

# *The* Town *of* Davidson

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College Town. Lake Town. *Your Town.*

# Beaty Street property





# Beaty Street property history

- Purchased approximately 16 acres from the Clontz family in 1985 and 1987.
  - Letters, board minutes, and sales contract referenced use as park land
  - Deed unrestricted
- Adjoining parcels were purchased or given to the town in 1988, 1995, and 2009.

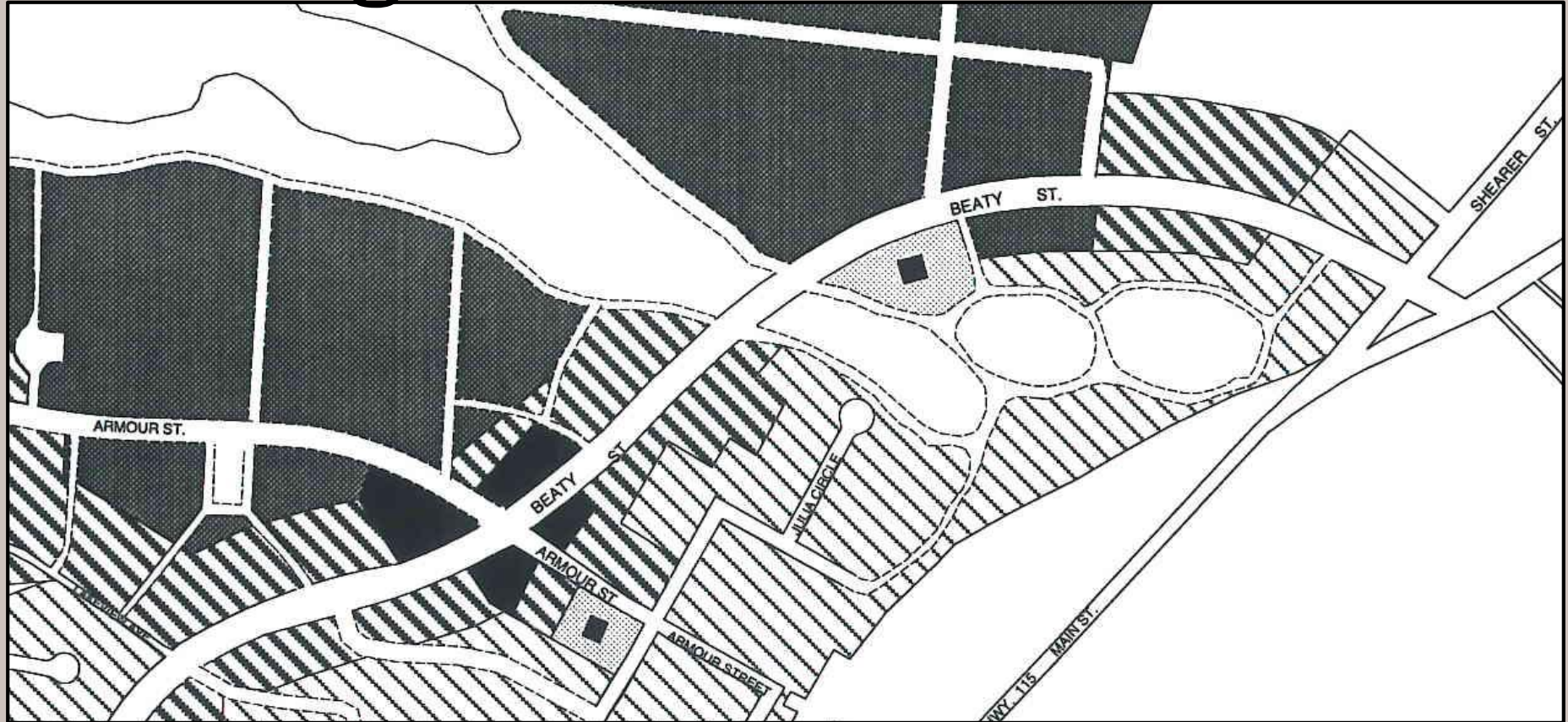


# Beaty Street property history

- 1996: Board of commissioners hired Andres Duany to design Beaty Street Neighborhood Plan
- Board approved the completed plan as a guide for development.



