

NEW TOWN HALL FOR TOWN OF MONTREAT

The Design Process

Staff Input for Programming and Precepts	May 15 & 22
Public Comment on Preliminary Concepts	Tonight
Public Workshop for Development of Design	June 19, 2014
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

INTRODUCTION TO THE PROJECT

REVIEW OF STRATEGIES FOR WORKING WITH THE SITE

COMMENTS

REVIEW OF THE PROGRAM OF SPACES

What should be in the building?

COMMENTS

REVIEW OF SEVERAL CONCEPTUAL PLANS

How should it be organized?

COMMENTS

NEW TOWN HALL FOR TOWN OF MONTREAT

A PLACE WHERE THE BUSINESS OF THE TOWN CAN BE CONDUCTED

Administration & Day-to-Day Operations:

Finances

Building Inspections

Public Safety

Public Records

Planning & Zoning

Public Meetings

Communications

Public Works

Coordination of Emergency Operations



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NEW TOWN HALL FOR TOWN OF MONTREAT

No Waiting Area

No Privacy

Minimal Workspace, Storage

No Conference/Meeting Space

No Base of Operations for
Police Department



NEW TOWN HALL FOR TOWN OF MONTREAT

MAKESHIFT FACILITY COMPROMISES THE ABILITY TO DO THE TOWN'S BUSINESS

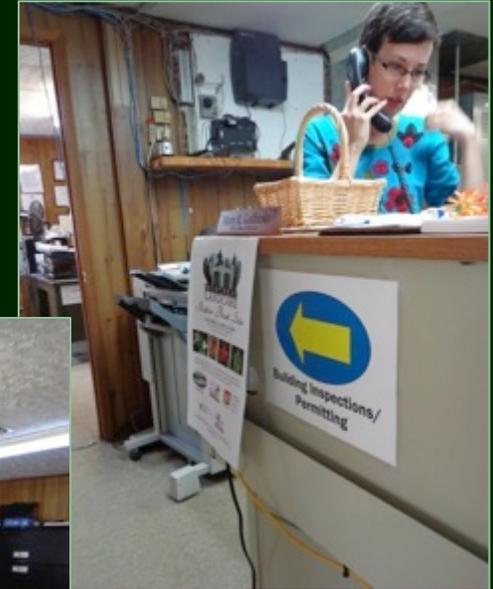
No Waiting Area

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NEW TOWN HALL FOR TOWN OF MONTREAT

DESIGN A FACILITY THAT ADDRESSES THESE 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

PROGRAMMING & CONCEPTUAL DESIGN

Identify what we *would like* to have in the building

Determine what we *need* to have in the building & how it can be organized

Establish a viable project budget

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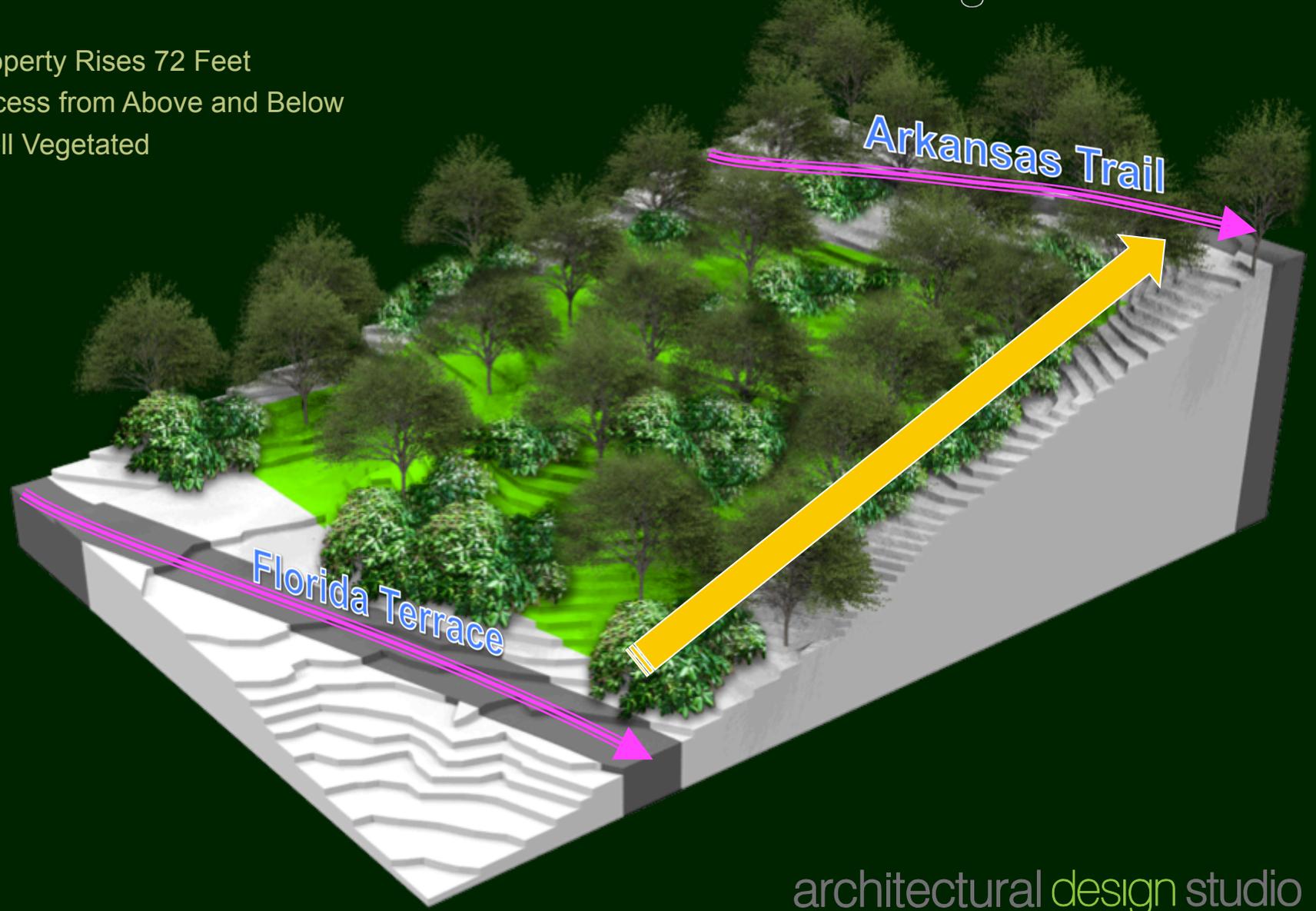
Our Site



NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

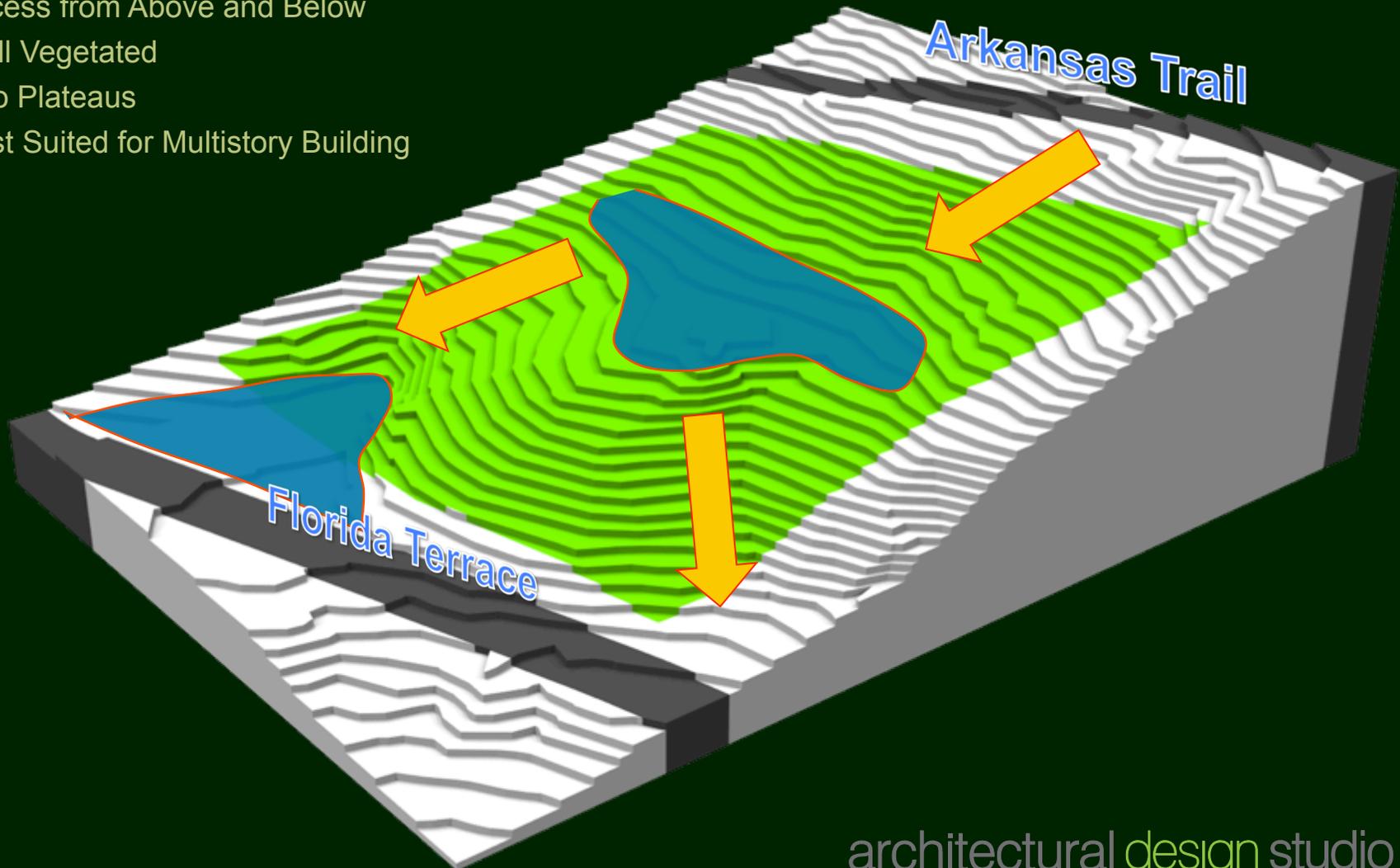
Property Rises 72 Feet
Access from Above and Below
Well Vegetated



NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

Property Rises 72 Feet
Access from Above and Below
Well Vegetated
Two Plateaus
Best Suited for Multistory Building



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NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

PRIMARY CHALLENGES

Working With Grades

Managing Stormwater

Preserving Vegetation

NEW TOWN HALL FOR TOWN OF MONTREAT

Working With the Site

COMMON STRATEGIES

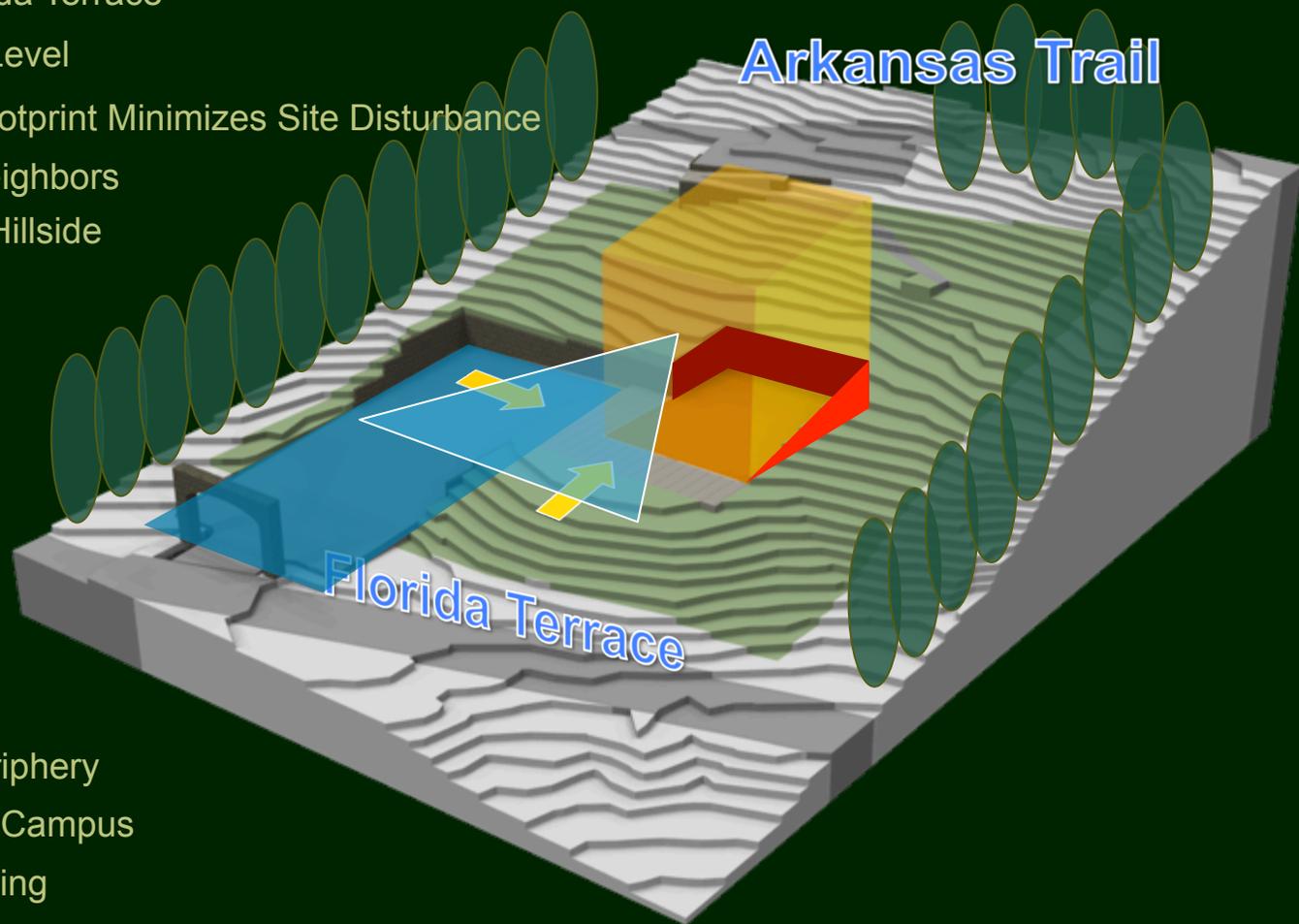
Main Parking off Florida Terrace

Main Entry at Lower Level

Efficient, Compact Footprint Minimizes Site Disturbance

No Taller Than the Neighbors

Building Carved into Hillside



Maintain Buffer at Periphery

Good Views Towards Campus

Fully Accessible Building

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
Audit Committee
Board of Adjustment
Landcare Committee
Open Space Conservation Committee
Planning & Zoning Commission
Wayfinding Advisory Committee
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
Dispatch Center

Public Works

Public Works Director
Water Operator
SCADA Monitoring System
Conference Room/Planning Room
Lockers & Showers
Vehicle Storage & Maintenance
Materials Storage

NEW TOWN HALL FOR TOWN OF MONTREAT

Programming

Public Works

Public Works Director

Water Operator

SCADA Monitoring System

Conference Room/Planning Room

Lockers & Showers

Vehicle Storage & Maintenance

Materials Storage

- More Difficult to Coordinate with Other Departments
- Adding Shower to the Existing Building
- + Easier to Coordinate with Public Works Staff
- + Lowers the Cost of the New Building



What if Public Works does not move to the new town hall?

