

NEW TOWN HALL FOR TOWN OF MONTREAT

The Design Process

Staff Input for Programming and Precepts	May 15 & 22
Public Comment on Preliminary Concepts	June 5
Public Workshop for Development of Design	Tonight
Cottagers Meeting – Informational Display	July 5, 2014
Schematic Design & Design Development	August 6, 2014
Construction Documents Completed	October 29, 2014

NEW TOWN HALL FOR TOWN OF MONTREAT

Agenda

RECAP OF LAST MEETING

QUESTIONS

REVIEW OF CURRENT FLOOR PLANS

COMMENTS

REVIEW OF CURRENT SITE PLAN

COMMENTS

OPEN COMMENT SESSION WITH THE DRAWINGS

NEW TOWN HALL FOR TOWN OF MONTREAT

DESIGN A FACILITY THAT ADDRESSES YOUR NEEDS ON YOUR SITE

Respectful of the character of the Town

Comfortable workplace

Welcomes interaction & participation of the townspeople in daily affairs of government

Facility that fits your site

Facility that fits your program requirements

SCHEMATIC DESIGN

Refining the most promising conceptual design

Working with survey data

NEW TOWN HALL FOR TOWN OF MONTREAT

Programming

Town Administration

Town Clerk
Finance Officer
Town Administrator
Building Inspector/Zoning Administrator
Shared Workroom
Conference Room
File Storage/General Storage
Break Room

Public Space

Commissioners Meetings
Advisory Boards & Committees
One on One Meetings
Public Access Computer
Informational Displays

Police Department

Private Workspace for Police Chief
Desks for Patrol Officers
Secure Weapons & Equipment Storage
Conference Room/Situation Room
Lockers & Showers
Confidential Interview Room
Evidence Processing & Storage
Possible Future Dispatch Center

