

CREECH & ASSOCIATES
— *Architecture of Place* —

LKC Engineering
Landscape Architecture
Surveying

TOWN OF RANLO

DOWNTOWN STRATEGIC MASTER PLAN

12.18.2020

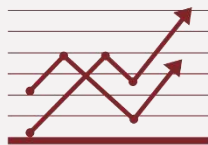




Defined Space
Standards



Multiple Levels of
Communication



Detailed
Methodology

- Union County, NC
- Dorchester County, SC
- City of Albemarle, NC
- City of Belmont
- City of Charlotte, NC
- City of Gastonia
- City of High Point, NC
- City of Kannapolis, NC
- City of Laurinburg, NC
- City of Monroe, NC
- City of Mount Holly, NC
- Town of Carrboro, NC
- Town of Cary, NC
- Town of Davidson, NC
- Town of Holly Springs, NC
- Town of Huntersville, NC
- Town of Indian Trail, NC
- Town of Mint Hill, NC
- Town of Mooresville, NC
- Town of Pineville, NC
- Town of Southern Pines, NC
- Town of Waxhaw, NC
- City of Georgetown, SC
- Town of Bluffton, SC
- Town of Sullivan's Island, SC
- Town of Summerville, SC

WHAT WE DO

CREECH & ASSOCIATES

TOWN/CITY HALLS



AGENDA

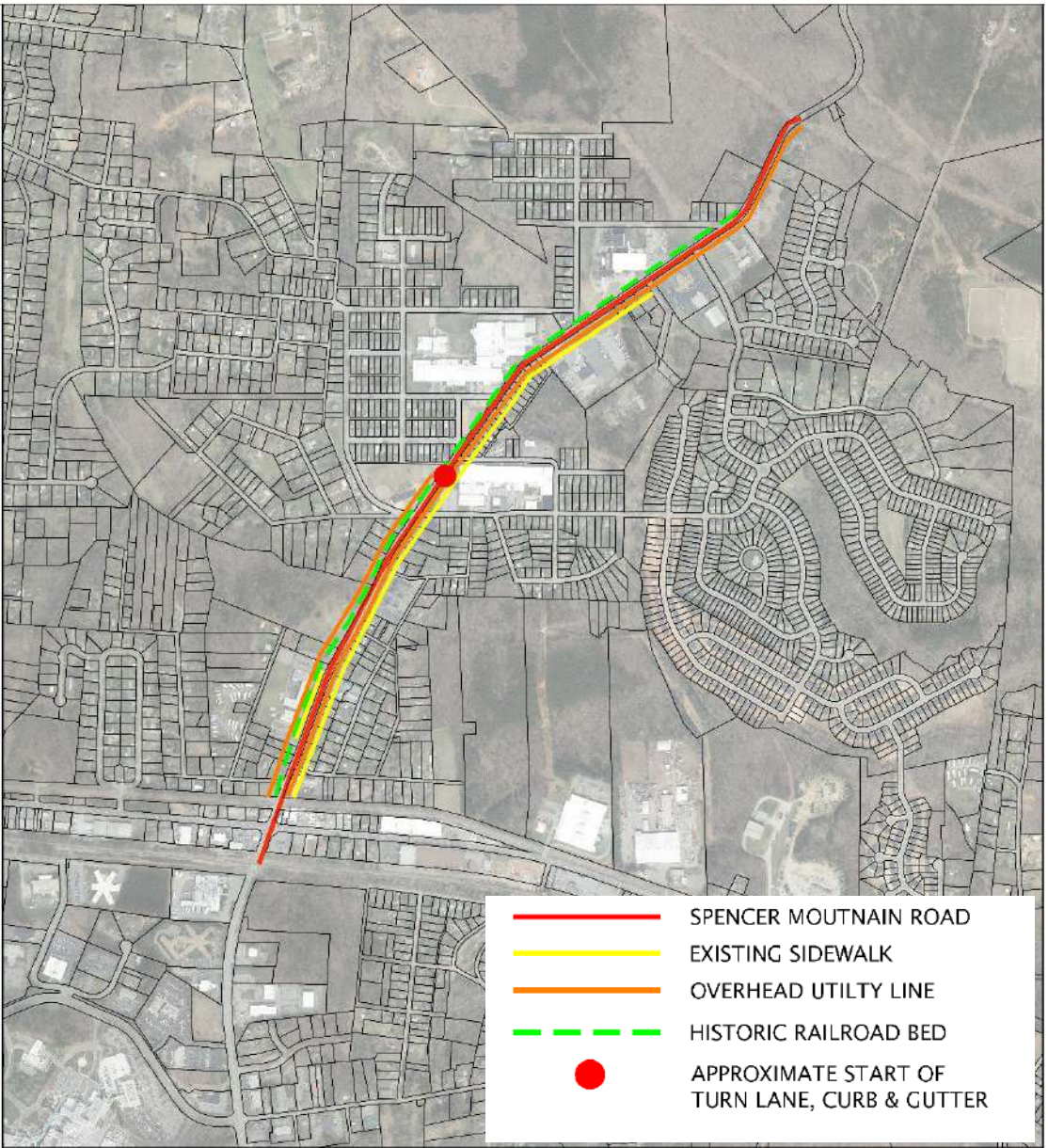
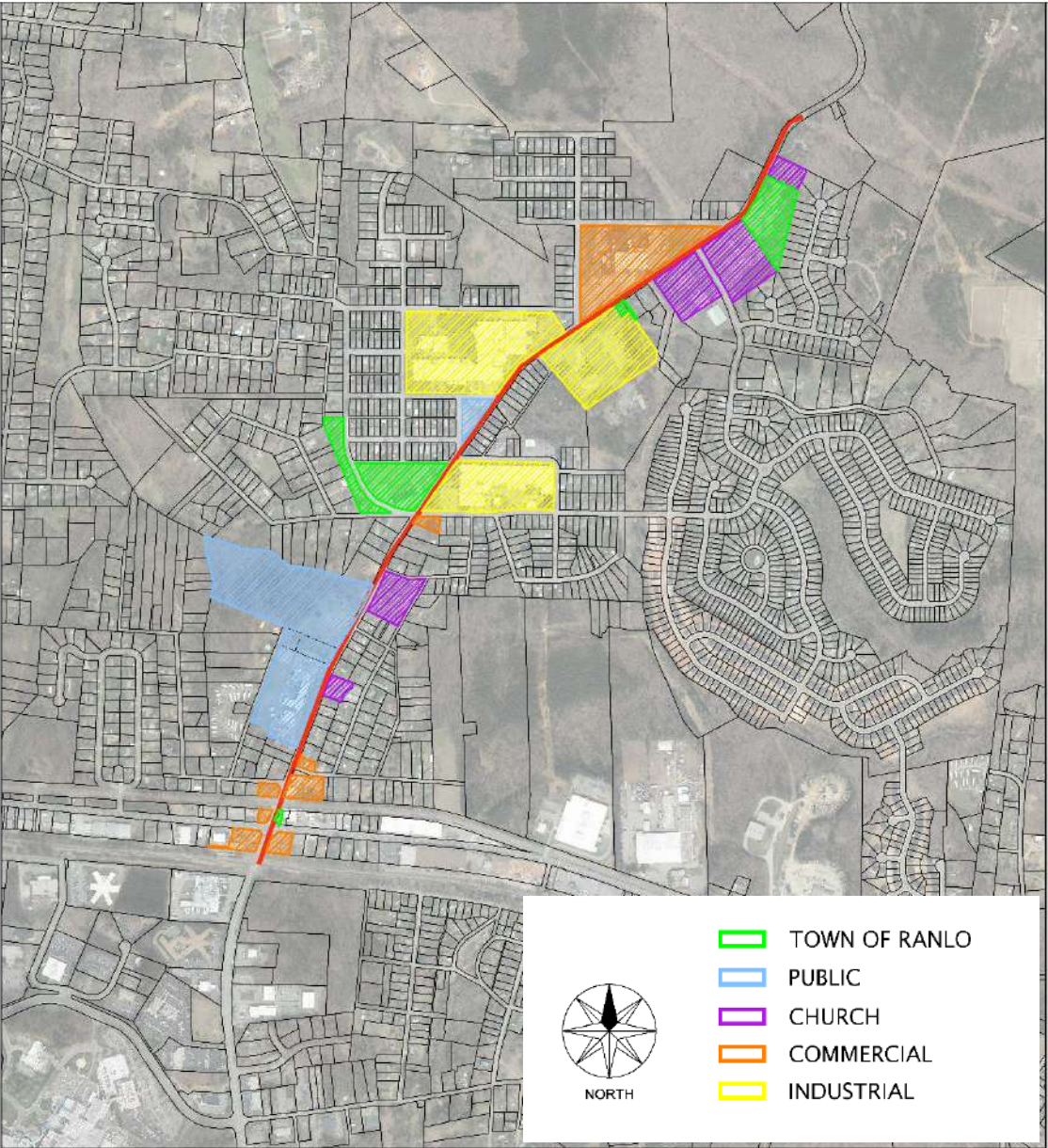
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01