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Town Administrator
Building Inspector/Zoning Administrator
Shared Workroom
Conference Room
File Storage/General Storage
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Public Space

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One-on-One Meetings
Public Access Computer
Informational Displays

Police Department

Private Workspace
Secure Weapons & Equipment Storage
Training Room/Situation Room
Lockers & Showers
Confidential Interview Room
Evidence Processing & Storage
Dispatch Center

Restrooms

Heating & Air Conditioning Equipment

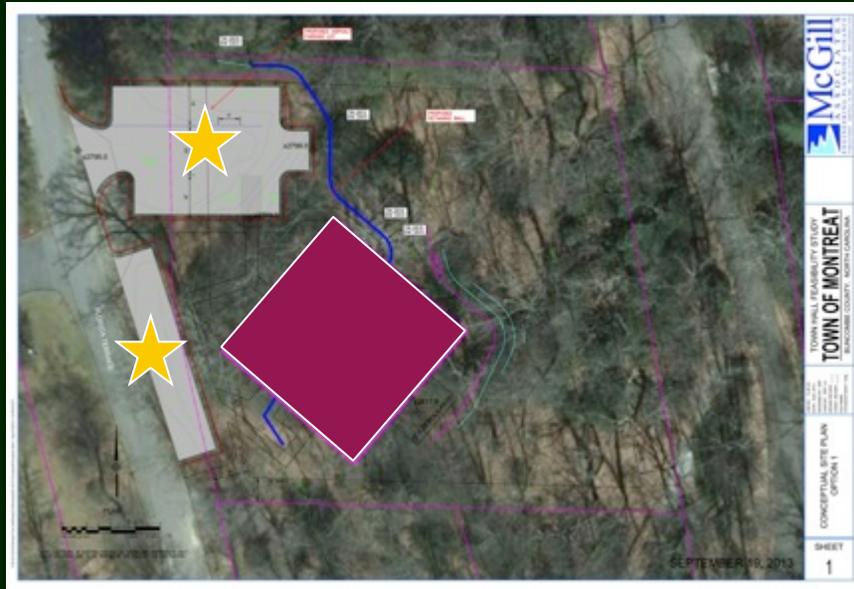
Electrical Room

Networking & Communications Equipment

Janitor's Closets

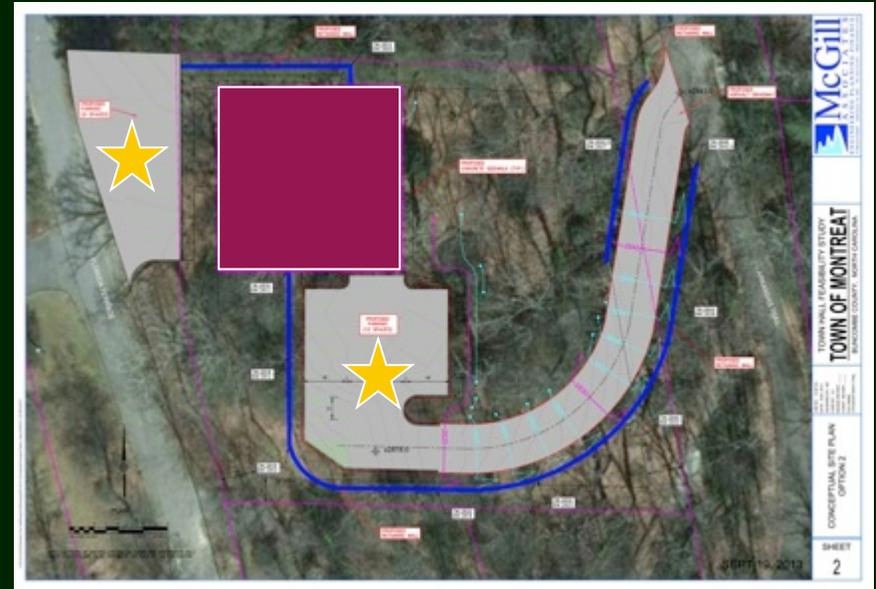
NEW TOWN HALL FOR TOWN OF MONTREAT

Original Feasibility Study



Concept 1
Two-story building
Parking lot & pull-in parking off Florida Terrace

Total building area 8,900 SF
Building footprint 5,500 SF



Concept 2
Two story building
Pull-in parking off Florida Terrace
Driveway and parking lot from Arkansas Trail

