



## South Street Steering Committee Phase 1 and next steps

To: Davidson Board of Commissioners  
From: Dawn Blobaum, Special Projects Manager  
Date: March 26, 2019  
Re: South Street Steering Committee Phase 1 and next steps

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### 1. OVERVIEW

At November 27, 2018 meeting, the board of commissioners requested that a citizen-led task force be formed to:

- Phase I:  
Sponsor public engagement opportunities to solicit community input on ancillary uses for the available community space in the school building and recommend uses to the board of commissioners in March, 2019.  
Review and give feedback on the town use of the school building.
- Phase II:  
Develop a master plan for the South Street site, with extensive public input.

Applications were available to the public from December 14, 2018 through January 3, 2019. We received 45+ applications from citizens interested in participating and the board approved 15 members to serve as the steering committee.

The first phase of the steering work commenced on January 15. During the past few two months, they reviewed town hall space needs, toured the building, discussed town-wide non-profit space needs, conducted an Open Town Hall survey, and held a public input session and walk-through of the school building for citizens.

Elizabeth Martin will present the Phase 1 work and findings. They reached consensus on priorities and important goals, recognizing that town-wide needs are greater than the space available. All of the community space allocated in the school building will be flexible to accommodate a variety of uses, including non-profit needs, community event space, and our election venue.

The steering committee recommends that approximately 10,000 square feet of the school building be allocated to community space. Most of the lower level will be community space; the committee recommends the addition of a warming kitchen for community dinners. The lobby, stage and a classroom on the 1<sup>st</sup> floor will be available for non-profit uses. The auditorium will be a shared space for board of commissioner meetings and advisory board

meetings, with ample time available for community use, theatre productions, lectures, forums, etc. Two classrooms on the 1<sup>st</sup> floor will be shared conference rooms for town government functions and for classroom and meeting space for non-profits. All the spaces can be scheduled by the parks and recreation department and overlap their programming space. The steering committee recommends that the parks and recreation department review and update their rental policy.

The town office functions are allocated approximately 10,000 square feet, divided into conference/meeting space and department offices. All the spaces are circumscribed by the classroom module, which we will maintain for historical accuracy. The majority of the office space is on the 2<sup>nd</sup> floor, insuring secure areas for town staff. The departments located on the 1<sup>st</sup> floor will also need secure access to their spaces.

Two architectural changes are recommended:

- 1) An increase in the size of the lobby, which will be available to the community for events, receptions, and exhibits. This will decrease the auditorium size to approximately 250 seats and produce a theatre configuration that is better for acoustics.
- 2) An addition containing an elevator and restrooms for ADA accessibility to all floors and to meet building code requirements.

## 2. RELATED TOWN GOALS

**Strategic Plan:** Operations, Tactical Priority 2. Capital and maintenance needs.

**Core values:** 1) Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost. 2) Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

**Constituents:** All Davidson residents.

## 3. OPTIONS/PROS & CONS

## 4. FYI or RECOMMENDED ACTION

Receive steering committee recommendations and approve \$50,000 in funding from Capital Projects Fund for preliminary pricing package.

## 5. NEXT STEPS

Creech and Associates, Glave & Holmes (architects specializing in historic preservation), and Edifice will prepare preliminary pricing for the renovation of the school building and current town hall to be presented to board of commissioners in May/June for November 5, 2019 referendum decision.