

# DAVIDSON PUBLIC FACILITIES PLAN

## Public Workshop #2 | Summary of Input

### MEETING OVERVIEW

**Date:** April 6, 2017

**Time:** 6:00 - 7:30pm

**Location:** Davidson College Presbyterian Church's Congregation House - 218 Concord Road

A brief presentation was delivered to participants which summarized the results of workshop #1 and the online survey. Participants were then invited to review a series of station exercises and to provide any feedback. Stations consisted of large boards and table maps of information with a facilitator at each station. The following are the topics covered by each station:

- Parking and mobility
- Public space
- Town hall site planning options

### GENERAL TAKEAWAYS

- Attendance was lighter than workshop #1, roughly half the number
- Overall, there was very positive feedback from participants
- Constructive comments and several original ideas were received
- Public Building Option 2 was more favored than Option 1



## STATION #1: PARKING AND MOBILITY



Saturday April 1st, 2017 = 71-74% occupied during the peak hours of 9-11am.

This station was primarily designed to inform participants of the preliminary observations from the parking survey completed on Saturday April 1 and of emerging ideas on parking solutions.



Within a 4-5 minute walk, there are 694 spaces available for the Farmer's Market.

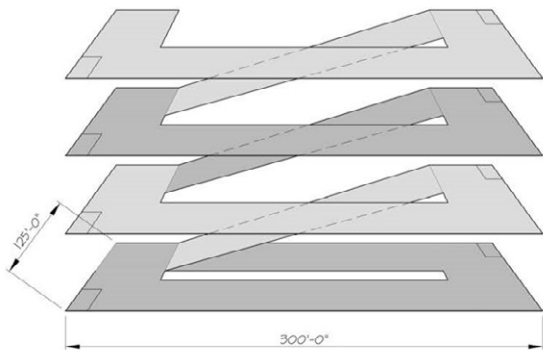
- Only spaces within a line of sight or within the same block of the market were considered "full."
- There were several empty parking spaces a block or two away.

### Notable comments

- "Keep focus on disabled parking"
- "Parking garage...No!"



Structured parking is becoming less palatable as a parking management solution for downtown Davidson. The cost seems to heavily outweigh the need.



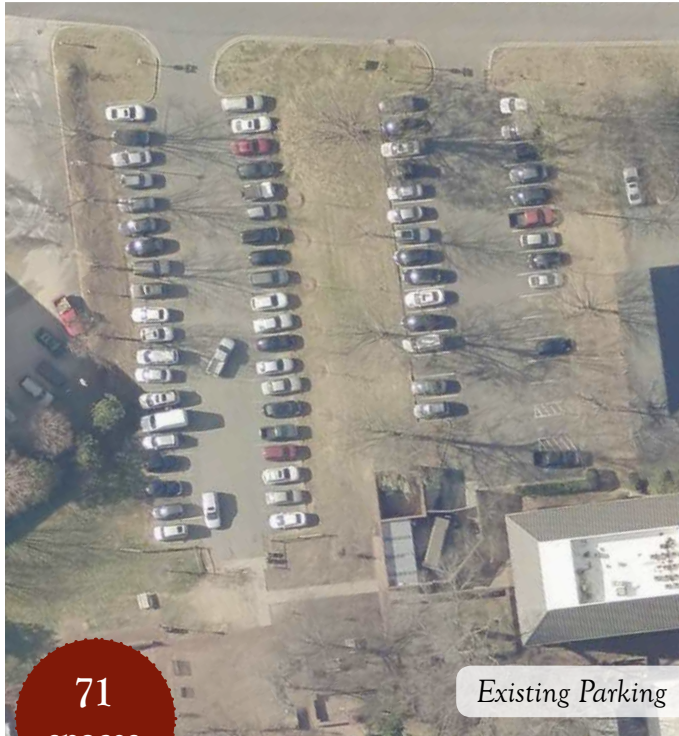
### What does a deck cost?

