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03 Site Opportunities & Constraints
04 What it is/ What it isn’t
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PROJECT TARGETS

Vision
A clear picture of where you are going and where you want to be

Human Goals
How this change can positively impact Town and Public behavior or culture

Technical Goals
Aspirational infrastructure improvements to better support anticipated needs

Business Goals
How does this new environment need to support businesses or run as a business

New Building Opportunity & Constraints

PROJECT TARGETS

- Vibrant
- Community Hub
- Unique Project
- Community Identity
- Versatile

- Gathering Space
- Multi-generational
- Pride of Space

- System Adequate
- TV’s
- Versatility
- Small → Large
- Screening
- WiFi
- Gas/Waters for test kitchen

- Rotating Taproom
- Small Private Component
- Open to Public “All Time”
- Possible Small Scale Space that is Flexible to Private
- Partial Subsidization
- What it looks like TBD
- Flex Staff & Community & Trustee Perspective

- Indoor/Outdoor
- Front of House / B.O.H Organizations
- Lots of Garage Doors
- Best use within existing space
SUPERIOR POSITIONING & CULTURE

KIDS/ FUTURES

HIPPIE/YUPPIE MIX
PIECE OF PERSONALITY
THAT MAKES IT HOME

LIBRARY

FOOD/ RESTAURANTS

BIKES/ACTIVE

PROGRAMMING
HOW TO DO/USE IT?

HANDS/DIRTY-INTERACTIVE
OPEN PATHS

PARTY/PLAY/ RECREATE
HERE (NOW OR GO AWAY)
THIS COMMUNITY MARKET: EXPERIENCE

How We Do It

Connection with the Town

- Events *(wedding > grad > meeting)*
- Group-focused
- An everyone space

Integration with Local

- Showcase local art
- Showcase local music
- Showcase local product

Macro Perspective

- Always evolving
- Eye towards the market
- National presence

Programming

- Theater (monitors) movies, presentations
- Family-oriented programming
- Child literacy component (story telling)
- Senior programming “active adults”

Revolving taproom

Food trucks

“Guest night” for restaurants

*Excellent*
### DESIGN DRIVERS

<table>
<thead>
<tr>
<th>NATURE</th>
<th>EXPLORATION</th>
<th>COMMUNITY</th>
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<tbody>
<tr>
<td>Forming</td>
<td>Adventurous</td>
<td>Healthy</td>
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<td>Living</td>
<td>Dynamic</td>
<td>Exploration</td>
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<td>Intuitive</td>
<td>Active</td>
<td>Resourceful</td>
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<td>Natural</td>
<td>Modern</td>
<td>Responsible</td>
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<td>Carved</td>
<td>Energetic</td>
<td>Environmental</td>
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<tr>
<td>Light</td>
<td>Impactful</td>
<td>Quality</td>
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<td>Comfortable</td>
<td>Engaging</td>
<td>Utility</td>
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<td>Durable</td>
<td>Efficiency</td>
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<td>Innovation</td>
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</table>
EXISTING BUILDING OPPORTUNITIES

- Entry / Access
- Garage Doors
- Parking
- Outdoor Amenities
- Street Presence
EXISTING INTERIOR OPPORTUNITIES

- Volume of Space
- Natural Materials
- Unique Connections

- Existing Equipment
- Daylight
SITE ANALYSIS
IS

Open and minimalistic
Light and clean
Modern but comfortable
Natural/ Longevity
Collaborative
Open and airy
Textural
Relaxed
Creative
Engaging
Professional

ISN’T

Dark/Moody
Over the Top
Uncomfortable
Kitschy
Too Comfortable - Unproductive
Goofy
Extravagant
Cold
Edgy
## PROGRAM OPPORTUNITIES

