



Public Facilities Design Services

Board of Commissioners Update

November 14, 2017

CREECH & ASSOCIATES



EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction



BACKGROUND INFORMATION

Public Facilities Planning Process

	2000	2016
Population	7,000	12,921
Police calls	4,000	14,000
Police officers	14	18/20
Fire calls	400	1400
Firefighters	volunteers	60 paid pt



The Town of
Davidson

Guiding Principles for Downtown Public Facilities

1. Maintain the town's sense of community and complement the historic nature of downtown.
2. Retain a civic presence in downtown Davidson that is easily accessible to citizens.
3. Provide a sustainable parking solution for the long-term.
4. Provide space for community functions and governmental needs in a cost-effective manner.
5. Enhance pedestrian connectivity through the site and improve public amenities, open space, and event areas.
6. Expand the retail experience on Main Street.



- Space Needs Summary
- Public Workshops
- Design Drivers
- Site and Floor Plans
- Perspectives

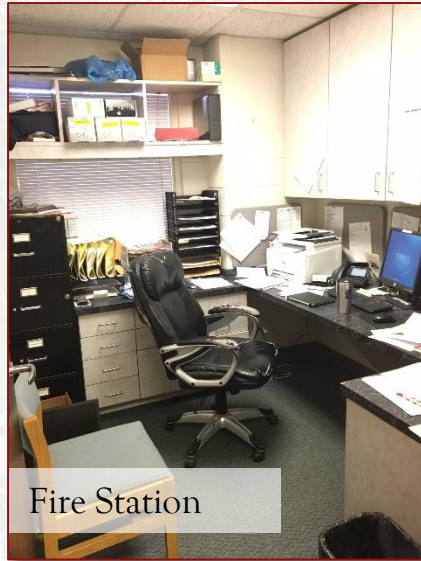


SPACE NEEDS SUMMARY

Space Needs Summary



Town Hall



Fire Station



Police Department

Town Administration

- 7,000 sf + Sloan House (1,400 sf) + Pump House (1,200 sf) currently occupied totaling 9,600 sf
- Today's needs with space for 20 year growth included projected as 25,525 sf
- Current building program with reduced growth is 22,205 sf (131% increase in space)

Police Department

- 3,000 sf currently occupied
- Today's needs with space for 20 year growth included projected as 17,408 sf
- Current renovation is 8,975 sf (199% increase in space)

Fire Station 1

- 6,000 sf currently occupied
- Today's needs with space for 20 year growth included will be 13,638 sf
- Current renovation is 8,040 sf* (34% increase in space)

