

# Town of Vail Civic Area Plan

## Town Council Update #5

June 18, 2019

# Today's Agenda

Examples of multi-use facilities

Four possible master plan concepts

Potential revenues and funding packages

Discussion of Concepts

**Tom Braun**

Braun Associates, Inc.

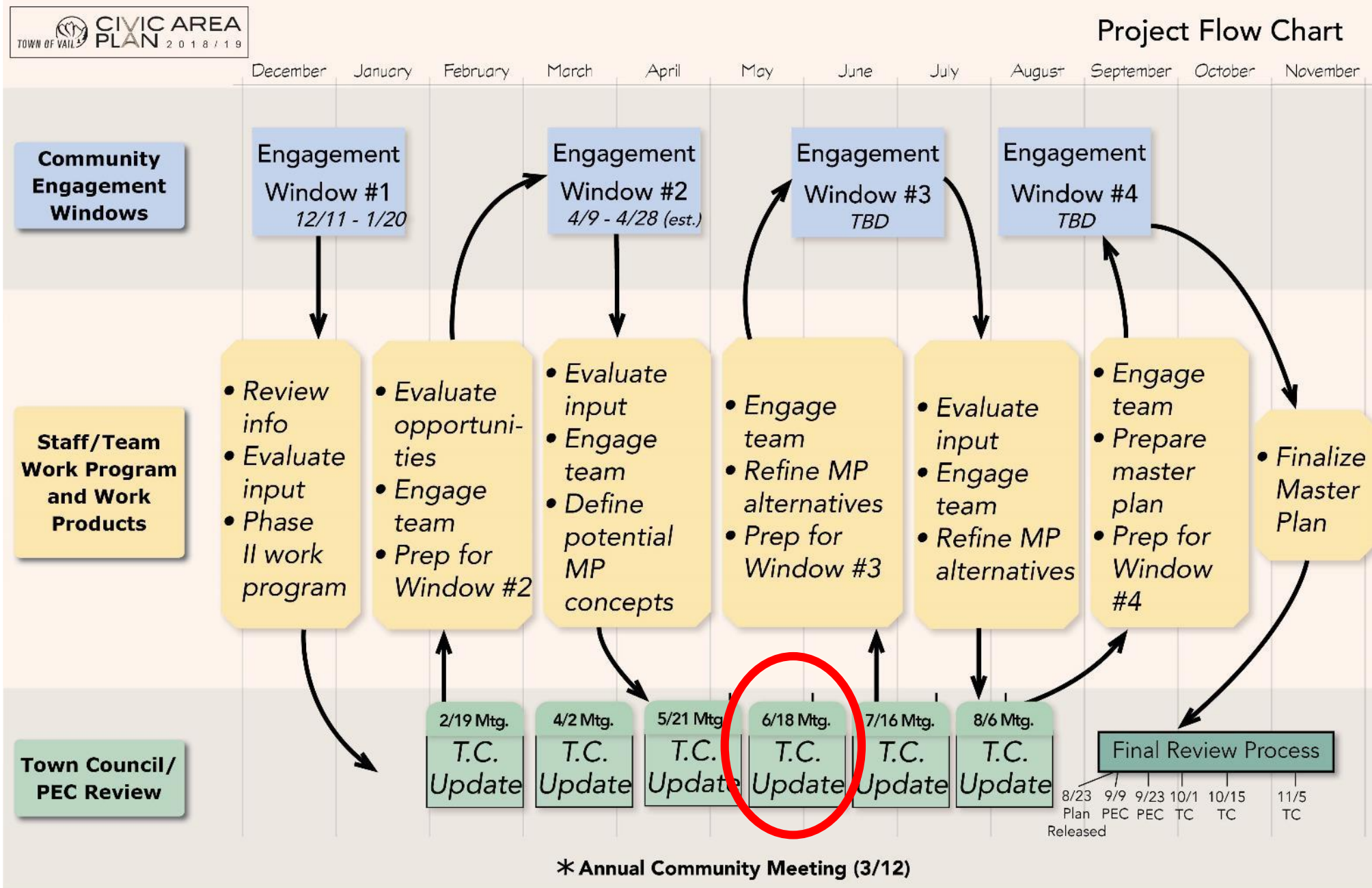
**Lou Bieker**

4240

**Tim Morzel**

EPS

# Project Timeline



# Upcoming Meetings

## June 18

- Examples of multi-use facilities
- Master plan concepts
- Revenue/funding possibilities

## July 16

- Guiding Principles
- Update on market and cost info
- Present refined Master Plan Concepts
- Goal – narrow discussion of what the MP could be

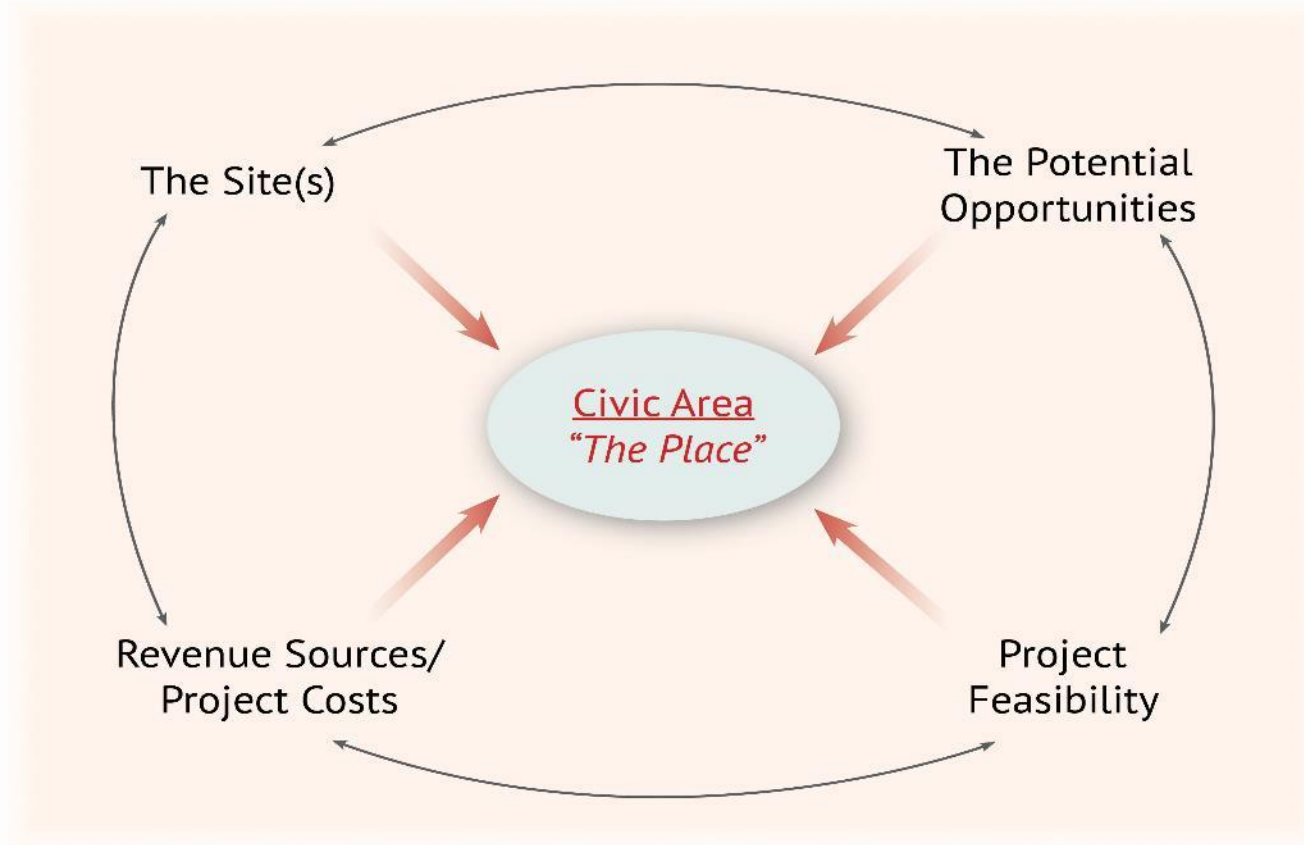
## Aug 6th

- Present preferred concept
- High level MP concepts

## Formal Review Process



# Goal of Meeting



**Begin to narrow the discussion of what the Civic Area Plan can be**

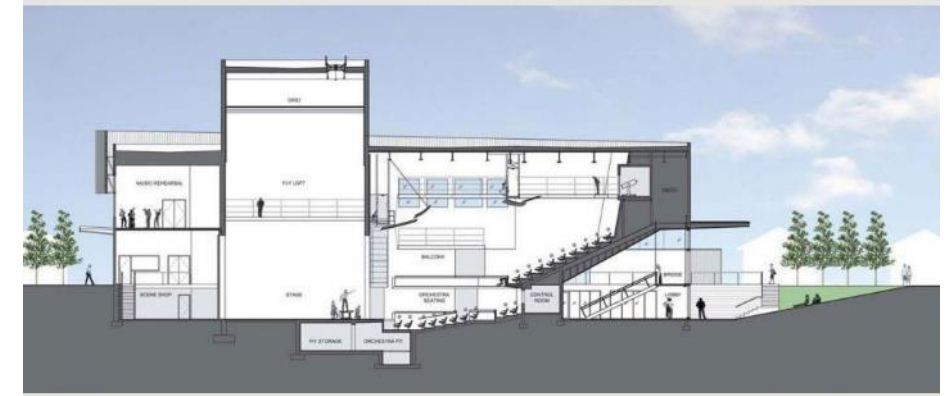
# Examples of multi-use facilities

# Multi-use Facilities

About multi-use facilities

Examples of multi-use facilities

# Multi-use Facilities/Jackson Center for the Arts



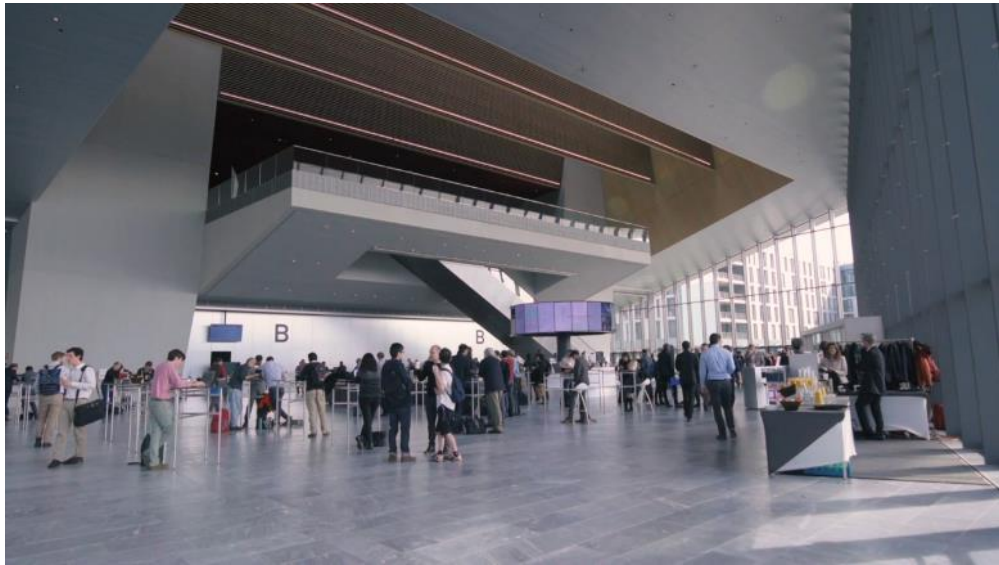


# Multi-use Facilities/Dairy Center





# Multi-use Facilities/SwissTech Convention Center



# Multi-use Facilities/SwissTech Convention Center





# Multi-use Facilities/Tobin Center for Performing Arts



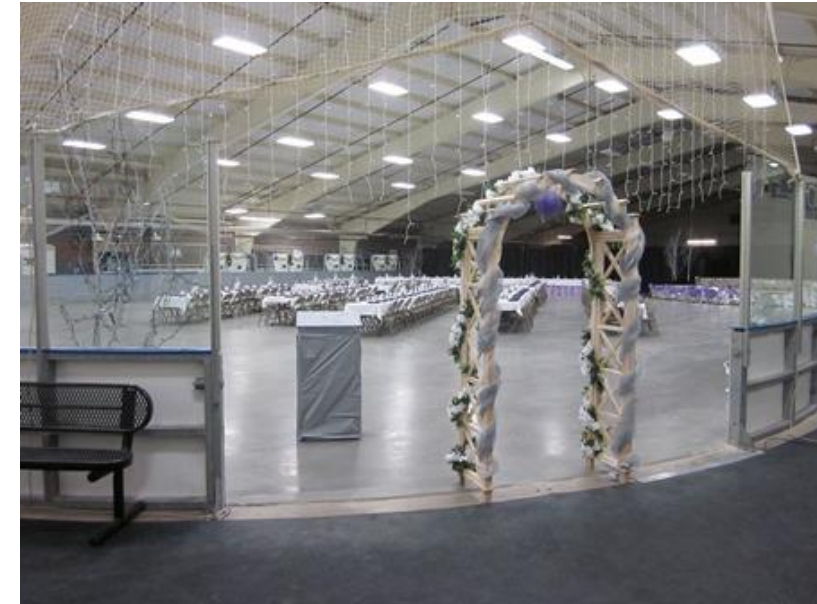


# Multi-use Facilities/Tobin Center for Performing Arts





# Multi-use Facilities/Smith Center



# Four Master Plan concepts



# Four Master Plan Concepts

Purpose of this effort

How and why concepts were defined

Limitations of work

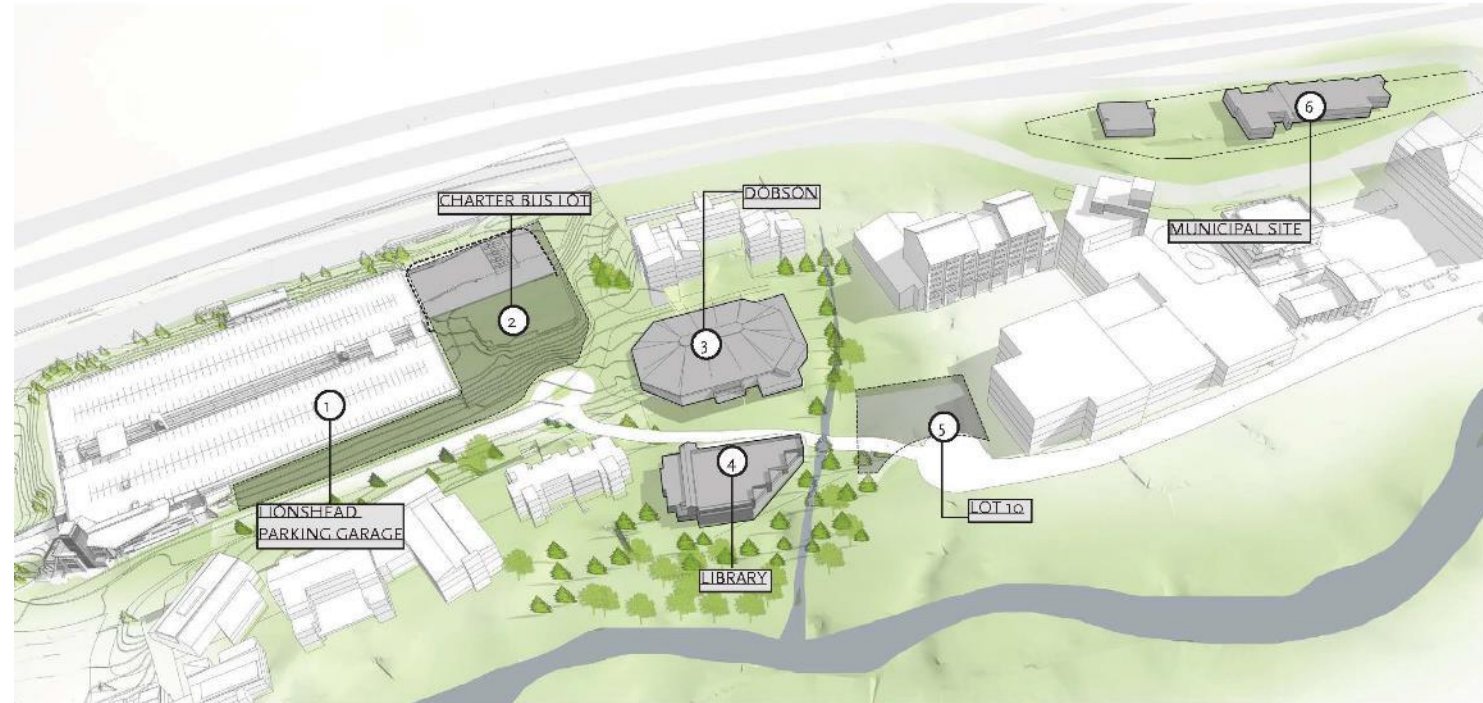


# Four Master Plan Concepts

Information to be presented:

- The “big idea”
- The uses and improvements
- The Opportunities
- The Constraints

Birdseye View



Existing Conditions

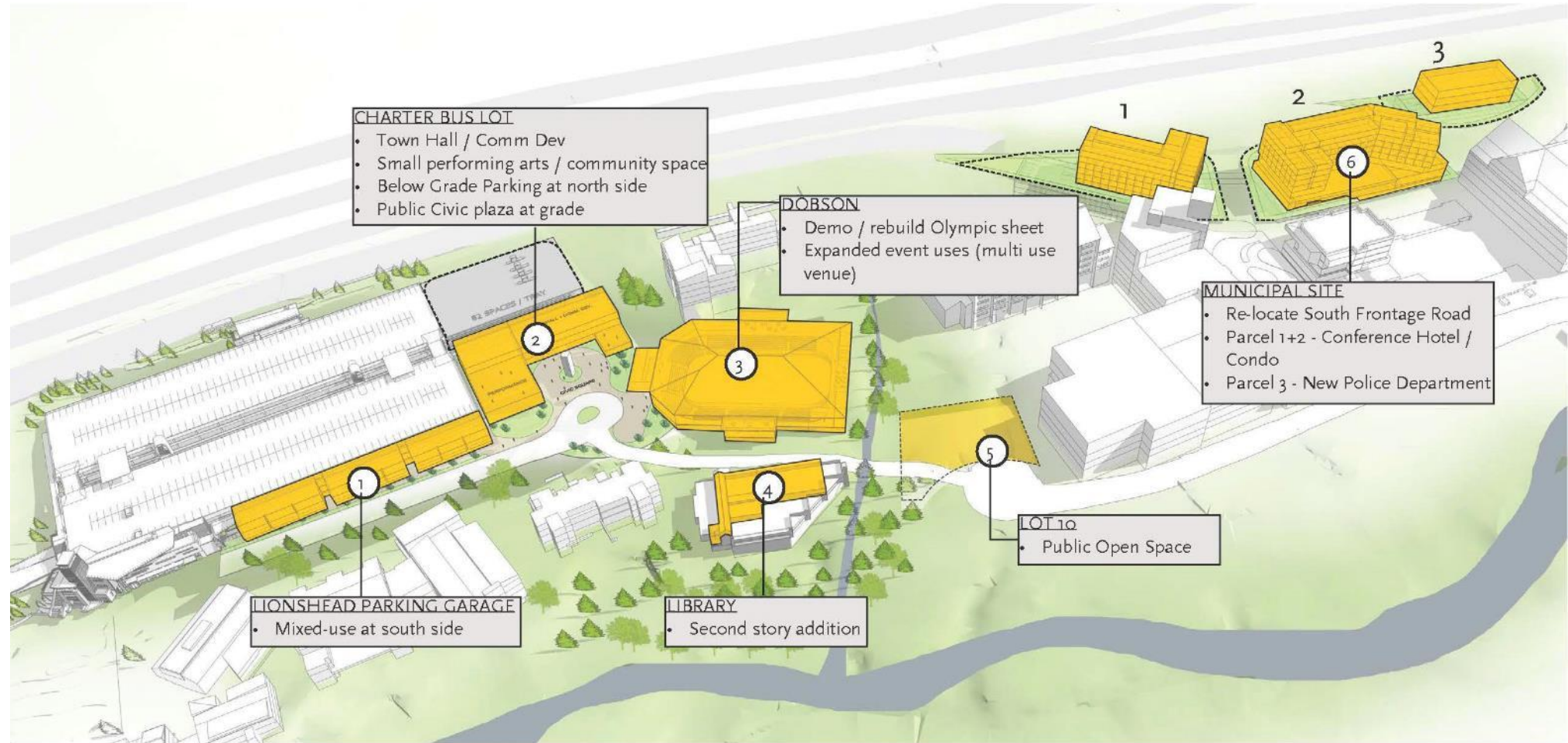
# Master Plan Concept #1

	CHARTER BUS LOT	MUNI SITE
CONCEPT 1	<b>CIVIC CORE</b> <ul style="list-style-type: none"> <li>- New Town Hall / Comm. Dev.</li> <li>- Performing Arts</li> <li>- Public Civic Plaza</li> <li>- New &amp; Improved Dobson</li> </ul>	<b>CONFERENCE HOTEL &amp; POLICE</b> <ul style="list-style-type: none"> <li>- Re-locate South Frontage Road</li> <li>- Parcel 1+2 - Conference Hotel / Condo</li> <li>- Parcel 3 - New Police</li> </ul>
CONCEPT 2	<b>RECREATION &amp; MUNI</b> <ul style="list-style-type: none"> <li>- New Town Hall / Comm. Dev.</li> <li>- New Police</li> <li>- 2nd Sheet of Ice</li> <li>- New &amp; Improved Dobson</li> </ul>	<b>CONFERENCE HOTEL</b> <ul style="list-style-type: none"> <li>- Existing Muni Site</li> <li>- Conference Hotel / Condo</li> </ul>
CONCEPT 3	<b>CIVIC CONFERENCE</b> <ul style="list-style-type: none"> <li>- Performing Arts</li> <li>- Below Grade Conference Center</li> <li>- Public Civic Plaza</li> <li>- Dobson Renovation</li> </ul>	<b>PRIVATE DEVELOPMENT &amp; MUNI</b> <ul style="list-style-type: none"> <li>- Existing Muni Site</li> <li>- New Town Hall / Comm. Dev.</li> <li>- Private Development Opportunity</li> </ul>
CONCEPT 4	<b>CONFERENCE HOTEL</b> <ul style="list-style-type: none"> <li>- Conference Hotel / Condo</li> <li>- Performing Arts</li> <li>- New &amp; Improved Dobson</li> </ul>	<b>PRIVATE DEVELOPMENT &amp; MUNI</b> <ul style="list-style-type: none"> <li>- Re-locate South Frontage Road</li> <li>- Parcel 1 - New Town Hall / Comm. Dev. &amp; Police</li> <li>- Parcel 2 - Private Development Opportunity</li> <li>- Parcel 3 - Open Space and Welcome / Info. Center</li> </ul>



