



CREECH & ASSOCIATES

Engaging the Community

Public Workshop Overview



- Huntersville Town Center
- Huntersville Police Department
- Huntersville Town Hall
- Cornelius Library
- Cornelius Police Department
- Mooresville Library
- Kannapolis City Hall, Police & Fire Headquarters
- Albemarle City Hall
- Mint Hill Police Department



- Mooresville Library
- Mint Hill Police Department
- Mint Hill Town Hall
- Monroe Fire Station Prototype
- Waxhaw Police Department
- Waxhaw Town Hall
- CMPD Providence Division
- Schiele Museum of Natural History
- Mount Holly Citizens' Center

Public Workshop Experience

Creech & Associates and Stantec have tremendous experience in leading and organizing public charrette workshops.

Not only does the public charrette process encourage greater government transparency, it gives the community a shared involvement in the design of the facility, that is being ultimately being built to serve them.

We have found the public to bring great ideas to the table and address the concerns that may have been missed by town staff and the design team. This contributes to the overall success of the project.



Presentation

- Team Introduction
- Brief History of Planning in Downtown Davidson (by staff)
- Overview of Workshops and Goals
- Workshop 1 Goals

Facilitated Exercise:

- The Things that Make Downtown Davidson Great
- Architectural Character and Scale
- Town Hall Site Planning Options
- Parking
- Farmers Market
- Community/Civic Space Needs



What makes Downtown Davidson great?

- A wide variety of activities
- Public art installations
- Moveable furniture and places to sit
- Town Green for concerts and public gatherings
- Resiliency in managing enormous growth pressures and preserving character and charm
- Local boutique shops and mixture of retail types
- Walkability
- Presence of Davidson College (cultural and educational opportunities)
- Unique back of house pedestrian pathway