* includes shared space in police renovation



Town Hall



Fire Station



Police Department



PUBLIC WORKSHOPS

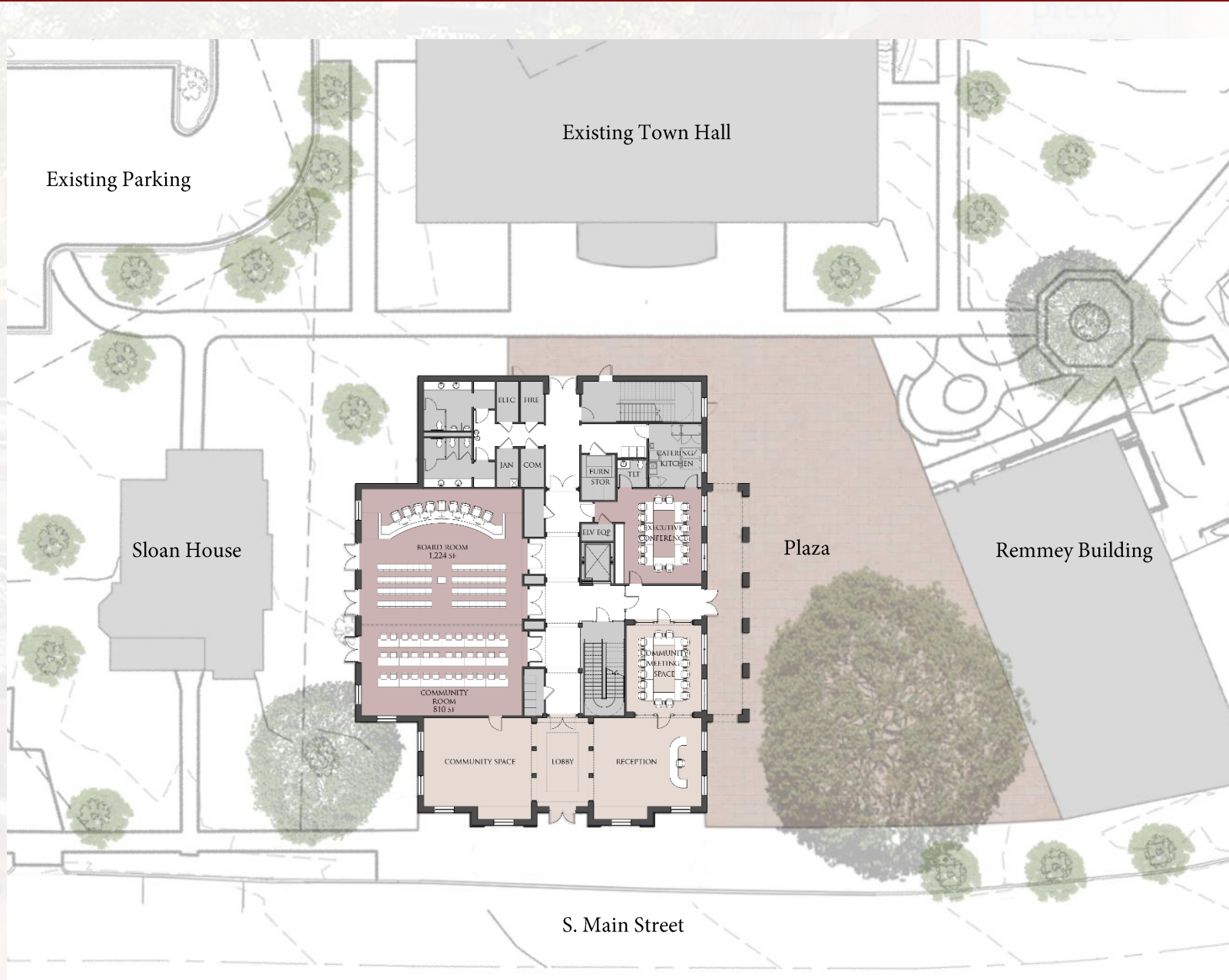
- All workshops were well attended and the community was engaged
- Multiple stations addressing various design topics
 - What makes Davidson great?
 - Architectural character and scale
 - Site planning options
 - Parking and mobility
 - Outdoor civic space needs
 - Indoor civic space needs
- *Core Takeaways*
 - *Public safety is important and Police Headquarters and Fire Station 1 should remain on site*
 - *Site in front of existing Town Hall was favored over the corner site for the new Town Hall*





DESIGN DRIVERS

Site Design Drivers



- West edge of new building aligns with existing Town Hall
- Adjacent to the S. Main Street setback
- Preserves drip line of existing large specimen tree
- Approx. 41 feet from the Remmey Building at the narrowest point
- Approx. 34 feet from existing Town Hall
- Approx. 19 feet from Sloan House

Where should the Board Room be located?

- *The Board Room/ Community Space is the largest space on the first floor and drives the layout*
- *Core and support areas are designed around this space*
- *These spaces traditionally have an axial entry sequence and prominent location in the building*
- *Desire daylight and ability to connect with exterior amenities*

so...

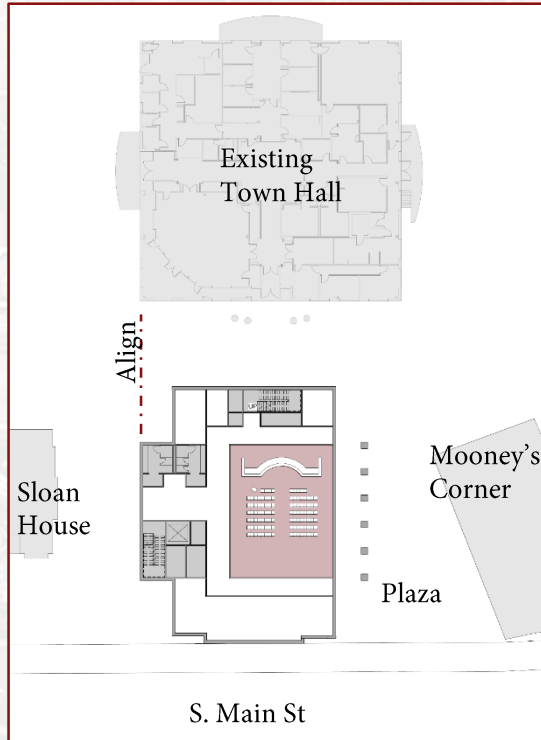
- *Where should the Board Room be located?*

Where should the Board Room be located?

