



**Town of Cornelius  
Historic Preservation Committee  
"Preserving Our Heritage for Future Generations"**

**Agenda  
February 9, 2017  
6:00 PM  
Cornelius Town Hall-Manager's Conference Room**

- I. Call To Order**
- II. Determination of Quorum**
- III. Citizen Concerns/Comments**
- IV. Approval of Minutes**
  - A. November 2016
  - B. January 2017
  - C. Joint Arts District Planning Meeting January 30, 2017
- V. Old Business**
- VI. New Business**
  - A. Arts District Joint Planning Meeting follow up
  - B. 2017 Planning
- VII. Announcements**
- VIII. Adjournment**

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 9, 2017

To: HPC Members

From: Will Washam - Senior Planner

**Action Requested:**

Review and approve meeting minutes

**Manager's Recommendation:**

Review and approve meeting minutes

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">HPC_Minutes_11172016.DRAFT.pdf</a>	November Meeting Minutes	Backup Material

---

**Historic Preservation Committee**  
**“Preserving Our Heritage for Future Generations”**  
**Minutes**  
**November 17, 2016**



**Town of Cornelius**  
**Historic Preservation Committee**  
**“Preserving Our Heritage for Future Generations”**  
**Minutes**  
**November 17, 2016**

**Members Present:** Jess Boye  
Kathryn McClelland  
Julie Miller  
David Stockwell

**Members Absent:** Joe Purdy

**Staff Present:** Will Washam, Senior Planner/Staff Liason  
Summer Smigelski, Administrative Assistant

**Guests:** Susan Irvin  
Stuart Gray

**DETERMINATION OF QUORUM**

Ms. Miller called the meeting to order at 6:05 pm and determined there was a quorum.

**CITIZENS CONCERNS/COMMENTS**

Mr. Gettings: “I would like for the committee to put forth a little more effort with making sure the meetings are on the web site. Also I see you will be having an election for chair and vice-chair and I’m hoping to hear your visions for the HPC”.

**APPROVAL OF MINUTES**

The Committee unanimously approved the September 8, 2016 minutes.

**ROBBINS HOUSE**

Stuart Gray discussed Zion Avenue and the Sherrill-Robbins House. In the 2014 survey they identified the town’s historic resources. The Zion Avenue historic area is one of the smaller historic areas with six resources. The Sherrill-Robbins house is the most prominent in the Zion Avenue historic area.

The Sherrill-Robbins house was purchased by Susan Irvin. Ms. Irvin has restored the property, without making any significant changes, and has now come to the commission requesting that the Robbins House be designated as a landmark. A report will need to be prepared and sent to Raleigh. This report will need to make a case that the property has special significance that’s required by North Carolina general statues to be designated as a land mark.

**Historic Preservation Committee**  
**“Preserving Our Heritage for Future Generations”**  
**Minutes**  
**November 17, 2016**

Ms. McClelland made a motion to recommend the property 19726 Zion Avenue be designated as a Historic Landmark. Ms. Boye seconded. All in favor, motion approved.

**In Favor:** Ms. Boye, Ms. McClelland, Ms. Miller, Mr. Stockwell,

**Opposed:** None

**FIDDLER HOUSE UPDATE**

Will brought the HPC an update on the Fiddler House, which is a designated Historic Landmark located at 21112 Catawba Ave. The owners of the house received a building permit to add an ADA accessible ramp to the front of the building. The permit went through the proper channels at the Charlotte Mecklenburg Historic Landmarks Commission. The Commission staff issued a COA (Certificate of appropriateness) per the requirements for any work done to a designated Historic Landmark.

The HPC discussed the CMHLC's process of issuing a COA with Stuart Gray from CMHLC. Under the current process, CHMLC staff works with Town of Cornelius staff to notify Cornelius of any COAs that are under review for Historic Landmarks within the town of Cornelius. All agreed that this process is working well.

**ELECTION OF CHAIR AND VICE-CHAIR**

Ms. McClelland made a motion to elect Ms. Miller as the chair. Ms. Boye seconded. All in favor, motion approved.

**In Favor:** Ms. Boye, Ms. McClelland, Ms. Miller, Mr. Stockwell,

**Opposed:** None

Ms. Miller made a motion to elect Ms. McClelland as the vice-chair. Ms. Boye seconded. All in favor, motion approved.

**In Favor:** Ms. Boye, Ms. McClelland, Ms. Miller, Mr. Stockwell,

**Opposed:** None

**OLD BUSINESS**

Cornelius Elementary Seal

Mr. Washam continued the discussion after speaking with Mr. Grant. Mr. Washam found first, records from CMS that showed two buildings on the property, buildings A and E that were constructed in 1930. The committee discussed other dates that have significance as well. A solution to this would be to incorporate an educational plaque in the wall beside the seal including all the dates that have been discussed. Ms. Miller suggested finding out where 1930 actually came from and who made the decision. Based on what they find the committee can come up with a proposal for what it should say.

**Announcements**

Mr. Washam informed the committee of the joint meeting in January to discuss the arts district.

**ADJOURNMENT**

By unanimous vote, the meeting adjourned at 8:01 p.m.

---

Chairperson

---

Secretary



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 9, 2017

**To:** HPC Members  
**From:** Will Washam - Senior Planner


**Action Requested:**

Review and approve minutes

**Manager's Recommendation:**

Review and approve minutes

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">HPC_Minutes.01122017.DRAFT.doc</a>	January Meeting Minutes	Backup Material

---



**Town of Cornelius  
Historic Preservation Committee  
“Preserving Our Heritage for Future Generations”**

**Minutes  
January 12, 2016**

**Members Present:** Kathryn McClelland  
Julie Miller  
David Stockwell  
Joe Purdy

**Members Absent:** Jess Boye

**Staff Present:** Will Washam, Senior Planner/Staff Liason  
Summer Smigelski, Planning Administrative Assistant

**Guests:** Ralph Gettings

**DETERMINATION OF QUORUM**

Ms. Miller called the meeting to order at 6:00 pm and determined there was a quorum.

**CITIZENS CONCERNS/COMMENTS**

Citizen Ralph Gettings shared his thoughts and concerns on the Arts District.

**APPROVAL OF MINUTES**

The Committee unanimously approved to table the November 17, 2016 minutes.

**OLD BUSINESS**

Sherrill-Robbins House Historic Landmarks designation

Staff reminded HPC members of the Sherrill-Robbins House and that it is up for the Historic Landmarks designation on Tuesday January 17, 2017 at the Town Board meeting. Mr. Washam provided direction on how to view the information.

**NEW BUSINESS**

Arts District Joint Meeting-January 30<sup>th</sup> at 6:30pm

Staff informed the Committee of the Arts District joint meeting on January the 30<sup>th</sup>. This meeting will have all advisory boards attending for idea sharing in preparation to craft the Arts District. Mr. Washam asked if they are able to attend to please RSVP.



**Town of Cornelius  
Historic Preservation Committee  
“Preserving Our Heritage for Future Generations”**

**Minutes  
November 12, 2016**

**Announcements**

The Committee discussed bringing in a couple interns that are history graduates to help with events. Mr. Purdy will connect with the Director at UNCC.

Staff will be updating the Committee’s binders with new rosters, copy of maps, past major events and bylaws.

Ms. Miller informed the Committee of the applications that have been received and that she will start interviewing each applicant as soon as possible.

Ms. McClelland and Mr. Stockwell are still reasearching where the name Liverpool came from.

**ADJOURNMENT**

By unanimous vote, the meeting adjourned at 7:30 p.m.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 9, 2017

To: Commissioners

From: Wayne Herron, Director of Planning

**Action Requested:**

Approval of Joint Arts District Planning Minutes

**Manager's Recommendation:**

Approval

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Joint_Meeting_Jan._30th_Will_edits_2.doc</a>	Joint Meeting Minutes	Backup Material

---



**ARTS CENTER/ARTS DISTRICT  
JOINT WORK SESSION  
ARCHITECTURAL REVIEW, HISTORIC PRESERVATION  
LAND DEVELOPMENT CODE ADVISORY  
PARKS, ARTS, RECREATION AND CULTURE  
PLANNING  
MONDAY, JANUARY 30, 2017  
6:30PM**

- **Dinner served at 6:30pm**
- **Mayor Pro-Tem, Woody Washam welcomed everyone at 6:48pm**

**Call to Order**

The Chairman from each advisory board introduced their members and called their board to order.

- Joe Harris, ARB Vice Chair
- Julie Miller, HPC Chair
- Cheryl Crawford, LDCAB and Planning Chair
- Dr. Scott Higgins, PARC Chair

**Arts Center**

PARC Director, Troy Fitzsimmons gave a presentation on the Arts Center. See Presentation <http://cornelius.org/DocumentCenter/View/3754>

**Arts District**

Planning Director, Wayne Herron gave a presentation on the Arts District. See Presentation <http://cornelius.org/DocumentCenter/View/3753>

**Discussion**

Each table discussed in groups some ideas for the planning and development of Cornelius' Art District Overlay. The ideas that were discussed are based on the overlay extents, uses and zoning regulations, built environment, structures, architecture and the public art in the district.

After the discussion one person from each table shared some ideas.

Will Washam: "Starting with the geographic extents, we identified some control points that are currently existing; on Catawba we have the library, on North Main we have the Veterans Monument, potentially looking further north to see if there is something that makes sense, on South Main we have the firestation with the 9-11 monument. We don't have enough commercial space in downtown right now, but we also have some vacant land, so we're going to have some new development. We want high-quality new development that makes the most of our land with multi-story buildings."



**ARTS CENTER/ARTS DISTRICT  
JOINT WORK SESSION  
ARCHITECTURAL REVIEW, HISTORIC PRESERVATION  
LAND DEVELOPMENT CODE ADVISORY  
PARKS, ARTS, RECREATION AND CULTURE  
PLANNING  
MONDAY, JANUARY 30, 2017  
6:30PM**

Commissioner Dave Gilroy: "One big strategic opportunity here; long term, is the redevelopment of Food Lion Shopping Center."

Susan Johnson: "To establish a sense of place; to create an advisory board separate from the 501(c)(3) that will really encompass the entire arts district; and for Artists to come together to decide direction."

Scott Higgins: "Access is very important; second point is telling the story of Cornelius; last is branding."

Joe Purdy: "To incorporate the scales from the Cotton Gin into the Arts Center; work with the existing businesses to get them on board to create a plan."

Julie Miller: "To reduce car traffic with bike lanes and shuttles; we need more variety of businesses in downtown."

Norris Woody: "We first need to get the overlay district right with friendly walkable space."

**Adjournment**

Meeting adjourned at 8:16 p.m.

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 9, 2017

To: HPC Members

From: Will Washam - Senior Planner






**Action Requested:**

Follow up discussion from the Arts District Joint Planning Meeting

**Manager's Recommendation:**

Discuss the outcomes of the joint planning meeting

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Arts_District_Input_Form_final.docx</a>	Input Form	Backup Material
 <a href="#">JOINT1.30.17.pdf</a>	Arts District Presentation	Backup Material
 <a href="#">Future_Cornelius_Arts_Center.pdf</a>	Arts Center Presentation	Backup Material
 <a href="#">AerialPlanningMap22x34Trans35Reduced.pdf</a>	Planning Map	Backup Material
 <a href="#">ArtsDistrictPlanningDsize.pdf</a>	Conceptual District Map	Backup Material

# Arts District Input Form

Thank you for providing input for the planning and development of Cornelius’ Arts District Overlay. Please feel free to include comments that cannot fit into the provided feedback boxes by using a separate sheet of paper. For further comments please contact Will Washam, Senior Planner [wrwasham@cornelius.org](mailto:wrwasham@cornelius.org) (704)-896-2461 ext. 116

## Arts District Overlay Extents

\*\*\*A conceptual Arts District extents has been developed around the Arts Center site on Catawba Avenue and the Town Center. See the attached concept map.

