

Thursday, March 7, 2013

-Municipal Civic Complex-

Public Design Workshop, St. Leo's Hall

Table 1:

- A lot of room there- allows for future growth.
- Instead of **potential ramping** of fill area, we'd rather **see a nice façade** on the floor area- **something more traditional**. (How the building sits on the site?).
- Raising the buildings could risk a strong foundation.
- Take Stanley Hall down instead of renovate.
- Incorporate a combination of both buildings.
- It's asking for trouble if you have to work with a renovation. **It's better and safer to tear down and start with an efficient design.**
- What are the long term **operating costs** of new versus old?
- **Functional, welcoming**, serves long-term needs, **creative use of space**- not necessarily utopian vision.
- Can we use demolition of buildings- the material that comes down- as fill?
- Supporter of historic preservation whenever possible- Stanley does not meet the criteria?? (It should come down).
- Take the opportunity to create a space that fits it all together. **Start from the ground up.** Make something to be proud of that will last.
- **What's below the surface?? Do this before purchasing the property. Boring of the ground.**
- **What is the town willing to invest to purchase?? How much are we willing to pay?**
- **Too expensive already (with cost of acquisition, prep of site, etc.) Is this viable?**
- What's the feasible way of surviving wetness?
- **Environmental** concerns are related to site work/parking/environment.
- **Don't want to rebuild in a floodplain.**
- Opportunity to present a nice structure- a good pace on the community.
- **Adequate meeting rooms**
- **Flexible space** that has good acoustics and holds about 100 people. Dividers could create smaller spaces.
- Steel frame encourages flexibility in walls being able to change.
- Is **this traditional** and/or **contemporary? Brick?** A little of both. Old style brick techniques and lots of glass.
- Combined use of meeting space and facilities.
- **Chittenden Bank** in Montpelier is a modern building and takes its cues from historic neighboring buildings. **Works well.**

- **Pull some of the characteristics from surrounding buildings.**
- Take cues from residential neighborhood as well.
- **Be upfront and realistic with Wasson Hall- what will happen with upkeep?**
- **Aesthetics. Outdoor spaces, green space. Library with windows!!** Inviting cushy arm chairs and quiet space. How do we make it do more than one thing at a time?
- Keep it within the confines of the State Complex.
- Incorporate more public art through the arts council- an opportunity to add to our community. Create a **new anchor area** in town.
- **Make the commitment** to the process.

Table 1 Summary:

- Functional, welcoming, creative use of space, serve long term needs, but not utopian- pare back as much as reasonable.
- Themes: purchase cost, site design including sub-ground, ground up, prep expense, ramping, environmental concerns, building in floodplain, up front and realistic costs regarding Wasson.
- Building look, like ramping, traditional and contemporary, cues from neighborhood and state complex.
- Meeting rooms
- Flexible space, dividers.
- Outdoor space, multi-function, invite variety of active uses, play, art.
- New anchor area in downtown.
- Connect art.

Table 2:

- Tear down to avoid retrofitting rather than renovate
- Library square footage seems small
- Permeable pavement and green infrastructure
- **Boomerang is a nice design**
- Build on piers
- **Amphitheater outside**
- Stanley not worth saving
- Experience of school renovation valuable to process
- **Green space is great**
- Parking below building for ADA needs and weather
- **Wasson could be rented or leased for business use**
- **Open space between Stanley Hall & Wasson Hall should be interesting**
- Think about future generations
- Money was significant concern

- **Colocation is valuable approach (shared meeting spaces, utilities, maintenance)**
- Current library is fire hazard
- Arts program is missing from colocation. Would be great to have that in Wasson.
- Concerned about lifting existing structures
- **Programs won't easily fit in existing Stanley**
- **Like consideration of residential feel of neighborhood**
- Building needs to look residential. If police faces street it should be welcoming.
- Use glass/windows to enhance welcoming feel
- Is it appropriate for LEED certification- does this require additional funding?
- **Consider solar options**
- Spaces in the library for specific uses like computers, kids, teens, programs, social places.
- Displays of historic artifacts in common areas.
- Adult basic ED might be able to use spaces
- Inside common space should be welcoming- i.e. corridors
- Interactive kiosks available in spaces
- Select Board meetings in community space, where there is more room and it's more welcoming
- Integrate with downtown reconstruction
- **Connect with community paths**
- **Build new!**
- 51 S. Main not large enough to accommodate
- Use of site may be comparable to pre-Irene
- Library should be able to access outdoors
- Traffic flow is an important consideration
- **Permeable pavement and green infrastructure**

Table 2 Summary:

- **Boomerang is a nice design**
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Table 3:

- What is the square footage of programs now?
- Wason to be used a commercial space, or sell it
- Keep in mind expansion for future use (could even do shell space)
- Community identity and relate it to dog-bone.
- Like the option to build a new building behind existing library and still sell library building or renovate library for police.
- Like outdoor space, amphitheater concept.
- Concern about the height of the building (scale)
- Parking under the building
- Police location (pros for keeping with municipal offices)
- Economy in sharing resources
- Building needs lots of natural light
- Green building
- We need about 23,000 square feet; Stanley Hall provides about 8,000 square feet.
- Cost

Table 3 Summary:

- Be respectful of flood survivors
- Cost: fiscal responsibility, timing, project scope (build more reasonable)
- Flood plain impact, concern: will cost additional money, which we could save. Plan for future. Flood insurance.
- Demolish Stanley Hall & build new
- Green building
- Utilize outdoor space
- Tie in with character of the neighborhood
- Wason Hall- commercial use
- Police visibility
- Shared resources saves money
- Orient buildings to take advantage of solar.