Per space	\$18,000
Spaces in deck	300
Total hard costs	\$5,400,000
+ soft costs	\$1,079,000
+ financing costs	\$468,000
<b>Total</b>	<b>\$6,947,000</b>
<b>Total for 20 years</b>	<b>\$581,000/year</b>



# PARKING AND MOBILITY: POSSIBLE SOLUTION

## Expand existing surface lot behind Town Hall



6 votes were recorded supporting this potential solution

## Management Changes To Improve Parking Efficiency



Subsidized Ride Sharing



Fixed-Route Trolley



Metered/Fee-Based Parking



Enhanced Bike Facilities



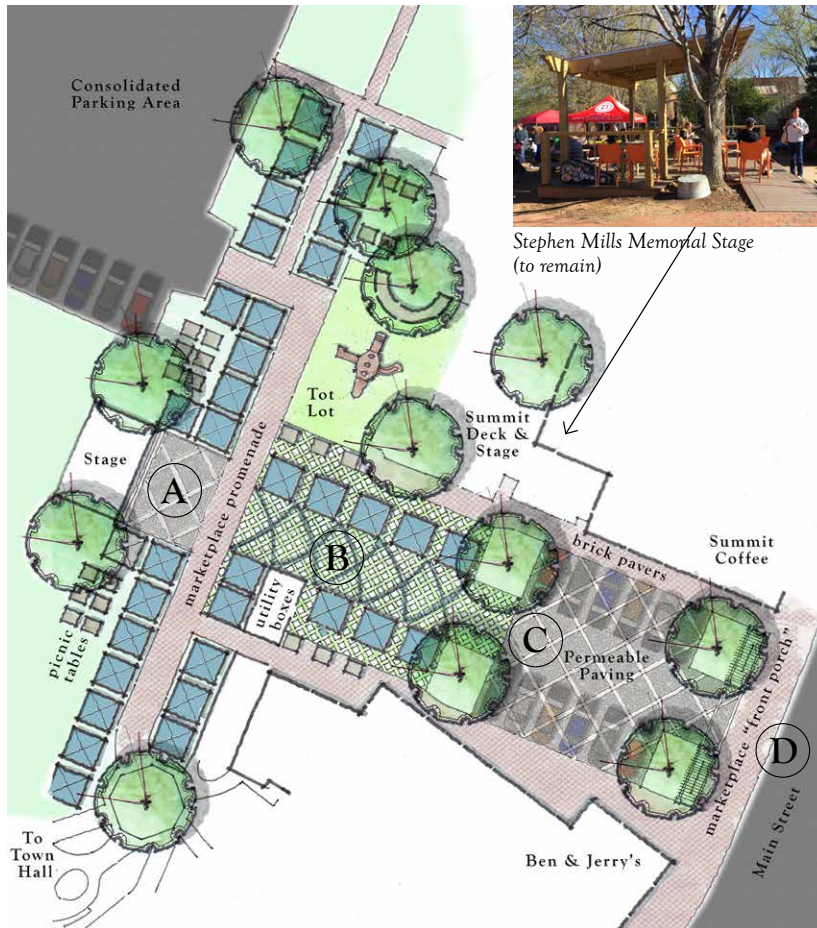
Autonomous Transit

### Notable comments

- Need employees to park further away
- App that shows all available parking in town
- We have enough parking...need people to understand where it is and become OK with parking a few blocks away

## STATION #2: PUBLIC SPACE

Participants were shown an initial concept to redesign the public space behind commercial buildings on Main Street to add additional features and make the space work more efficiently.



### Stage Area:

- Create elevated permanent stage area
- Provide a wide brick paver promenade with area for tents along the sides to create a north/south pedestrian flow
- Provide additional picnic tables in this area
- Allow consolidated parking area to be used as overflow for vendors

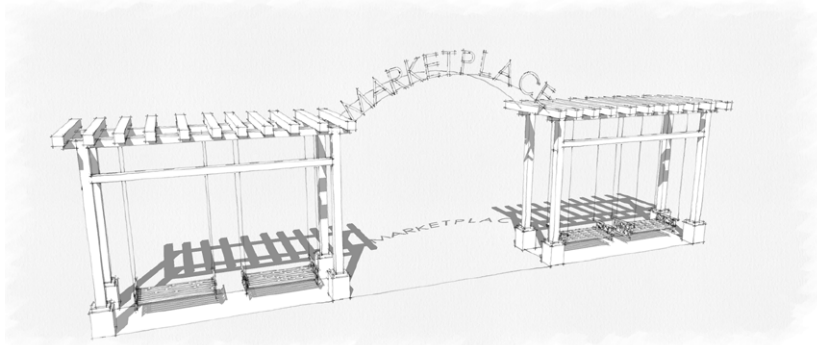
### Vendor Tent Area & Tot Lot:

- Create paver & synthetic turf ground plane for durability
- Define space with string light poles/planters
- Provide area for tents and picnic tables
- Relocate tot lot behind summit stage area (synthetic turf surfacing)
- Provides open seating area during non-market

### Truck Vendor Area:

- Provide pull-in area for truck vendors with permeable paving (optional public parking during week)
- Plant matching trees on north side of space
- Unify with brick paver sidewalks along edges
- Create Main Street gateway feature for marketplace (optional bollards for traffic control)

Vendor Information      35+ Tents & 12+ Truck Vendors  
(Consolidated parking area would serve as overflow for vendors.)



