



# Town of Woodfin

Spectrum Of Options  
August 1st, 2023

# Agenda

## Review

Opportunities and Challenges Recap

## Discuss

Program Analysis

Spectrum Of Options

## Next Steps



Project Timeline

16 Weeks to a Realized Master Plan



# Agenda

## Review

Opportunities and Challenges Recap

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## Next Steps

Kick-Off Meeting Recap

## Six Key Project Goals

### Town of Woodfin's Town Hall Goals



Create a **21st century workplace** for staff and elected officials



Embody the **unique Woodfin identity**



Showcase **sustainability through design**



Create a **welcoming place for the community**



Prioritize **approachability, accessibility and safety**

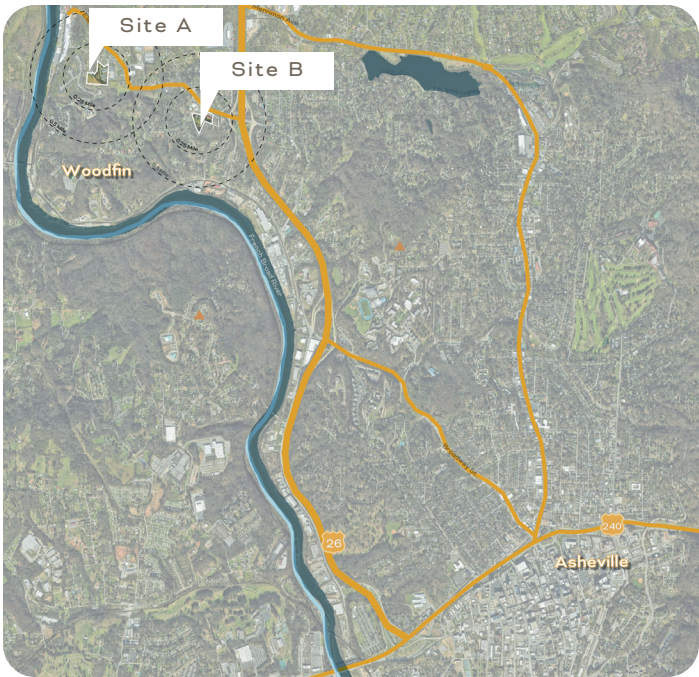


Create a **one-stop shop** for residents to engage with **civil services**



Opportunities and Challenges

# Three Imperative Scales to Study



Regional



Local



Site-Specific



Regional Scale: Opportunities and Challenges

# 5 High-Level Opportunities and Challenges at a Regional Scale

Goals	Opportunities to Build On + Challenges to Overcome	Site A	Site B
01. Create a 21st century workplace for staff and elected officials	01. Prime Car Connectivity between Asheville and Woodfin	✓	✓
02. Embody the unique Woodfin identity	02. Potential to Tie Into Larger Greenway Network	✓✓	✓
03. Showcase sustainability through design	03. Opportunity to Create Bus Connectivity from Asheville to Woodfin	✗	✗
04. Create a welcoming place for the community	04. Opportunity to Increase Bike Mobility through Adjacent Existing and Future Lanes	✓	✓✓
05. Prioritize approachability, accessibility and safety	05. Potential to Add Social and Civic Services Closer to the Site	✗	✗
06. Create a one-stop shop for residents to engage with civil services			



Local Scale: Opportunities and Challenges

# 5 High-Level Opportunities and Challenges at a Local Scale

Goals		Opportunities to Build On + Challenges to Overcome	Site A	Site B
01. Create a 21st century workplace for staff and elected officials		01. Great Proximity to Nearby Community Anchors	✓	✓
02. Embody the unique Woodfin identity		02. Opportunity to Create Daily Retail Amenities for Staff and Visitors	✗	✗
03. Showcase sustainability through design		03. Potential to Tie Into Existing and Future Recreational Greenways and Parks	✓ ✓	✓
04. Create a welcoming place for the community		04. Existing and Future Sidewalk Infrastructure Allows for Greater Walkability	✓	✓ ✓
05. Prioritize approachability, accessibility and safety		05. Close Proximity to Woodfin's Future Focus Areas	✓ ✓	✓
06. Create a one-stop shop for residents to engage with civil services				



## Site B: Compared to Our Goals

# The Gateway for Woodfin, with Limited Views and Proximity to the Growing River Area

### Goals

- ✓ 01. Create a 21st century workplace for staff and elected officials
- ✓ 02. Embody the unique Woodfin identity
- ✓ 03. Showcase sustainability through design
- ✓ 04. Create a welcoming place for the community
- ✓✓ 05. Prioritize approachability, accessibility and safety
- ✓✓ 06. Create a one-stop shop for residents to engage with civil services



What If The Site...  
Cultivated A Educational Hub for Kids of All Ages?



What If The Site...  
Promoted A Vibrant Core For Western NC's Ecotourism?



What If The Site...  
Established A World-Class Event Space for Woodfin?



What If The Site...  
Became an Interconnected, Transit-Ready Heart for Woodfin?