CORRIDOR STUDY: INITIAL OBSERVATIONS AND ANALYSIS



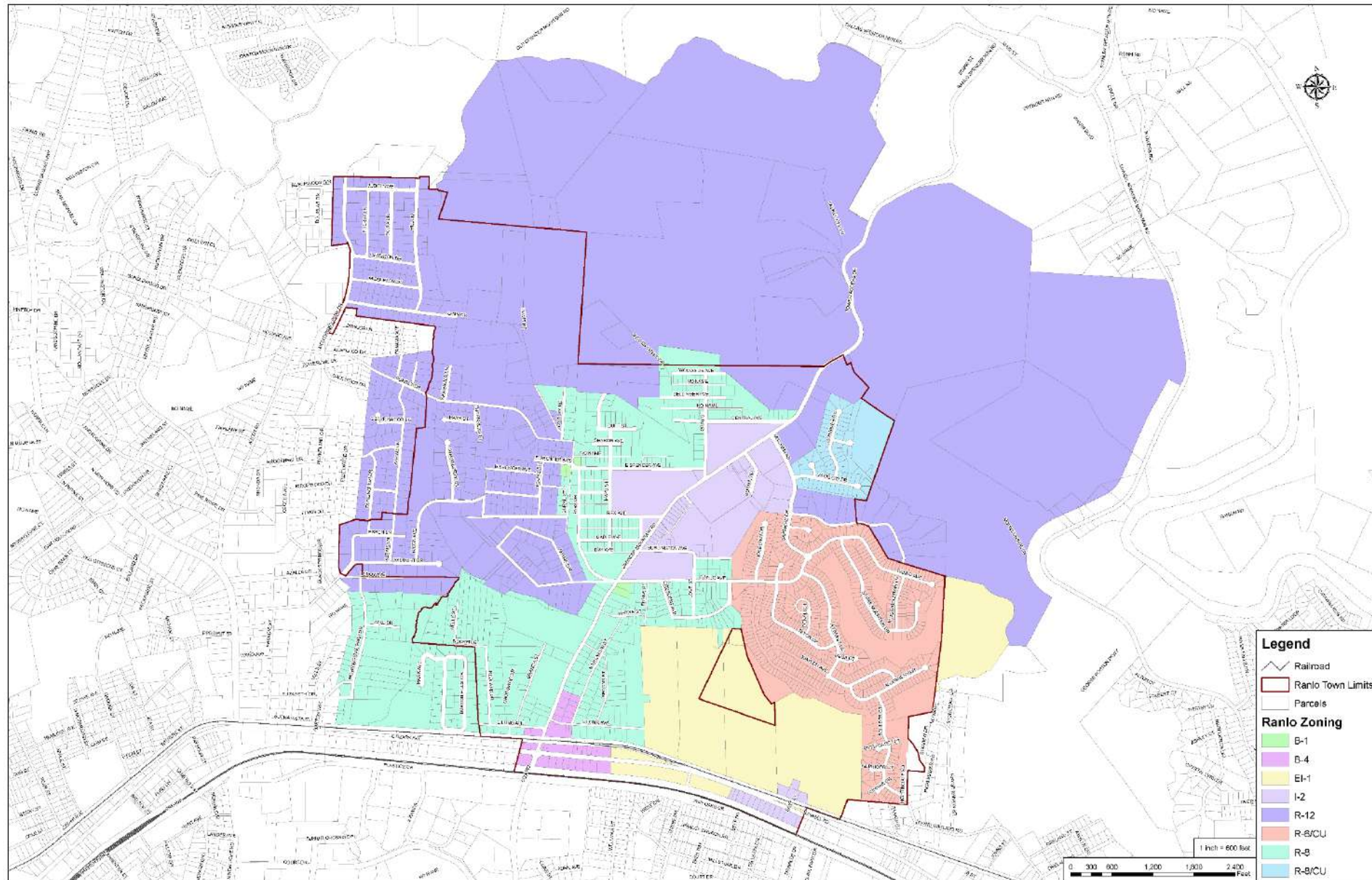
EXISTING USES & CONDITIONS



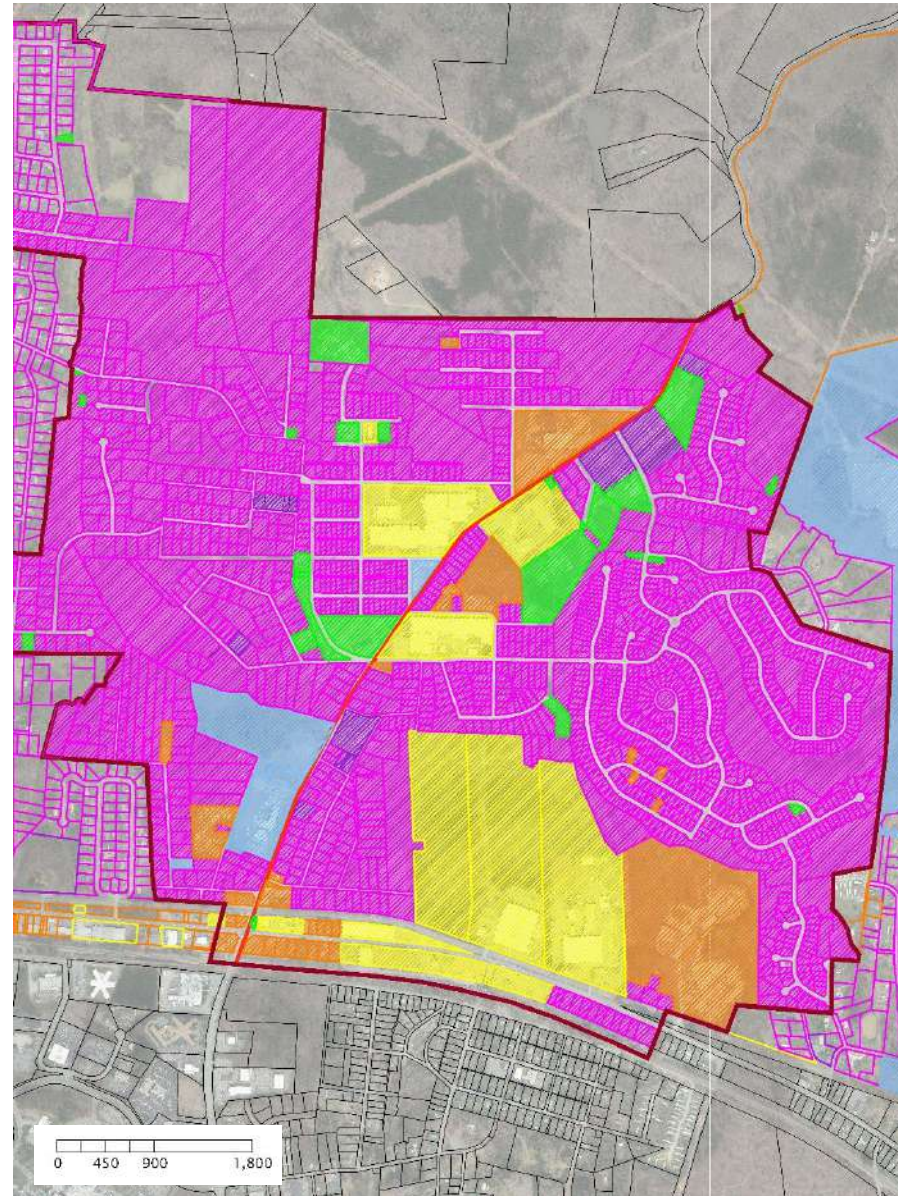
ZONING MAP

LKC

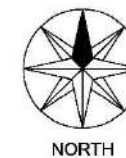
CREECH & ASSOCIATES



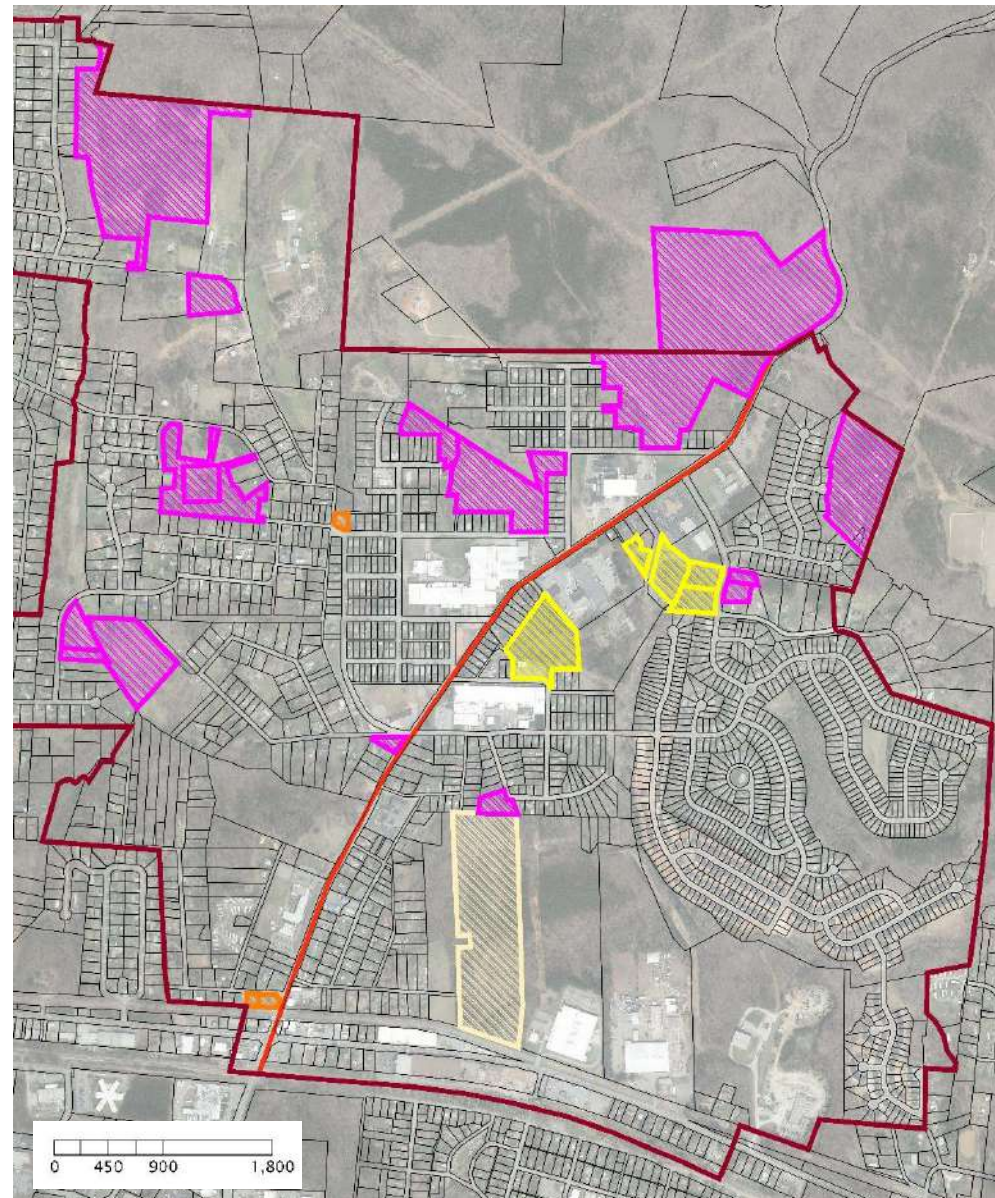
EXISTING USE MAP



-  TOWN OF RANLO
-  PUBLIC
-  CHURCH
-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL



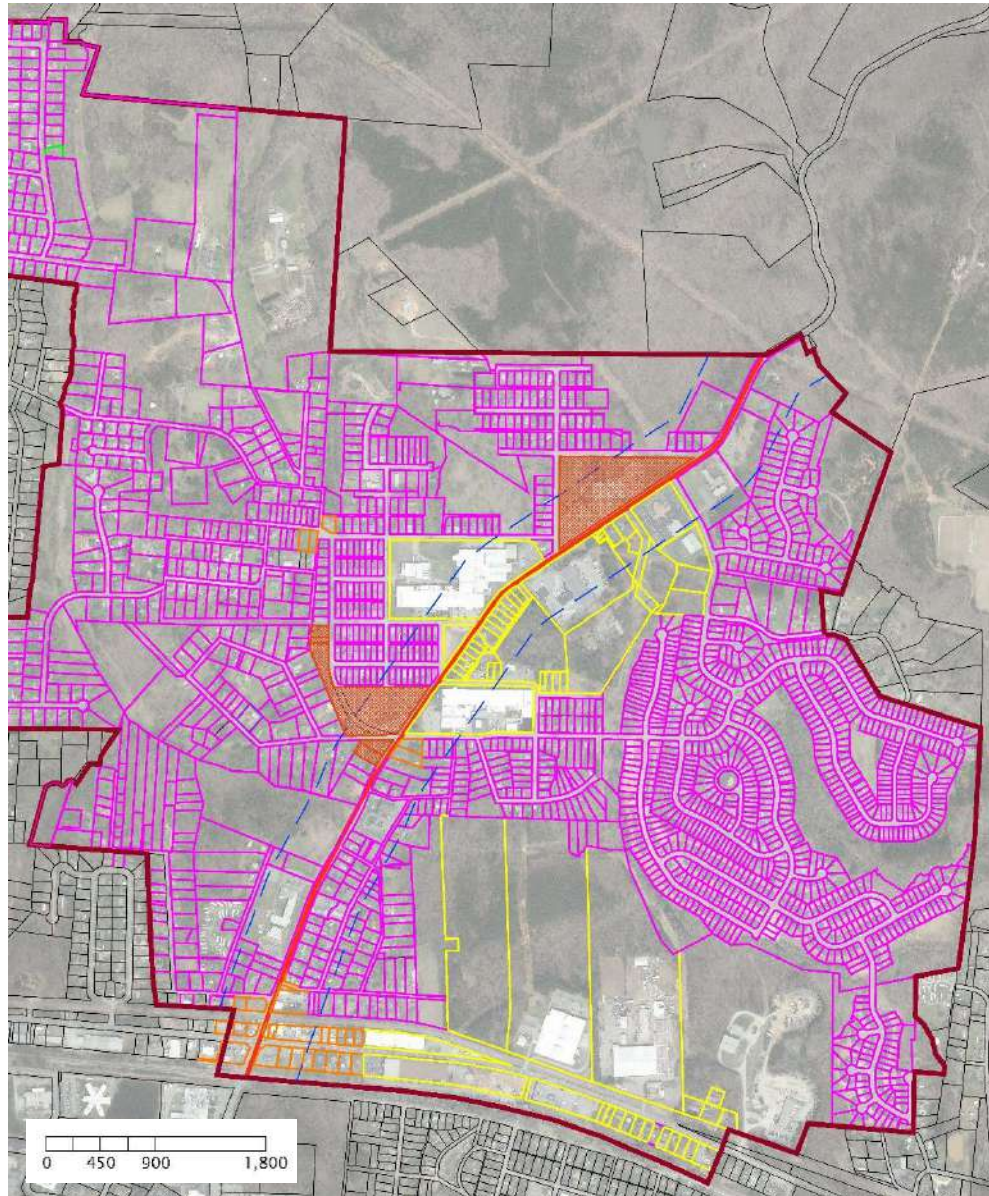
UNDEVELOPED PROPERTY BY USE



- CORPORATE LIMITS
- ZONED COMMERCIAL
- ZONED INDUSTRIAL (MIXED USES)
- ZONED INDUSTRIAL (EXCLUSIVE)
- ZONED RESIDENTIAL



RECOMMENDED ZONING MAP

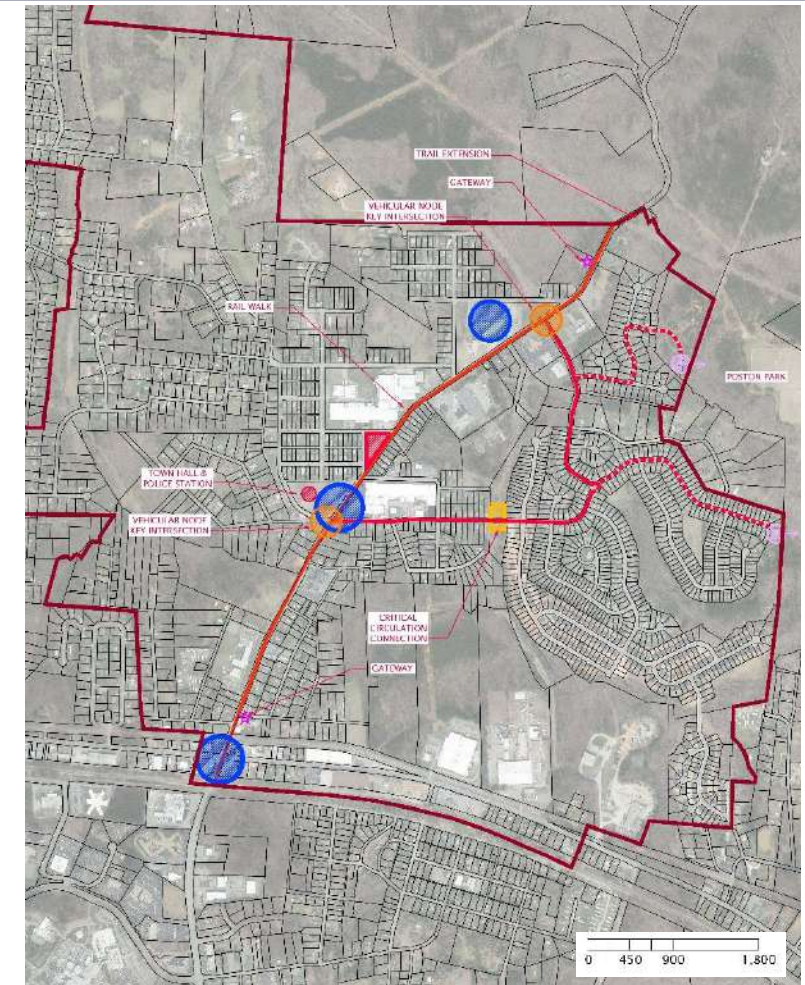
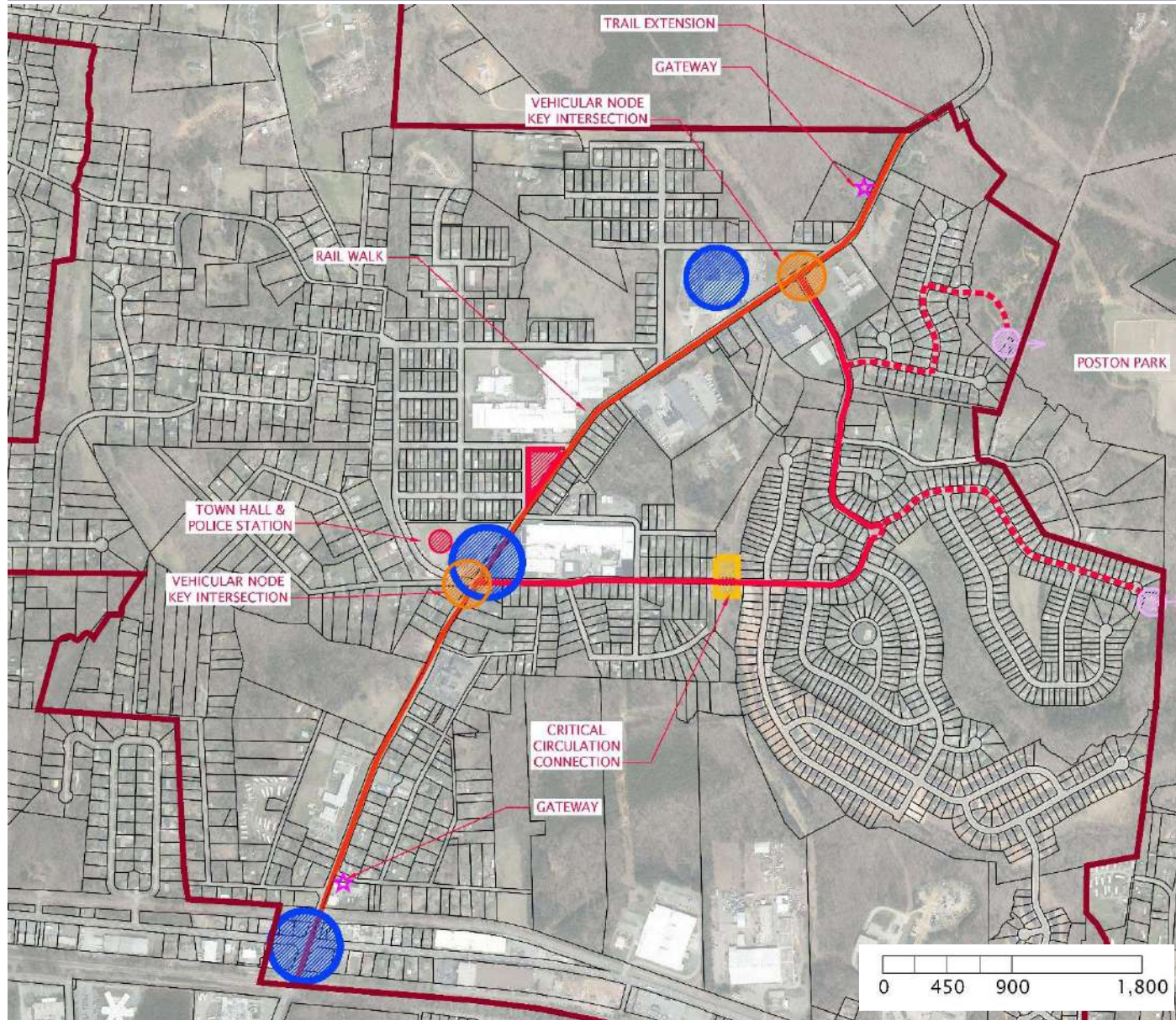