How far should the Arts District extend westward on Catawba Ave. How far should the district extend north and south along highway 115? Use landmarks in your description if possible.	
---	--

## Arts District Overlay Uses and Zoning Regulations

What uses should be encouraged in the Arts District? (Performance Space, Art Studio, Micro Brewery, Events Space indoor and outdoor, Music Venue, Business incubators, etc.)	
--	--

## Built Environment, Structures, and Architecture

The existing buildings contribute to the unique character of this area. Should use of the existing buildings be encouraged? What priority should historic preservation be?	
Some areas within the proposed district extents have opportunities for new development. Should zoning regulate building materials/forms to conform to the existing prominent buildings with the proposed art district extents? Should we be more flexible in considering artistic form in architecture?	

## Public Art in the District

Currently murals are subject to ARB review and are not allowed on street fronting wall surfaces. Should Murals be considered differently inside the arts district? What about other art forms (sculpture, statues, etc.)?	
Some arts districts have unique branding incorporated into public art (In Hendersonville they have bear statues in their arts district). Ideas for unique public art branding specific to Cornelius?	
Should we incorporate unique wayfinding signs into the arts district? There is an opportunity to incorporate the existing Historic Walking tour in this area into wayfinding signage	
Should we have a committee whose purpose is to review public/private art and give direction in the district?	

## What other issues are important to you?

--





# CORNELIUS ART DISTRICT & FESTIVAL STREETSCAPE



*October 3, 2016*

# ART DISTRICT

- A demarcated urban area, usually within or on the periphery of a center city intended to create a “critical mass” of places of cultural consumption, such as art galleries, theatres, art cinemas, music venues, and public squares.
- A mixed-use area in a community with a high concentration of arts and cultural facilities, as well as operations aimed to promote economic development and cultural activity
- Centered on the basis of creating public gathering spaces for the performing arts, visual arts, and community events, but also associated with creation of many allied service industry jobs such as café’s, fashion outlets, restaurants, artist and photography studios, graphic design firms, music stores, florists and caterers, microbreweries, bottle shops, food trucks, etc.
- A unique “branding” element can be associated within an art district

# Planning an ART DISTRICT

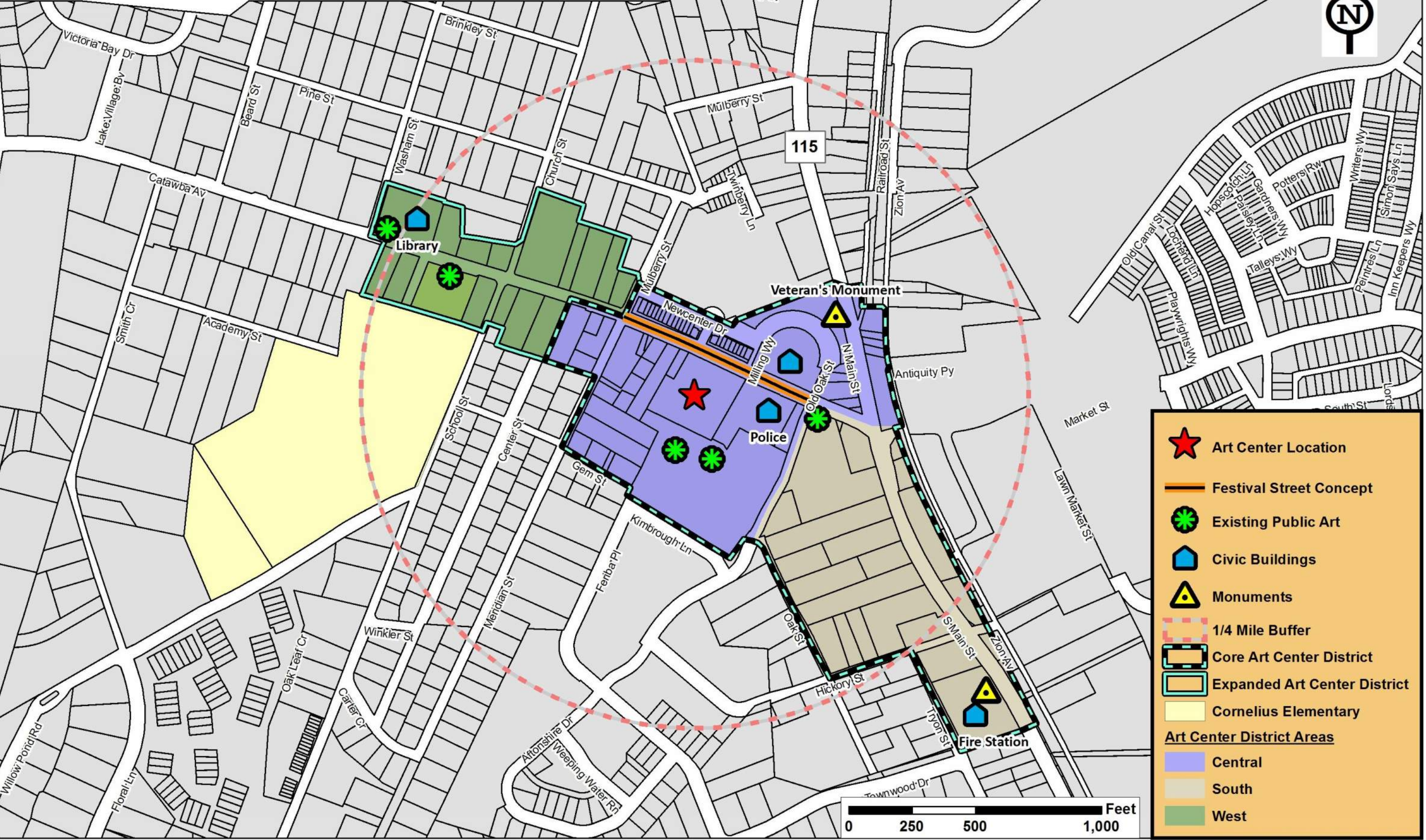
- **Determine geographic extents**
  - Identify unique areas within the district that have shared character
  - Identify gateways with opportunities for public art and dynamic streetscapes
- **Catalog existing architecture**
  - Historic Landmarks designated structures and other significant contributing structures
  - New juxtaposed with old
    - Live work units :: Old Town Public House building
- **Identify opportunities for streetscape improvements**
  - Specific areas for landscaping and public art
  - Signage or branding for the ART district
  - Façade improvements
- **Identify sites for development**
  - Redevelopment and new development
- **Zoning standards**
  - Determine building form and use table
  - Complementary Uses and Arts Uses in existing buildings

# ART DISTRICT

- What Codes, Land Use Plan, or policy changes should we recommend? (Art Overlay District may want to exclude uses such as animal hospital, antenna systems, day cares, drive-through facilities and funeral homes)
- Current Chapter 4 references storefront façade, but should be expanded to evaluate flexibility for historic buildings/homes for business expansion
- Should new development/redevelopment be required to provide art (mural, statue, other)
- Should incentives be provided to encourage private art (NC Main Street Grants, Town Main Street Grants, etc.)
- What sort of complementary/art uses should we allow? Some examples include: Food Trucks, street vendors, street musicians, street closures for events, art studios, music studios
- How can we invest wisely to create a successful district? Should we consider a Municipal Service District (MSD), or Business Improvement District (BID)?
- Should we consider creating a Cornelius Art Center Development Corporation?

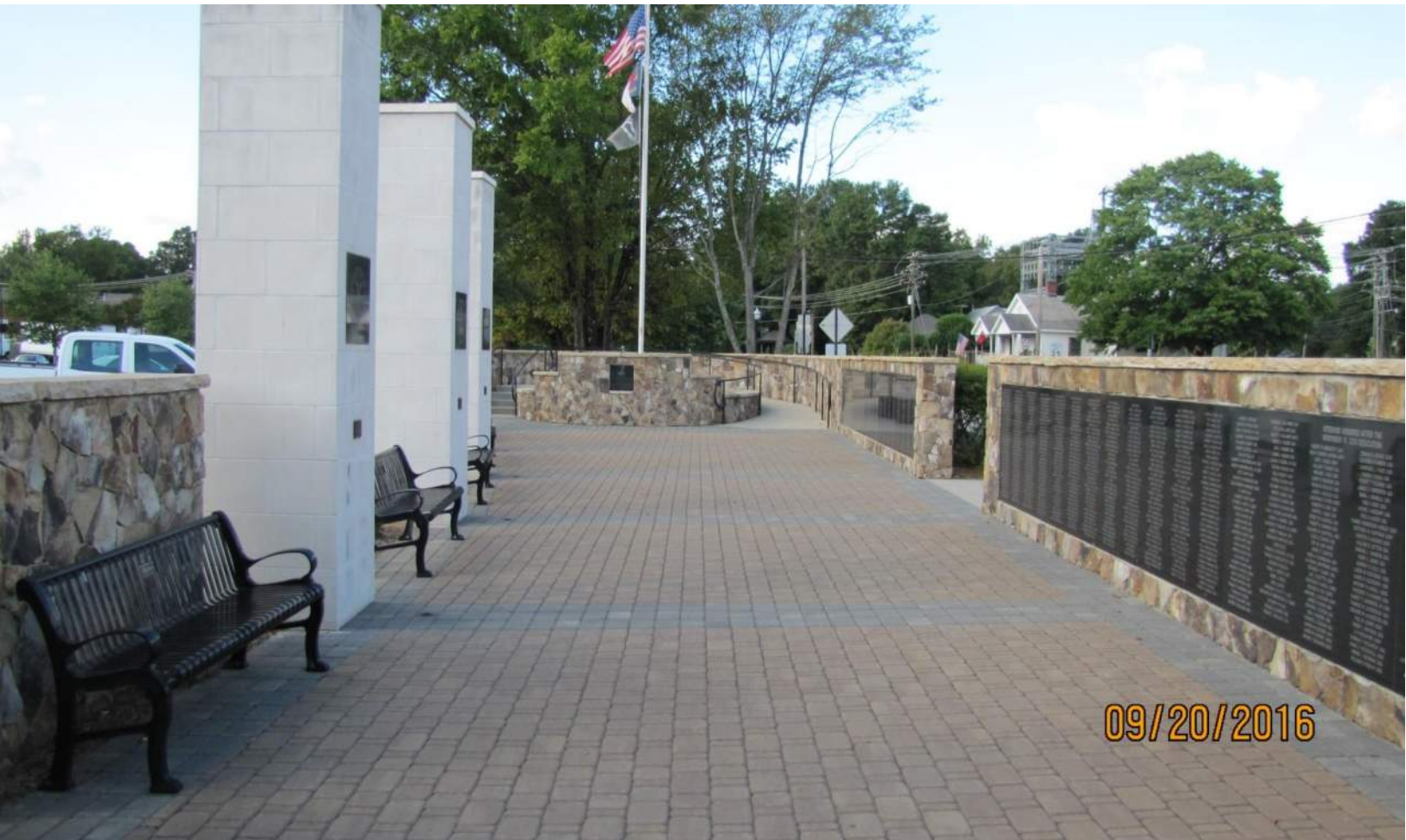


# Potential Cornelius Arts Center District Extents



- ★ Art Center Location
- Festival Street Concept
- ★ Existing Public Art
- 🏠 Civic Buildings
- ⚠ Monuments
- 🔴 1/4 Mile Buffer
- 📐 Core Art Center District
- 📐 Expanded Art Center District
- 🟡 Cornelius Elementary
- Art Center District Areas**
  - 🟡 Central
  - 🟠 South
  - 🟢 West