# Master Plan Concept #1

Birdseye View

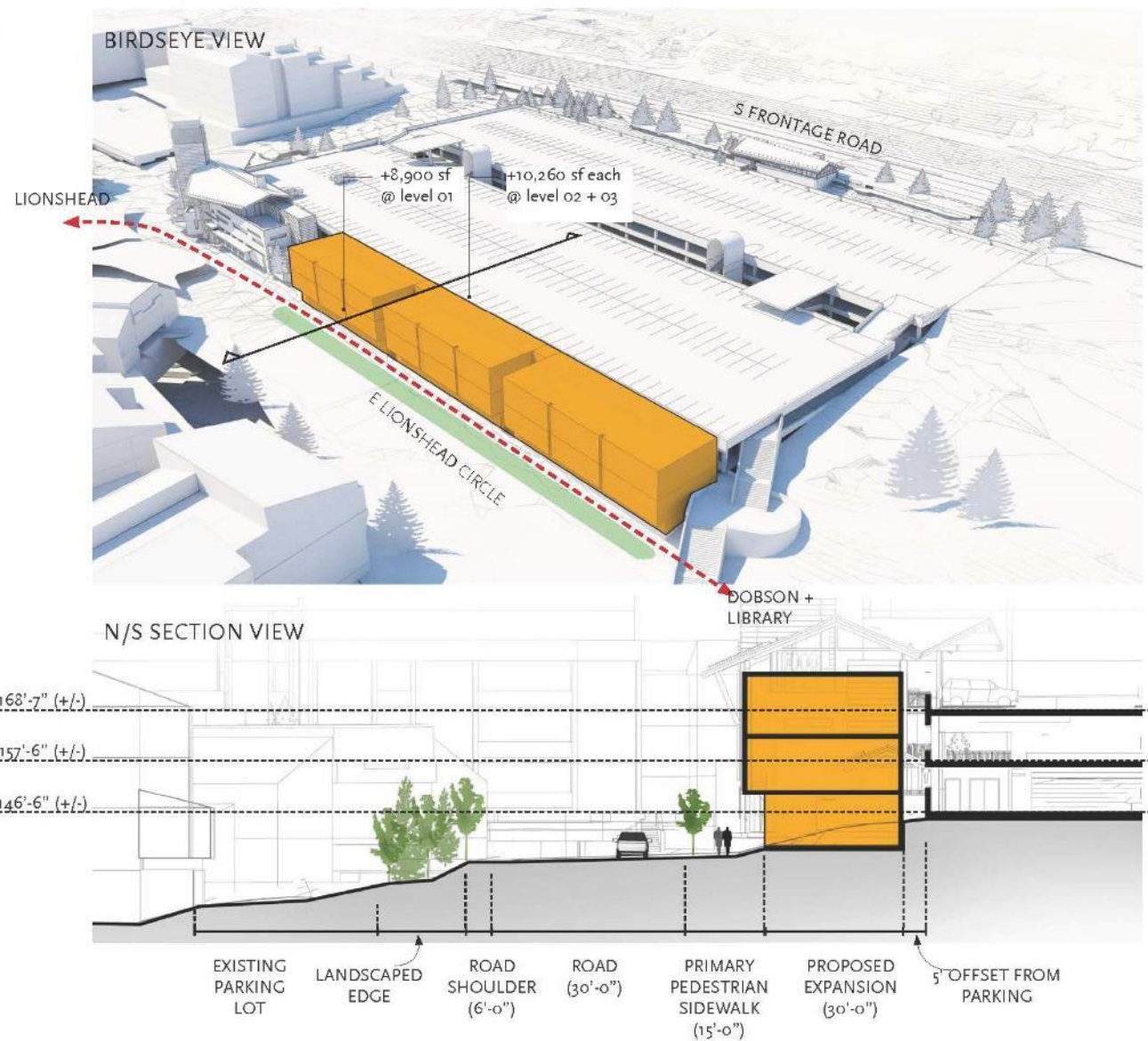


OVERVIEW - CONCEPT 1

# Master Plan Concept #1

## STUDY - SOUTH PARKING EXPANSION (3 LEVELS)

- POTENTIAL PROGRAMS
  - RECREATIONAL USES
  - COMMUNITY SPACE
  - NON-PROFIT
  - BUSINESS INCUBATOR SPACE
  - RETAIL
  - SHARED WORKSPACE
  - MICRO-HOUSING
  - ARTIST LOFTS AND GALLERY SPACE
- STREETSCAPE
  - WIDEN SIDEWALKS TO ACTIVATE NORTH SIDE OF STREET
  - USE LANDSCAPE TO CREATE A BUFFER BETWEEN PEDESTRIANS AND VEHICLES



LIONSHEAD PARKING GARAGE - CONCEPTS 1, 2, 3 & 4



# Master Plan Concept #1

ANIMATED SIDEWALK

ARTISTS IN RESIDENCE

ADDITIONAL SEATING

NON-PROFIT / INCUBATOR SPACES

RETAIL

SITE CONNECTIVITY



LIONSHEAD PARKING GARAGE - CONCEPTS 1, 2, 3 & 4



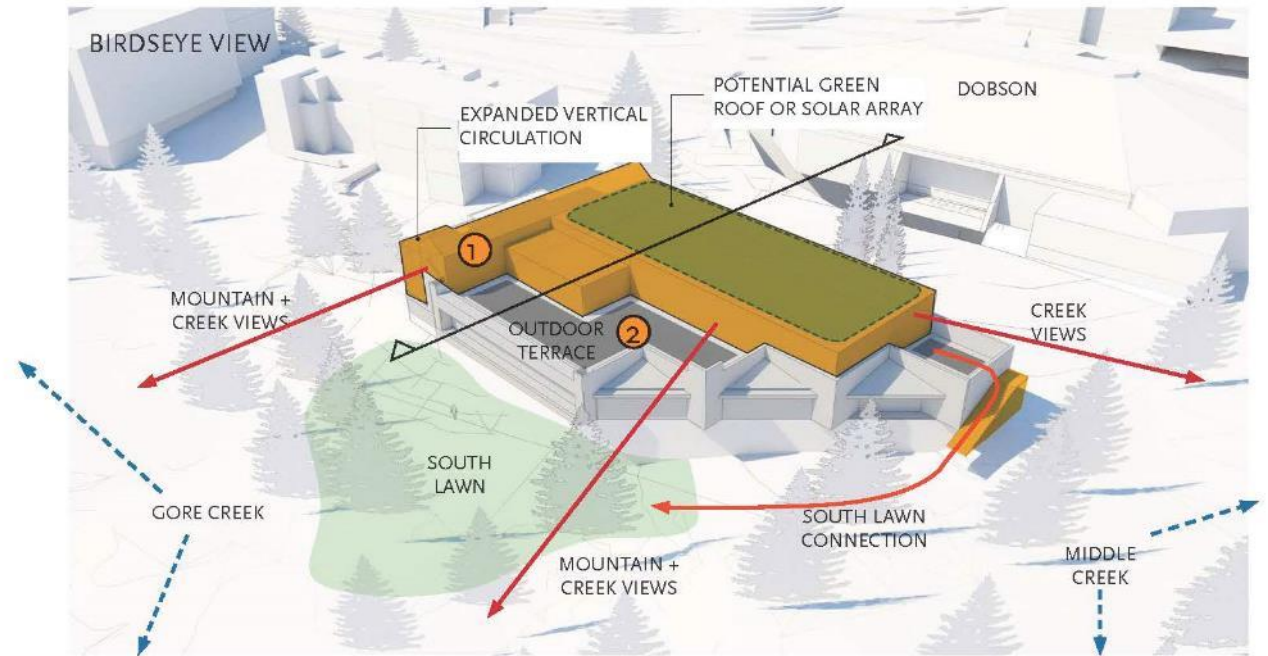
# Master Plan Concept #1

## STUDY - SECOND LEVEL EXPANSION

- PROGRAM POTENTIAL +/- 8,000 sf @ level o2
  - COMMUNITY MEETING SPACE
  - SMALL EVENT SPACE
  - CAFE
  - OUTDOOR TERRACE WITH VIEWS TO SOUTH LAWN AND BOTH CREEKS
  - OUTDOOR TREE HOUSE TO AID IN ACTIVE LEARNING
  - PRE-FUNCTION FOR EVENTS
  - REVOLVING GALLERY
  - EXPANDED LIBRARY USES

## COMMUNITY ROOM CAPACITY (@4,000 SF)

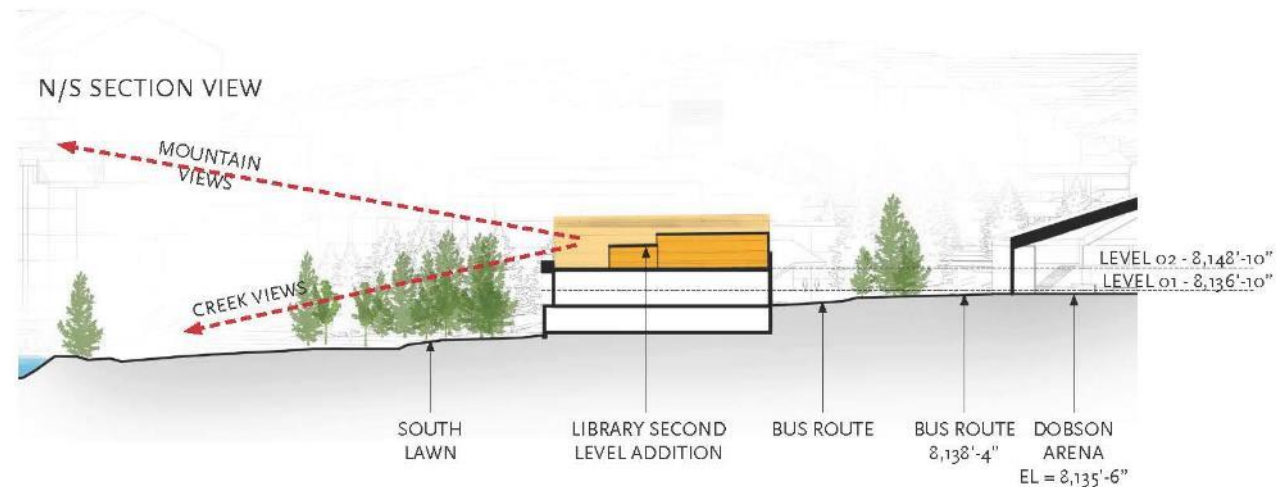
- |                                |               |
|--------------------------------|---------------|
| • STANDING COCKTAILS OCCUPANTS | 570           |
| • SEATED LECTURE               | 265 OCCUPANTS |
| • SEATED BANQUET OCCUPANTS     | 180           |



1  
REMOVE LEAKING SKYLIGHT AND REPLACE WITH PITCHED ROOF STRUCTURE



2  
CREATE OUTDOOR TERRACE WITH MOUNTAIN/CREEK VIEWS

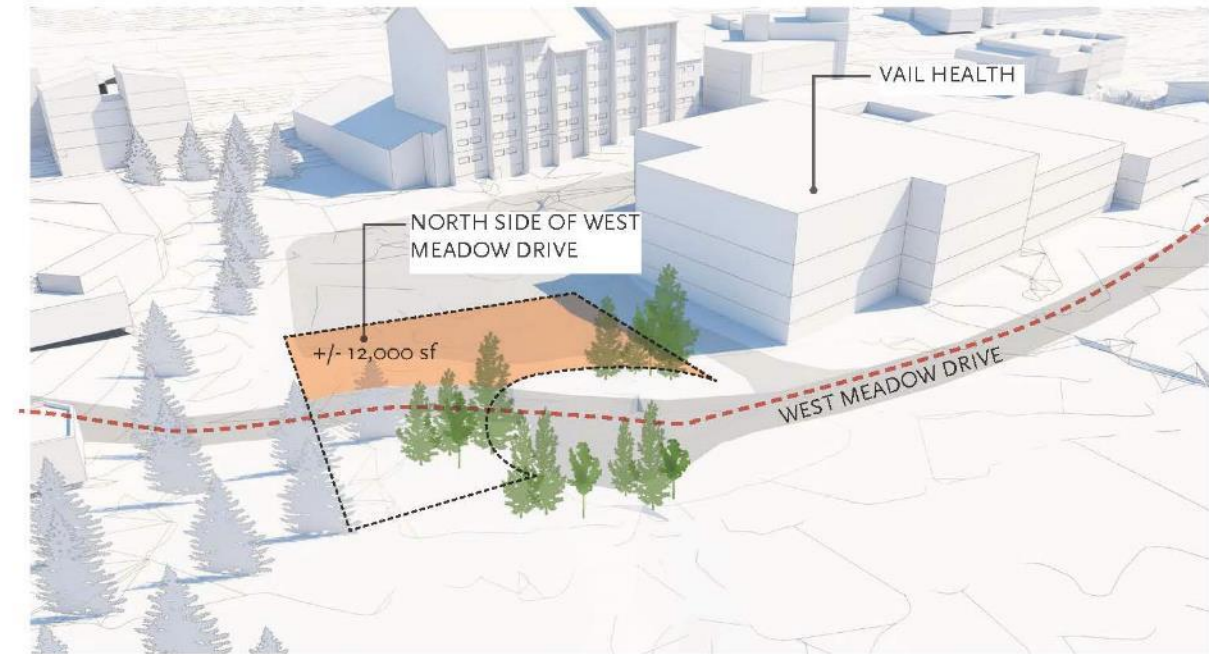


## VAIL PUBLIC LIBRARY - CONCEPTS 1, 2, 3 & 4

# Master Plan Concept #1

## PROGRAM POTENTIAL

- PARK
- PUBLIC ART
- TREE HOUSE
- COMMUNITY SPACE



LOT 10 - CONCEPTS 1, 2, 3 & 4



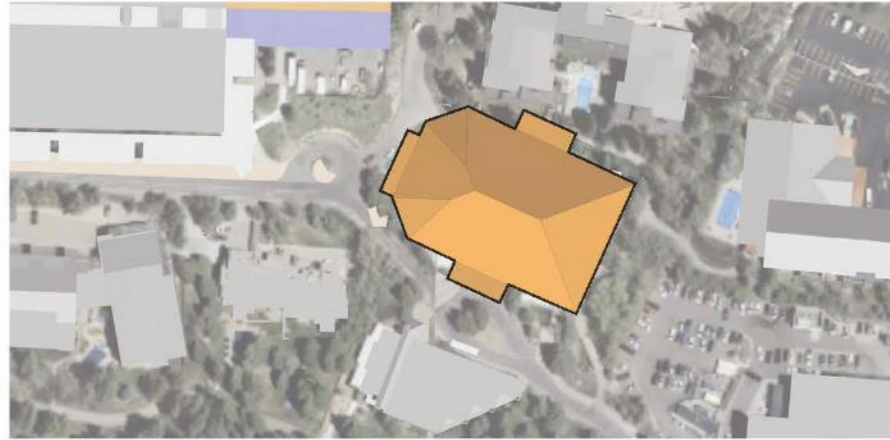
# Master Plan Concept #1

## NEW & IMPROVED DOBSON PROGRAM

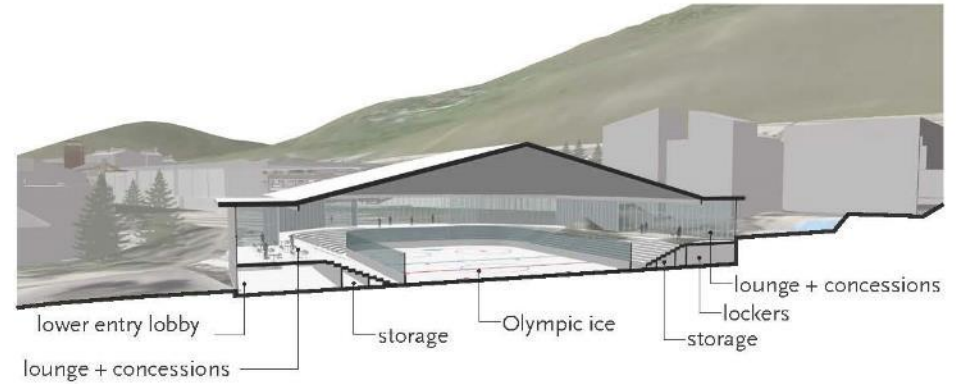
Lower Level	50,000 sf
Upper Level	14,000 sf
Total	64,000 sf

Fixed Seating Count	+/- 2,200
Floor Seating Count	+/- 1,800
Total	4,000 Seats

Roof Plan View



Birdseye View



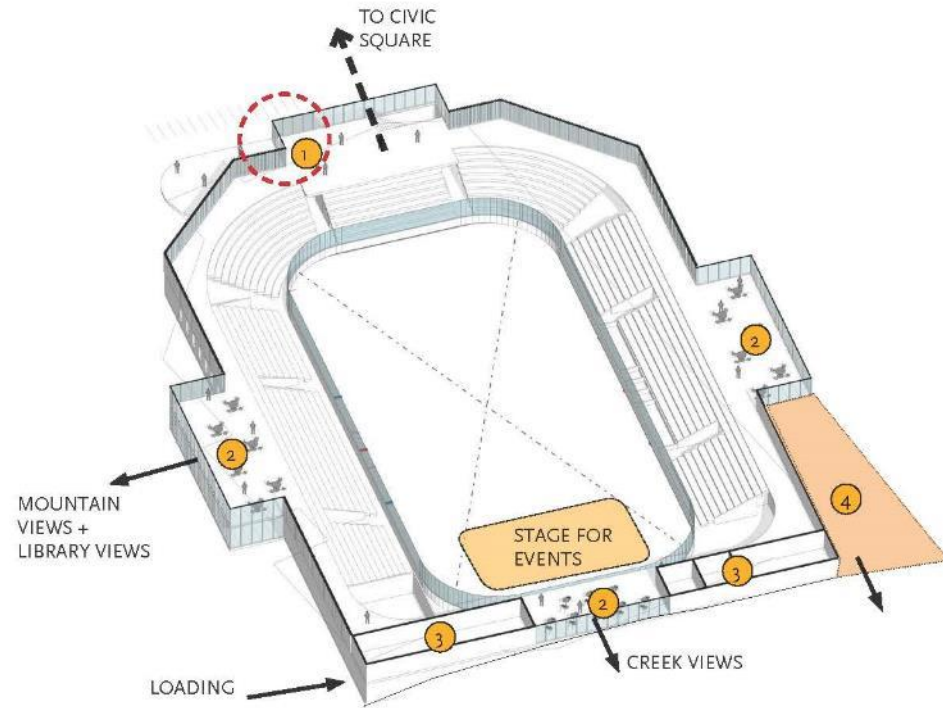
NEW DOBSON - CONCEPTS 1,2 & 4

# Master Plan Concept #1

## NEW & IMPROVED DOBSON PROGRAM Axon Diagrams

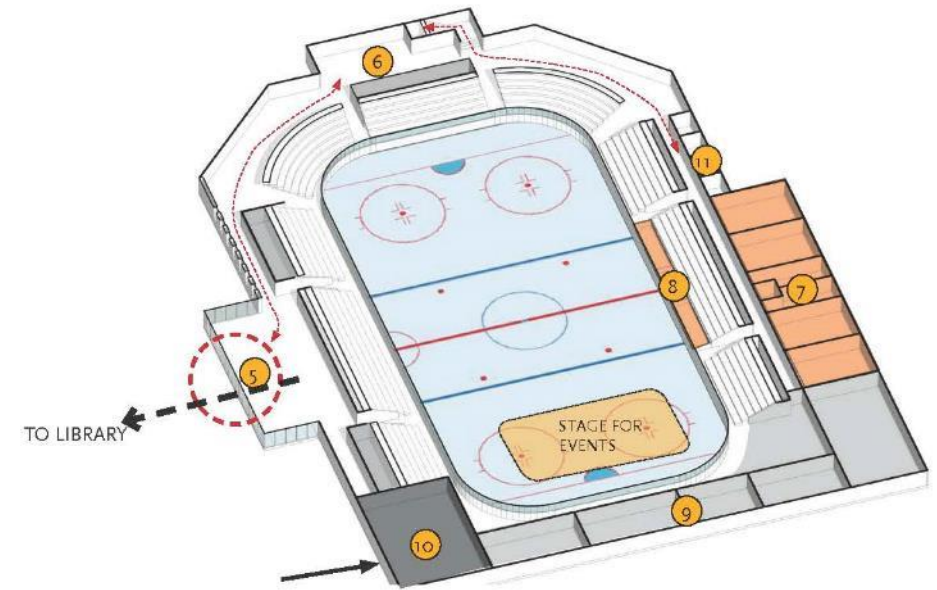
### UPPER LEVEL

1. Main Entry + Covered Plaza
2. Concessions / Lounge
3. Support (BOH, Restrooms, Admin)
4. Potential Dining / Cafe w/ creek views



### LOWER LEVEL

5. Lower Entry + Lounge
6. Skaters Lounge + Rental
7. Locker Rooms
8. Team Benches + Penalty
9. BOH + Support
10. Loading + Delivery
11. Admin



NEW DOBSON - CONCEPTS 1,2 & 4



# Master Plan Concept #1

CONCERTS



SKI SWAP



EVENTS



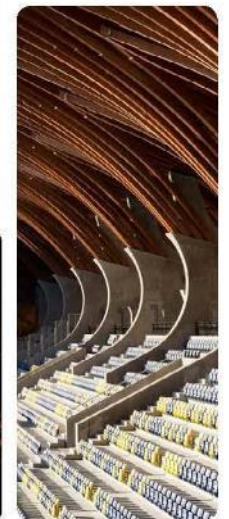
HOCKEY



ICE SKATING



SPECTATOR AMENITIES



NEW DOBSON - CONCEPTS 1,2 & 4

# Master Plan Concept #1

## WHAT WE HEARD

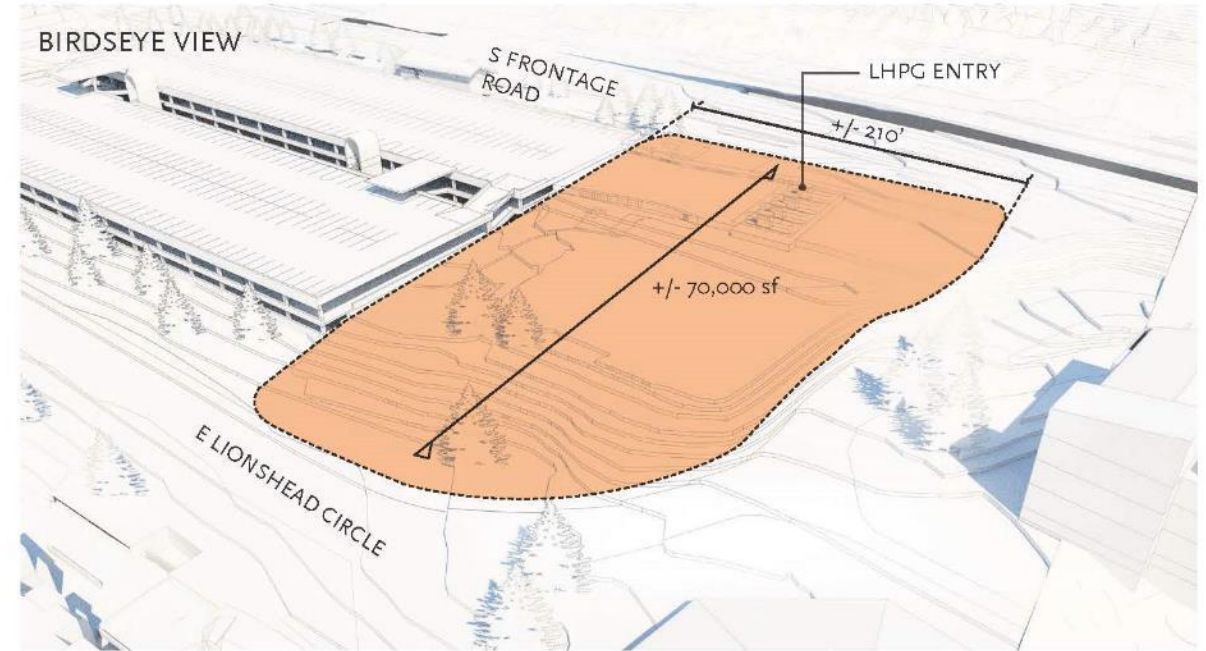
- “KEY SITE TO STITCHING THE CIVIC AREA TOGETHER”
- IMPROVE CONNECTIVITY OF ADJACENT SITES
- DEFINE ALTERNATIVES FOR HOW UTILIZATION OF THIS SITE COULD BE IMPROVED