- CORPORATE LIMITS
 - ZONED COMMERCIAL
 - ZONED INDUSTRIAL
 - ZONED RESIDENTIAL
 - PROPOSED COMMERCIAL ZONING
 - PROPOSED SPENCER MOUNTAIN ROAD OVERLAY DISTRICT
- 
- NORTH

Re-Zoning Goals:

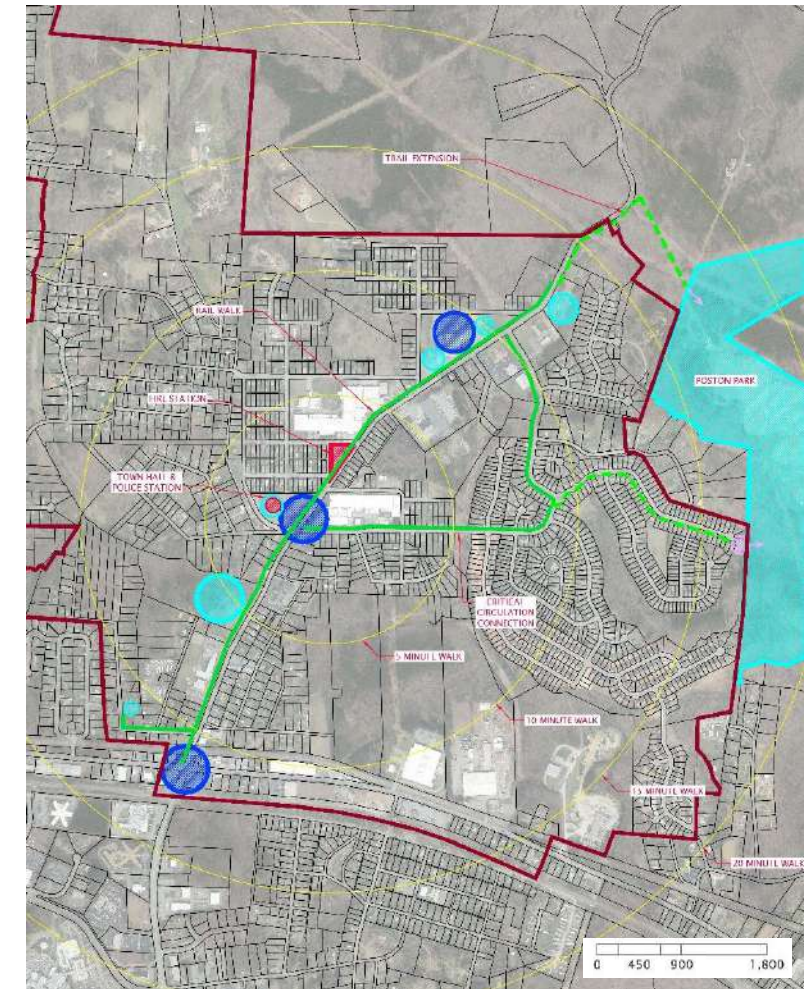
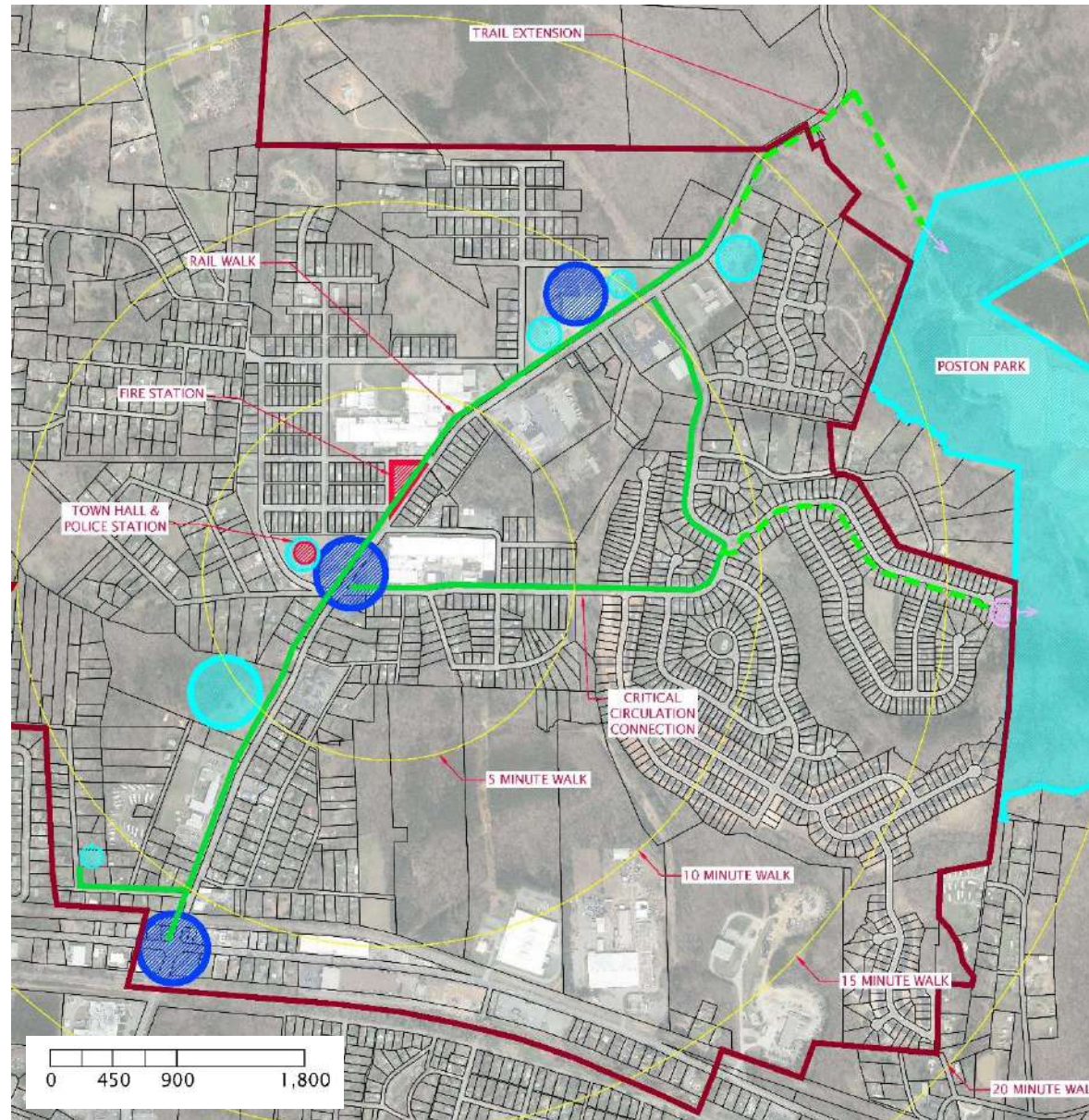
- Create a Spencer Mountain Road Highway Corridor Overlay District to establish design standards along the road. Standards to include requirements for:
 - Sidewalks
 - Street Trees
 - Maximum Building Setbacks
 - Parking Lot Locations
- Re-zone the Town Hall site to a commercial zone to allow for proposed development.
- Re-zone properties just south of the Town Hall site to allow for commercial development.
- Re-zone the Heritage Mill site to reflect proposed mixed-use development.

VEHICULAR PATHS



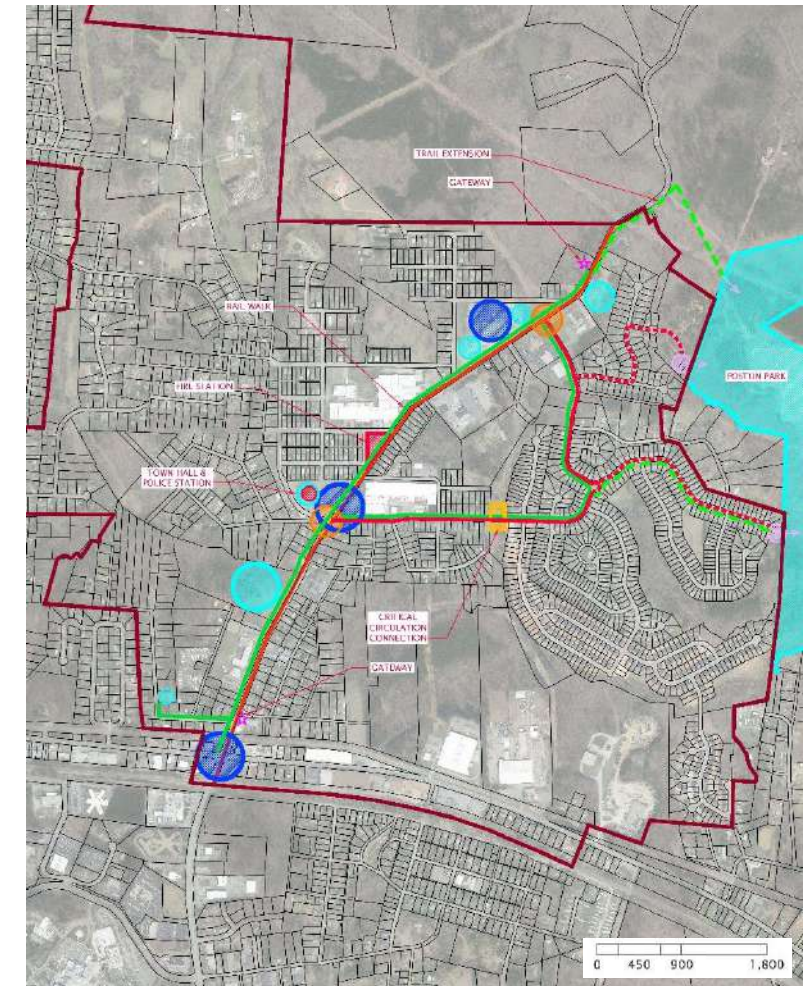
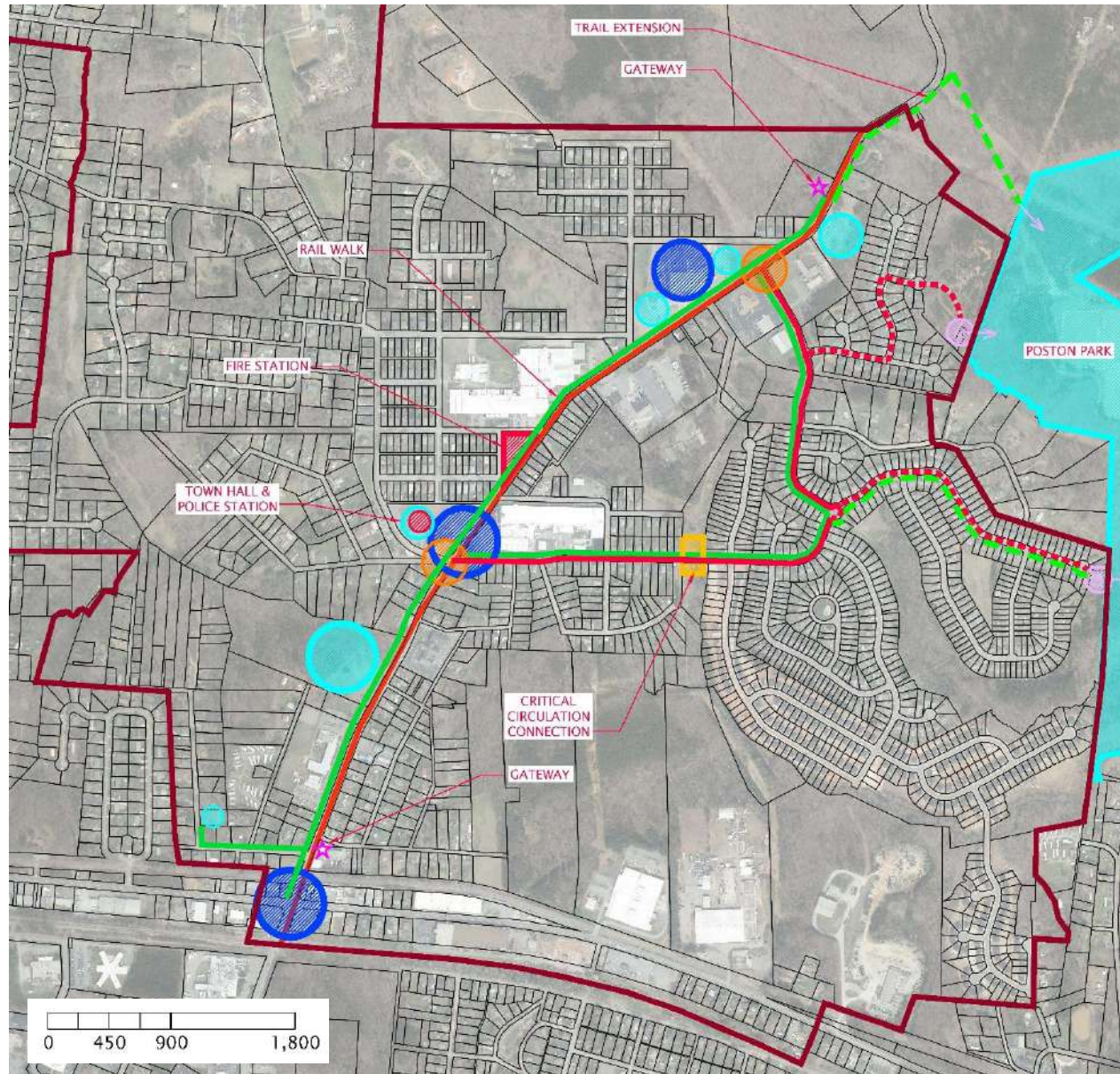
- | | |
|--------------------------------|--|
| — CORPORATE LIMITS | — SAFETY NODE |
| — MAJOR VEHICULAR CIRCULATION | — COMMERCIAL NODE |
| ... VEHICULAR CIRCULATION | — VEHICULAR NODE (KEY INTERSECTION) |
| — MAJOR PEDESTRIAN CIRCULATION | — CRITICAL CIRCULATION CONNECTION (BRIDGE) |
| ... PEDESTRIAN CIRCULATION | — PARK ACCESS POINT (PARKING) |
| — PUBLIC POINT OF INTEREST | ★ GATEWAY |

