

# NEW TOWN HALL FOR TOWN OF MONTREAT

## Site Selection



2007 Through 2013  
Analysis of Potential Sites

# NEW TOWN HALL FOR TOWN OF MONTREAT

## Site Feasibility Study



September 2013

Space Needs Assessment & Site Study, McGill Associates

Two Conceptual Site Plans: 8,900 SF Two-Story Building, 21 or 24 Parking Spaces

Conclusion: Site will support the development of the town hall

October 2013

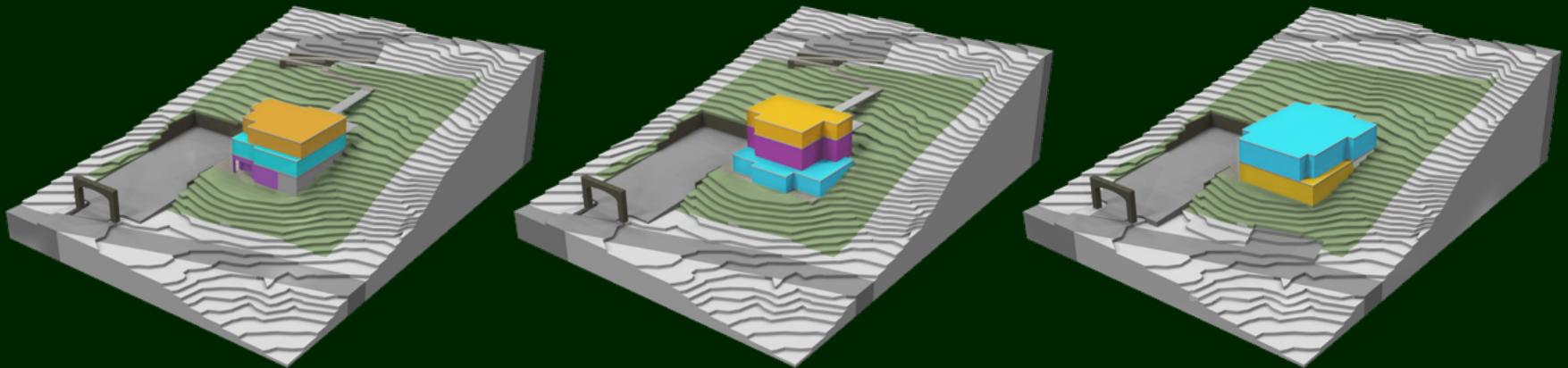
Town's purchase of the property for development of a new town hall

# NEW TOWN HALL FOR TOWN OF MONTREAT

## Board Presentation

May 2014

Program & Design Concepts Developed with Staff Input



June 5, 2014

Three Conceptual Plans Presented for Discussion and Public Comment

Conclusion:

Town Hall can be developed on this site

Town Hall can be developed with a smaller building, smaller footprint and less site disturbance

