

South Street Steering Committee  
Recommendations  
for  
251 South Street

# SSSC Origination

November 27, 2018: Board of Commissioners requested citizen-led steering committee, formulated charge, and requested completion of first phase by March.

December 14, 2018 through January 3, 2019: Applications available to the public for committee participation. 45+ applications received.

January 8, 2019: Board of Commissioners approved members.

January 15, 2019 – March 5, 2019: Steering committee meetings held, public input received, and recommendations developed.

# South Street Steering Committee Members

David Holthouser

Deborah Keenan

John Burgess

Lorraine Degree

Stewart Gray

Shelley Rigger

Matt Churchill

Marion Sekerak

Shana Erber

Lisa Koenig

Al Sudduth

John Griffith

Wynn Mabry

Susan Manning

Elizabeth Martin

Monica Galloway

Autumn Rierson Michael

Jane Campbell

# Charge to Steering Committee

## 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 (beginning Summer 2019)

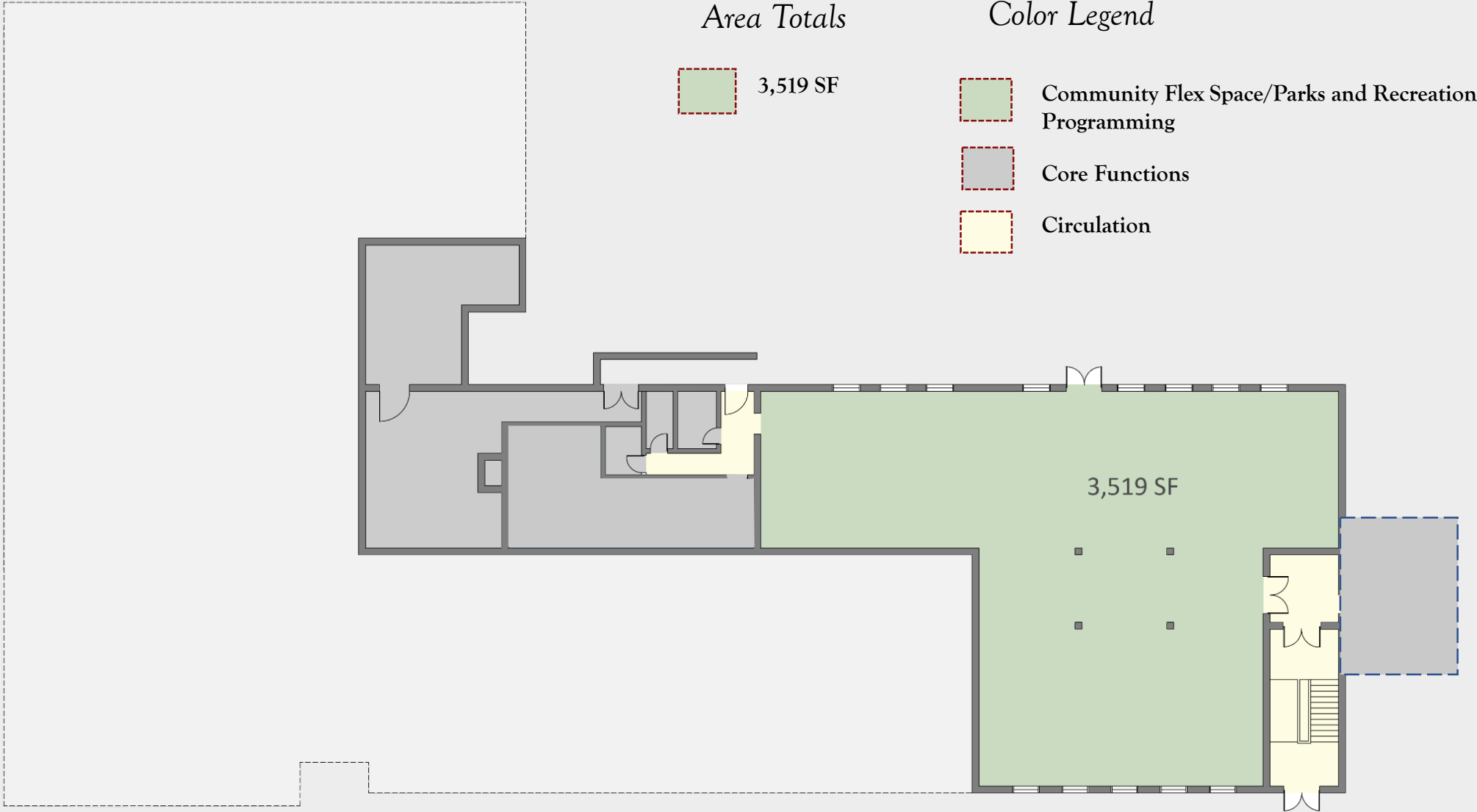
# SSSC Process

- Understand needs of town government, current layout of school building, and historic landmark status.
  - Committee used data from 2017 space needs assessment.