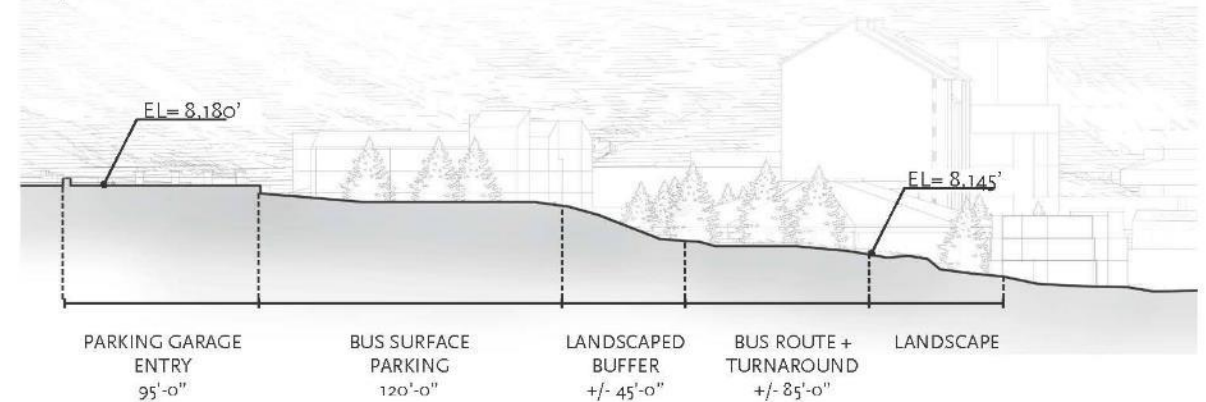
VIEW FROM E. LIONSHEAD CIRCLE



VIEW FROM FRONTAGE ROAD



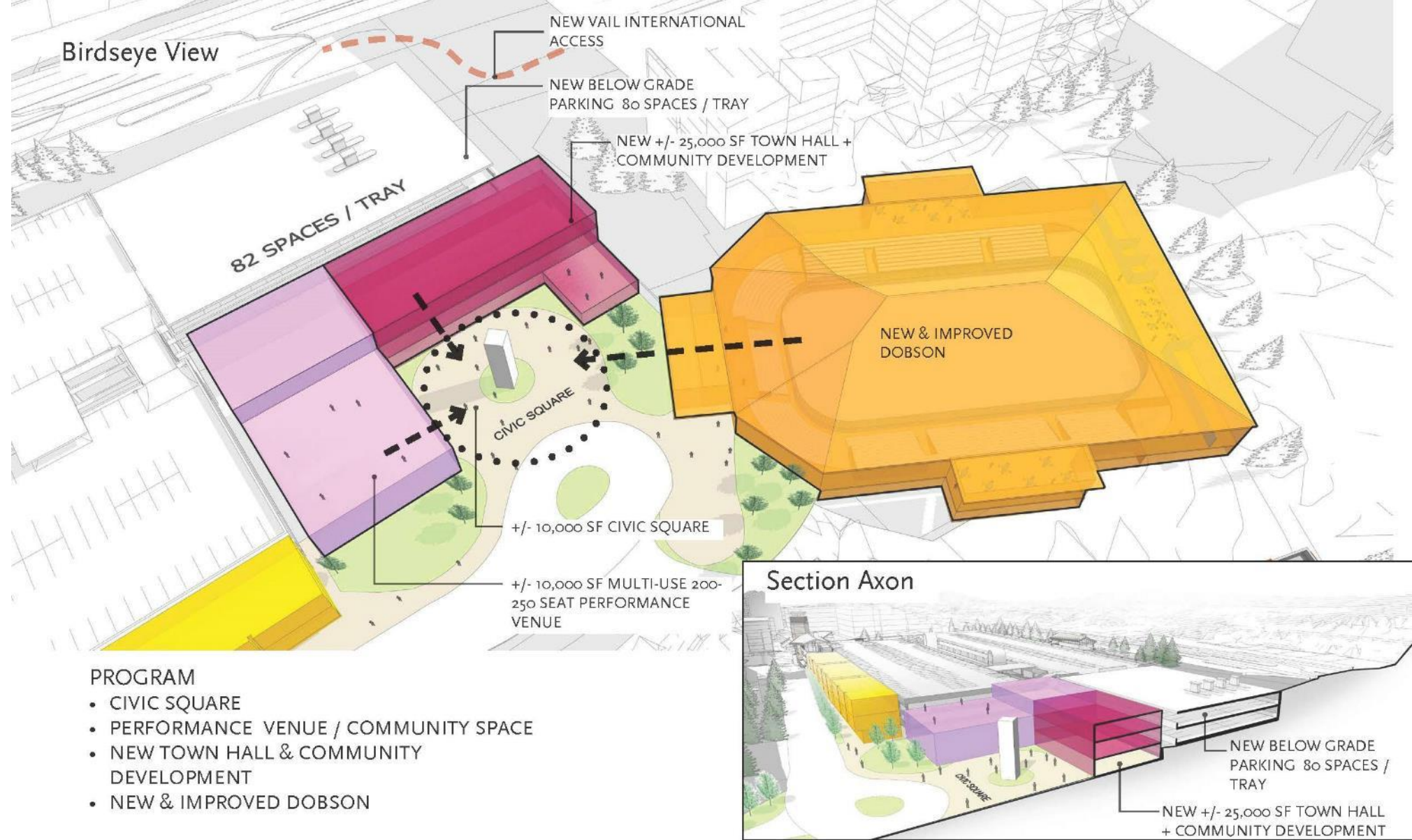
## N/S SECTION VIEW



## CHARTER BUS LOT - EXISTING CONDITIONS



# Master Plan Concept #1



CHARTER BUS LOT - CONCEPT 1



# Master Plan Concept #1

## Performance & Municipal Uses

Could a theater, auditorium, and town hall council chambers all be multi use?

### BLACK BOX THEATER



SILVERTHORNE PERFORMING ARTS CENTER  
16,000 SF  
150 seating capacity (largest space)

### PROSCENIUM THEATER



SHALIN LIU PERFORMANCE CENTER (ROCKPORT, MA)  
17,500 SF  
330 seating capacity



VILAR PERFORMING ARTS CENTER (AVON, CO)  
33,000  
530 seating capacity

### HIGHLY ADAPTABLE



WYLY THEATER (DALLAS, TX)  
adaptable from fixed seating to empty box

### HIGHLY DEVISABLE



SWISS TECH CONVENTION CENTER (LAUSANNE, SWITZERLAND)  
highly devisable spaces, large groups to small

### MULTIUSE



ROY AND DIANA VAGEPOS EDUCATION CENTER (NY, NY)  
inspiring auditorium spaces



CHARTER BUS LOT - PERFORMANCE VENUE



# Master Plan Concept #1

FARMERS MARKETS

RECREATIONAL ACTIVITIES

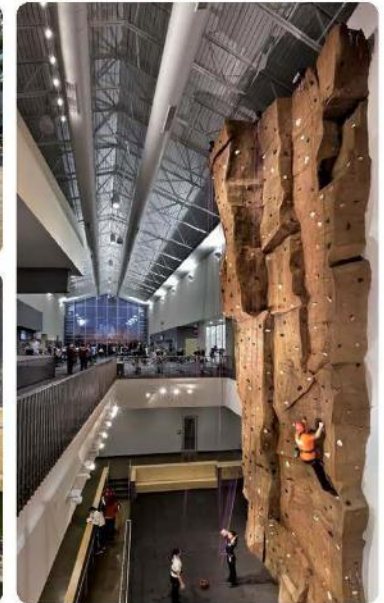
PERFORMANCE

CIVIC AND MUNICIPAL

RETAIL

PUBLIC GATHERING

OPEN PLAZA



CHARTER BUS LOT - CIVIC SQUARE



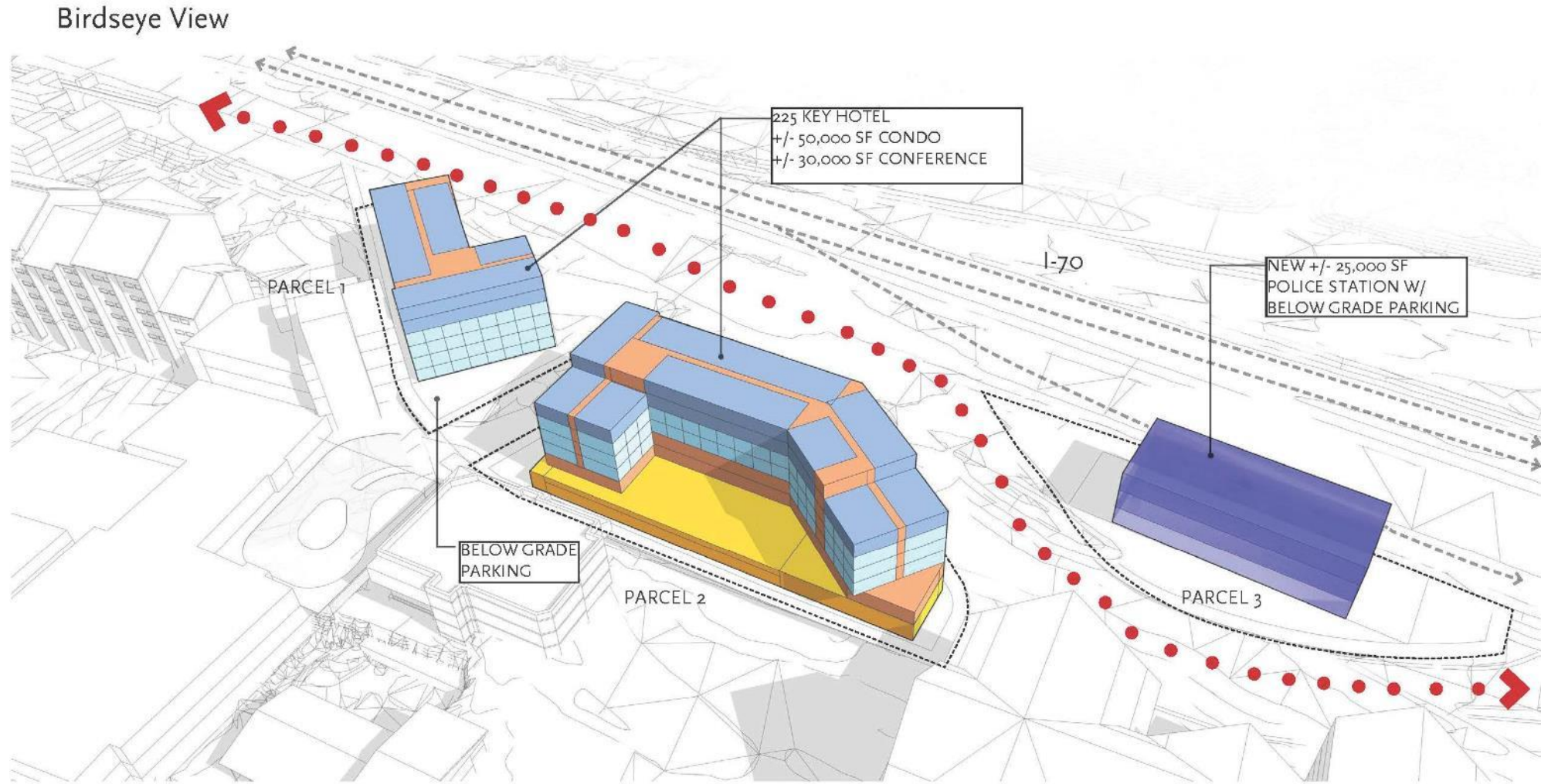
# Master Plan Concept #1



REVISED TOTAL  
102,000 SF  
2.34 ACRES

MUNI SITE - RE-ROUTE FRONTAGE ROAD - CONCEPTS 1 &amp; 4

# Master Plan Concept #1



## PROGRAM

- CONFERENCE HOTEL & CONDO
- NEW POLICE STATION

MUNI SITE - CONCEPT 1



# Master Plan Concept #1

## TRADITIONAL CONFERENCE USES (+/- 16,000 SF MAIN BALLROOM)

Banquet Seating (20 sf/occ.):	800 people
Lecture (15sf/occ.):	1,067 people
Reception (10sf/occ.):	1,600 people

+/- 4,000 SF PRE-FUNCTION

+/- 6,500 SF BOH/SUPPORT SPACES (storage, restrooms, admin, A/V, L/D, etc.)

+/- 3,500 SF MEETING ROOMS (3 @ 500 SF)

30,000sf total



CONFERENCE CENTER CAPACITY

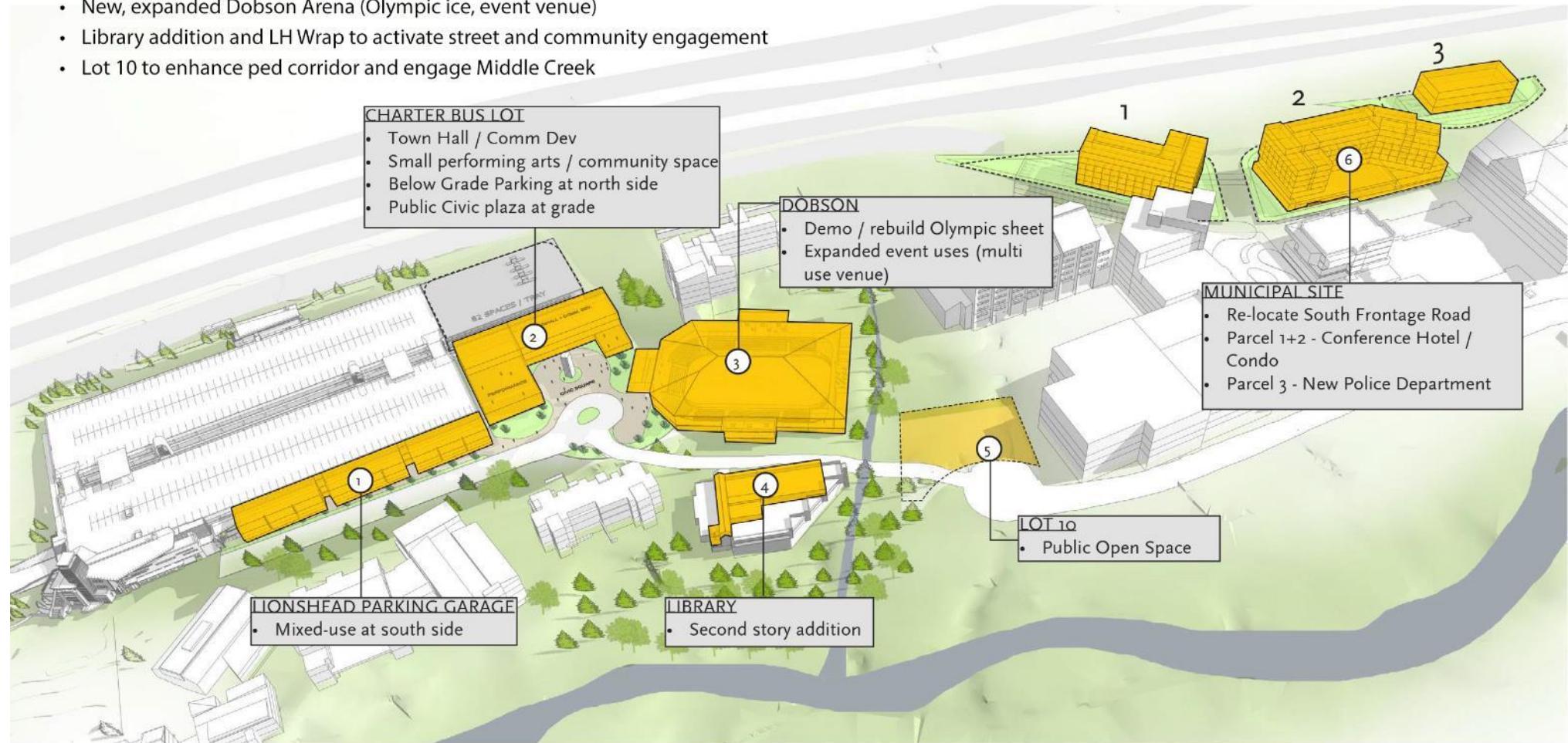
# Master Plan Concept #1

## Opportunities/Key Features

- Re-located SFR connects Muni Site with Town
- Conference/hotel at Muni Site
- Creates strong Civic Hub at Charter Bus Lot (town hall, performing art/community building, at grade civic square)
- New, expanded Dobson Arena (Olympic ice, event venue)
- Library addition and LH Wrap to activate street and community engagement
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- Integration of improvements with neighborhood
- Existing uses



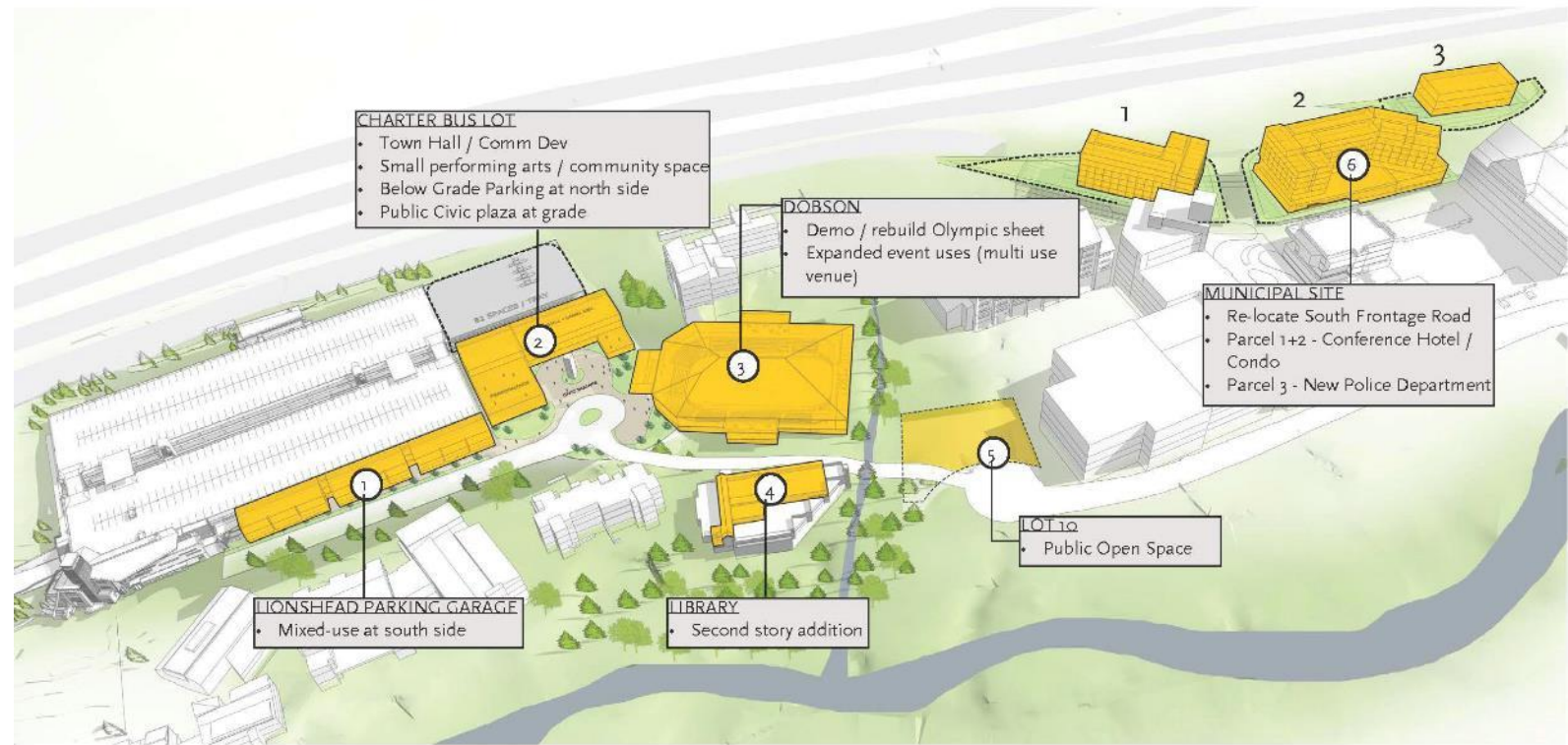
OVERVIEW - CONCEPT 1



# Master Plan Concept #1

Questions,  
comments,  
thoughts . . . .

