that would reflect that of the Townsite and NHS buildings. The organization of the buildings would maintain the historic views between the NHS buildings and parking would be screened from view.

- New NPS facilities would be located within one to two acres in the Townsite;
- Facilities would occur on one property;
- Orientation and information for visitors would occur at the visitor contact station, Roadside Park, and through exhibits and programs at the Nicodemus NHS buildings, which would be rehabilitated for visitor access;
- Administration facilities would be located in a new separate building;
- Maintenance facilities would be located in a new separate building and yard;
- Building setbacks from each street would be similar to the setbacks of the Nicodemus NHS buildings;
- A single parking area would be located on-site, screened from the NHS



Legend

- VC Visitor Contact Station - 3,000 SF
- M Maintenance Building - 2,500 SF
- A Administration Building - 900 SF

- Bus Parking
- Automobile Parking



January 2012

UNITED STATES
DEPARTMENT OF THE INTERIOR
NICODEMUS NATIONAL HISTORIC LANDMARK

79

FIGURE 25

TITLE OF PROJECT
VISITOR CENTER SITE SELECTION STUDY

TITLE OF DRAWING
Preferred Alternative - Site Diagram2-AcreParcel

NAME OF PARK
NICODEMUS NATIONAL HISTORIC SITE

REGION MIDWEST	COUNTY GRAHAM	STATE KANSAS
-------------------	------------------	-----------------

buildings and shared between the visitor contact station and administration building, which would include a total of twelve (12) spaces, one of which would be accessible (Figure 16. Parking Template-A);

- Bus and recreational vehicle parking would be located on-street;
- Three (3) parking spaces would be provided at the maintenance/storage facility;
- Outdoor lighting would be limited to the amount necessary for security and safety.

Buildings

Each new building would be of a similar form, size, and height compatible with the NHS buildings. Materials for new buildings would compliment those used historically and will be detailed in a contemporary manner that would reflect but not replicate the historic use of materials.

The new visitor contact station would provide visitor orientation to the Nicodemus Townsite and Township, and information about the park's natural and cultural resources, history, and significance.

- Visitor Contact Station would provide approximately 3095 square feet of interior space for visitor facilities and for staffing related to visitor use. Storage space and mechanical/electrical and lobby space would be included.
- Visitor facilities would include a small A/V and video space, a public area with a small bookstore, and public restrooms.
- Staff facilities within the visitor contact station would include space for the chief of interpretation, front counter, historian, park ranger, park guide and park seasonals.
- There would be no dedicated space for an exhibit area within the visitor contact station.

The new administration facility would be located on the same property as the visitor contact station, in a separate building.

- Administration facilities would provide approximately 916 square feet of interior space for staffing related to park administration and operations. Staffing for visitor facilities and maintenance would be located elsewhere.
- Storage space, mechanical/electrical, and janitorial space would be included.
- Administration spaces would include those for park superintendent, administrative assistant, community planner, and administrative clerk.
- Would includes a small conference area, staff restrooms, and break room.

The new maintenance facilities would be located separately from the other two buildings and would include:

- Approximately 2585 square feet

- Spaces for facilities operations specialist, maintenance staff, seasonals, staff restroom, and coffee bar.
- A two-bay garage with room for storage and equipment.
- Storage space, mechanical/electrical and janitorial space.

