

# Davidson Town Hall Planning

## Results - Public Workshop #1

### Station #1: What makes Davidson great?

#### Board photos numbered top left down & con't top right down (dots/sticky note votes)

1. Plazas/Small public gathering places - 34 dots/3 sticky note votes
2. Architecture and buildings/scale - 28/5
3. Downtown shops and restaurants - 19/7
4. The Farmer's Market - 35/5
5. Outdoor dining - 25/2
6. Trees, flowers, and vegetation - 21/4
7. Public art - 22/5
8. Green open space/parks - 31/12
9. The Town Green/larger public gathering spaces - 29/6
10. Main Street - 26/6
11. Greenways and trails - 36/6

#### Other Comments

- Festivals/Events - 2
  - Small town feel - 12
  - Walkability - 7
  - College town feel - 2
  - Historic - 4
  - Beautiful
  - Neighbors/people/community - 6
  - Kid friendly - 2
  - Quaint
  - Growth (either positive or well-managed) - 3
  - Neighborhoods
  - Government - 3
  - Farms
  - Organic
  - Authentic
- a. What could be done to make it better (some comments on stickies)
- More parks
  - More retail
  - More economic diversity
  - No more rusty sculptures

## **Station #2: Which architectural style do you think is best for a new Davidson Town Hall?**

### **Davidson College**

- Traditional - 19 dots
- Simplified - 15
- Contemporary - 18

### **Traditional NC Civic Buildings**

- Chowan County - 6
- Fayetteville - 14
- Craven County - 10
- Union County - 9

### **Traditional Elements**

- Columns - 14
- Balustrade - 8
- Pilasters - 5

### **Masonry Details**

- Panels - 5
- Base - 18
- Arches - 19
- Cornice - 8

### **Comments:**

- (2) None of the red brick, or design on Huntersville Town Hall – looks like UNC Charlotte’s campus, or like every new parking deck in South Park
  - Don’t want it to look like so many new civic buildings that look like inexpensive schools – current town hall exemplifies this and result is that it doesn’t contribute architecturally to the town (this one is similar to above, we combined them)
- (4) Traditional to match town
- cupola top, 2 stories, no columns
- historic elements, feeding off historic character of campus
- Not Birkdale, not Murdock biotech
- Monumental building appropriate as emotional, institutional & civic anchor
- Traditional artwork
- No “statement buildings”
- Budget for quality construction finishes
- Building should stand the test of time
- Norman Rockwell feel

### **Board 2B – Scale & Street sections**

### Comments (no dots used)

- Look at Hendersonville downtown streetscape
  - Parking, planting, scale and relationship to retail, crosswalks
- More small town, less Birkdale
- Can we vote on the public art?
- (2x) Do not tear down historic houses or commercial buildings, we have so little historic fabric left that is unique
  - Don't lose historic houses, they break up scale of Main Street and add character you can't replace
- Not too monumental, other local towns have done that & isn't attractive
- (2x) Keep scale/height down with Stowe Building & insurance building – starting to look like a canyon there
- (2x) Keep in scale with Main Street – no more 4 story buildings on central Main Street
- New construction should fit in with historic in terms of design & scale
- Approachable – NC traditional civic buildings are too imposing
- Glass entrance and walls to make inside & outside more seamless (inviting)
- Look at Eumenean(?) Hall on Davidson College campus – more in keeping with Davidson vernacular – or its sister building, sort of like SC Town Hall, but Davidson, not low country
- (2x) Prefer 2 story, but could live with 3 – not 4
- Human scale

### Station #3: Please tell us which site plan option you prefer.

- Option 1 – 0 dots
- Option 2 – 12
- Option 3 – 16

### Comments

- Need real time on cost/benefit evaluation
- (3x) Keep the Sloan house
  - Keep old houses to reflect town's history
- Do land acquisition for future uses or green space in interim
- Consider relocating fire/police services, long term need better uses in this prime area
- (4x) Where's the farmers market going, don't give it the shaft or everyone will be upset
  - Need to maintain a good space for farmers market, option 2 or 3
- No 3 or 4 story buildings
- Use money from Beaty St sale to purchase land away from town center, move public works and police there, use existing site for other town needs
- (4x) Move police and fire away from town center and give them their own building
- (2x) Move fire station away, but keep Town Hall & police on Main

- Build on left of current Town Hall all the way to back corner, dig down for police to park under, green space all along the front
- Existing Town Hall is so ugly, would like to see what renovation design is proposed in order to vote on a plan. If still ugly after renovation, I prefer to hide it with plan #1. If not, I like #3.
- Replace Town Hall with new 3+ story building, expand footprint, fire dept closer to Jackson St, top floor town offices
- (2x) Town Hall needs to be a presence, not buried in a retail/office space
- (2x) Move 2 houses, put Town Hall on corner with front lawn, better presentation coming into town
- Must buy house, corner Jackson St
- Like option #3 best for civic/social gathering, siting of buildings, planning for growth, parking and facilities
- (2x) Like a non-car plaza in front
- Like building on corner
- Parking deck = good idea
- Potential space south of deck for farmers market
- Option #3 great if 2 story, set building back a bit
- Option #2 – love green space between buildings
- (2x) Eliminate parking in front of Town Hall, new bldg. closer to street
- Provide sidewalk to back parking area and green space
- Dislike option #3 the most – precludes possible addition of small shops and scale of Main Street moving south toward South Main

#### **Station #4: Parking & Mobility Survey**

Which mode do you most often use to get downtown?

