

Beaty Street Roundtables – Notes from Hotel/Commercial

May 17, 2017

HOTEL/CONFERENCE SPACE

- Is this the correct space for a hotel?
- Davidson can build own hotel
- Like hotel concept
- Consider demographics with hotel – who would stay?
- Need public meeting space
- No place for young people to hang out without getting kicked out
- We need designated public meeting space for established residents to gather
- DavidsonLearns
- Community Center
- Community Recreation Center
- Community space important
- DavidsonLearns space
- Green gateway leading into town would be better than a hotel
- Better conference space and concerts on the green space and forest theater
- Hotel opportunity for employment
- Want College Inn/ smaller
- No hotel
- No conference space
- Is there a confirmed hotel?
- Some people said no hotel – some OK with boutique hotel
- Prefer hotel more like Carolina Inn
- DavidsonLearns, what else?
- Civic space – educational, recreational, Davidson Community Players, yes
- Consider a house of worship
- Want community space – green space, amphitheater, DavidsonLearns
- Hotel shouldn't feel commercial, want Carolina Inn, Davidson Village Inn
- Why do we need a hotel?
- Is there a “plan B” if no hotel?
- Want community center, mixed use recreation facility
- I live here and I would like a hotel here
- Hotel – not right location, could be walkable for some, would need retail
- Why do we need a hotel?

- What is the demand for a hotel?
- Parking under hotel
- No hotel (historic B&B better) with conference space for Davidson Community Players
- No hotel
- Outdoor lecture space
- Need visitor center
- Plenty of hotels in Cornelius

COMMERCIAL

- Who specifically benefits from the rent, taxes, etc.?
- Retail/traffic can't be two scopes
- Not easy access to residential
- Can zoning allow for a gas station?
- Affordable retail
- What happens if retail not occupied?
- Affordable eats
- No big box/Starbucks
- Want Mom & Pop grocery
- Space is limited in town, need more commercial space
- No nail salons
- Want craft beer
- Want home grown bakery (co-op)
- Does the deck work (very expensive)?
- No retail – will not be successful
- Want – beer garden, good eats, bakery
- Not enough parking where the parking is located to retail
- Small grocery good for Oak Hill/students
- Retail could be washed out
- No retail – won't work, only park
- Want Irish pub
- Want pizza place
- Want coffee shop/wine bar
- Retail will take away from downtown
- Parking deck vs. no parking
- No retail
- Small eats
- Stay on Main Street

- Want affordable food
- Want affordable retail
- Will pull away from downtown – hurt small businesses
- Only downtown (Main St.) parking deck
- Daycare instead of retail
- Davidson Community Players
- ? 28,000 sq. ft. retail
- Are tenants interested?
- Parking garage and 4 stories – too much
- Consider a brewery
- Public discussion has been beneficial
- The developer can bring value to the town, can benefit financially and aesthetically
- Less retail, if any
- Is location right for retail?
- What retail uses are proposed?
- Mix desired: eating establishments, locally owned services
- Different type/ theme park/ retail based
- What is the impact on downtown Davidson?
- Commercial could be OK, bulk of residential could be problematic
- Are the things going in consistent with Davidson?
- Commercial would compete with, detract from downtown
- Enough commercial already in town
- 1-2 story buildings that reflect Davidson character
- Placement of hotel – some think commercial is appropriate others don't
- Concern about viability of commercial
- Commercial development premature

OTHER

- What can be done to make it attractive along the Beatty St. route?
- Did we go with the most money or the best plan?
- What other projects has the developer done?
- Were there any projects in towns similar to Davidson?
- Traffic around CSD – new drivers unfamiliar with volume of traffic
- What is traffic impact on Griffith Street schools?
- Need to invest in teens
- How do we build a better “community”?
- There is a different mindset of people living in condos vs. houses with yards

- Cost vs. revenue
- Stay green
- Don't cut down trees for development
- Don't add traffic and congestion
- Don't cut tree at end of Hobbs Street
- Do traffic impact study first
- Don't develop, make park
- More like "St. Alban's" look, like neighborhood
- Concern about noise and light pollution
- Do we even want this to happen?
- Maybe need to ask differently
- What is the environmental impact? Run-off
- Where is money going from sale of land?
- Why does the town think it is important to sell the land?
- RFP was limited in scope, it was prescriptive
- Consider park space exclusively