09/20/2016



09/20/2016

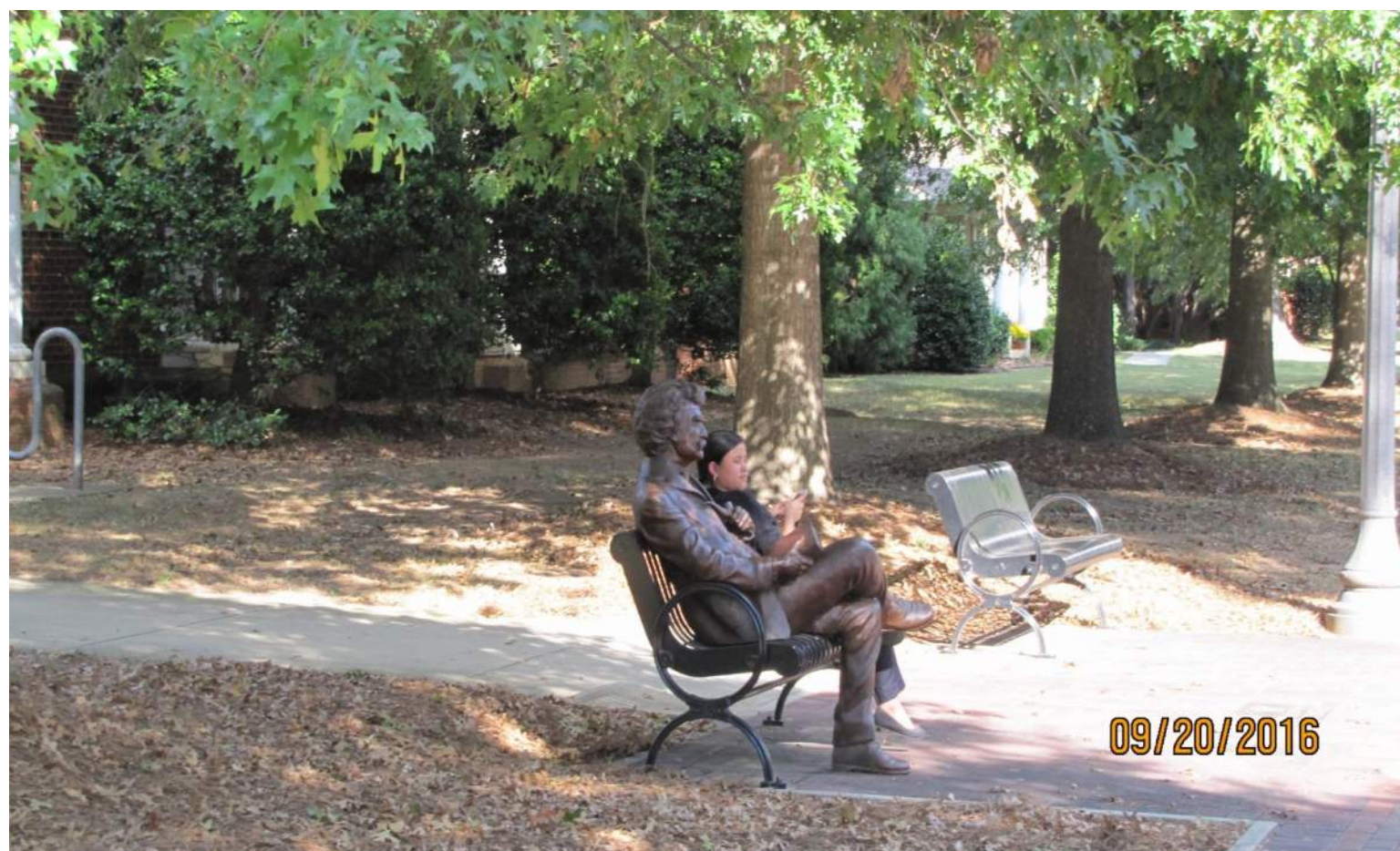


09/20/2016

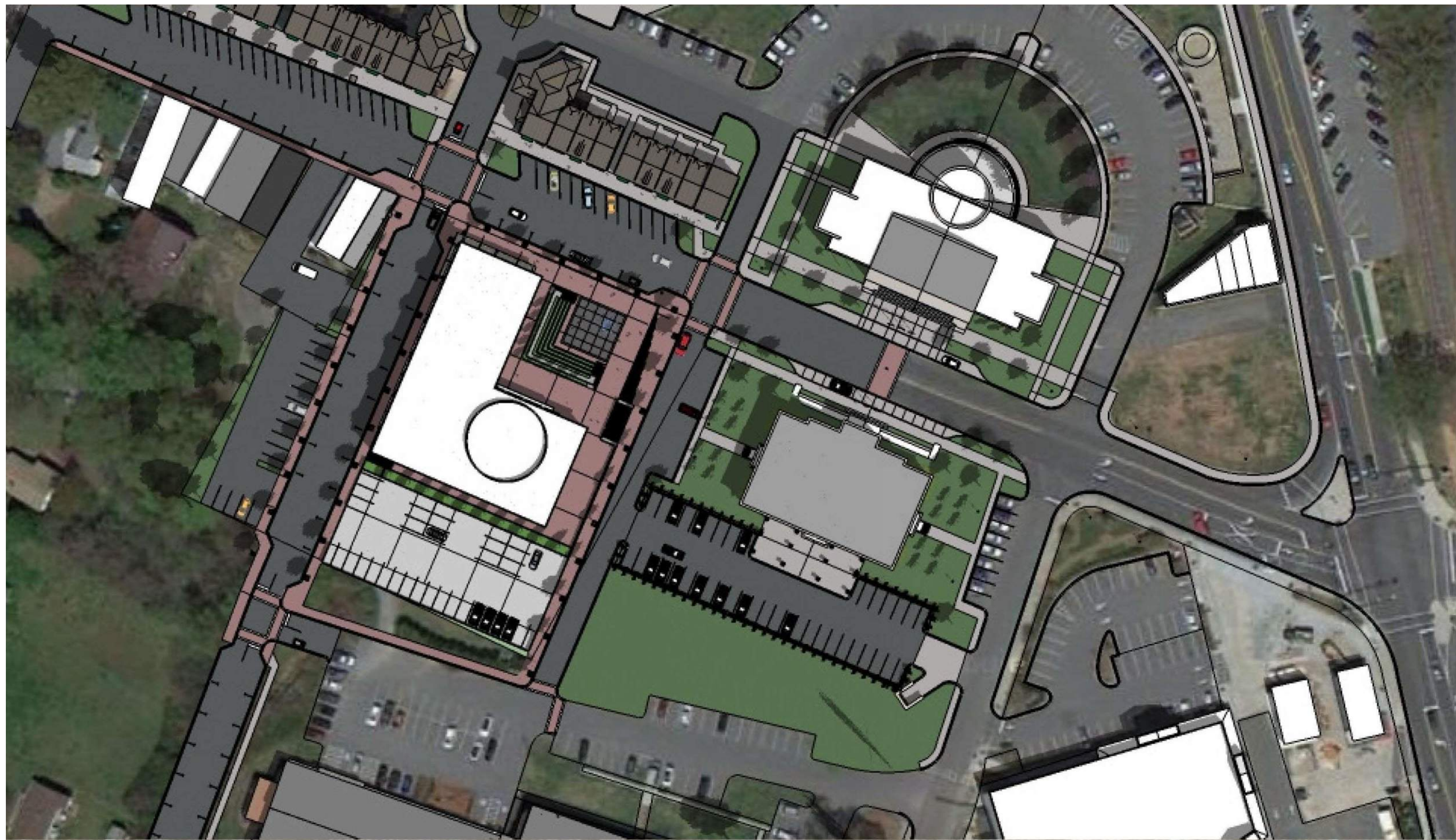


09/20/2016























each = 6,000 SF

- o Requires 15 parking spaces; provided in area
- Building beside Pawn Shop at corner of 115/Catawba = 4,000 SF/Floor @ 3 Story = 12,000 SF
  - o Requires 30 Parking Space; 16 provided between subject building and pawn shop (historic facade)
- Added parking behind Town Hall = 19 spaces
  - o Overflow for Town Hall as well as additional required parking for new buildings

#### Development Data (South of 115/Catawba):

- Building A (lot adjacent to Cashions to the south) = 6,000 SF/Floor @ 4 story = 24,000 SF
- Building B (south of previous) = 6,000 SF/Floor @ 4 story = 24,000 SF
- Building C (proposed 4 story Godwin building: +/- 4,000 SF/Floor)
- Building D (south of proposed 4 story building) = 12,000 SF/Floor @ 4 story = 48,000 SF
- NMX Parcel (To Be Rezoned to TC) = 4,725 SF/Floor @ 3 Story = 14,175 SF
- Cashion's Expansion and Relocation
  - o 2,700 SF plus double number of pumps
- Townhome units facing Hickory St., the park at Townwood Ln., and Aftonshire Dr.
  - o 33 units @ 25 ft. in width
  - o 2 spaces per unit provided in garage; on-street parking is convenience/excess
- Condos/Apartments/Flats facing Oak Street
  - o 90 total
  - o 10 units per floor @ 2 bedrooms each; required 2 parking spaces per unit
  - o 3 buildings at 3 stories
  - o 2 buildings east of Oak Street will have dedicated parking within structure

#### General Notes/Issues

- Requires cooperative efforts and/or master developer for all but one parcel
- All commercial parking is calculated at 1 space per 400 SF
- Not dependent upon parking along NC-115
- All commercial buildings are considered to be 5 stories; current Land Development Code (LDC) states building heights greater than 3 stories in the Town Center (TC) and Neighborhood Mixed-Use (NMX) districts require Conditional Use Permit (TDO requirement); see proposed change to TC in TDO in "Amendments"
- Preserves historic Cashion House