- Agree on consensus items.
- Explore needs of citizens and non-profits by soliciting input:
  - Open Town Hall survey (119 responses)
  - Public tours and input session February 27 (30 attendees)
- Develop recommendations.

# SSSC Points of Consensus

- Town-wide demand outweighs space available. Recognize need for allocation of town government space.
- Design Community space/Parks and Recreation programming space to be adaptable for a variety of uses.
- Auditorium should be treated as a defining, historic feature.
- Flexible spaces available for use by non-profit community organizations; no set-asides of space for specific groups.
- All public spaces must be accessible.
- Safety and security are paramount.

# 251 South Street – Lower Level Community Space



# Lower Level - Community Space

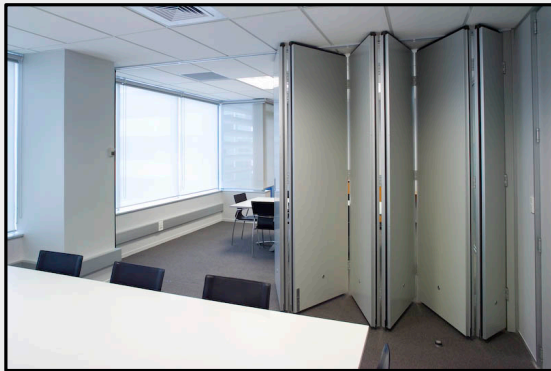


- Community space/Parks and Recreation programming space
- Election venue
- Create flexible space with operable partitions
- Community dinners, activity center for teens and seniors, classes, meetings, etc.
- Include warming kitchen
- Review and update town policies for use/rental of space to non-profit community organizations