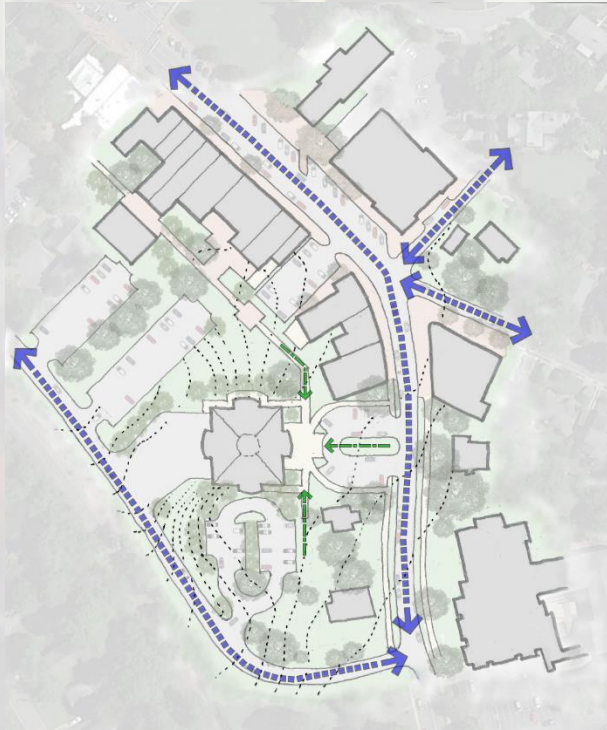


Architectural Character and Scale



Town Hall Site Planning Options

EXISTING CONDITIONS



Vehicular/Pedestrian Circulation



Parking Areas



Sun Path

Town Hall Site Planning Options



Town Hall Site Planning Options

Study 1

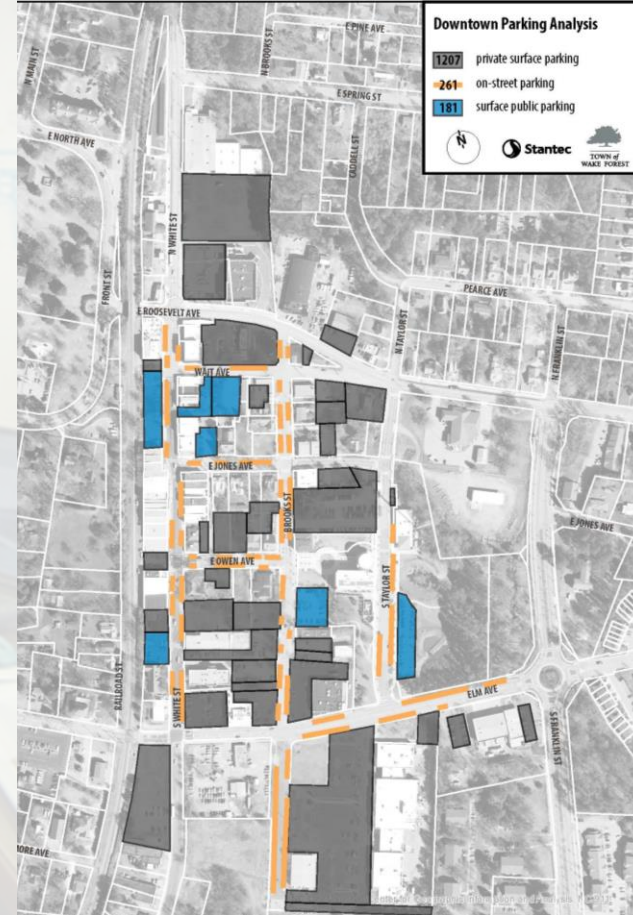
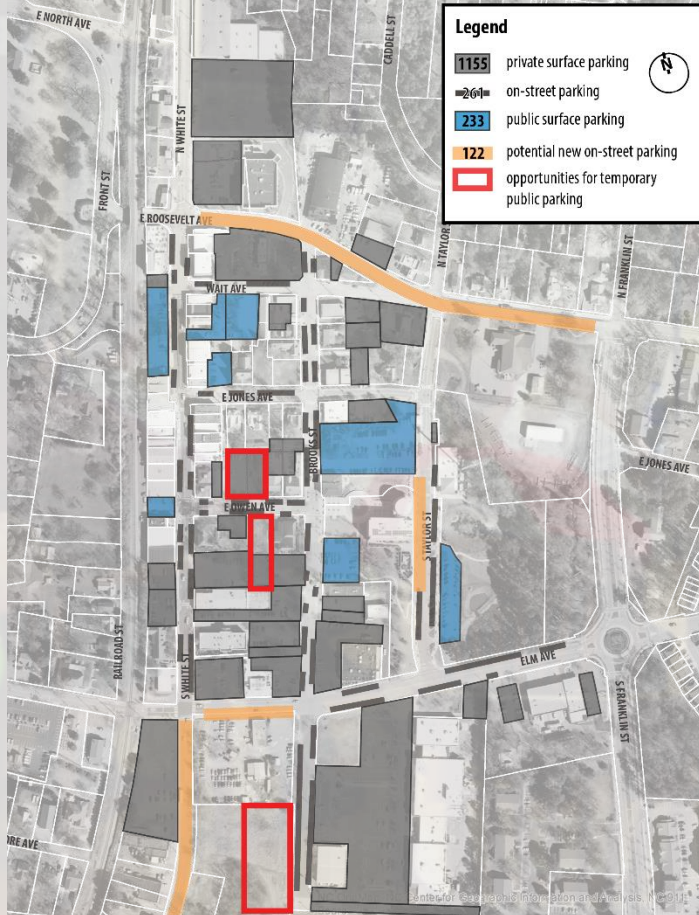


Study 2



Study 3





Farmers Market and Community Space



Presentation

- Review of Workshop I
- Goals of Workshop II
- Building Program Review
- Discussion of Potential Precedents (Historical and Contemporary)
- Exploration of Preferred Site and Building Options
- Preliminary Floor Plan Diagrams
- Building Mass Model Studies

Facilitated Exercise:

- Visual Preference Survey
- Site/ Building Planning Option—Mass and Scale – using physical models/ Legos/ 3D printed pieces/ digital media
- Questions and answers with the Design Team
- Boards of the various options for “Dotmocracy” voting



Building Program Review

- Conduct interviews with staff
- Document working conditions
- Analyze growth projections
- Establish space standards
- Determine adjacencies
- Issue draft program of spaces
- Complete vetting process
- Issue final program of spaces

Town of Sullivan's Island Space Needs Program

Police Department	SF	Notes	Dimensions
Reception/ Lobby	240	seating for 4 to 6	12x20
Chief's Office	240		12x20
Meeting/Training/Interv.	350	20 to 25 seats w/ tablet arms; marker/ smart board	14x25
Equipment Storage	225	storage for 12 uniforms; armory; ammunition; misc.	15x15
Supply Storage Room	144		
Interrogation Room	64	secure	
Evidence Room	320	stor. f	
Work Area/ File Storage	336	3 com	
Miscellaneous Spaces	-	other	
Subtotal Square Footage	1,919		
25% circulation (Sqft)	480		
Total Square Footage	2,399		

Administration & Court	SF	Note
Town Administrator	240	accom
Mayor/ Town Attorney	120	
Town Clerk	120	
Clerk of Court	120	
Assist to Administrator	120	
Judge's Office	156	
Council Chamber/ Court	2,160	seating
Subtotal Square Footage	3,036	
25% circulation (Sqft)	759	
Total Square Footage	3,795	

Building and Zoning	SF	Note
Building Official	240	large e
Zoning Administrator	240	large e
Permit Technician	240	room
Future Office	120	
Plan Storage	100	shelvi
Subtotal Square Footage	940	
25% circulation (Sqft)	235	
Total Square Footage	1,175	

Finance	SF	Notes	Dimensions
Comptroller	240		12x20
Accounts Payable Clerk	240	need office with file space	12x20
Subtotal Square Footage	480		
25% circulation (Sqft)	120		
Total Square Footage	600		

Water/Sewer Admin.	SF	Notes	Dimensions
Office	156	large enough to meet w/ 1 to 2 visitors	12x13
Subtotal Square Footage	156		
25% circulation (Sqft)	39		
Total Square Footage	195		

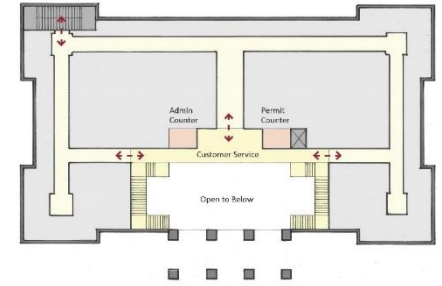
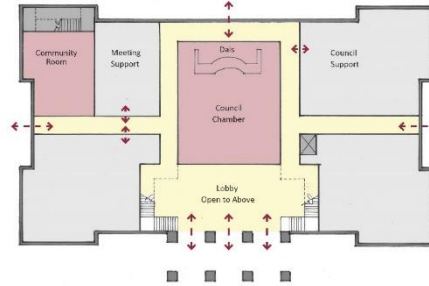
Common Area	SF	Notes	Dimensions
Reception/ Lobby	400		20x20
Conference Room-large	300	accommodates 15 people	15x25
Conference Room-small	180	accommodates 6 people	12x15
Break Room/ Kitchen	312	seating for 8; kitchen	12x26
Supply Storage	150		10x15
Electric/ Telecom	150		10x15
File Storage	150		10x15
Server Room	100		10x10
Subtotal Square Footage	1,742		
25% circulation (Sqft)	436		
Total Square Footage	2,176		