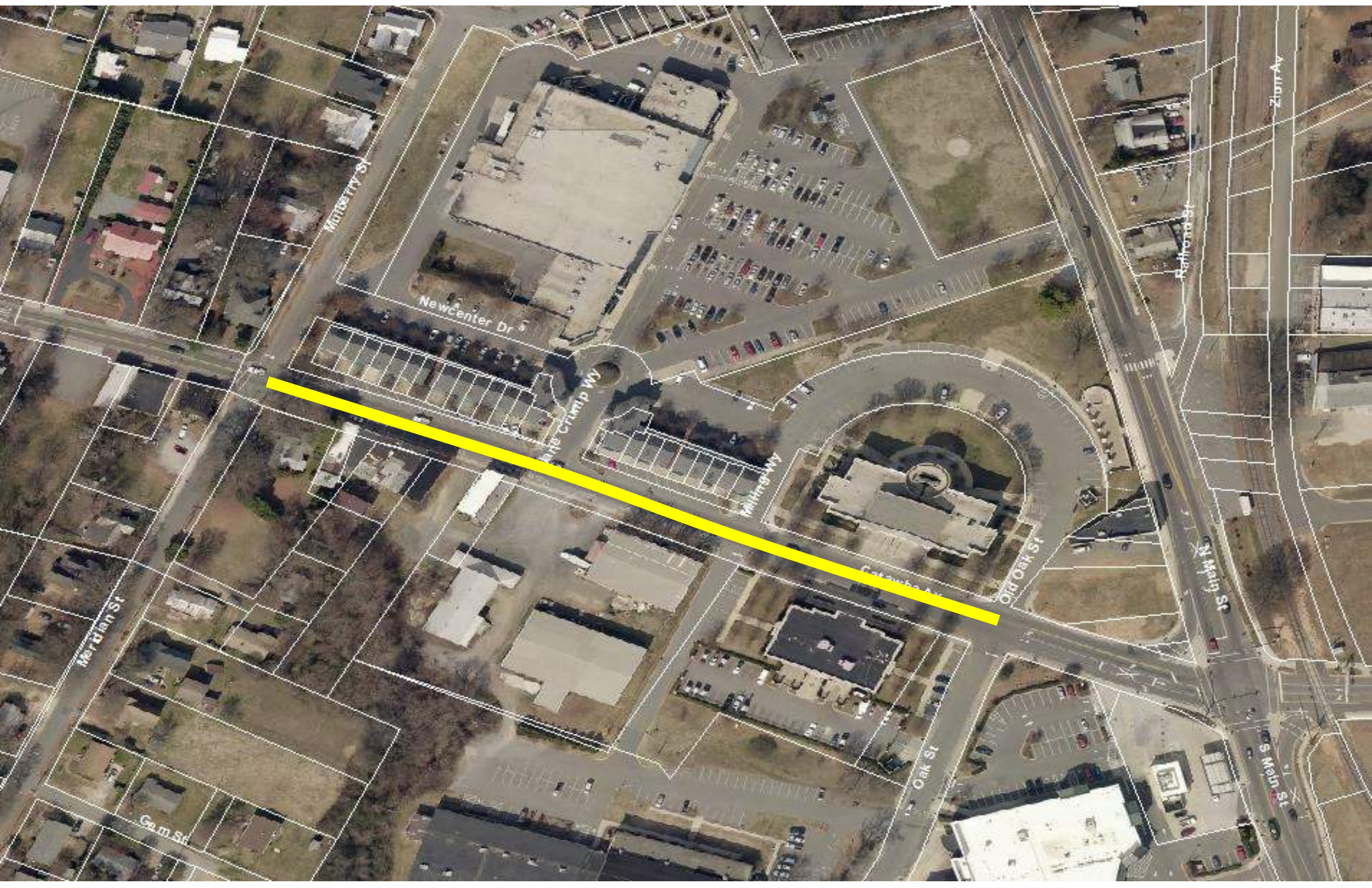




# FESTIVAL STREET

- Festival Street, also known as an open street or shared space, has the following characteristics
  - Blurs hierarchy between vehicles and pedestrians/bicyclists
  - Encourages slow traffic speeds
  - Provides for flexible use within a street right-of-way
  - Creates a “special place” that can be closed for temporary events and festivals
- Town Staff has applied to the NC Department of Commerce: Rural Economic Development Division for \$94,340 in funding for detailed design and surveying costs for a festival street on Catawba Avenue from Meridian/Mulberry Street to Old Oak Street.
- Town has received notice that we have been awarded a “downtown revitalization grant.” There are no matching dollars required. The Town Board is requested to approve the acceptance of the grant and authorize the Mayor and Town Manager to execute the appropriate documents to move the grant forward.
- Once designed, construction can be an addendum to the Art Center project, or be constructed immediately after the Art Center