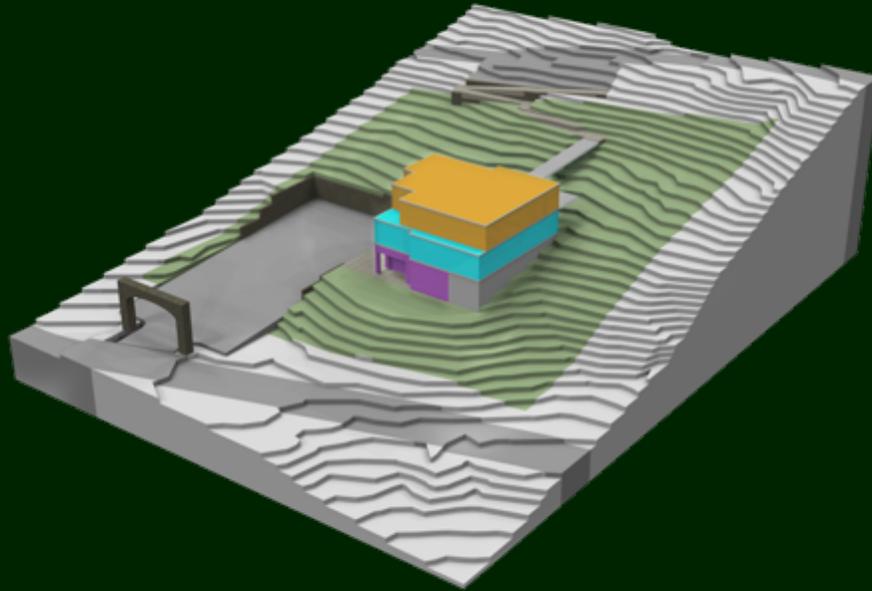
NEW TOWN HALL FOR TOWN OF MONTREAT

Conceptual Plans

ORIGINAL FEASIBILITY STUDY

Total building area 8,900 SF

Building footprint 5,500 SF



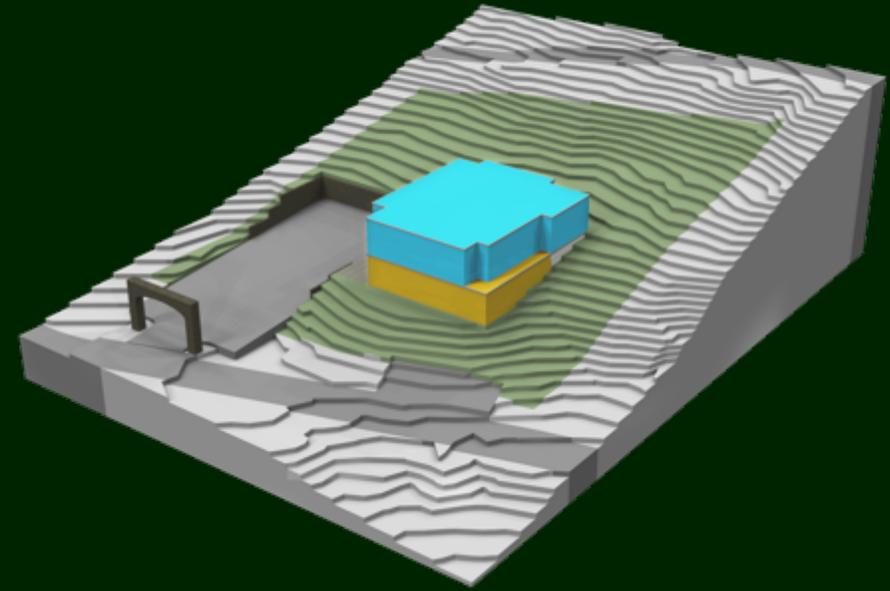
THREE STORY CONCEPT

Total building area 7,800 SF

12% Reduction

Building footprint 3,100 – 3,300 SF

40% Reduction



TWO STORY CONCEPT

Total building area 7,700 SF

13% Reduction

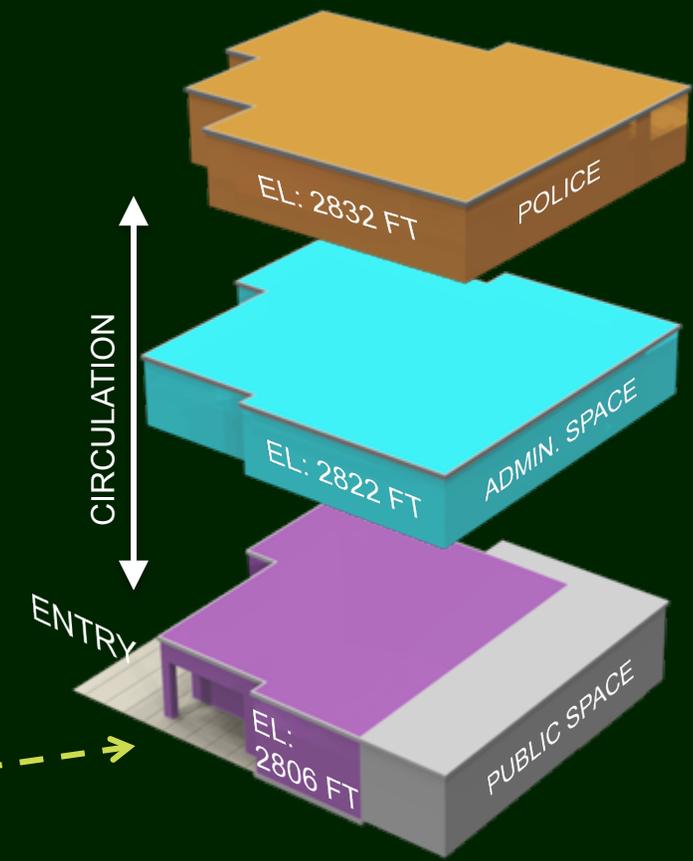
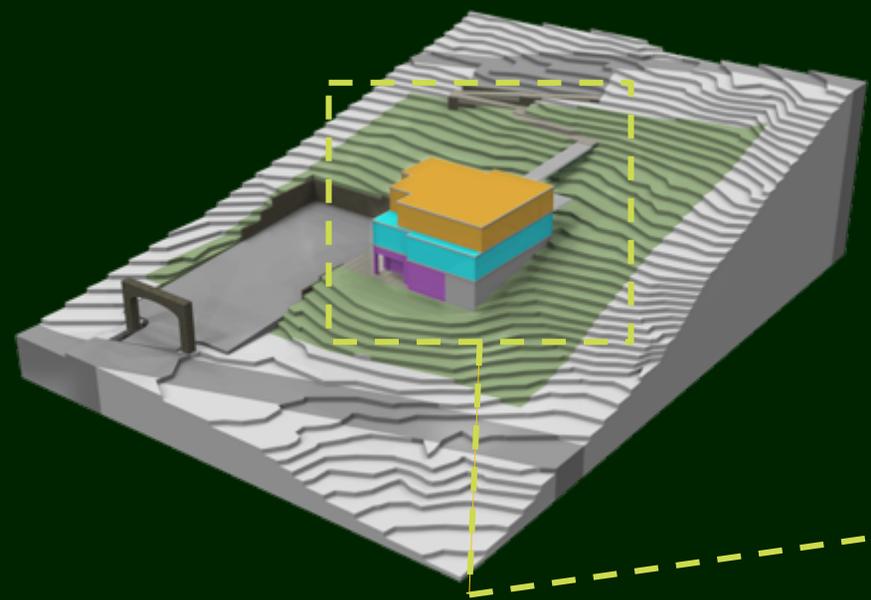
Building footprint 4,600 SF

16% Reduction

NEW TOWN HALL FOR TOWN OF MONTREAT

Three Story Concept

- Police Department
- Town Administration
- Building Inspections
- Public Space



NEW TOWN HALL FOR TOWN OF MONTREAT

Three Story Concept

- + Good access to public meetings on ground floor
- + 9-to-5 administrative departments together
- + Police independent, with access from Arkansas Trail