Table 4:

- 1927 flood was too much for the Stanley site.
- Municipal building should be an anchor in the center of the community.
- **If raising the building, put parking underneath.**
- Floodplain is an issue.
- There is an issue with looking at only this site. We should look at other sites.
- Concerned about costs- breaking out police; square feet and costs associated.

- **The library is a sanctuary; it should not be near police. Should not be in same complex or segregated. They're not compatible. There should be total separation of police and other.**
- Milton has library and police in same complex, but they are separated.
- **Maximize the view point of views to the cornfield and the river.**
- Consider Wasson as separate police department.
- Don't consider jacking up existing buildings up- there are too many unknowns.
- Using/selling/leasing Wasson is not viable. It's too costly to build in floodplain.
- Piggy-back on state contractor to do demolition.
- **Important to provide shared access meeting room space.**
- Park Street currently has little traffic without the complex. The traffic will increase and flow will increase with the complex. Municipal complex will have better connection to Main St.
- Cost analysis needed of reduced square footage building for 2-story library versus one large single floor for library.
- **Library on bottom floor and municipal on top!**
- Provide quick/short term marking for municipal offices and library.
- Given technology is a library cost effective?
- Guarantee utility in integrity in flood.
- Guarantee redundancy power (including a boat).
- **Combining police with other uses raises the cost and requirements.**
- What is the cost of purchasing property?
- Village to vote on selling 51 S. Main St.
- Even with being built above the floodplain, will the building handle dehumidifying requirements? (Consider town records).
- **Why put our key assets in a floodplain?**
- What's the cost difference between elevating the building for flooding vs. elevating the building with parking underneath?
- **Library should have a wall of windows/bump-out.**

Table 4 Summary:

- Separate police
- Concerned about floodplain
- Put parking underneath the building
- Build new, don't renovate
- Still need to address colocation
- Views from library

Table 5:

- Underground parking requires lights, policing, etc., which makes it more expensive,

- More expensive to remodel or add a building between Stanley and Wasson?
- Cheaper to build new?
- **If cost is the driver, demolish both (or one), raise the ground 5 feet, and build from there.**
- Could sell Wasson in the future and the buyer can deal with it.
- Wasson has new windows, etc.
- Boomerang design is good for drawing all different functions together.
- It would be good to have the police nearby if there are kids in the library.
- **Cost savings of colocation in energy efficient building?**
- Pro energy efficiency.
- Why not have the PD on Main St.?
- Can cruisers park in the building?
- **Outdoor space to include a patio (roof top!), picnic tables (for employees, too).**
- Historical society has amazing things we don't see. They're invisible, have a terrible vault, and need space for display, storage, and records.
- There would be access off Park Row, not off inner loop.
- **The site's 2 acres includes ownership of both buildings. Another group could take over Wasson Hall. It's a package deal.**
- Would be built 1 foot above the 500 year floodplain, so the first floor would be about 5 feet above the lawn.
- **Like the circular design, it's nice and mimics the dog-bone so it ties structures together.**
- **Green space is also nice.**
- Prefer if buildings looked similar and related.
- Reading is moving to digital; print is less popular.
- **Build a building that's flexible.**
- **Want to hear more about community meeting space.**
- Preference for 1 or 2 (or more) stories?
- More floors means that more money is needed to get people to top floors (i.e. - elevators).
- Parking can be in the floodplain.
- How was contingency determined in estimating raising the buildings?
- **Like idea of visible historical presence to draw in tourists.**
- **Library is listed as an informational center on maps. Like that it's walkable from the train station.**
- Restaurant/coffee shop in Wasson.
- Buy Randall Street homes for parking if using 51 S. Main St.?
- Cheaper to collocate (what are the numbers?) because they have shared facilities, utilities, etc.
- **Multi-purpose and multi-size community space is needed.**
- **Good lighting necessary.**
- If PD doesn't fit, move it out years down the line. PD is a different type of function.
- Stanley and Wasson isn't the best location for the PD.
- **Library will be beautiful!**

- Like the boomerang plan the best.
- This is an opportunity to make our town better.

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Table 6:

- Close to local schools
- **Would not be able to find a more perfect location**
- Use Janes building for historical purposes?
- **Already have meeting spaces at the local schools.**
- **Do police need that much space?**
- **Room for expansion of police department.**
- **Like separation of emergency vehicles from community space.**
- **Meeting spaces do not need to be elevated in a building.**
- **Energy efficiency of new building, compared to renovation?**
- Is the current plan for the new library too small?
- If reuse isn't a good option, get it off the table.
- Partial demo should be a priority or at least considered.
- Get rid of Wasson at the same time as Stanley, or make sure it is not left vacant for long.
- Will non-village taxpayers be willing to pay for the police portion?

- How does this fit into the character of the future of Waterbury? (Site could be like the Fort Ethan Allen project).
- New building doesn't have to be visible to the street. Signs will do.
- Like L-shape better (gives municipal building as much visibility as the library. Central entrance space for both.
- Ensure green building- lots of natural light, solar, etc.
- Town needs all the functions (economies of scale)-great opportunity now.

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Approved on: March 18, 2013