Public Works

Public Works Office

Restrooms

Heating & Air Conditioning Equipment

Electrical Room

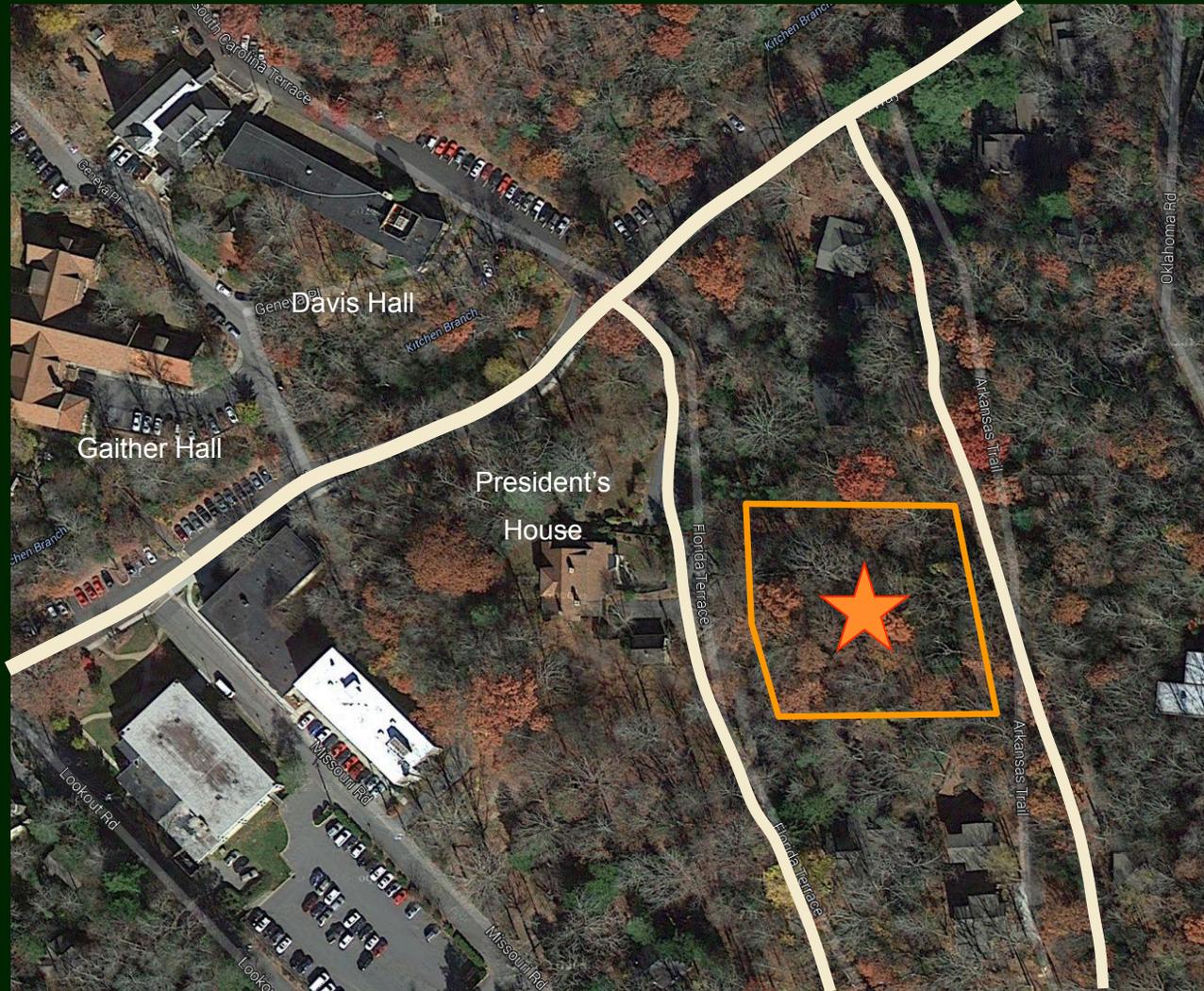
Networking & Communications Equipment

Janitor's Closets

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Working With the Site

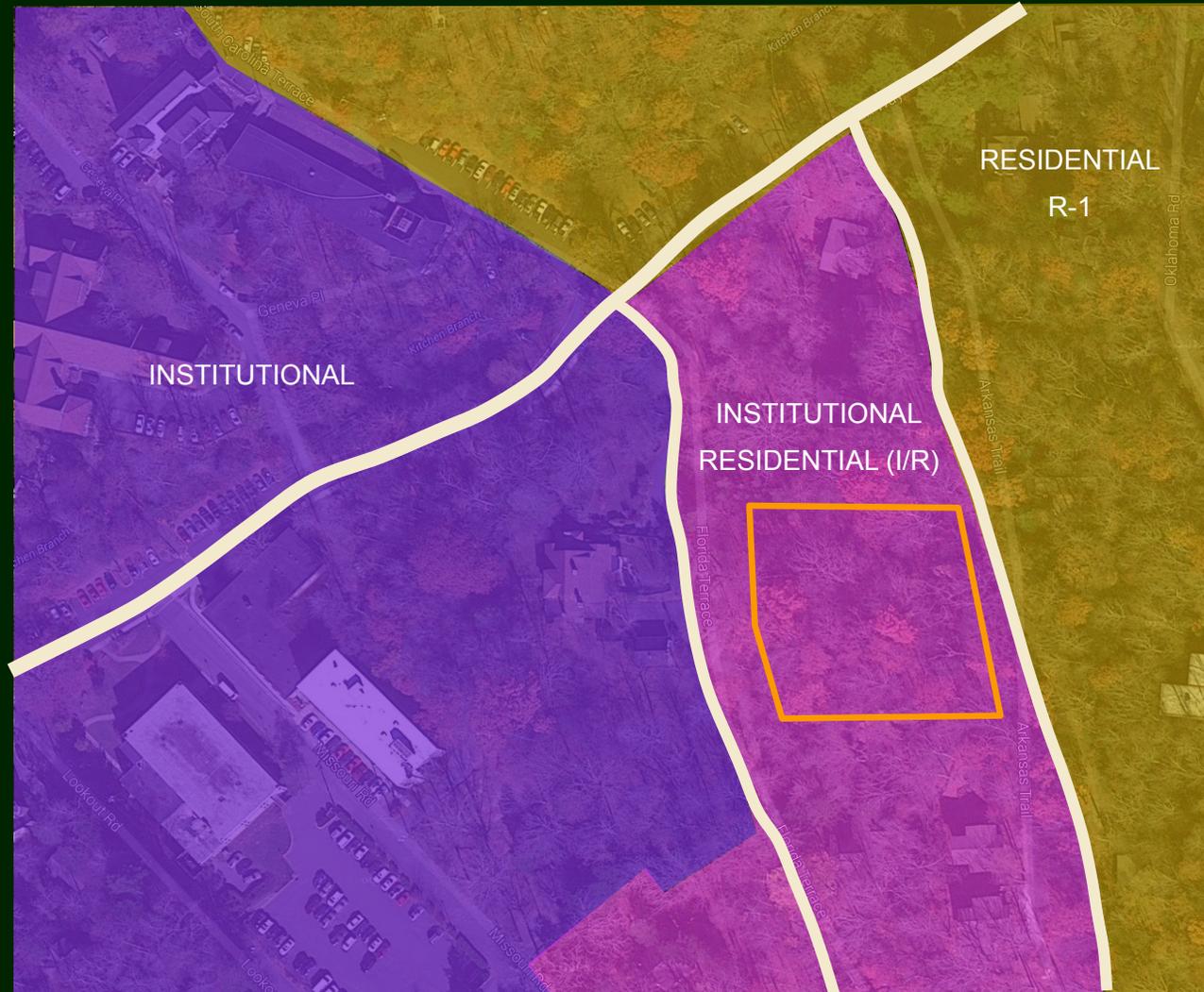
Wooded Site
High and Dry



NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

Wooded Site
High and Dry
Transitional Zoning (I/R)



NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

Wooded Site
High and Dry
Transitional Zoning (I/R)
6 Employees On Site
10-15 Daily Visitors
Overflow Parking Nearby



NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

SITE STRATEGIES

Efficient, Compact Footprint Minimizes Site Disturbance

Main Parking off Florida Terrace

Main Entry at Lower Level

Building Carved into Hillside

No Taller Than Neighbors



Maintain Existing Plantings

Maintain Buffer at Periphery

Good Views Towards Campus

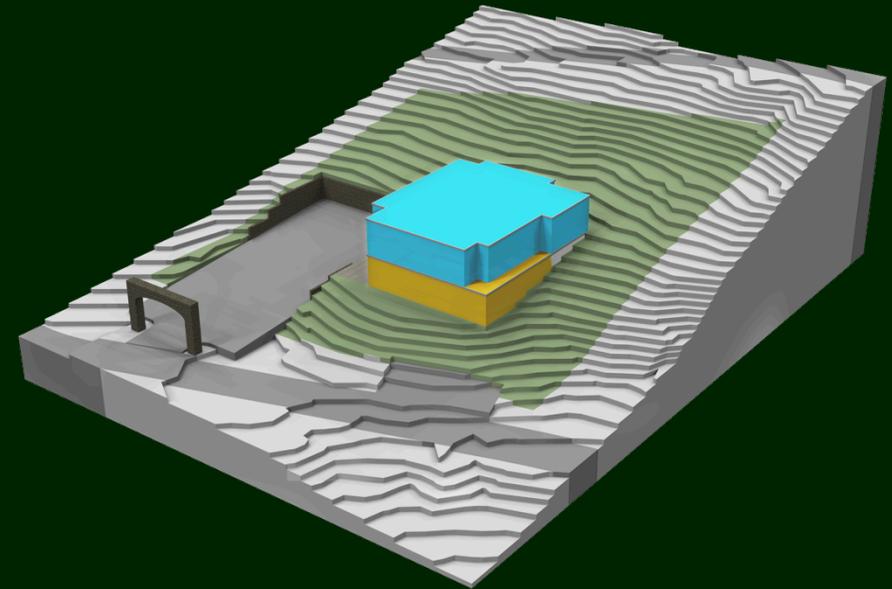
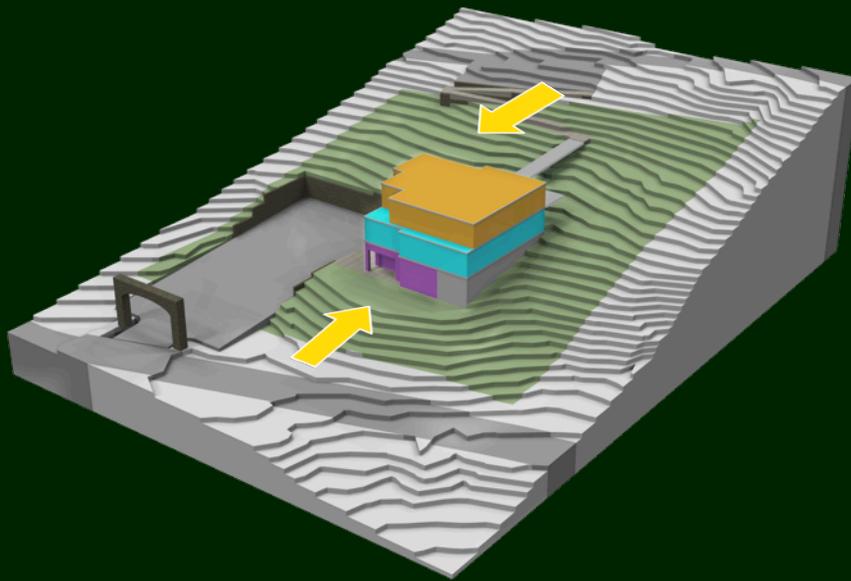
Fully Accessible Building