Building Design Drivers

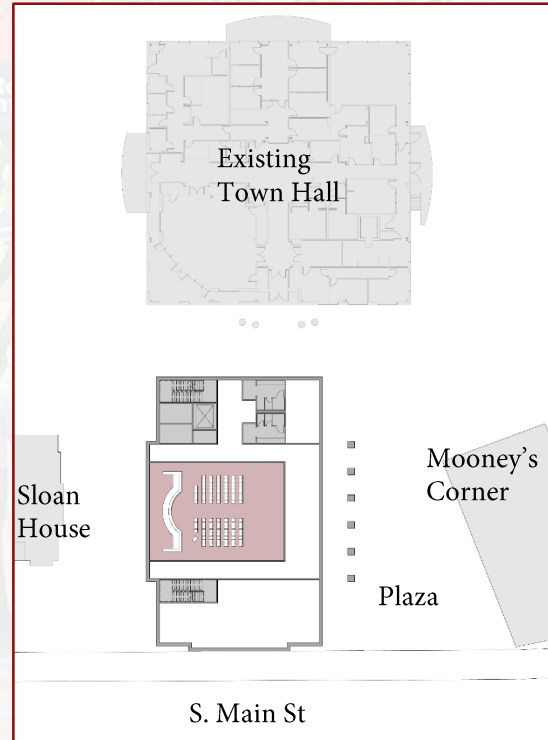
Option A

Adjacent to Plaza



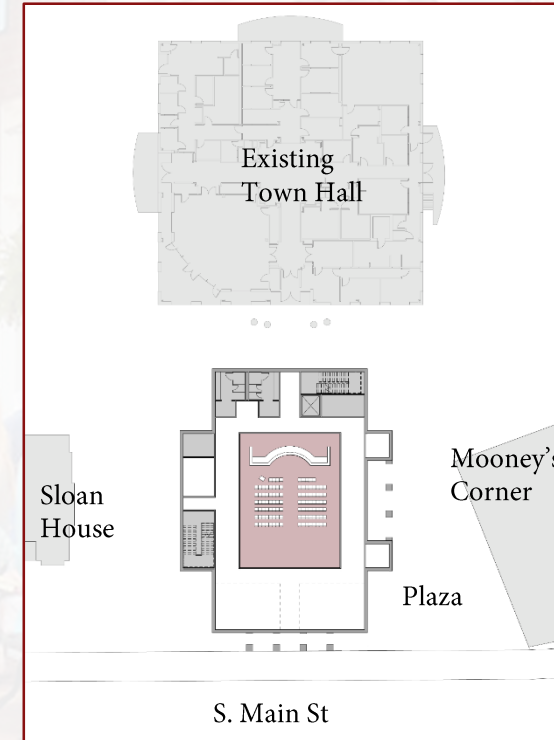
Option B

Rotated



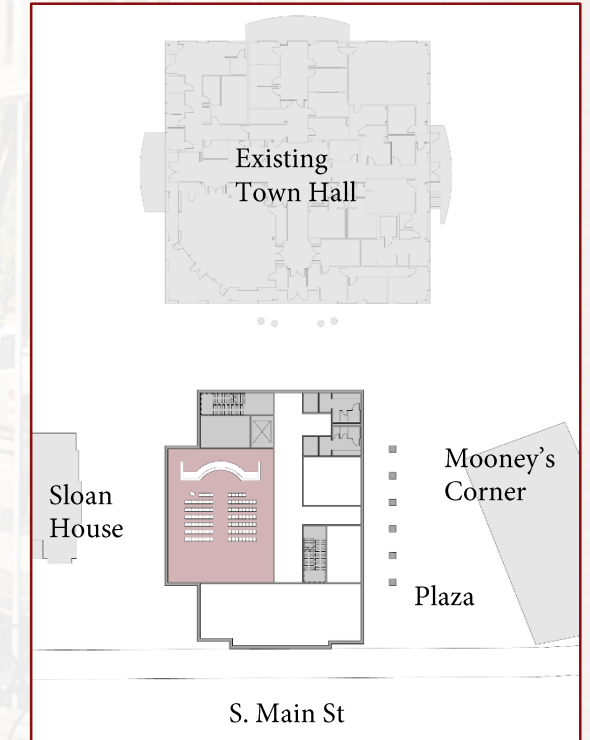
Option C

Centered



Option D

Adjacent to Pocket Park



This was identified as the preferred option

How will citizens use the building?