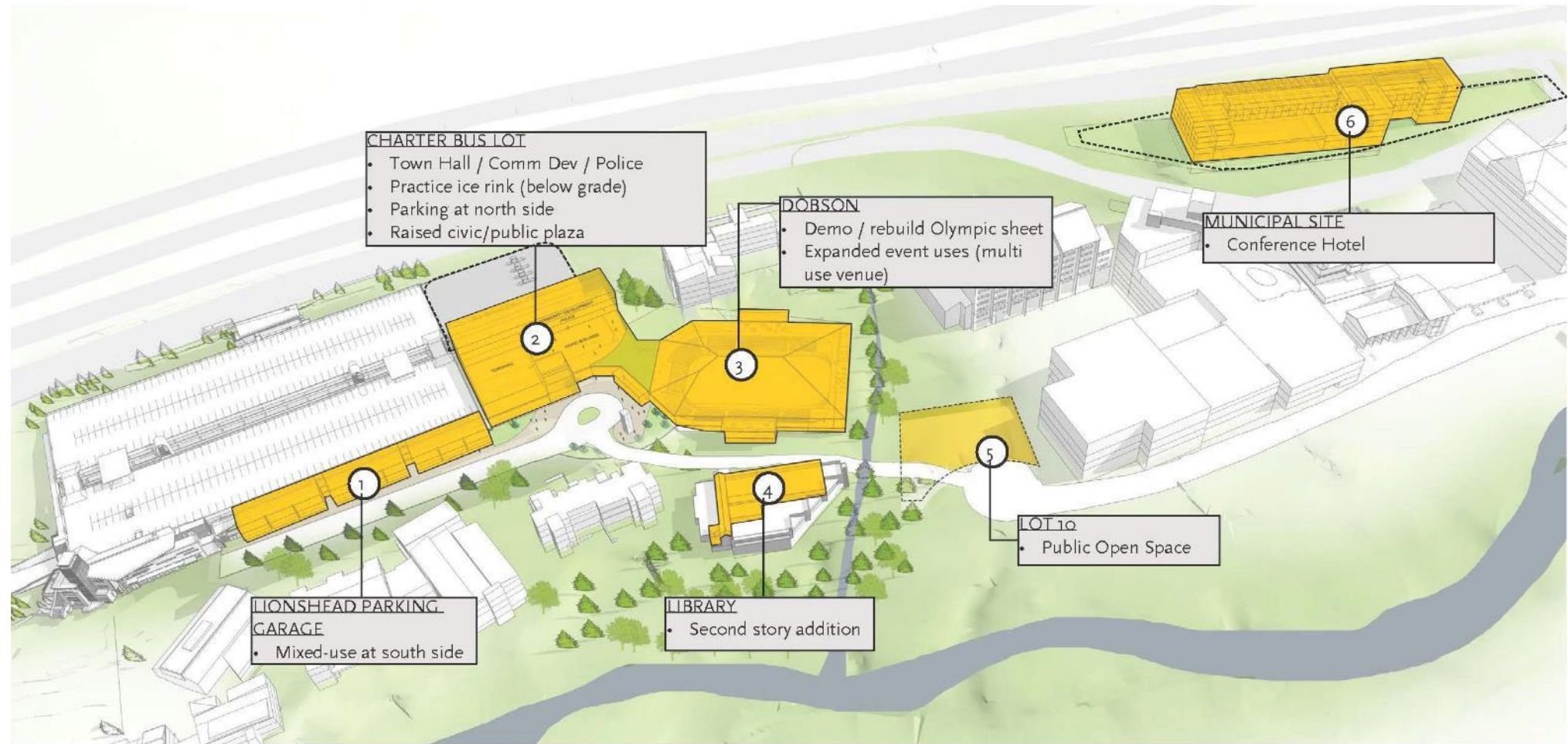
Birdseye View



OVERVIEW - CONCEPT 1

# Master Plan Concept #2

Birdseye View



OVERVIEW - CONCEPT 2



# Master Plan Concept #2

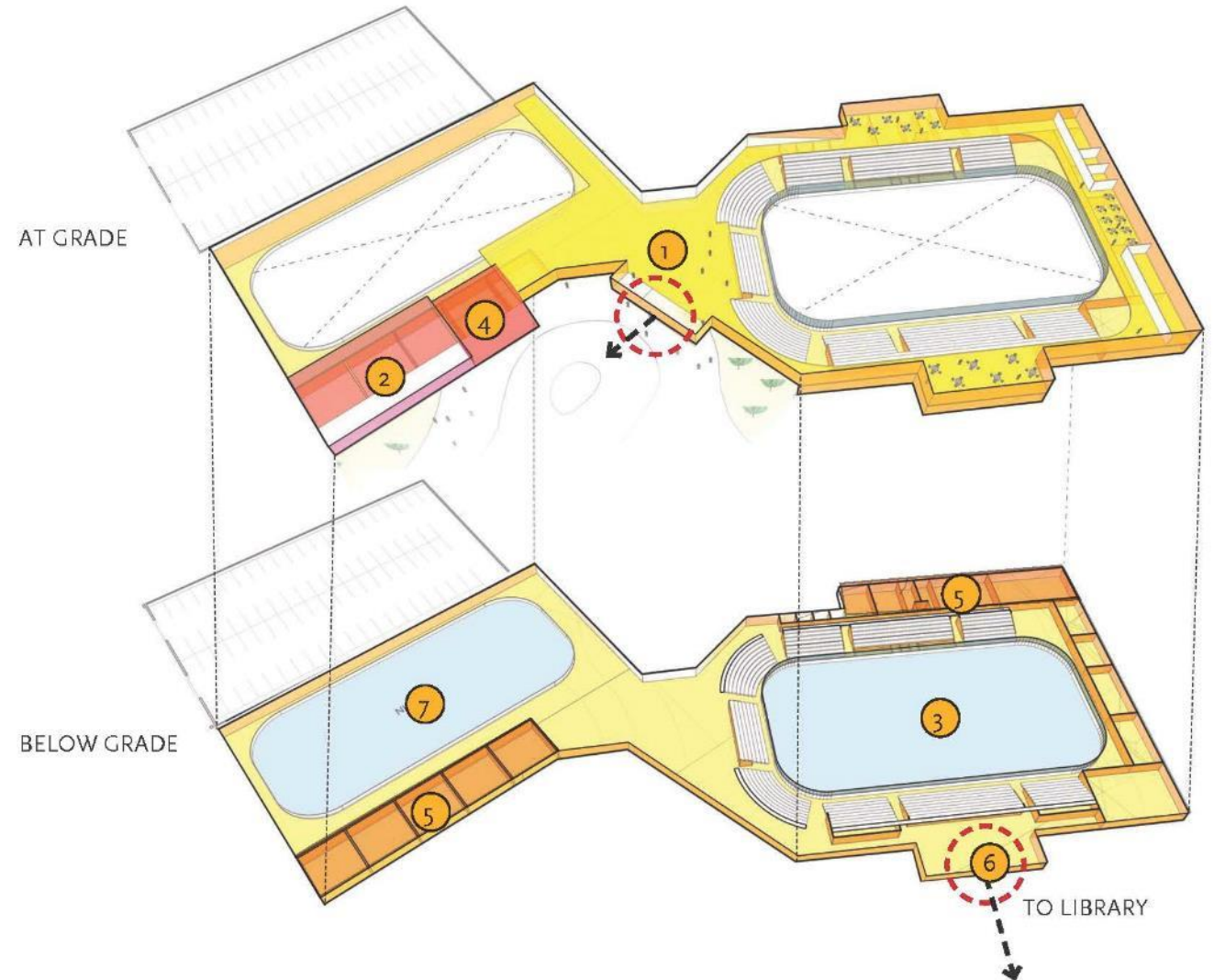


CHARTER BUS LOT & DOBSON - CONCEPT 2

# Master Plan Concept #2

## Axon Diagram

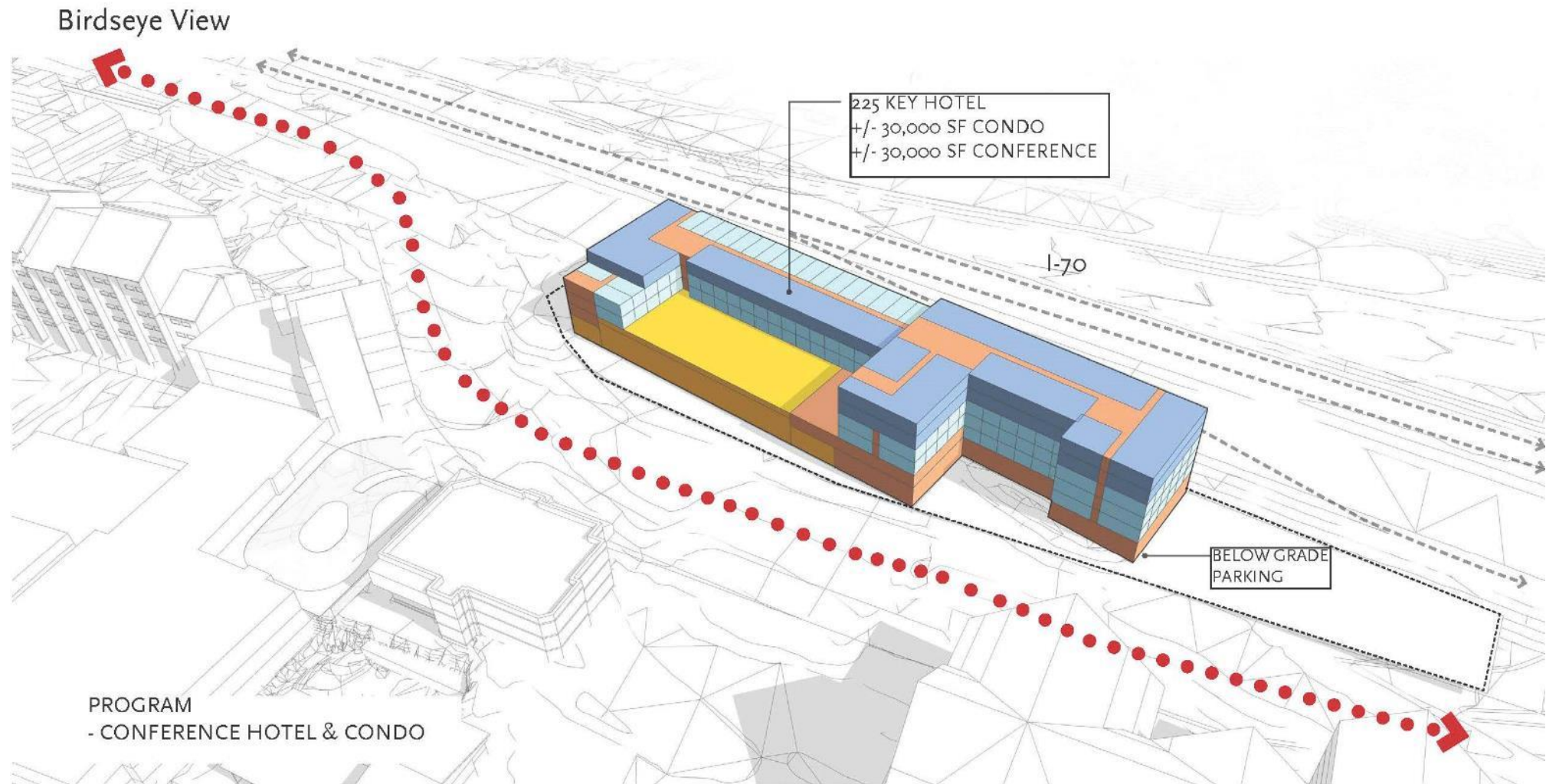
1. Main Entry + Shared Lobby
2. Town hall (lower level)
3. Dobson Re-Do (Olympic Ice)
4. Circulation up to plaza
5. Lockers
6. Secondary Entry
7. Secondary Ice Sheet (NHL)



CHARTER BUS LOT & DOBSON - CONCEPT 2



# Master Plan Concept #2



MUNICIPAL SITE - CONCEPT 2

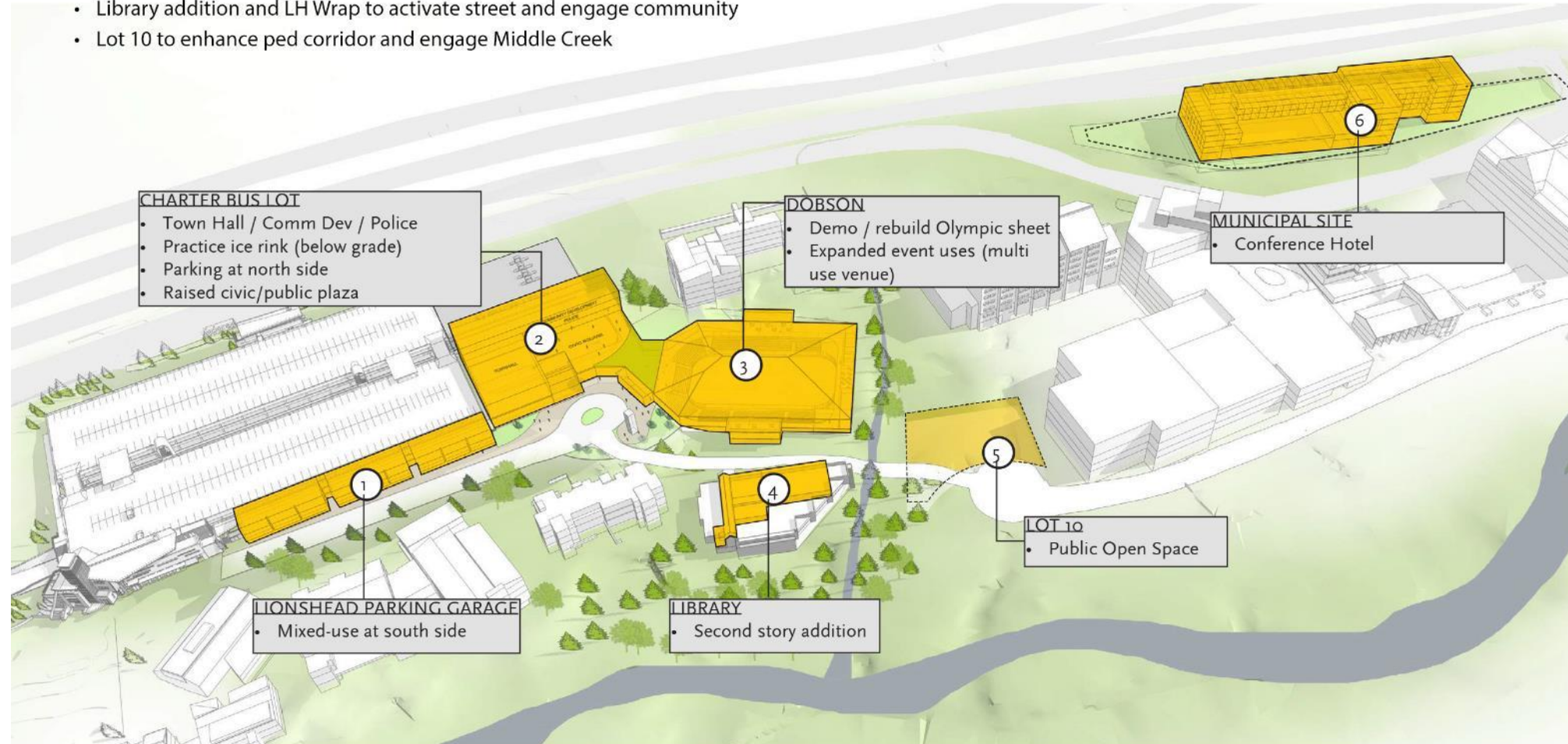
# Master Plan Concept #2

## Opportunities/Key Features

- Conference/Hotel at Muni Site
- Elevated civic square at Charter Bus Lot
- Emphasis on recreation/ice with 2nd sheet
- New, expanded Dobson Arena (Olympic ice, event venue)
- Library addition and LH Wrap to activate street and engage community
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- SFR isolates Muni site
- Police at Charter Bus Lot
- Integration of improvements with neighborhood
- Existing uses



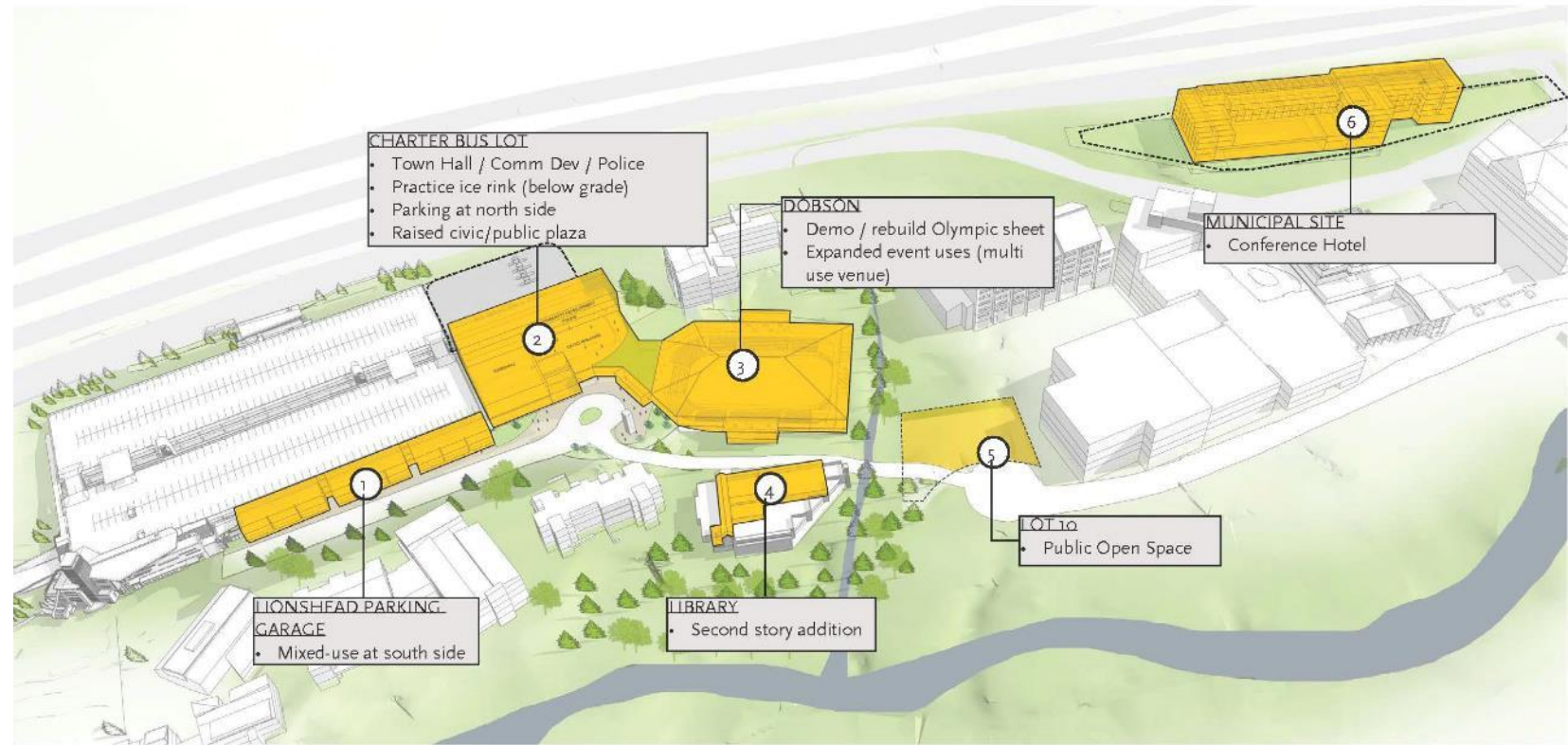
OVERVIEW - CONCEPT 2



# Master Plan Concept #2

Questions,  
comments,  
thoughts . . . .