NEW TOWN HALL FOR TOWN OF MONTREAT

Conceptual Plans

COMPARED TO FEASIBILITY STUDY

- + Reduced size of the project
- + Reduced site impact: less paving, more parking
- + Reduced site impact: less disturbance, less retaining walls, less stormwater



THREE STORY CONCEPTS

- Public entry from Florida Terrace
- Police access from Arkansas Trail
- Smallest footprint, least site disturbance
- Best "fit" with existing slope

TWO STORY CONCEPT

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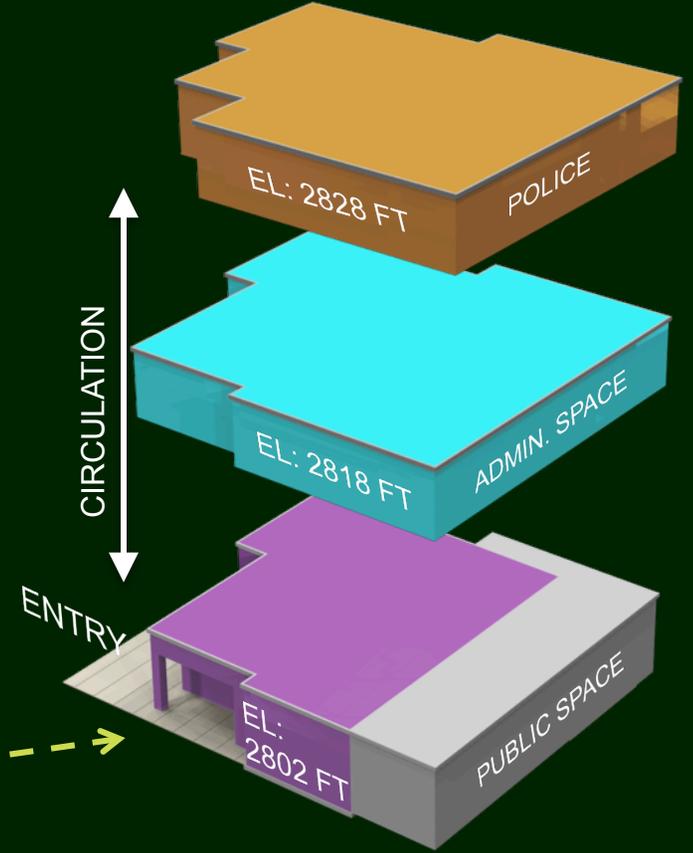
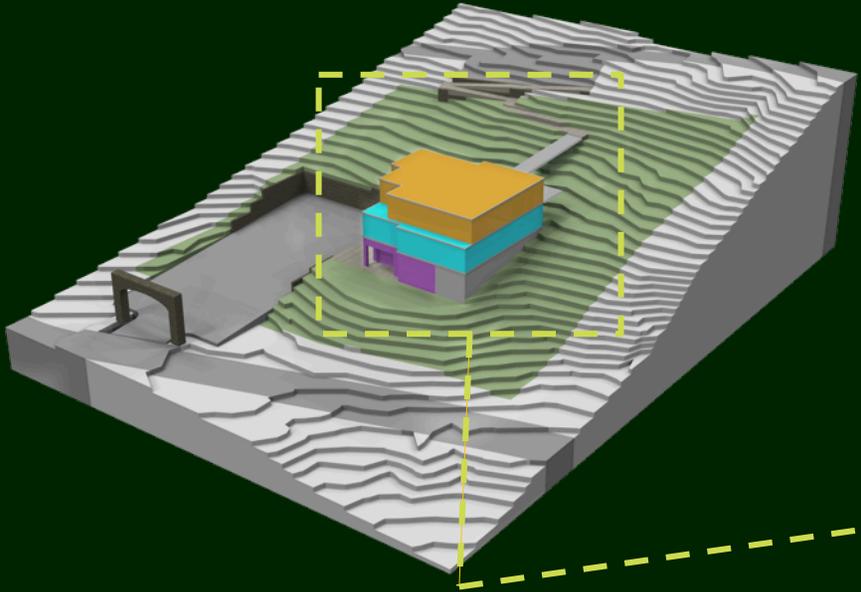
Three Story Concept