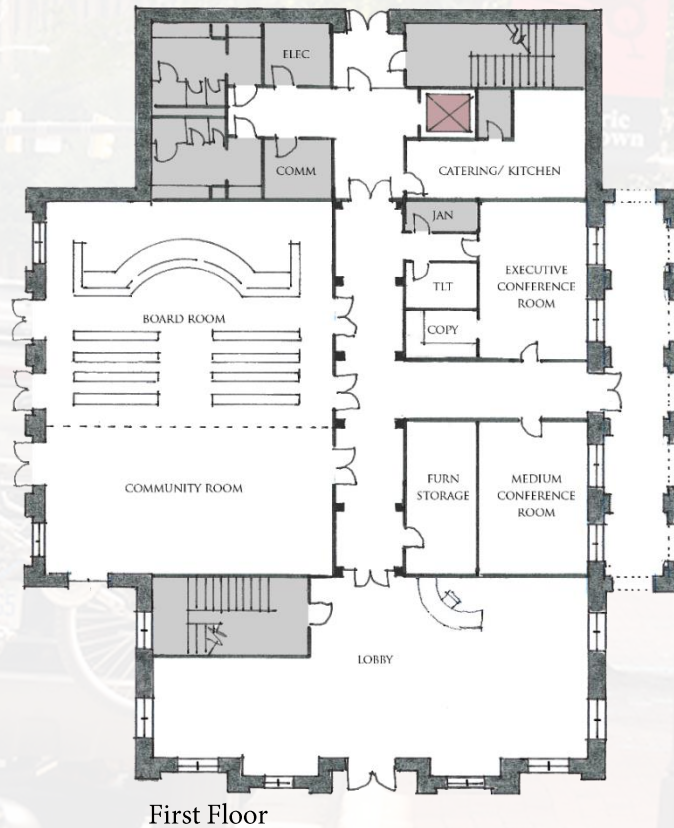
- *Main Street entrance is the public front door to the facility*
- *Plaza entrance is secondary but will be heavily used*
- *Rear entrance considered “staff only” entrance to maintain security*
- *Most building core elements at the rear of the building*

so...