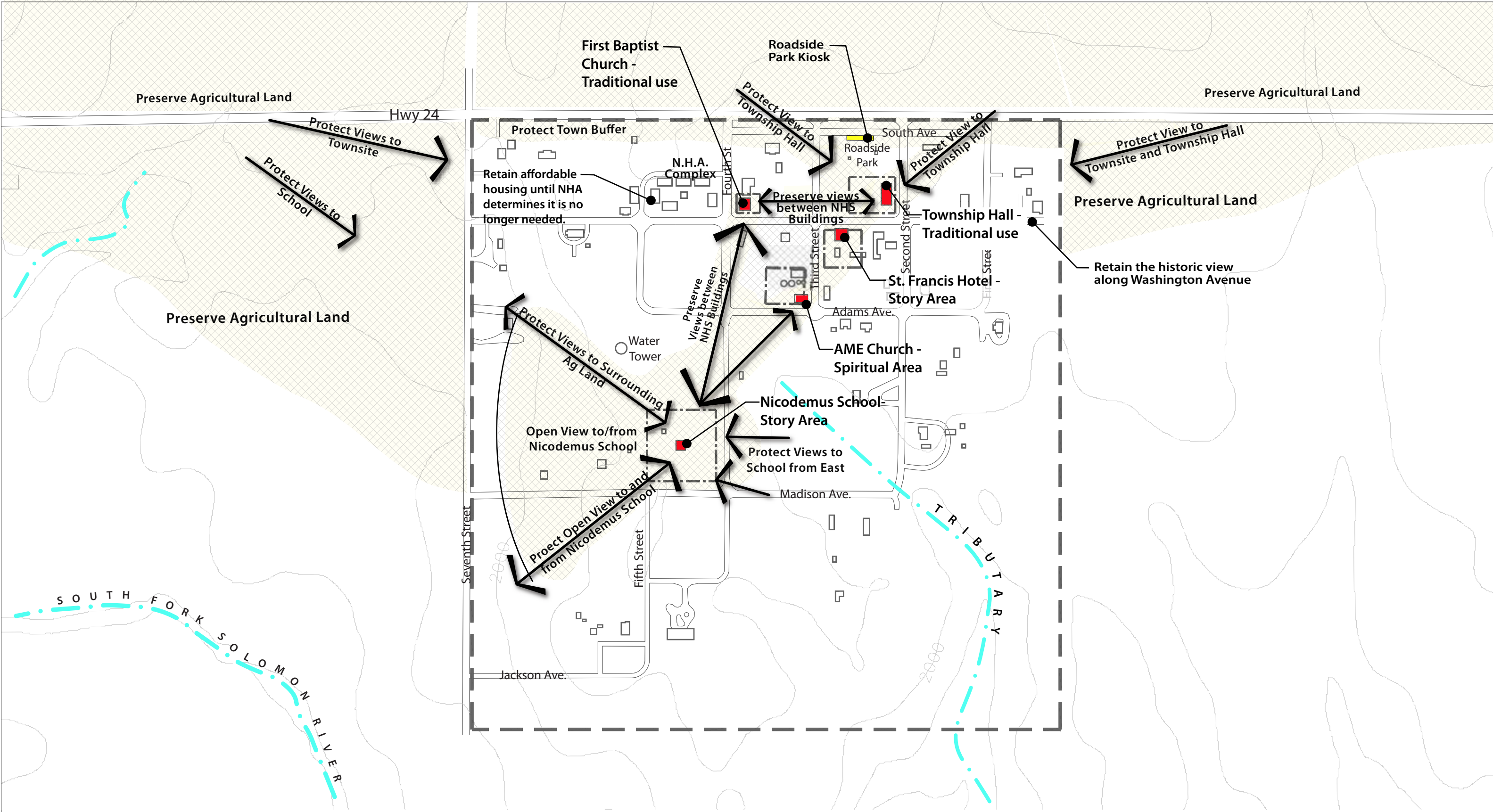
Additional Criteria

The process demonstrated that other high scoring advantages were not included in Alternative 1. The following high scoring advantages could potentially be incorporated as a part of the site planning process.






- Provide more space & opportunity for interpretive programming (Alternative 2 provides the most opportunities for exhibit spaces)
- Provides Opportunity for Highlighting Sustainability (Alternative 2 provides the broadest & most opportunities for demonstrating sustainable practices)

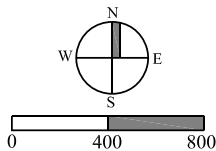
The preferred alternative (Alternative 1 – Townsite) best meets the project goals and objectives, and addresses the recommendations of the GMP and CLR. The following criteria should be used when evaluating potential properties within the Nicodemus Townsite that could support the visitor, administrative, and maintenance facilities.

1. The property should meet all project goals and objectives.
2. The property should meet all requirements noted in this section for the preferred alternative.
3. The property should provide the same attributes that scored high during the process.
 - Maintain Nicodemus Townsite as a Living Place (Ethnographic) (score 100 out of 100 and was the “paramount advantage”)
 - Minimize Development Footprint (score 78 out of 100).
 - Minimize Pedestrian/Auto Conflict with Highway 24 (score 60 out of 100).



Legend

-  National Historic Site Building
-  National Historic Landmark District
-  National Historic Site
-  Existing Stream / River
-  Areas and Views to Protect



January 2012		FIGURE 26	
UNITED STATES DEPARTMENT OF THE INTERIOR		TITLE OF PROJECT VISITOR CENTER SITE SELECTION STUDY	
NICODEMUS NATIONAL HISTORIC LANDMARK		TITLE OF DRAWING Preferred Alternative	
		NAME OF PARK NICODEMUS NATIONAL HISTORIC SITE	
REGION MIDWEST	COUNTY GRAHAM	STATE KANSAS	p. 82