Police Department

Town Administration

Building Inspections

Public Space



NEW TOWN HALL FOR TOWN OF MONTREAT

Current Plans: First Floor

Entry Faces Florida Terrace

Glass-Walled Stair

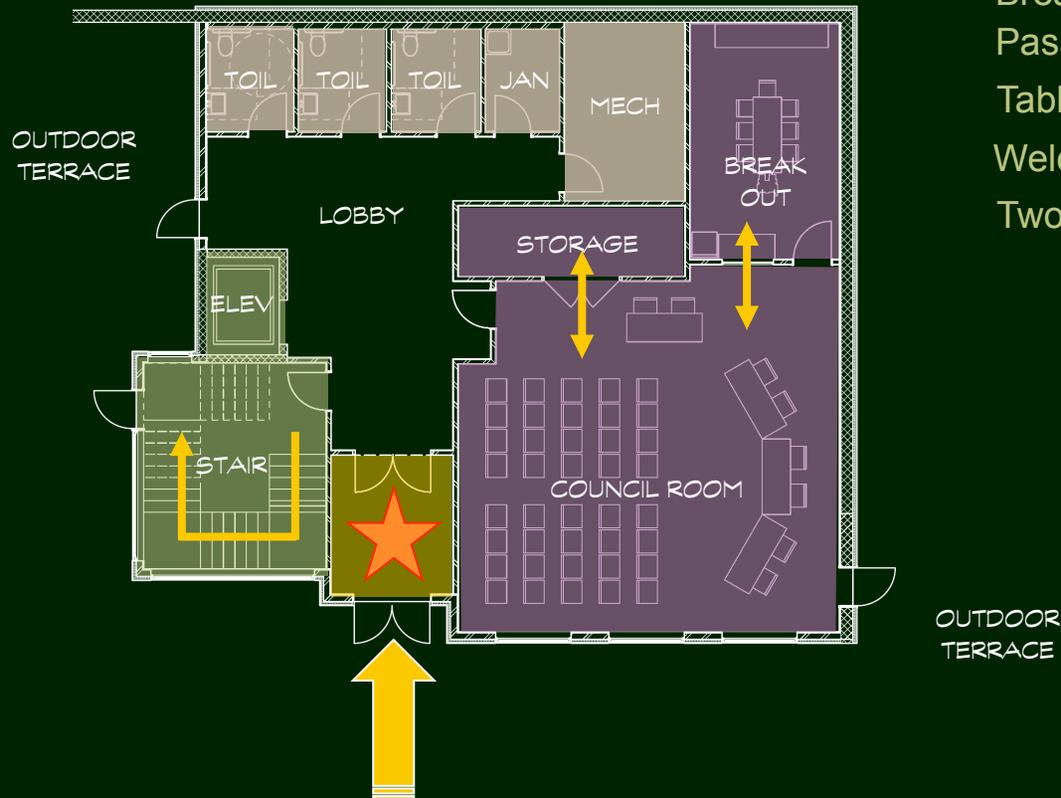
Council Room Seats 40

Break Out Meeting Space with
Pass-Thru Counter

Table & Chair Storage

Welcome/Directional Signage at Front Door

Two Story Entry Space



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Current Plans: Second Floor



Views into Entry Space

Reception Desk, Comfortable Seating Areas

Public Computer Station

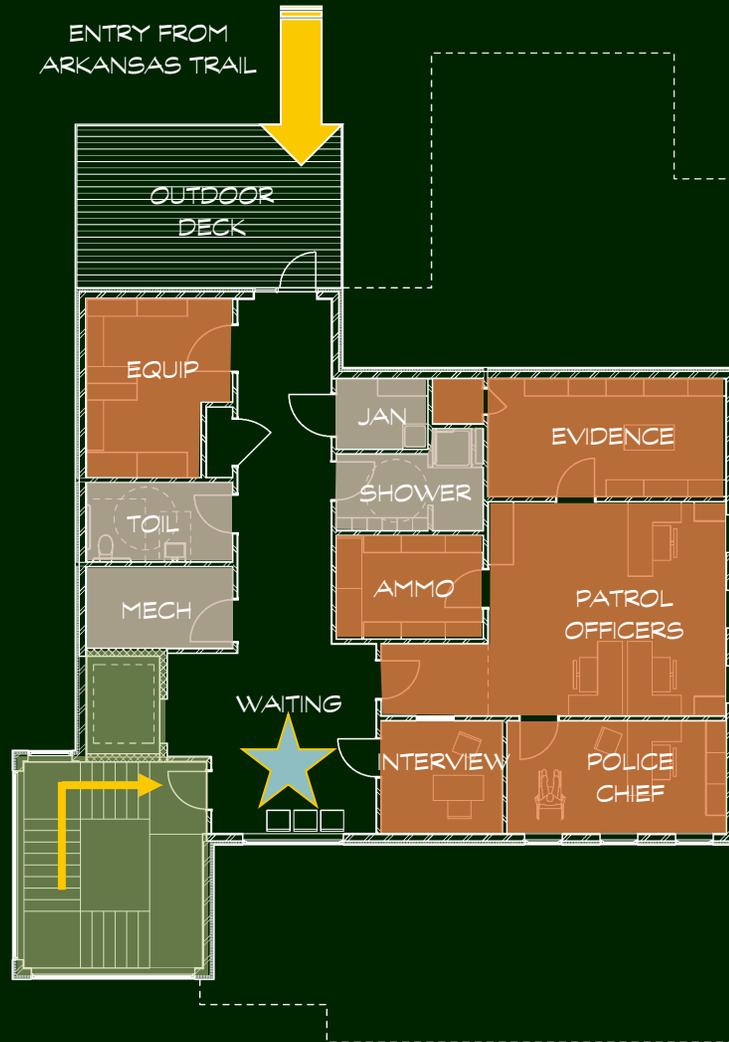
Offices, Workroom Overlook Reception

Public Works Desk in Workroom



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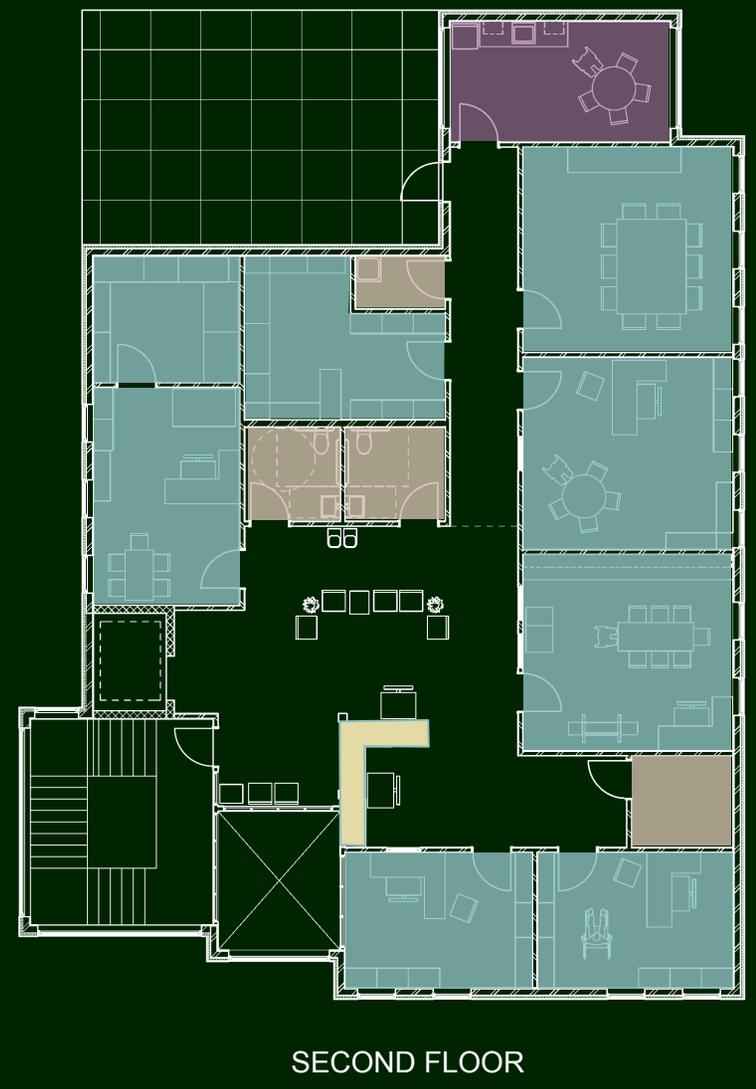
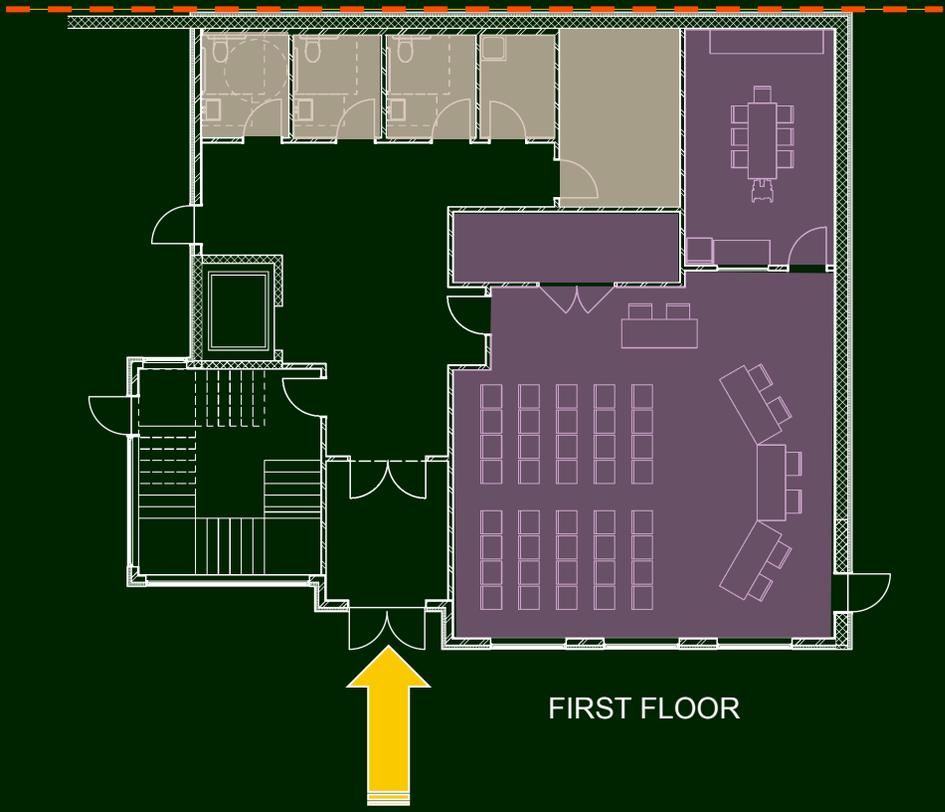
Current Plans: Third Floor