PEDESTRIAN PATHS



- | | |
|---|---|
| — CORPORATE LIMITS | SAFETY NODE |
| — MAJOR VEHICULAR CIRCULATION | COMMERCIAL NODE |
| --- VEHICULAR CIRCULATION | VEHICULAR NODE (KEY INTERSECTION) |
| — MAJOR PEDESTRIAN CIRCULATION | CRITICAL CIRCULATION CONNECTION (BRIDGE) |
| --- PEDESTRIAN CIRCULATION | PARK ACCESS POINT (PARKING) |
| PUBLIC POINT OF INTEREST | ★ GATEWAY |

CIRCULATION MASTER PLAN



- | | |
|--------------------------------|--|
| — CORPORATE LIMITS | — SAFETY NODE |
| — MAJOR VEHICULAR CIRCULATION | — COMMERCIAL NODE |
| ... VEHICULAR CIRCULATION | — VEHICULAR NODE (KEY INTERSECTION) |
| — MAJOR PEDESTRIAN CIRCULATION | — CRITICAL CIRCULATION CONNECTION (BRIDGE) |
| ... PEDESTRIAN CIRCULATION | — PARK ACCESS POINT (PARKING) |
| — PUBLIC POINT OF INTEREST | ☆ GATEWAY |

02

CIVIC SPACE
NEEDS
SUMMARY



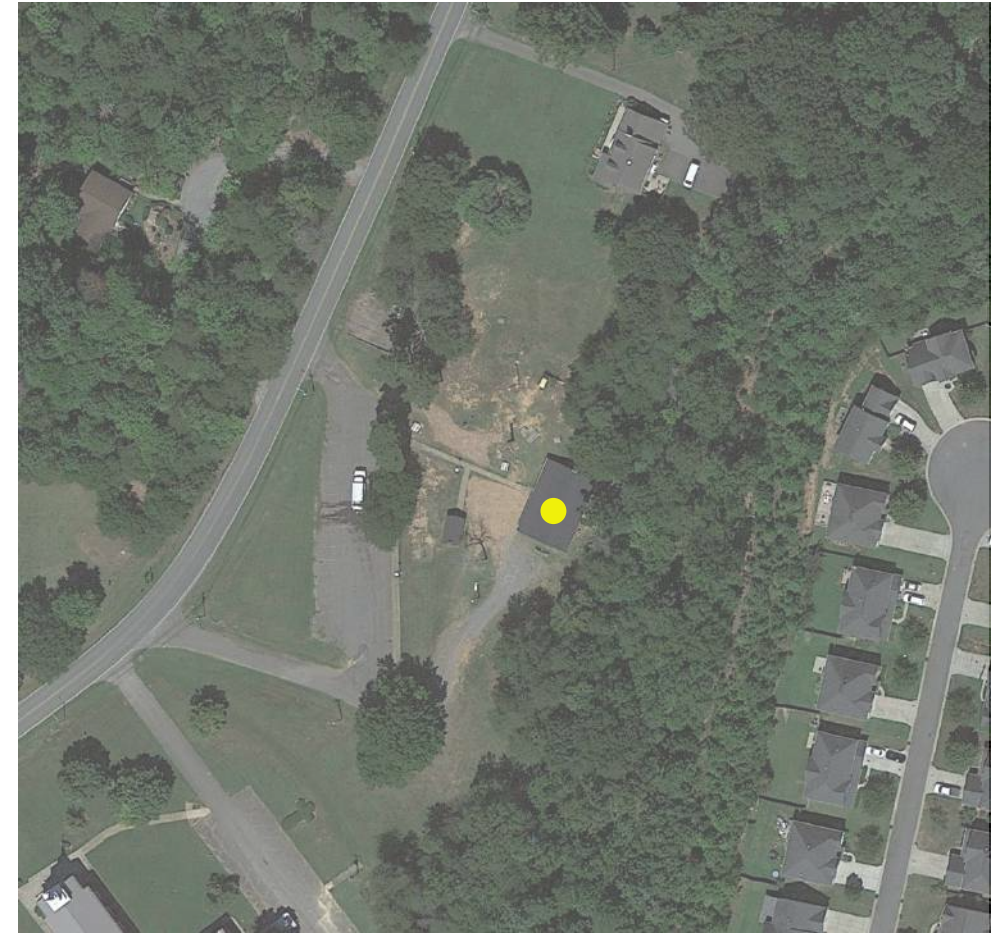
MASTER PLAN: OFF SITE FUNCTIONS





PUBLIC WORKS + POLICE SITE

- Police functions include firing range and shared fitness area
- Public Works functions include vehicle and material storage
- Primary site desirable for certain functions
- Adequate property at secondary site for expansion



LODGE SITE

- Popular rental venue
- Space needs projected as triple current size
- Adequate property for additional development
- Desired connection to Posten Park through neighborhood

SPACE NEEDS ASSESSMENT: OFF SITE FUNCTIONS

How much space is needed for the Lodge and Public Works department NOT on the Civic Campus?

PUBLIC WORKS PROGRAM

2,089 SF

Department	Current Existing Area (NUSF)	Current Proposed Area (NUSF)	Future Proposed Area (NUSF)	
Public Works Admin Building (Conditioned)				
Public Works Administration	848	1,428	1,492	
Total Net Usable Square Feet (NUSF)	848	1,428	1,492	
40% Core Service (Sqft)	-	571	595	
TOTAL CONDITIONED BUILDING (GSF)*	848	1,999	2,089	
*includes 200 sf of bulk storage currently located adjacent to the gym				
Yards	Top of Hill	Bottom of Hill		
PW Open Parking Area	4,400	1,680	6,000	7,550
Pole Barn (covered, open)	1,600	0	13,650	17,400
Garage (enclosed, conditioned)	1,440	0	1,440	1,440
Conex Enclosed Spaces (not conditioned)	320	0	640	640
Exterior Open Space	3,125	4,000	8,700	8,700
Other Departments' Spaces (enclosed, not conditioned)	340	0	340	680
Total Net Assignable Square Feet (NASF)	11,225	5,680	30,770	36,410
100% Circulation (Sqft)	-	-	30,770	36,410
TOTAL YARDS AREA (GSF)	25,375	59,500	61,540	72,820

PARKS AND REC PROGRAM

5,400 SF

Department	Current Area (NUSF)	Current Proposed Area (NUSF)	Future Proposed Area (NUSF)
Parks and Recreation			
Lodge (Interior Space)	1,600	4,000	4,000
Total Net Usable Square Feet (NUSF)	1,600	4,000	4,000
35% Core Service (Sqft)	-	1,400	1,400
TOTAL LODGE INTERIOR (GSF)	1,791	5,400	5,400
TOTAL LODGE EXTERIOR (GSF)	465	1,395	1,395
Department	Current Area (NUSF)	Current Proposed Area (NUSF)	Future Proposed Area (NUSF)
Recreation & Parks			
Storage Shed (Public Works)	340	340	680
Storage Shed (near ballpark)	300	300	300
Total Net Usable Square Feet (NUSF)	640	640	980
0% Core Service (Sqft)	-	-	-
TOTAL UNCONDITIONED STORAGE (GSF)	640	640	980
TOTAL REC & PARKS AREA (GSF)	5,084	10,258	10,598

SPACE NEEDS ASSESSMENT: CIVIC CAMPUS

How much space is needed for the Town Hall and Police functions on the Civic Campus?

TOWN HALL PROGRAM

12,854 SF

Department	Current Existing Area (NUSF)	Current Proposed Area (NUSF)	Future Proposed Area (NUSF)
Town Hall			
Administration	152	538	1,271
Finance	487	1,344	1,656
Development Services	0	390	1,456
Parks and Recreation	0	195	195
Council	576	3,024	2,954
Shared Support	314	1,990	1,990
Total Net Usable Square Feet (NUSF)	1,529	7,481	9,522
35% Core Service (Sqft)		2,618	3,333
TOTAL TOWN HALL DEPTS. (GSF)	2,444	10,099	12,854
Additional Support Spaces	Current Existing Area (GSF)	Current Proposed Area (GSF)	Future Proposed Area (GSF)
Town Hall			
Drive-Through	280	300	300

POLICE DEPARTMENT PROGRAM

7,981 SF

Department	Current Existing Area (NUSF)	Current Proposed Area (NUSF)	Future Proposed Area (NUSF)
Police			
Administration	447	1,128	1,128
Investigations	248	1,610	1,910
Patrol	207	370	480
Shared Support	45	2,394	2,394
Total Net Usable Square Feet (NUSF)	947	5,502	5,912
35% Core Service (Sqft)		1,926	2,069
TOTAL POLICE DEPTS. (GSF)	1,478	7,428	7,981
Additional Support Spaces (Exterior Spaces)	Current Existing Area (GSF)	Current Proposed Area (GSF)	Future Proposed Area (GSF)
Police			
Secure Parking	0	4,800	6,400
Dog Run	0	75	75
Mobile Command Center	0	448	448
Police Garage	625	625	625

COMBINED PROGRAM 20,835 SF

SINGLE STORY FOOTPRINT 20,000 SF

TWO STORY FOOTPRINT 10,000 SF

Why do we need a building this big?

Town Hall

- Currently 3 town staff members work out of the chamber, as there is no office space for them. This also serves as the only conference room in the building, making it difficult to hold meetings while others are working. The new program separates offices, conference rooms, and the chamber into separate spaces.
- Future growth is needed in all departments to keep up with Ranlo population growth.
- The Town is anticipating adding a Development Services department in the future.
- The building needs to provide adequate plumbing counts, life safety measures, and ADA requirements that meet current building codes.

Police Department

- Creech and Associates toured the Town of Dallas's Police Department with the Police Chief and used it as a model to base this program on.
- Future growth is needed in Investigations and Patrol to keep up with Ranlo population growth.
- Meeting spaces are needed. Currently, the Police Department does not have any of its own meeting spaces. This includes a much needed training room.
- Evidence spaces are currently very full and more space is needed to properly store these safely.
- The building needs to provide adequate plumbing counts, life safety measures, and ADA requirements that meet current building codes.

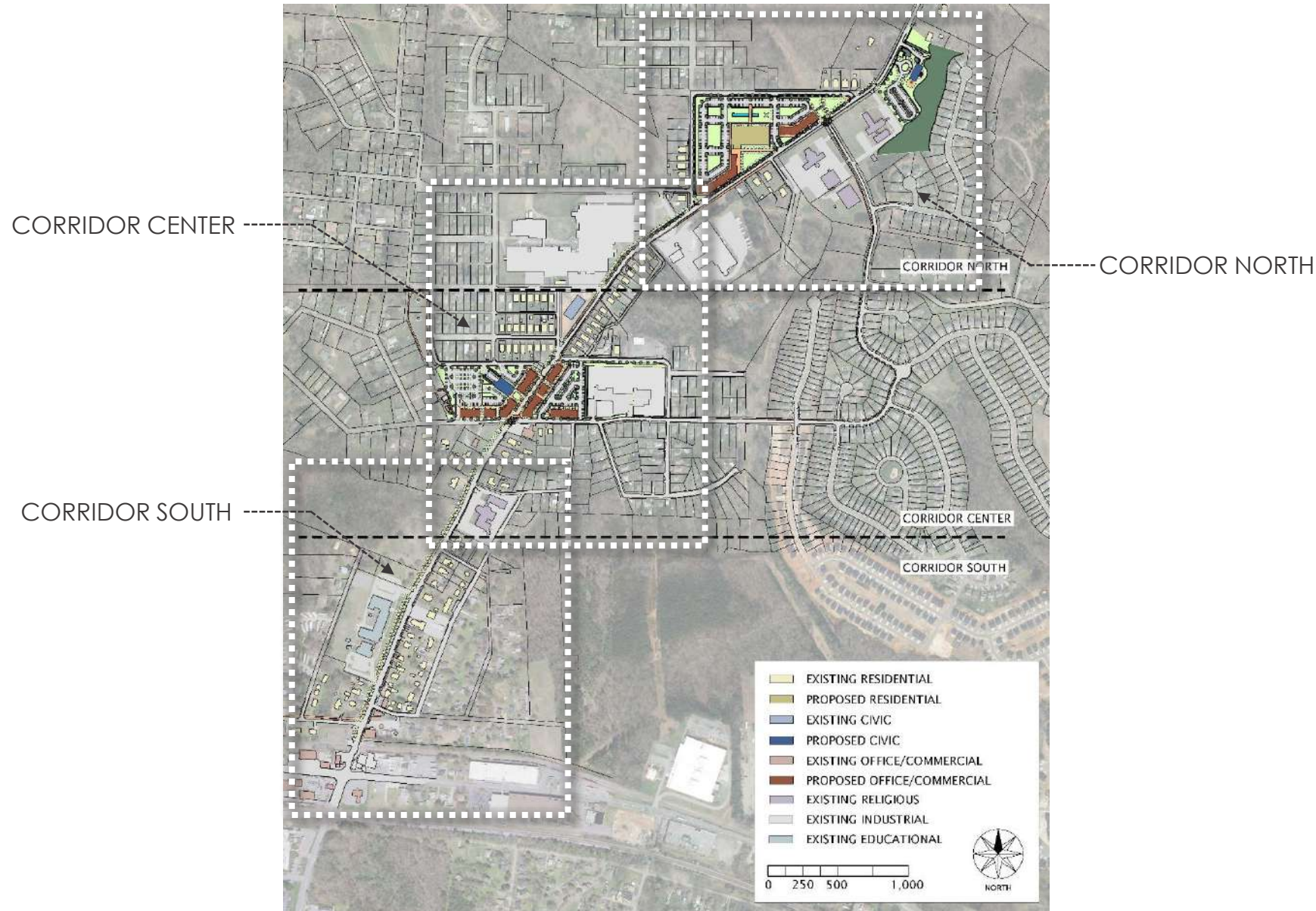
The size of the programmed building aligns with other town hall and police station sizes for small towns in the area and provides adequate space for the Town to grow in the future.