### Community's Suggested uses:

<table>
<thead>
<tr>
<th>RFP</th>
<th>Superior Shared Space Finding</th>
<th>Superior Indoor Facilities Report 2014 w/ranking</th>
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<tbody>
<tr>
<td>1</td>
<td>Co-Working</td>
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<tr>
<td>2</td>
<td>Library Services</td>
<td>Library Services (2)</td>
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<td>3</td>
<td>Community Meetings</td>
<td>Community Gathering</td>
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<td>4</td>
<td>Study Rooms</td>
<td>Study rooms (20)</td>
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<tr>
<td>5</td>
<td>Events</td>
<td>Events (13)</td>
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<td>6</td>
<td>Teen &amp; Senior Space</td>
<td>Non-athletic Youths Seniors</td>
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<td>7</td>
<td>Makers Space</td>
<td>Workshops</td>
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<td>8</td>
<td>Staff Offices</td>
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<td>9</td>
<td>Performance Spaces</td>
<td>Performance Spaces Amphitheatre</td>
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<td>10</td>
<td>Audio Visual Production Studios</td>
<td>Kitchen</td>
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<td>11</td>
<td>Teaching Kitchen &amp; Commercial</td>
<td>Brewery/bar w/Kids area</td>
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<td>12</td>
<td><strong>F&amp;B COMPONENT THAT</strong></td>
<td>Restaurant &amp; Retailers</td>
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<td>13</td>
<td><strong>IS EITHER UNIQUE OR LOCAL SUPPORTIVE</strong></td>
<td>Petting Zoo</td>
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<td>14</td>
<td><strong>SCHOOL (PRESCHOOL)</strong></td>
<td>Fitness (1) Exercise (4)</td>
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<td>15</td>
<td><strong>PLAYGROUND</strong></td>
<td>Indoor Rec/Playground (10)</td>
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<td>Classroom (25 people) (17)</td>
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<td>Babysitting (18)</td>
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<td>18</td>
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<td>Game Room (19)</td>
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EXPERIENCE MOOD-SET

Conceptual Imagery
DESIGN EXPRESSIONS

First Impressions

Engaging
Textured
Welcoming
Artistic
Bold
Inspiring
Flexible
Impressive
Local
DESIGN EXPRESSIONS

Co-Work & Library Spaces

Expression

Transitional

Flexible

Multi-Use

Rooms

Within Rooms
DESIGN EXPRESSIONS

Community & Lounge Spaces

Social
Sophisticated
Multifunction
Community
Natural
Comfortable
DESIGN EXPRESSIONS

Youth & Maker Spaces

Social
Fun
Multifunction
Community
Unique
DESIGN EXPRESSIONS

Performance & Meeting Spaces

Flexible

Light & Bright

Music-Oriented

Tiered

Open

Operable
DESIGN EXPRESSIONS

Teaching Kitchen

Social
Fun
Multifunction
Community
Unique
DESIGN EXPRESSIONS

F&B Bars/Dining

Functional
Simple
Textural
Open
Natural
PROGRAMMING
OPTION 1
PROGRAMMING PLAN

Option 1

- Outdoor Patio (540 sqft)
- Main Entry
- Back of House (715 sqft)
- Restrooms (150 sqft)
- Library/Study Room (650 sqft)
- Co-Work (300 sqft)
- Flex Senior Center (850 sqft)
- Lobby/Lounge (2300 sqft)
- Gallery (835 sqft)
- Bar/Stadium Seating (1050 sqft)
- Restaurant/Lounge (4200 sqft)
- Outdoor Patio (1000 sqft)
- Kitchen (300 sqft)
- Community/Events Areas (600 sqft)
- Youth Center (650 sqft)
- Co-Work (670 sqft)
- Stage (200 sqft)
SKETCHED PLAN

Option 1
OPTION 1

VIGNETTE @ ENTRY GATHERING
OPTION 1

VIGNETTE @ STADIUM SEATING & F&B
OPTION 1

VIGNETTE @ LIBRARY AREA
PROGRAMMING
OPTION 2
PROGRAMMING PLAN

Option 2

- **OUTDOOR PATIO** (540 sqft)
- **YOUTH CENTER** (600 sqft)
- **BACK OF HOUSE** (500 sqft)
- **RESTROOM** (350 sqft)
- **FLEX SENIOR CENTER** (150 sqft)
- **LIBRARY/STUDY ROOM** (100 sqft)
- **LIBRARY/COFFEE SHOP** (150 sqft)
- **RESTROOM** (100 sqft)
- **COMMUNITY/EVENTS AREAS** (650 sqft)
- **COMMUNITY/EVENTS AREAS** (1300 sqft)
- **STORAGE** (200 sqft)
- **STORAGE** (500 sqft)
- **MULTI-VENDOR RESTAURANT HUB** (1200 sqft)
- **COMMUNITY/EVENTS AREAS** (1300 sqft)
- **STAGE** (450 sqft)
- **OUTDOOR PATIO** (1800 sqft)
- **LIBRARY/STUDY ROOM** (100 sqft)
- **STORAGE** (200 sqft)
- **STORAGE** (500 sqft)
- **COMMUNITY/EVENTS AREAS** (650 sqft)
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- **STORAGE** (200 sqft)
- **STORAGE** (500 sqft)
SKETCHED PLAN

Option 2
OPTION 2

VIGNETTE @ MULTI-VENDOR HUB
OPTION 2

VIGNETTE @ COMMUNAL AREA
THANK YOU.