- Walk – 36 dots
- Bike - 14
- Personal car - 34
- Shared ride/carpool - 1
- Public transit - 1

What could we do to encourage you to travel downtown without your car more often? (fill in the box)

- (3x) I would ride a bike if I felt more comfortable on the roads, bike paths would be great
- (2x) Public trolley from parking area to downtown
  - Frequency and schedule need to be right to make more convenient than car
- (7x) Downtown shuttle/trolley/circulator
  - “Davidson DASH”
- Roads, roads, roads
- Traffic is a huge issue

- Bike share stations
- (3x) Public greenway
- Bike racks
- We walk frequently
- We usually walk, but when planning errands I drive, frustrated with finding a parking spot for a quick stop
- Fewer parking spaces
- More bike access, pathways between Main Street and alt. say no riding, hard to access those buildings from back by bike
- Nothing, 2 miles from town
- Traffic calming, green space
- Use dedicated golf cart spaces, or more bike racks to encourage greener mobility – problem is folks want first spot in front of Summit Coffee
- Wider sidewalks, better visibility
- Look at better utilizing existing parking, Angled parking?, narrow the street, slow cars, parking on N Main that nobody uses
- More complete sidewalk system
- Better sidewalks to bike on
- Make Griffith Street more pedestrian friendly

In an ideal Davidson, which mode would you prefer to use to get downtown?

- Walk - 28
- Bike - 15
- Personal car - 20
- Shared ride/carpool - 0
- Public transit - 7

#### **Board 4B: Parking & Mobility**

Do we need a parking deck in downtown?

- Yes - 21 dots
- No - 6

Would you park in a deck downtown?

- Yes - 16
- No - 2

Would you pay to park in a deck downtown?

- Yes - 7
- No - 10

Where could a deck be located?

- Somewhere that could also include a farmer's market
- Don't face decks towards streets with potential to be 'A' streets in the future (Jackson Street)
- Where site option 3 has one located
- Eden and Depot
- Eden St (warehouse next to tracks)
- Participants were asked where the greatest parking need was on the map below. But, they began to also place dots where they thought a parking deck could/should be located as well.



## 2. Workshop Comments:

- Paying to park might incentivize me to walk since I live close to downtown
- Have golf cart parking (safer, smaller, more environmentally friendly)
- Parking is necessary but please plan for trees and greenery
- Parking is not a huge problem, except for Saturday and Sunday mornings
- CATS would be more used if there was somewhere to leave your car downtown
- Look at Hendersonville downtown streetscape, street parking, and plantings.

**Station #5: Which outdoor civic elements would you like to see more of in Davidson?**

- i. Shared Space
  - Shared Street - 10
  - Biergarten (outdoor seating/flexible space) - 14 dots/2 sticky note votes
  - Square - 15/1
  - Pocket park - 25/1
- ii. Seating
  - Parklet - 3
  - Seat wall - 6
  - Benches - 21/1
  - Movable - 11
- iii. Program Elements
  - Playgrounds - 24
  - Farmer's market - 42
  - Stage - 11
  - Splash pad - 10

Additional elements added by participants on sticky notes

  - Gardens near public facilities (library or post office) - 1
  - Tennis courts - 1
  - Amphitheater - 1
  - Play areas for older kids (Holbrook Park: bball courts, tennis, exercise equip, etc.)
- iv. Natural Elements
  - Flower beds - 27/1
  - Urban Stream - 5
  - Sculptural - 16

Additional elements added by participants on sticky notes

  - Native plants - 1
- v. Pavilions
  - Canopy - 13
  - Colonnade - 8
- vi. Art Work
  - Embedded art - 16
  - Local art - 20
- vii. Other
  - Wifi
  - Outdoor sound system

**Station #6: Which indoor civic spaces would you like to see in a new Davidson Town Hall?**

- i. Board Room
  - Formal - 6

- 2-story - 3
  - Informal - 26
  - Stark - 5
- ii. Community Room
  - Multiple bays - 5
  - Flexible - 37
  - Simple - 6
- iii. Art Gallery
  - Hallway - 5
  - Gallery - 29
  - Lobby - 6
- iv. Main Lobby
  - Formal - 0
  - Daylight - 47
  - Grand stair - 1
  - Atrium - 23
- v. Comments
  - “Community room must have tech monitors, wifi, touch screens, wireless, video adaptors” – how the facility functions is more important than how it looks