



251 South Street Planning Process Options Update

Date: 11-27-2018
To: Davidson Board of Commissioners
From: Dawn Blobaum, Assistant Town Manager
Re: 251 South Street Planning Process Options Update

1. OVERVIEW

On Tuesday, November 13 at the 2nd Tuesday Work Session, the following proposal for 251 South Street Planning Options was presented to the Board of Commissioners.

At the end of the discussion, Commissioner Campbell made a motion to Master Plan the entire site; carve out the IB School and Master Plan the rest of the property at 251 South Street with three (3) public meetings between now and February.

Commissioner Fuller made a motion to table the motion until the November 27 meeting. The motion passed unanimously (5-0).

A citizen-led task force for master planning the South Street property could have a charge to:

- A. Produce a conceptual master plan for the 5-acre site with the IB School building and its parking component carved out, or
- B. Produce a conceptual master plan for the entire 5-acre parcel (a “blank slate” approach).

The schedule for Option A would be approximately 12 months. Additional time would be required for Option B to bring the task force up to speed and gather their input on the process to date for the public facilities project, i.e. the space needs assessment, proposed uses and layout for the IB School building, historic landmark parameters for the building and site, etc. Depending on the task force, that could be several additional months.

An option for creation of the task force would be to include the following:

- One member of the Livability Board
- One member of the Planning Board
- One member of the Affordable Housing Committee
- One member of the DRB/Historic Preservation Commission

- One member of the Public Art Commission
- One staff person of the Charlotte-Mecklenburg Historic Landmarks Commission
- Three representatives of the neighborhood
- Four citizens at-large

Approximate timeline for 251 South Street Task Force (Option A above)

- Applications for task force online and at town hall: after decision by BoC - end of November through end of December
- BoC or several commissioners determine appropriate number of task force members, several commissioners choose members from applications received, and present to entire BoC for approval: January
- Citizen Survey question about use of property: included in January mailing, preliminary/draft results March 25
- Task force meetings:
 1. January: Choose chair(s), discuss overall process, timeline, and ideas for public input sessions and online surveys
 2. February: Task force finalizes questions for online survey #1, discusses public input session, and vets RFP for consultant
 - RFP sent to consultants: end of February
 - Receipt of responses: mid- to late March
- Online survey #1 to all citizens: March (available for three weeks)
 3. April: Task force interviews and chooses consultant (or BoC choice?), determines process for public input sessions
- Approve contract for consultant: April/beginning of May
 4. Mid-May: Task force meets with consultant to discuss ideas for use of property and participation in public input process
 5. Late May: Public input session #1 with consultant on site
- Staff documents citizen survey responses, online survey #1 information, and public input session #1 results, and summarizes for task force and consultant: June
 6. June: Task force analyzes public input, gives direction to consultant for preliminary design
- Consultant begins preliminary sketch concepts from task force ideas and public input: June
- Task force reports to BoC on public input, their ideas for property: late June/beginning of July
- Online survey #2 to all citizens: July (available for three weeks)
 8. July: Public input session #2 with consultant and preliminary sketch concepts on site
 9. August: Task force meets with consultant to determine direction of conceptual master plan

- Consultant begins first draft of conceptual master plan: August
- Staff amalgamates survey #2 information, public input session #2 results, and summarizes for task force and consultant: August
 - 10. September: Task force meeting with consultant to discuss public input and refine conceptual master plan
- Task force reports to BoC with first draft of conceptual design for input: late September
- Consultant finalizes conceptual design, including BoC input: October
 - 11. Late October: Consultant presents final conceptual master plan to task force
- Task force reports to BoC with final conceptual master plan: November
- Charlotte-Mecklenburg Historic Landmarks Commission review of conceptual master plan: December

We estimate that the cost for Option A would be \$50,000 to \$80,000 and the cost of Option B would be \$75,000 to \$95,000.

2. RELATED TOWN GOALS

Strategic Plan: Community Engagement; Historic Preservation; Operations, Tactical Priority 2. Capital and maintenance needs.

Core values: Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

Constituents: All Davidson residents.

3. FYI or RECOMMENDED ACTION

Requested actions: Select a planning scope

4. OPTIONS/PROS & CONS

Option A allows us to continue with the public facilities project while master planning the remainder of the South Street site. Option B allows citizens to choose their preferred use of the IB School building.

5. NEXT STEP

Either option: Proceed with the application process for the citizen task force. Option B: Design schedule and timeline for task force.