



Courthouse Reuse Committee Meeting

1 Court Square. Lincolnton, NC 28092

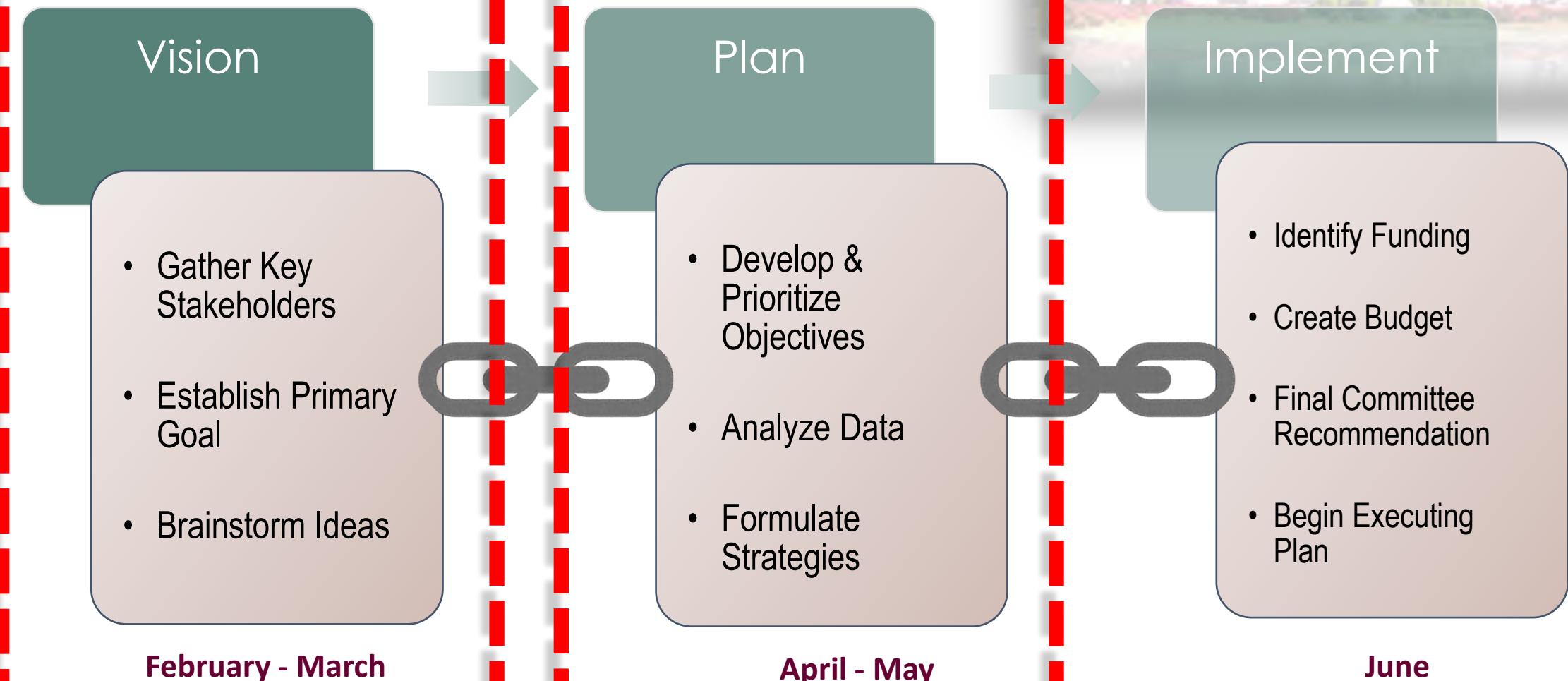
March 19th, 2021

11:30 a.m.