10/17/2013









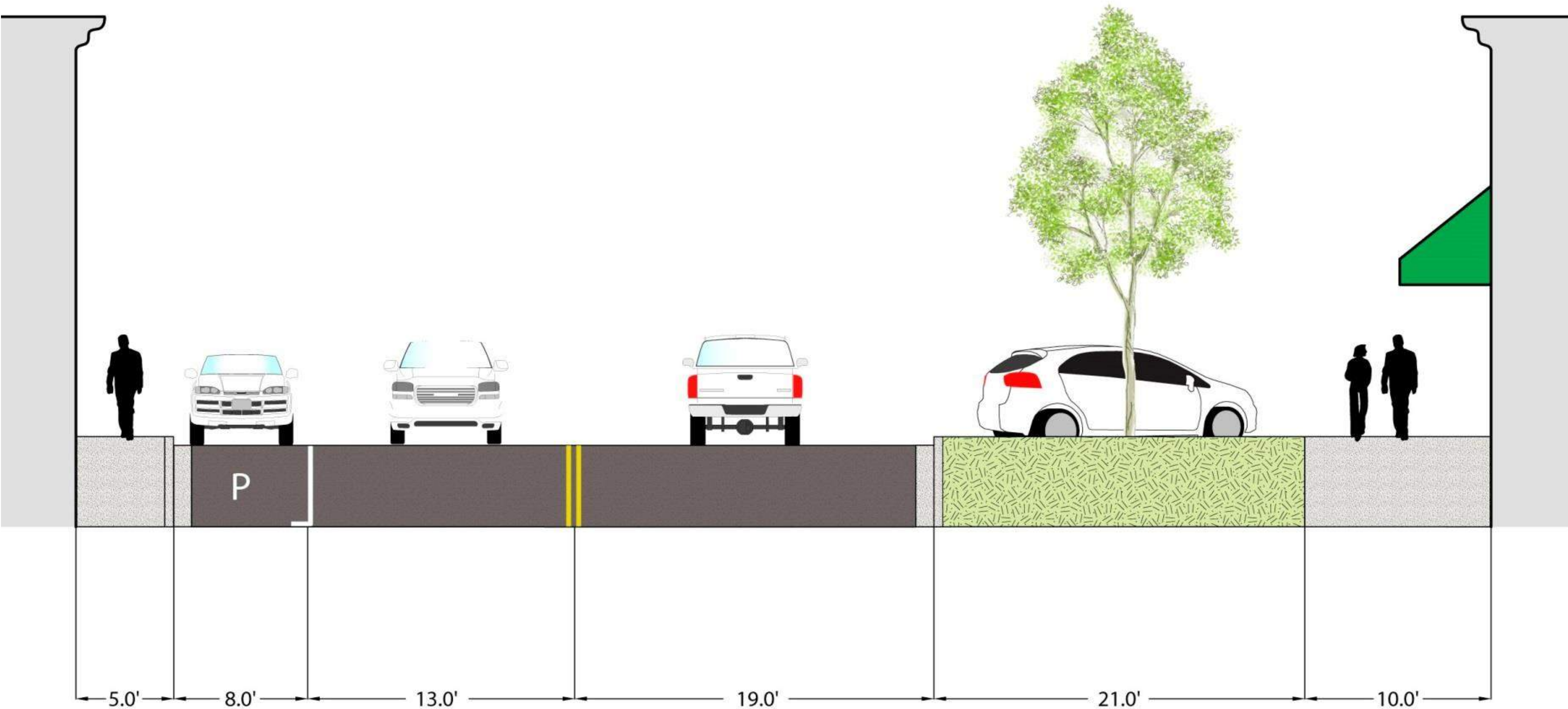




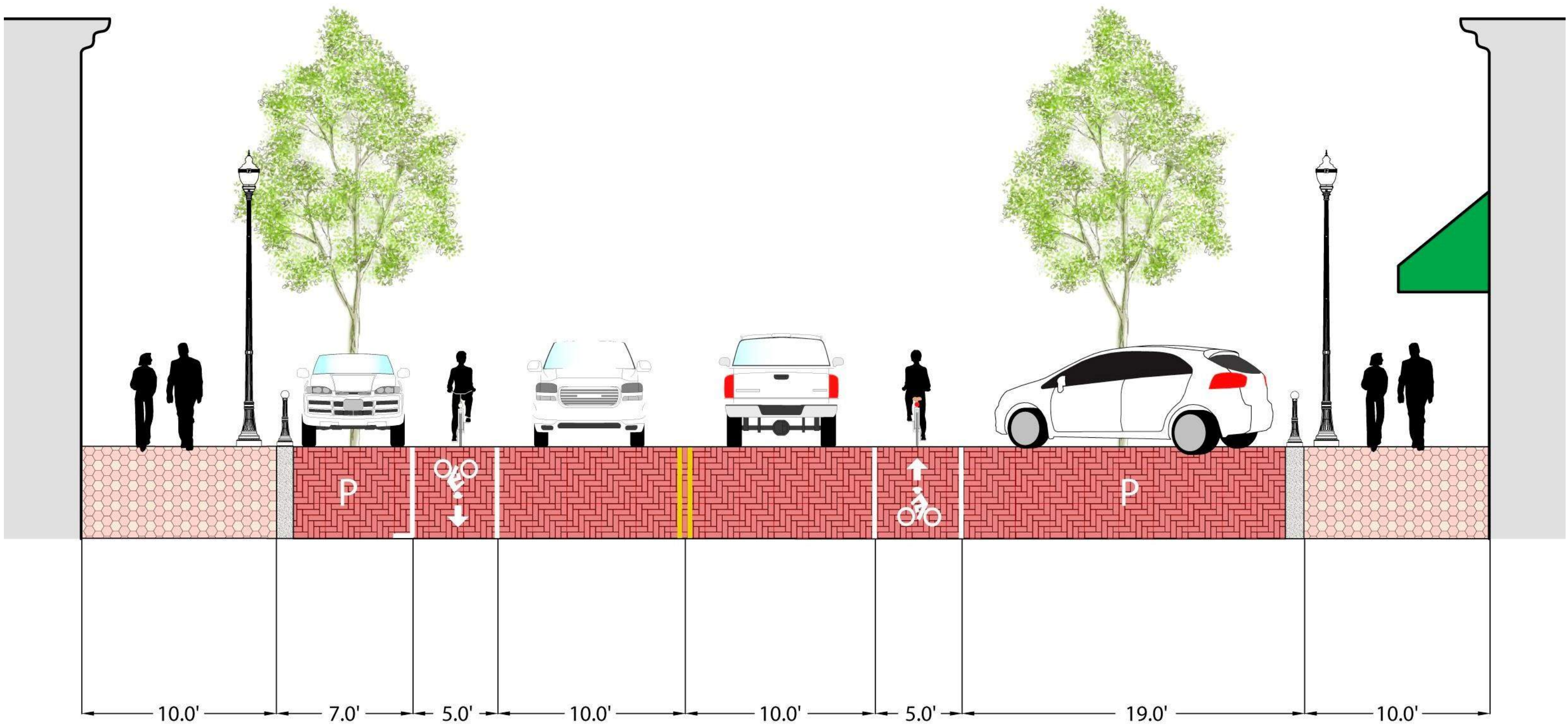
09/20/2016



Existing



# Proposed - Option B, Festival Street Configuration











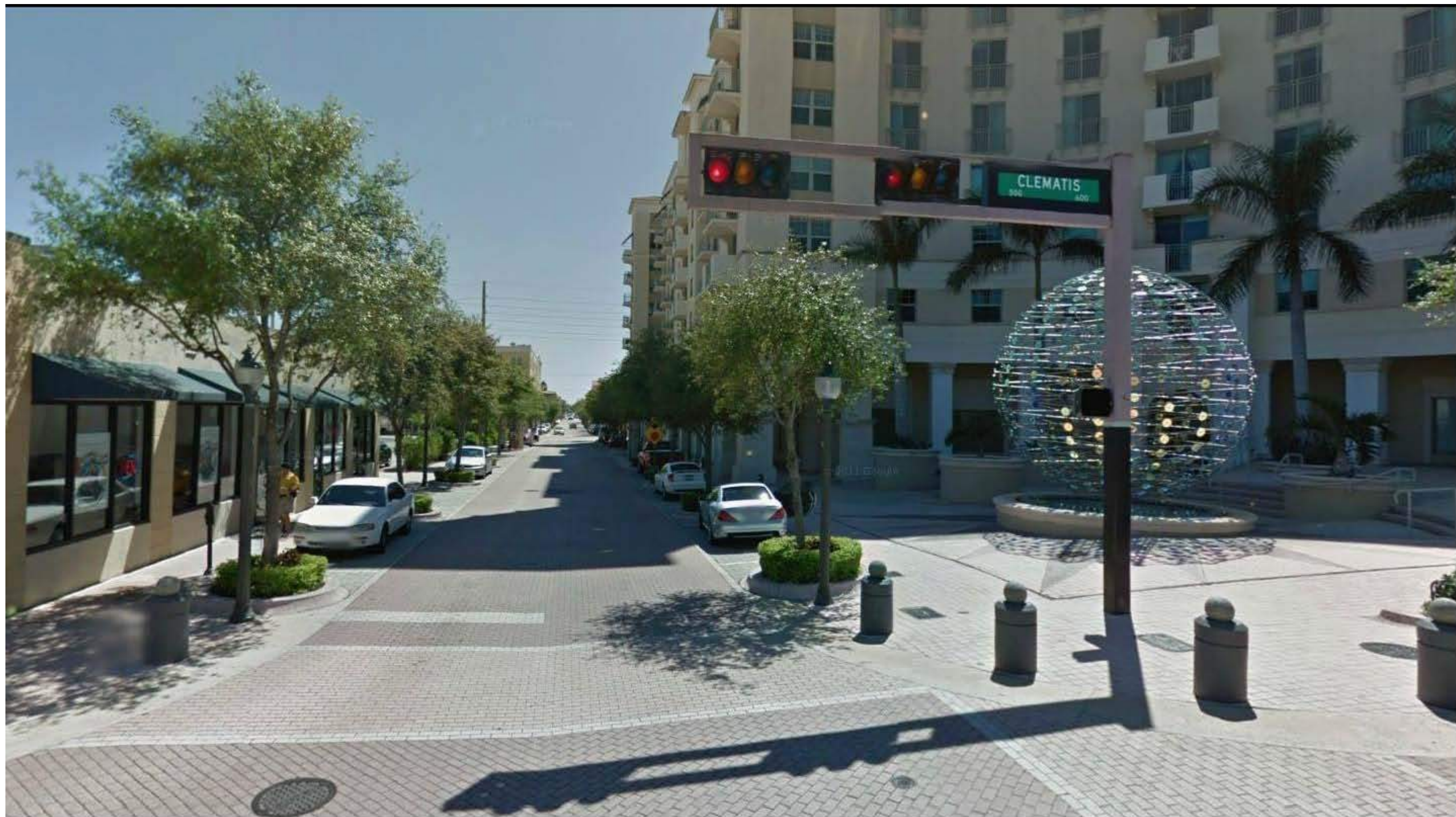


















# RECOMMENDATIONS

- Request Land Development Code Advisory Board (LDCAB) prepare text for an Arts Overlay District. (October)
- Joint meeting of PARC, Historic Preservation Committee (HPC), Architectural Review Board (ARB) and Planning Board to brainstorm and develop goals and ideas for establishment and direction of a proposed Arts District.(October/November)
- Public charrette to share ideas and receive public input on proposed Arts District (November/December)
- Presentation of ideas and proposals to Town Board for consideration. (December/January)



# The Cornelius Arts & Community Center

January 30, 2017

# Cornelius Arts Center

## FY 2015: 196 Programs, 5300 Participants

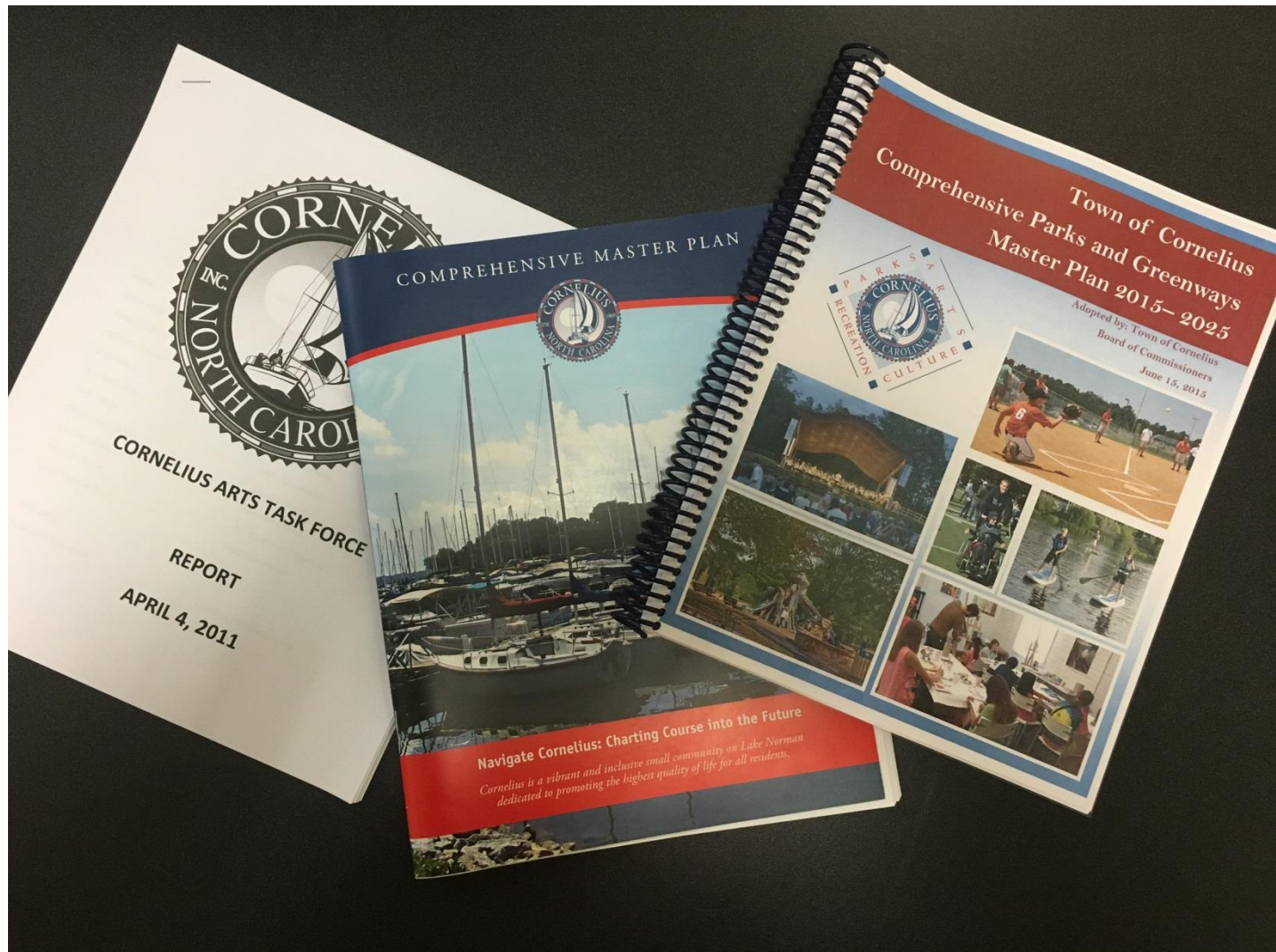
- **Facility:** 6700 sq. ft., 3 art studios, 1 ceramics studio, 1 flex theater and 1 gallery
- **Youth Art Education:** After school, pre-K and summer camps (Ages 3-17)
- **Adult Art Education:** Morning, afternoon and evening classes (ceramics, painting and photography)
- **Exhibitions:** National, regional and local art exhibits, receptions and artist talks
- **Art House Theater:** Indie films, drama performances and musical performances



cornelius arts center



# Previous Studies for a New Community/Arts Center







## Town Funding

- **2013 Town Center Bond Referendum**
- **\$4,000,000**
- **Funding projected FY 2019 based on current financial projections**

# Strategic Working Group

## November 2015

- **Goal**

- Build and create a destination Arts & Community Center for our town and region.

- **Expectations**

- Establish a road map for the planning, operation, and finances of the Arts & Community Center
- Develop a means to have the Arts & Community Center be self-sustaining



# Strategic Working Group Members

The information in this presentation is the result of many hours of time invested by members of the Strategic Working Group, and other individuals & organizations. The members are listed below.

## **Citizens**

Pat Bechdol  
Marla Brown  
Carroll Gray  
Lisa Mayhew  
Kaye McHan  
Troy Stafford  
David Stockwell  
Janice Travis  
Greg Wessling, Chairman

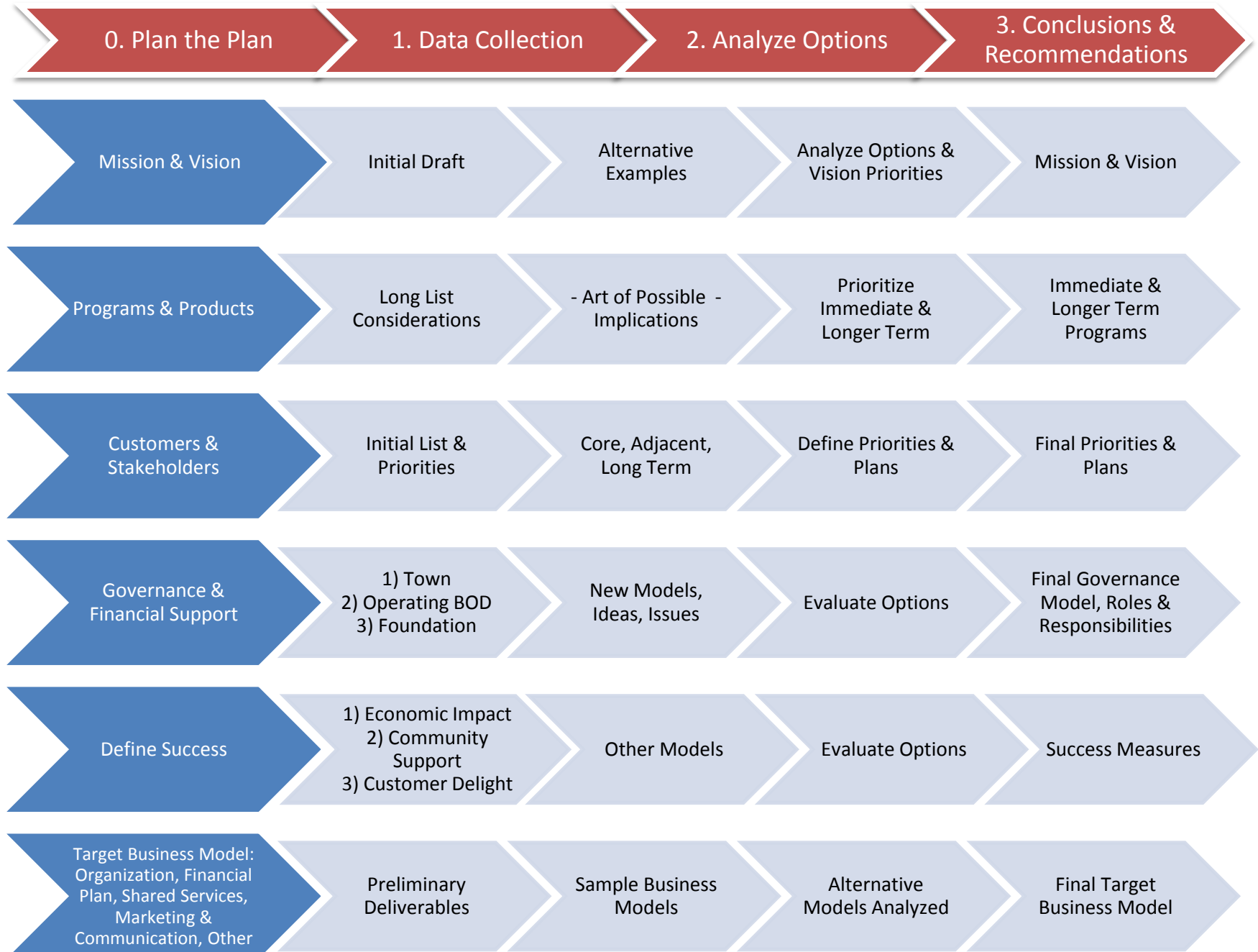
## **Commissioners**

Denis Bilodeau – PARC  
Pat Cotham – County  
Jim Duke - Town  
Scott Higgins – PARC  
Chuck Travis – Mayor  
Woody Washam - Town