# The Heart of Woodfin's Neighborhood Celebrations, Civic Errands, and After-School Festivities





# Agenda

## Review

Opportunities and Challenges Recap

## Discuss

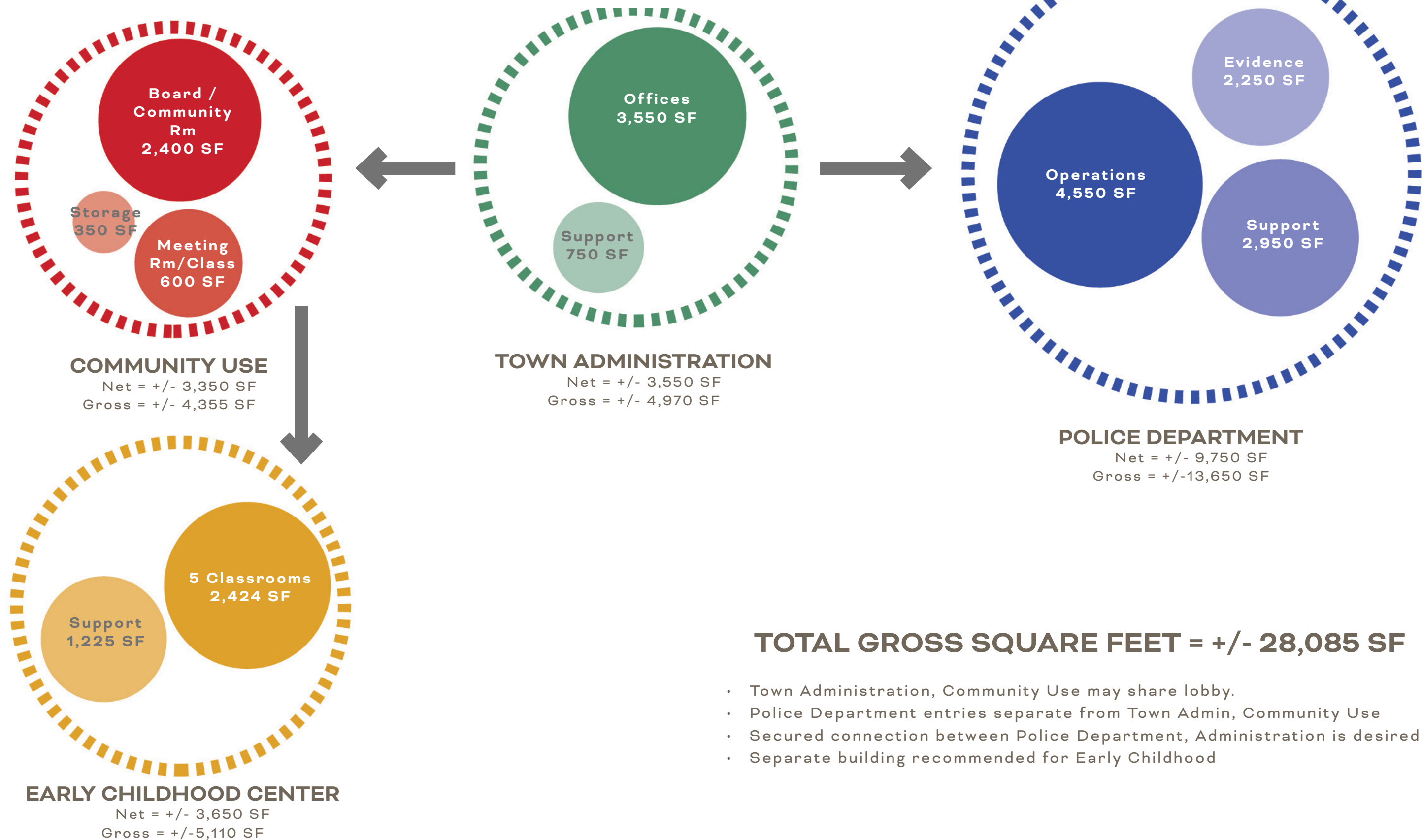
Program Analysis

Spectrum Of Options

## Next Steps

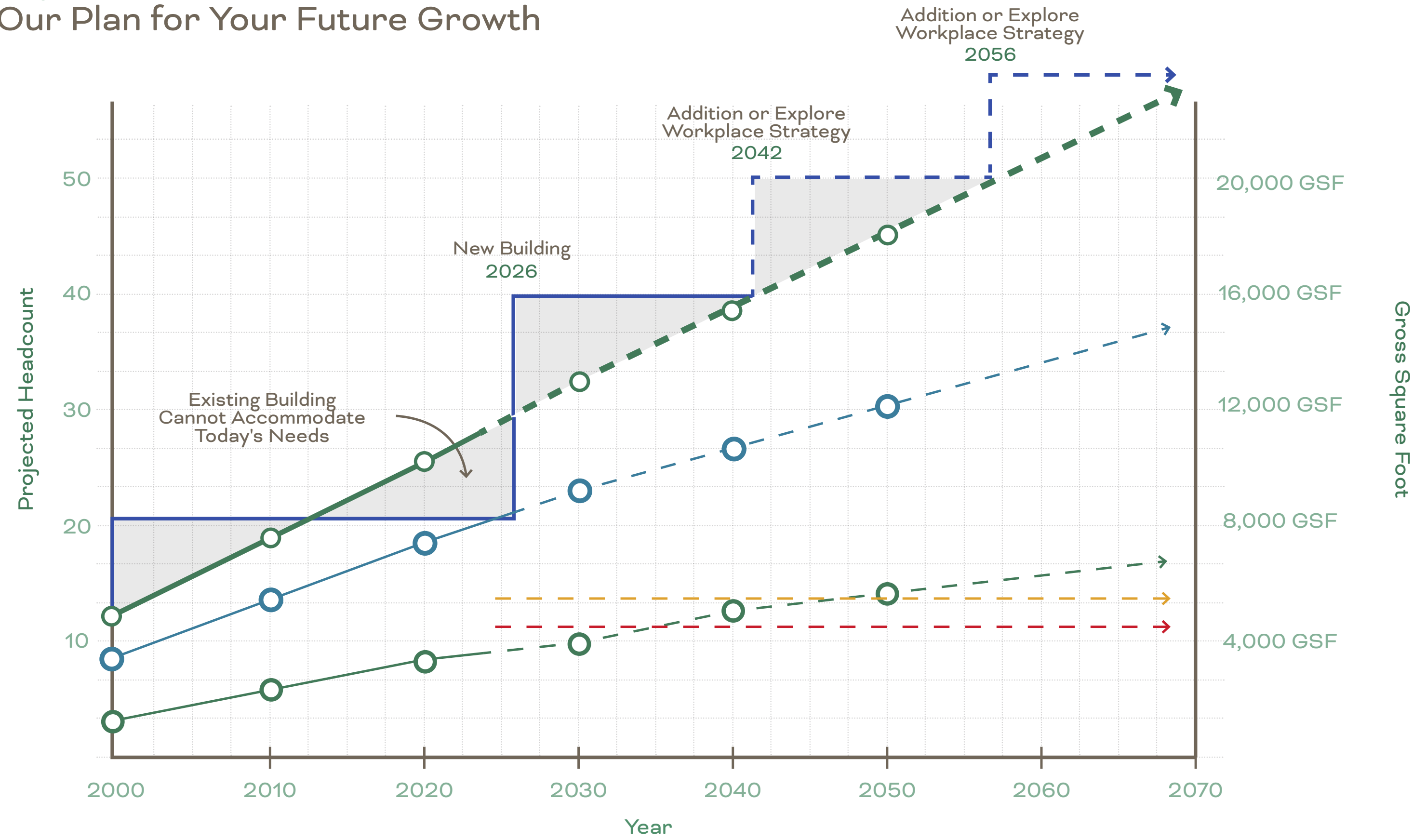
Program Analysis

# A Flexible 28,000 GSF with Ample Community Space



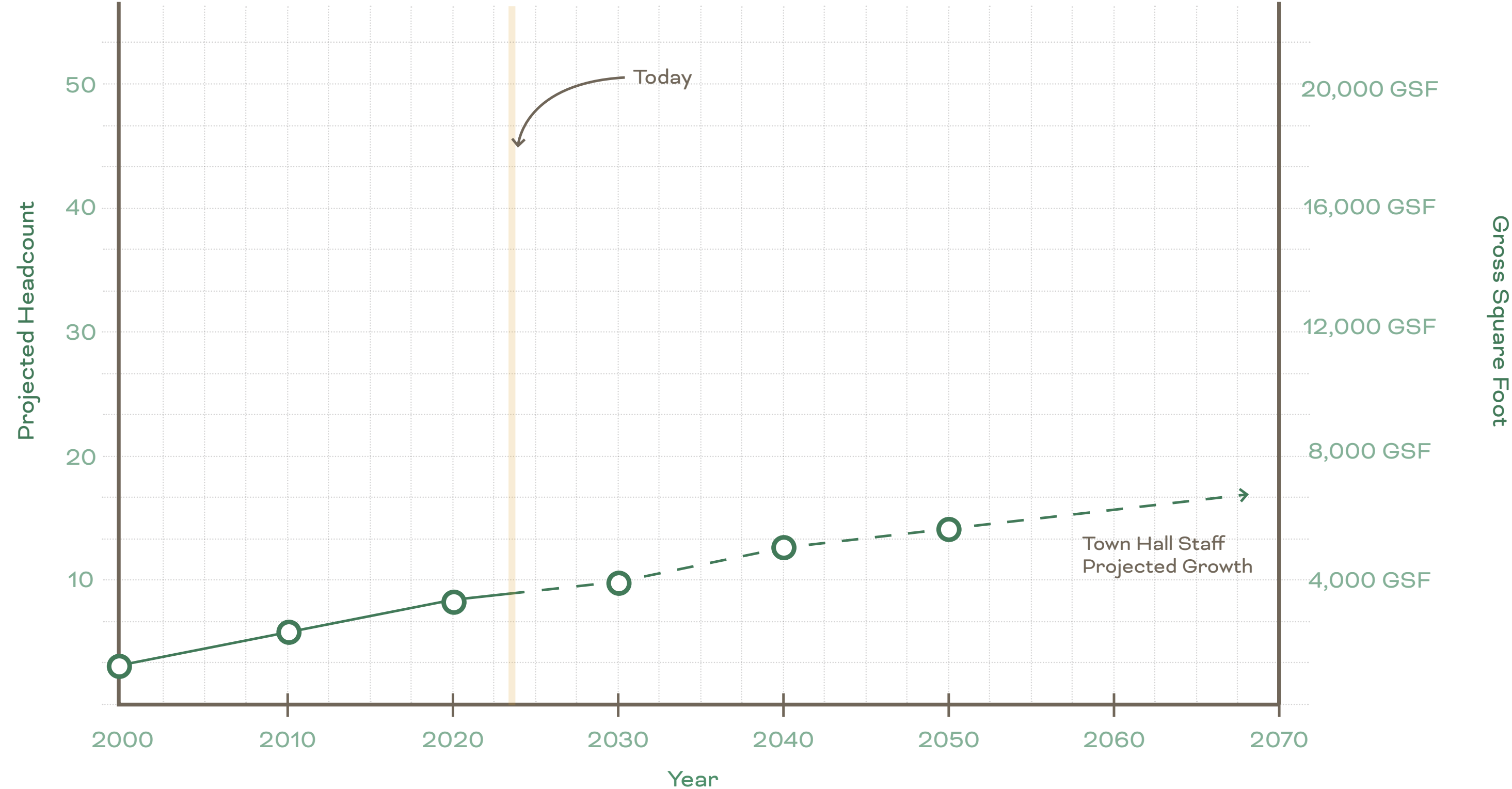
Program Analysis

# Our Plan for Your Future Growth



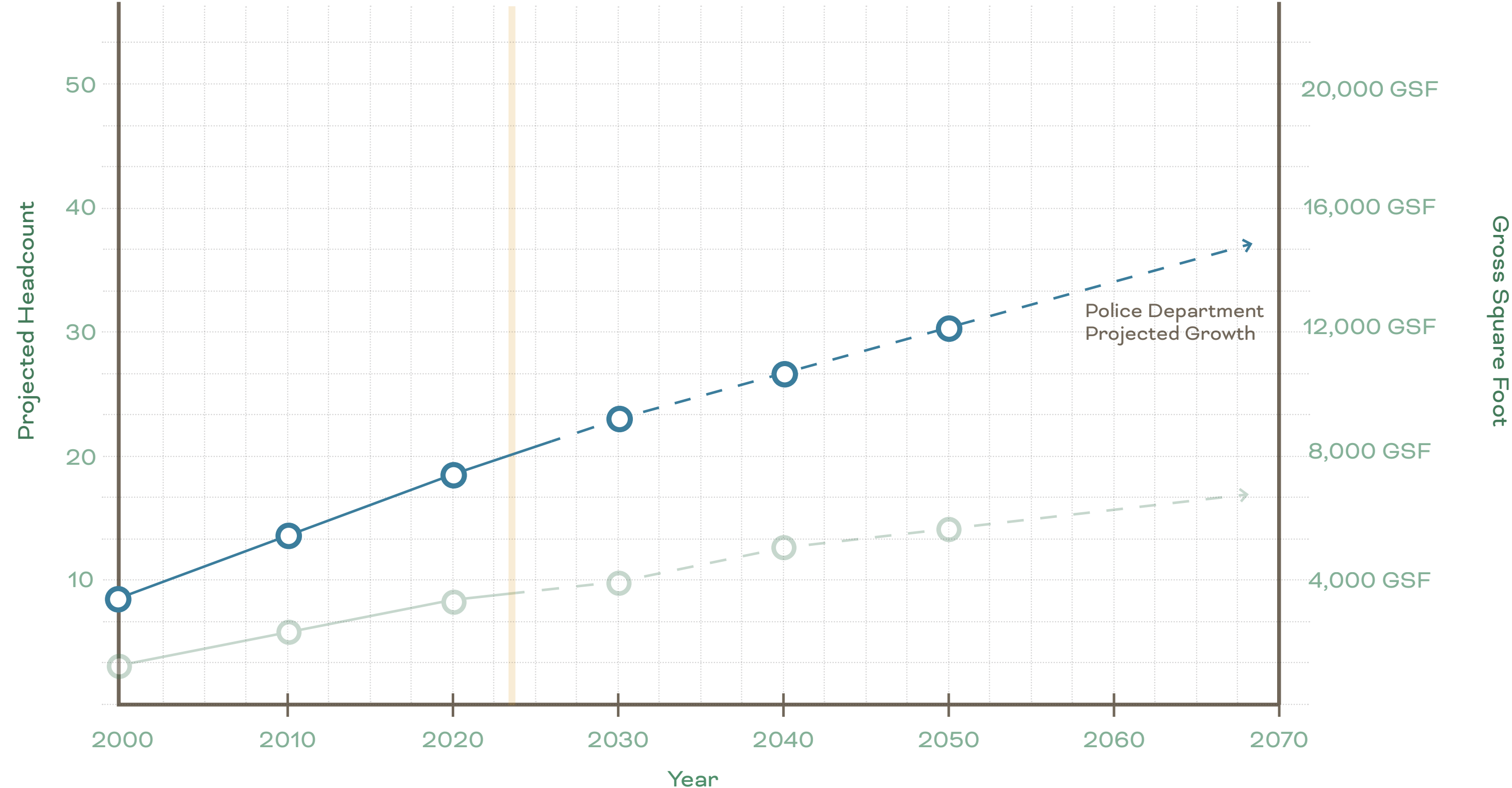
Program Analysis

# A Steady Town Hall Staff Growth



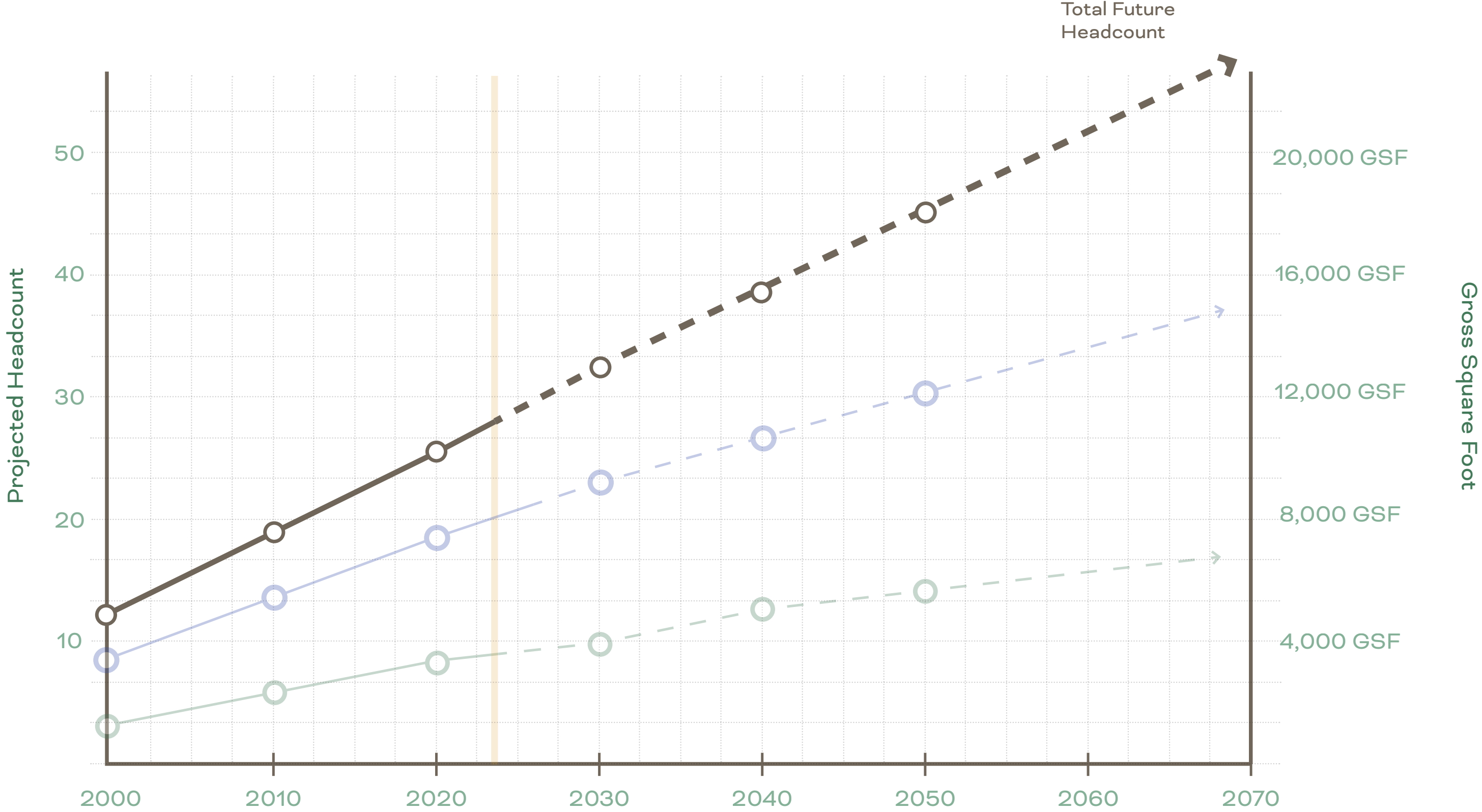
Program Analysis

# A Steady Police Department Staff Growth

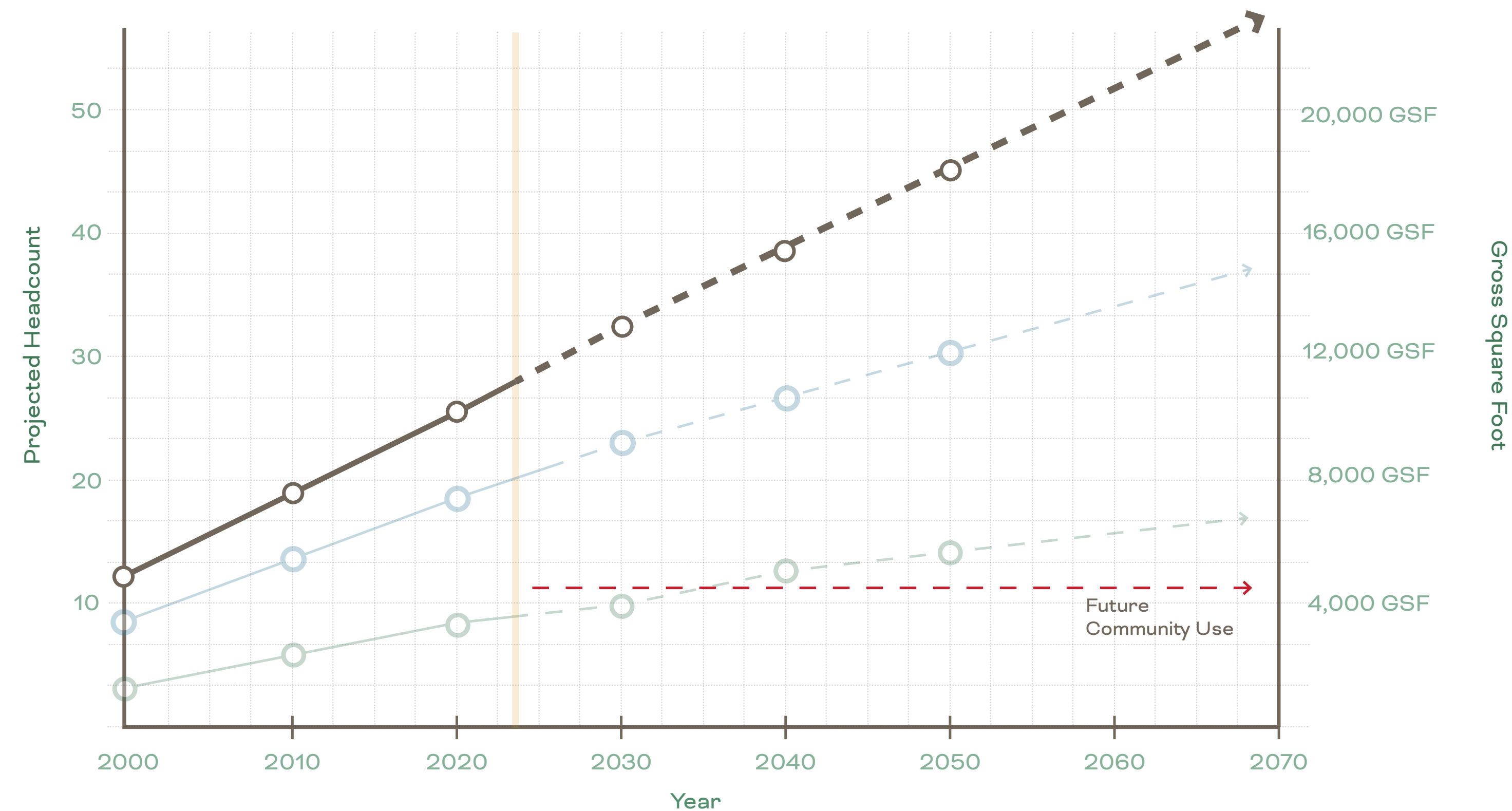


Program Analysis

# A Combined Future Headcount

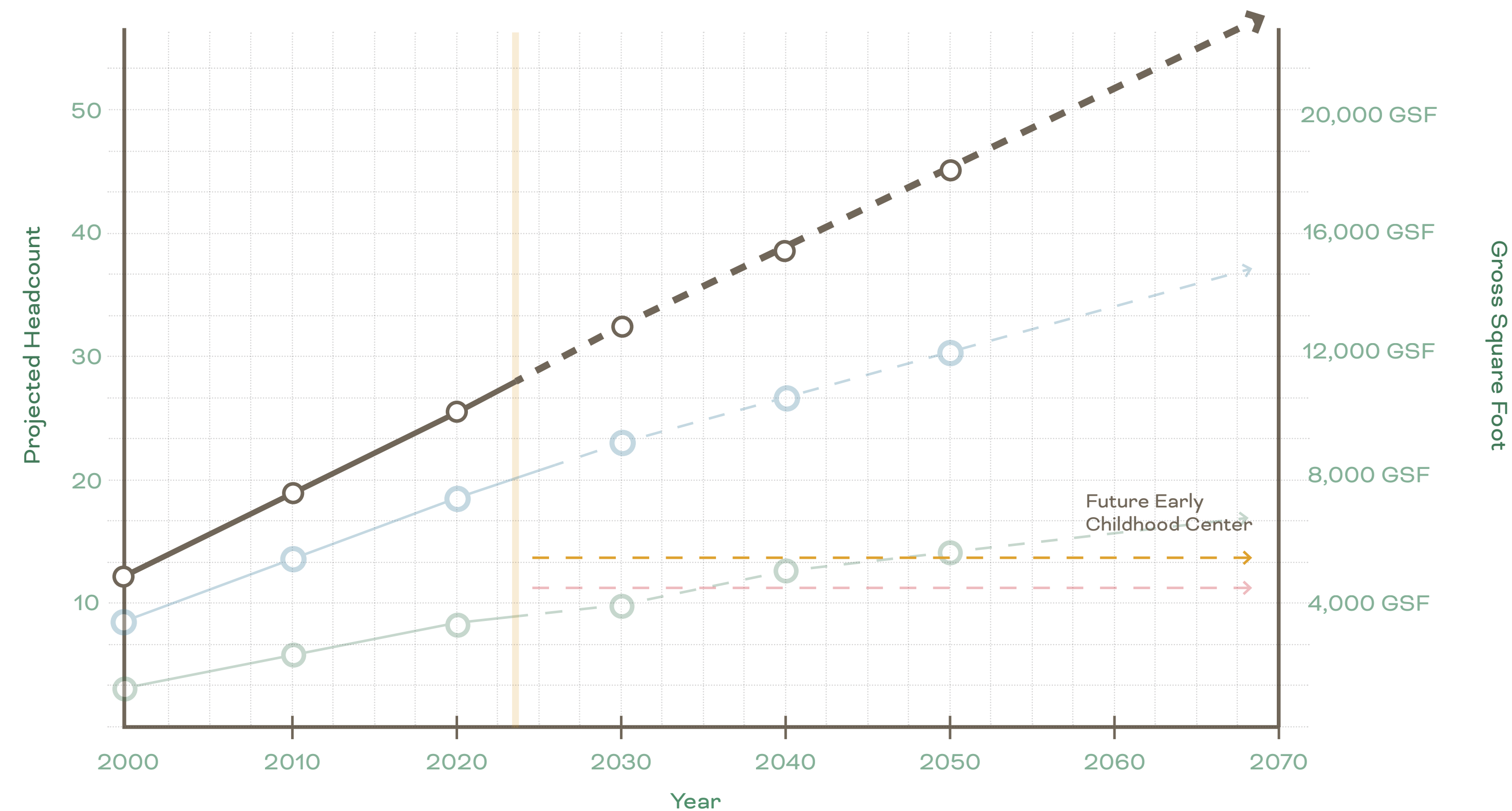


# The Addition of a ~4,400 GSF Community Space

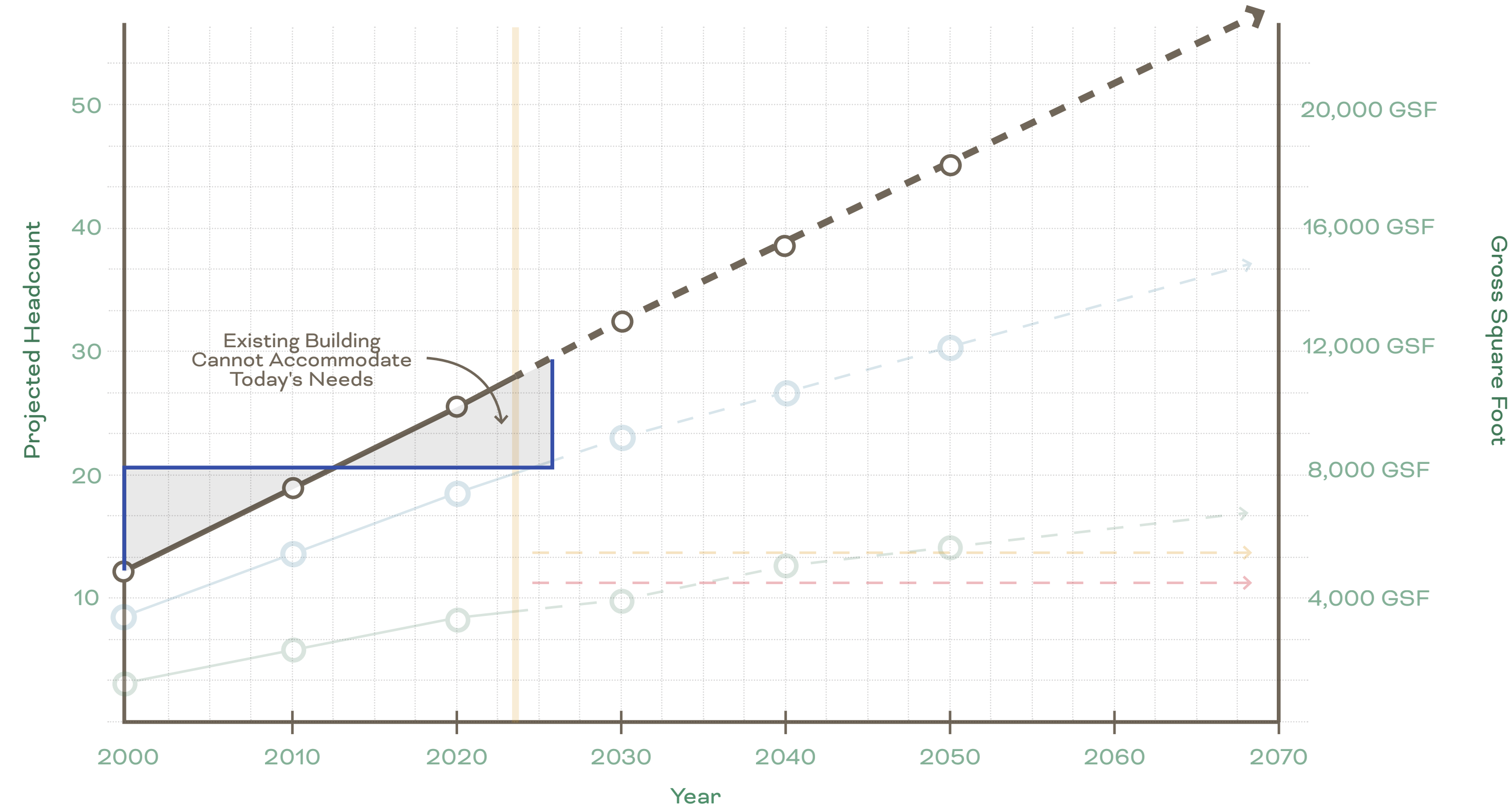




# The Addition of a ~5,100 GSF Childcare Center

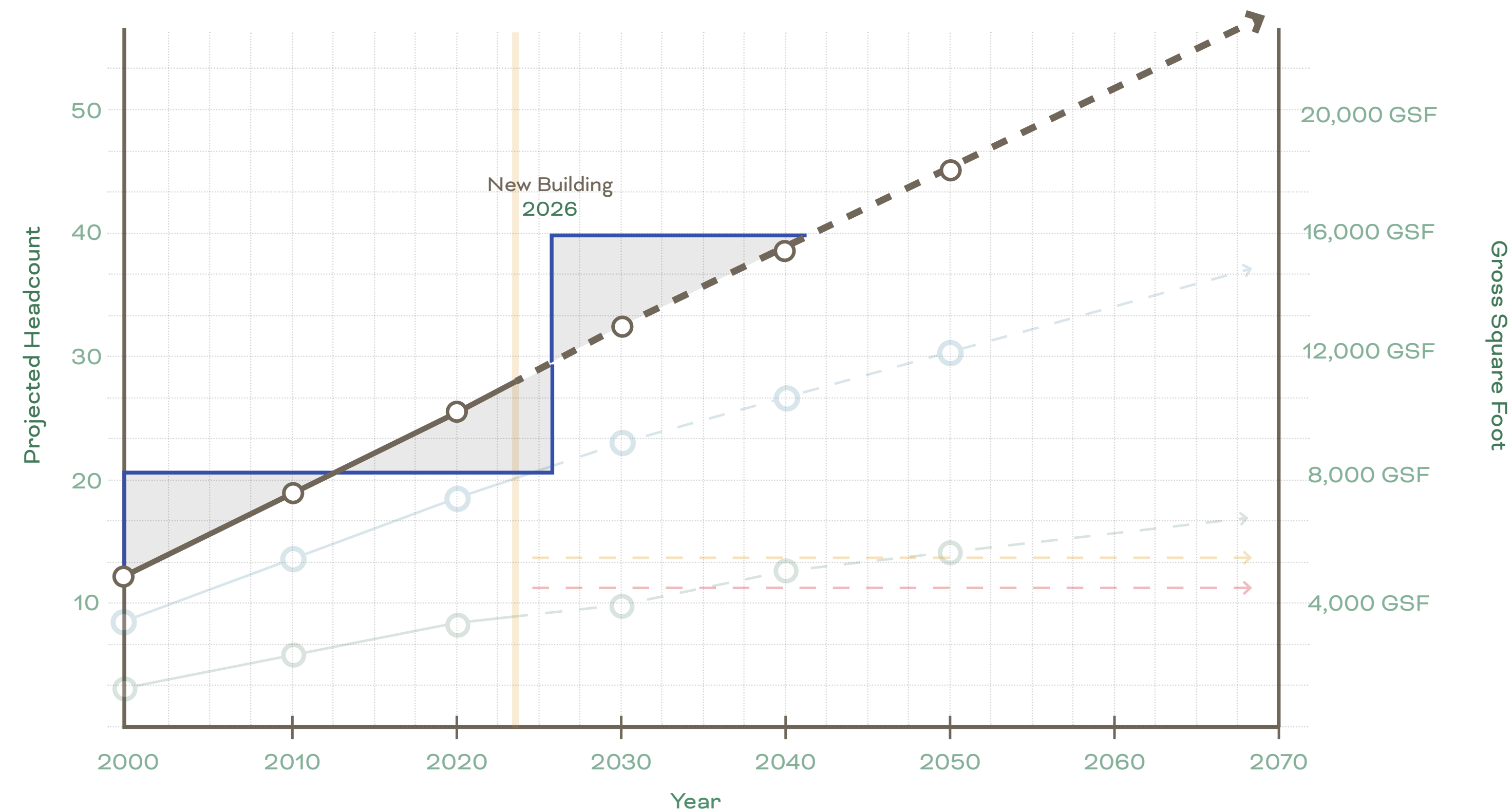


# A Current Building Not Meeting the Needs of 2023

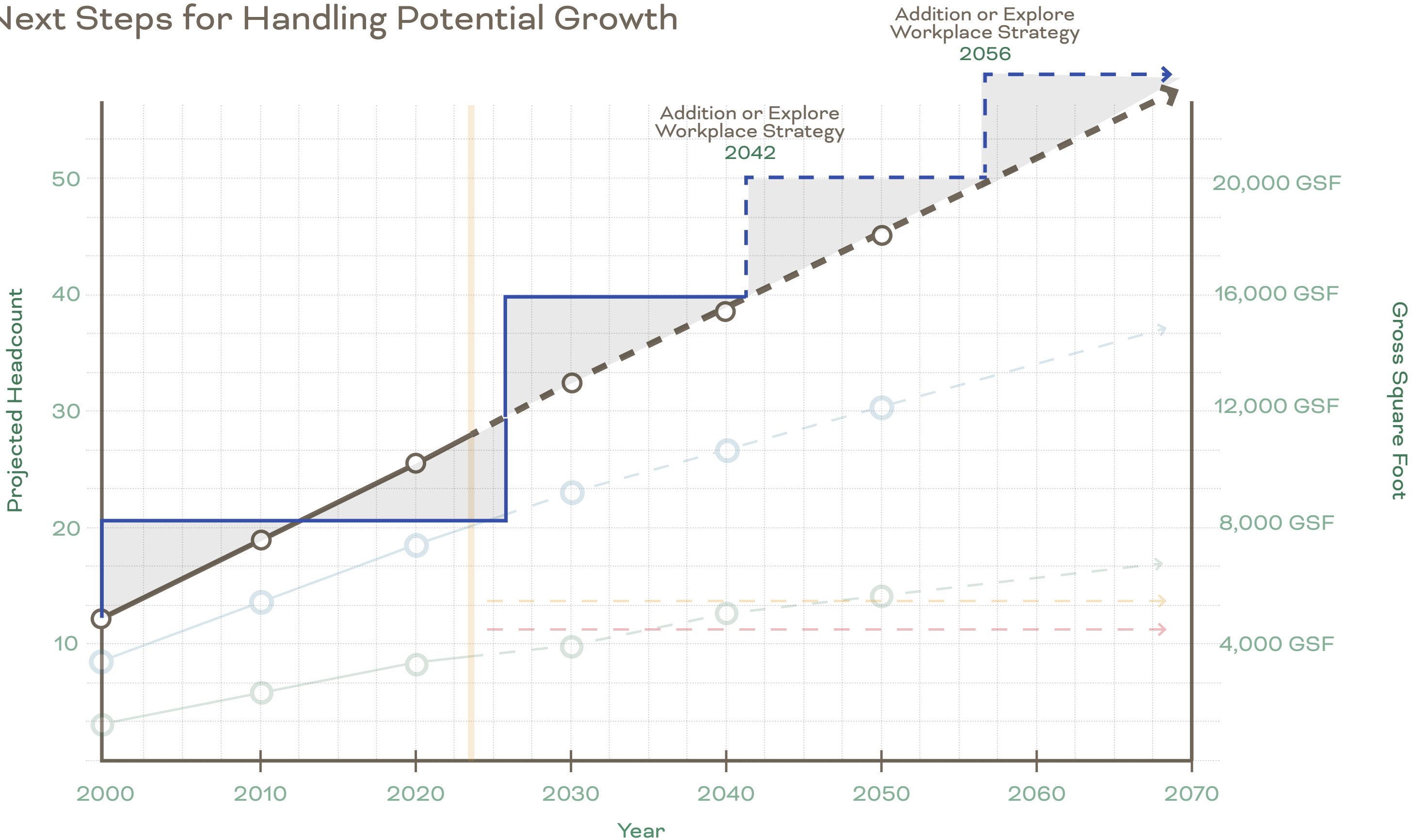