Agenda

1. Welcome
2. Strategic Plan Overview
3. Group Exercise – SOAR (Strengths Opportunities Aspirations and Results)
4. Document Review
 - a. Building Inspections Initial Comments
 - b. 1985 Blueprints
 - c. Preliminary “idea” renderings
5. Courthouse Tour / Adjourn

Strategic Plan Process





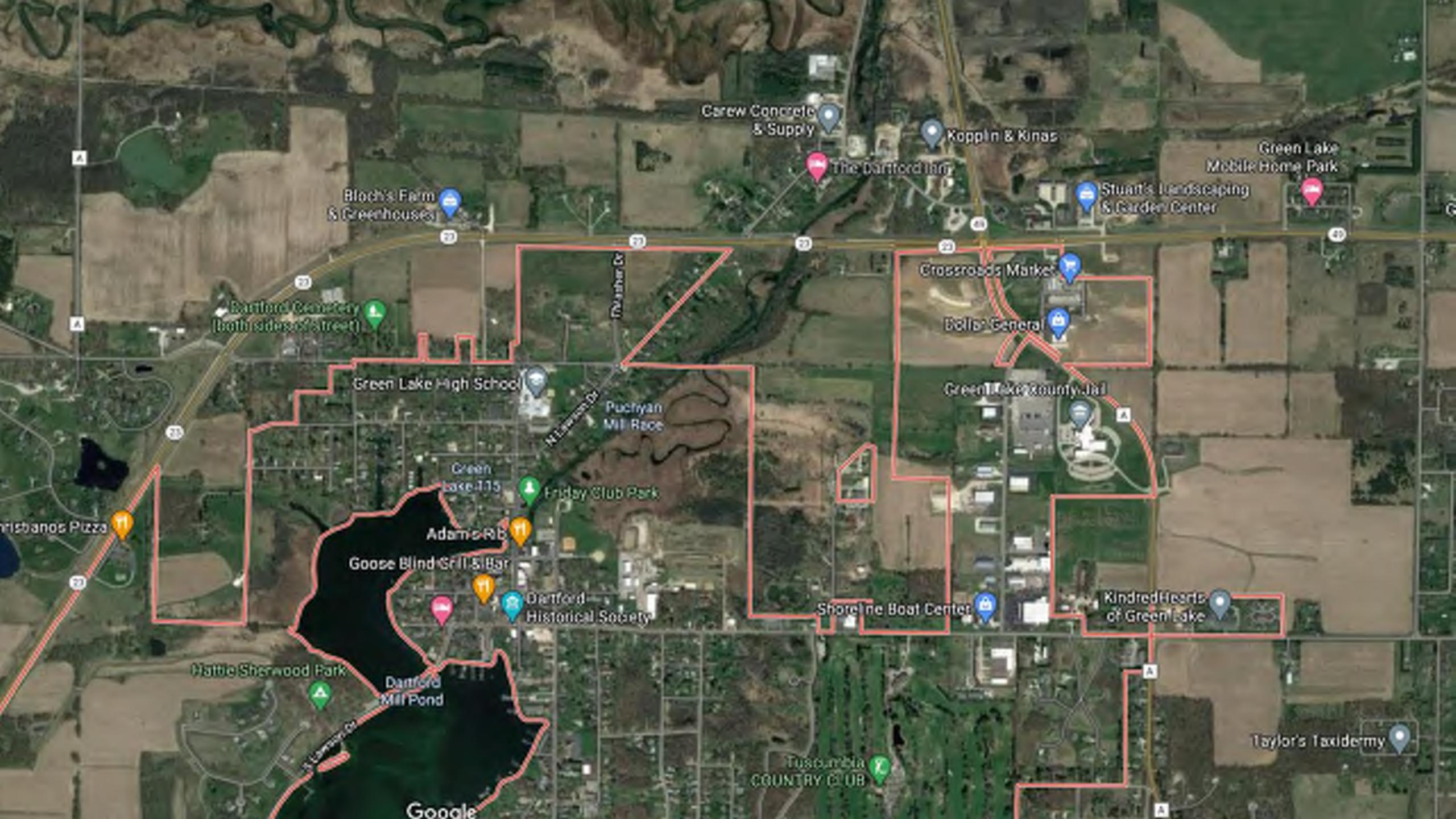
Public Survey?