## **Town Staff**

Jen Crickenberger (former)  
Troy Fitzsimmons  
Lori Harrell  
Anthony Roberts

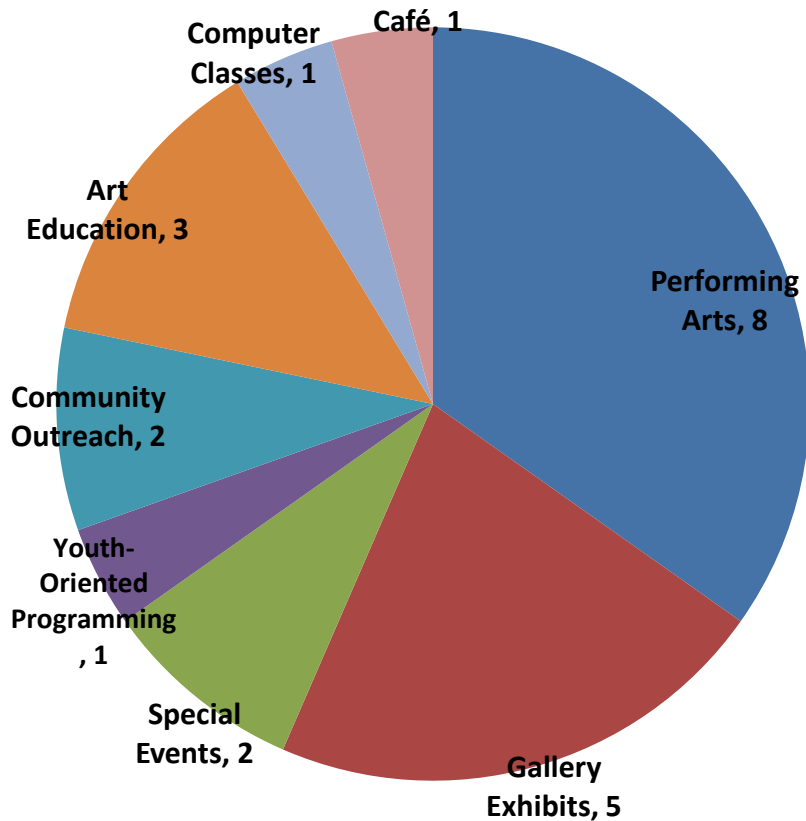
# Formulation of Subcommittees



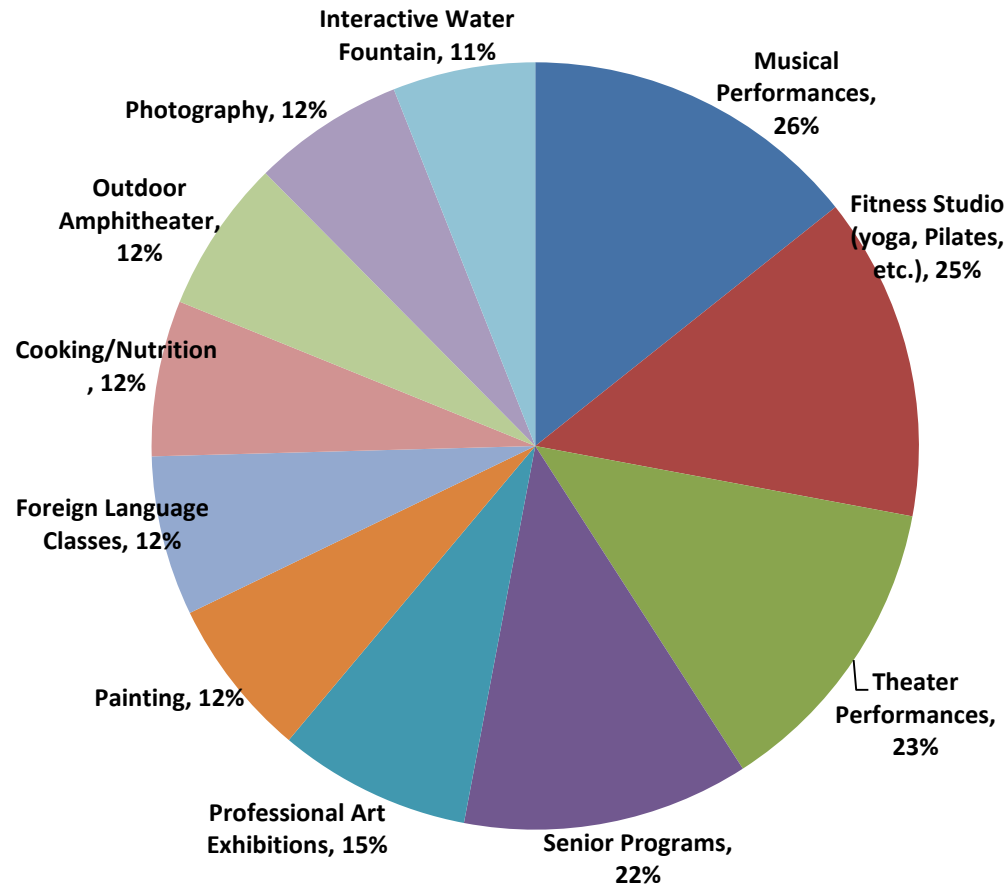


# Public Survey & Results

## Strategic Working Group: Most Successful in Attracting Loyal Customers



## Public: Most Likely Participation





# Visitation of Existing Arts Centers in North Carolina



226 E. Main Street Yadkinville, NC 27055  
P: 336.679.2941 F: 336.677.3962  
[www.yadkinarts.org](http://www.yadkinarts.org)





# Report Overview

- **Board and Governance**
- **Facility**
- **Programming**
- **Fundraising**



# Board Structure and Governance

## Mission/Vision/Structure

### The Cornelius Arts & Community Center

**Vision:** To empower children and adults alike to create, experience, and enjoy visual and performing arts by providing a flexible facility in our town to attract and serve a broad audience.

**Mission:** To provide exceptional visual arts, performing arts, and social experiences in the Lake Norman region.


#### **Governance:**

- 501c3 not-for-profit organization
- Up to 25-member Board of Directors
- Directors serve 3-year rolling terms
- Board policies and procedures established in by-laws
- Ex-officio members from PARC, Town Board, and Arts & Science Council
- 12-member Advisory Board



# Facility Programming: “The Big Picture”

## Summary

- Catalyst for downtown arts district
  - Flexible space to serve multiple purposes
  - Art exhibits
    - Host regional and national exhibits in large gallery space
    - Host local and statewide exhibits in small gallery space
  - Art education
    - Continue to build upon successful art education programs at Cornelius Arts Center
    - Contract with well qualified art instructors
  - Live performances of theatre and music
  - Partner with other organizations for programs
  - Food services
  - Public gathering space
  - Administration
  - Incorporate elements of historic cotton gin
- 



## Facility: Gallery and Art Spaces



### Large Gallery Space

- Flexible use large space with ability to be darkened
- Movable walls/pillars that allow for multiple exhibit styles
- Projection capability
- Grid capability

### Small Gallery Space

- Similar to above





## Facility: Ceramics Studio



### Cornelius's "Nutcracker"

- Largest and most impressive piece of the center
- Signature attraction for the center
- Similar to how "The Nutcracker" is for Charlotte Ballet
- Build upon an already successful and overflowing PARC ceramics program.
- Opportunities for adults, children, and professional ceramics artists



### Ceramics Center

- Large Ceramics Center to be 'wow' factor of visual arts aspect of the Center
- Large number of wheels and kilns
- Youth room with kids' wheels
- Private ceramics studios within to allow for artists in residence

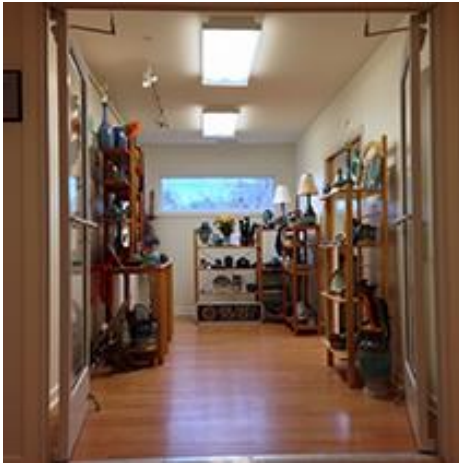




## **Facility:** Classroom and Studio Spaces

### **Classroom Space**

- Rooms equipped to teach adult and youth visual art classes – painting, drawing, photography, and more
- Equipped with networking, sound, and video capabilities to teach technology classes such as sound design, game design, etc.

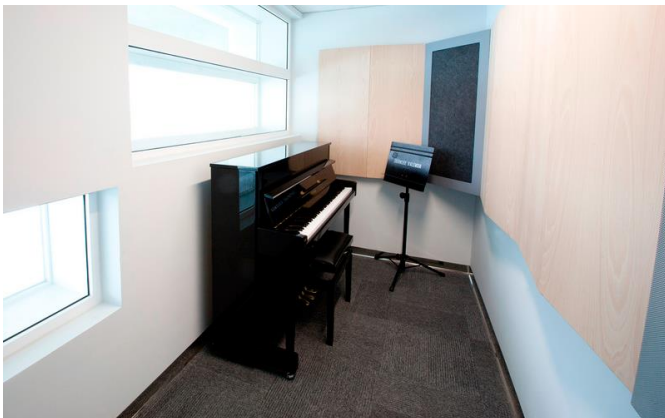


### **Individual Artist Studio Spaces**

- Four visual artists-in-residence studio spaces

### **Music Practice Rooms**

- Two rooms equipped for music practice and private instruction



### **Dance Studio**

- Classes up to 30 people
- Used for dance, yoga, fitness, etc.





## Facility: Theatre

- Flexible-use space
- Accommodate performance art of many types including theatrical, dance, live music, and more
- Acoustical engineer will be consulted to ensure the highest sound quality
- Catwalk and grid system will hang above the space to allow for various lighting and spacing options
- Seating and riser system will be flexible, allowing for different configurations and capacity options
- Final capacity to be determined later in the process
- Available for event rentals such as receptions, presentations, and more





# Facility: Food Services & Special Events Room

## Food Services:

- Fill a gap in the downtown for food and gathering opportunities
- Increase out-of-town visits to the downtown
- To bring new patrons to the center
- As a rental opportunity for events
- As an educational opportunity – offering culinary learning opportunities
- Specific theme and concept
- Tie in with the center but also stand on its own



## Special Events Room:

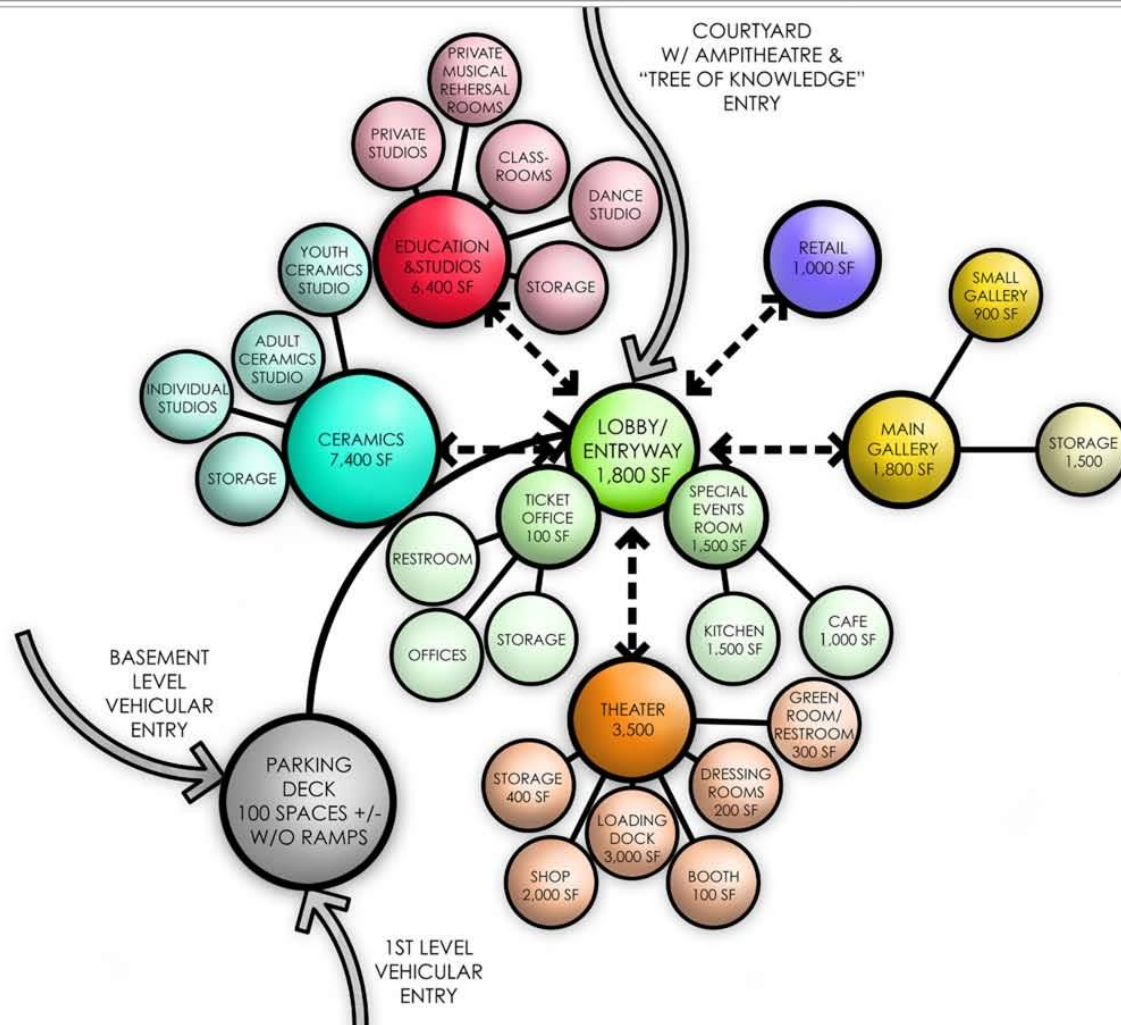
- Available for rental
- Available for use for sponsors and donors to use on a case by case basis
- Private party/receptions.