Grand Total SF 10,340

Preliminary Floor Plan Diagrams

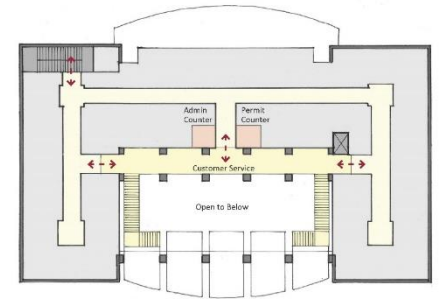
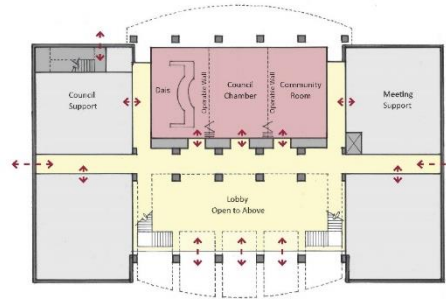
Study 1

- Space Needs Program translated into floor plan diagrams

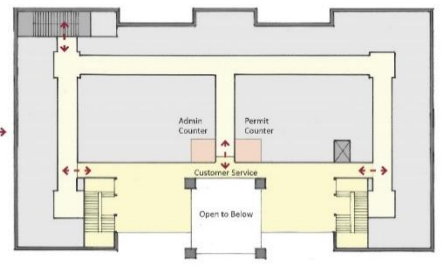
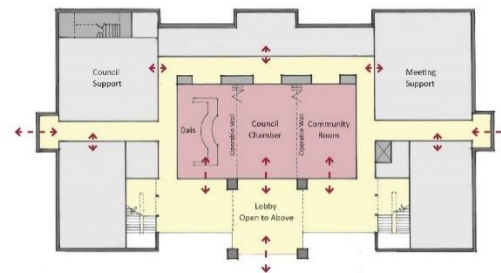


Study 2

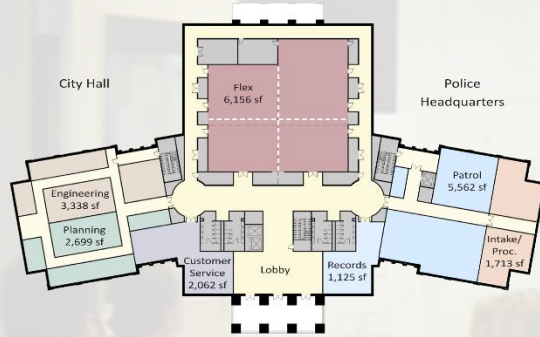
- Circulation and accessibility
- Location of major spaces
- Interdepartmental relationships