- *Where should the vertical public access be located?*

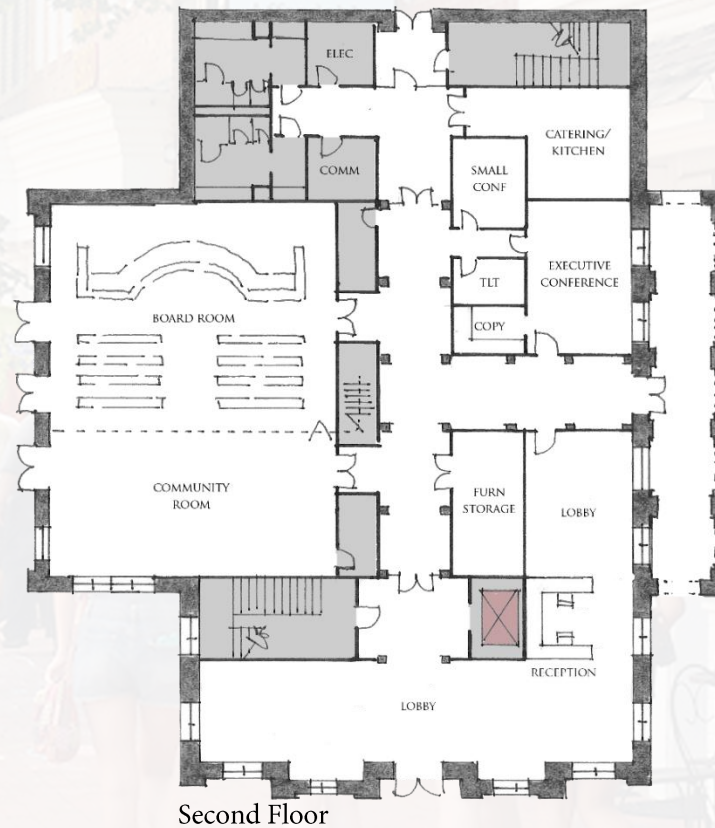
Option A

Elevator in Back



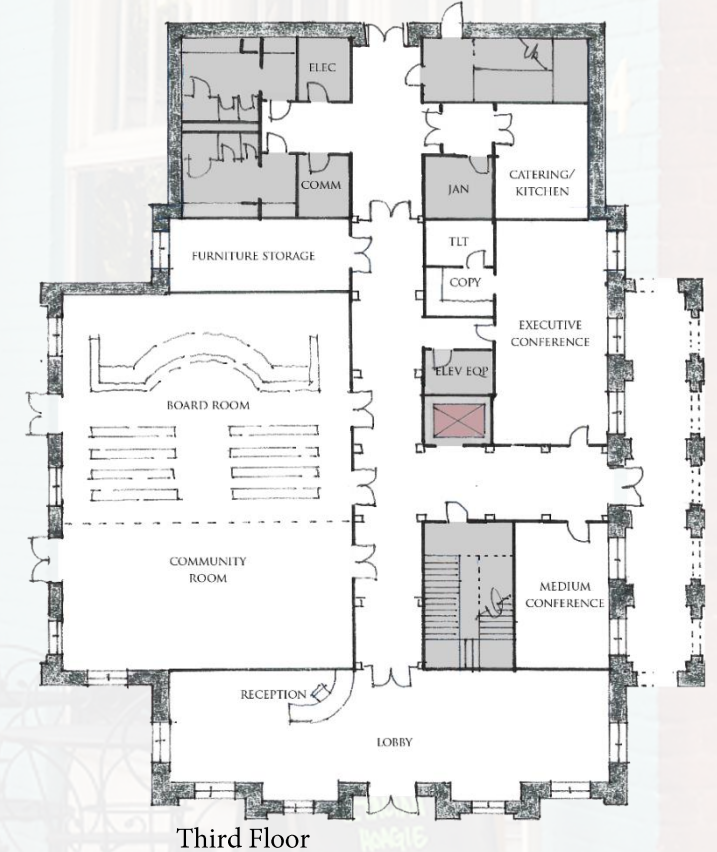
Option B

Elevator in Front



Option C

Elevator in Center

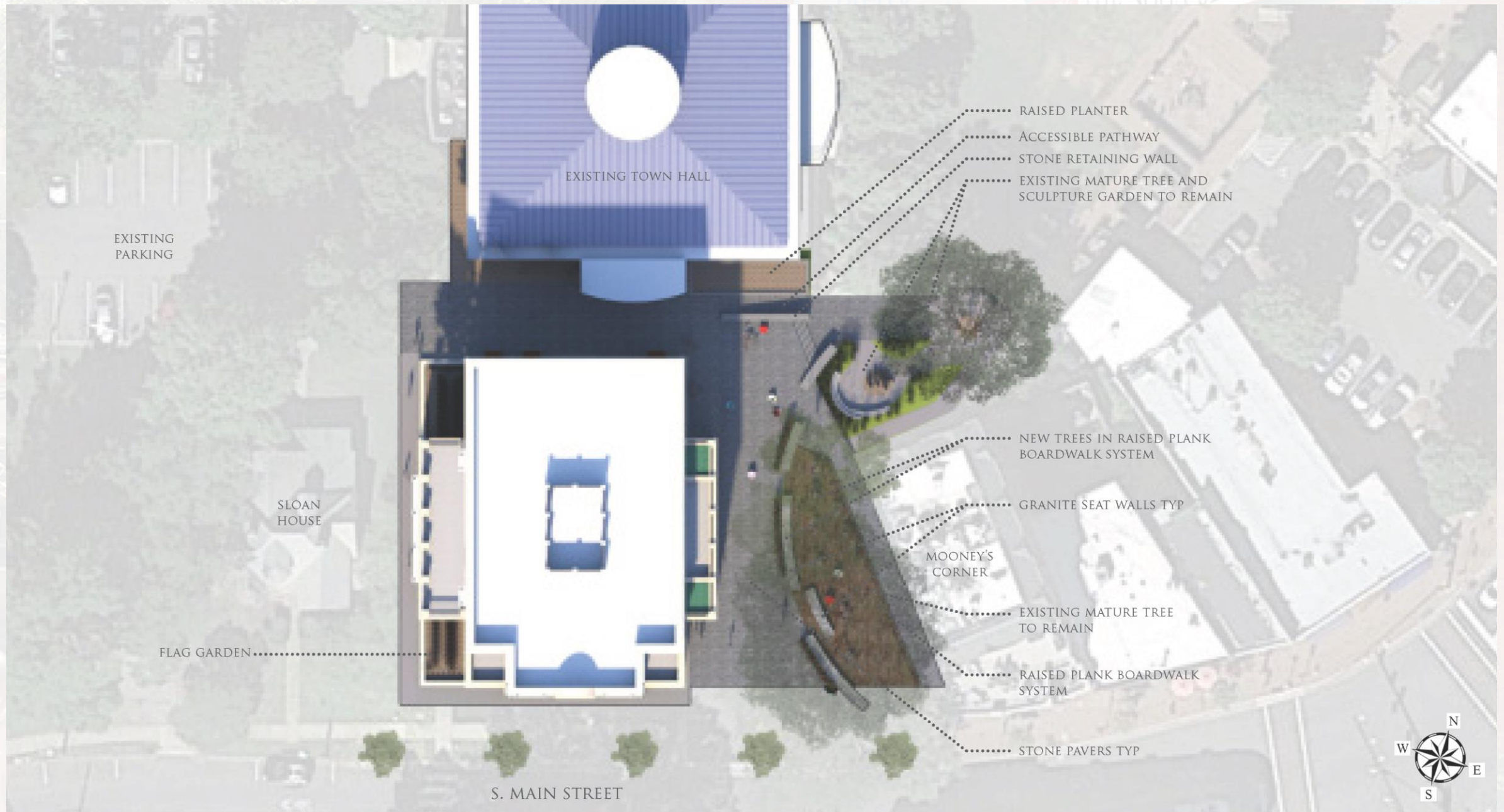


This was identified as the preferred option