# Facility Plan

## Elements of Design

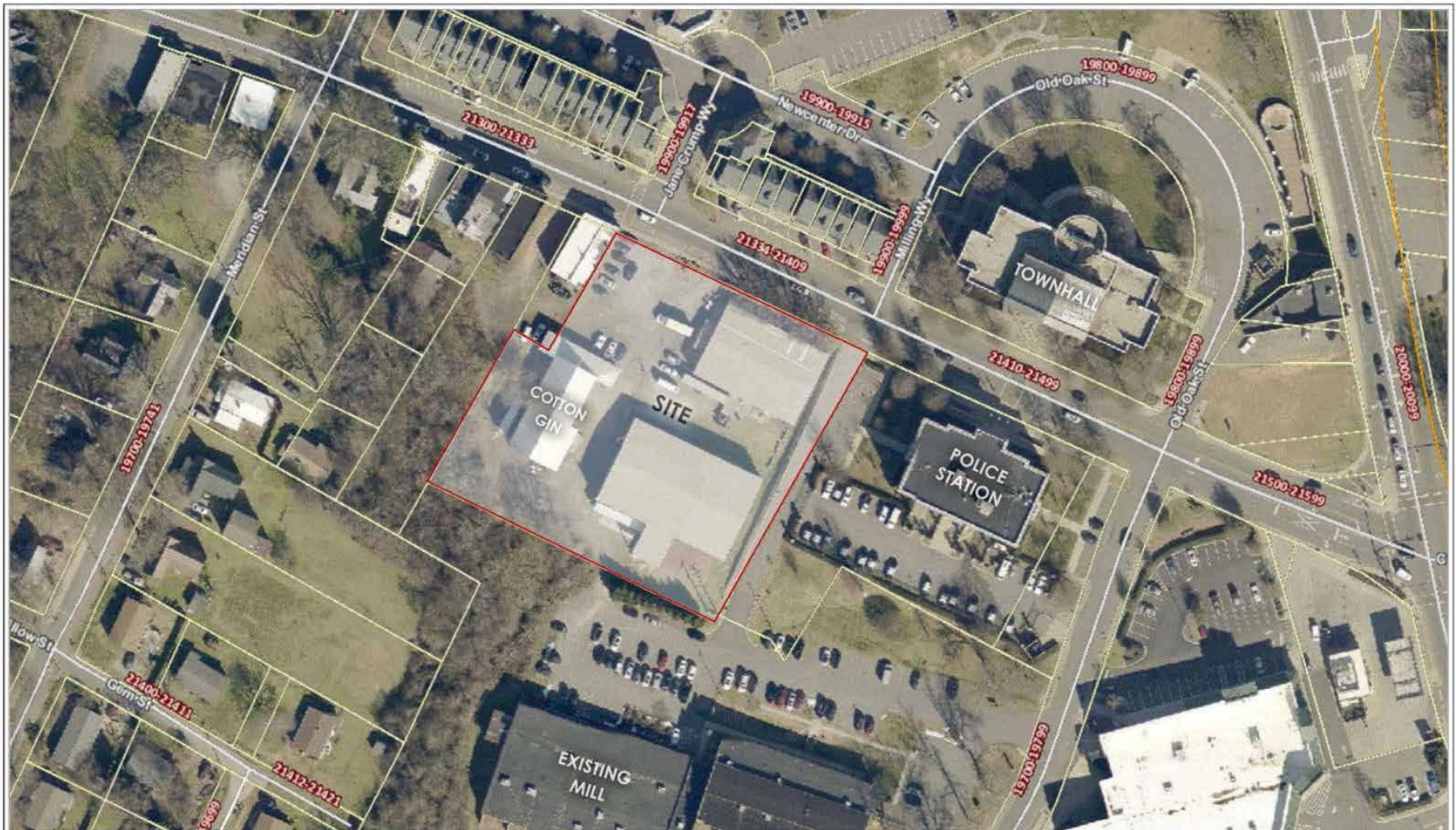


**ART & COMMUNITY CENTER**  
**SCHEMATIC BUBBLE DIAGRAM**  
CORNELIUS, NORTH CAROLINA  
OCTOBER 2016



# Facility Plan

## Site

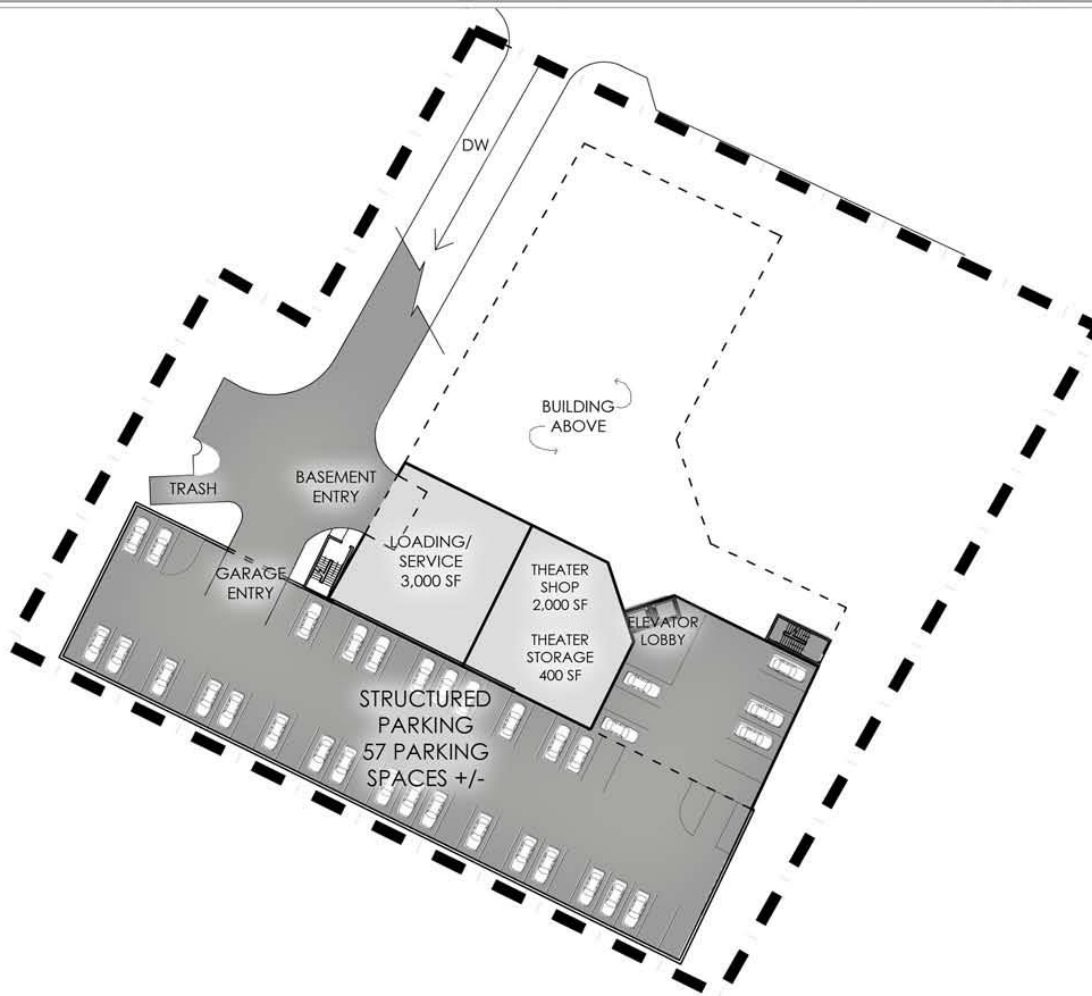


ART & COMMUNITY CENTER  
LOCATION PLAN EXISTING CONDITION  
CORNELIUS, NORTH CAROLINA  
OCTOBER 2016



# Facility Plan

## Draft Ground Plan – Basement



ART & COMMUNITY CENTER  
**SCHEMATIC BASEMENT LEVEL**  
CORNELIUS, NORTH CAROLINA  
OCTOBER 2016  
5,400 SF BUILDING



# Facility Plan

## Draft Ground Plan – 1<sup>st</sup> Floor



**ART & COMMUNITY CENTER**  
**SCHEMATIC LEVEL 1**  
CORNELIUS, NORTH CAROLINA  
OCTOBER 2016  
21,100 SF BUILDING



# Facility Plan

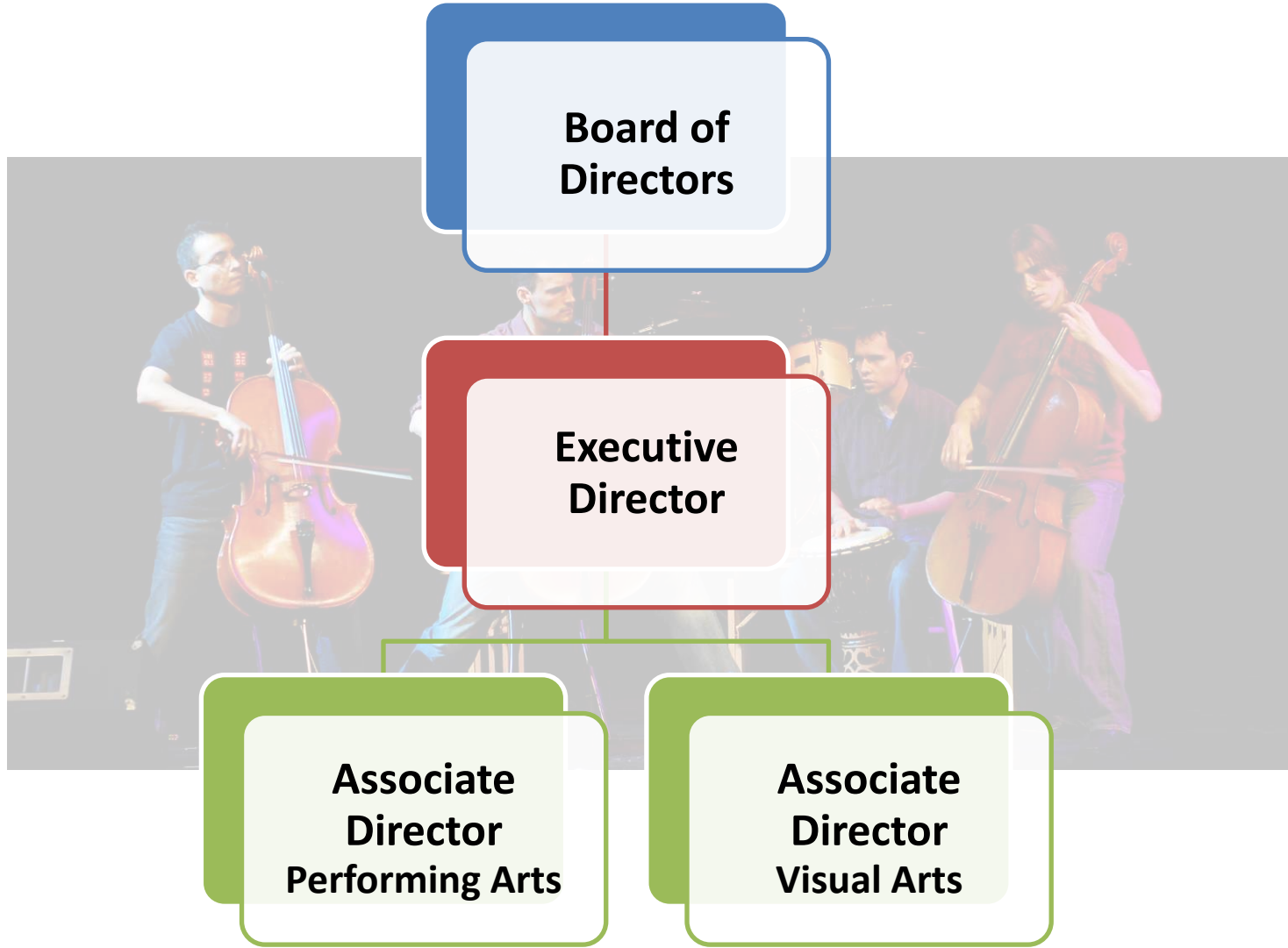
## Draft Ground Plan – 2<sup>nd</sup> Floor



ART & COMMUNITY CENTER  
**SCHEMATIC LEVEL 2**  
CORNELIUS, NORTH CAROLINA  
OCTOBER 2016  
16,000 SF BUILDING



# Organization Chart





The Center will:

- Be a shining example of public/private partnership
- Instill a sense of community identity and pride

These goals will be achieved by:

- Developing focus groups to identify partnership possibilities and to inform programming options
- Ensuring focus groups are diverse and represent all of Cornelius
- Discovery of possible sponsors and donors
- Engaging a marketing professional or firm during the second quarter of 2017 to develop a full marketing plan
- Planning a design charrette to help establish a possible vision for the downtown arts district that includes the new arts center