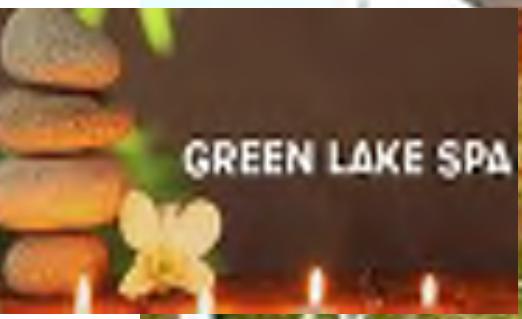


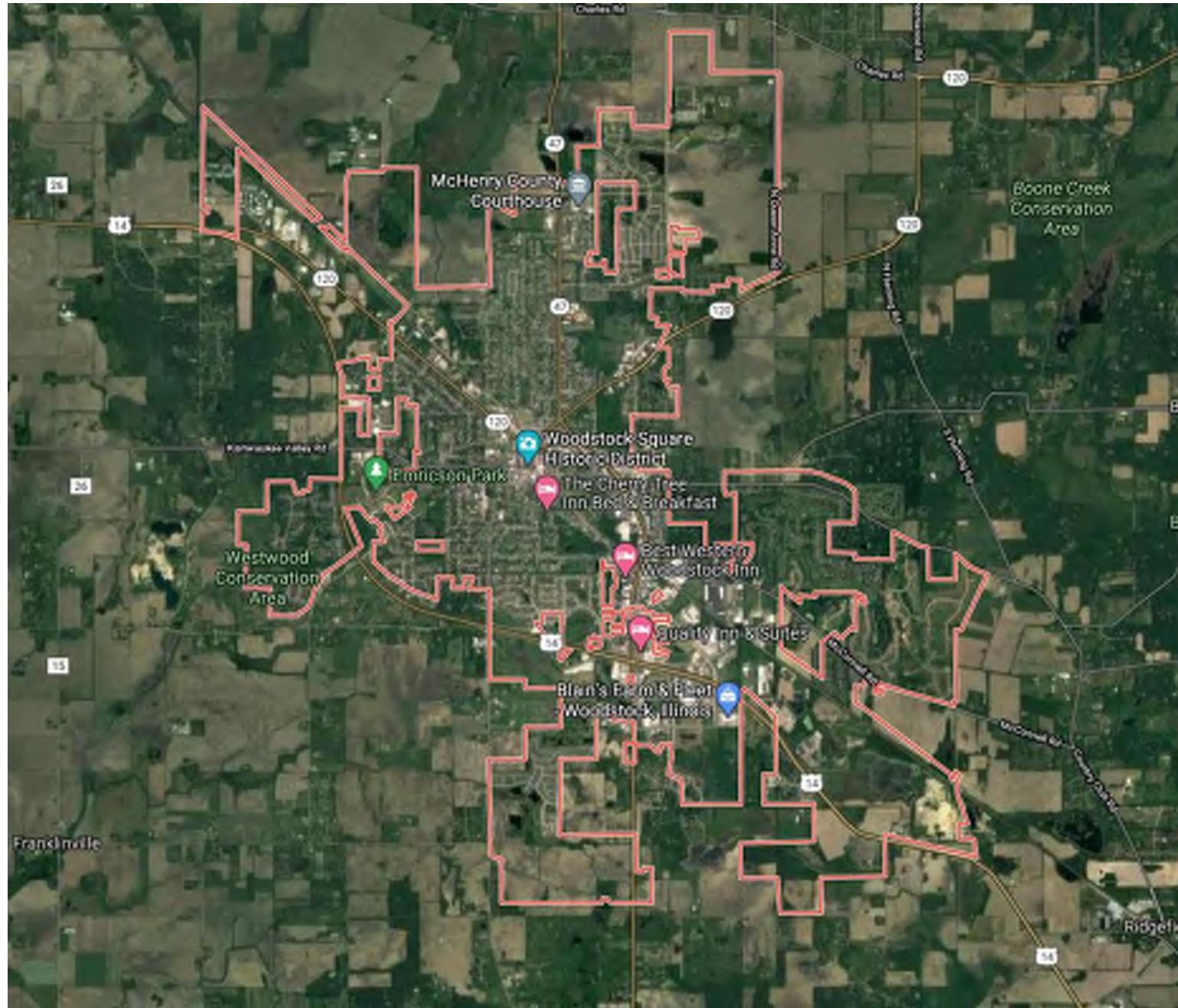
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Anything is possible...