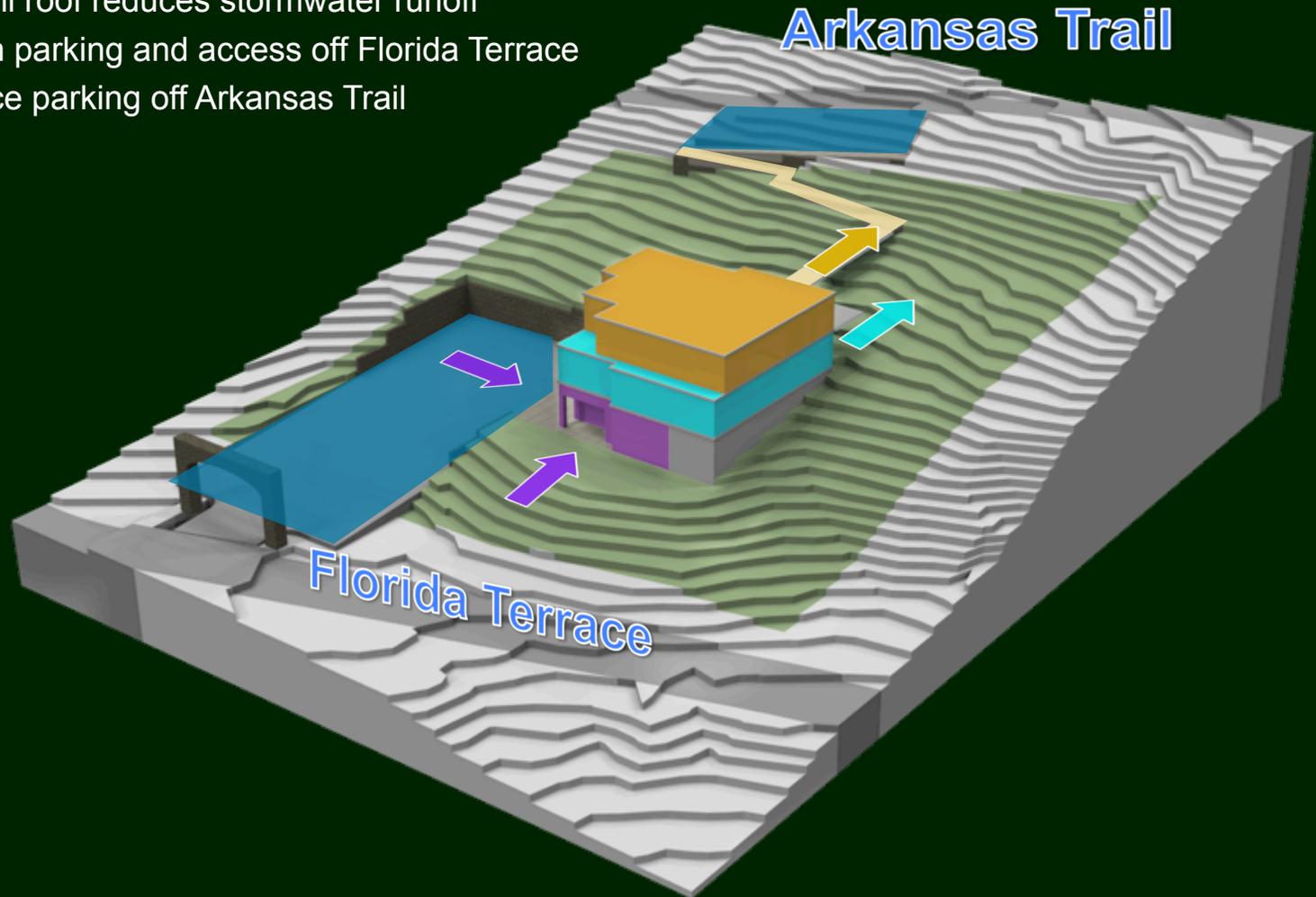


- Offices upstairs

NEW TOWN HALL FOR TOWN OF MONTREAT

Three Story Concept

- + Smallest building footprint
- + Low impact development
- + Small roof reduces stormwater runoff
- + Main parking and access off Florida Terrace
- + Police parking off Arkansas Trail



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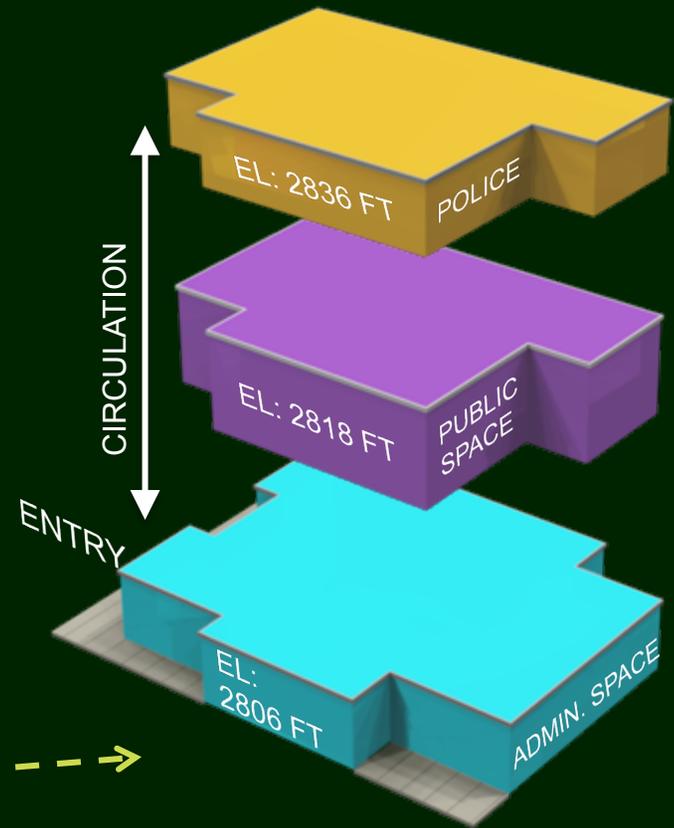
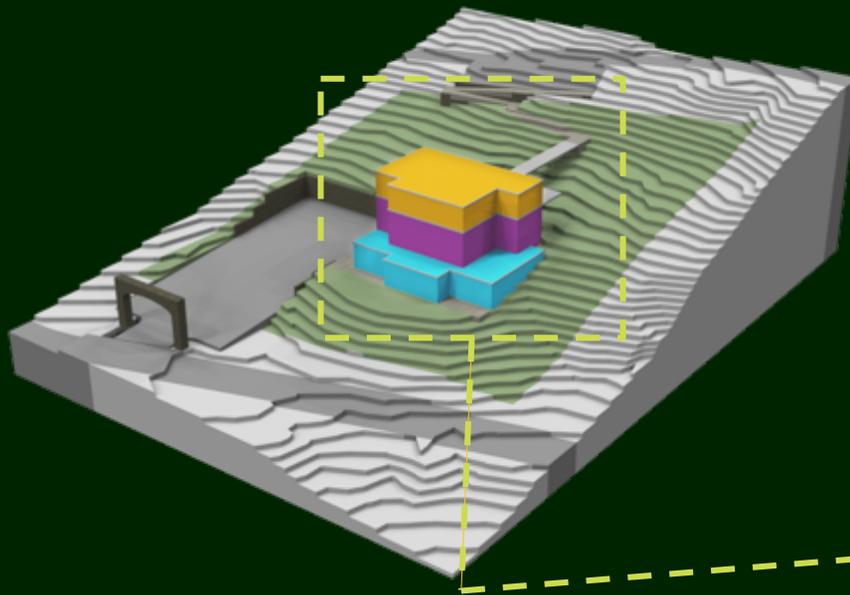
Three Story Variation

Police Department

Public Space

Town Administration

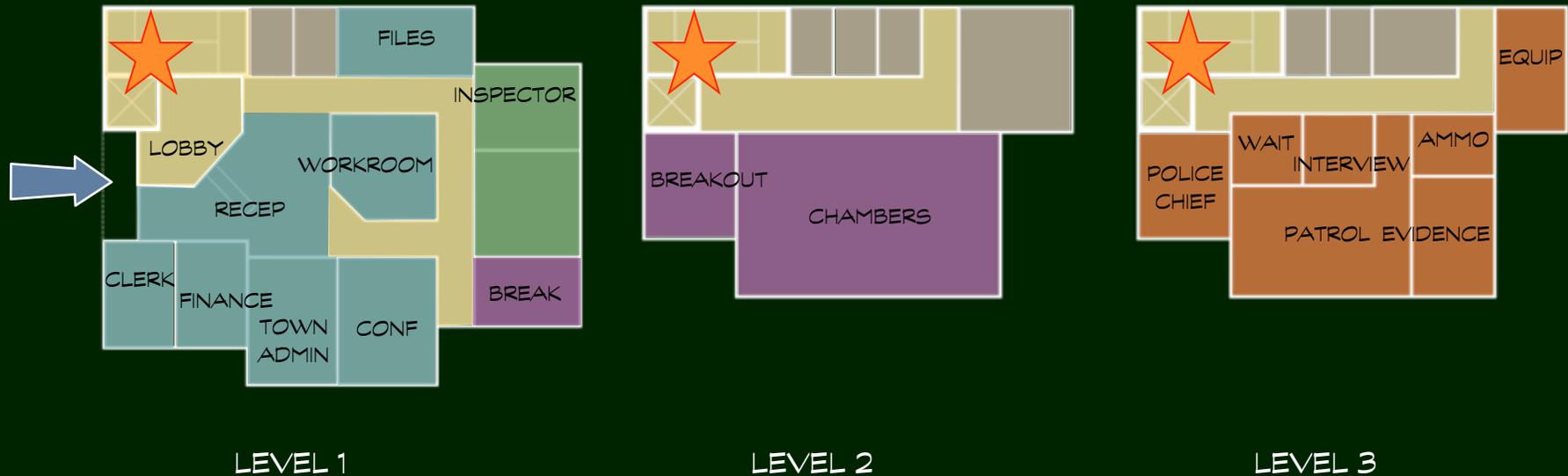
Building Inspections



NEW TOWN HALL FOR TOWN OF MONTREAT

Three Story Variation

- + Good daily access to offices
- + Better views from public space on 2nd floor
- + Police independent, with access from Arkansas Trail