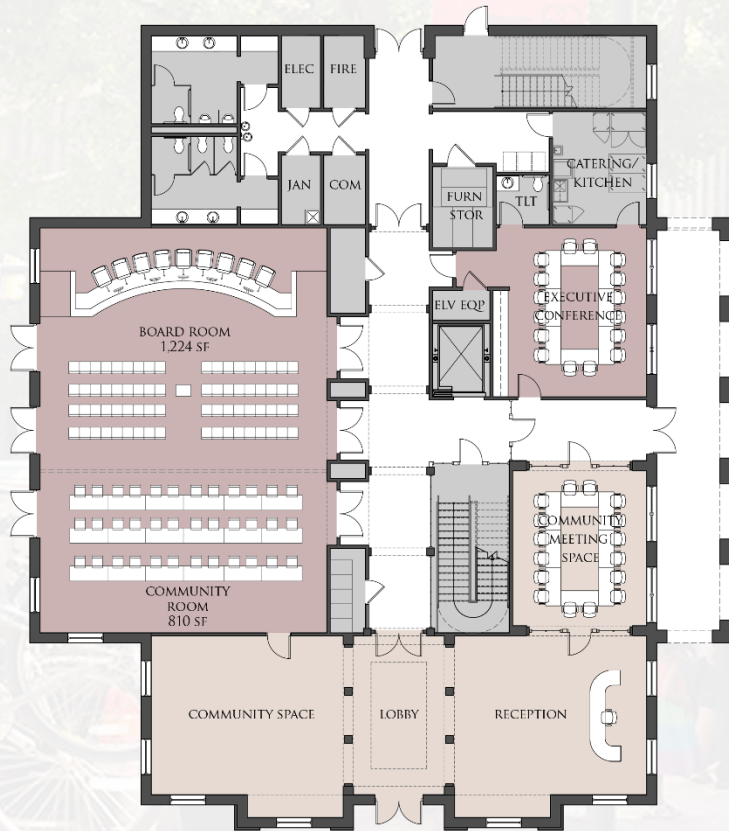


S I T E A N D F L O O R P L A N S

Site Plan



New Town Hall Floor Plans



First Floor

Board Room Suite
Community Space



Second Floor

Parks and Recreation
Planning
Economic Development
Human Resources



Third Floor