Program Analysis

# A New Building with a ~20 Year Horizon



# Next Steps for Handling Potential Growth



# Agenda

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Opportunities and Challenges Recap

## Discuss

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Spectrum Of Options

## Next Steps

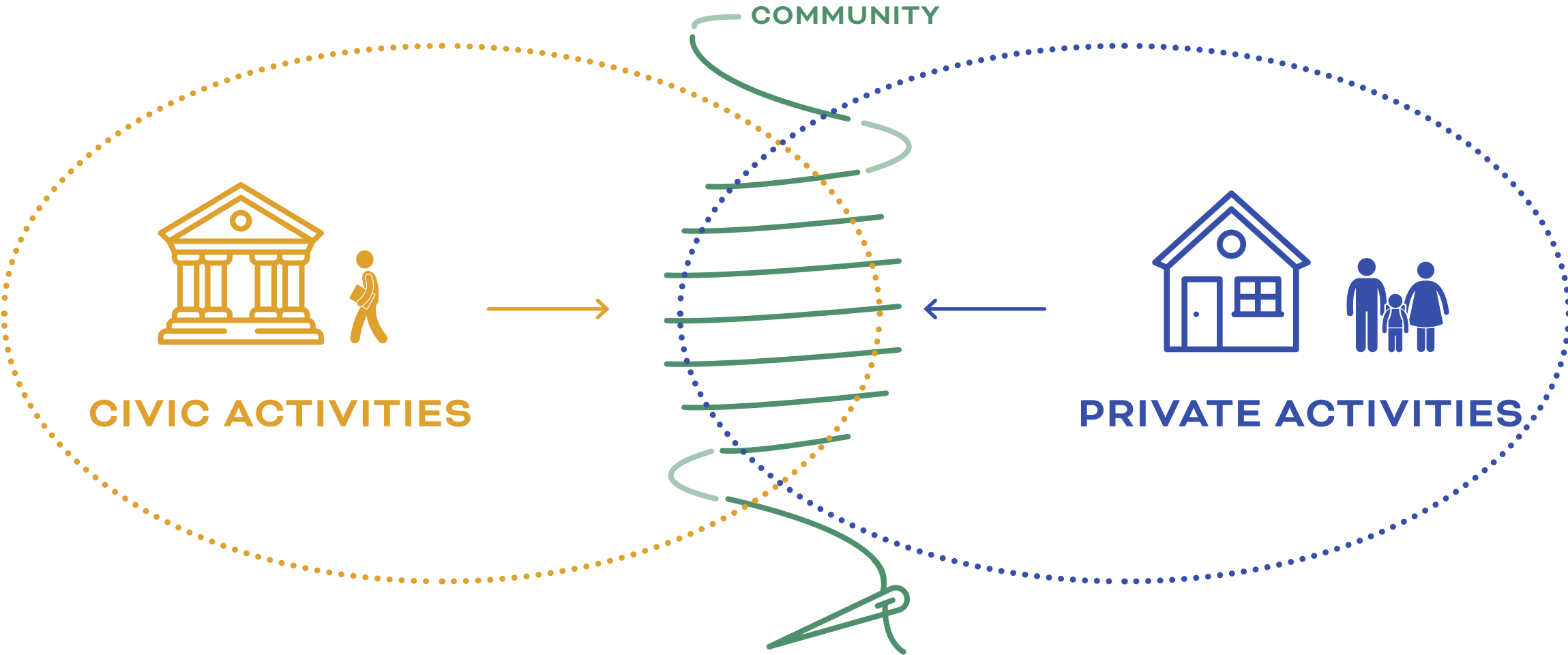
Our Vision

The Heart of Woodfin's Neighborhood Celebrations,  
Civic Errands, and After-School Festivities



Our Vision

The Heart of Woodfin's Neighborhood Celebrations,  
Civic Errands, and After-School Festivities



## Our Vision

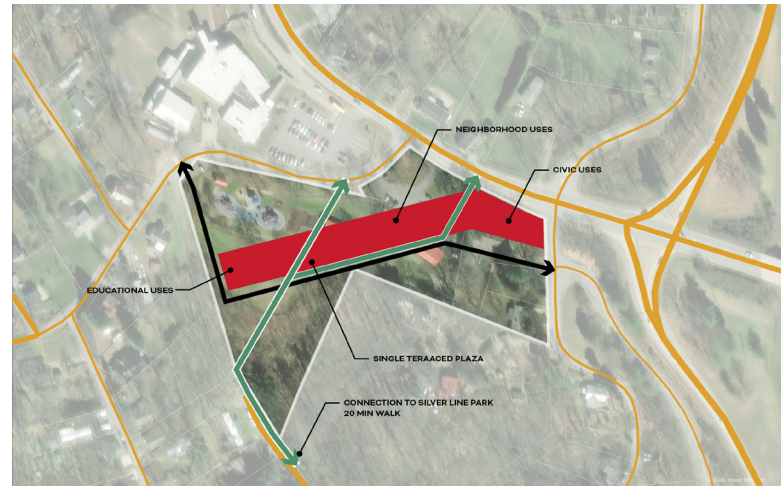
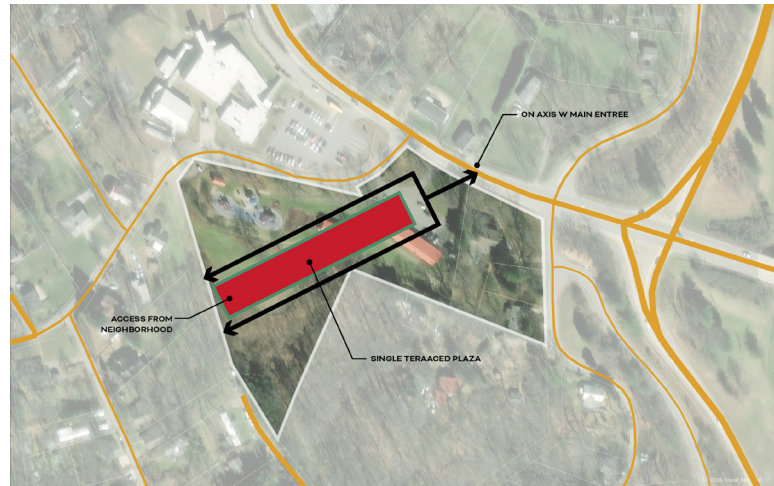
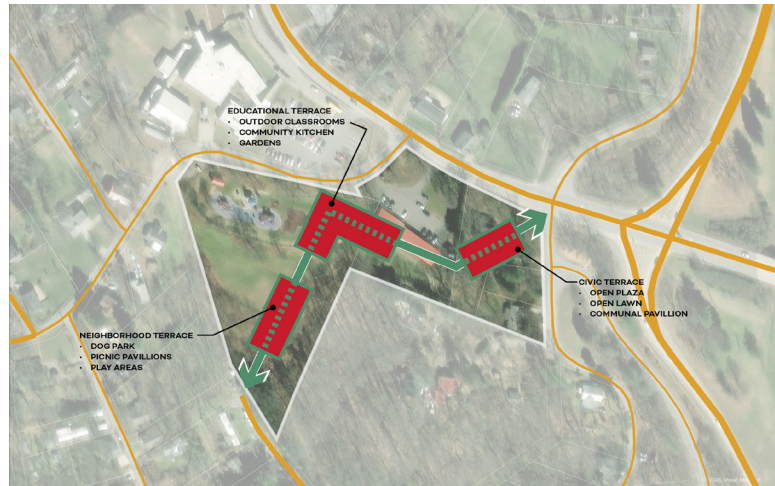
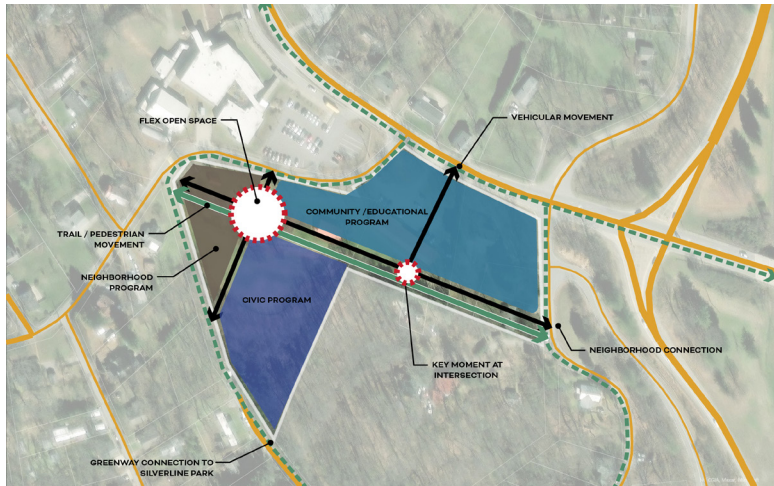
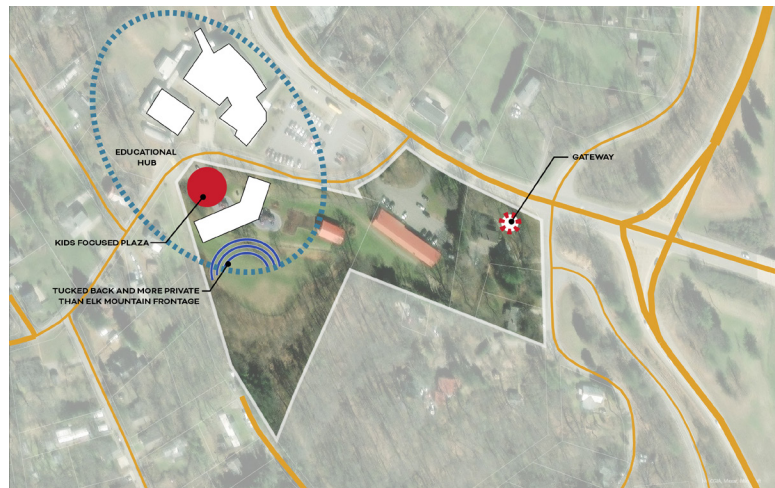
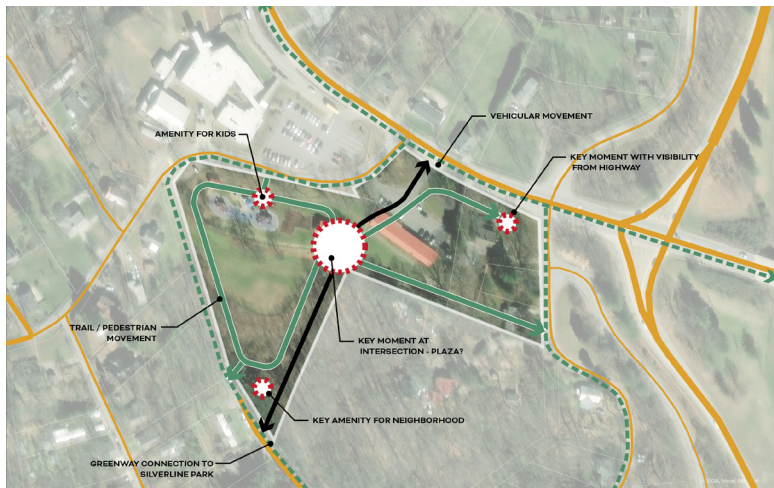
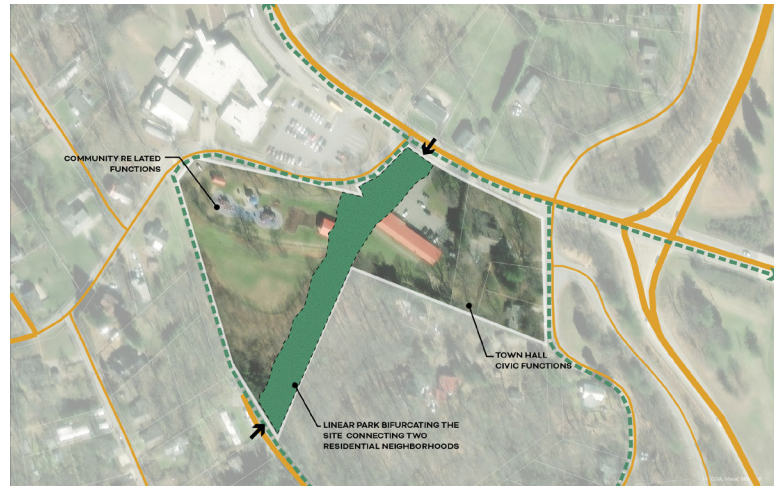
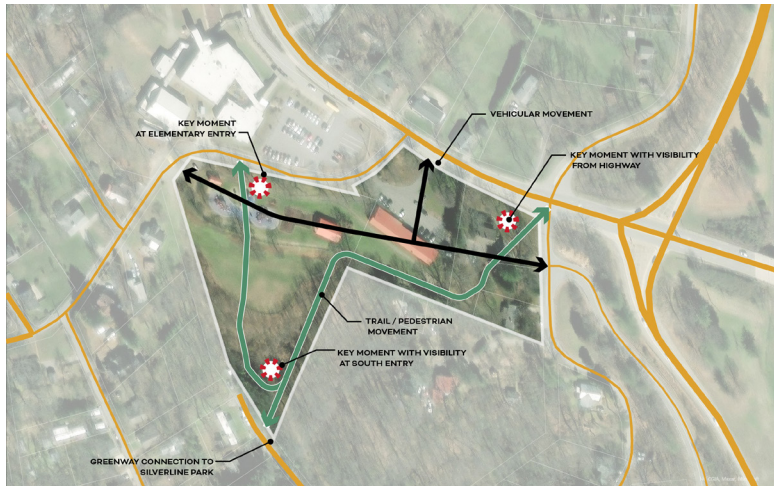
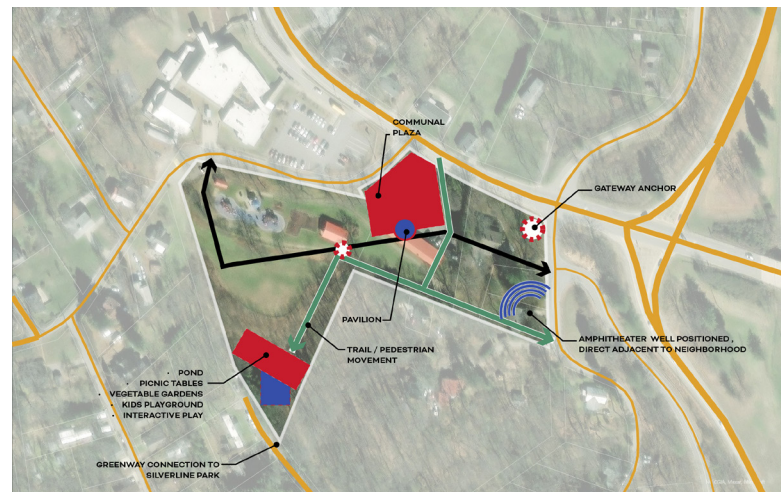
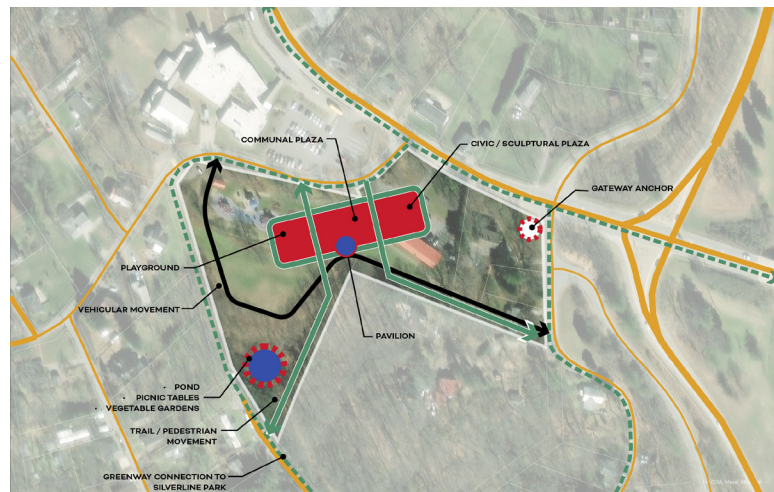
# The Heart of Woodfin's Neighborhood Celebrations, Civic Errands, and After-School Festivities