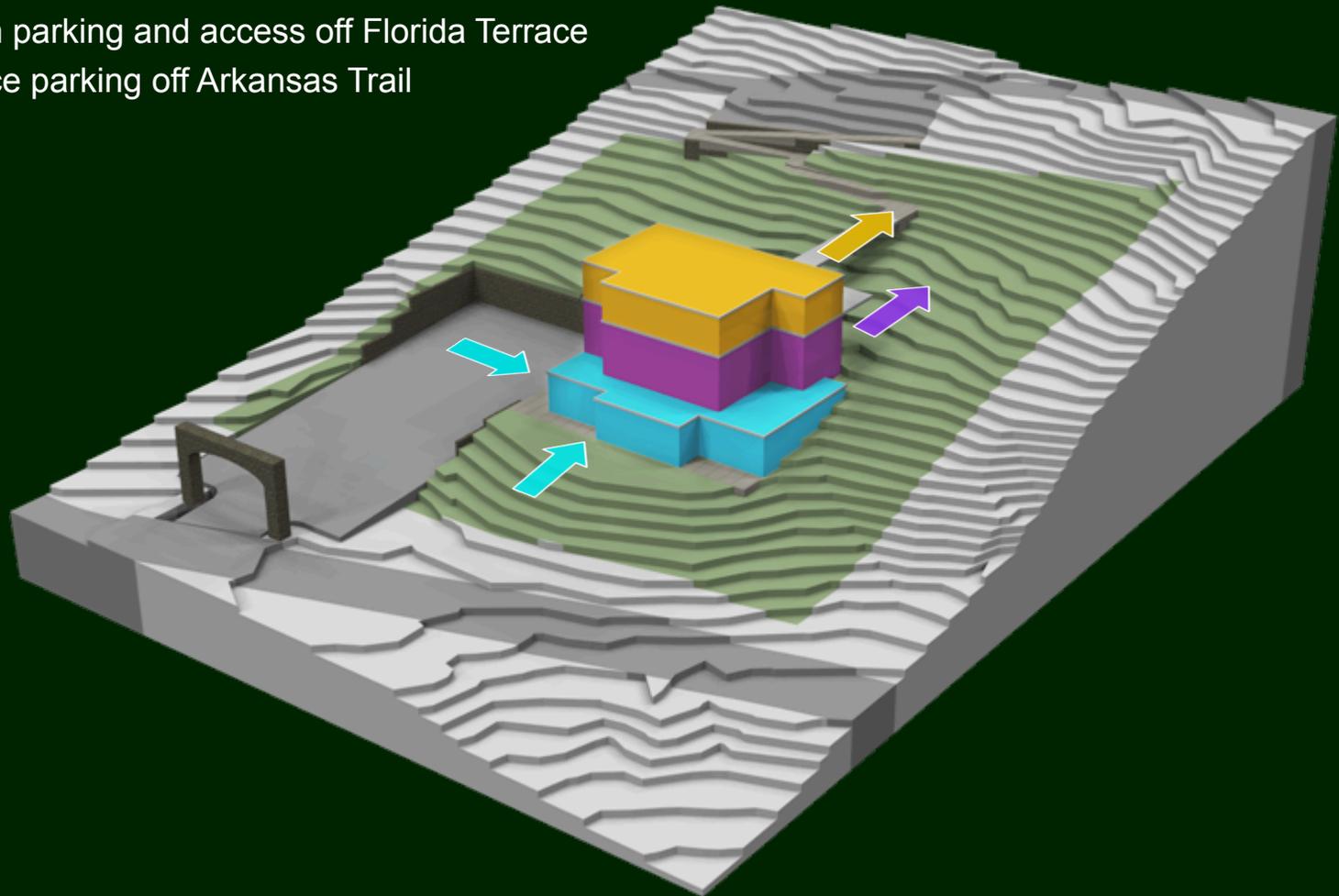


- Public meetings upstairs
- Second floor locked off when not in use

NEW TOWN HALL FOR TOWN OF MONTREAT

Three Story Variation

- Larger ground floor footprint
- + Low impact development
- + Small roof reduces stormwater runoff
- + Main parking and access off Florida Terrace
- + Police parking off Arkansas Trail



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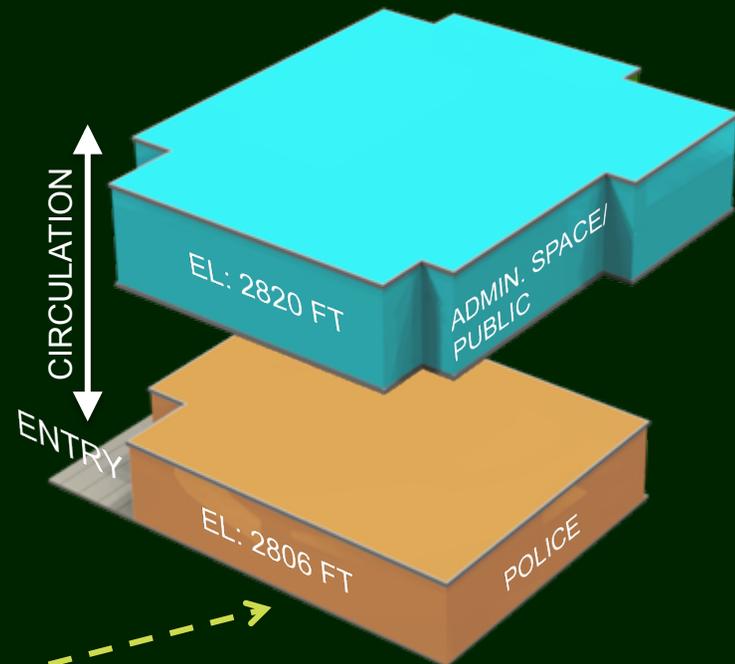
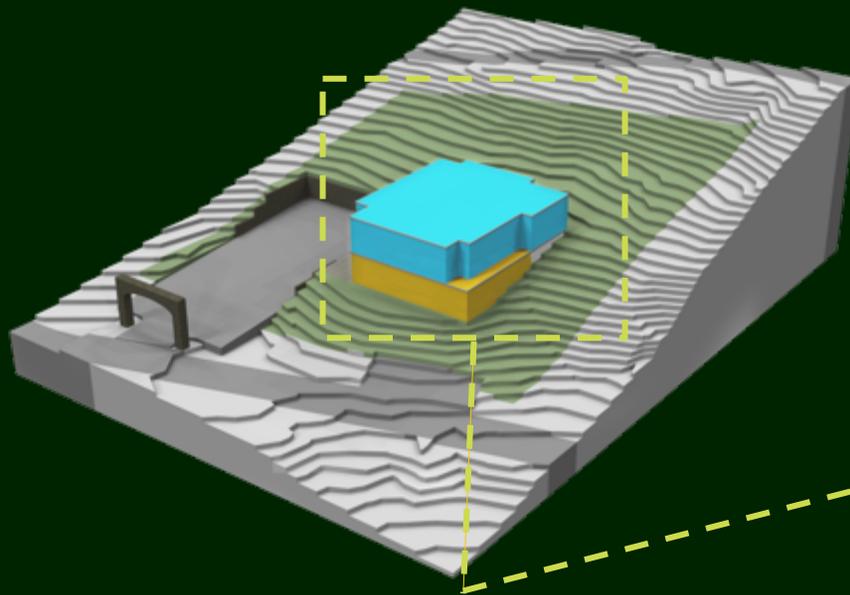
Two Story Concept