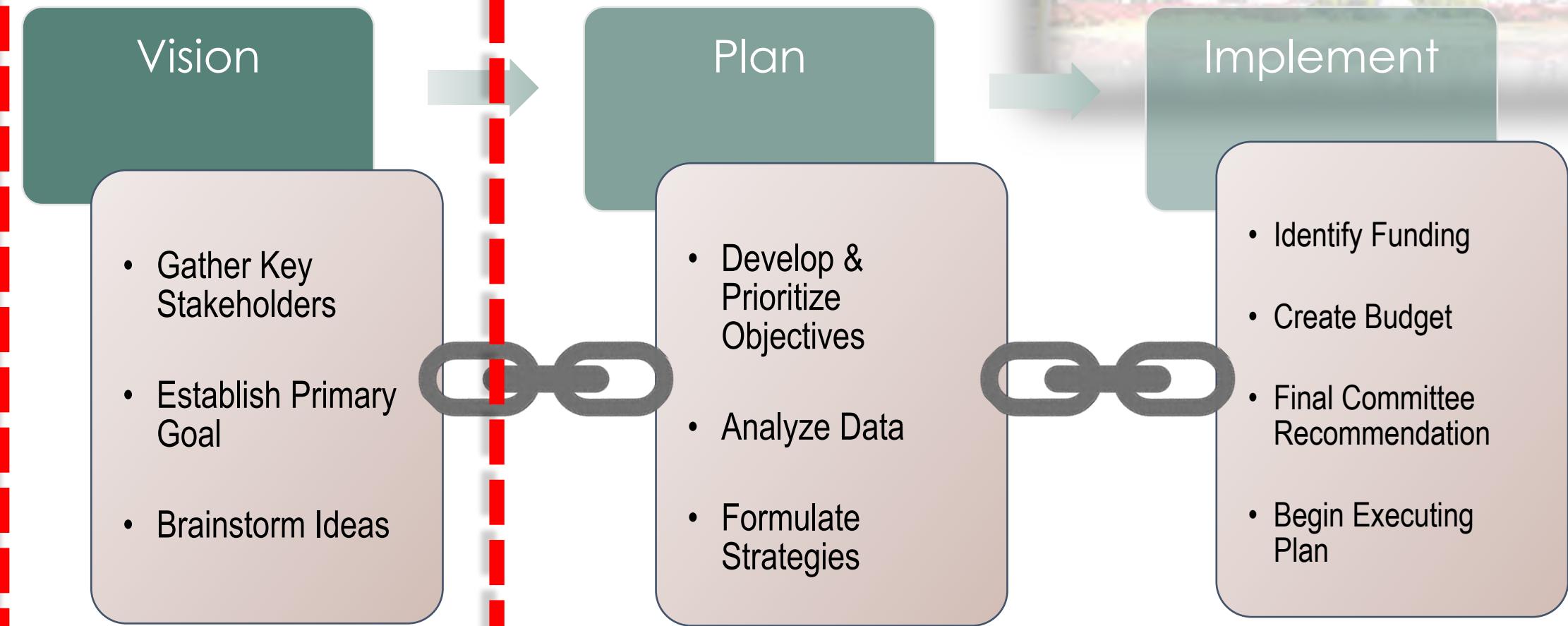


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SOAR Exercise

Strategic Plan|Process



February - March

April - May

June



S



Strengths



O

Opportunities



A

Aspirations



R

Result

1. What do we excel at?
2. What are our greatest accomplishments?
3. What are we most proud of?
4. What makes us unique?

1. What partnerships would lead to greater success?
2. What changes and trends in the market align with our strengths?
3. What threats do we see?
4. Are there gaps in the market that we could fill?

1. What do we want to achieve in the future?
2. What should our future business model look like?
3. How can we make a difference?
4. What are we passionate about?

1. What measures will tell us that you are on track to achieve success?
2. How do we translate our vision of success into tangible outcomes?
3. How do we know when we have achieved your goals?