- D** • Concept for "Front Porch" Along Main Street between Summit Coffee and Ben & Jerry's

### Notable comments

- Like this design
- No arch for entryway
- Don't like "marketplace" name
- Love the swings, but not sure about the archway
- Add waist-high wall around tot lot to corral kids
- Provide electrical for market vendors
- Like the permeable paver concepts, but make sure they're OK for disabled patrons
- Remove retaining walls and open up spaces; more shaded seating



## STATION #2: PUBLIC SPACE

### Potential Public Space Elements



Gateway Feature (Archway, Lettering, Threshold to Space)

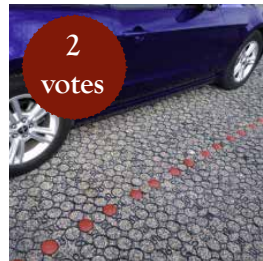
Tot Lot: Synthetic Turf & Play Structure



Swings=Marketplace "Front Porch"

Concrete Pavers & Synthetic Turf

String Light Posts with Planters



Movable Seating

Permeable Pavement for Truck Vendors



Permanent Stage for Market Demos & Community Use

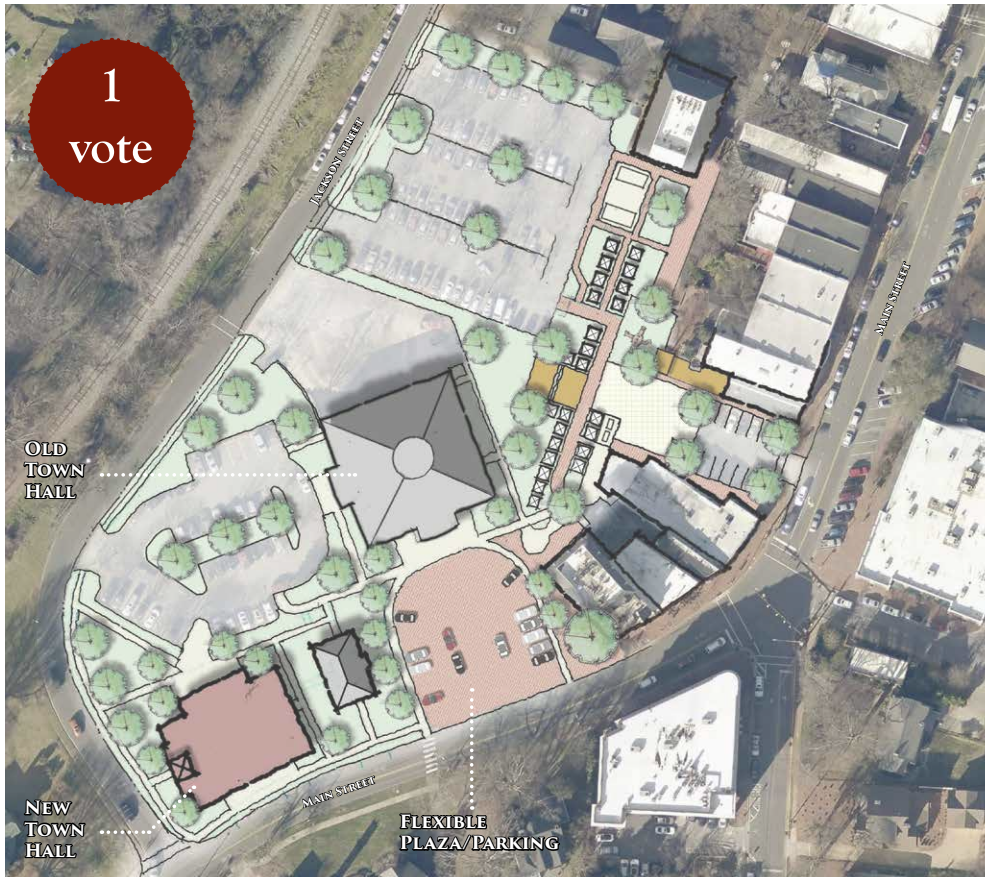
#### Notable comments

- Like all of these ideas
- Take a look at the edges of the Town Green for opportunities to add flexible areas that could be parking or plaza space