03

CONCEPTUAL
CORRIDOR
MASTER PLAN



CONCEPTUAL CORRIDOR MASTER PLAN



Corridor Goals:

- Define the main corridor of the Town as a place that not only attracts residents to the core but also encourages people to stop and visit
- Create a pedestrian friendly corridor that brings people together by utilizing Ranlo's unique old rail line to connect key civic, residential, and retail functions
- Redefine Spencer Mountain Rd. and in turn provide an identity that supports the historical heritage of the Town of Ranlo
- Encourage economic growth by creating new commercial, residential, and retail spaces
- Improve civic spaces, including Town Services as well as community spaces
- Improve vehicular circulation and access for residents and Town services

CONCEPTUAL CORRIDOR MASTER PLAN (SOUTH END)

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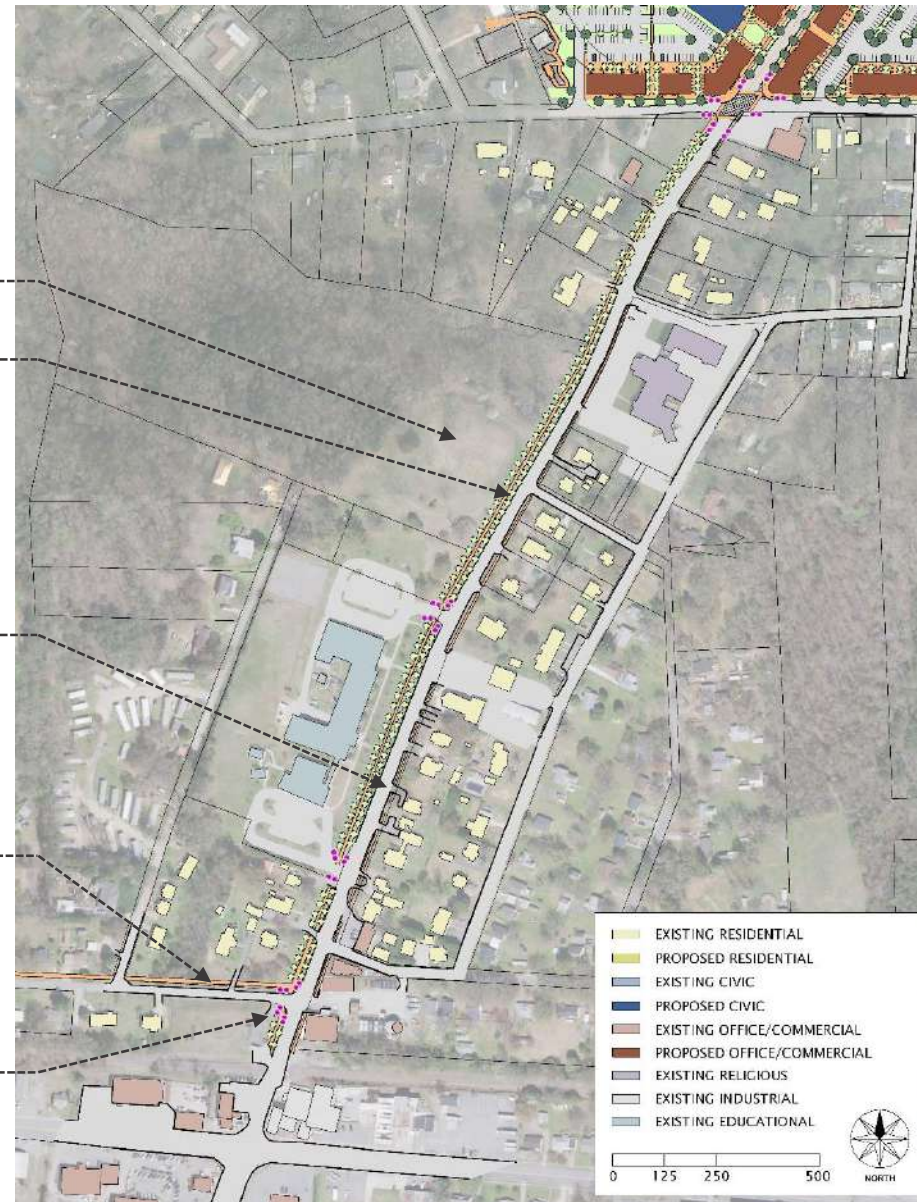
PARK SPACE

RAILROAD WALK

STREET SECTION 1

PEDESTRIAN
CONNECTION TO
EXISTING PARK

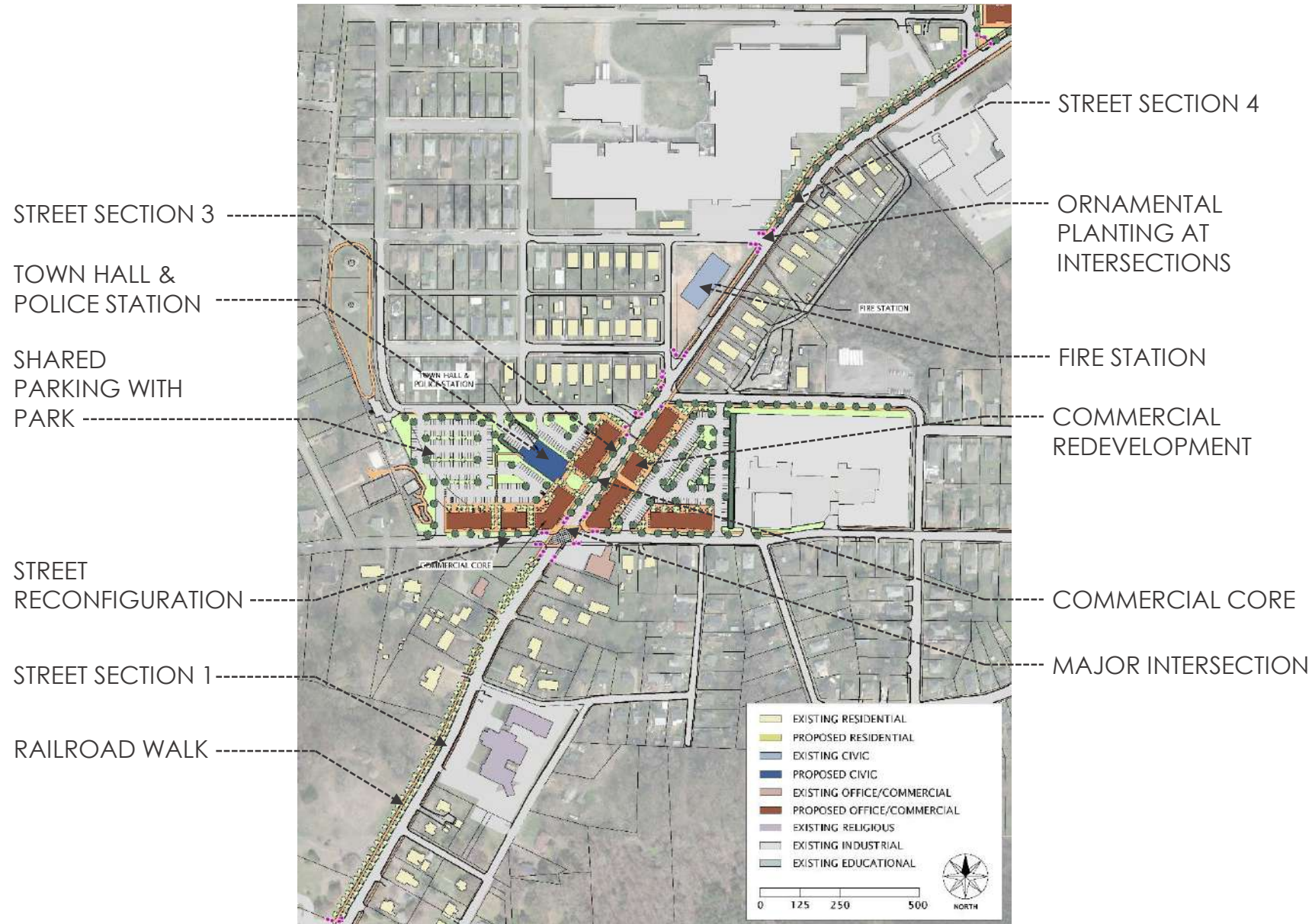
GATEWAY FEATURE



CONCEPTUAL CORRIDOR MASTER PLAN (CENTER)

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CONCEPTUAL CORRIDOR MASTER PLAN (NORTH END)