# Spectrum of Options

## We Tested 16 Design Options





Spectrum of Options  
We Grouped Around 5 Key Themes

Plazas

Multi-Generational Play

Trails

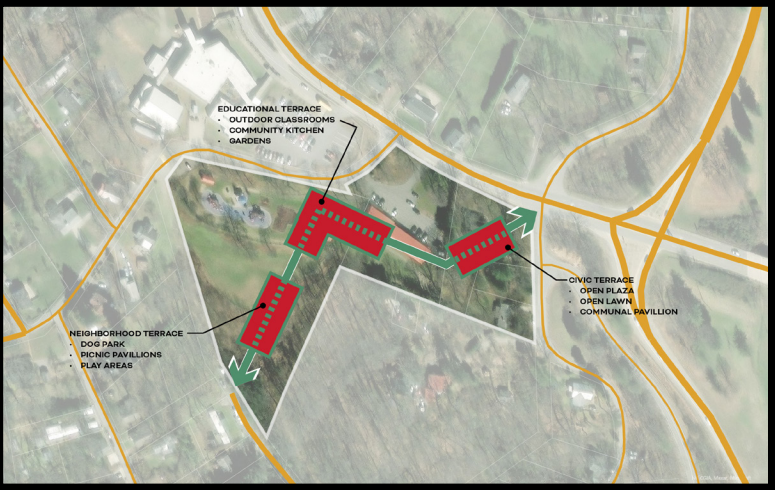
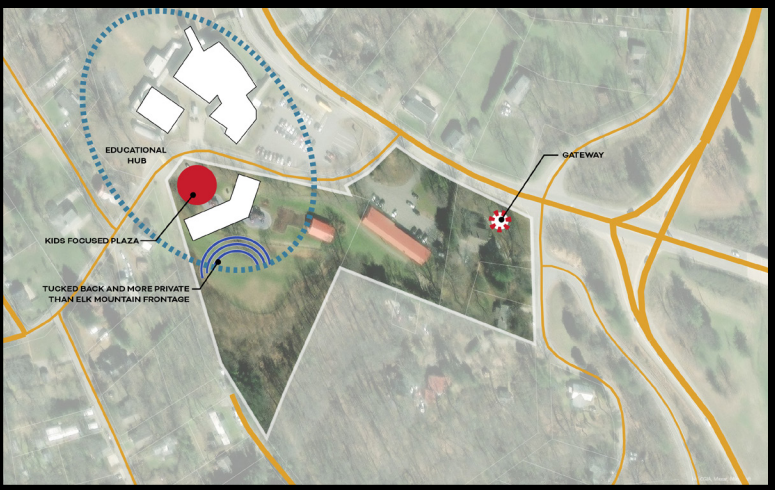
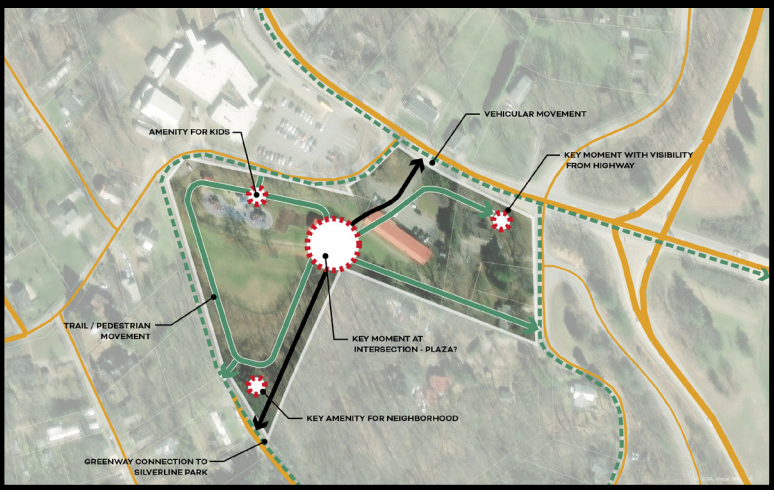
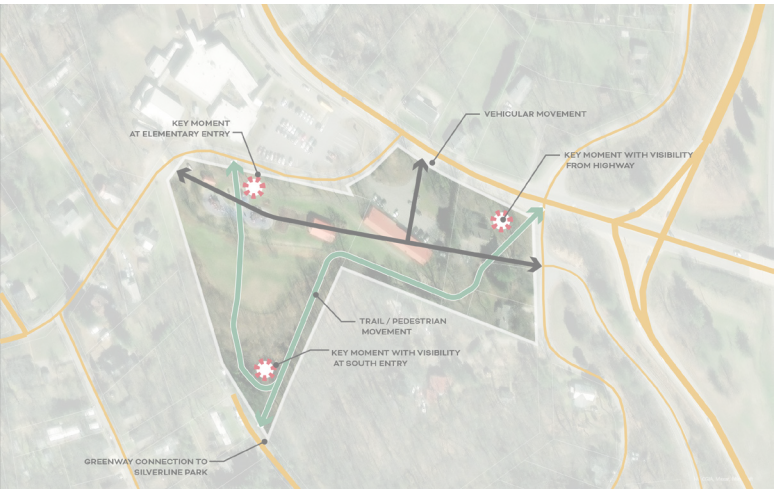
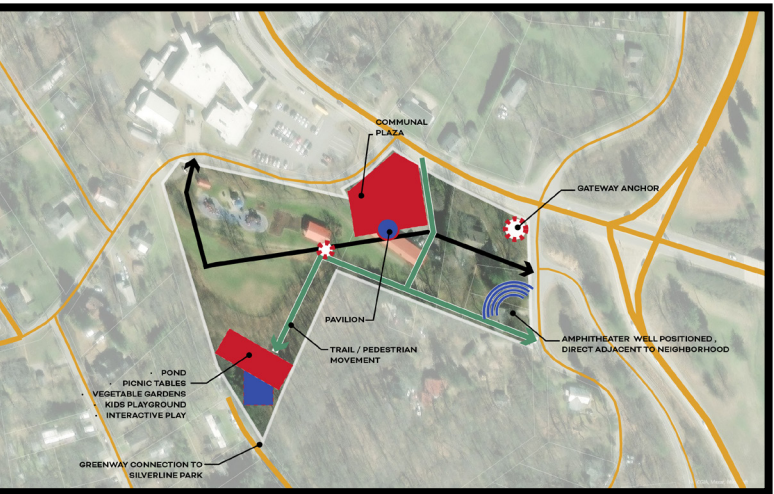
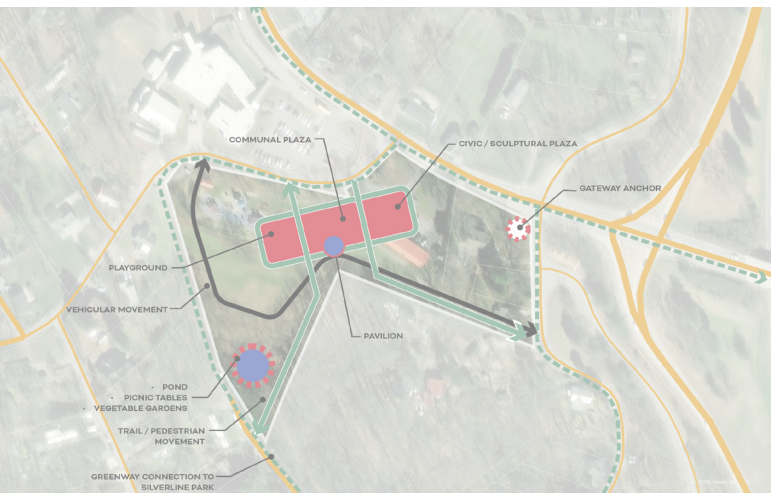
Amphitheatres

Terraces



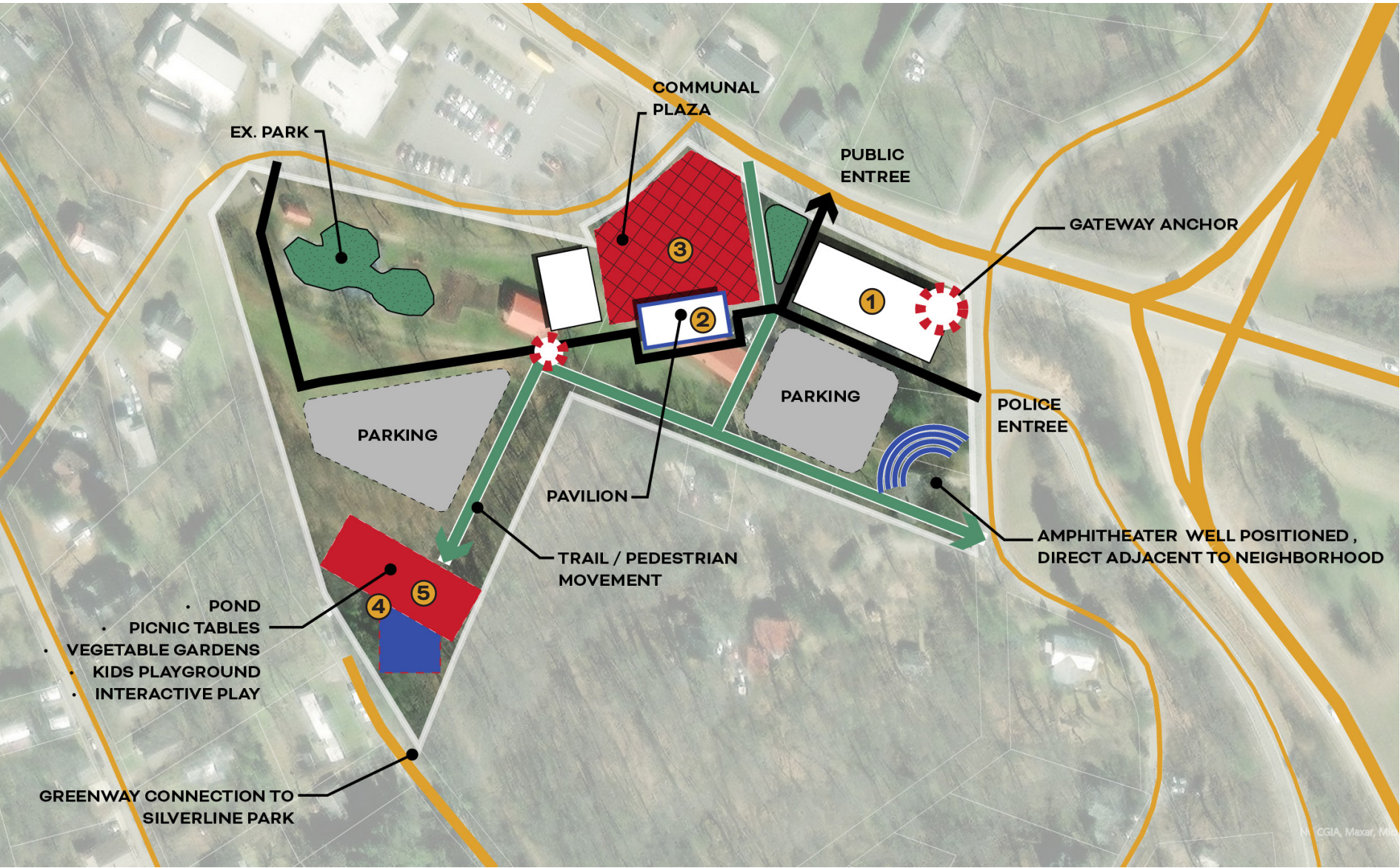
# Spectrum of Options

## 5 Stood Out as Uniquely Woodfin





# Plazas - The Corner Plaza



A+

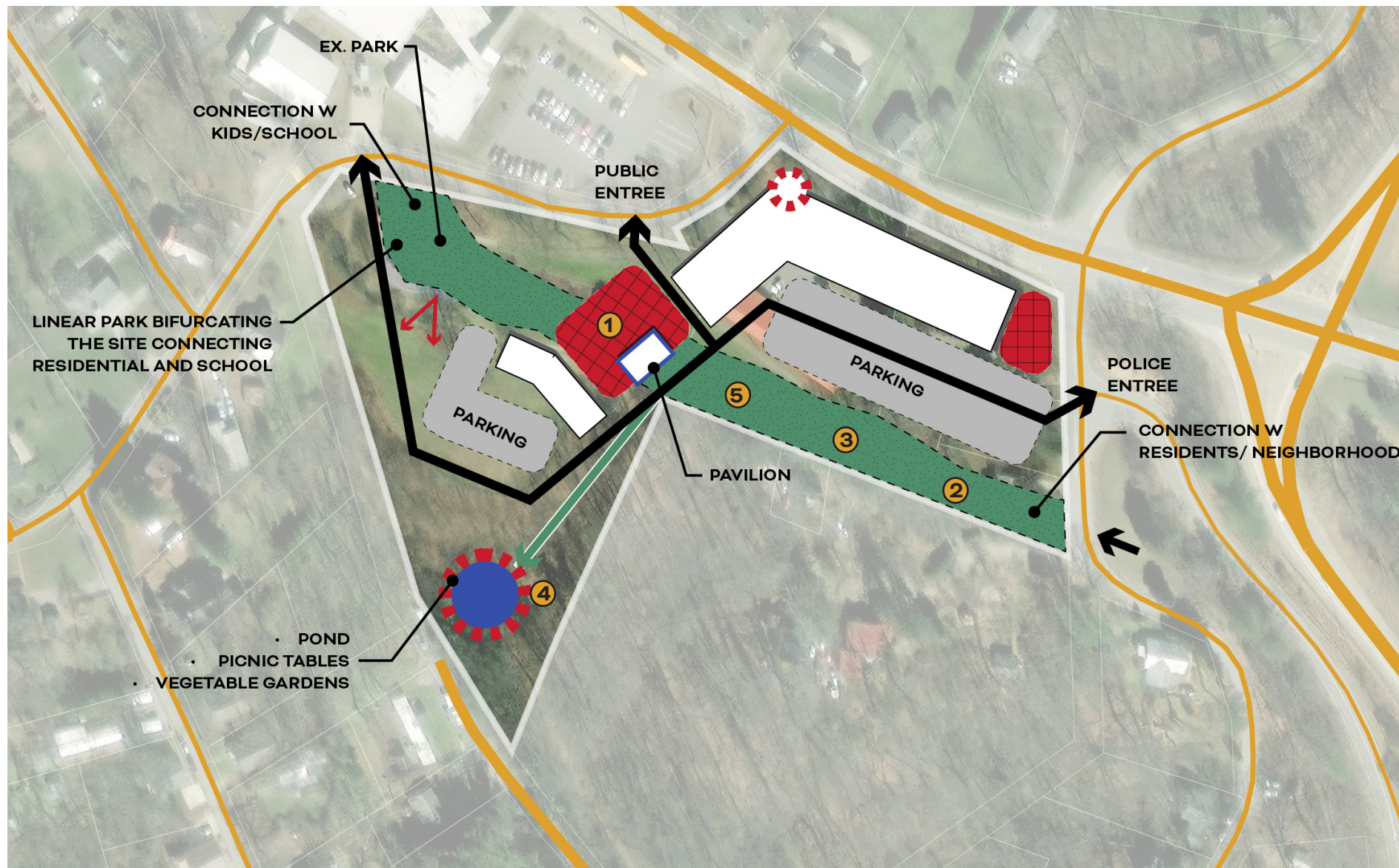
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- A 01. Create a 21st century workplace for staff and elected officials.
- A+ 02. Embody the unique Woodfin identity.
- A 03. Showcase sustainability through design.
- A+ 04. Create a welcoming place for the community.
- A 05. Prioritize approachability, accessibility and safety.
- A+ 06. Create a one-stop shop for residents to engage with civil services.











## Multi Generational Play Areas - The Unifying Central Green



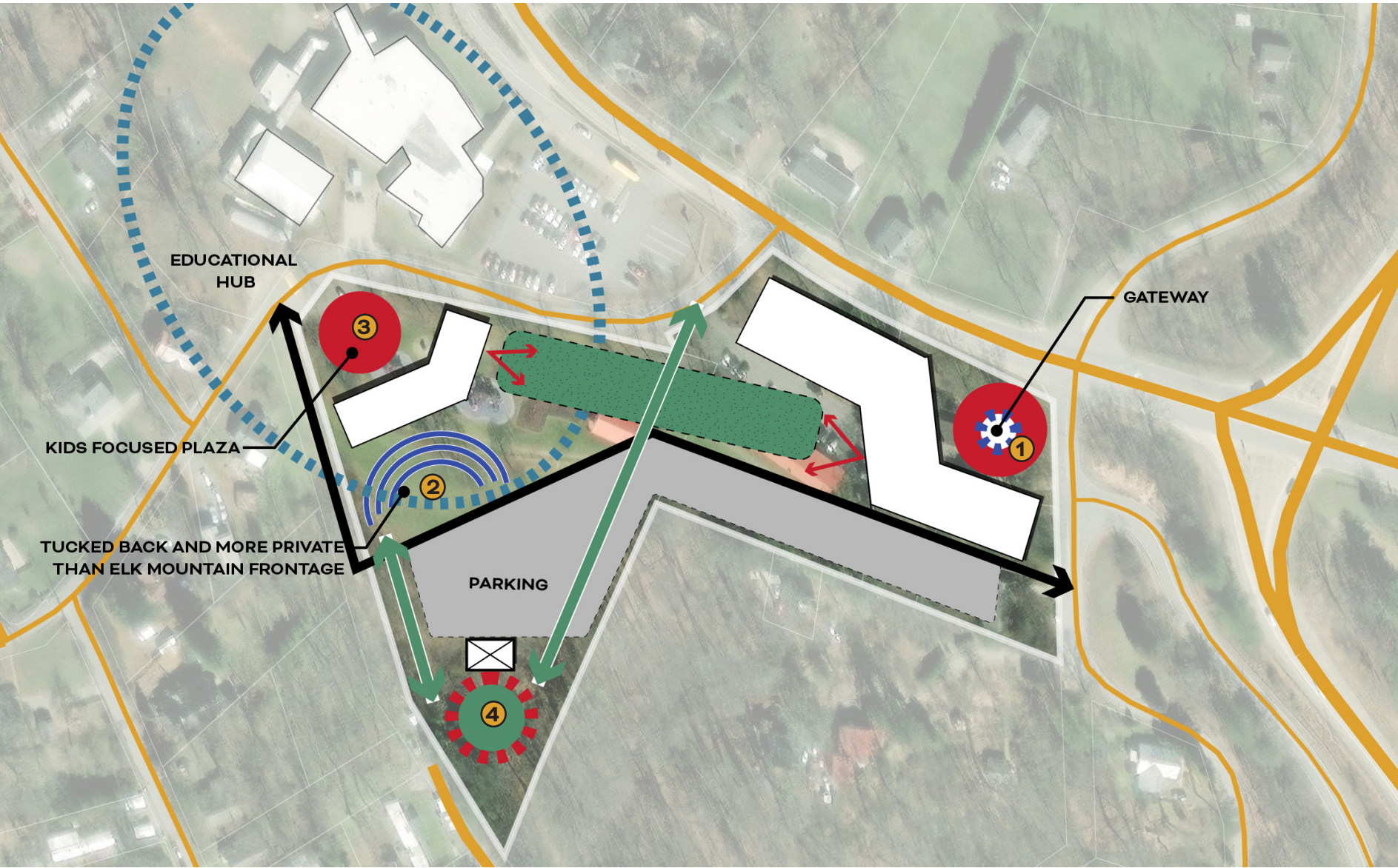
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# Amphitheater - Education Hub