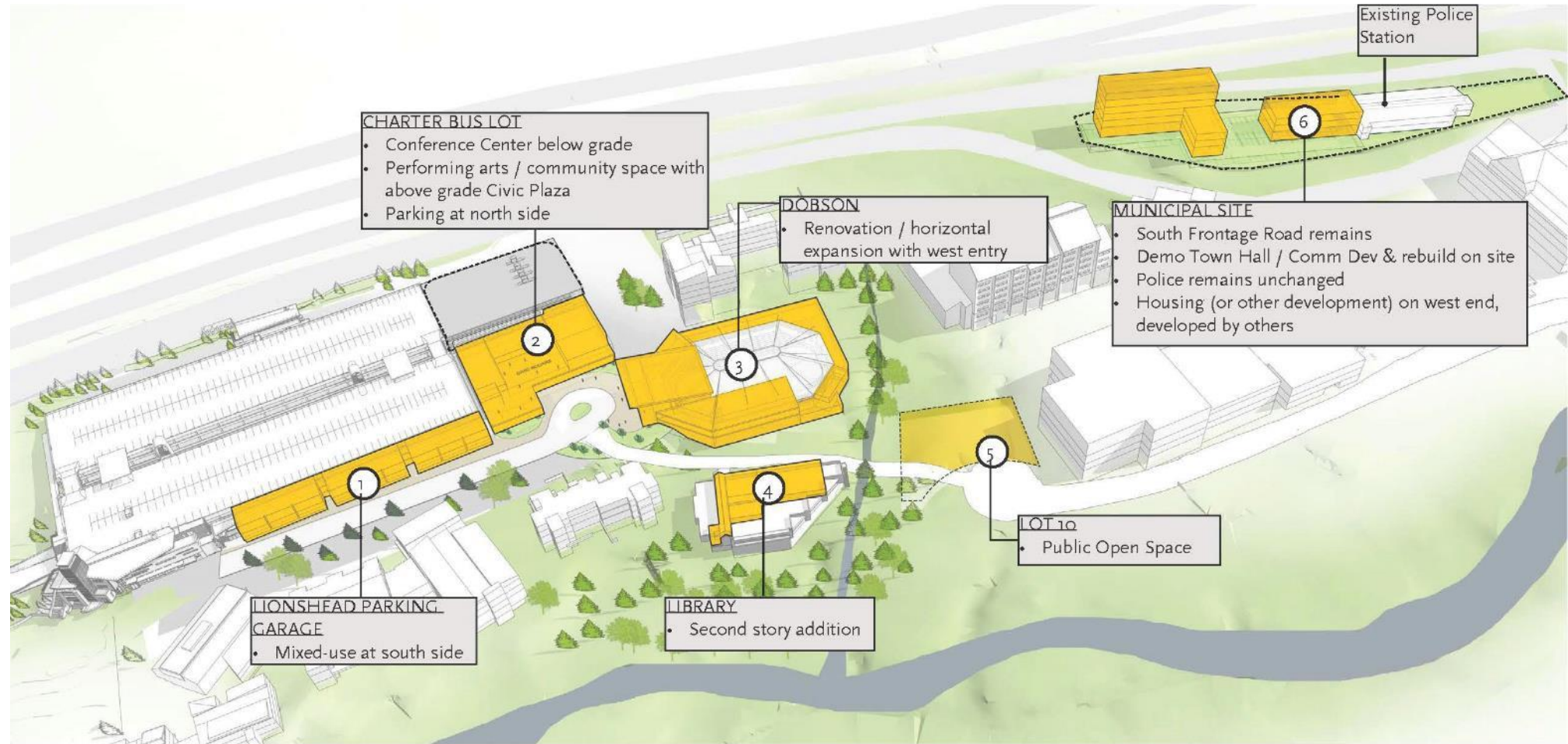
Birdseye View



OVERVIEW - CONCEPT 2

# Master Plan Concept #3

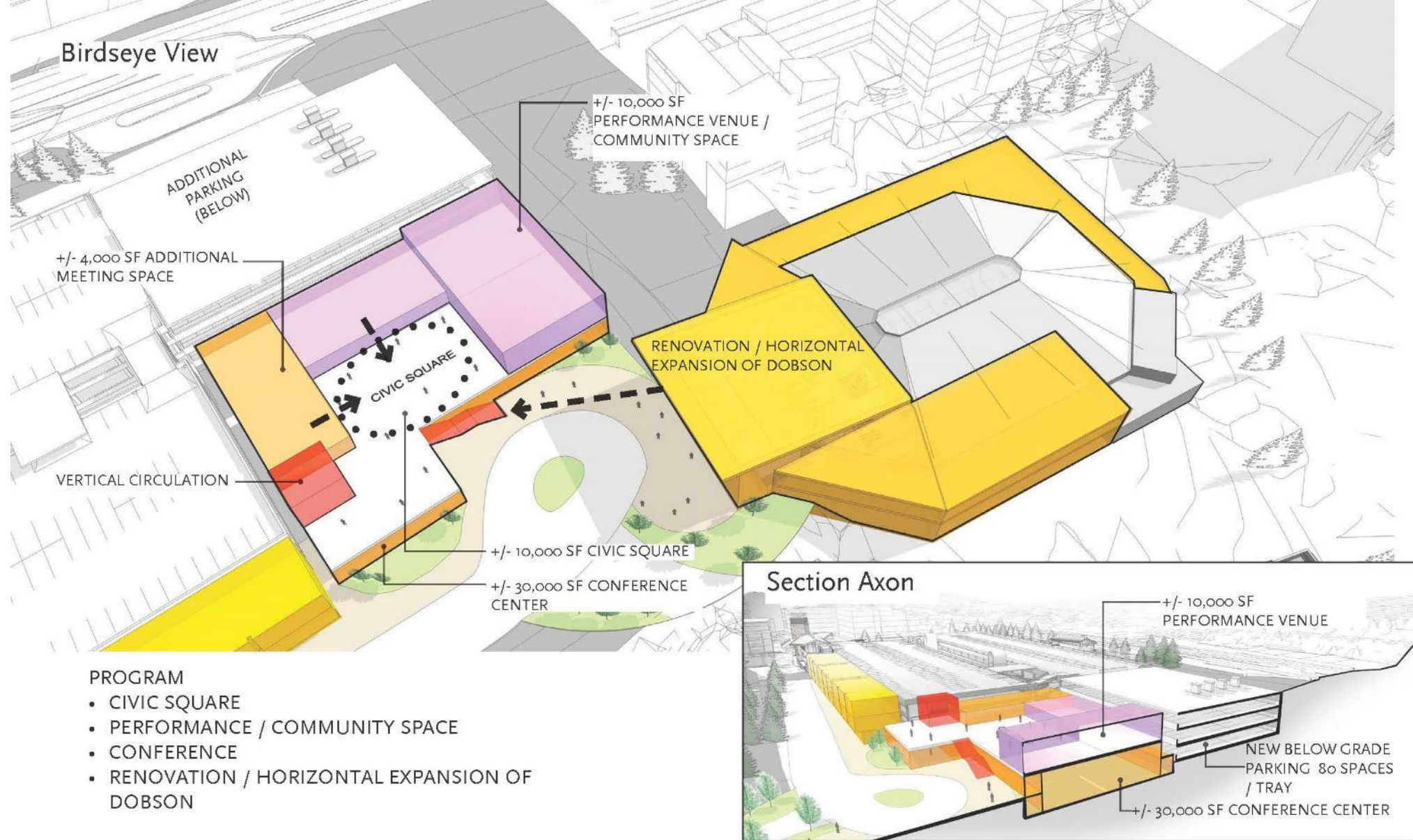
Birdseye View



OVERVIEW - CONCEPT 3



# Master Plan Concept #3

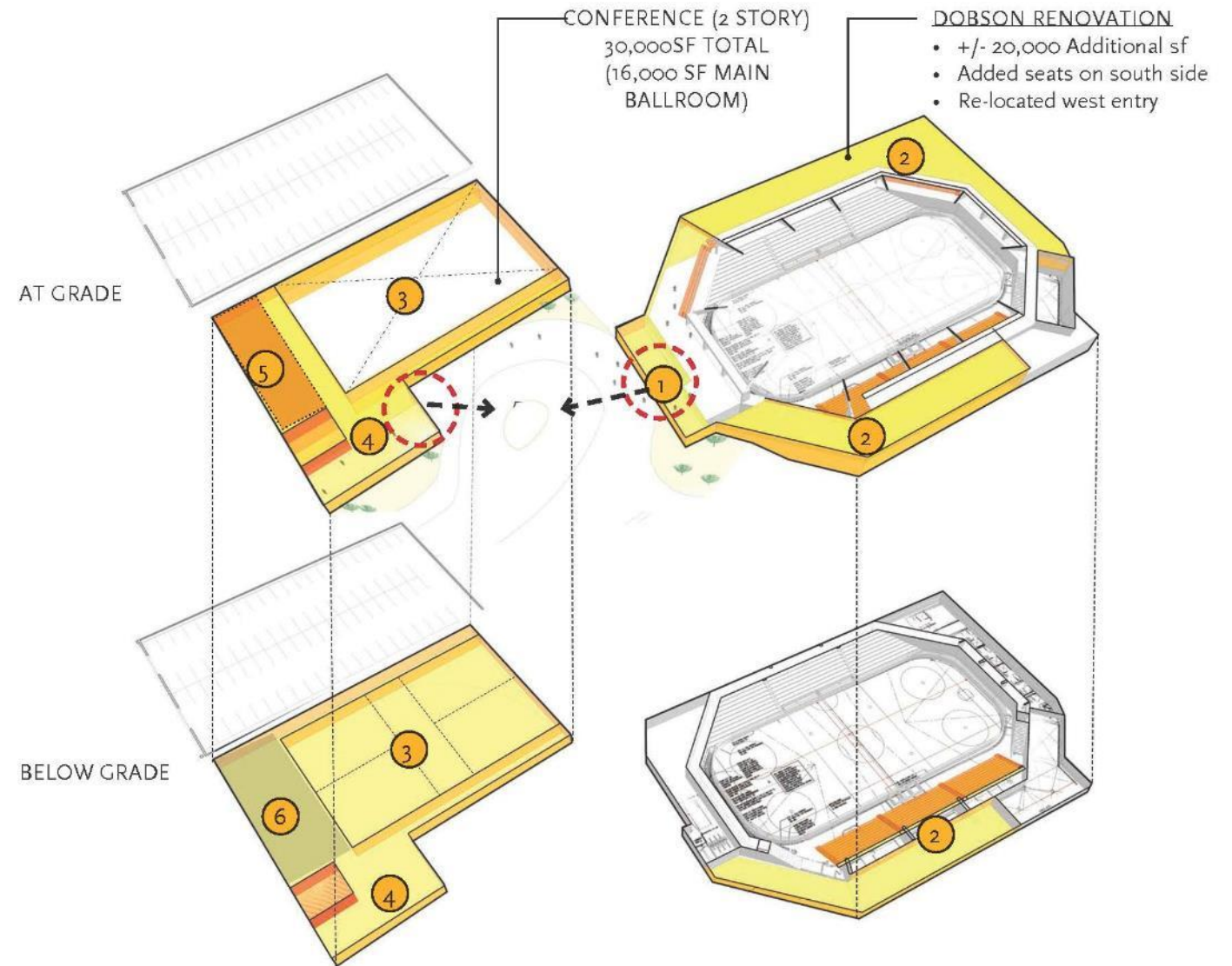


CHARTER BUS LOT & DOBSON - CONCEPT 3

# Master Plan Concept #3

## Axon Diagram

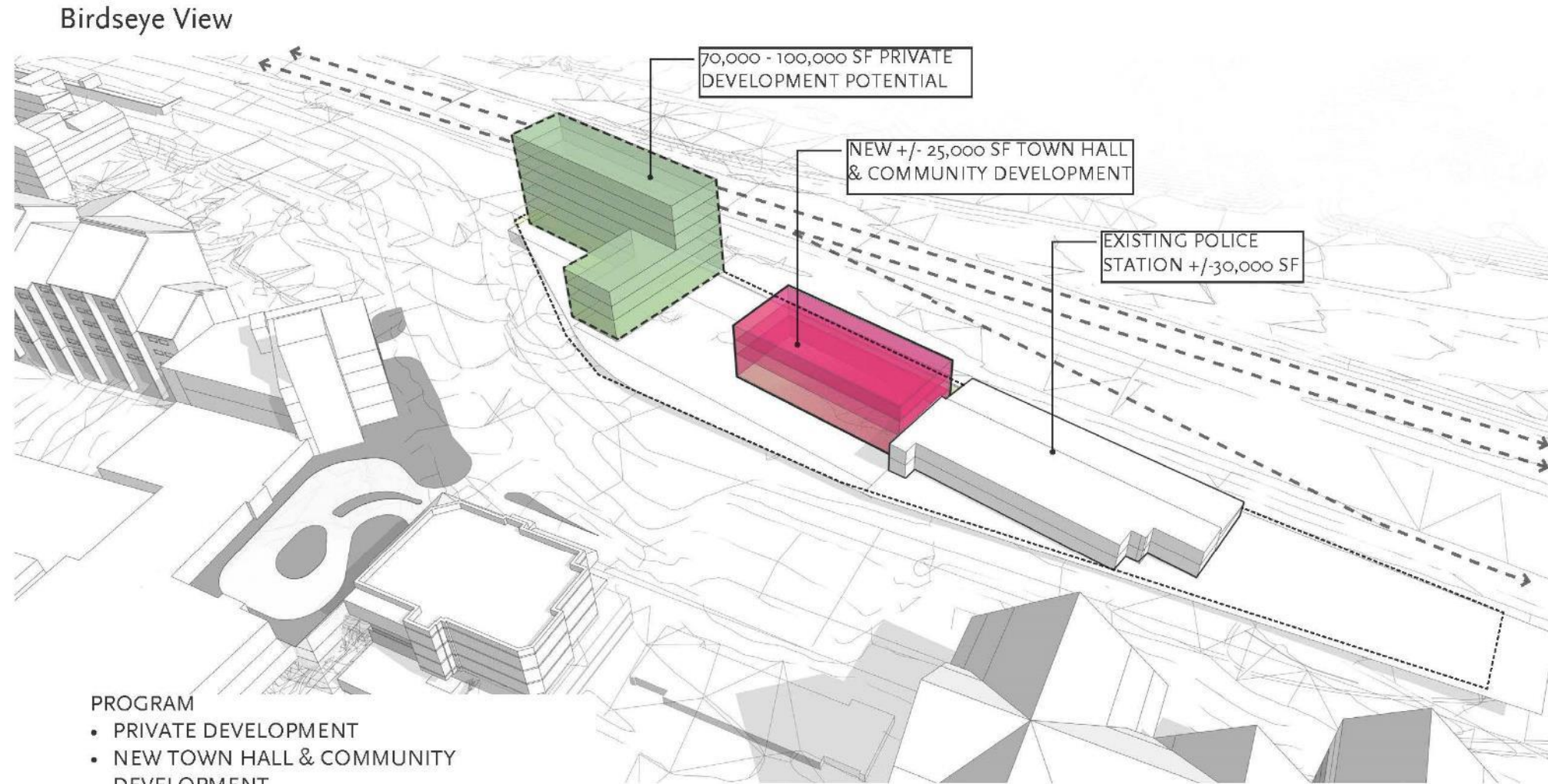
1. New Dobson Entry @ West
2. Added seats + rec @ Dobson
3. 2 Story conference
4. Entry Lobby + Pre-function (2 level)
5. Additional meeting space
6. Support + BOH



CHARTER BUS LOT & DOBSON - CONCEPT 3



# Master Plan Concept #3



MUNICIPAL SITE - CONCEPT 3

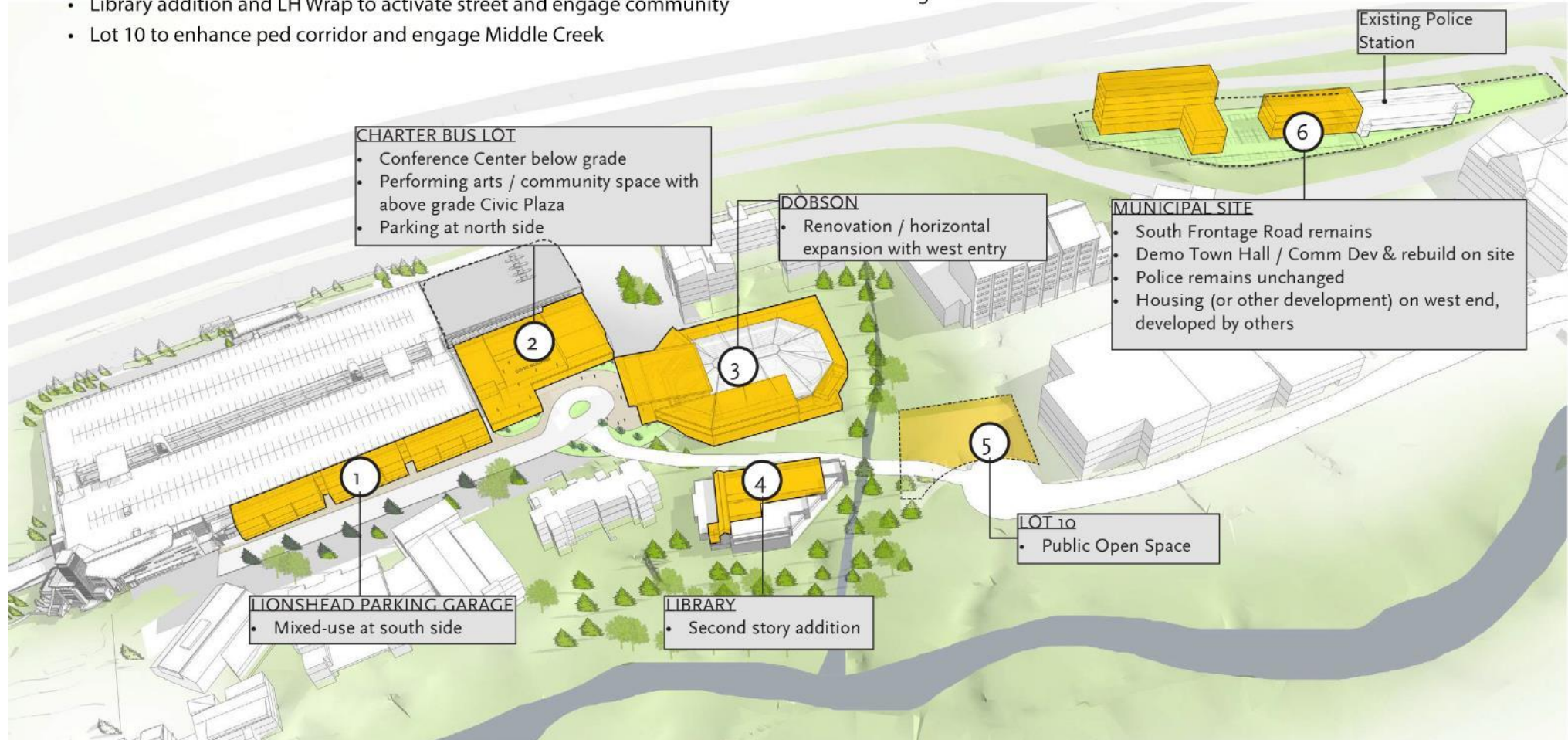
# Master Plan Concept #3

## Opportunities/Key Features

- New Town Hall/private development potential at Muni Site
- Elevated civic square at Charter Bus Lot
- Conference center, performance/community building anchor civic square
- Renovation/expansion of Dobson Arena
- Library addition and LH Wrap to activate street and engage community
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- SFR isolates Muni site
- Renovation of 40+ year old Dobson
- Municipal services removed from civic core
- Integration of improvements with neighborhood
- Existing uses



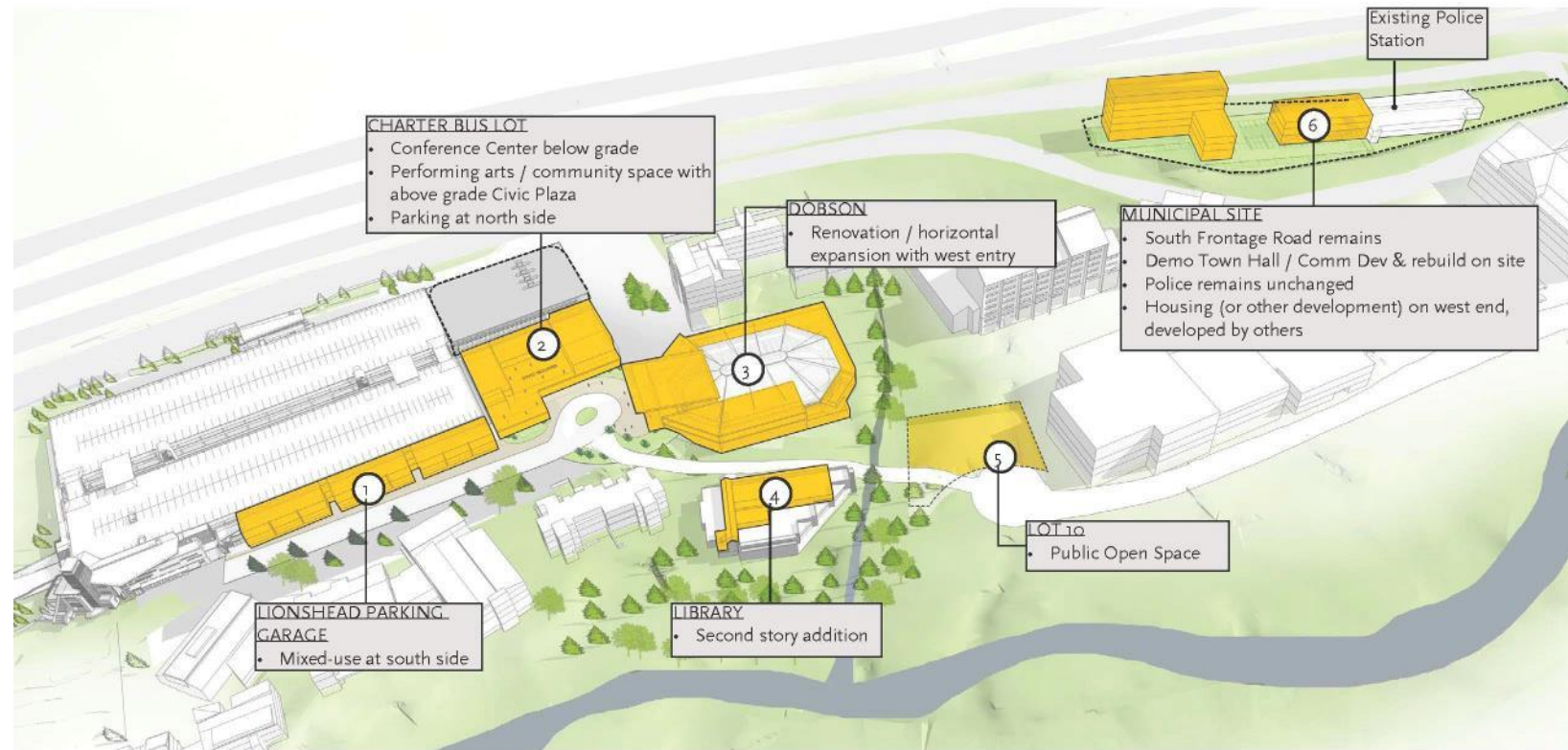
OVERVIEW - CONCEPT 3



# Master Plan Concept #3

Questions,  
comments,  
thoughts . . . .