Public Space

Town Administration

Building Inspections

Police Department



NEW TOWN HALL FOR TOWN OF MONTREAT

Two Story Concept



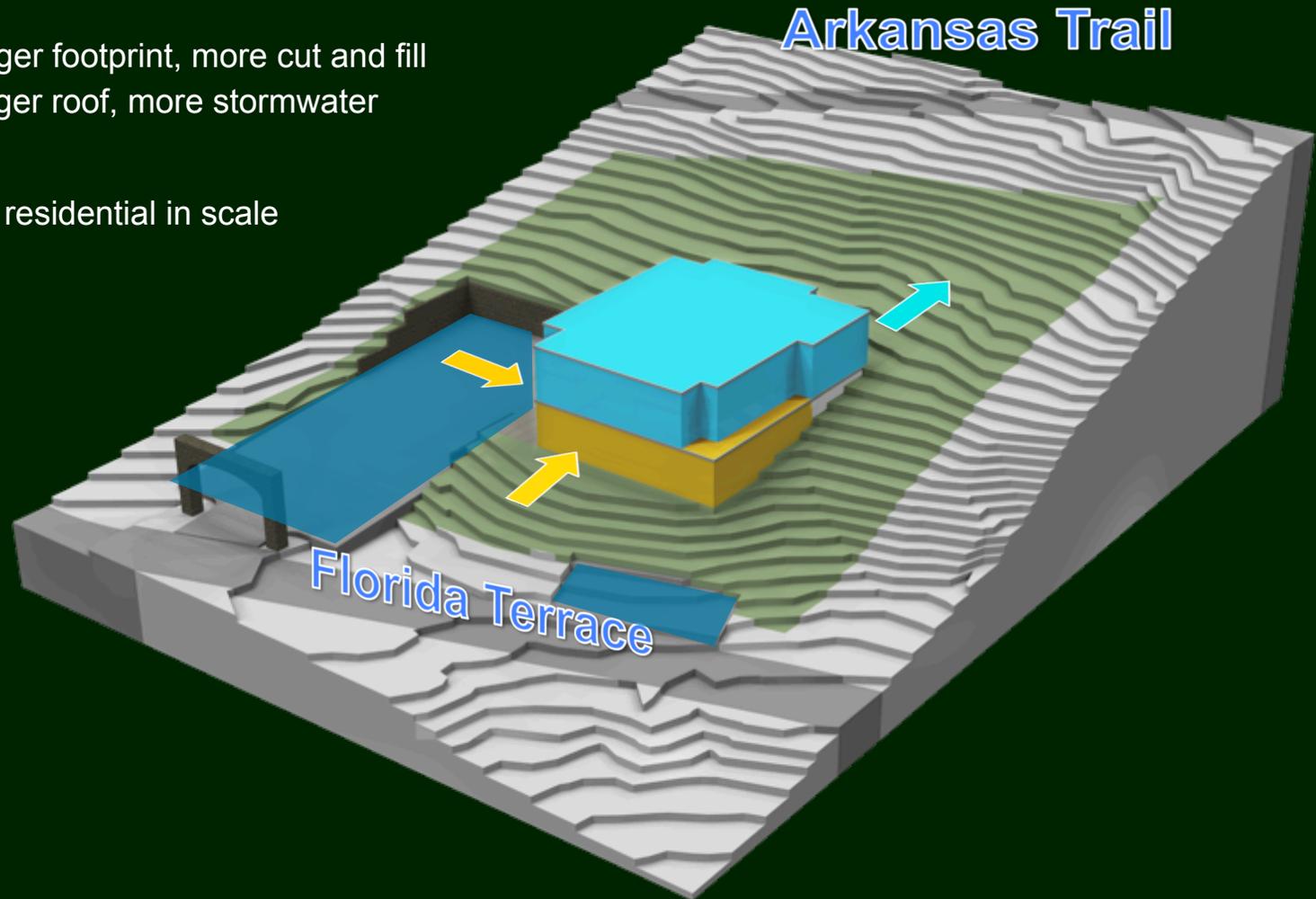
- + Public meeting space and daily business on same floor
- + Shared lobby, conference and break room
- + Police independent, with access from Florida Terrace
- Daily business and public meetings upstairs

NEW TOWN HALL FOR TOWN OF MONTREAT

Two Story Concept

- + All parking off Florida Terrace
- + Top of site undisturbed
- Larger footprint, more cut and fill
- Larger roof, more stormwater

Less residential in scale

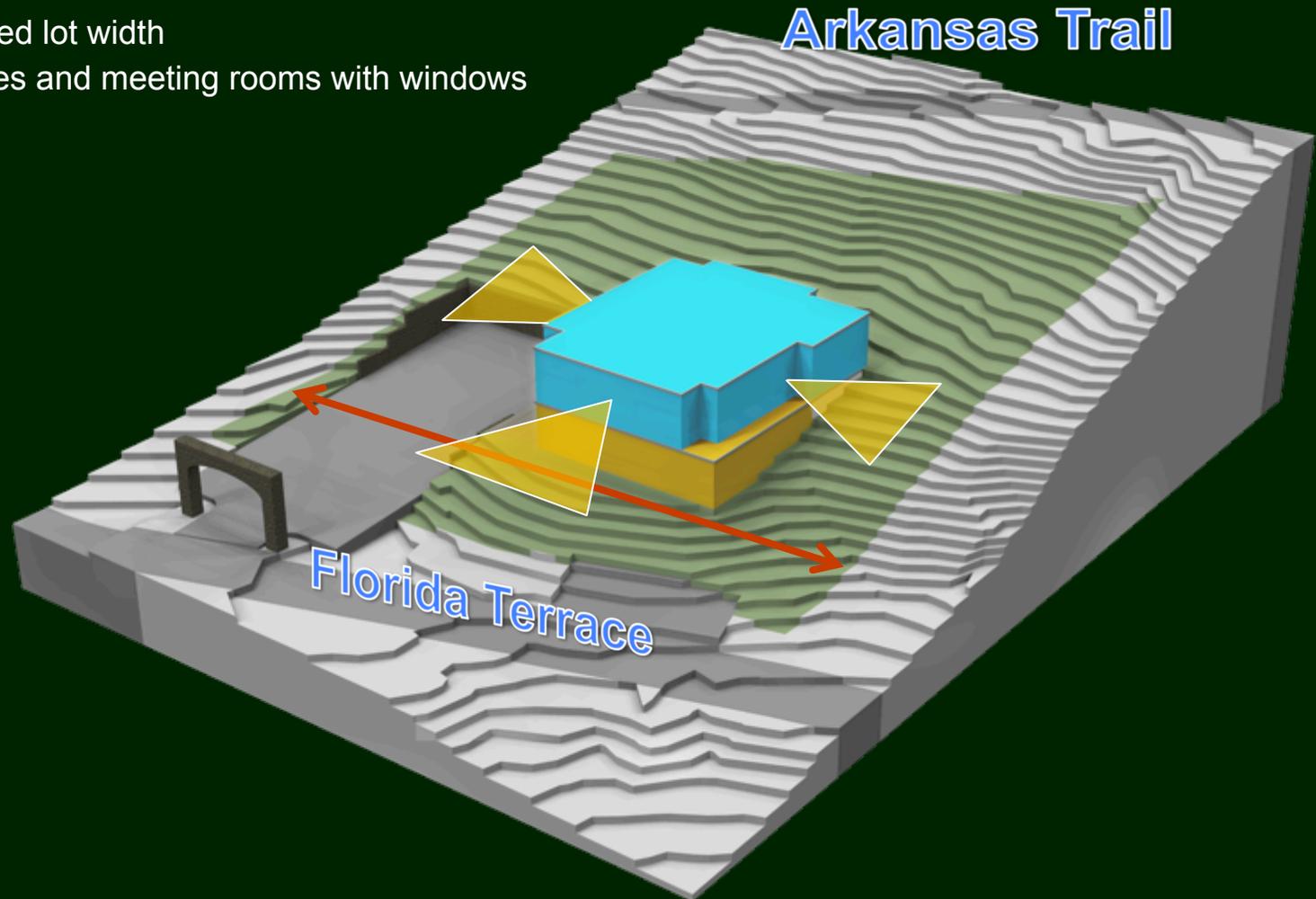


NEW TOWN HALL FOR TOWN OF MONTREAT

Two Story Concept

Can we put offices and meeting spaces on ground floor?