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WATER TOWER

WATER FEATURE

HERITAGE MILL –
RESIDENTIAL
RENOVATION

OPEN SPACE

OFFICE/COMMERCIAL

STREET SECTION 2

CONNECTION TO
POSTEN PARK

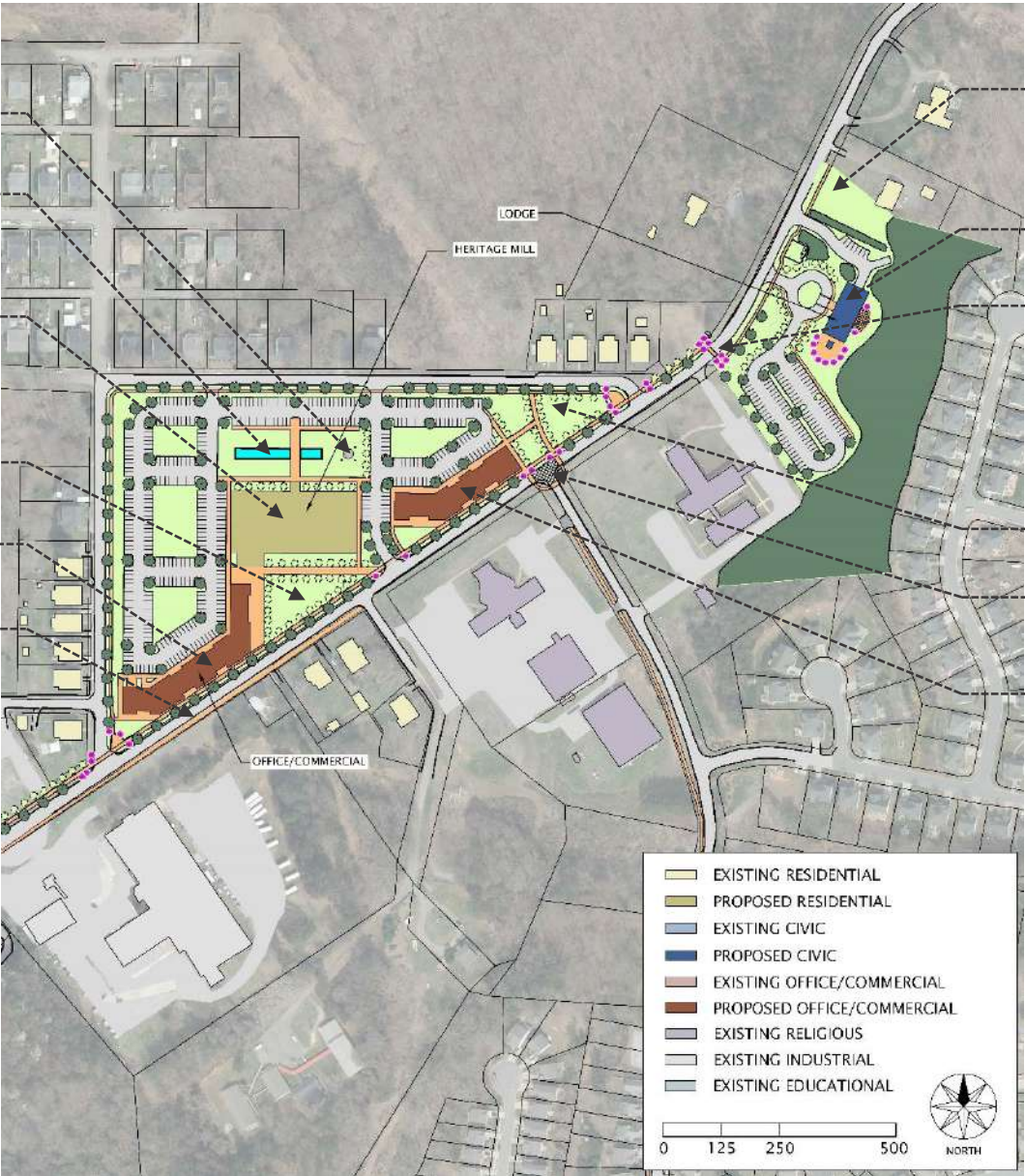
LODGE

GATEWAY

OPEN SPACE

MAJOR INTERSECTION

OFFICE/COMMERCIAL



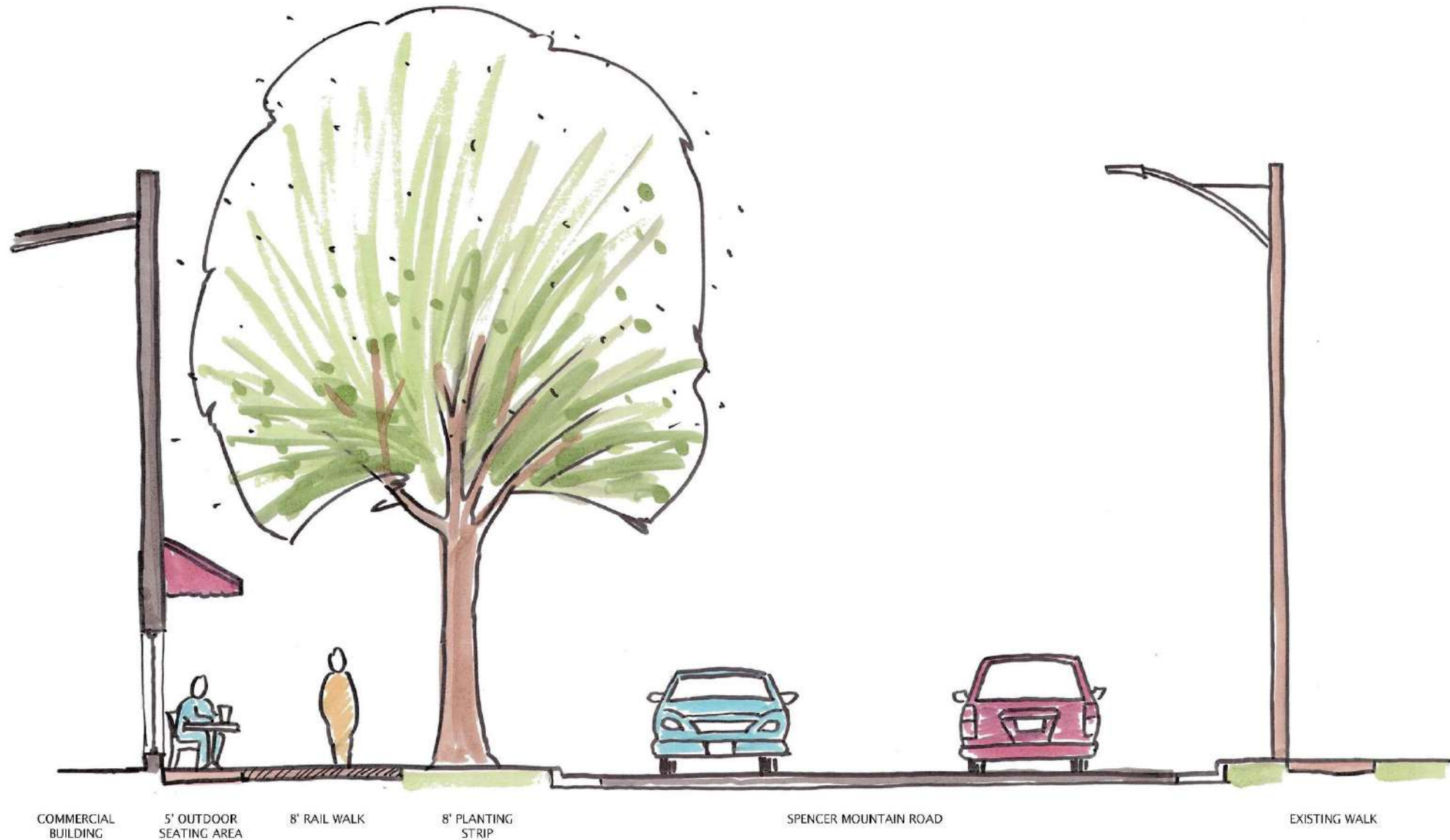
STREET SECTION 1 (SOUTH END)

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STREET SECTION 2 (CENTER: COMMERCIAL ON ONE SIDE)

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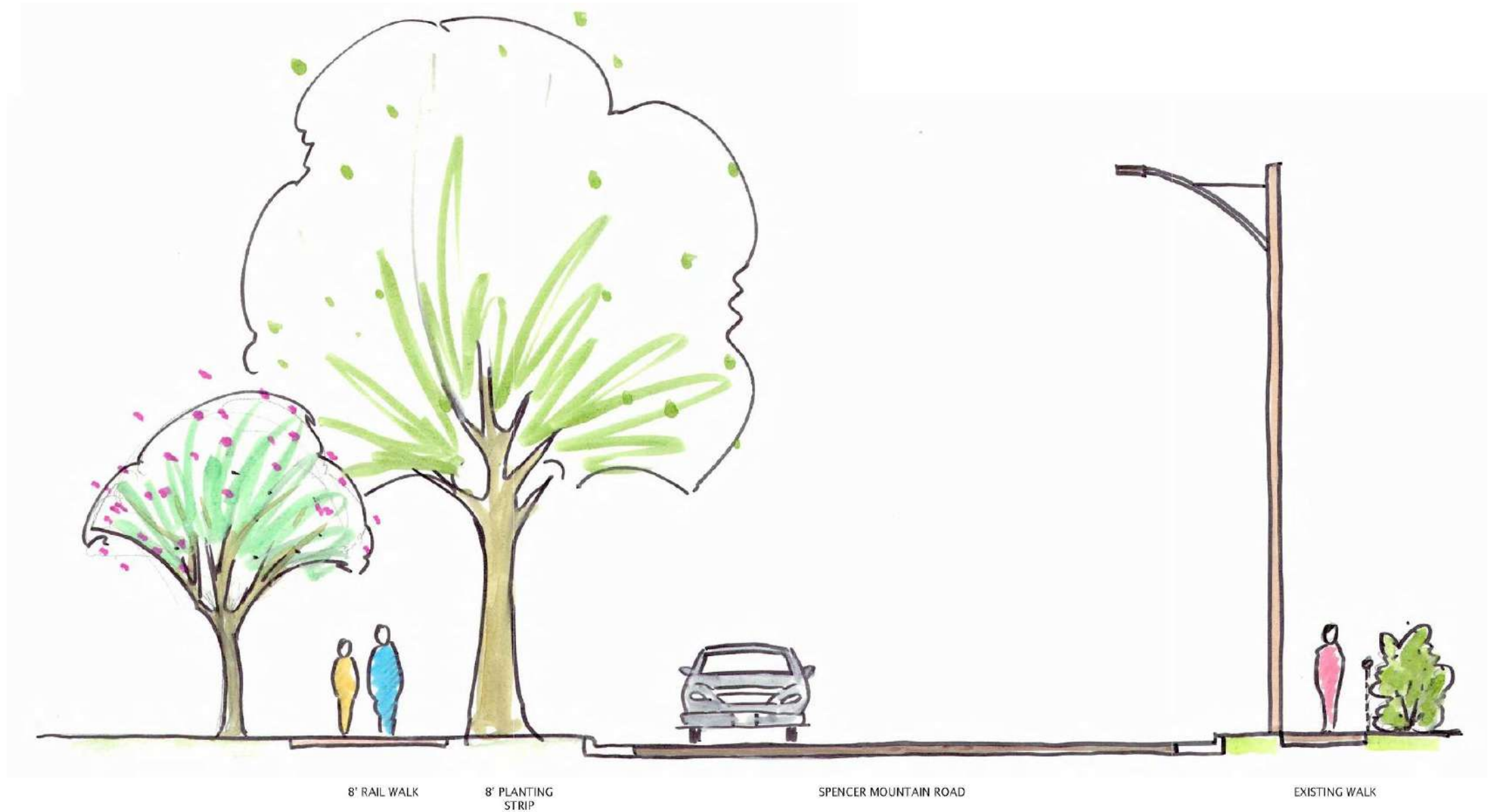


STREET SECTION 3 (CENTER: COMMERCIAL ON TWO SIDES)

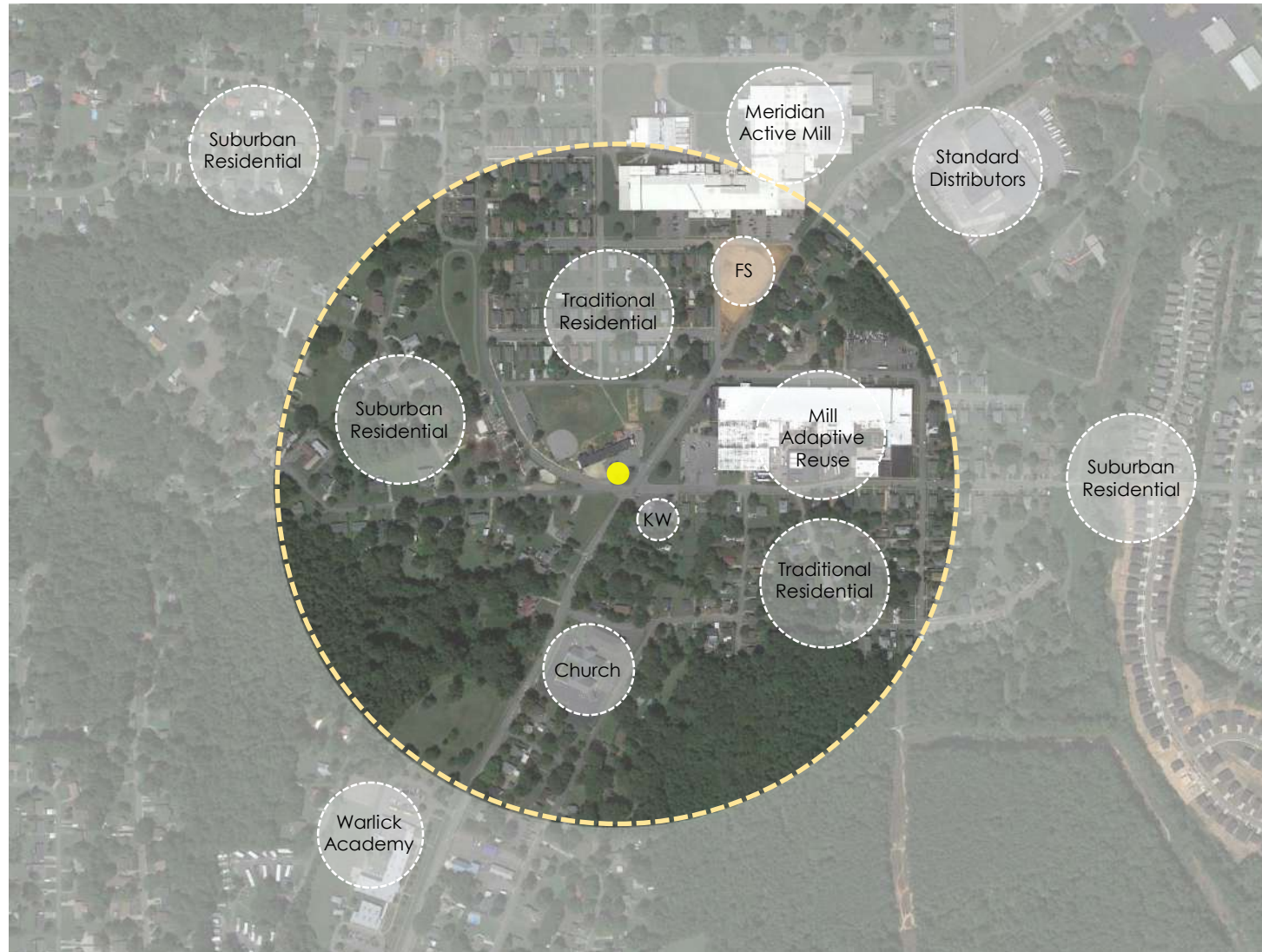
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STREET SECTION 4 (NORTH END)



PLACEMAKING CHARACTER & SCALE



Site Area Map showing a 5-minute walking radius from the site of 1/4 mile

What design elements that create a sense of place would you like to see within the civic campus development?

BUILDING
ELEMENTS



BUILDING
SCALE



04

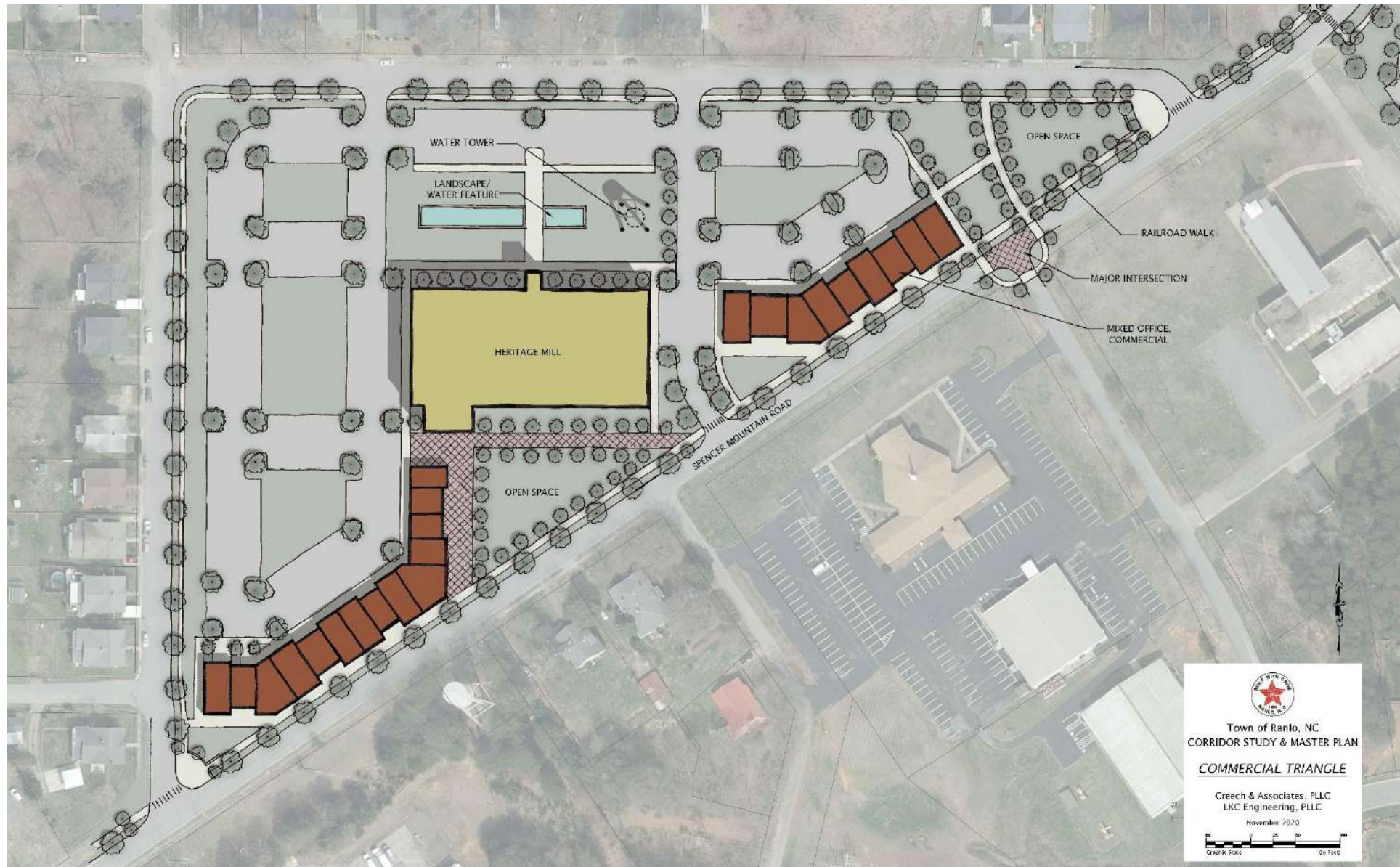
CORRIDOR STUDY
VIGNETTES



HERITAGE MILL SITE VIGNETTE

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- 2 story office/retail buildings lining site around Heritage Mill (re-purposed as residential)
- Open green space created throughout block
- Water/landscaping feature on axis to celebrate existing water tower
- 74,136 SF Office/Retail;
114,750 SF Residential
- 248 parking spaces required at 1 space per 300 sf for retail, residential dependent on number of beds
- 360 parking spaces provided