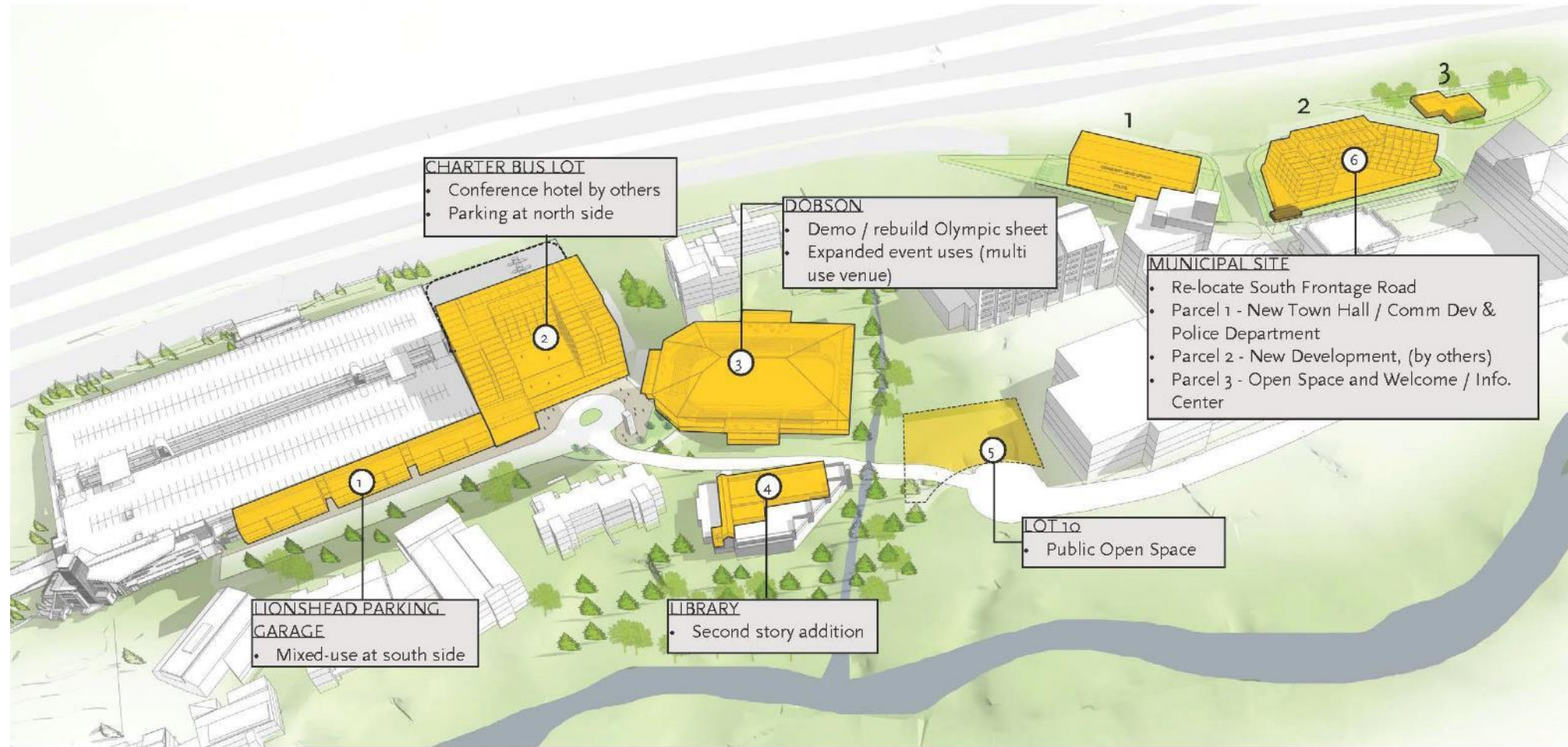
Birdseye View



OVERVIEW - CONCEPT 3

# Master Plan Concept #4

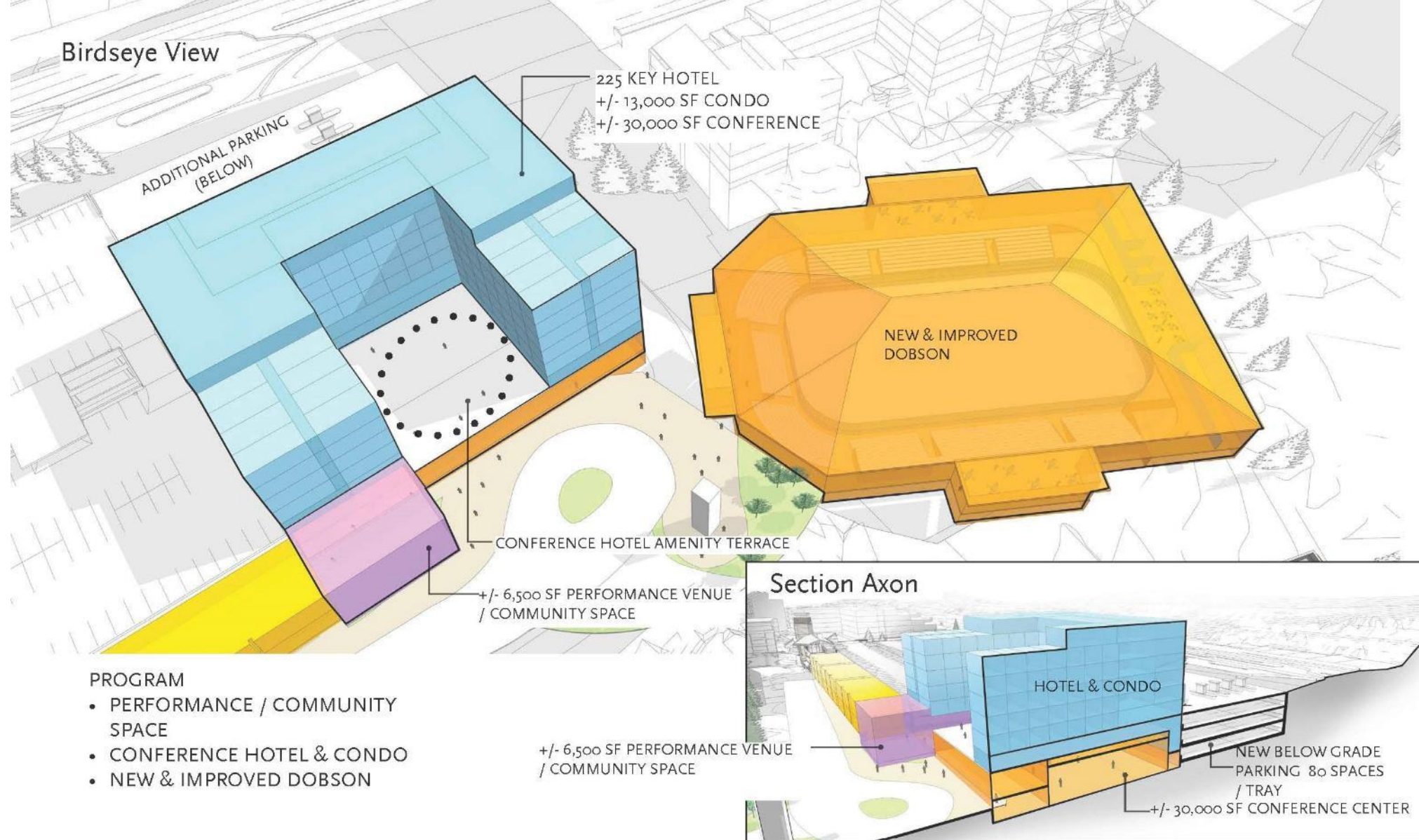
Birdseye View



OVERVIEW - CONCEPT 4



# Master Plan Concept #4

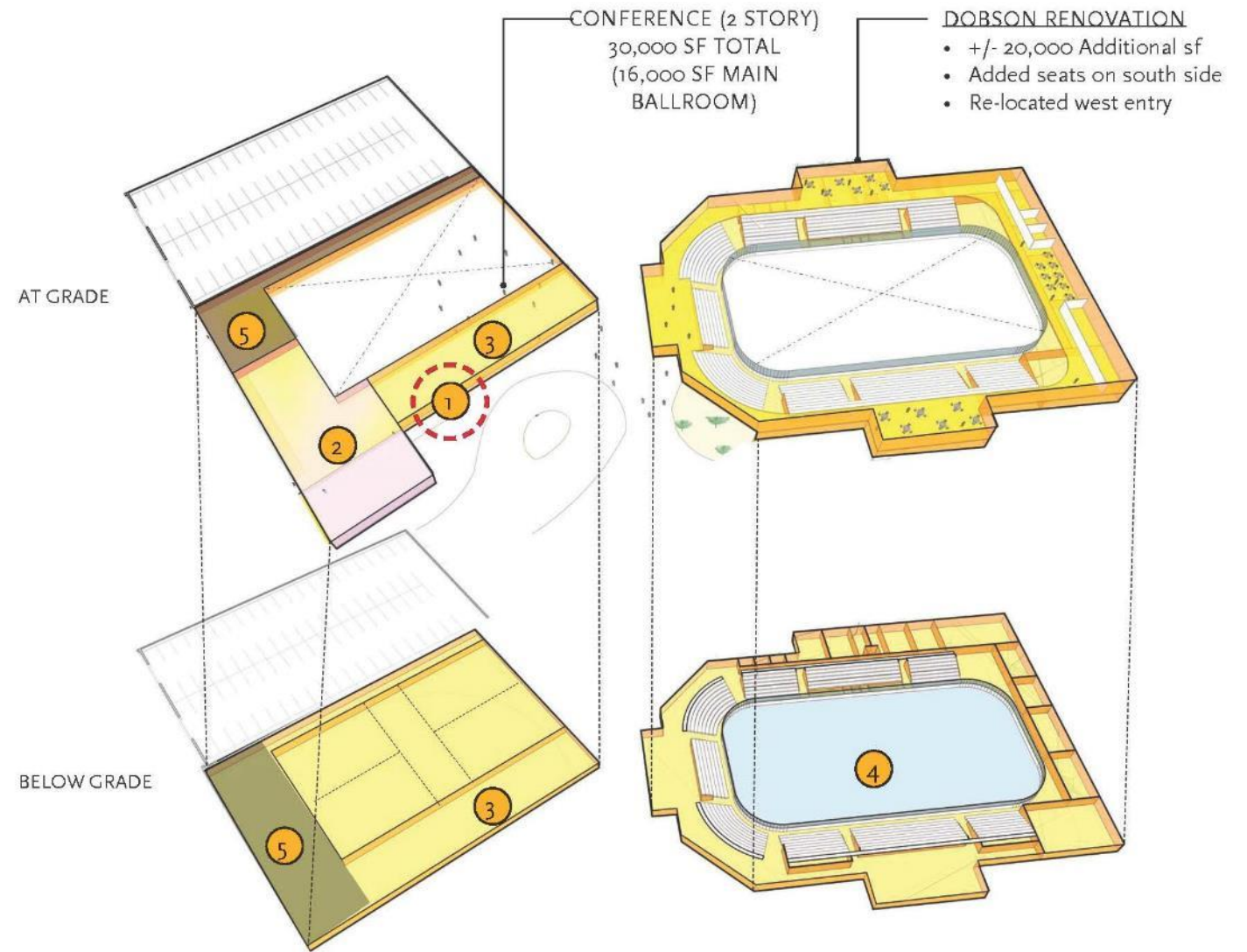


CHARTER BUS LOT & DOBSON - CONCEPT 4

# Master Plan Concept #4

## Axon Diagram

1. Hotel + conference main entry
2. Performance (lower level)
3. Pre-function + Lobby
4. Dobson Re-Do
5. BOH + Support

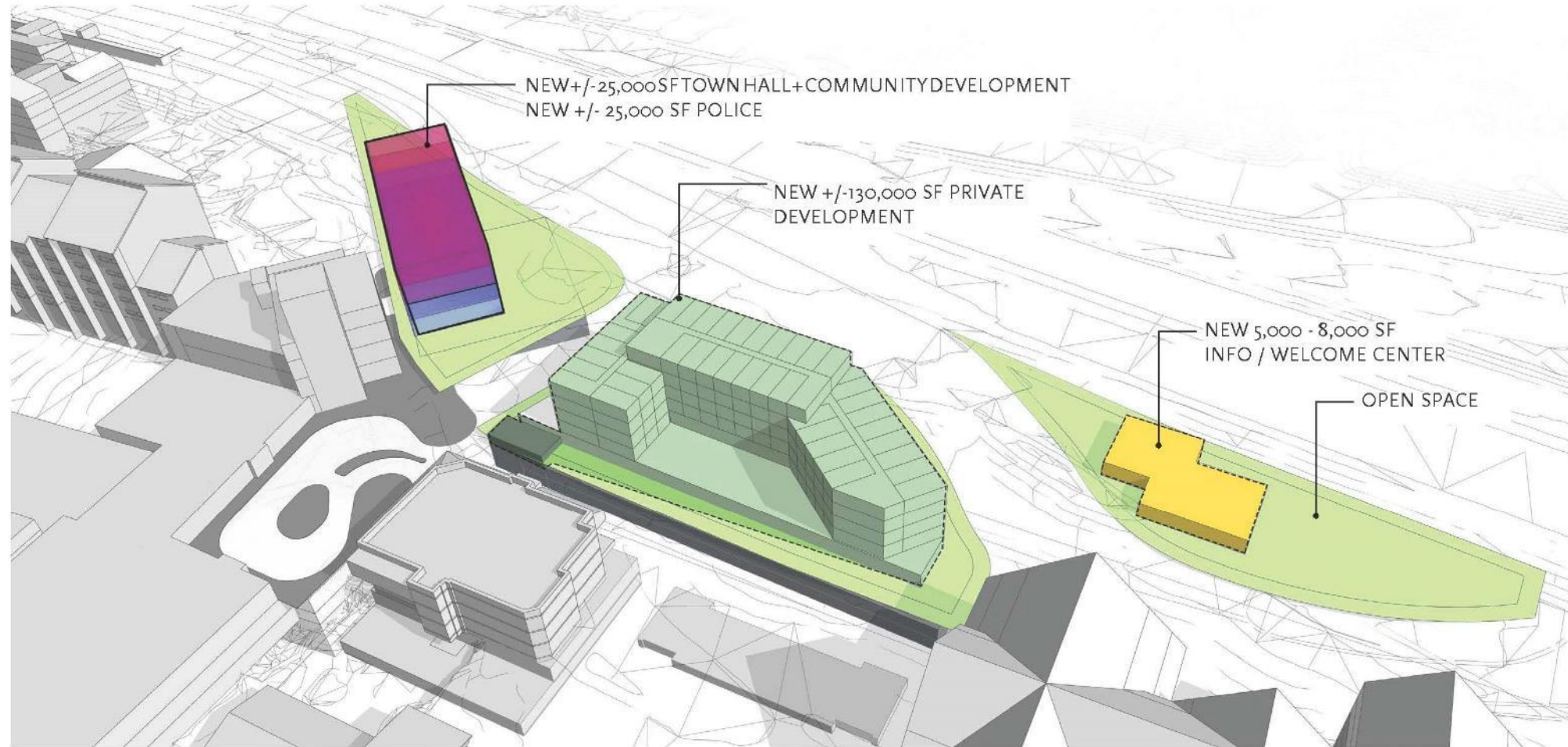


CHARTER BUS LOT + DOBSON - CONCEPT 4



# Master Plan Concept #4

Birdseye View



## PROGRAM

- NEW TOWN HALL & COMMUNITY DEVELOPMENT
- NEW POLICE STATION
- PRIVATE DEVELOPMENT
- OPEN SPACE

MUNICIPAL SITE - CONCEPT 4

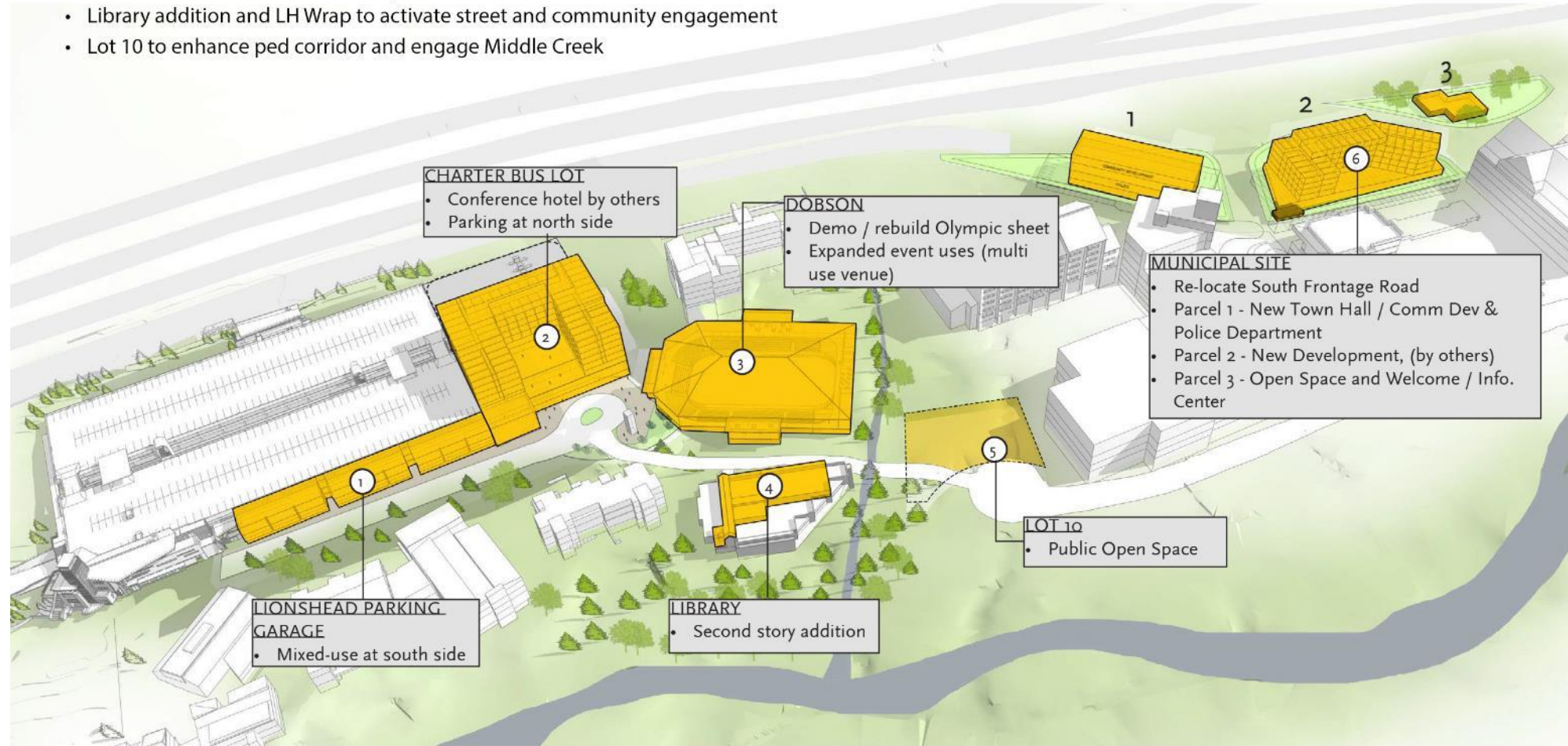
# Master Plan Concept #4

## Opportunities/Key Features

- Re-located SFR connects Muni Site with Town
- New Town Hall (with Police) and private development potential at Muni Site
- Conference hotel at Charter Bus Lot
- New, expanded Dobson Arena (Olympic ice, event venue)
- Library addition and LH Wrap to activate street and community engagement
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- Lack of Civic Hub at Charter Bus Lot
- Scale of conference hotel
- Integration of improvements with neighborhood
- Existing uses



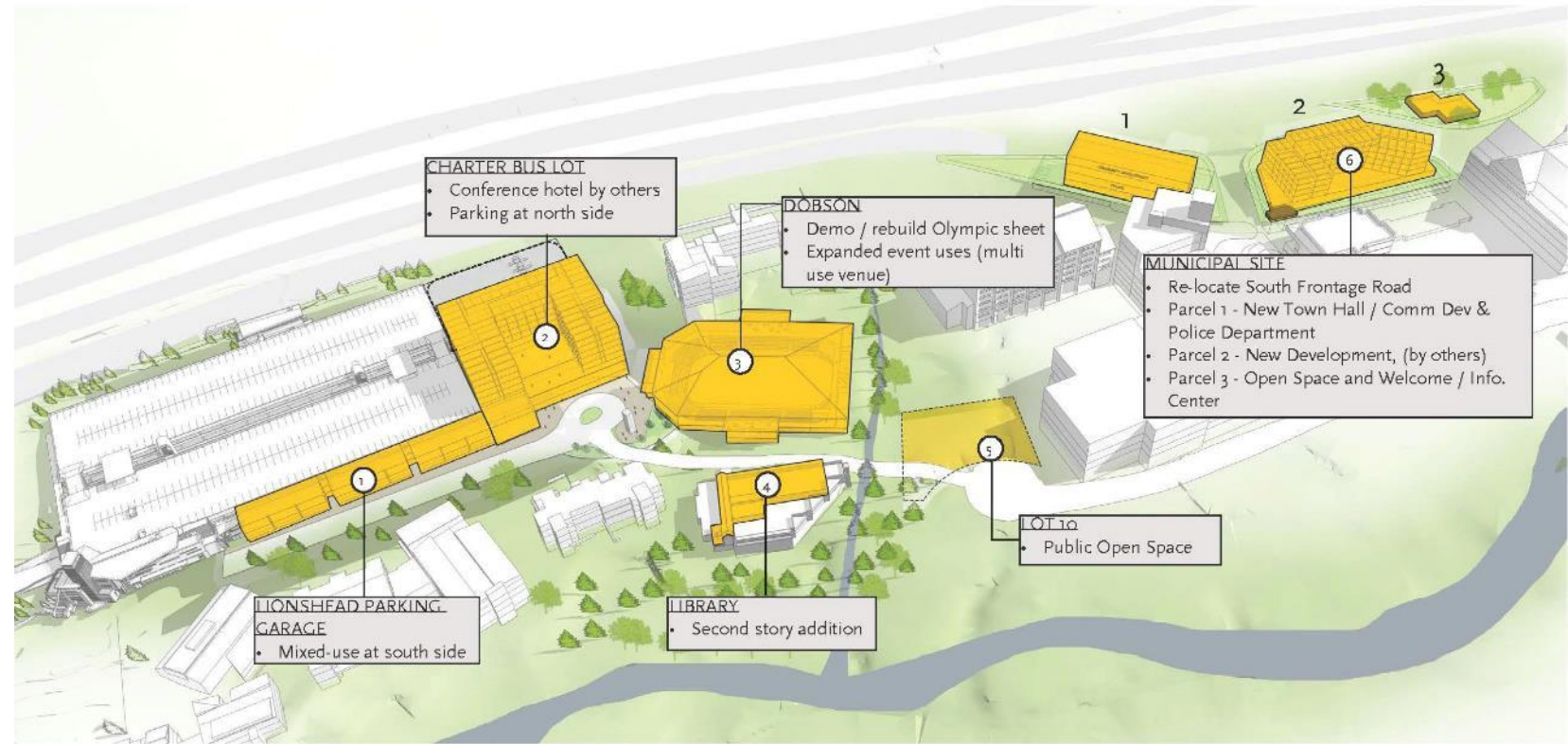
OVERVIEW - CONCEPT 4



# Master Plan Concept #4

questions,  
comments,  
thoughts . . . .

Birdseye View



OVERVIEW - CONCEPT 4

# Potential revenues and funding packages



# Public Financing Mechanisms

Description	Acronym
Urban Renewal Authority	URA
Downtown Development Authority	DDA
Business Improvement District	BID
General Improvement District	GID
Metro District (Special District)	Title 32
Public Improvement Fee	PIF
Dedicated Sales Tax	N/A
Land Lease / Land Sale	N/A
Current Town Reserve	N/A
Joint Venture Terms	JV
Philanthropy	Philanthropy
Certificate of Participation	COPs

# Public Financing Mechanisms

Description	Acronym	Amount of Proceeds	Ease of Adoption	Revenue Potential	
				Low	High
Urban Renewal Authority	URA	High	High	\$35.0M	\$35.0M
Downtown Development Authority	DDA	High	Medium	\$13.1M	\$30.5M
Business Improvement District	BID	Low	Low	N/A	N/A
General Improvement District	GID	Low	Medium	\$1.9M	\$3.7M
Metro District (Special District)	Title 32	Medium	Medium	N/A	N/A
Public Improvement Fee	PIF	Low	Medium	\$16.3M	\$24.5M
Dedicated Sales Tax	N/A	High	Low	\$19.6M	\$39.1M
Dedicated Lodging Tax	N/A	High	Low	\$27.2M	\$40.9M
Land Lease / Land Sale	N/A	Medium	High	\$23.1M	\$34.7M
Current Town Reserve	N/A	Medium	High	\$10.0M	\$10.0M
Joint Venture Terms	JV	Medium	Medium	N/A	N/A
Philanthropy	Philanthropy	High	High	N/A	N/A
Certificate of Participation	COPs	High	High	\$46.2M	\$57.8M



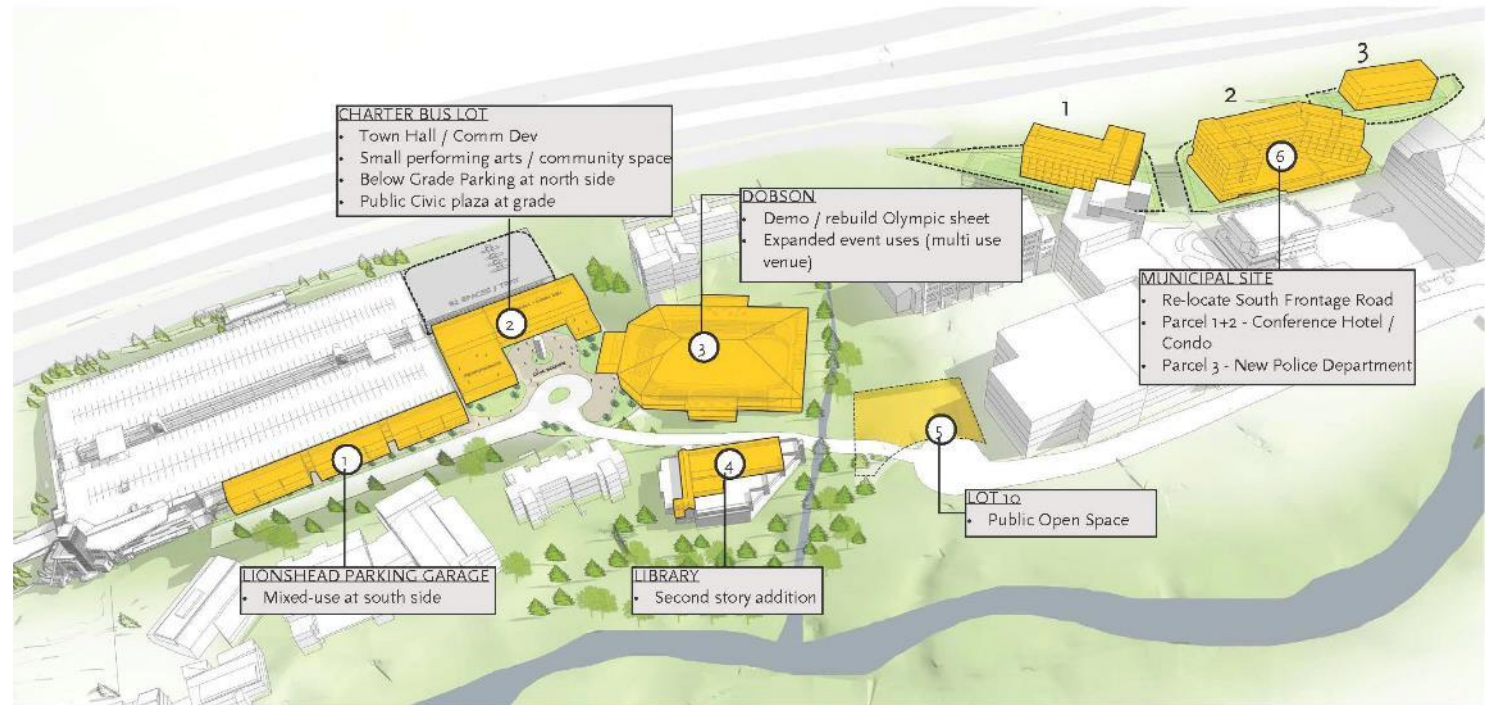
# Concept #1

## Order of Magnitude Costs

- South Frontage Road\* \$12
- Police Department \$20
- Charter bus lot \$55  
(Town hall, performing arts, parking, plaza)
- Dobson Rebuild \$48
- Library \$8
- LH Structure wrap\* \$6