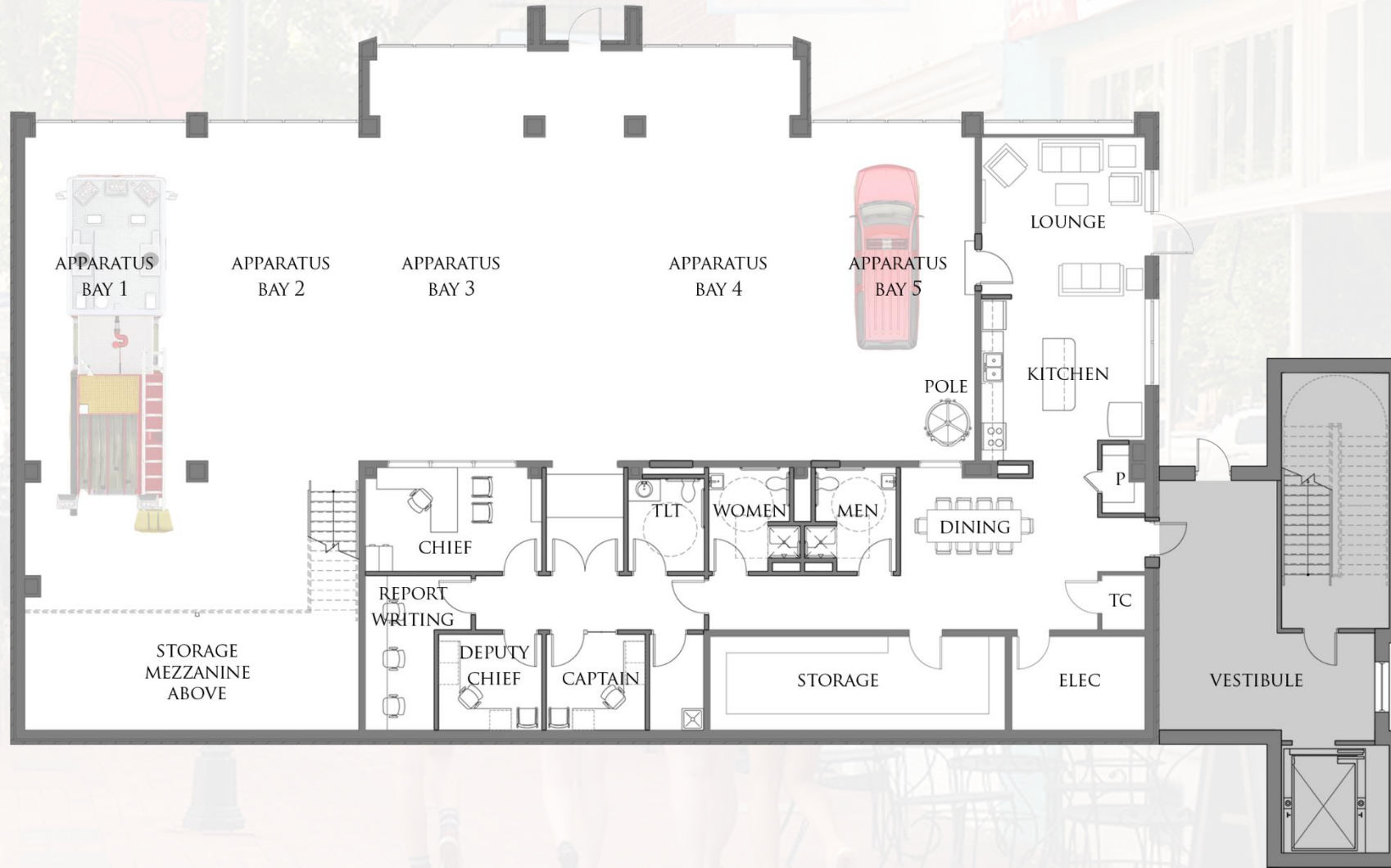
Administration
Mayor
Finance
Public Information Officer

Existing Town Hall Renovation Plan



Upper Level

Existing Town Hall Renovation Plan



Lower Level



BUILDING
PERSPECTIVES

View South along S. Main



View North along S. Main



View South into Plaza





QUESTIONS ??