

## Catalyst Study Options

### April 12, 2016

There are many different program options when considering the downtown study. Listed below are 5 options that can be used for discussion when trying to determine the next steps in the study. These options are by no means final options. They should be used for discussion purposes. We would like to develop 2 options in addition to a “do nothing” option to compare the financial feasibility and trade-offs of each option taking into account public feedback.

#### Option 1

- Keep current Town Hall building (Knox building), refurbish for Police and Fire
- Add 3- story building in front of current Town Hall (new Town Hall administration building)
- The first floor of the new building would contain a multi-purpose room (seating 250-300 people) that could be used for board meetings and as a theater for the Davidson Community Players
- The lobby of the first floor could be used as an art gallery museum and as retail or a restaurant for the museum
- Add street parking along Jackson Street
- Add podium parking in the Jackson Street lots

#### Option 2

- Option 1 plus the following:
- Add a 3-story building on the corner of Jackson and Main Street
- The first floor would be retail
- The second and third floors would house an existing Davidson business that wants to relocate to this site
- Add podium parking where the current police/town hall lot is located

#### Option 3

- Tear down current Town Hall
- Add Market Street
- Build wrapped parking deck in the hole
- Deck would include first floor retail and residential above (100 units)
- Town Hall located off-site (Fire, Police, and administration)

#### Option 4

- Option 3 plus the following:
- Add 3-story building on Main Street next to Mooney's Corner
- The first floor would contain a multi-purpose room that could be used for board meetings and as a theater for the Davidson Community Players
- The lobby of the first floor could be used as a gallery for an art museum and as retail or a restaurant for the museum
- The second and third stories would be office space

#### Option 5

- Move Police/Fire off-site
- Use existing Town Hall for administration
- Develop Catalyst plan for future development (10 years +), not the right time to implement now