**\$149,000,000**

Birdseye View



OVERVIEW - CONCEPT 1

# Concept #1

<b>Total Cost</b>	<b>\$149.0M</b>
-------------------	-----------------

## Potential Revenues: Option 1

DDA	\$35.2M
URA	\$35.0M
Land Lease	\$15.8M
Town Set-Aside (\$5M/yr. for 30 yrs.)	\$57.8M
Town Reserves (\$10M avail.)	\$5.2M

<b>Total Revenues</b>	<b>\$149.0M</b>
-----------------------	-----------------

<b>Funding Gap</b>	<b>No Gap</b>
--------------------	---------------

## Opportunities

- Utilizes value of private development to generate revenues through DDA and land lease revenues
- Includes mix of civic and private uses and revenues to activate civic area

## Constraints

- Requires investment from the town in the form of a bond



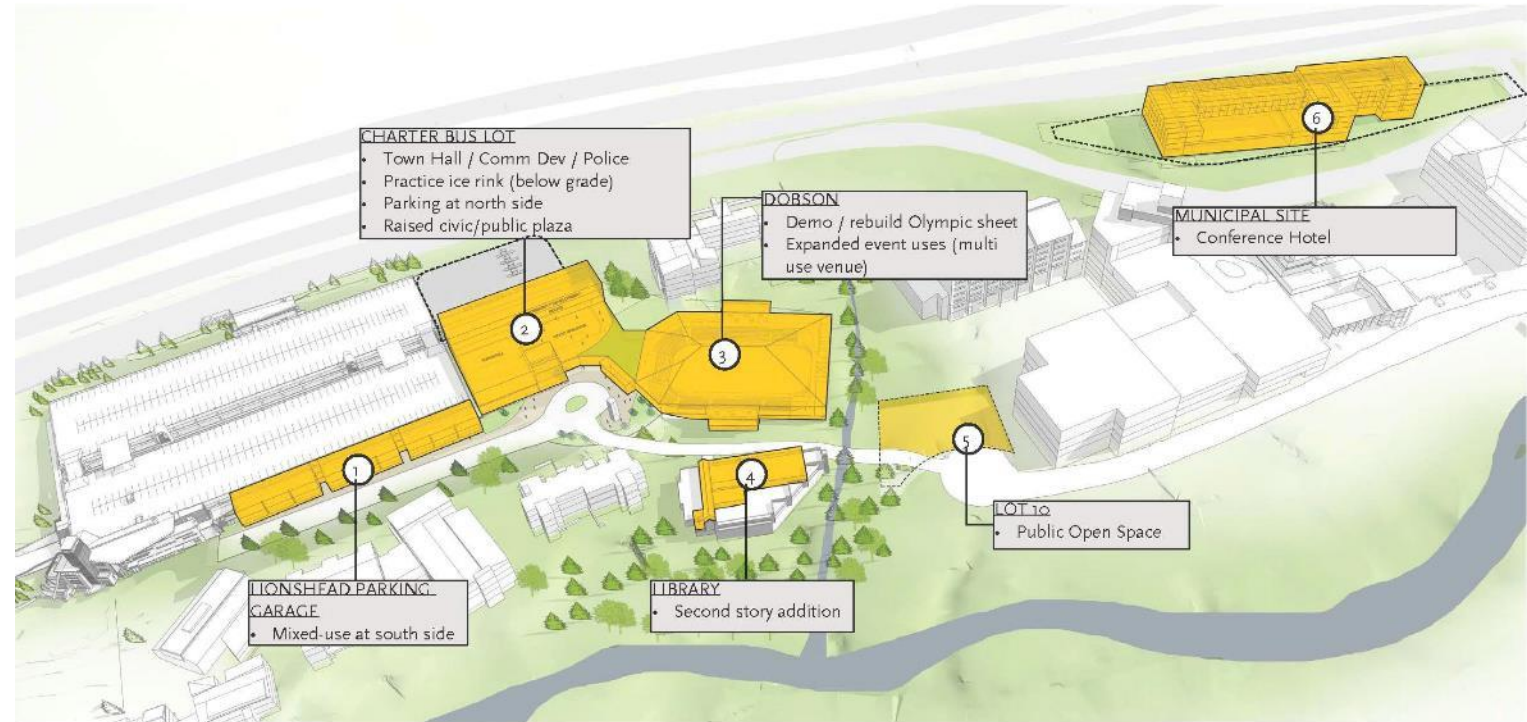
# Concept #2

## Order of Magnitude Costs

- Charter bus lot \$105  
(Town hall and police, ice, parking, plaza)
- Dobson Rebuild \$48
- Library \$8
- LH Structure wrap\* \$6

\$167,000,000

Birdseye View



OVERVIEW - CONCEPT 2

# Concept #2

<b>Total Cost</b>	<b>\$167.0M</b>
-------------------	-----------------

## Potential Revenues: Option 1

DDA	\$33.5M
URA	\$35.0M
Land Lease	\$12.5M
Town Set-Aside (\$5M/yr. for 30 yrs.)	\$57.8M
Town Reserves (\$10M avail.)	\$10.0M

<b>Total Revenues</b>	<b>\$148.8M</b>
-----------------------	-----------------

<b>Funding Gap</b>	<b>-\$18.2M</b>
--------------------	-----------------

## Potential Revenues: Option 2

DDA	\$33.5M
URA	\$35.0M
Land Lease	\$12.5M
Dedicated Sales Tax (0.25%)	\$19.6M
Town Set-Aside (\$5M/yr. for 30 yrs.)	\$57.8M
Town Reserves (\$10M avail.)	\$8.6M

<b>Total</b>	<b>\$167.0M</b>
--------------	-----------------

<b>Gap</b>	<b>No Gap</b>
------------	---------------

## Opportunities

- Utilizes a range of public and private funding sources

## Constraints

- Requires investment from the town in the form a bond
- Requires a dedicated sales tax in order to close the gap
- Role of philanthropy should be considered



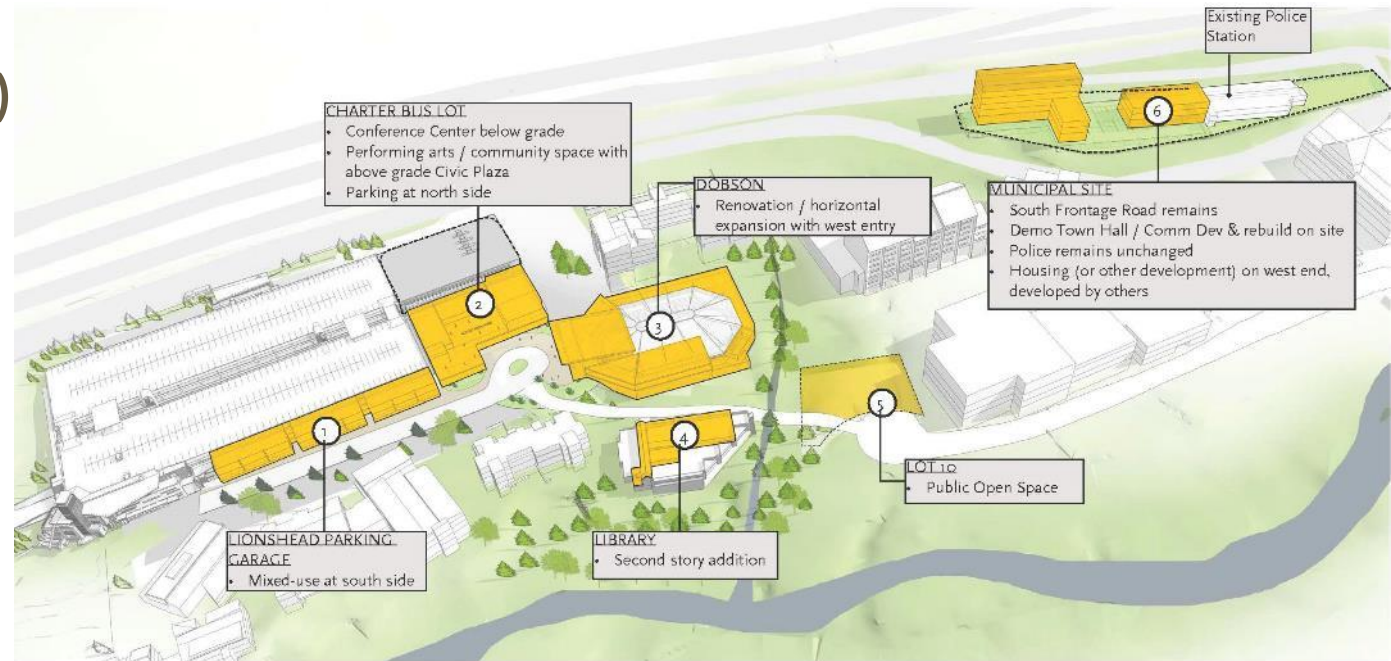
# Concept #3

## Order of Magnitude Costs

- Town hall \$33
- Charter bus lot \$76  
(multi-use center, performing arts, parking, plaza)
- Dobson Rebuild \$35
- Library \$8
- LH Structure wrap\* \$6

**\$158,000,000**

Birdseye View



OVERVIEW - CONCEPT 3

# Concept #3

<b>Total Cost</b>	<b>\$158.0M</b>
-------------------	-----------------

## Potential Revenues: Option 1

URA	\$35.0M
Land Lease (1/3rd of the muni site)	\$6.1M
Town Set-Aside (\$5M/yr. for 30 yrs.)	\$57.8M
Town Reserves (\$10M avail.)	\$10.0M
Dedicated Sales Tax (0.25%)	\$19.6M
Dedicated Lodging Tax (1.0%)	\$27.2M

<b>Total Revenues</b>	<b>\$155.7M</b>
-----------------------	-----------------

<b>Funding Gap</b>	<b>-\$2.3M</b>
--------------------	----------------

## Opportunities

- Maximizes focus on civic uses in the planning area

## Constraints

- Includes a minimal amount of private development and corresponding revenue
- Requires investment from the Town in the form a bond
- Reduced ability to form a DDA
- Requires dedicated sales tax
- Requires dedicated lodging tax



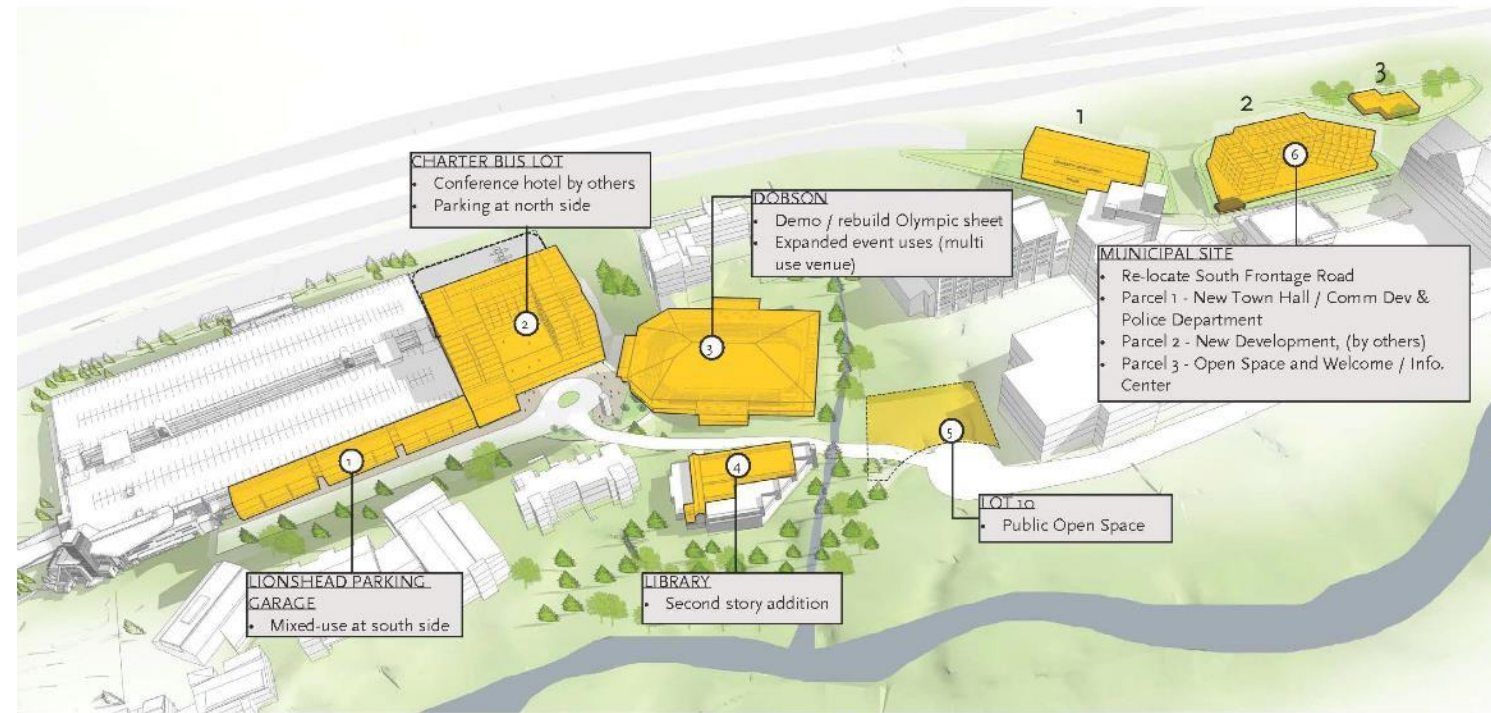
# Concept #4

## Order of Magnitude Costs

- South Frontage Road\* \$12
- Town hall and police \$53
- Dobson Rebuild \$48
- Library \$8
- LH Structure wrap\* \$6

**\$127,000,000**

Birdseye View



OVERVIEW - CONCEPT 4

# Concept #4

<b>Total Cost</b>	<b>\$127.0M</b>
-------------------	-----------------

## Option 1

DDA	\$42.1M
URA	\$35.0M
Land Lease (muni site and charter bus lot)	\$29.8M
Town Set-Aside (\$1.7M/yr. for 30 yrs.)	\$20.1M
Town Reserves (\$10M avail.)	\$0.0M

<b>Total Revenues</b>	<b>\$127.0M</b>
-----------------------	-----------------

<b>Funding Gap</b>	<b>No Gap</b>
--------------------	---------------

## Option 2

DDA	\$42.1M
URA	\$35.0M
Land Lease	\$29.8M
Dedicated Sales Tax (0.25%)	\$19.6M

<b>Total Revenues</b>	<b>\$126.5M</b>
-----------------------	-----------------

<b>Funding Gap</b>	<b>\$0.5M</b>
--------------------	---------------

## Opportunities

- Requires the lowest level of public investment due to significant revenues generated by private development
- With a dedicated sales tax, this idea does not require a town set-aside or any dedication of current reserves

## Constraints

- Considerable use of public land for private development
- Dependent on significant private sector involvement in order to redevelop sites within the area and generate revenues to fund civic improvements



# Potential Funding Packages

Questions, comments, thoughts . . . .

# Discussion

**What is your vision for the Civic Area?**

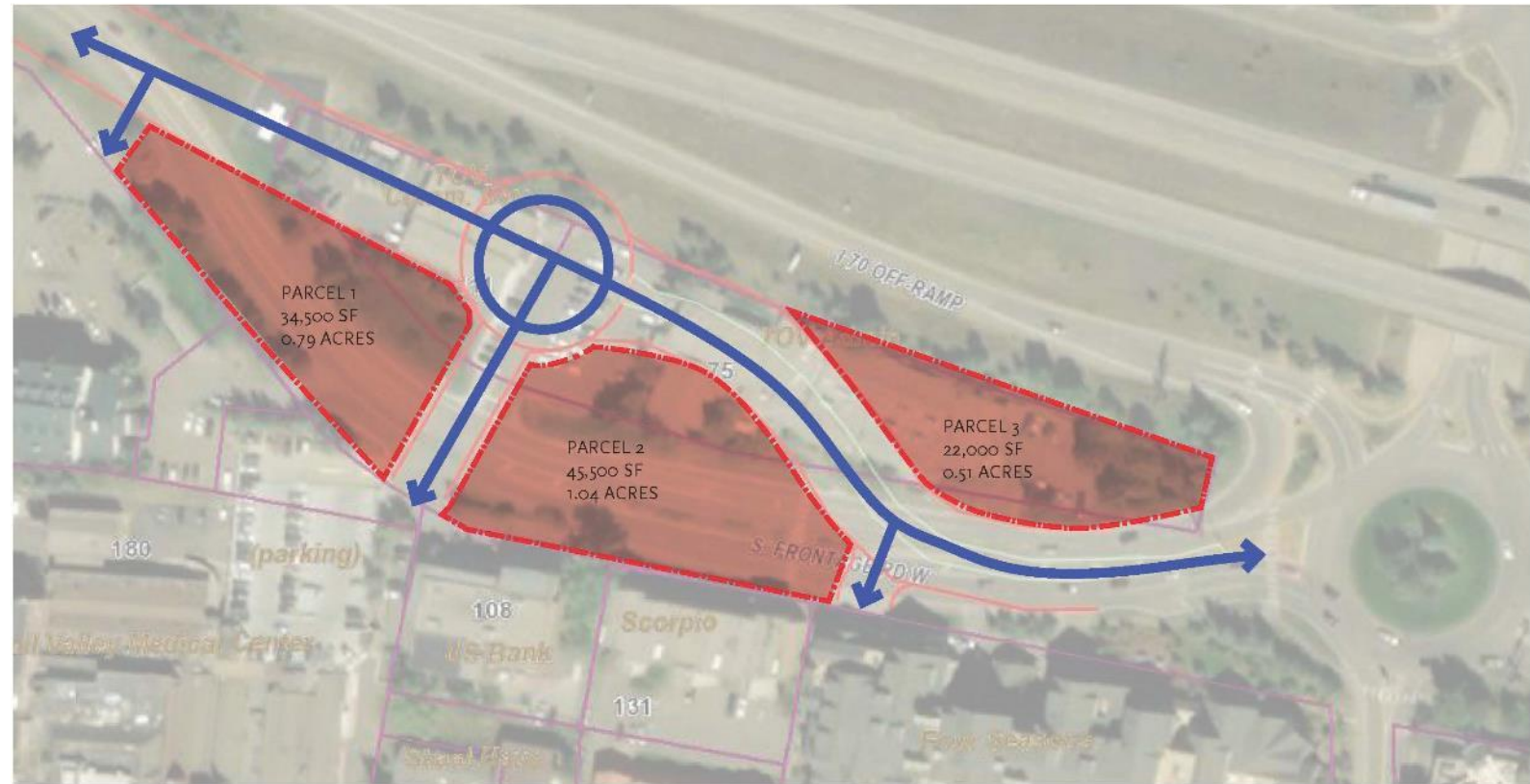
**How do these concepts resonate with you?**

**Specific elements from Concepts**



# Discussion

## Re-location of South Frontage Road

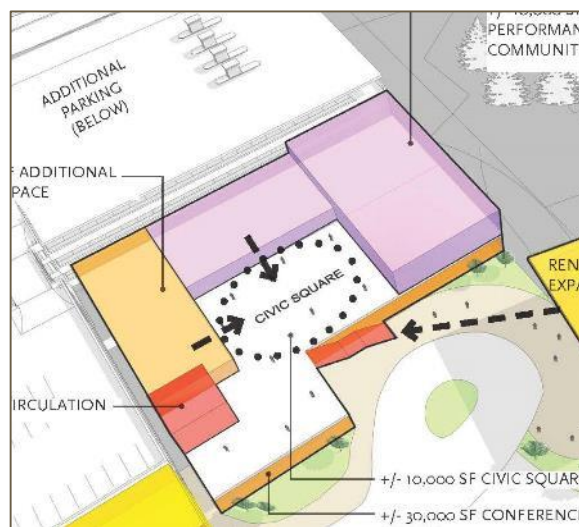
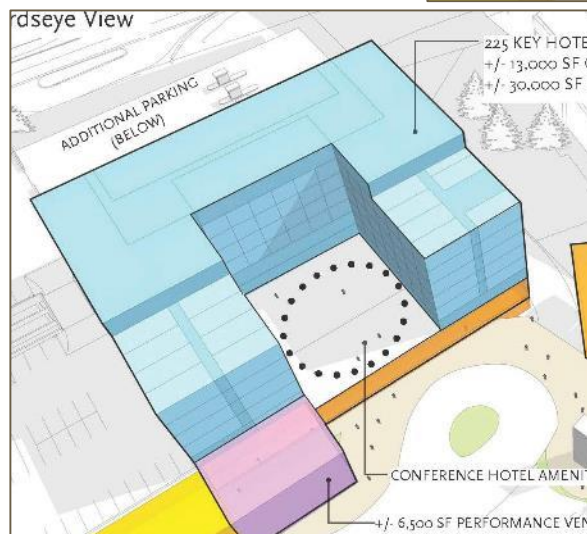
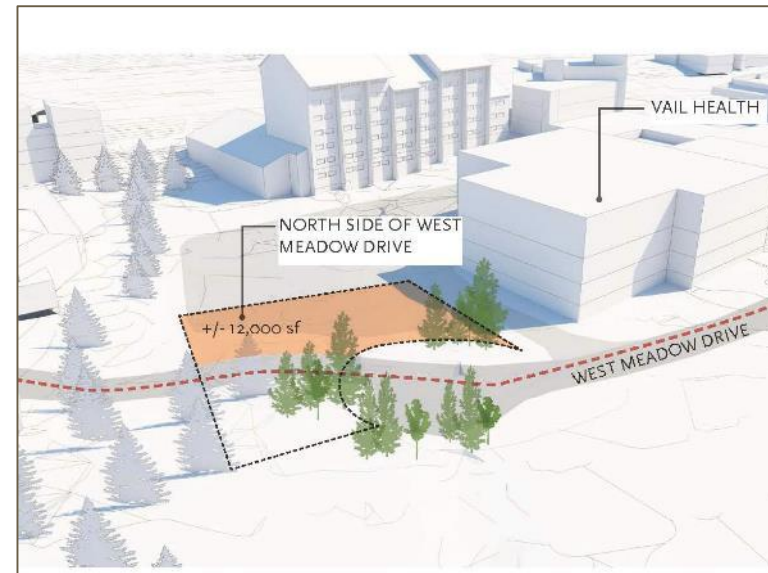