# Beaty Street Neighborhood Plan 1996



-  Civic
-  Commercial
-  Workplace
-  Neighborhood Center
-  Neighborhood General
-  Open

# Beaty Street property history

- 1996/97: RFP issued to developers:
  - Neighborhood park
  - Commercial and residential development according to Beaty Street Neighborhood Plan
  - Affordable housing included
- Development proposals ultimately rejected.





# Eco-Industrial Plan 2009





# North of Griffith Plan 2009

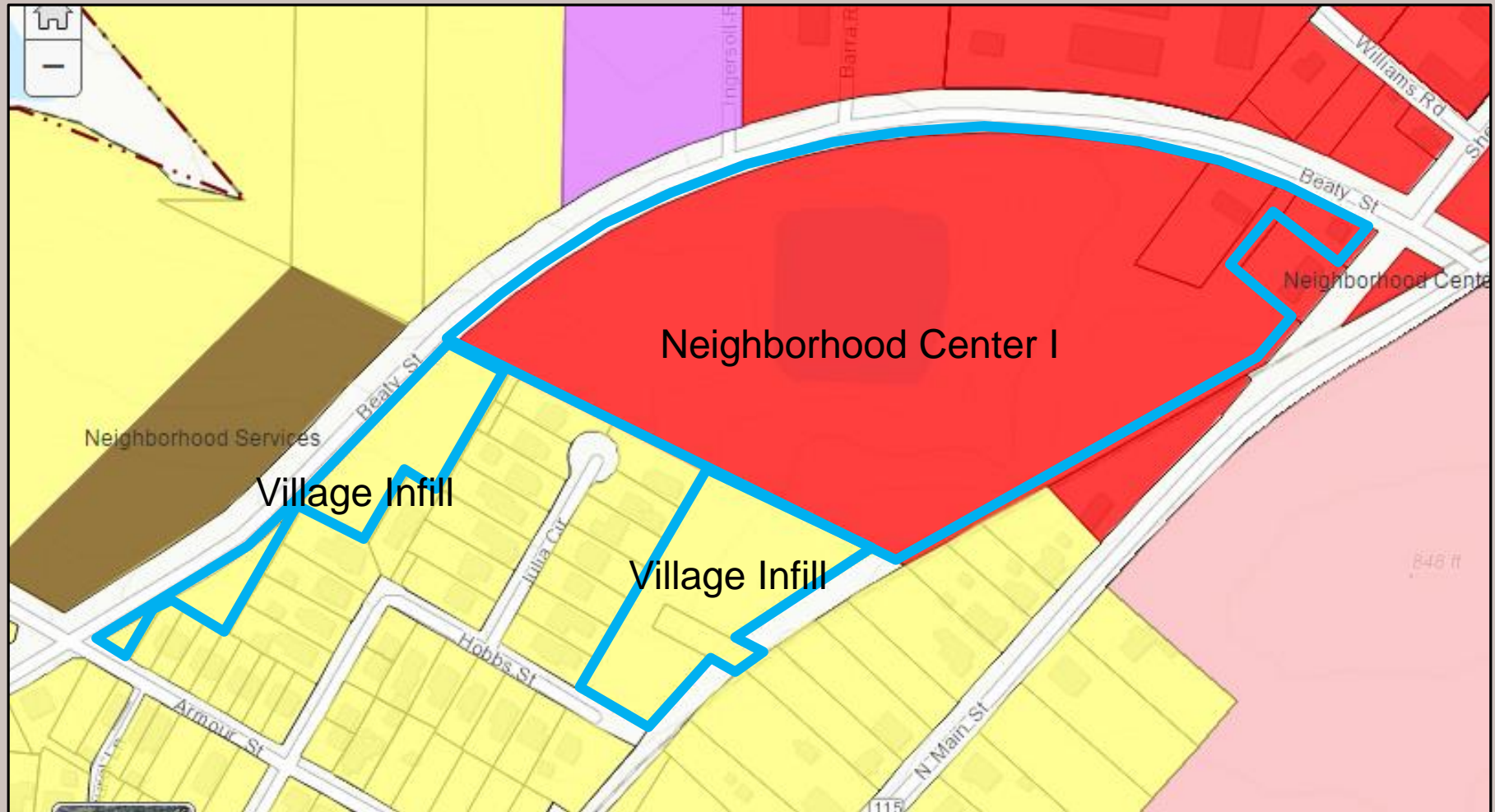




# Station Area Plan 2012



# Beaty Street Property Zoning





# Neighborhood Center I

- Provide employment opportunities
- Provide commercial and retail services
- Compact development
- Provide off-road pedestrian and bicycle facilities.



# Neighborhood Center I

- **Building Types:** Townhouse, Multi-family, Institutional, Workplace, and Storefront
- **Uses:**
  - Residential (multi-family and townhouse)
  - Commercial Services
  - Hotel/Inn/Conference Center
  - Recreation Facility
  - Professional Services
  - Primary and Secondary retail
  - Fire, police stations





# Village Infill

- Provides opportunity for infill development surrounding the historic town center.
- Streets, sidewalks and greenways must be interconnected.
- Range of housing types



# Village Infill

**Building Types:** Residential (SF, TH, MF)

**Uses:**

- Residential
- Family Care Home
- Outdoor recreation facility: tennis court, ball field, outdoor theatre, etc.
- Police, fire, government services





# 2016 Beaty Street RFP

- April, 2016: Request by board of commissioners to write and issue RFP
- May, 2016: First draft to board at work session
- August, 2016: Issued RFP
- January, 2017: Received six proposals
- February, 2017 Selection committee chose Luminous proposal