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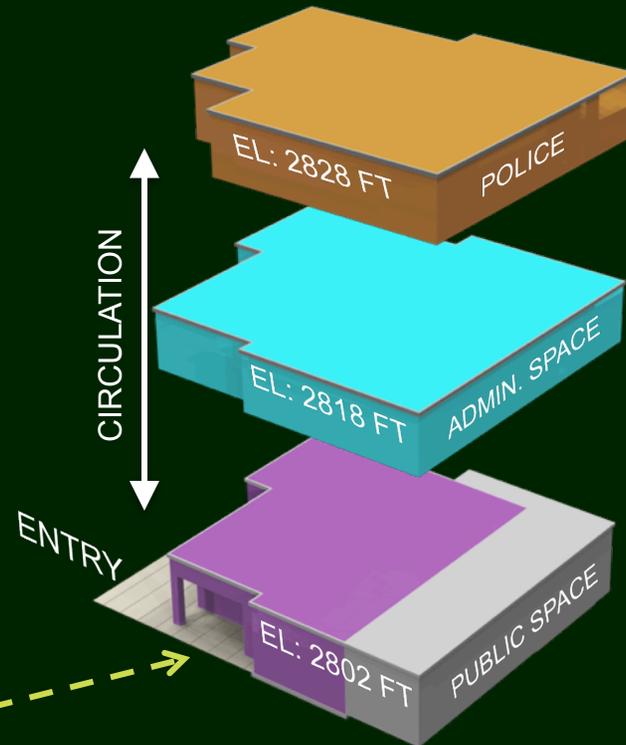
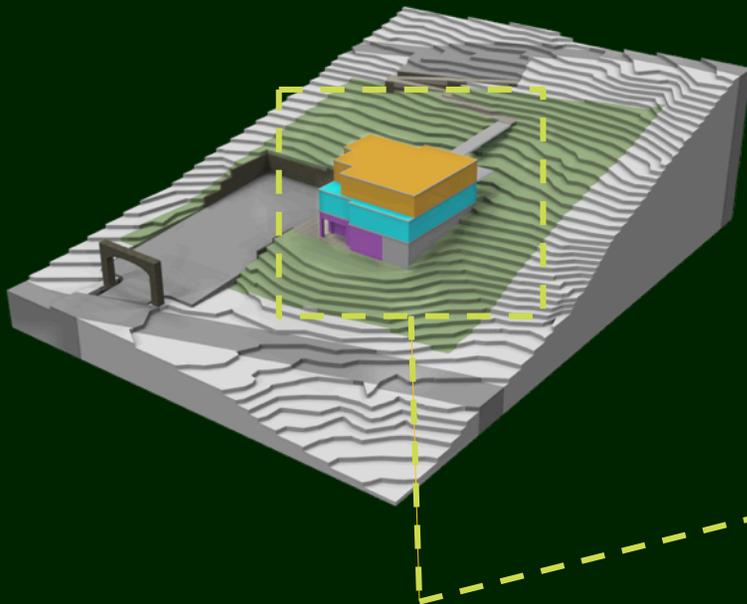
Most Promising Conceptual Plan Developed & Refined

Police Department

Town Administration

Building Inspections

Public Space



# NEW TOWN HALL FOR TOWN OF MONTREAT

Public Workshop

Most Promising Conceptual Plan Developed & Refined



June 19, 2014

Three Story Floor Plan & Site Plan Presented for Public Comment

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# NEW TOWN HALL FOR TOWN OF MONTREAT

## Public Workshop



Total Area: 7,845 SF  
*12% Reduction from Feasibility Study*

Building Footprint: 3,320 SF  
*40% Reduction from Feasibility Study*

25 Parking Spaces  
*Less Paving & Site Disturbance*

Current Focus:  
Address the comments received  
Develop a schematic design for the  
board's review and approval

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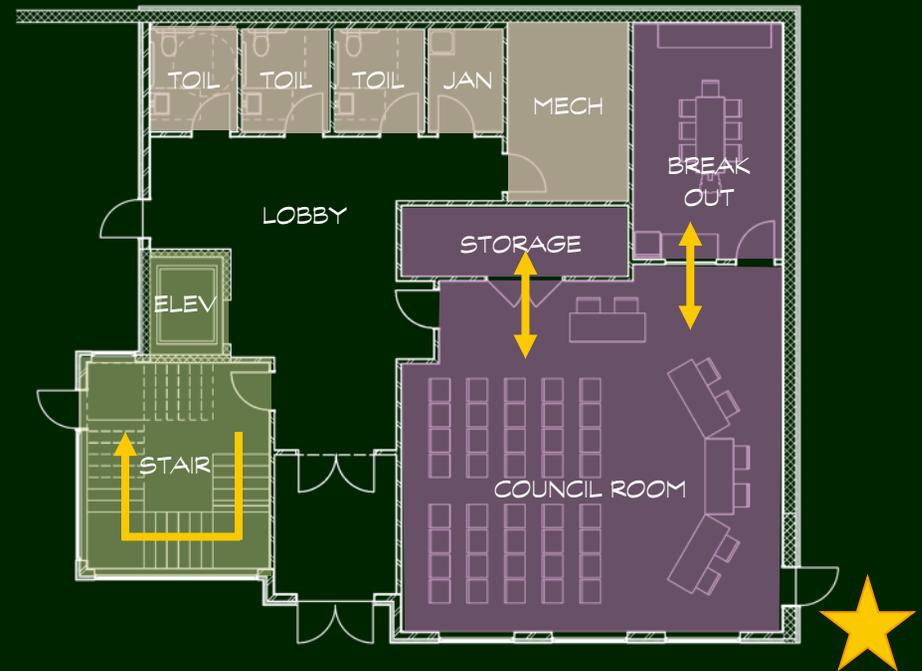
## Current Plans