Study 3

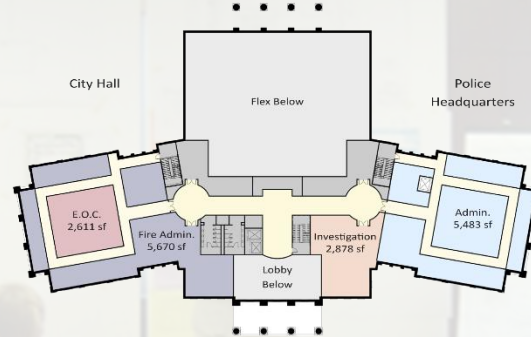


Preliminary Floor Plan Diagrams



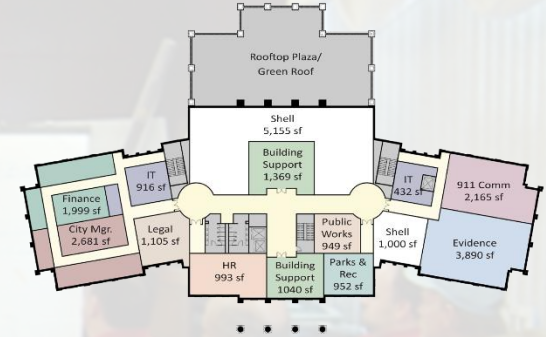
First Floor

Total Gross SF = 40,711



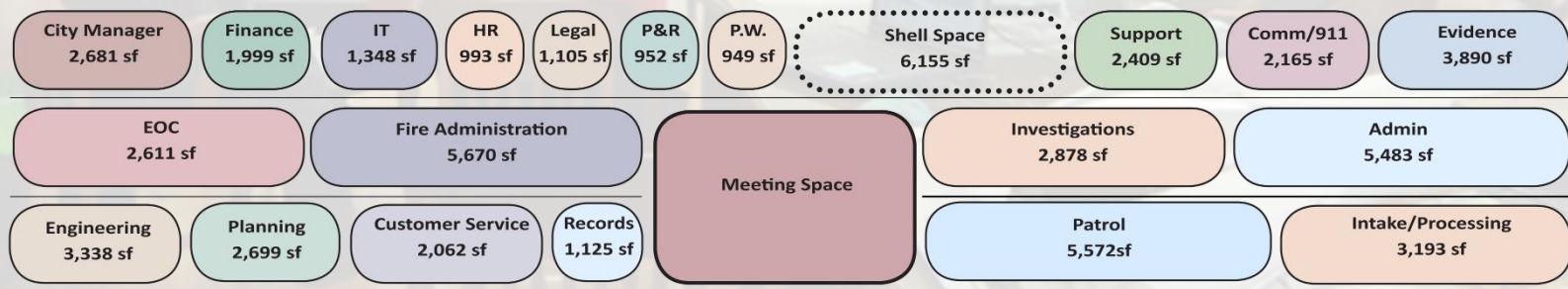
Second Floor

Total Gross SF = 24,402



Third Floor

Total Gross SF = 32,595



Third Floor

Second Floor

First Floor

Building Mass Model Studies

Study 1



Study 2



Study 3



Building Mass Model Studies

Study 1



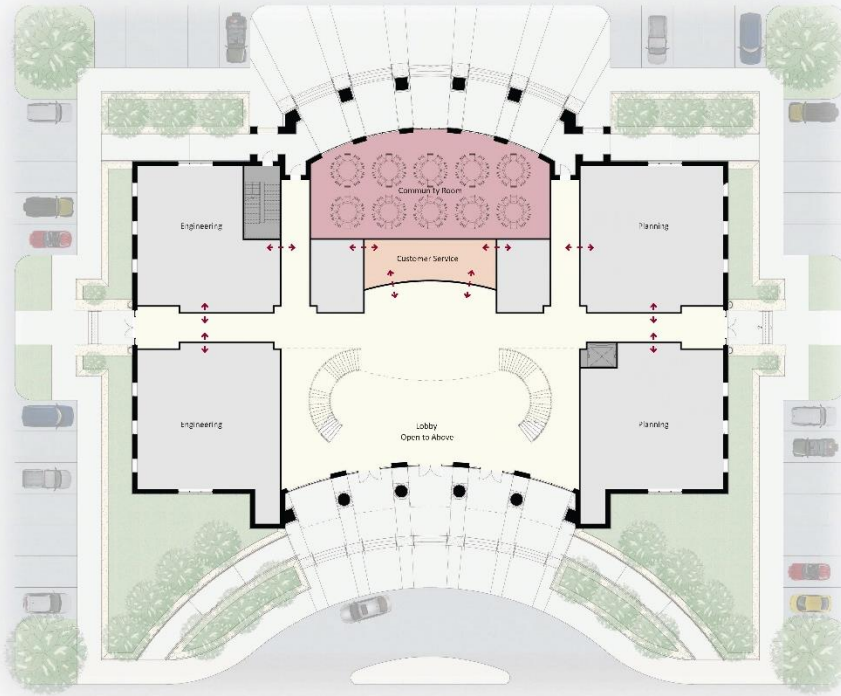
Study 2



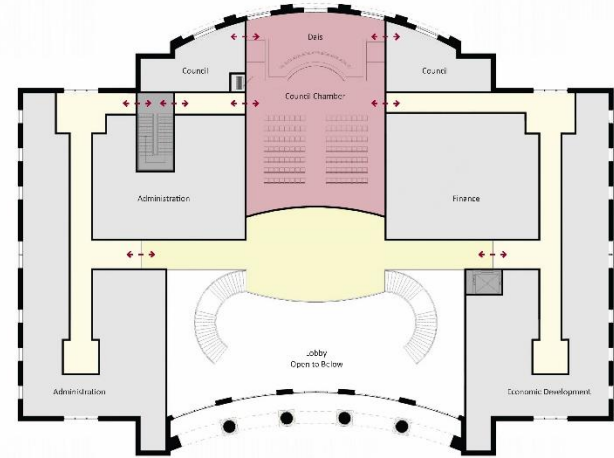
Study 3



Final Design Conceptual Renderings



First Floor
Customer Service and Community Room



Second Floor
Council Chamber

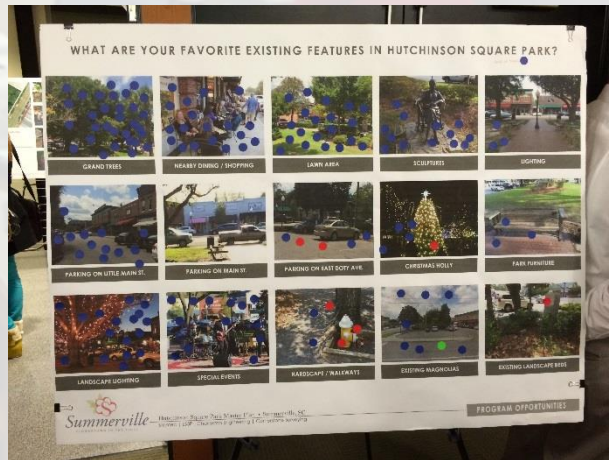
Final Design Conceptual Renderings



Final Design Conceptual Renderings







Proposed Schedule



#	TASK	START DATE	END DATE	DURATION
1	Approval of Survey Vehicle	January 9, 2017	January 13, 2017	1 Week
2	Staff Space Needs Survey	January 16, 2017	January 20, 2017	1 Week
3	Steering Committee Update	January 17, 2017		
4	Development of Site Concepts	January 17, 2017	January 31, 2017	2 Weeks
5	Staff Interviews	January 23, 2017	January 27, 2017	1 Week
6	Parking and Mobility Study	January 23, 2017	March 14, 2017	7 Weeks
7	Forecasting and Space Standards	February 6, 2017	February 10, 2017	1 Week
8	Draft Program of Spaces	February 13, 2017	February 17, 2017	1 Week