Limited lot width
Offices and meeting rooms with windows

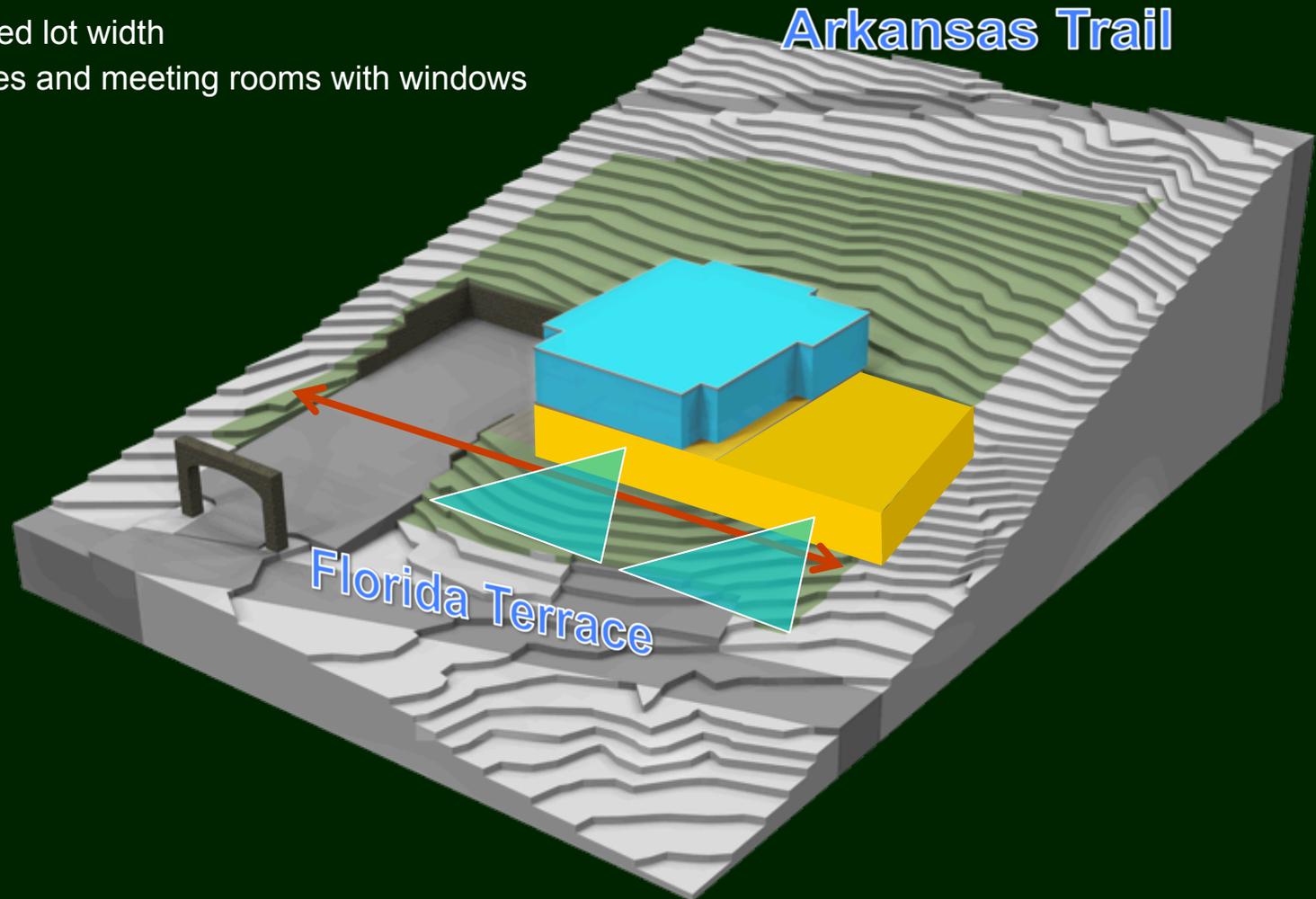


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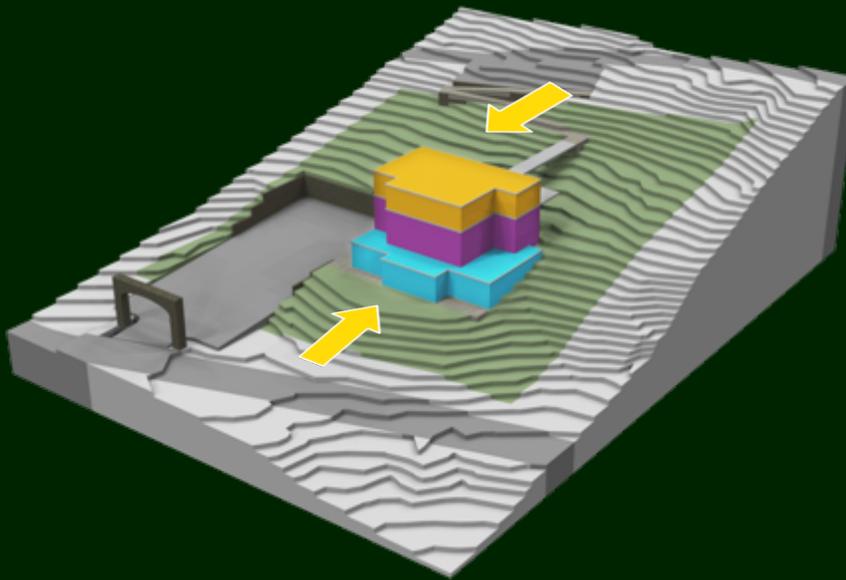
Direct access for police to parking



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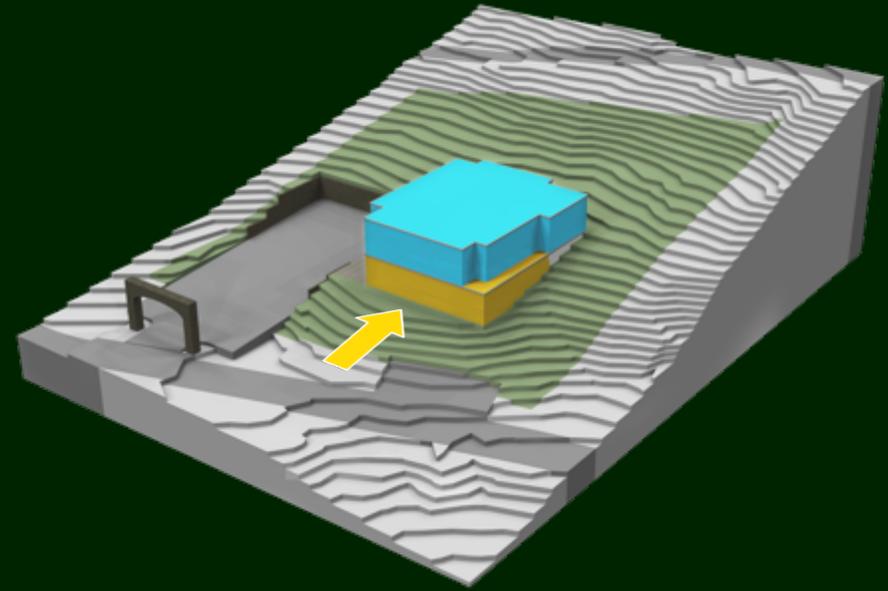
Conceptual Plans

- + 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 meeting space on ground floor *or*
Daily business space on ground floor
Police department on third floor
Public entry from Florida Terrace and
Police from Arkansas Trail



TWO STORY CONCEPT

Police department on ground floor
Public meeting and daily business on second floor
Public and police entry from Florida Terrace