Secure Storage Well Protected
Equipment Storage & Showers Near Back Door
Easy Public Works Access to Shower

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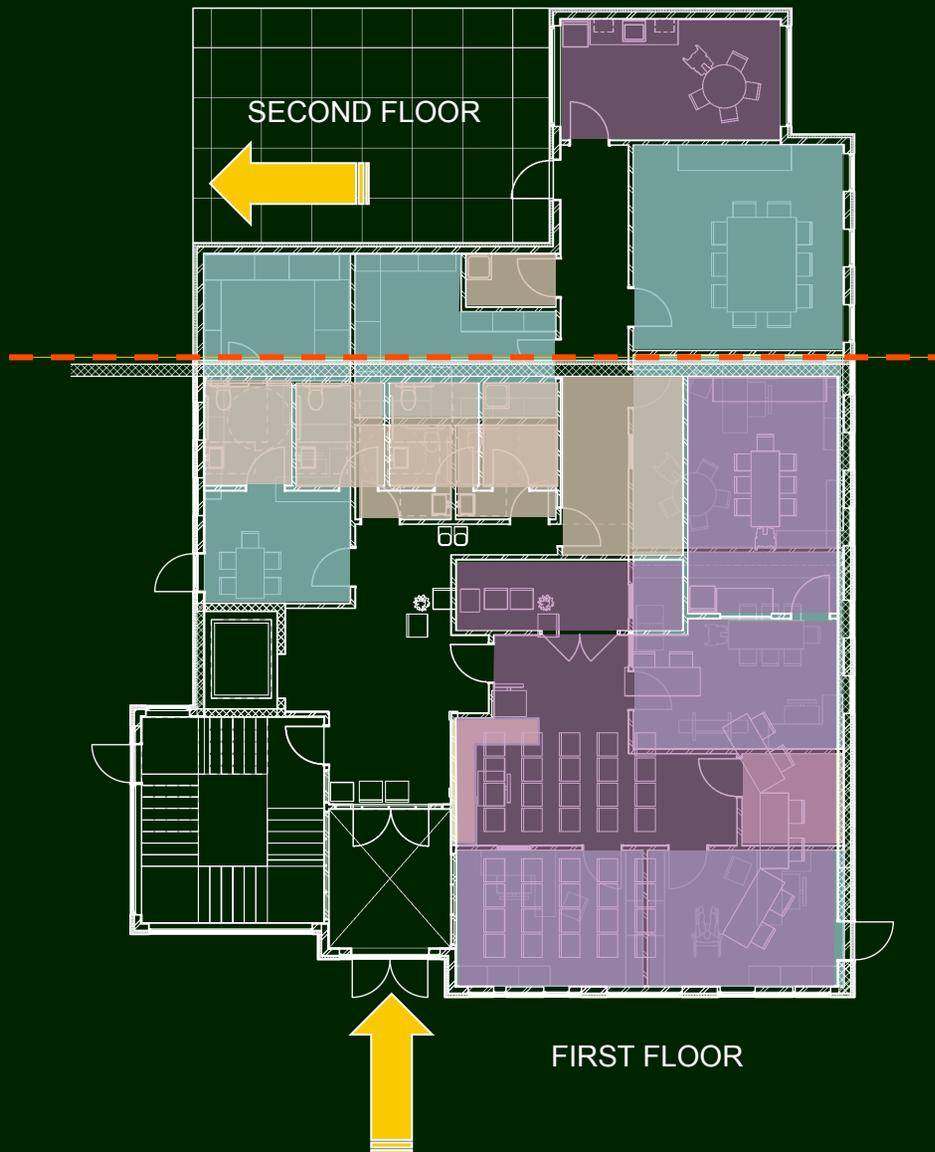
Working with the Slope