Revisions Based on June 19 Meeting Comments

*More Privacy for Bathrooms*

*Better Access to Council Room Terrace*

*Space Designated for Art Display*



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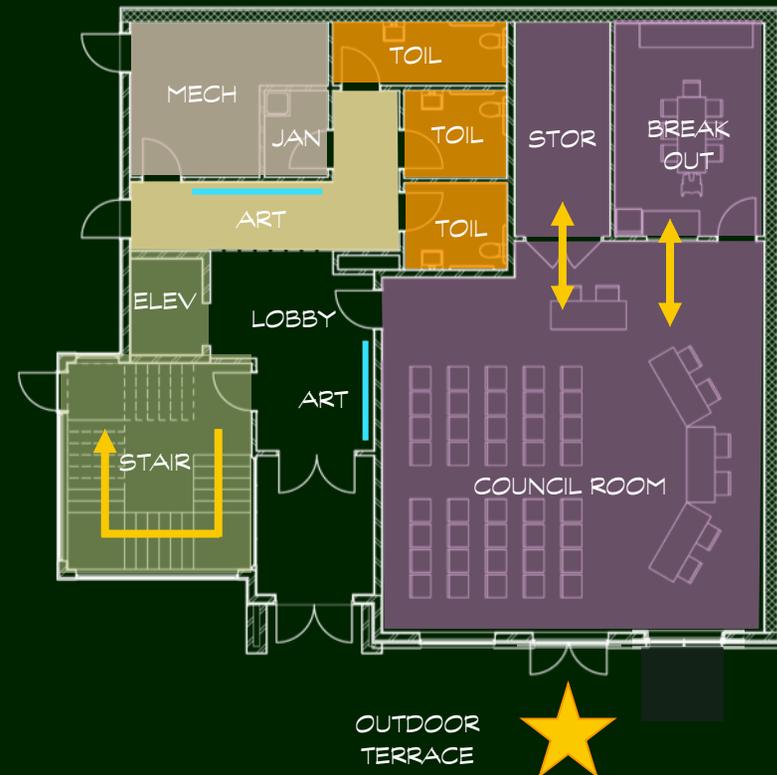
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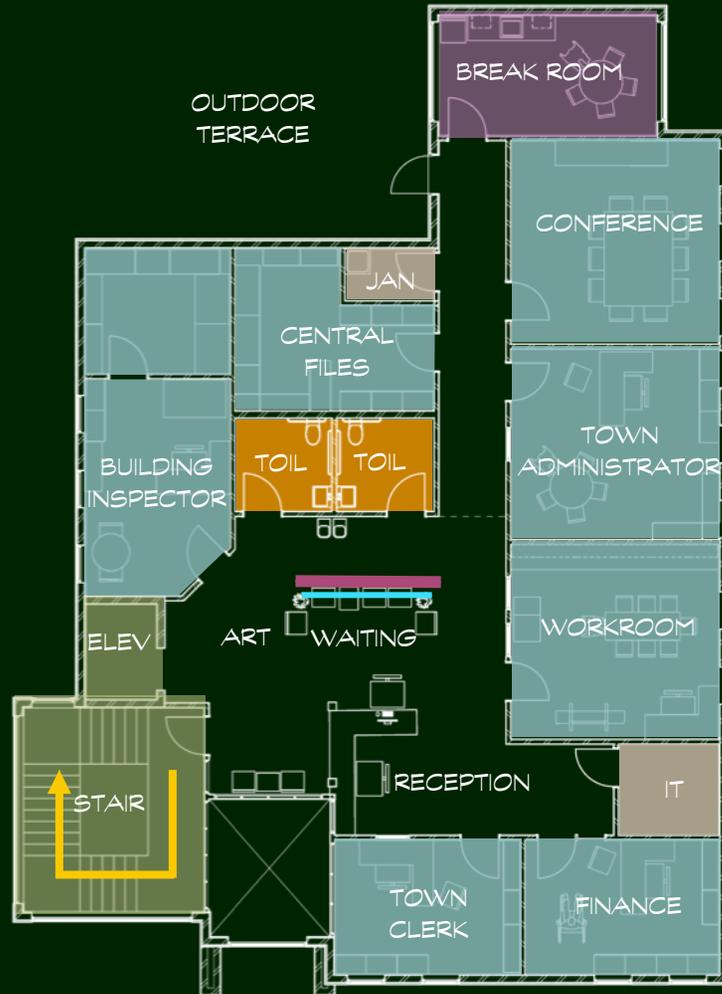
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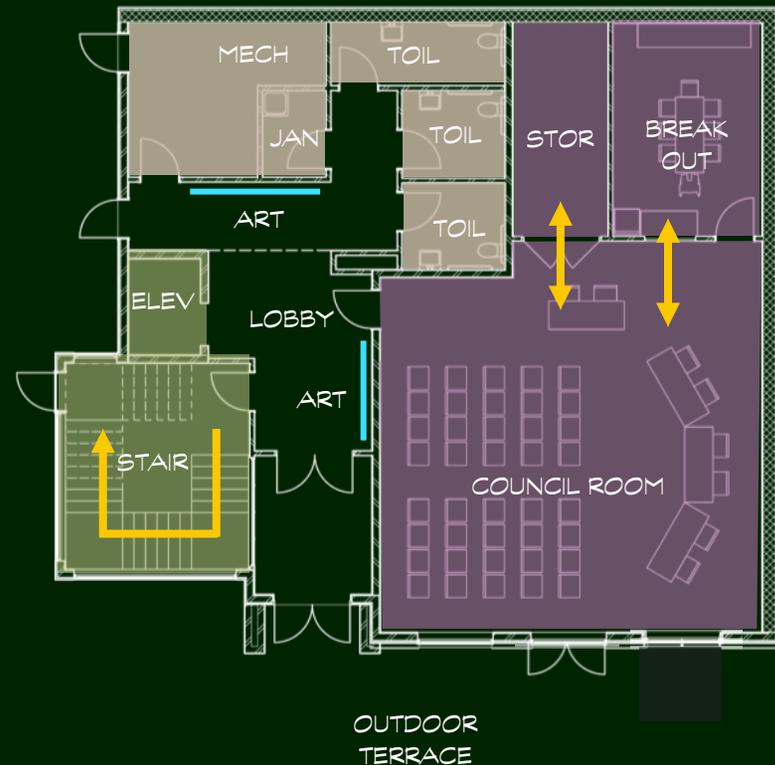
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## Current Plans