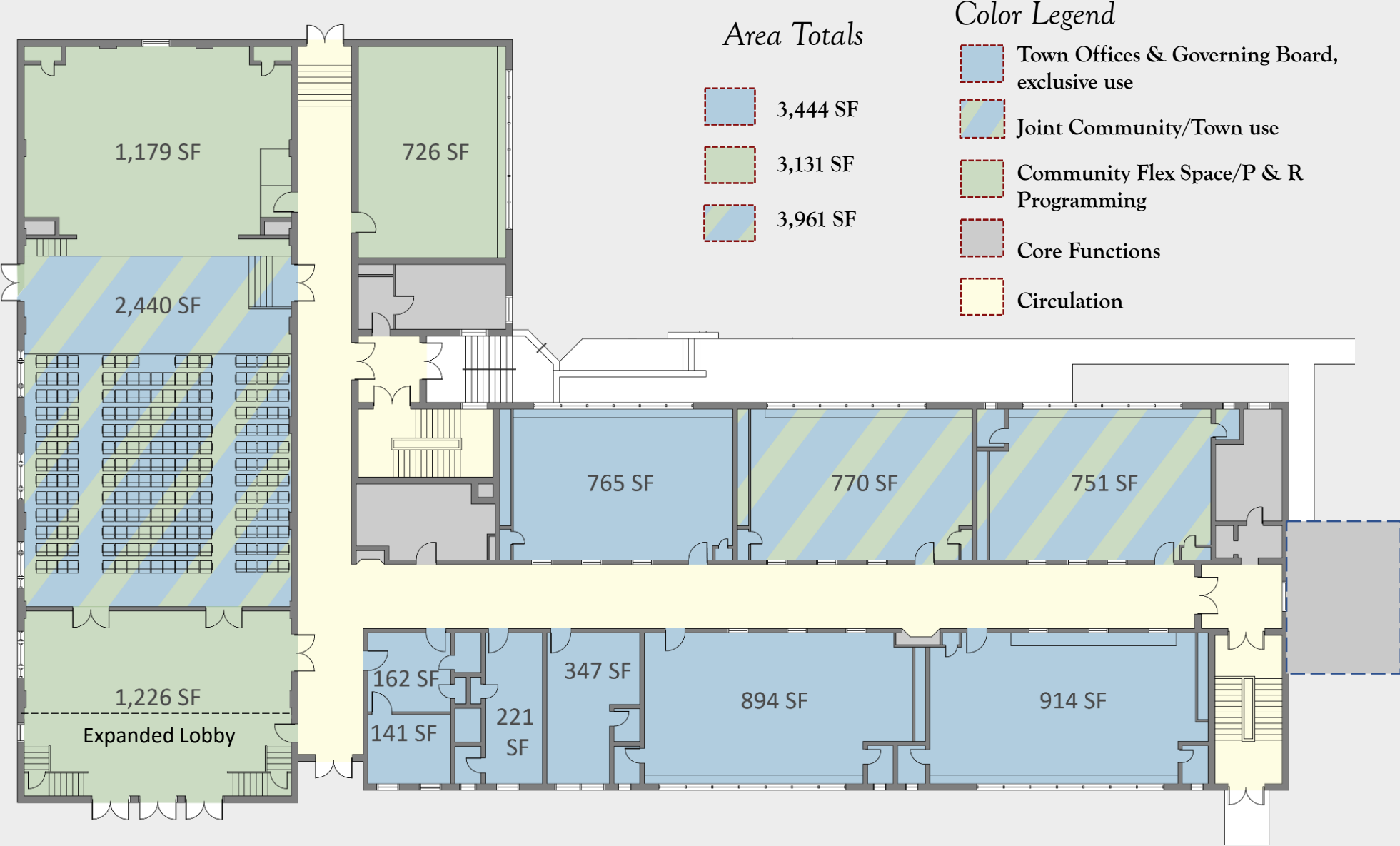




# Lower Level - Community Space



# 251 South Street – 1<sup>st</sup> floor





# 1st Floor - Classrooms



- Town offices with significant public interaction
  - Parks and Recreation, Planning
  - Growth potential
- Flexible space for community use
  - Classrooms
  - Meeting spaces (conference rooms)
  - Green room for auditorium events



# 1<sup>st</sup> Floor – Auditorium and Lobby



- Expanded lobby to become community space for events and exhibits.
- Movable dais for board meetings on auditorium floor
- Invest in acoustical, lighting, and sound system upgrades to improve space for governing board and community events:
  - Board meetings, public info sessions, and candidate forums
  - Live amateur theatre, movies, musical performances, lectures

# 251 South Street – 2<sup>nd</sup> floor



## 2<sup>nd</sup> Floor - Classrooms

- Reserve for town offices and meeting space
- Limit after-hours public access for safety and security
- Building addition needed on all three floors for elevator and restrooms.

# Square Footage Comparison

1. Current town office functions use approximately 5,000 square feet in town hall, the Sloan House and the Pump House. Greatest need is additional conference rooms and meeting space.
2. The Steering Committee proposal allocates approximately 10,000 square feet for town office functions, including 1,600 square feet of dedicated 2<sup>nd</sup> floor conference rooms (two classrooms). Departments offices and small meeting rooms are divided among historic classrooms and include growth space for 20+ years.

# Square Footage Comparison

3. Shared community space currently includes board room, rotunda, and Parks and Recreation programming space. Total of 2,400 square feet.
4. Proposed shared community space includes 2,440 square foot auditorium (also allocated for the board room), and 1,500 square feet in classrooms (two classrooms on 1<sup>st</sup> floor shared with town offices).
5. Additional proposed community/Parks and Recreation programming space includes 3,500 square feet in lower level and 3,100 square feet on 1<sup>st</sup> floor.



# Square Footage Comparison

Use	Existing	South Street
Town offices	5,000 sq feet	10,000 sq feet 1,600 dedicated conference rooms 2 <sup>nd</sup> floor 7,000 office space includes room for future growth within each classroom module
Community space	2,400 sq feet	10,000 sq feet 2,440 auditorium 1,500 classrooms on 1 <sup>st</sup> floor 3,500 lower level 3,100 stage, lobby, green room on 1 <sup>st</sup> floor

# Project Schedule

- Architect, historic consultant, and construction manager will prepare preliminary pricing for renovation of school building and current town hall to be presented to board of commissioners in May/June for November 5, 2019 referendum decision.
- Will refine proposed plans and proceed with design process if referendum approved.