LODGE SITE VIGNETTE

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- 5,400 SF Lodge (3x existing SF)
- Additional 1,400 SF exterior covered porch space
- Outdoor cooking area
- Outdoor event space located behind building for privacy
- 18 parking spaces required at 1 space per 300 sf
- 90 parking spaces provided

CIVIC CAMPUS VIGNETTE

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- 20,000 SF Town Hall/ Police Dept.
- 89,140 SF Office/ Retail (2 story along Spencer Mtn. Rd., 1 story along Ranlo Ave./Ryhne Cir.)
- Green space in front of Town Hall/PD
- Begins to create space on both sides of Spencer Mountain Rd. and to create central intersection of Town
- 298 parking spaces required at 1 space per 300 sf
- 381 parking spaces provided (including 16 secure parking spaces)
- Outdoor seating

05

CIVIC CAMPUS:
TOWN HALL &
POLICE
DEPARTMENT

SITE PLAN AND
FLOOR PLAN
DIAGRAMS



CIVIC SITE – ORIGINAL OPTIONS



ORIGINAL OPTION 1



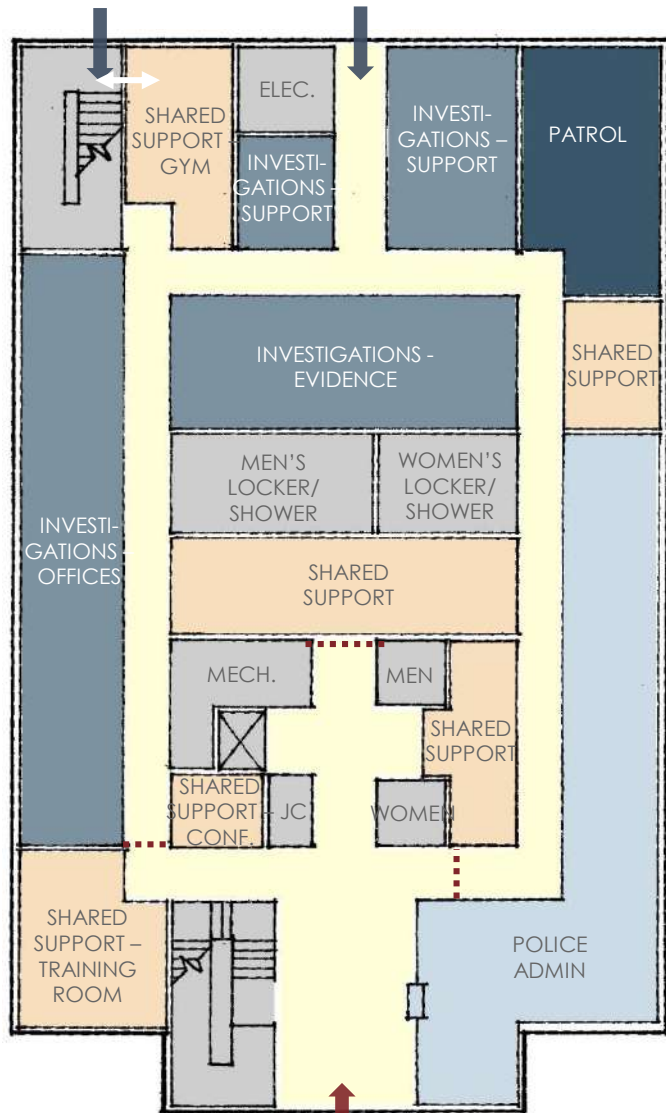
ORIGINAL OPTION 2

CIVIC SITE UPDATED OPTION 1 – SITE PLAN

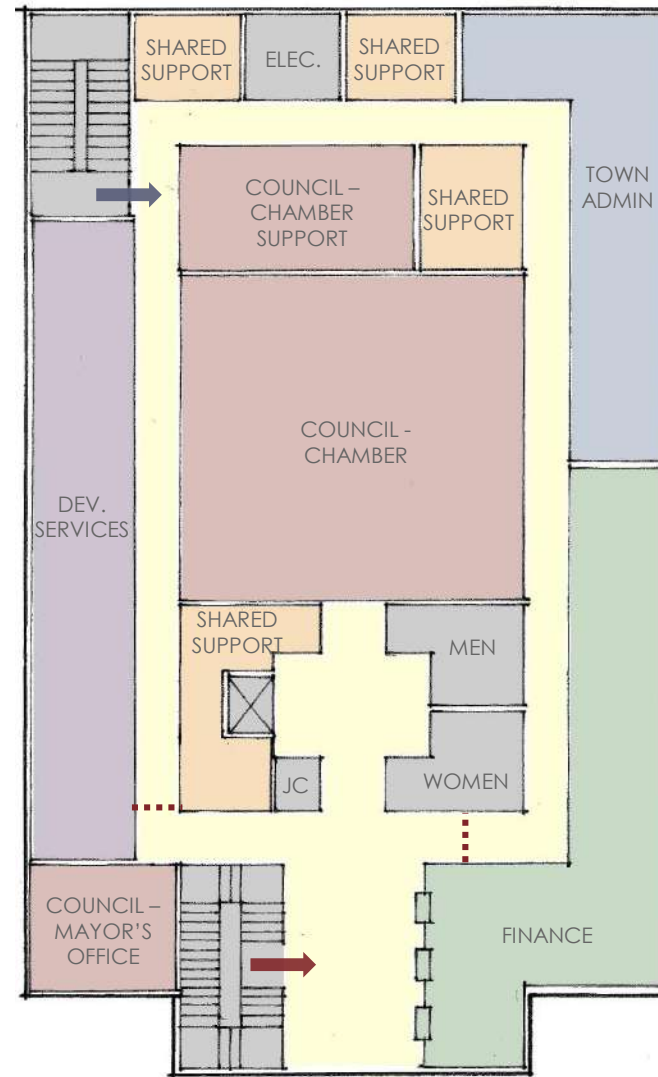


- 20,000 SF Town Hall/ Police Dept.
- 38,677 SF Office/Retail
- 196 parking spaces required at 1 space per 300 sf
- 229 parking spaces provided (including 16 secure parking spaces)
- Parking access from Rhyne Circle and Day Avenue
- Various outdoor seating options
- Public green in front of Town Hall
- Secure police parking
- Civic Tower visible from corner intersection

TOWN HALL DIAGRAMS – OPTION 1



FLOOR 1

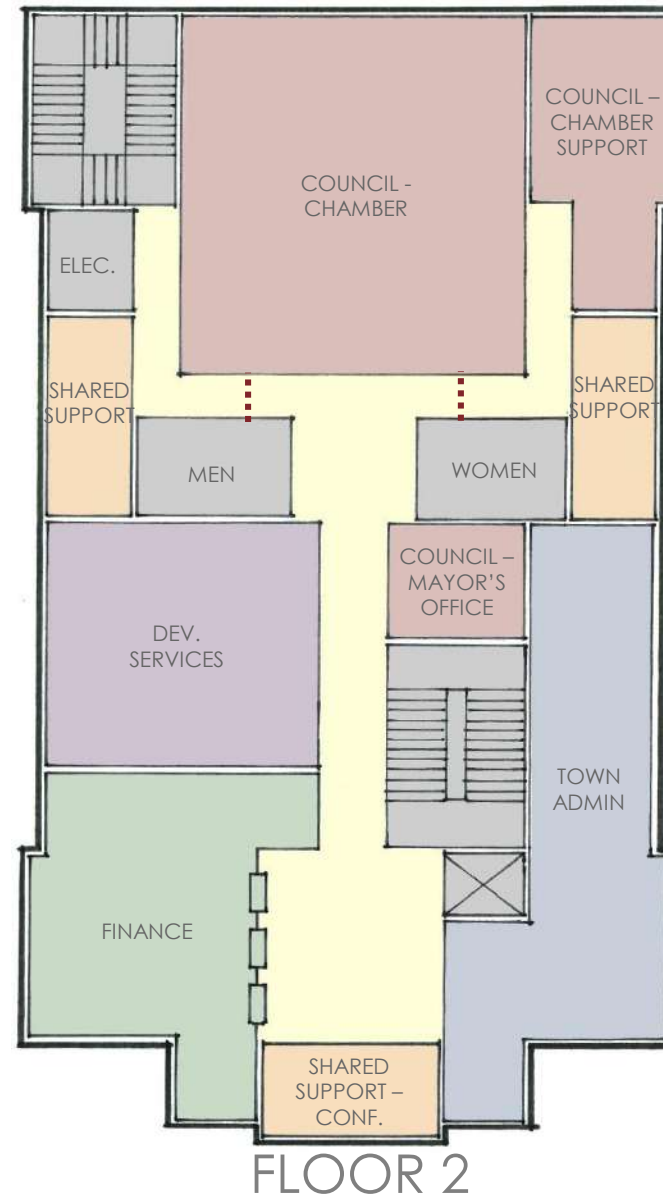
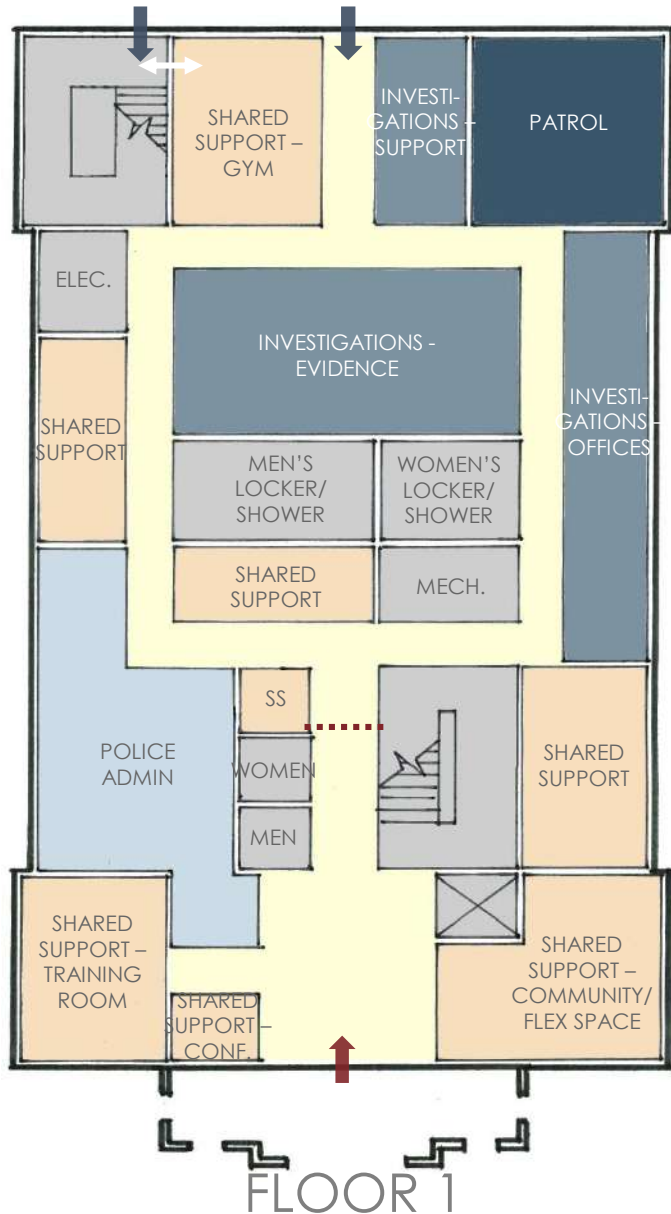


FLOOR 2

- 20,000 SF Town Hall/ Police Dept.
- Police on 1st floor/ Town Hall on 2nd floor
- Shared gym with secure access for police and town hall staff
- Central Council Chamber
- Evidence secure in center of building
- Public access limited to front of building
- Completely separate public vs. staff town hall circulation