A

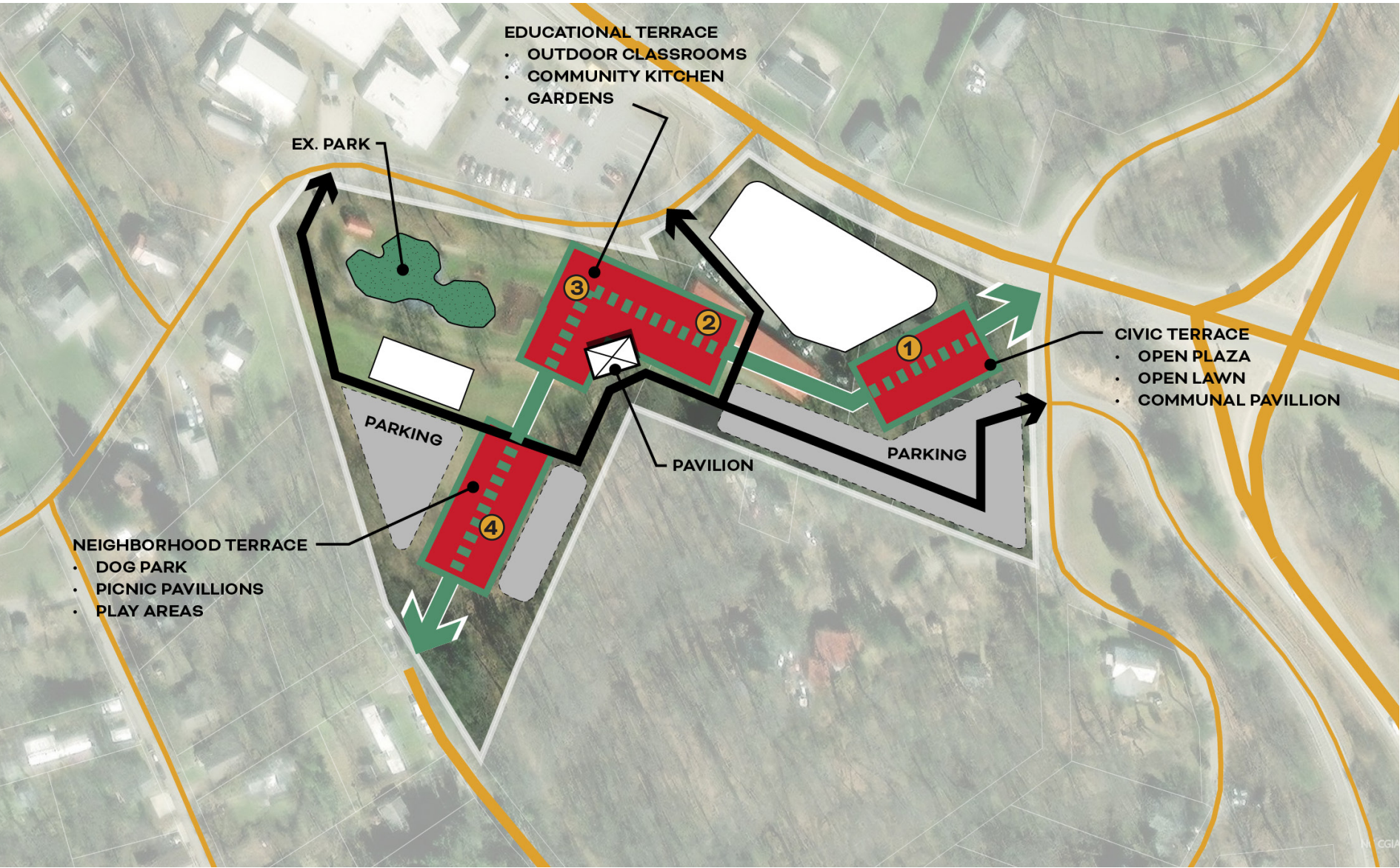
## Goals

- A+ 01. Create a 21st century workplace for staff and elected officials.
- A+ 02. Embody the unique Woodfin identity.
- B 03. Showcase sustainability through design.
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- A 06. Create a one-stop shop for residents to engage with civil services.





# Terraces - Green Pedestrian Link



A -

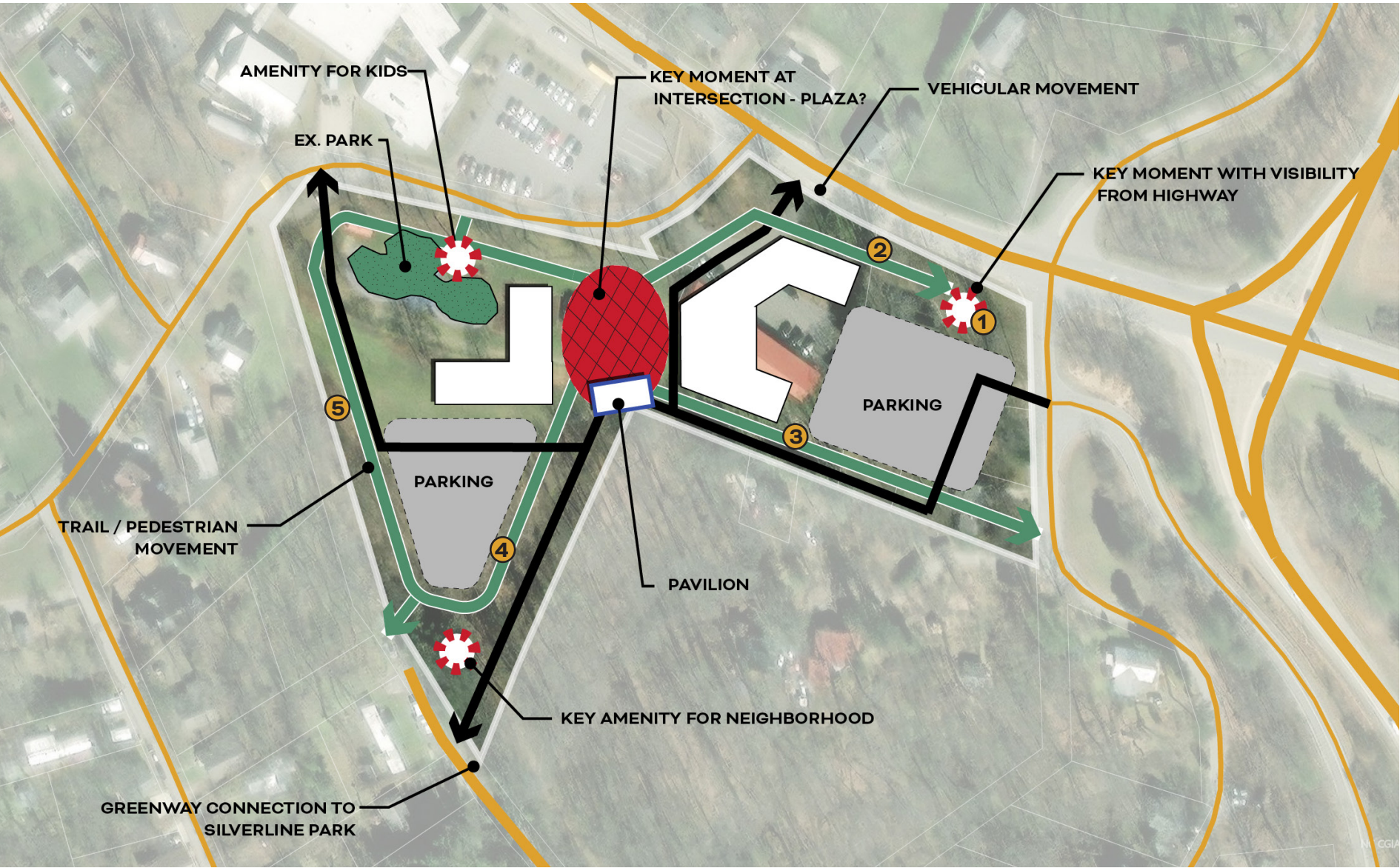
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- A+** 03. Showcase sustainability through design.
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- B** 05. Prioritize approachability, accessibility and safety.
- B** 06. Create a one-stop shop for residents to engage with civil services.





# Trails - Network of Anchors



A+

## Goals

- A 01. Create a 21st century workplace for staff and elected officials.
- A 02. Embody the unique Woodfin identity.
- A 03. Showcase sustainability through design.
- A+ 04. Create a welcoming place for the community.
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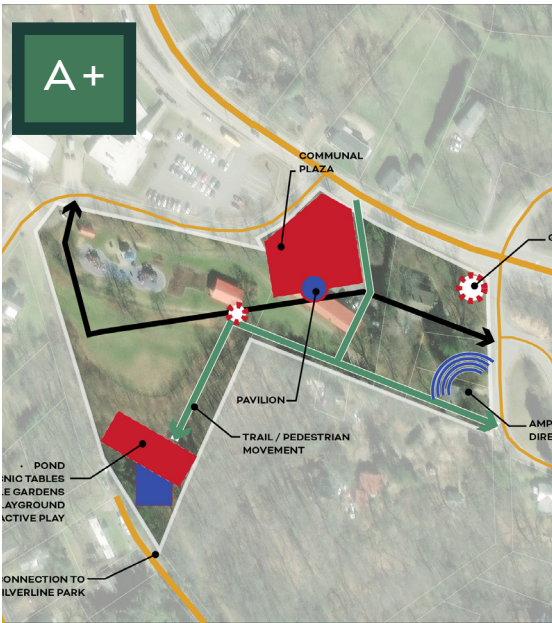




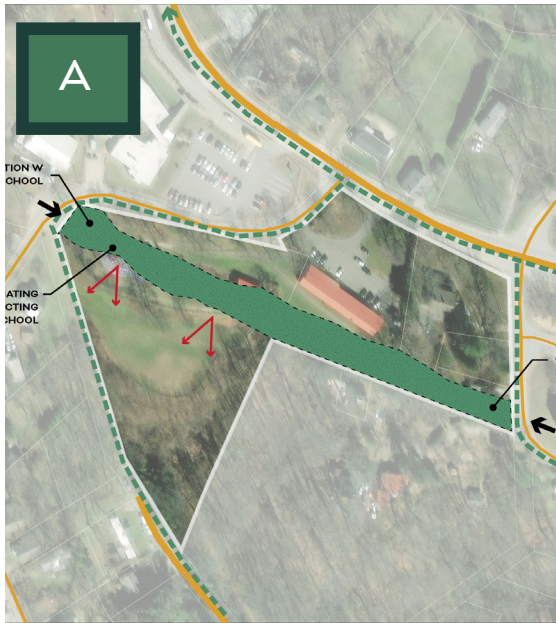
Spectrum of Options

# Five Stand-Out Drivers that Amplified Our Goals

01. Plazas



02. Park System



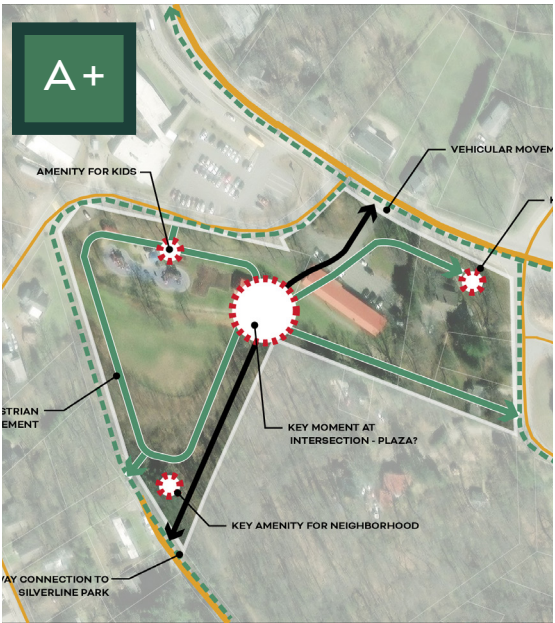
03. Amphitheatre



04. Terraces



05. Trails





Spectrum of Options

An Additional 5.22 Acres That Caught our Eye

?