# STATION #3: PUBLIC BUILDING SITE OPTION 1

## On the Corner



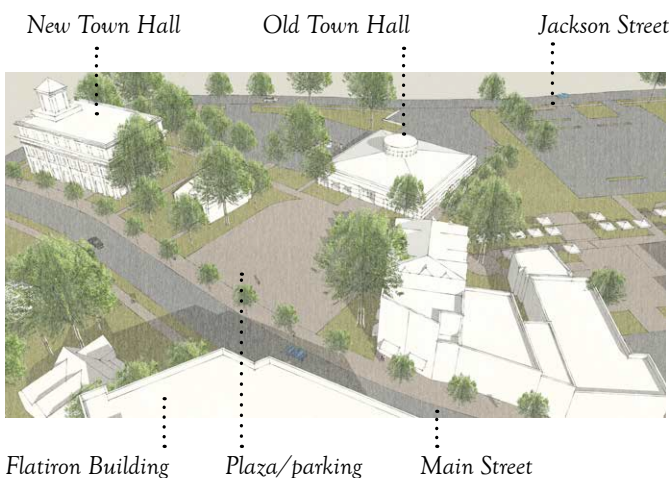
### Opportunities

- Flexible parking/plaza in front of old Town Hall
- New Town Hall presence on corner
- Historic Sloan House remains in place
- Police and Fire remain operational in old Town Hall