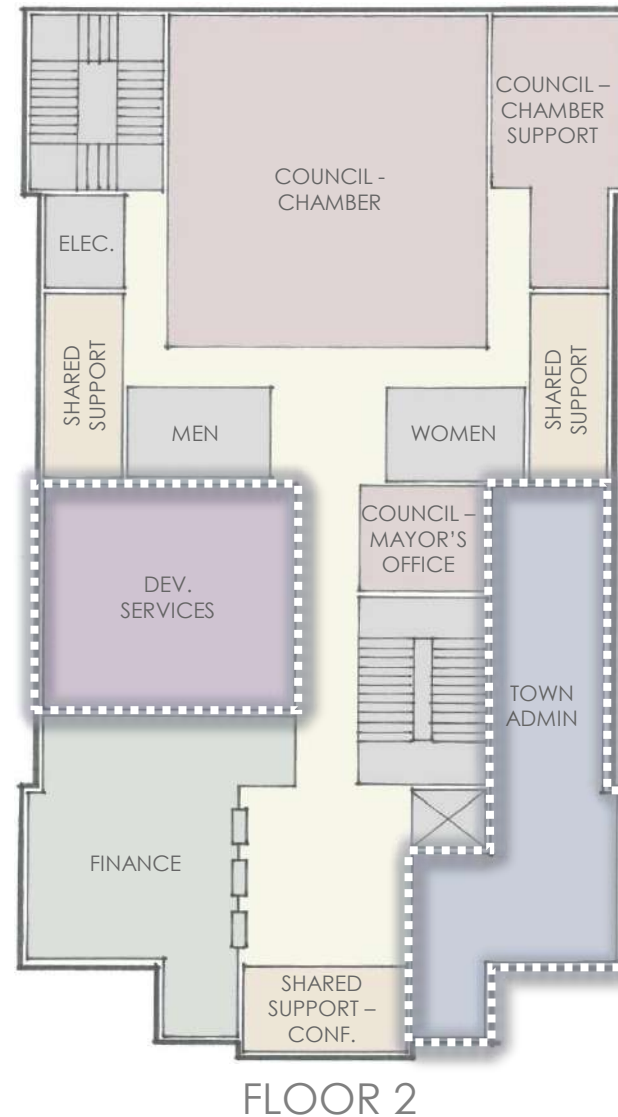
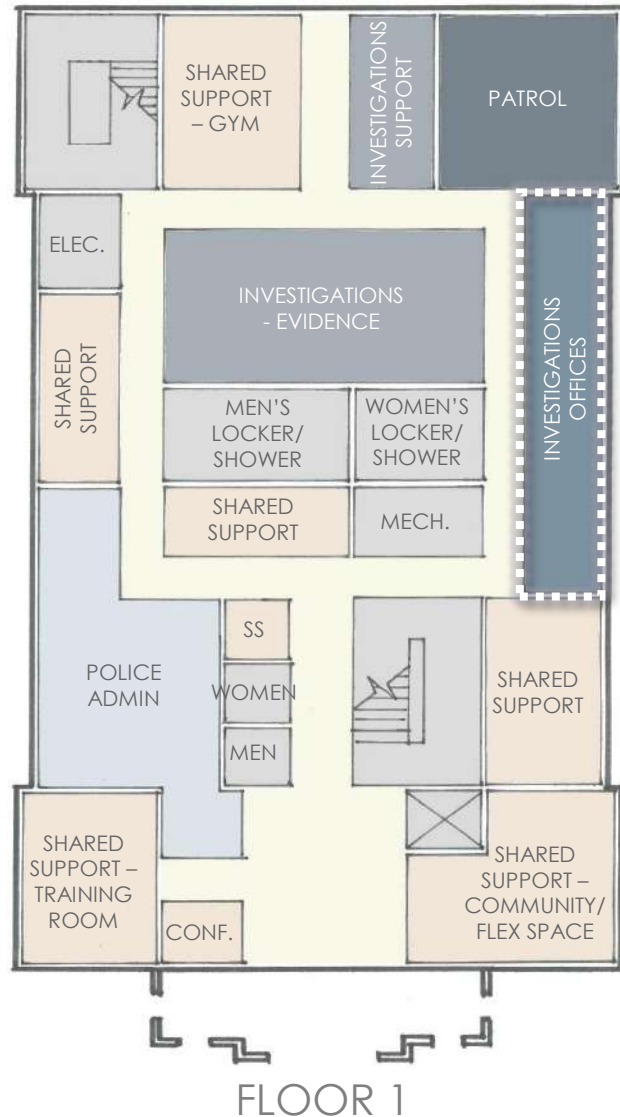
TOWN HALL DIAGRAMS – OPTION 2



- 20,000 SF Town Hall/ Police Dept.
- Police on 1st floor/ Town Hall on 2nd floor
- Shared gym with secure access for police and town hall staff
- Council Chamber in rear of building
- Evidence secure in center of building
- Additional shared support on 1st floor for use by Community/ flexibility with future growth
- Additional sf for Town Hall on 2nd floor with exterior covered entrance below



SHELL SPACE OPPORTUNITIES



- Future growth space can be shelled out at first if desired
- 1st floor (Police Department)
 - Investigations office space can be shelled and all offices initially located in Police Admin area
 - 500 sf total 1st floor potential shell space
- 2nd floor (Town Hall)
 - Development Services is a future department and can be completely shelled out
 - Town Admin office space can be shelled and the current office needed there can be initially located in Finance area
 - 2,280 sf total 2nd floor potential shell space

**TOTAL POTENTIAL SHELL SPACE =
2,780 SF (13.9% OF BUILDING
AREA)**

06

CIVIC CAMPUS:
TOWN HALL &
POLICE
DEPARTMENT

MASSING AND
ELEVATION
STUDIES



TOWN HALL ELEVATION STUDY – OPTION 1

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FRONT ELEVATION



SIDE ELEVATION



TOWN HALL MASSING STUDY – OPTION 1

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EYE LEVEL PERSPECTIVE

TOWN HALL MASSING STUDY – OPTION 1

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AERIAL PERSPECTIVE

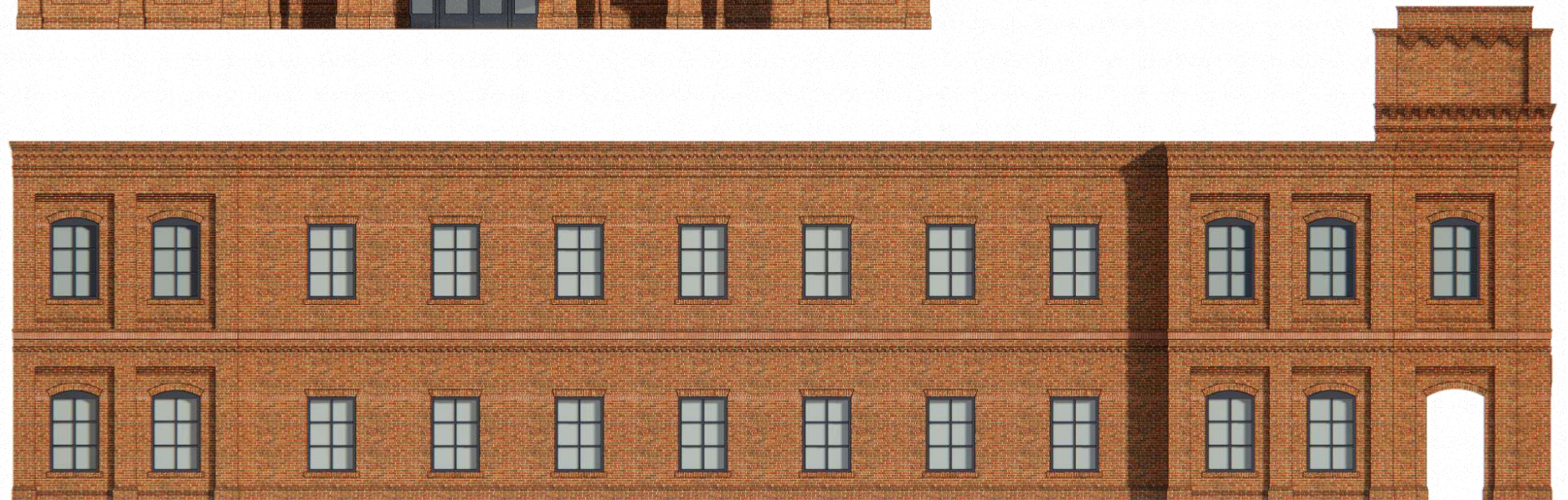
TOWN HALL ELEVATION STUDY – OPTION 2

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FRONT ELEVATION



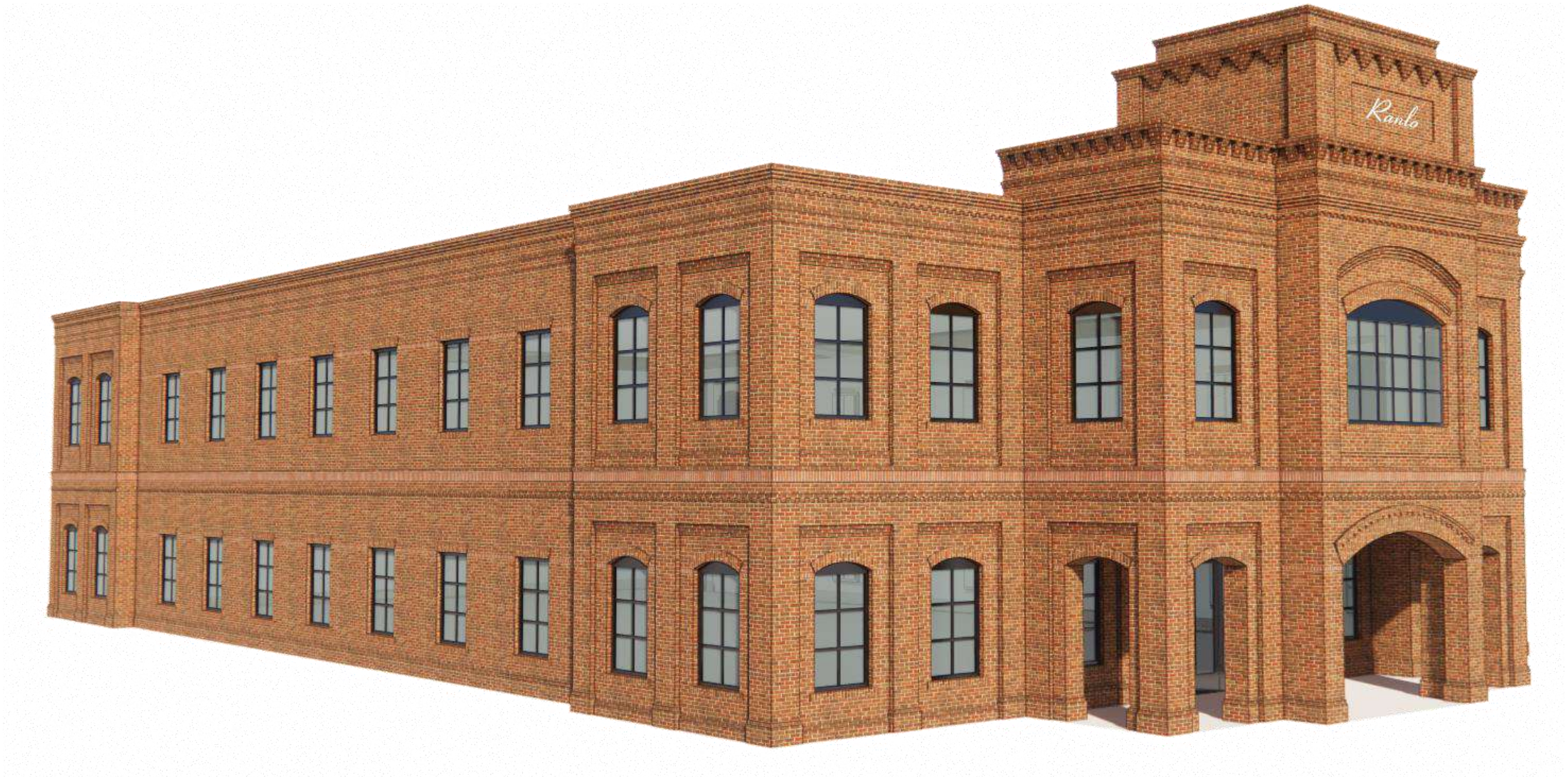
SIDE ELEVATION



TOWN HALL MASSING STUDY – OPTION 2

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EYE LEVEL PERSPECTIVE

TOWN HALL MASSING STUDY – OPTION 2

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AERIAL PERSPECTIVE

07

CIVIC CAMPUS:
TOWN HALL &
POLICE
DEPARTMENT

3D RENDERINGS



CIVIC SITE COMPARISON OF VIEWS

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CIVIC SITE COMPARISON OF VIEWS

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OPTION 1 –
AERIAL PERSPECTIVE

CIVIC SITE COMPARISON OF VIEWS

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OPTION 2 –
AERIAL PERSPECTIVE

CIVIC SITE COMPARISON OF VIEWS

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OPTION 1 –
EYE LEVEL PERSPECTIVE

CIVIC SITE COMPARISON OF VIEWS

LKC

CREECH & ASSOCIATES



OPTION 2 -
EYE LEVEL PERSPECTIVE

CIVIC SITE COMPARISON OF VIEWS

LKC

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OPTION 1 –
AERIAL

CIVIC SITE COMPARISON OF VIEWS

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OPTION 2 –
AERIAL

08

TOWN HALL &
POLICE
DEPARTMENT
COST ESTIMATE



TOWN HALL & POLICE DEPARTMENT COST ESTIMATE

CREECH & ASSOCIATES

TOWN HALL & POLICE STATION	AREA	COST	SUBTOTAL
Site Cost	20,000 SF	\$59.75/SF	\$1,195,046
Building Cost	20,000 SF	\$267.64/SF	\$5,352,744
Total Direct Costs		\$327.39/SF	\$6,547,790
Preconstruction Contingency		7%	\$458,345
Escalation (1 year)		3%/year	\$196,434
Subtotal			\$7,202,569
General Conditions		6%	\$432,154
Building Permit / Insurance		2%	\$144,051
GC Contingency		3%	\$216,077
Subtotal			\$7,994,852
GC Fee		4%	\$319,794
Performance Bond		2%	\$159,897
Total Construction Cost			\$8,474,543
Soft Costs		20%	\$1,694,909
Total Probable Conceptual Project Cost			\$10,169,451



Notes:

1. Cost estimates provided by HarrisCost, LLC
2. Poor soils on site included in this estimate and are accounted for at \$7.50/sf in direct site costs
3. If the suggested 2,780 sf of space is shelled, total probable conceptual project cost is estimated to reduce to \$9,802,848 (savings of \$366,603)



THANK YOU!

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CORRIDOR STUDY & MASTER PLAN