# Agenda

## Review

Opportunities and Challenges Recap

## Discuss

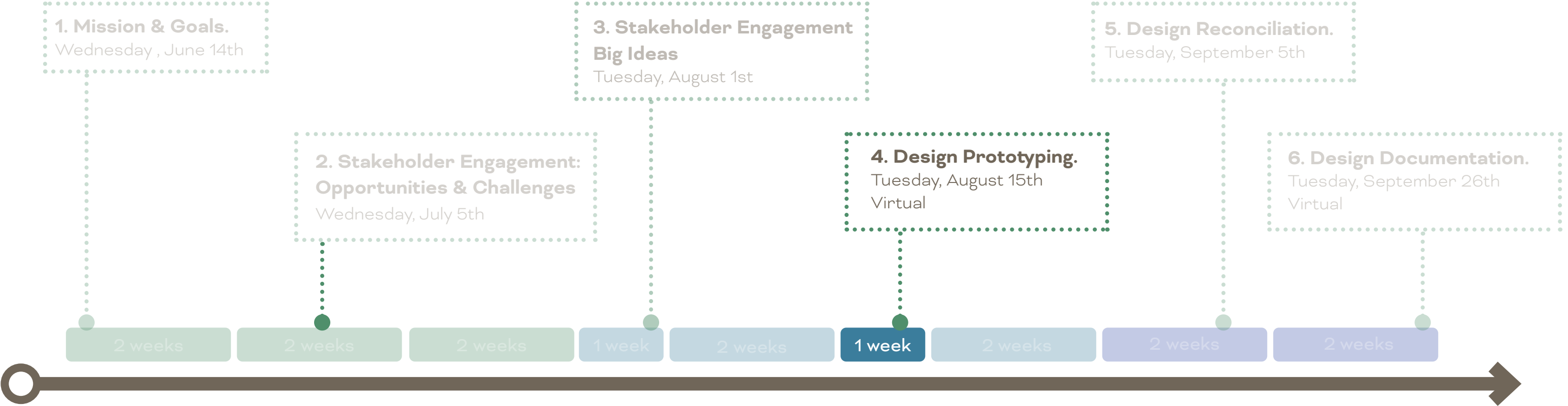
Program Analysis

Spectrum Of Options

## Next Steps

Next Steps

Stakeholders Opps and Challenges at our Next Meeting

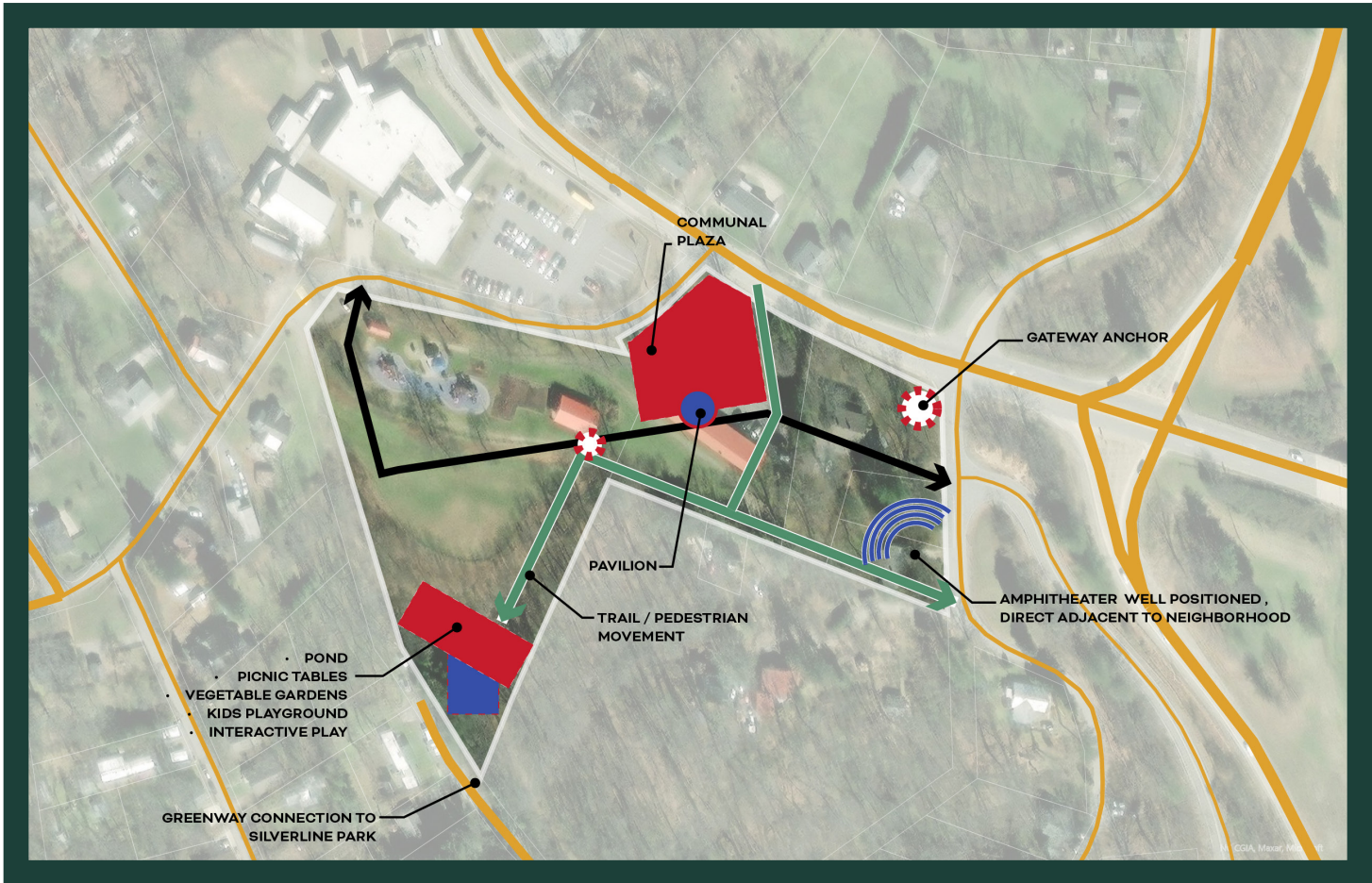
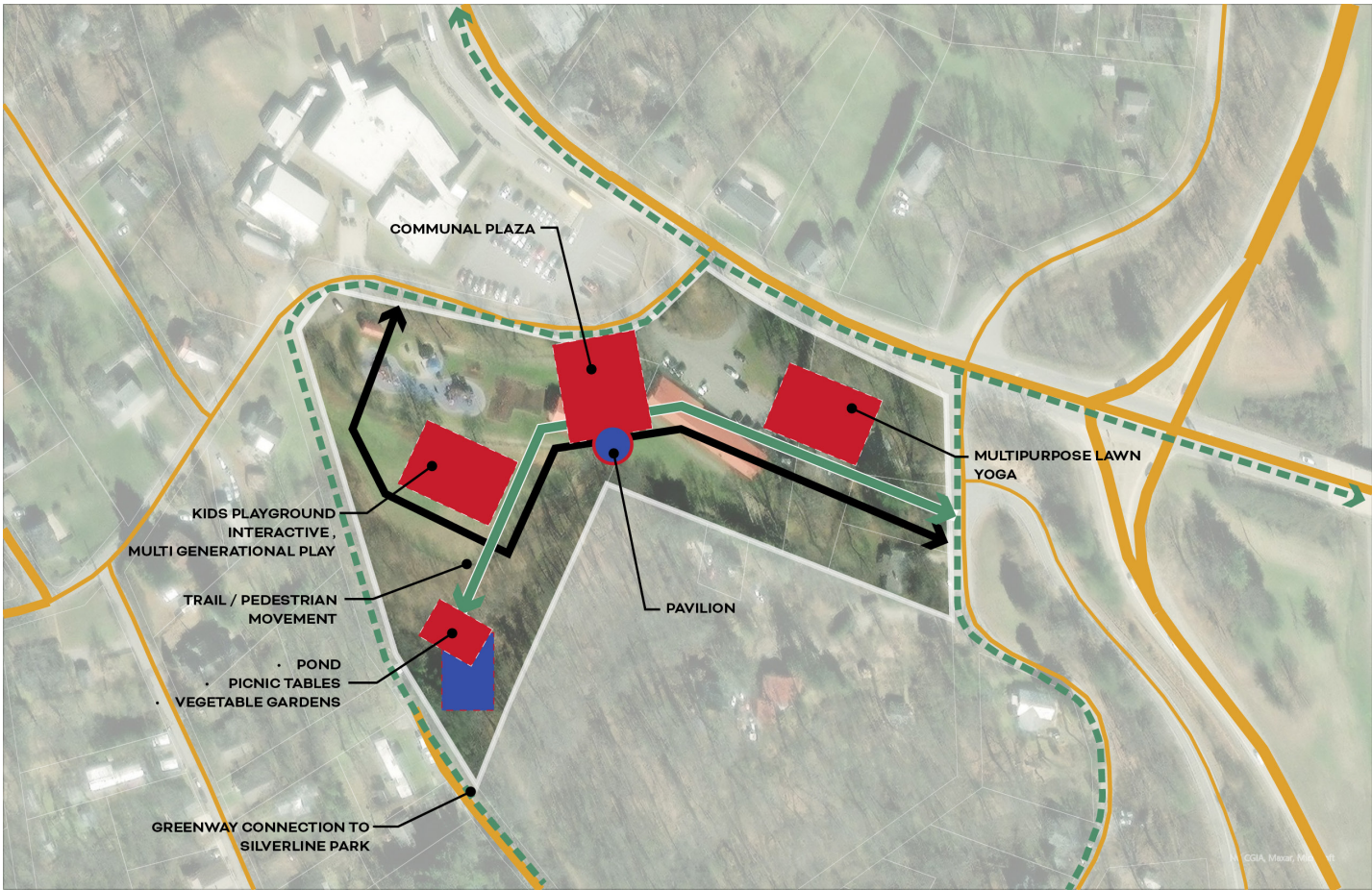
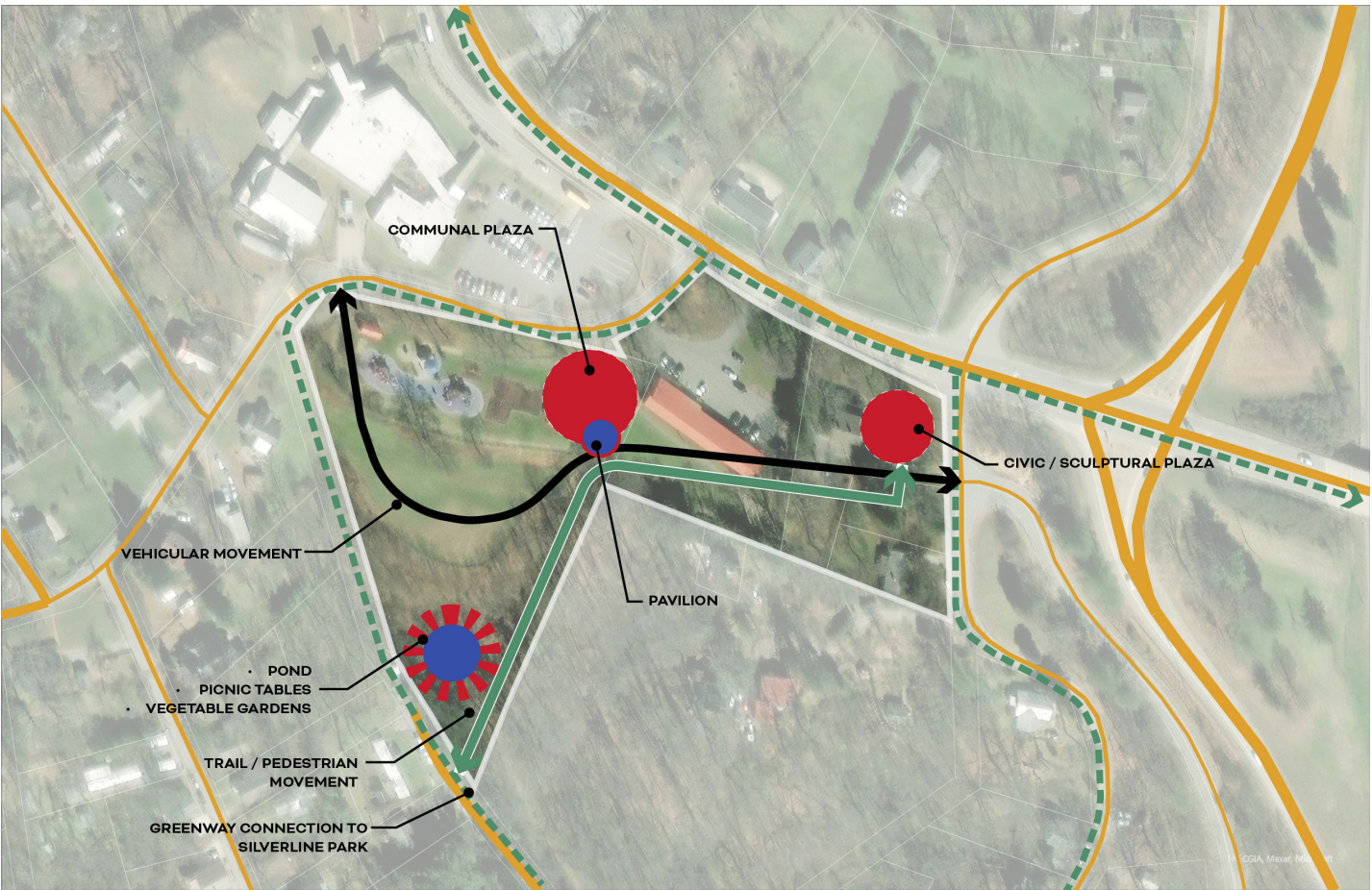
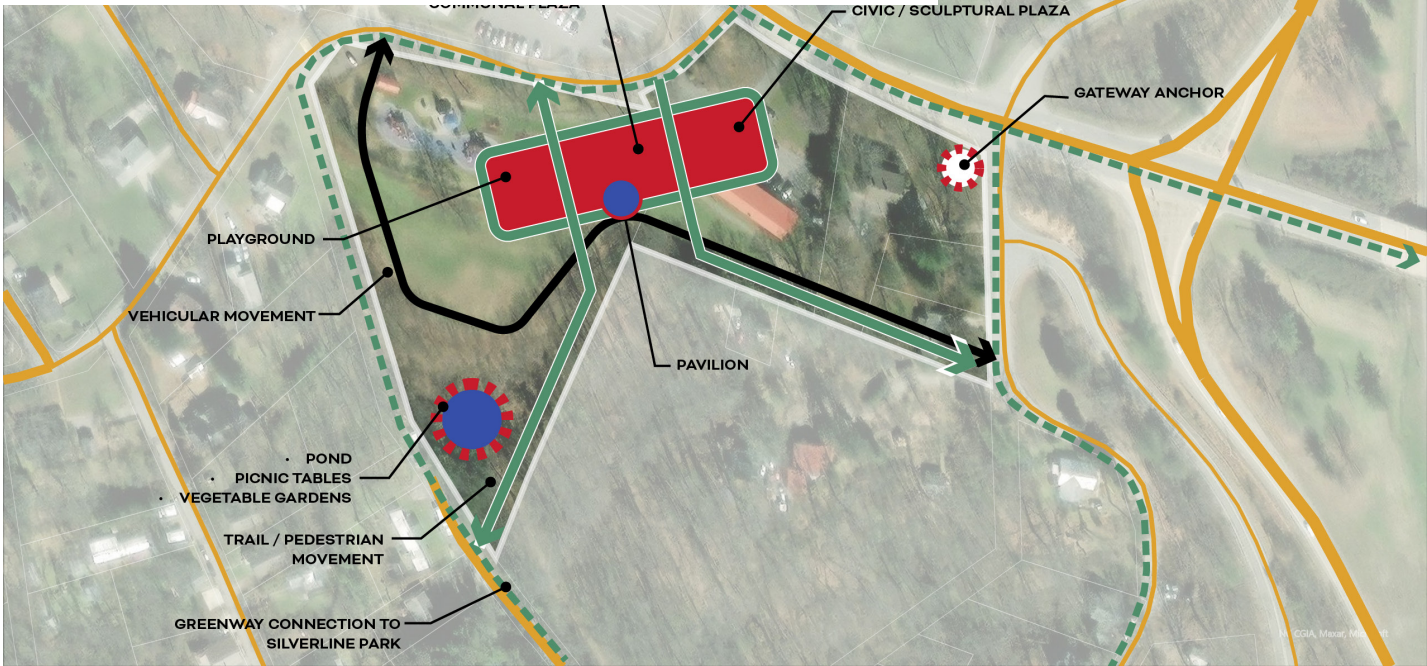




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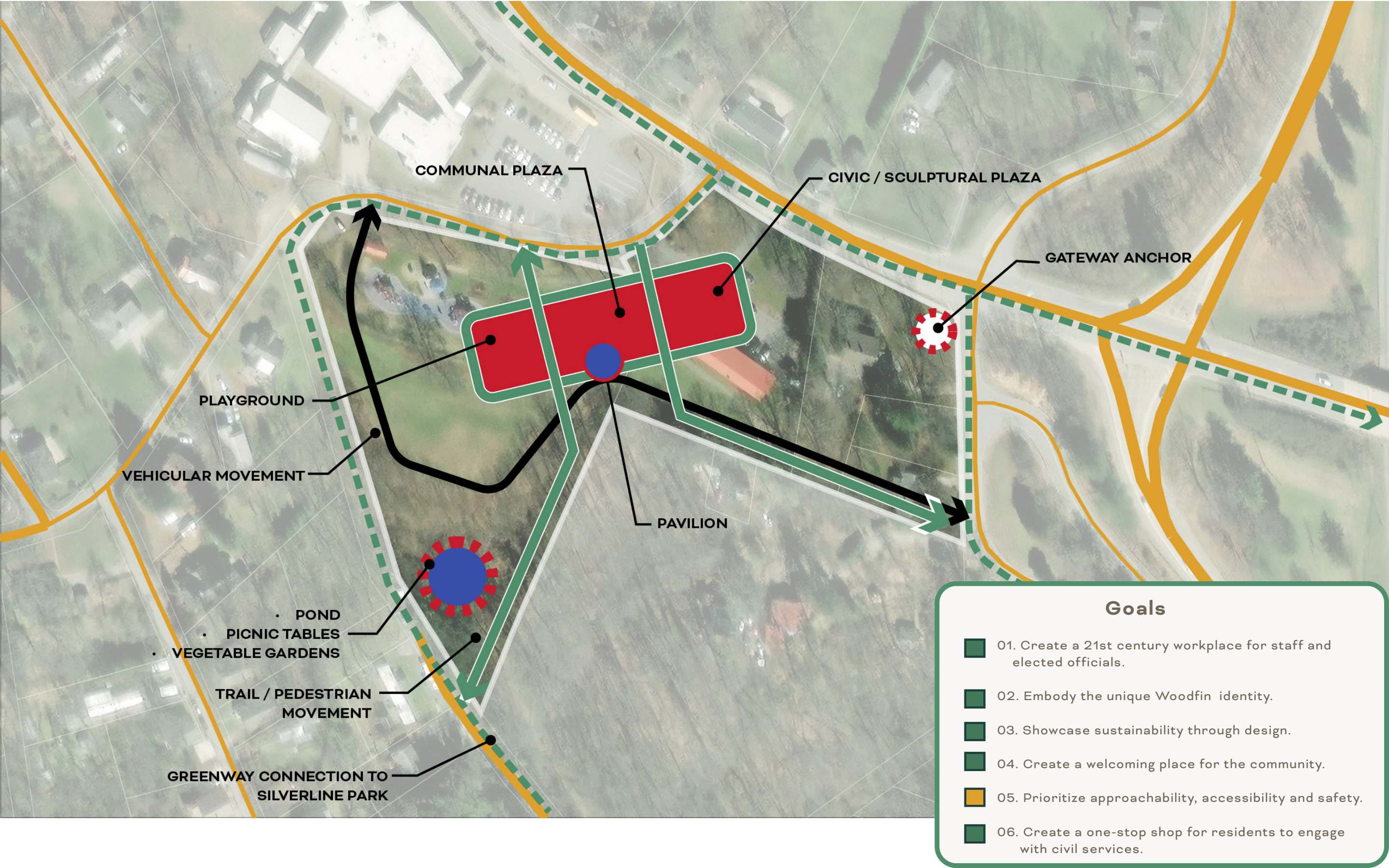