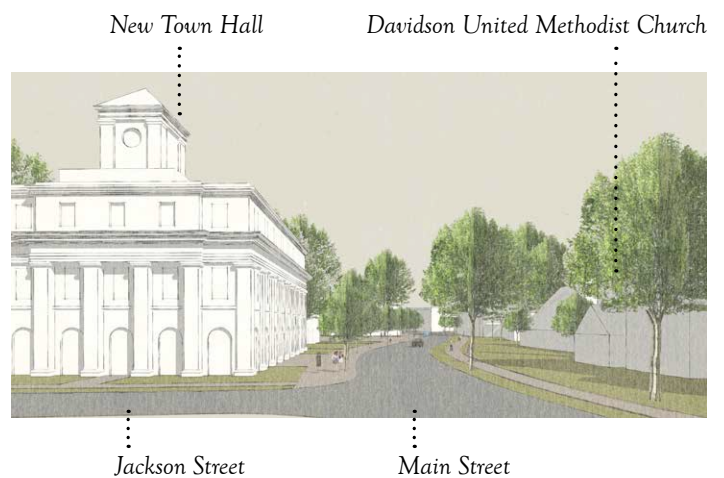
### Challenges

- Town must purchase private land at the corner of Jackson and Main

## Aerial View



## Street View





## STATION #3: PUBLIC BUILDING SITE OPTION 2

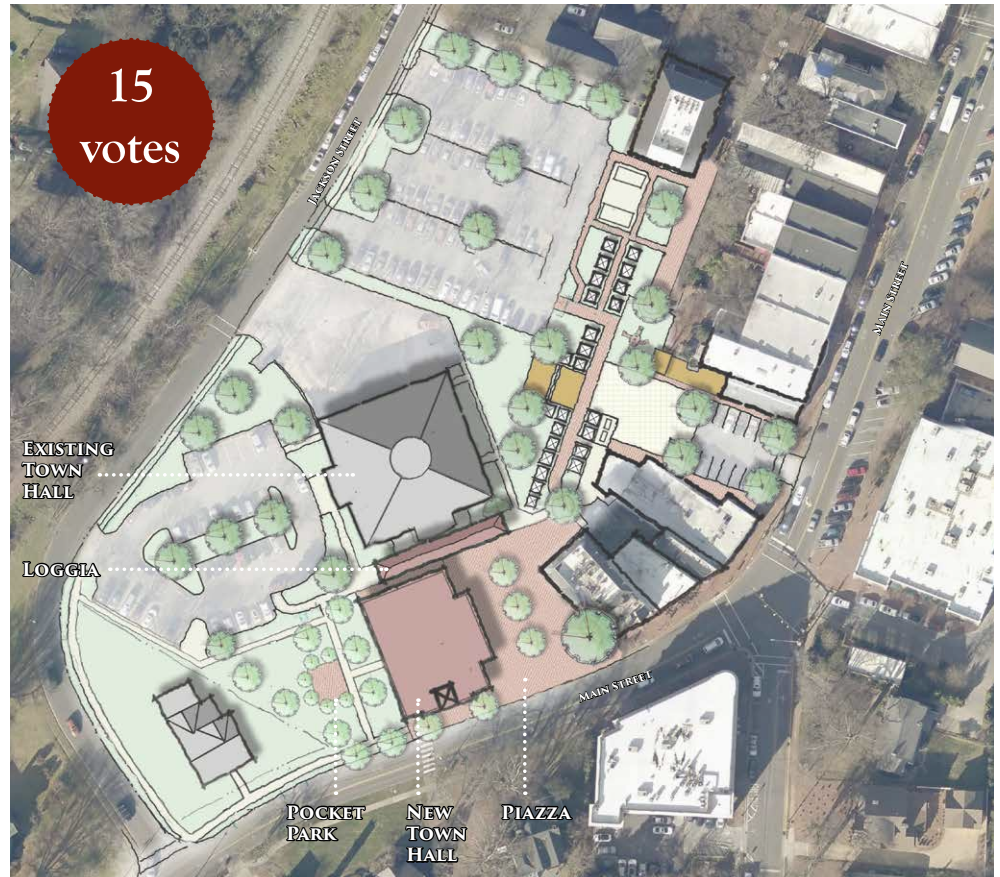
### In Front of the Existing Building

#### Opportunities

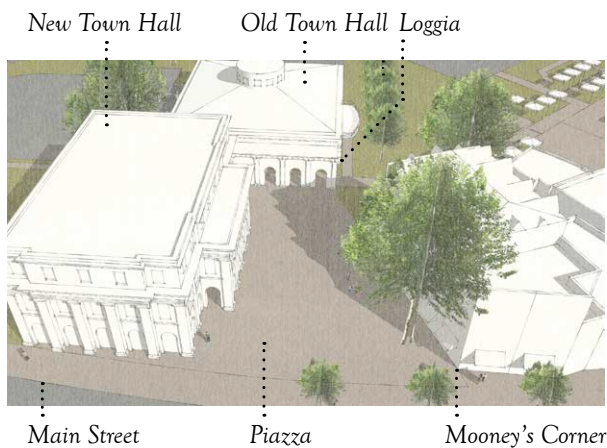
- New Town Hall has sidewalk presence on Main Street
- Piazza provides plaza-like public space for flexible use
- Loggia screens old Town Hall and provides attractive backdrop to piazza
- Pocket park with greenery provides soft public space
- Police and Fire remain operational in old Town Hall

#### Challenges

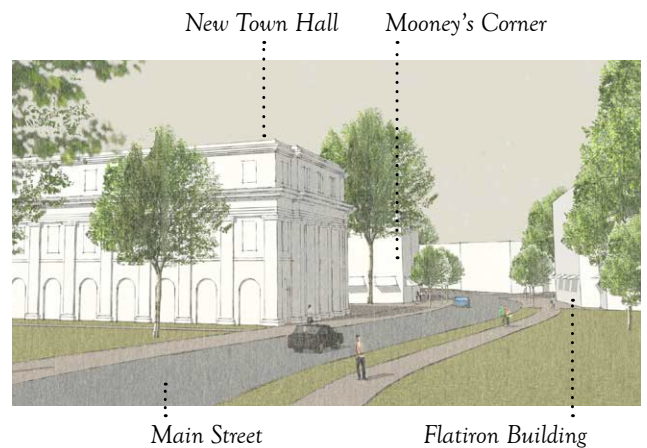
- Sloan house is relocated to site nearby



#### Aerial View



#### Street View



## STATION #3: PUBLIC BUILDING SITE OPTIONS

Votes were heavily weighted toward Option 2. Side by side comments that were received are listed below.

### Option 1 On the Corner

#### Notable comments

- Nah
- Public building is too big and dominating
- Doesn't make sense to work around the Sloan house unless it has a new use for the Town
- Why buy new property when you can move the Sloan house?
- Like the setback from the sidewalk
- Does not fit with existing buildings, too ornate
- Out of proportion with narrow shop fronts in rest of town
- Move fire station out

### Option 2 In Front of the Existing Building

#### Notable comments

- Love Option2!
- Makes most sense to move Sloan house
- Proposed building doesn't look pedestrian friendly
- Proposed Town Hall is too big! Handicap parking not enough, needs to be addressed
- Move Police to exit 30
- Leave Sloan house on site
- New building should be for police/fire, not Admin
- Love piazza!
- Like Town Hall height complementary to adjacent buildings as opposed to option 1