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Working with the Slope

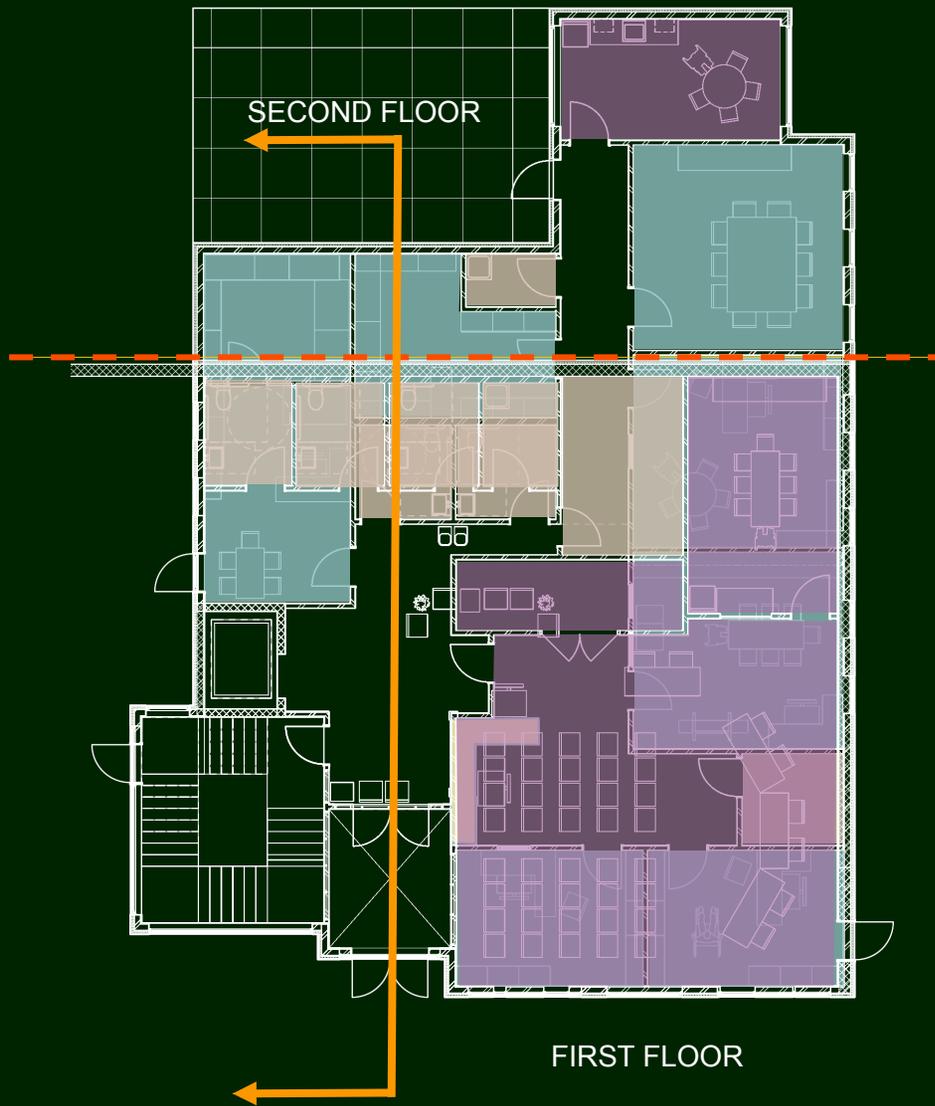
Three Story in Front, Two Story in Back



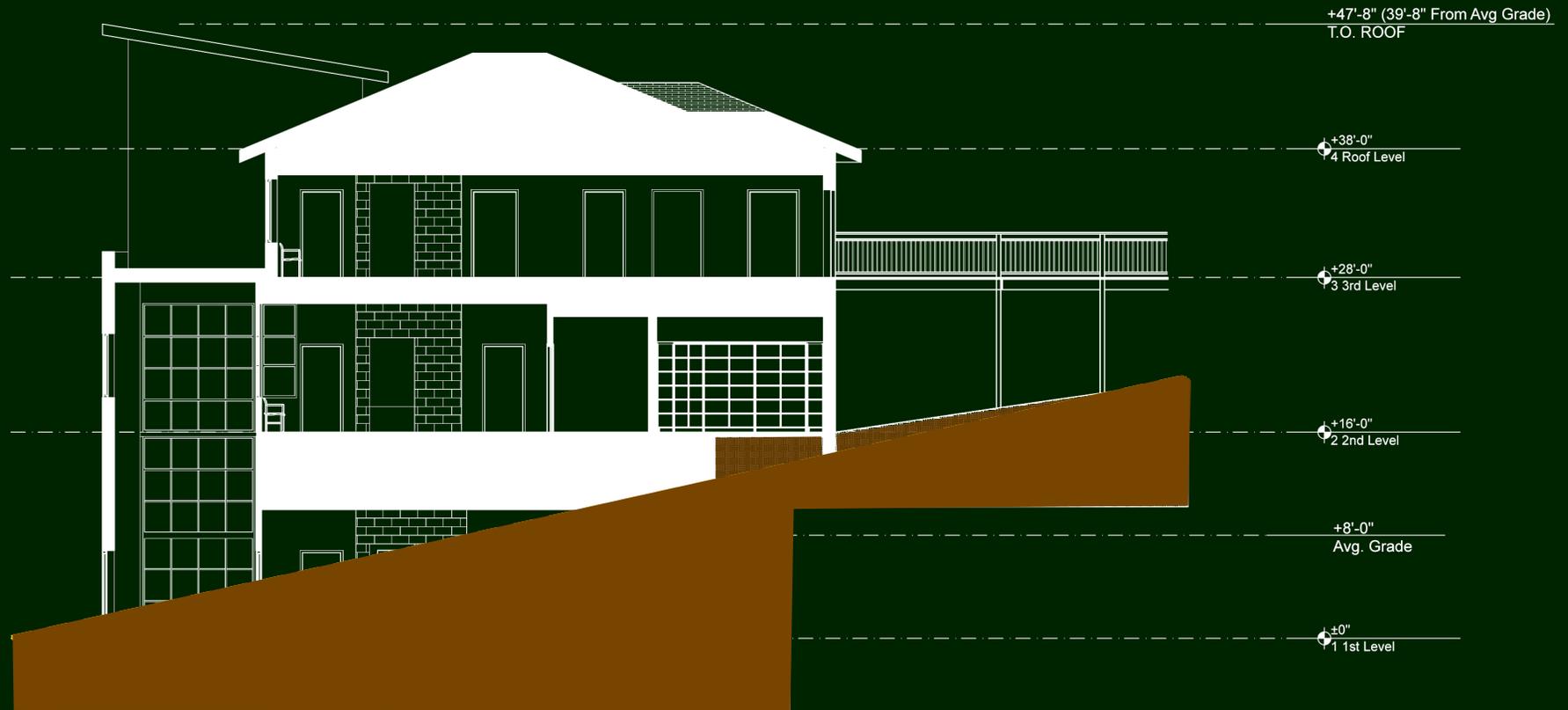
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Working with the Slope