Spectrum of Options  
Plazas as a Design Driver



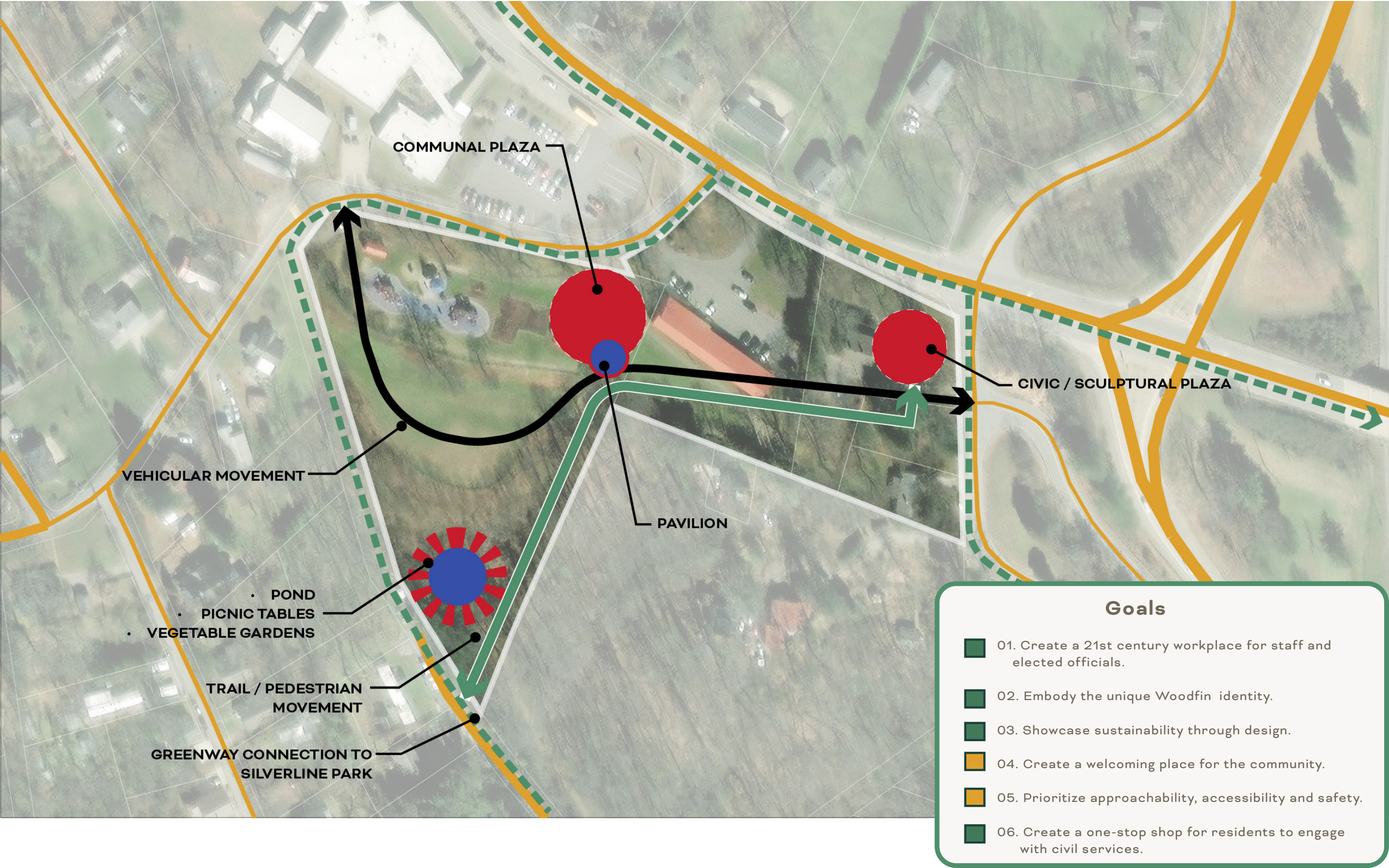


# Plazas - One Big Hardscape



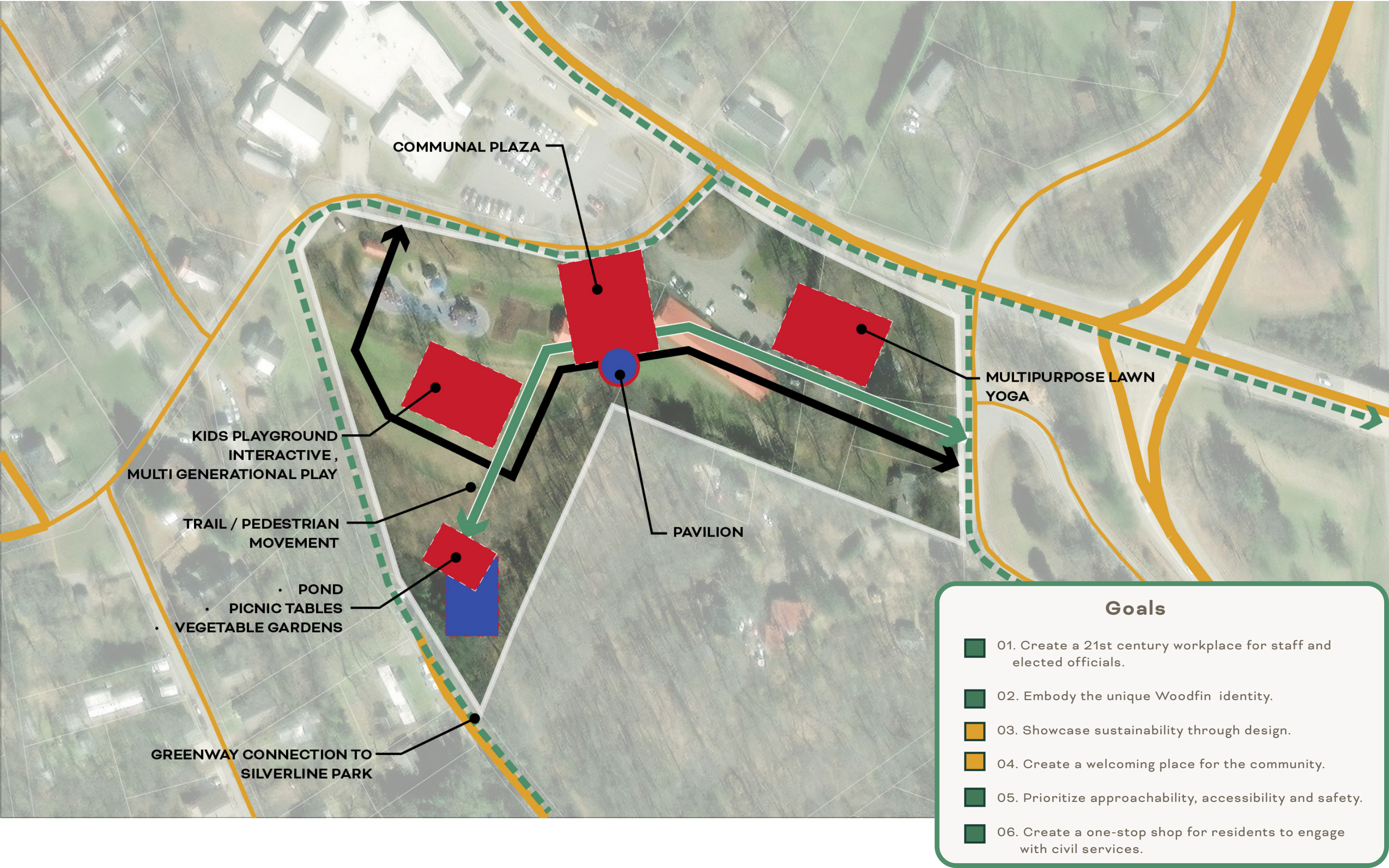


# Plazas - Three Centers of Gravity



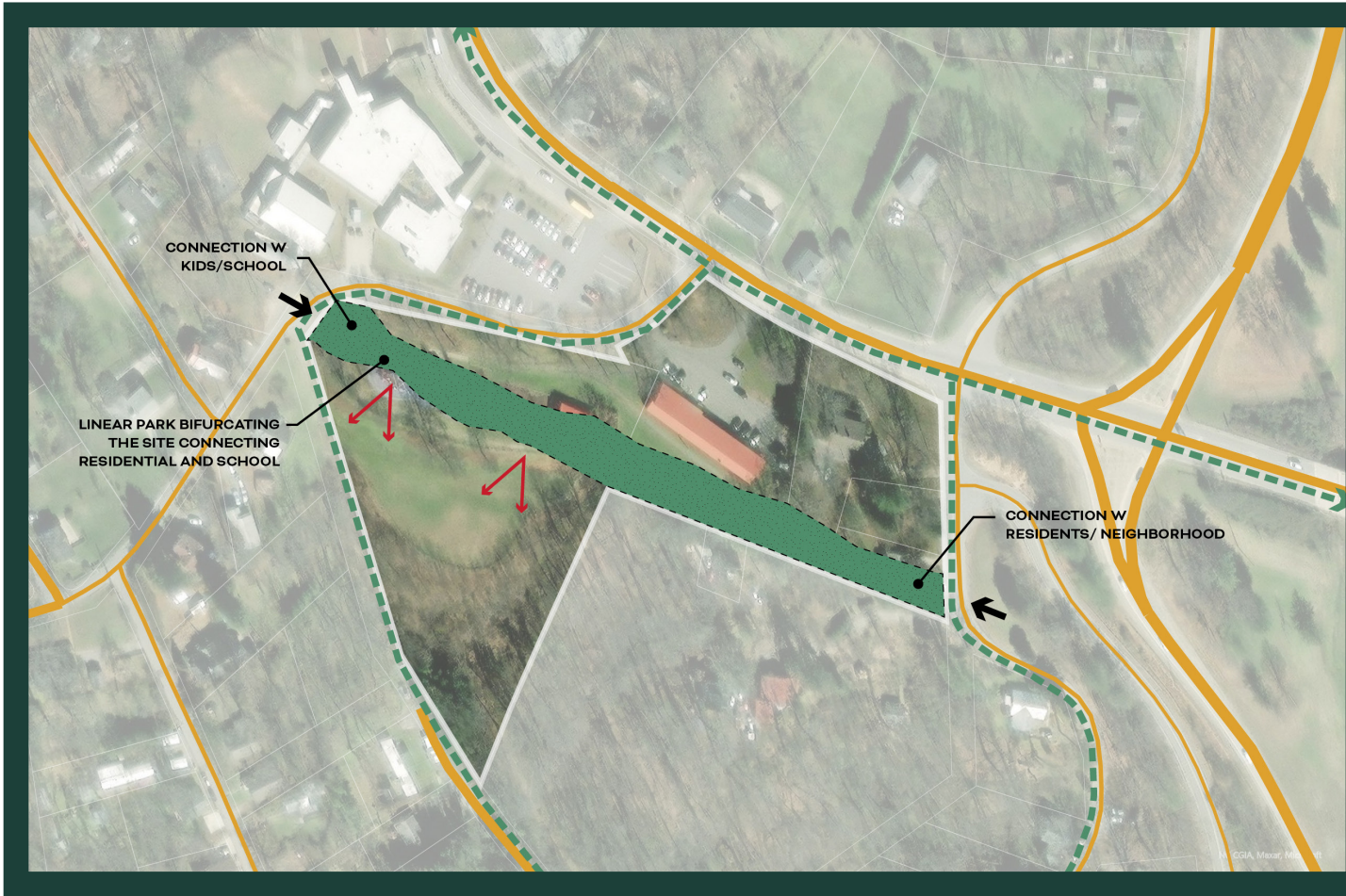
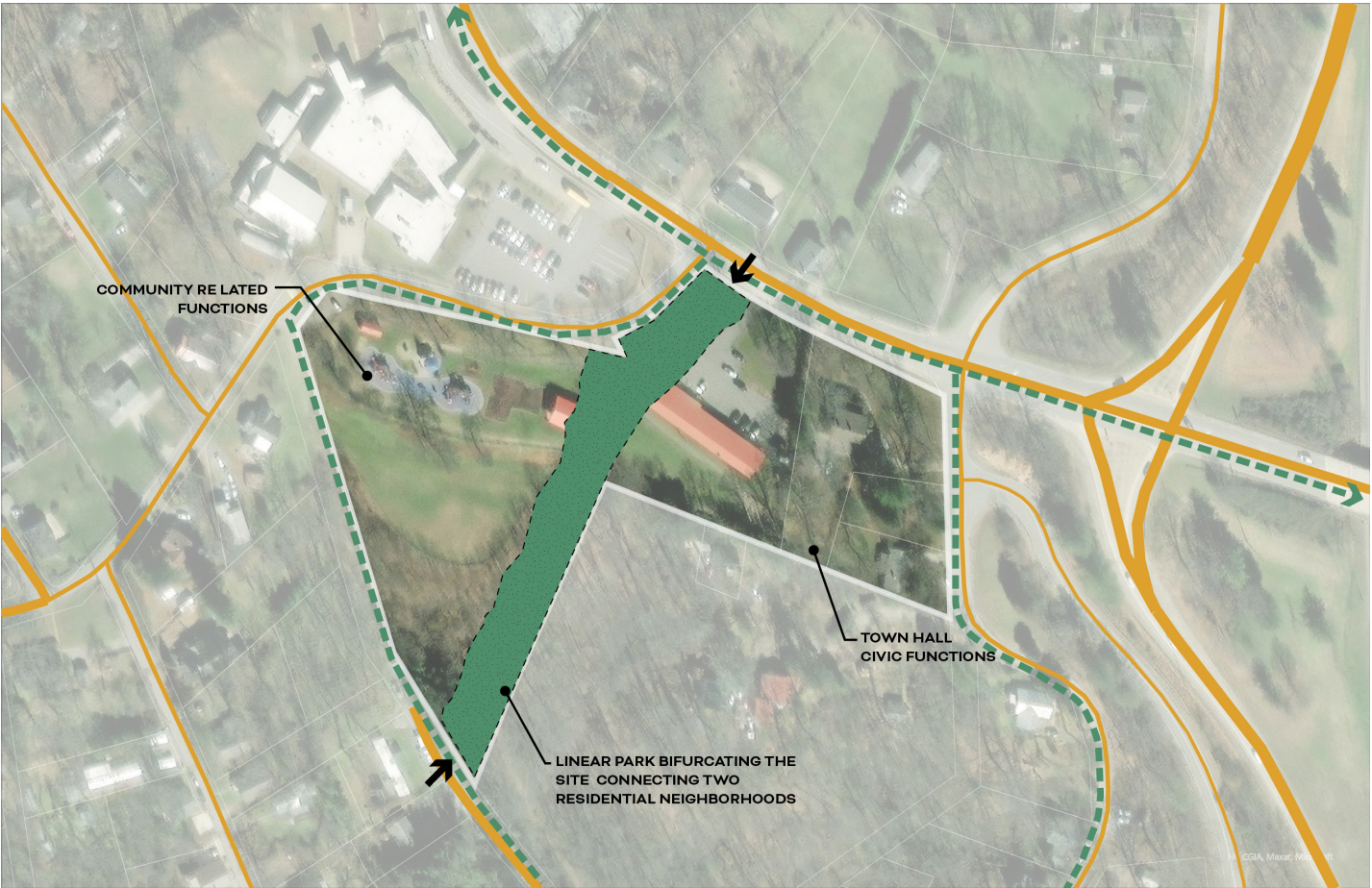


# Plazas - Necklace of Plazas





# Multi Generational Play Areas





# Multi Generational Play Areas - Network of Greens



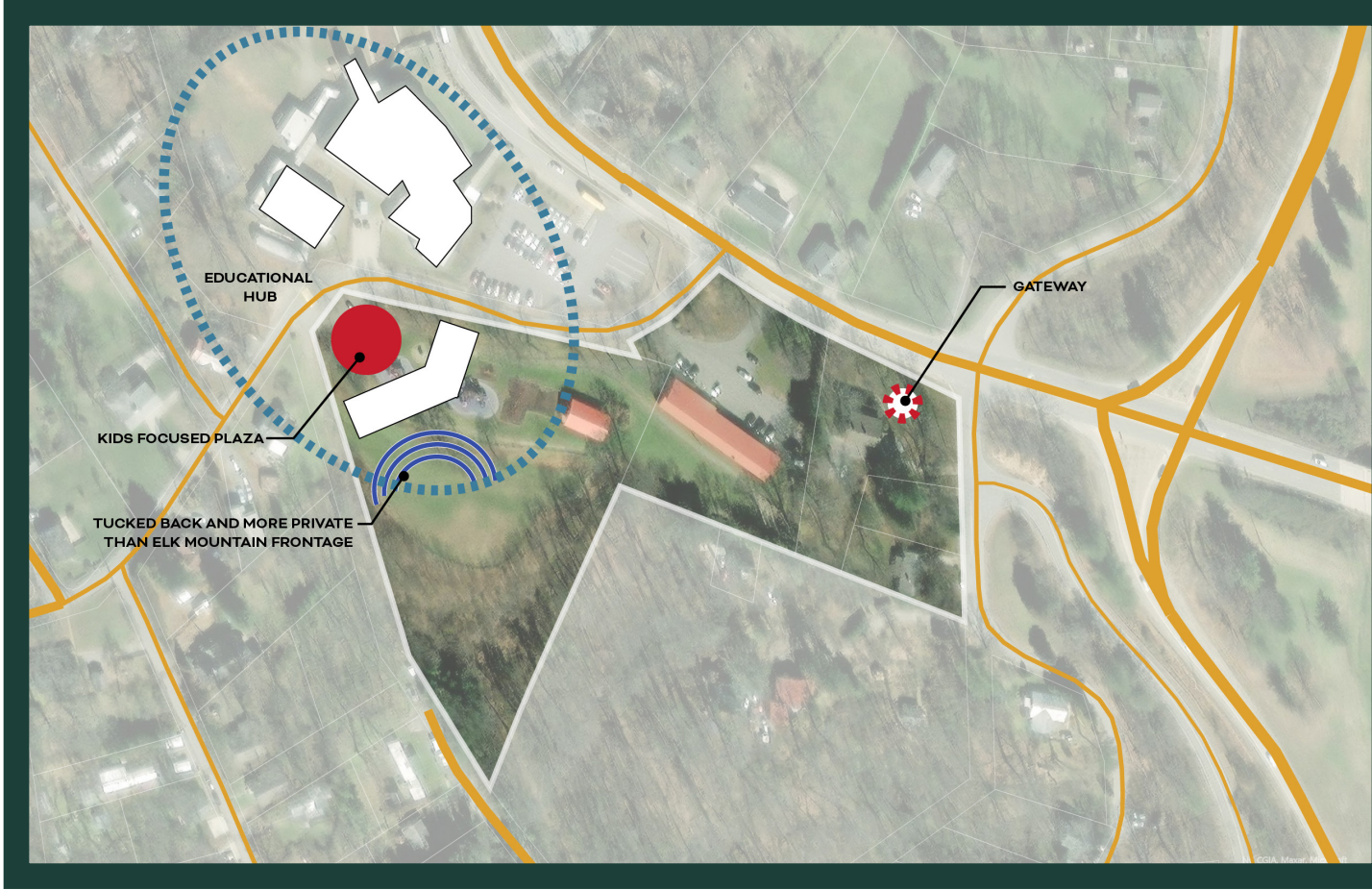


# Multi Generational Play Areas - North/South Unifier





# Amphitheater





# Amphitheater - Heart of the Site



AMPHITHEATER  
AT IDEAL LOCATION ON SITE

PLACE FOR INFORMAL CONCERTS  
AND OUTDOOR CLASSROOMS

### Goals

- 01. Create a 21st century workplace for staff and elected officials.
- 02. Embody the unique Woodfin identity.
- 03. Showcase sustainability through design.
- 04. Create a welcoming place for the community.
- 05. Prioritize approachability, accessibility and safety.
- 06. Create a one-stop shop for residents to engage with civil services.