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- More Privacy for Bathrooms*
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# NEW TOWN HALL FOR TOWN OF MONTREAT

Current Plans

Revisions Based on June 19 Meeting Comments

*Shorter Retaining Walls at Parking*  
*More Direct Trail to Police Parking*



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# NEW TOWN HALL FOR TOWN OF MONTREAT

## Current Plans

Revisions Based on June 19 Meeting Comments

*Shorter Retaining Walls at Parking  
More Direct Trail to Police Parking*

Comments for Moving Forward

*Incorporate Sustainable Design Features  
Incorporate Art in Project  
Continue to Explore Options to Reduce Size*



# NEW TOWN HALL FOR TOWN OF MONTREAT

## Current Plans

### Additional Comments Fundamental to Building & Site Design

#### *Council Room*

*Council Meetings, Advisory Board Meetings*

*Public Use*

*Base for Emergency Operation*

*Break-Out Room, Chair & Table Storage for Additional Flexibility*

#### *Trail to Police Parking on Arkansas Trail*

*Separate Designated Police Parking with Direct Access to Police Department Level*

*Develop Access to Police Parking off Florida Terrace*

#### *19-Space Main Parking Lot*

*Smaller Lot Would be Adequate for Daily Business, But Limits Parking for Meetings*

*Larger Lot Would Require More Excavation, Taller Retaining Walls*