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Title: The 203 South Greensboro Project - Design Considerations
PURPOSE: The purpose of this item is to provide the Town Council with an opportunity to discuss some design considerations related to the 203 South Greensboro Project.

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Code sections:

Attachments: 1. A - The 203 Project Timeline

Date	Ver.	Action By	Action	Result
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TITLE:

The 203 South Greensboro Project - Design Considerations

PURPOSE: The purpose of this item is to provide the Town Council with an opportunity to discuss some design considerations related to the 203 South Greensboro Project.

DEPARTMENT: Planning

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INFORMATION: Perkins + Will has begun the design process, updating the building program and meeting with proposed building users to identify shared and separate needs and possible interconnections. The schematic design process is projected to conclude within about three months. In order for the design process to proceed during the summer, this item allows the Council to review and decide on two questions that have been revealed through initial test fits of the proposed building and parking program, with and without entrepreneurial space on the existing lot. In relation to applicable regulations for downtown building heights and design, the building appears to utilize much of the site. Minimal outdoor space may be possible unless a fourth floor is planned, or the site footprint expands. Staff is seeking the Town Council’s direction to pursue a design that would possibly utilize some of the Maple Avenue right of way, if needed to achieve the building program. Any use of the right of way would follow the applicable statutory processes.

Council members have discussed an interest in exploring the inclusion of a building option that includes additional entrepreneurial space. Creating space for this as a spec use is currently estimated at \$2.1M for the building area and parking. At the present time, indications are that some expansion of the lot size would be needed to accommodate this space. The design process does not include preparing more than one building option. In order to consider a design with this space included, two alternative actions are offered for the

Council's consideration:

- (a) Decide to include the space in the project at this point, within the current design process and costs; or
- (b) Decide to expand the design process for two building designs, one with and one without the entrepreneurial space and associated parking. The cost of the design process would double to the point a decision regarding the entrepreneurial building option was made.

Other locations for this type of entrepreneurial space could be considered and could allow for partnering with existing or proposed developments, in the downtown or elsewhere in town, thus spreading town investments over a larger geographic area. Utilizing existing structures and surface parking would be expected to bring the cost per square foot down.

FISCAL & STAFF IMPACT: Depends on action related to initiating a design process that includes spec entrepreneurial space.

RECOMMENDATION: Staff recommends that the Town Council discuss the design considerations and provide follow-up direction. A resolution that describes the actions and options is in preparation and will be provided.