Three Story in Front, Two Story in Back

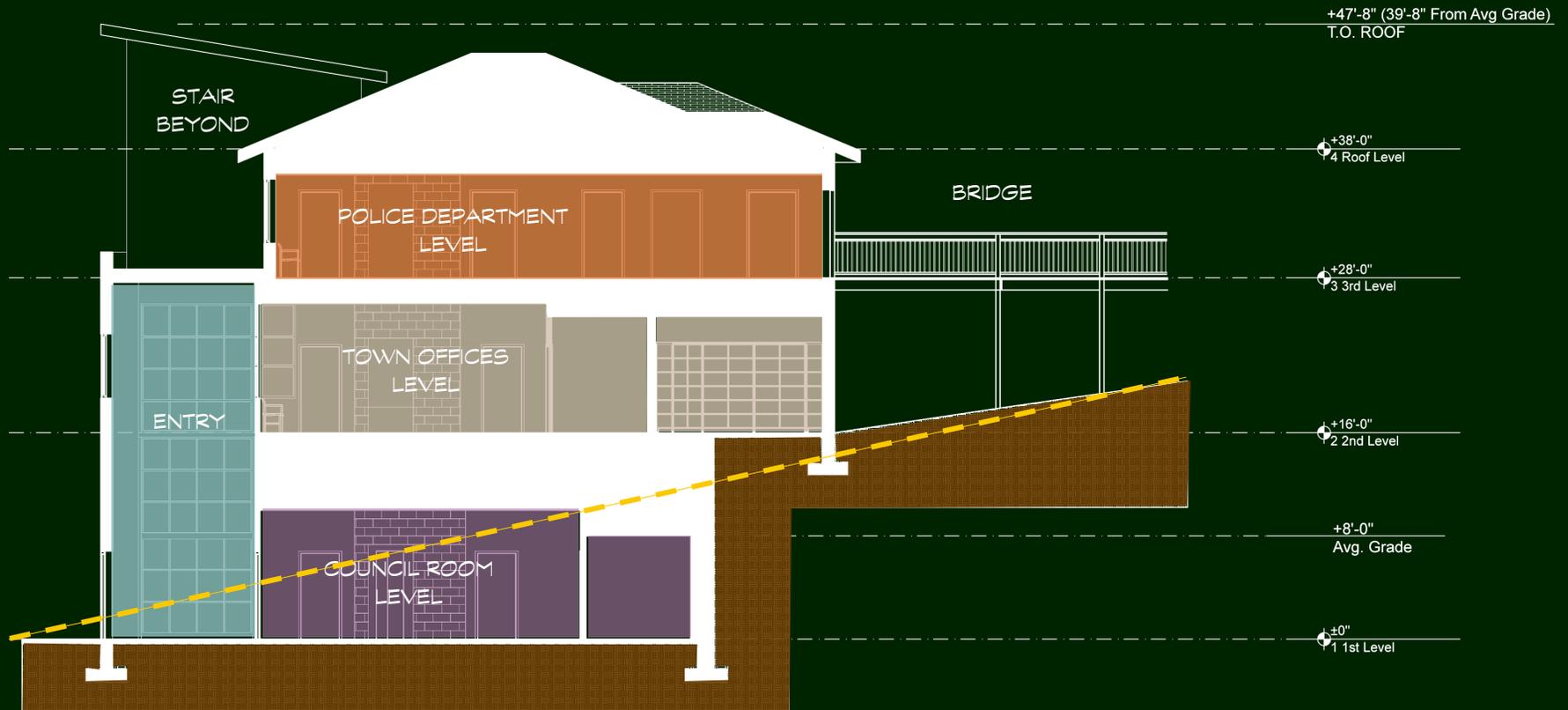


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Building Stepped Into Hillside

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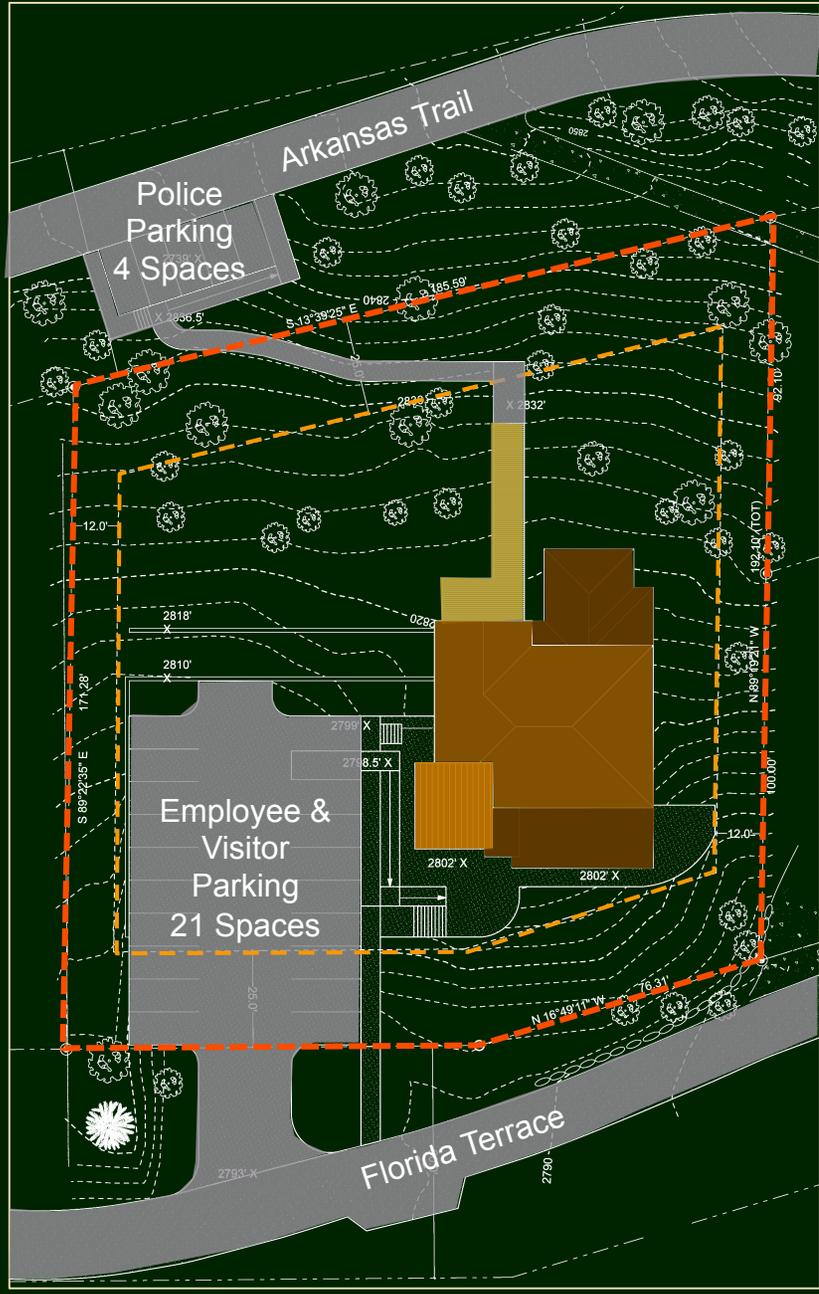