# Beaty Street Outreach

- HHNA meeting, October, 2016
- Manager's video, August 2016, February 2017, May 2017.
- Discussed at board meetings: February, March, April and May, 2017
- Developer meeting with citizens March 27, 2017



# Beaty Street Outreach

- Town message: Summer 2016, Winter 2017  
Spring 2017
- Civics 101, Civics 101 Reunion, and  
Neighborhood Rep's meetings
- Board of Commissioners' monthly Coffee  
Chats.
- Roundtable Discussion May 17, 2017





# Luminous concept plan # 1





# Luminous concept plan # 2





# Luminous concept plan # 3





	Luminous proposal	Modified Luminous proposal
Residential	162, including affordable	138 maximum
Commercial	100 room hotel 28,000 square feet retail	135 maximum room hotel 28,000 square feet retail
Affordable	12.5%: 20 units on site	12.5%: 17 units payment-in-lieu
Parks and open space	6.5 acre park Minimum 50% pervious	8 +/- acre park Minimum 50% pervious
Park amenities	Pond, gazebo, walking trails	Pond, gazebo, walking trails, ½ basketball court on- or off-site, other as determined with public input
Transportation	\$550,000 for Main/Beaty intersection, multi-use path along Beaty, street connection	\$550,000 for Main/Beaty intersection, multi-use path along Beaty, street connection
Purchase price	\$1,650,000	\$1,650,000 includes p.i.l.
Potential ann. tax revenue	\$344,128	\$389,628



# Luminous concept plan # 4



# Beaty Street Plan

- Job creation
- Walkability, bikability
- Mixed-use neighborhood
- Sustainability
- Sense of community





# Process moving forward

- Negotiate purchase contract.
- Upset bid process per NCGS 160A-269.
- Due diligence period – maximum 180 days
- Master plan process, including TIA and public input