REVISED TOTAL  
102,000 SF  
2.34 ACRES

MUNI SITE - RE-ROUTE FRONTAGE ROAD - CONCEPTS 1 & 4

# Discussion

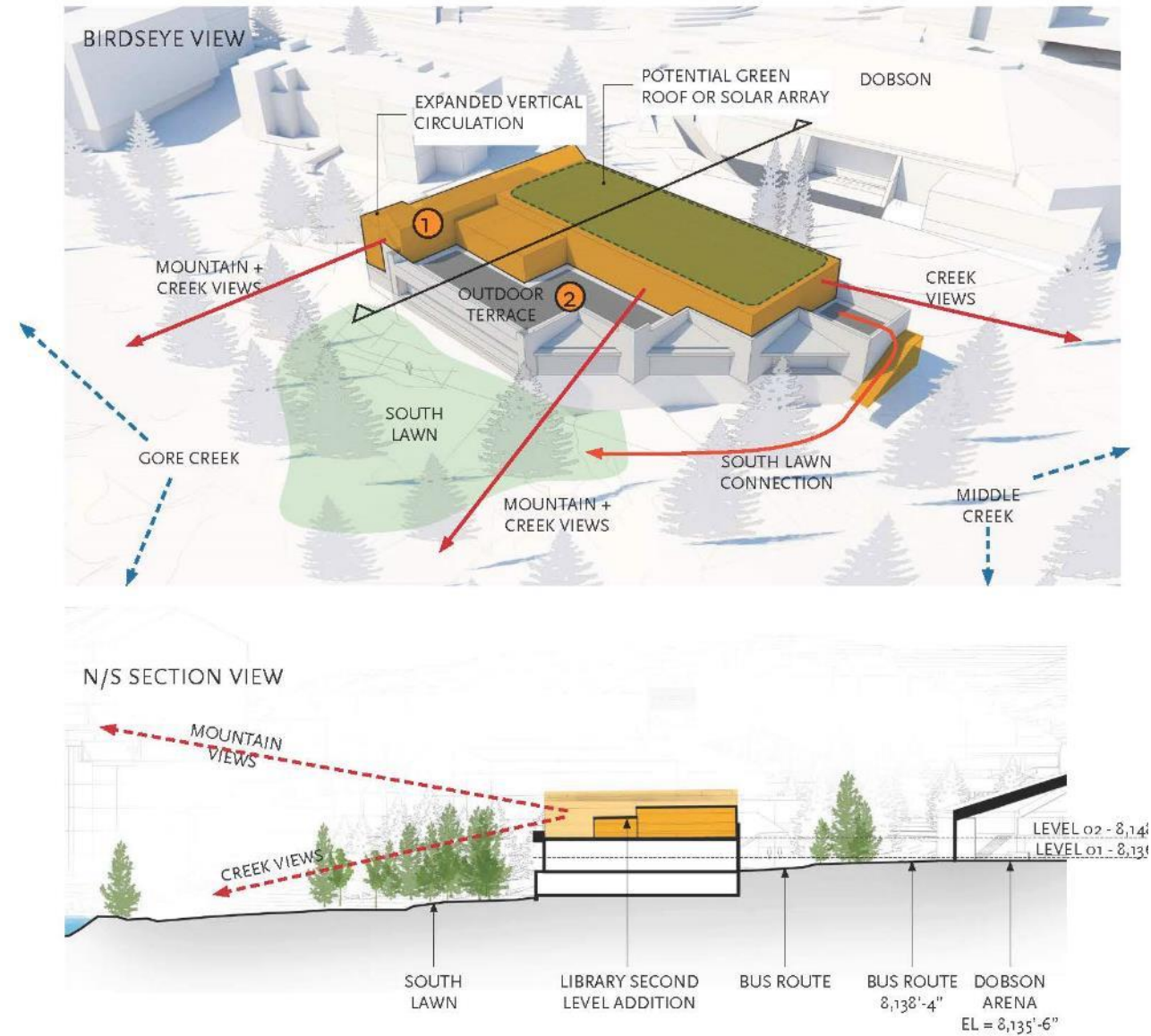
## Connectivity and outdoor spaces





# Discussion

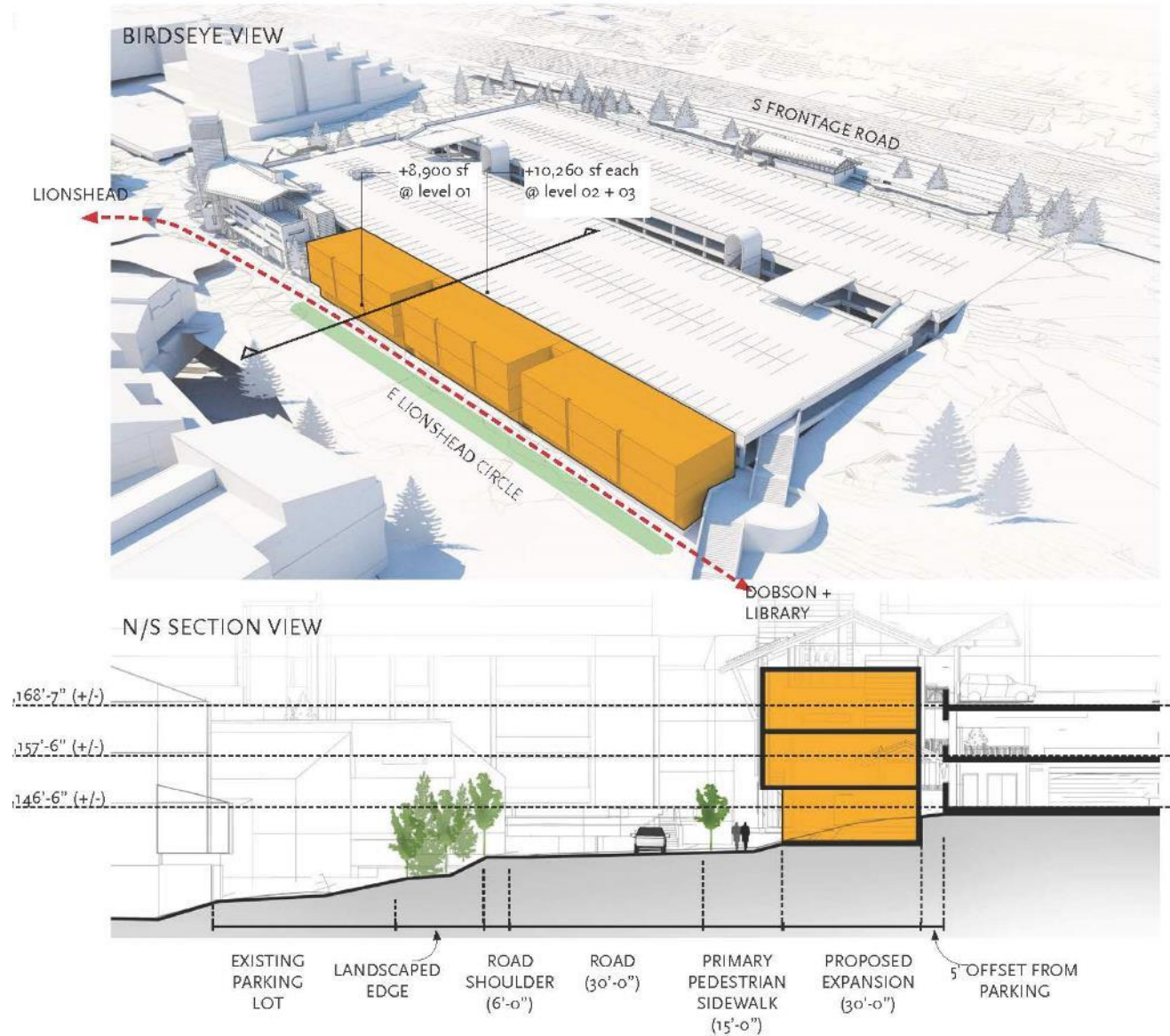
## Library expansion



VAIL PUBLIC LIBRARY - CONCEPTS 1, 2, 3 & 4

# Discussion

## LH Structure “wrap”

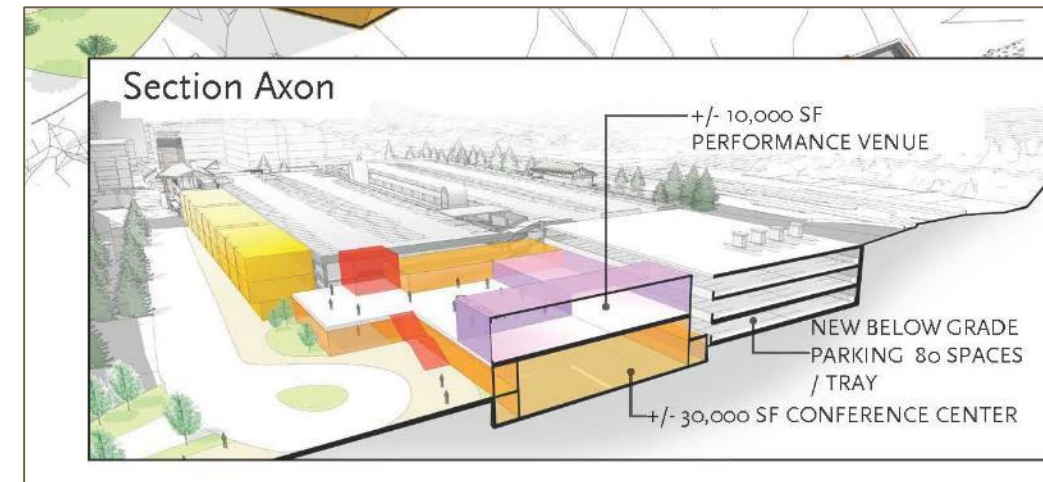
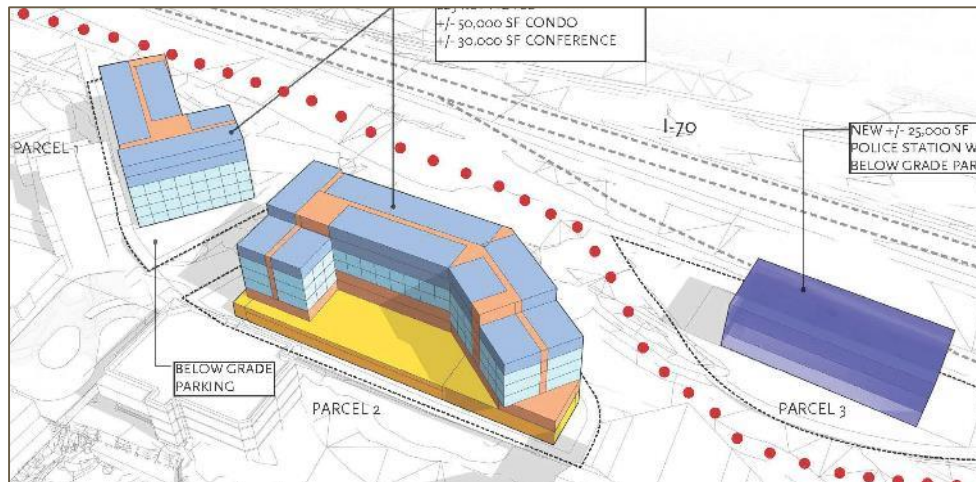
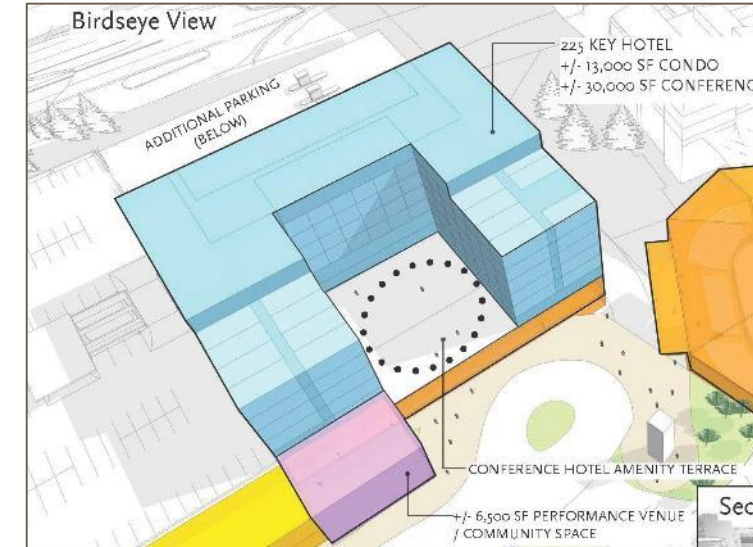
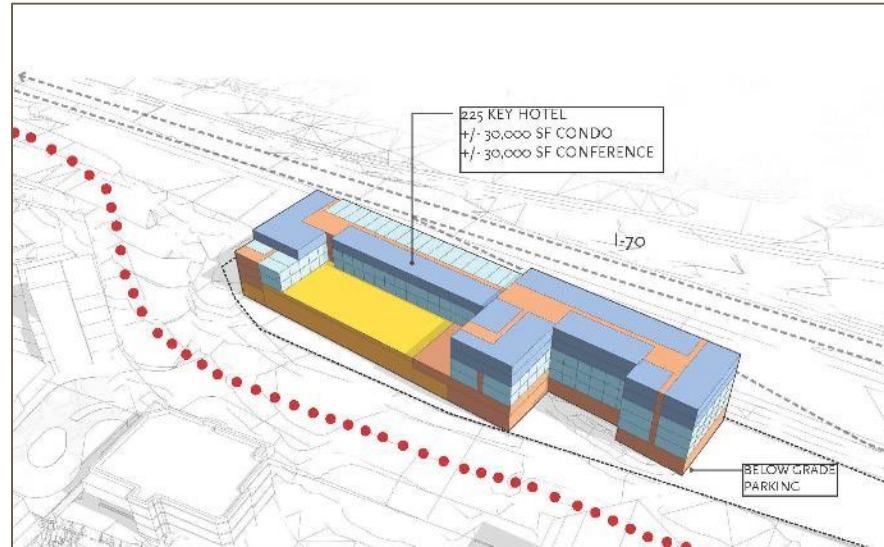


HEAD PARKING GARAGE - CONCEPTS 1, 2, 3 & 4



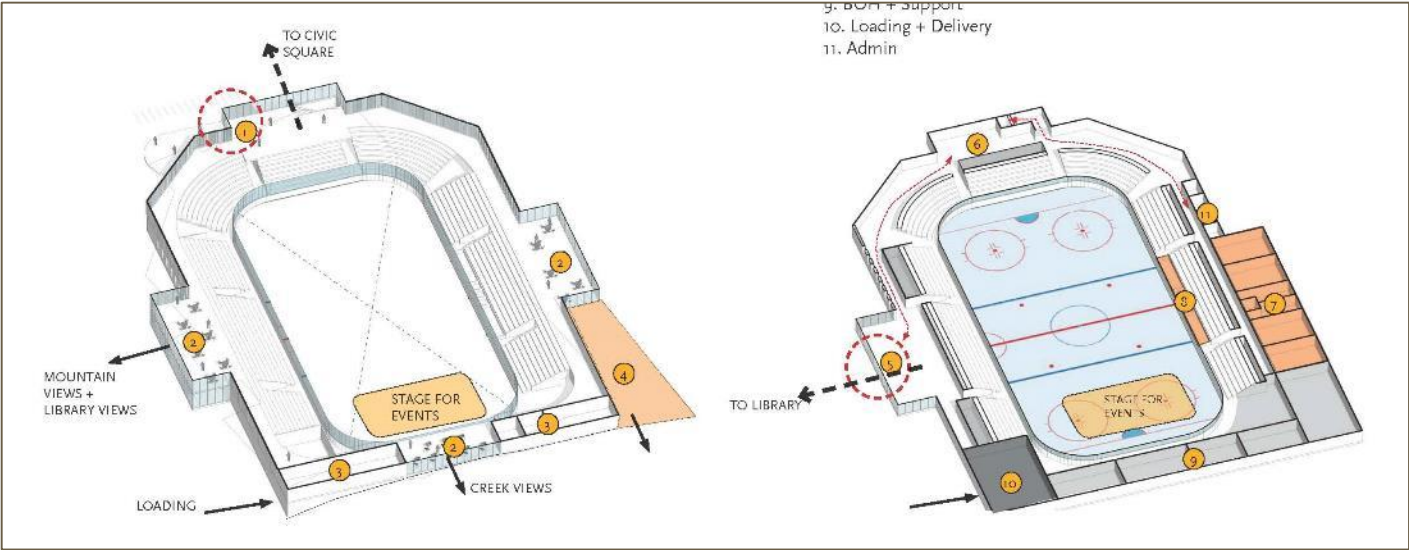
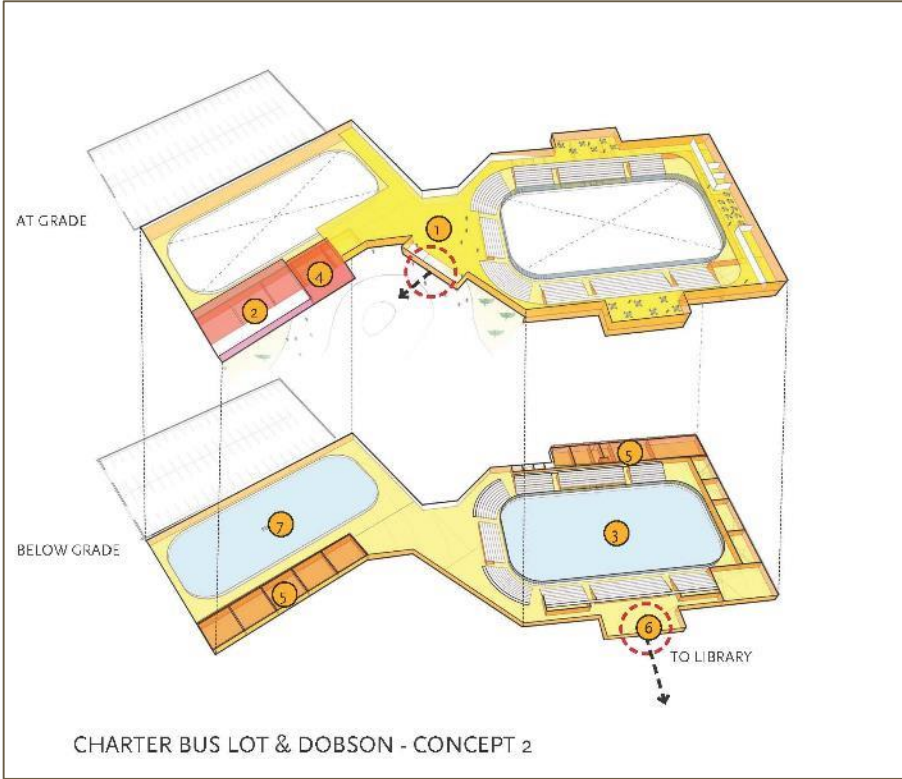
# Discussion

## Conference center/ P3 or Town facility



# Discussion

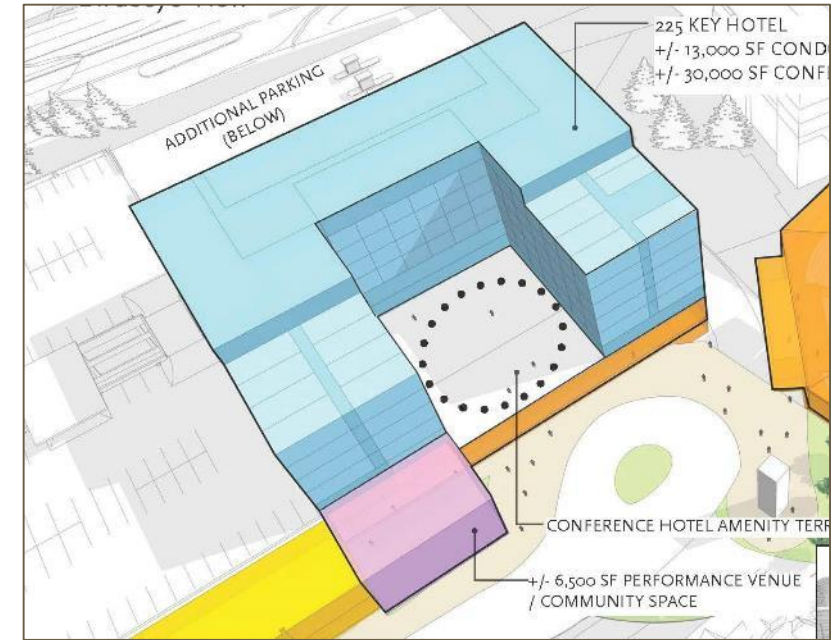
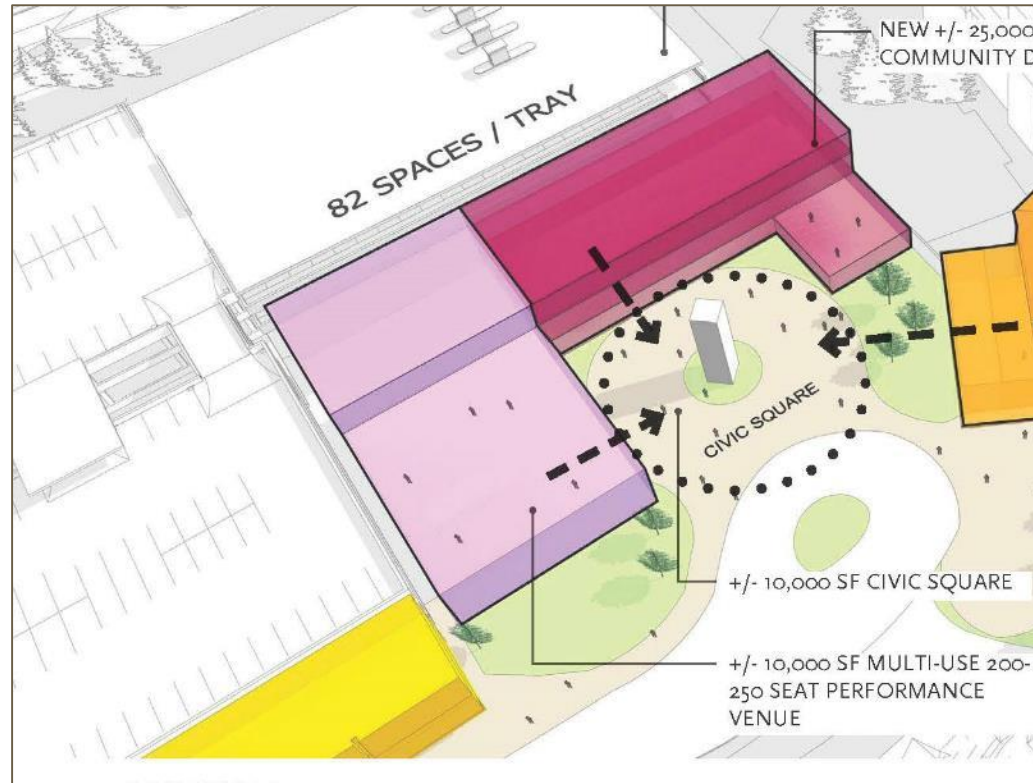
## Dobson/2<sup>nd</sup> sheet of ice





# Discussion

## Performing arts/ community building



# Next Steps

## Town Council/July 16th

- Guiding Principles
- Update on market and cost info
- Civil/traffic/environmental updates
- Present refined Master Plan Concepts
- Goal – narrow discussion of what the MP could be