# Amphitheater - Community Connection





# Terraces



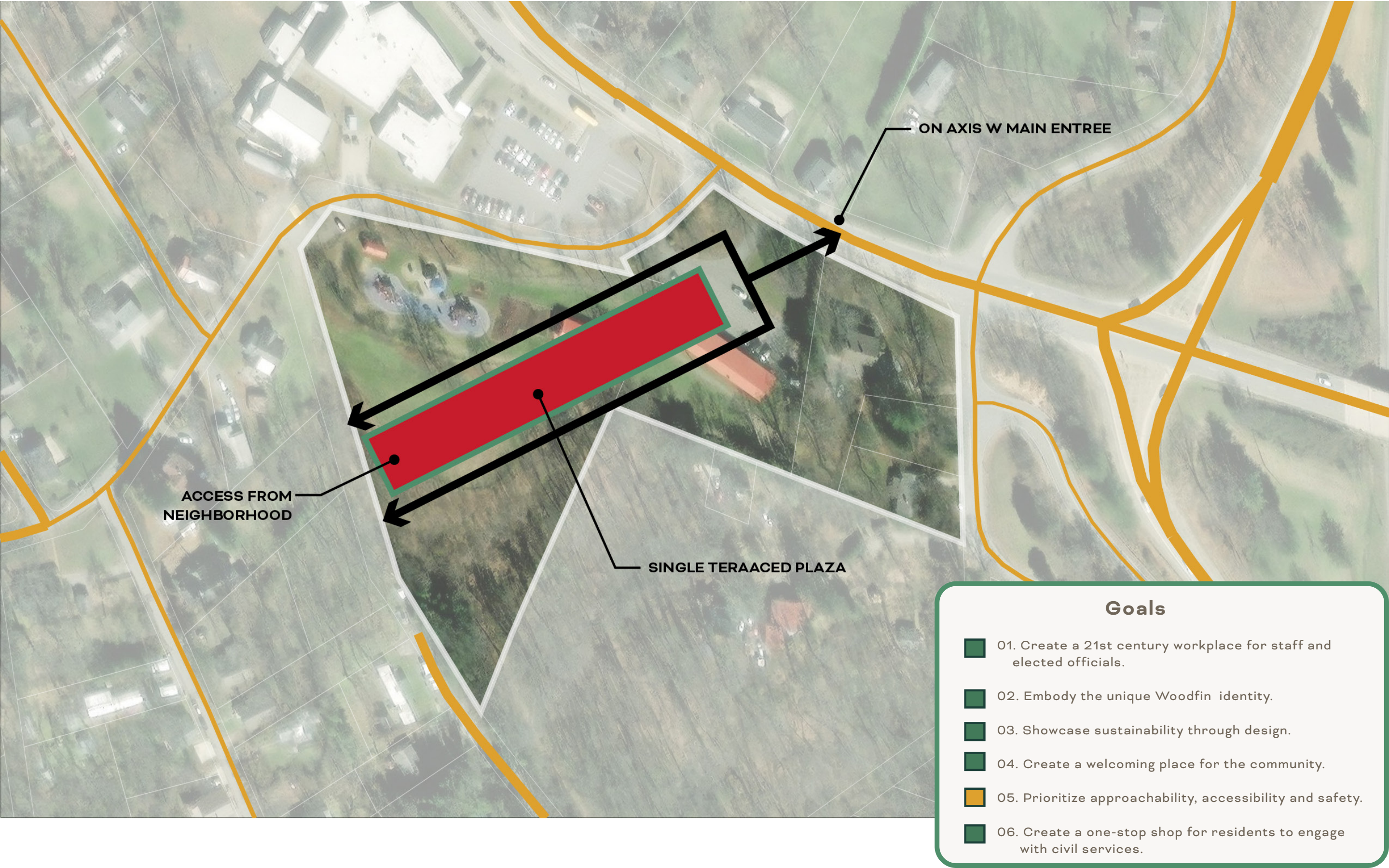


# Terraces - Stepping Plazas



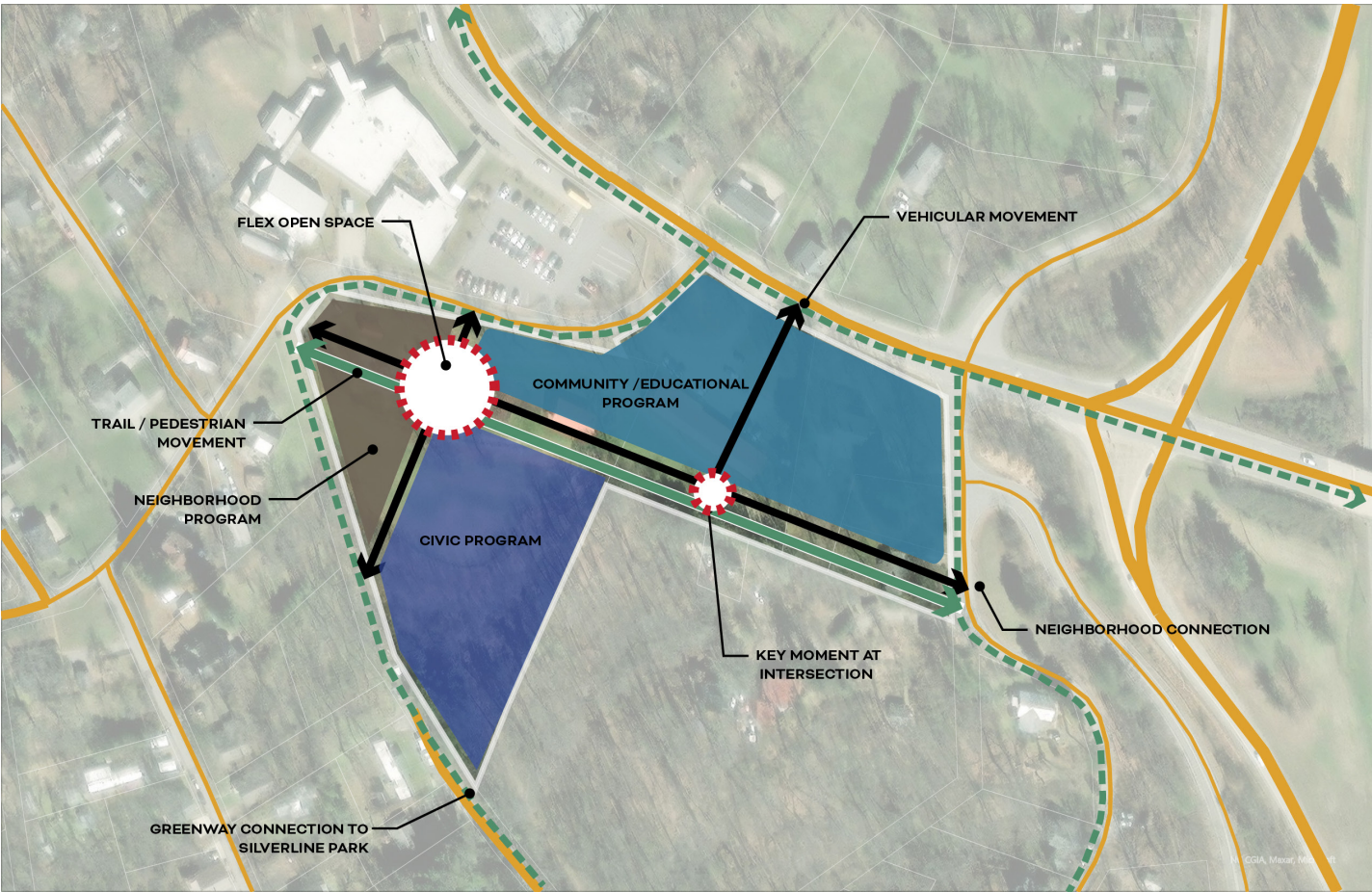
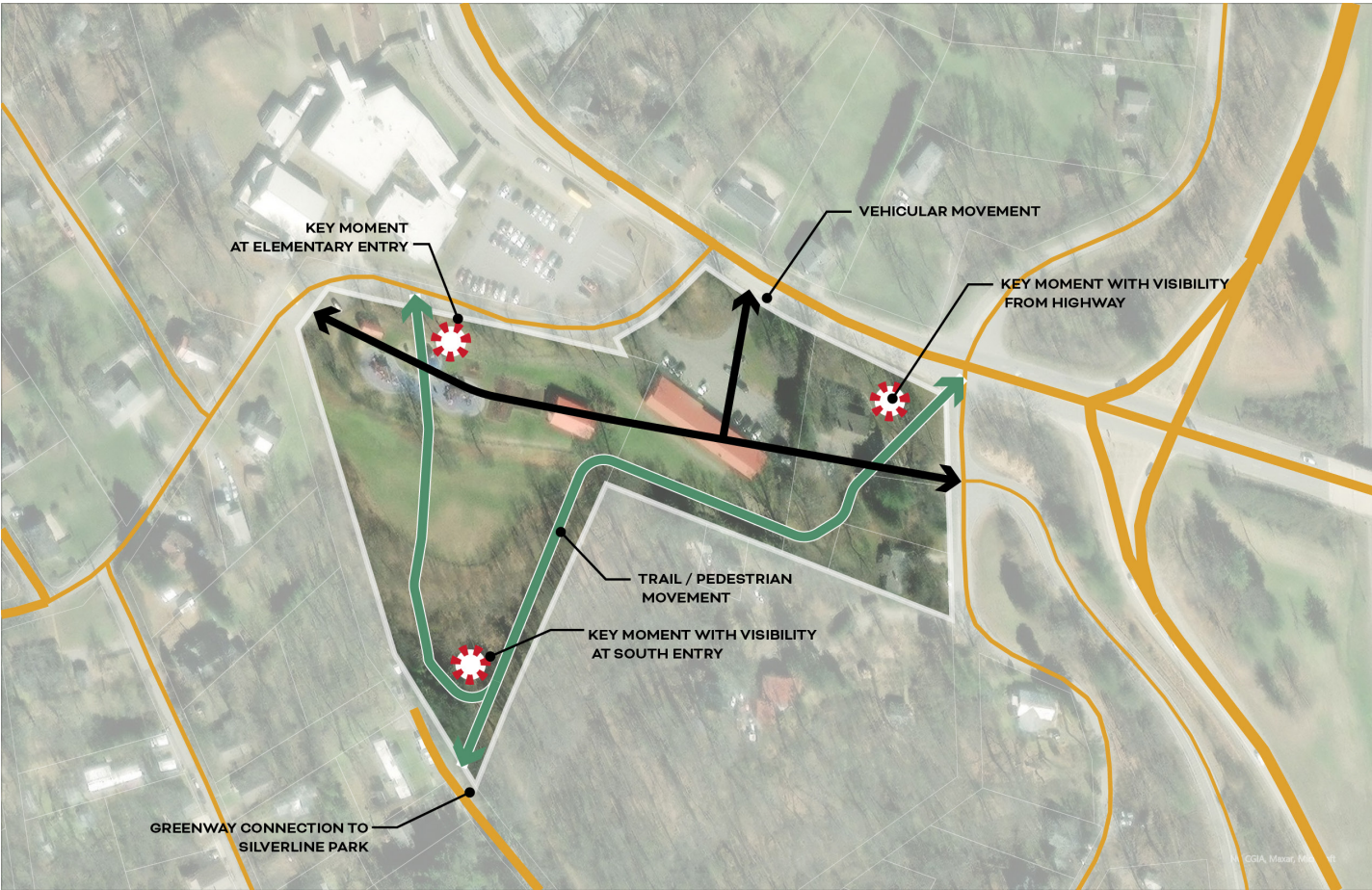


# Terraces - Unified Linear Teraced Plaza



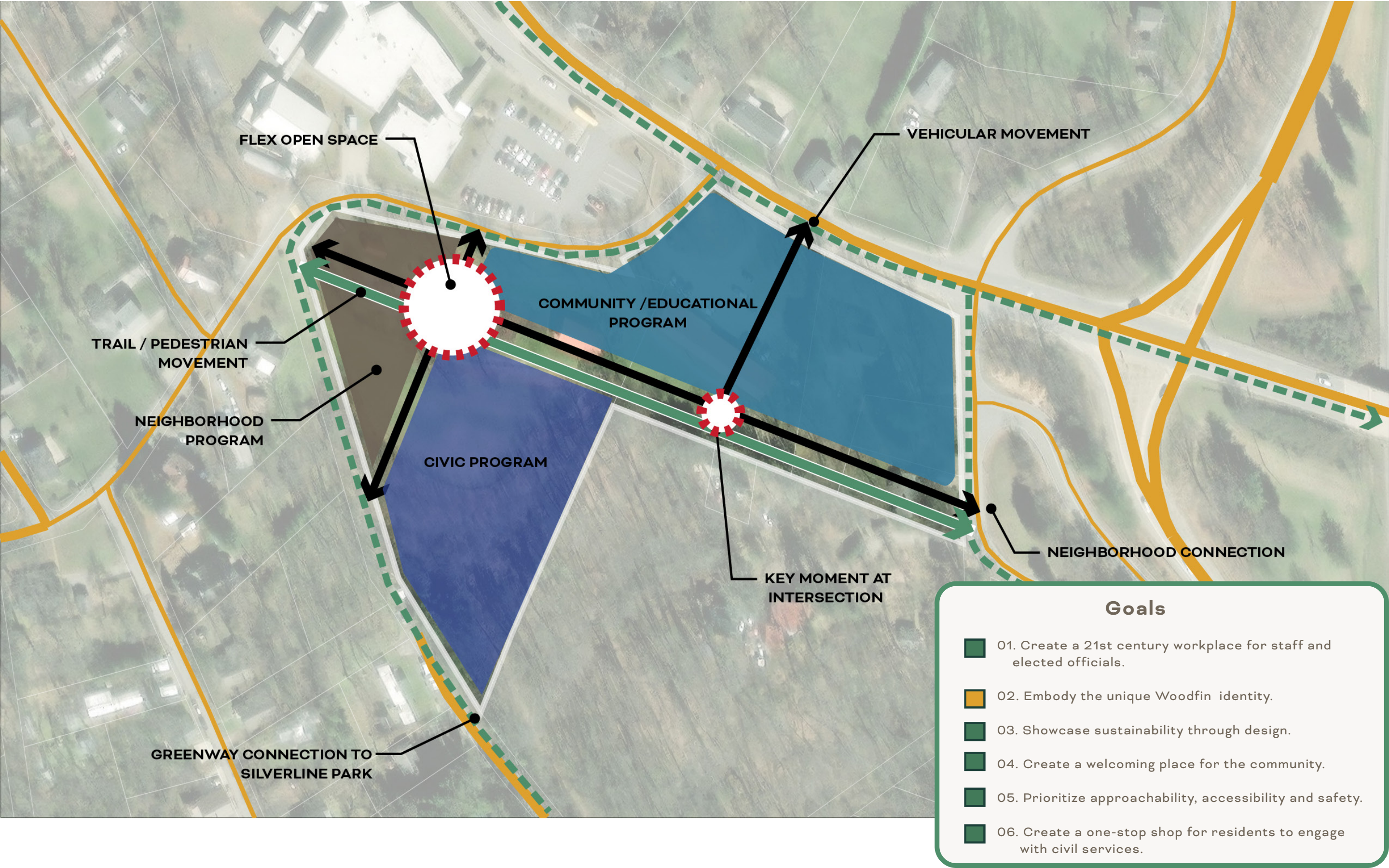


Trails





# Trails - A Linear Path

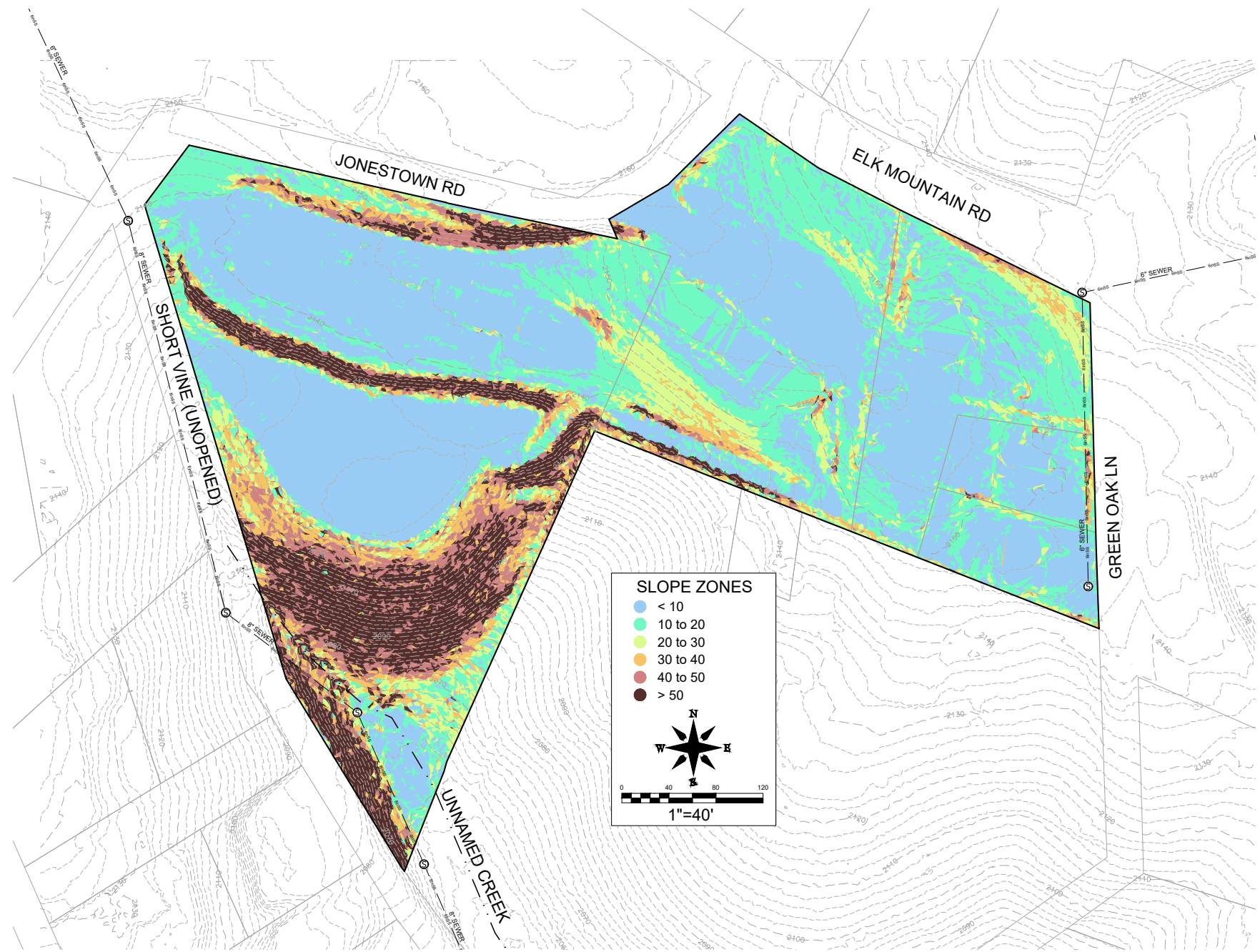




# Trails - Embedded in Nature









ROOM	PROPOSED QUANTITY	PROPOSED SF	PROPOSED TOTAL	NOTES
<b>TOWN ADMINISTRATION</b>				
Town Manager	1	250	250	
Town Clerk/Reception	1	200	200	Primary greeter at lobby
Copy/Supplies/Mailroom	1	250	250	Adjacent to Clerk, accessible to staff with shredding, recycling
Records Vault	1	150	150	Adjacent to Clerk
Finance Director	1	200	200	Consider suite shared w/ accountant
Accountant	1	200	200	
Planning Director	1	200	200	Consider shared suite for planning, zoning and map storage
Zoning Administrator	1	200	200	
Map Storage	1	100	100	
Project & Facilities Manager	1	200	200	Consider shared suite for facilities
Stormwater/Flood Admin	1	250	250	stormwater & flood admin
Conference Room	2	300	600	
<b>SUBTOTAL, NET SF</b>			<b>2,800</b>	
<b>SUPPORT</b>				
Staff Kitchen/Break Room	1	300	300	Can double as catering kitchen for community room
Server Room	1	150	150	Serves town admin & police
General Storage	1	300	300	
<b>SUBTOTAL, NET SF</b>			<b>750</b>	

**GENERAL NOTES**

Secure lobby monitored by reception, may include open work stations for councilfolks, community members  
 Supervised public access to conference rooms  
 Controlled public access to staff areas

ROOM	PROPOSED QUANTITY	PROPOSED SF	PROPOSED TOTAL	NOTES
<b>COMMUNITY USE</b>				
Lobby/Display				Included in gross SF
Board Room/Community Room	1	2,400	2,400	With operable partition to subdivide
Meeting Room/Classroom	1	600	600	Smaller meetings, closed session or overflow gathering space
Table & Chair Storage	1	250	250	
A/V Storage	1	100	100	
<b>SUBTOTAL, NET SF</b>			<b>3,350</b>	

**GENERAL NOTES**

Provide parking for events/meetings (40-50 attendees)  
 Touchdown work space for commissioners at lobby, classroom or conference rooms

<b>EARLY CHILDHOOD CENTER</b>				
Classrooms	5	485	2,425	2 Infant + Toddler 1,2,3 Includes, toilet, storage rooms
Reception/Office	1	125	125	
Admin Offices	2	125	250	
Staff Lounge	1	150	150	
Laundry	1	100	100	
Kitchen	1	475	475	
General Storage	1	125	125	
<b>SUBTOTAL, NET SF</b>			<b>3,650</b>	

**GENERAL NOTES**

Sized for 40-50 children  
 Provide parking for staff (10 spaces) and pick-up/drop-off (4 spaces)  
 Provide separate, fenced outdoor play for infant, toddler & 3-5 year-olds



ROOM	PROPOSED QUANTITY	PROPOSED SF	PROPOSED TOTAL	NOTES
<b>OPERATIONS</b>				
Lobby/Waiting	1	250	250	With report writing area
Receptionist/Records Clerk	1	200	200	
Copy/Supplies/Workroom	1	250	250	
Police Chief	1	250	250	
Lieutenant	1	200	200	Shared office for 2
Captain	1	200	200	
Sergeants	2	250	500	
Detectives	1	250	250	
Patrol Officers	1	750	750	Shared office for 8-10 with body cam & radio storage & charging
Meeting Room/Training Room	1	600	600	Sized for 20 officers + presenters
Table & Chair Storage	1	150	150	Must be acoustically separated, with 2 audio/video recording systems
Interview Room	1	200	200	
Conference	2	250	500	
Intelligence Center	1	250	250	
<b>SUBTOTAL, NET SF</b>			<b>4,550</b>	
<b>EVIDENCE</b>				
Public Viewing/Retrieval	1	150	150	Sally port room or secure transaction counter
Evidence Deposit Room	1	200	200	With pass-thru evidence lockers
Evidence Technician Office	1	150	150	With officer and public counters
Evidence Processing	1	450	450	
Evidence Storage, General	1	1,000	1,000	
Evidence Storage, Firearms	1	150	150	
Evidence Storage, Narcotics	1	150	150	With freezer, fridge, money safe
<b>SUBTOTAL, NET SF</b>			<b>2,250</b>	
<b>SUPPORT</b>				
Staff Kitchen/Break Room	1	300	300	
Fitness Room	1	450	450	
Armory	1	125	125	
Uniform Storage	1	125	125	
Investigative Equipment Stor.	1	200	200	With washer/dryer for contaminated uniforms
Secured Documents Storage	1	400	400	
Locker Rooms	1	450	450	
Shower Rooms	2	200	400	
General Storage	1	200	200	Separate men, women
Bulk Storage	1	300	300	Patrol bikes, barricades, ice melt
<b>SUBTOTAL, NET SF</b>			<b>2,950</b>	May be separate storage building

**GENERAL NOTES**

Secure lobby monitored by reception, controlled access to conference & offices, restricted access beyond

Provide parking for staff & visitors (6 cars)

Provide secure parking for patrol vehicles (20 cars); wash bay desired but may be at Public Works

Provide storage for impounded evidence vehicles, covered or fully-enclosed parking preferred (3 cars)

No detention facilities or holding rooms



ROOM	PROPOSED TOTAL
<b>TOWN ADMINISTRATION</b>	
Total Net Square Feet	3,550
Walls, Bathrooms, Circulation, Mechanical	1,420
SUBTOTAL, ADMINISTRATION	4,970
<b>COMMUNITY USE</b>	
Total Net Square Feet	3,350
Walls, Bathrooms, Circulation	1,005
TOTAL, COMMUNITY USE	4,355
<b>EARLY CHILDHOOD CENTER</b>	
Total Net Square Feet	3,650
Walls, Bathrooms, Circulation	1,460
TOTAL, EARLY CHILDHOOD CENTER	5,110
<b>POLICE DEPARTMENT</b>	
Total Net Square Feet	9,750
Walls, Bathrooms, Circulation	3,900
TOTAL, POLICE DEPARTMENT	13,650
<b>TOTAL GROSS SQUARE FEET</b>	<b>28,085</b>

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