Building Stepped Into Hillside
Each Floor Has Grade Level Exit
Height: Under 40 Feet from Average Grade

architectural design studio

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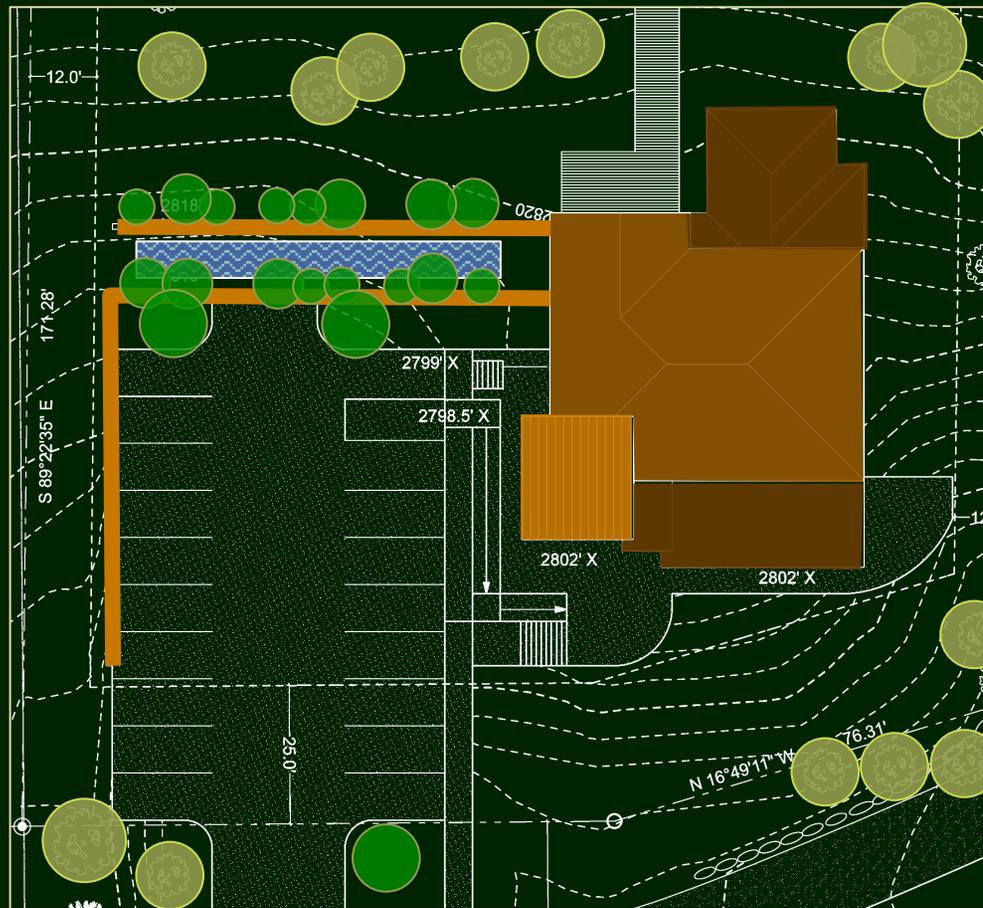
Site Plan



- Compact Footprint: 3,220 SF
- Scale Similar to Sylvan Heights
- Cascading Roofs
- Parking for 8 Staff & 17 Visitors
- Ample Parking for Meetings

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Stormwater Management



Rooftop Water
Water at Paving

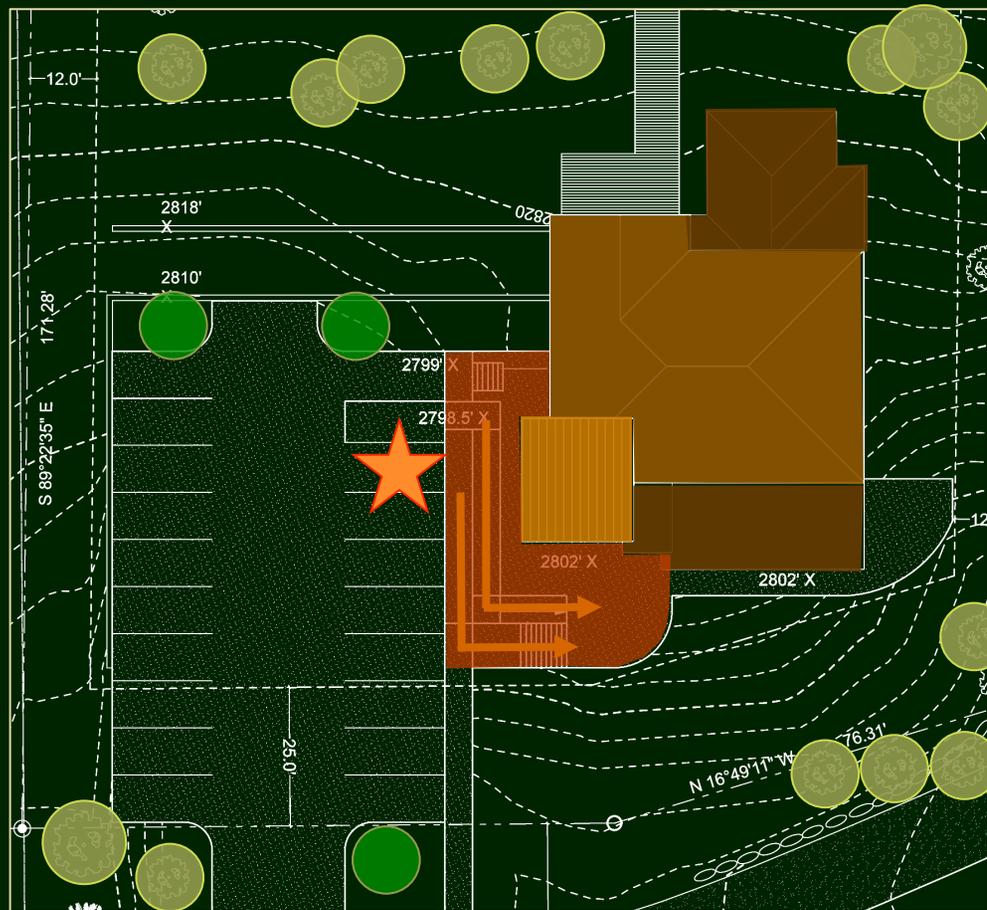
Stepped Walls at Parking
Rain Garden

Possible Permeable Asphalt
Possible Swales & Cisterns

Less Rooftop Water than Many Montreat Houses
Paving + Roof Impact = 2 Houses
Many Effective Methods to Mitigate Runoff

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Covered Entry



- Porte Cochere Difficult
- Drop-Off Area
- Ramp to Front Door
- Sidewalk & Steps to Front Door
- Covered Path to Front Door