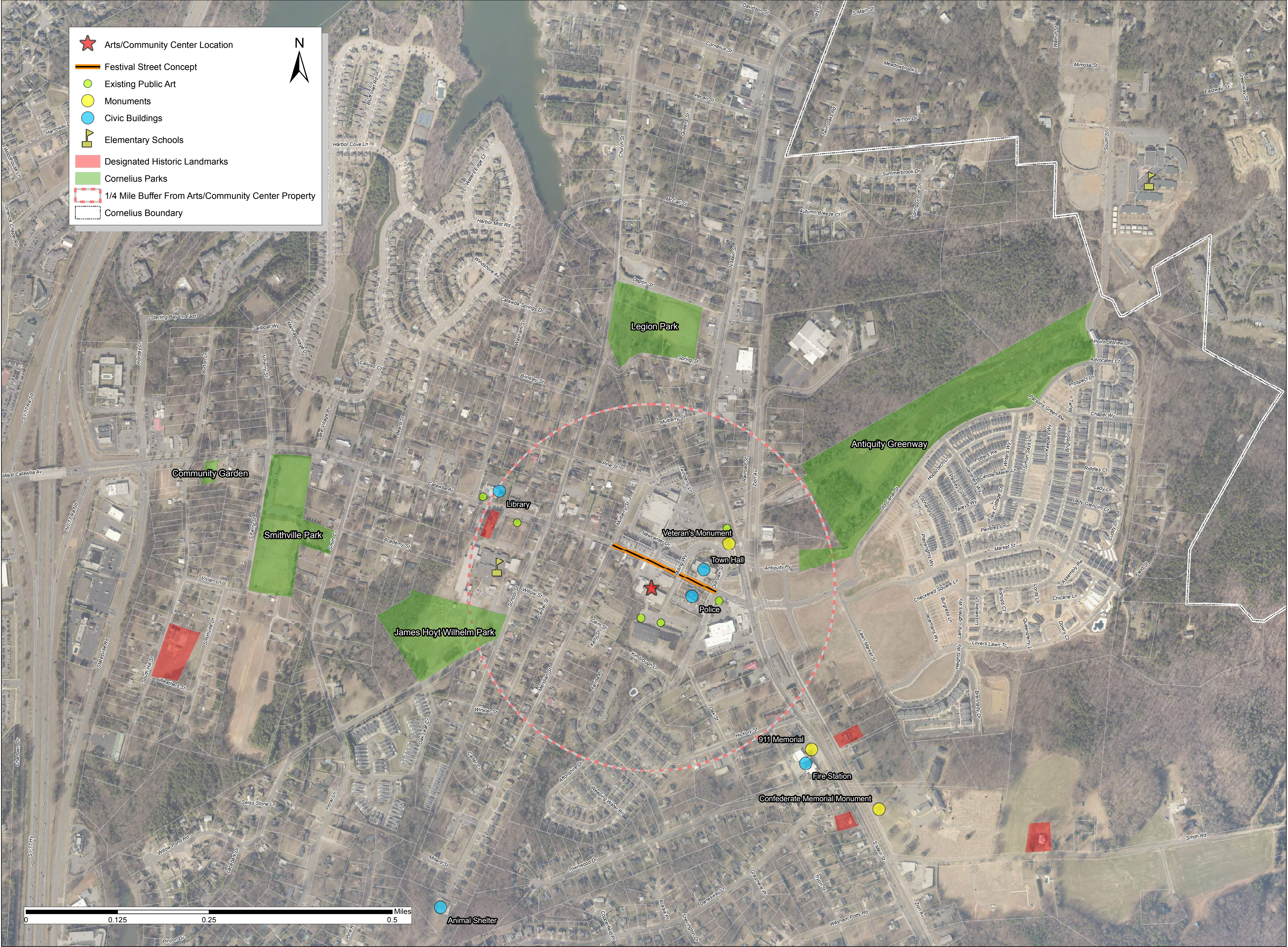
- Research fundraising possibilities for a “start up” organization
- Provide Executive Director with fundraising proposals received by the Strategic Working Group
- Hire a fundraising organization in 2<sup>nd</sup> quarter of 2017



## Strategic Working Group: Accomplishments

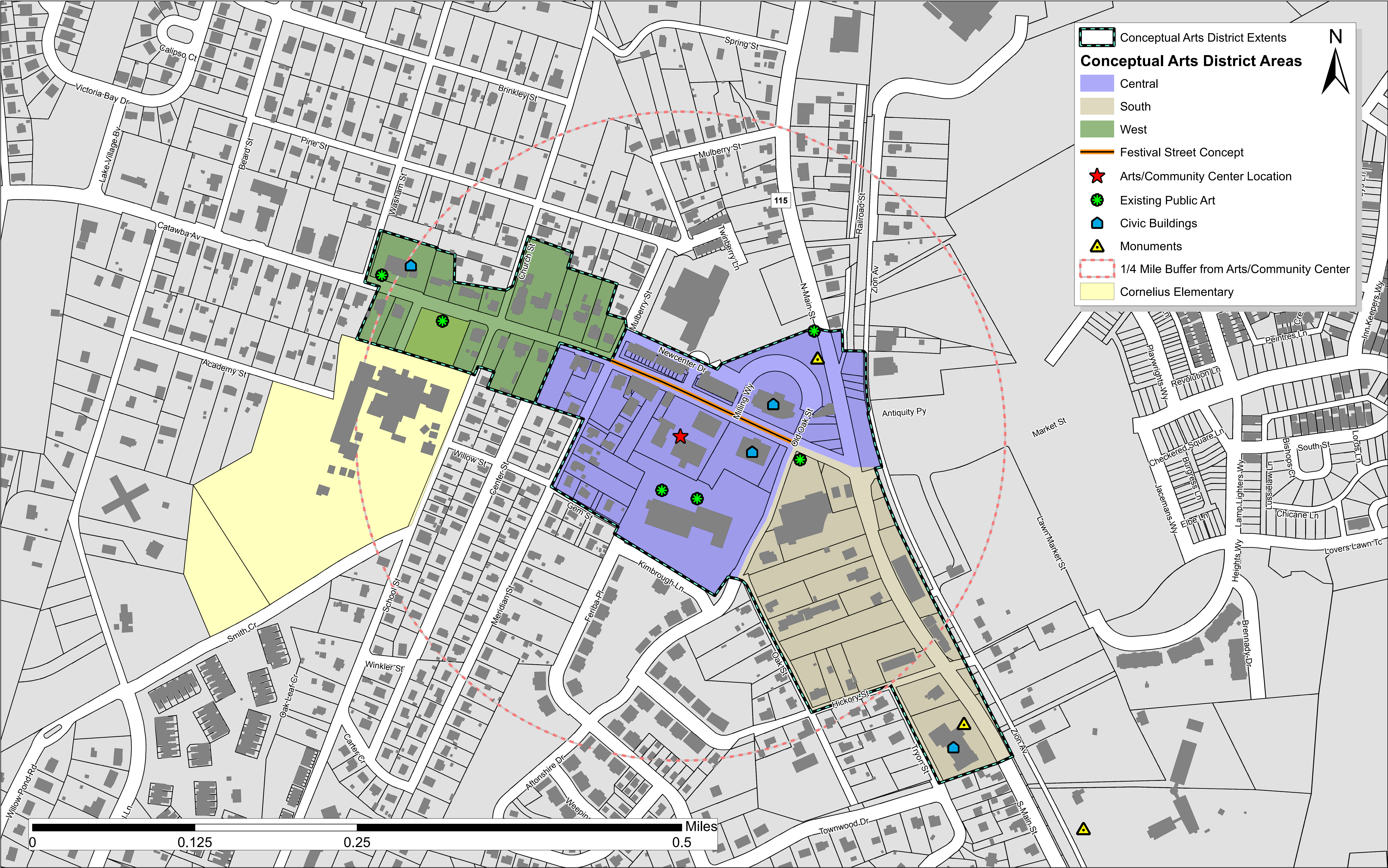
- Assessment of current program offerings at the Cornelius Arts Center
- Public survey of arts/community center needs
- In-depth meetings with regional art centers
- Vision and mission identified
- Program plan
- Fundraising requests for proposals
- Site assessment and floor layout
- Draft lease agreement
- Organizational structure
- Bylaws established
- Responsibilities of the Board of Directors
- Recommended inaugural Board Members and Advisory Board Members
- 501c3 articles of incorporation – non-profit corporation
- Final report including a road map for achievement







# Conceptual Arts District Extents





## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 9, 2017

To: HPC Members

From: Will Washam - Senior Planner

**Action Requested:**

Plan for 2017 goals and activities

**Manager's Recommendation:**

Plan for 2017

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Items_to_consider_for_HPC_2017.docx</a>	Items to consider for 2017	Backup Material

---



## Items to consider for HPC 2017

- 'Tawba Walk walking tours
  - April 29<sup>th</sup> and September 16<sup>th</sup>
- Trash or Treasure
- Another Big Dig?