9	Development of Concepts	February 13, 2017	March 6, 2017	3 Weeks
10	Outdoor Space Stakeholder's Meeting	February 21, 2017		
11	Final Program of Spaces	February 21, 2017	March 6, 2017	2 Weeks
12	Public Workshop 1	March 9, 2017		
13	Development of Concepts	March 9, 2017	March 21, 2017	2 Weeks
14	Steering Committee Update	March 21, 2017		
15	Commissioners' Work Session	March 28, 2017		
16	Development of Selected Concept	March 28, 2017	April 6, 2017	1 Week
17	Public Workshop 2	April 6, 2017		
18	Development of Selected Concept	April 6, 2017	April 18, 2017	2 Weeks
19	Steering Committee Update	April 18, 2017		
20	Commissioners' Work Session	April 25, 2017		
21	Final Concept Development and Estimate	April 18, 2017	May 2, 2017	2 Weeks
22	Final Draft Preview with EC	May 2, 2017		
COMMISSIONERS' DECISION ON PROJECT			May 9, 2017	

Final Deliverables

- Space Needs Assessment
- Conceptual Site Diagrams
 - Building Orientation
 - Parking
 - Connectivity
 - Building Floor Plates
- Conceptual Massing and Scale Models
- Conceptual Floor Plan Studies
- Conceptual Design and Floor Plans Completed

Project Goals Completed

- Careful conceptual design exploration to ensure harmony and contextual scale with downtown
- Involvement of public creates better design and government transparency
- Final design concept helps inform preliminary cost estimates and the project schedule
- Better project delivery and stronger design