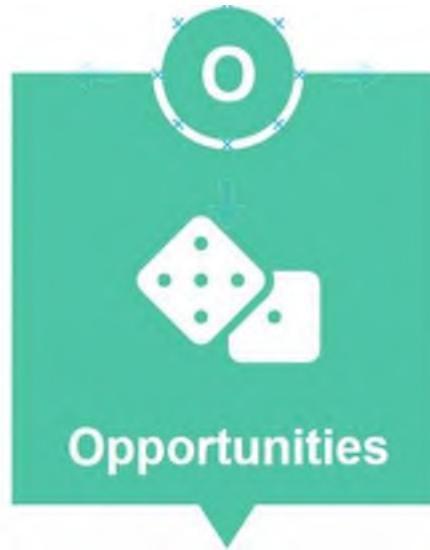


Important Considerations

Community Considerations	City and County Considerations	Business Climate
<ul style="list-style-type: none">❖ Stakeholders on the downtown steering committee have assembled to discuss this topic, but have only done so at a high level.❖ ADA Accessibility of the building and safety of immediate grounds including sidewalks and pedestrian cross walks.❖ Catawba Valley Pottery Center needs potential space in downtown.❖ The City is working on constructing public restrooms and 2nd and 3rd floor loft space at the former Tax Appraisal Building. If DDA had space in the Courthouse, the City could create additional living space in the former Appraisal Building.❖ A pocket park would be ideal on the grounds with additional benches, picnic tables, potentially some additional lighting, and a small events venue would provide for additional revenue generation and attract more residents and citizens to downtown.❖ Where do citizens prioritize this type of investment? Is it important enough to the community to invest in? To invest heavily?	<ul style="list-style-type: none">❖ The City of Lincolnton is interested in partnering with the county if business and retail is pursued. Small business loans and community development programs are available.❖ The County is interested in partnering with the City of Lincolnton throughout the Parks and Recreation Master Plan Process to create a pocket park and small events venue on the courthouse grounds.❖ The City Steering Committee would like the County Manager's Office to present the latest ideas regarding the adaptive reuse of the facility to them at a future meeting in Winter 2021.❖ The Courthouse is listed on the National Register of Historic Places and has been designated by the Board of County Commissioners as a Local Landmark with exterior architectural protections. Recently it has been identified that interior protections are not mandated.❖ Either the second or third floor of the building could be used as an event space with restaurants on the square contracted for catering events that are held at the outdoor venue.	<ul style="list-style-type: none">❖ Startup Businesses could take advantage of prime storefronts on first floor with a reduced lease for first 6 months.❖ Building Code issues could prohibit some businesses being attracted to the building depending on how much renovation is decided upon.❖ Public-Private Partnerships are always a possibility. Companies like Community Smith, Black Pine Development, and Landmark Design are all North Carolina based and have experience in this area.❖ Stakeholders such as the Tourism Board, Arts Council, and Theatre Guild should be consulted.❖ Lincoln Economic Development Association will be instrumental in helping recruit and retain businesses in tenant spaces.❖ Entrepreneurial growth and support in partnership with Gaston College, City of Lincolnton, Chamber of Commerce, Downtown Development Association, Tourism Board, Career Center, and NC State Cooperative Extension could help create a sense of community center.



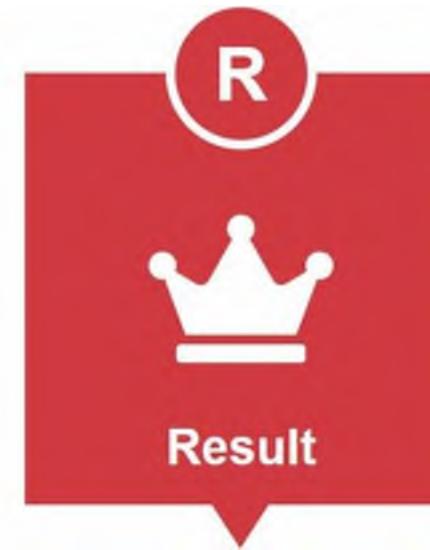
Strengths



Opportunities



Aspirations



Result

- ❖ Stable Building
- ❖ .
- ❖ .
- ❖ .

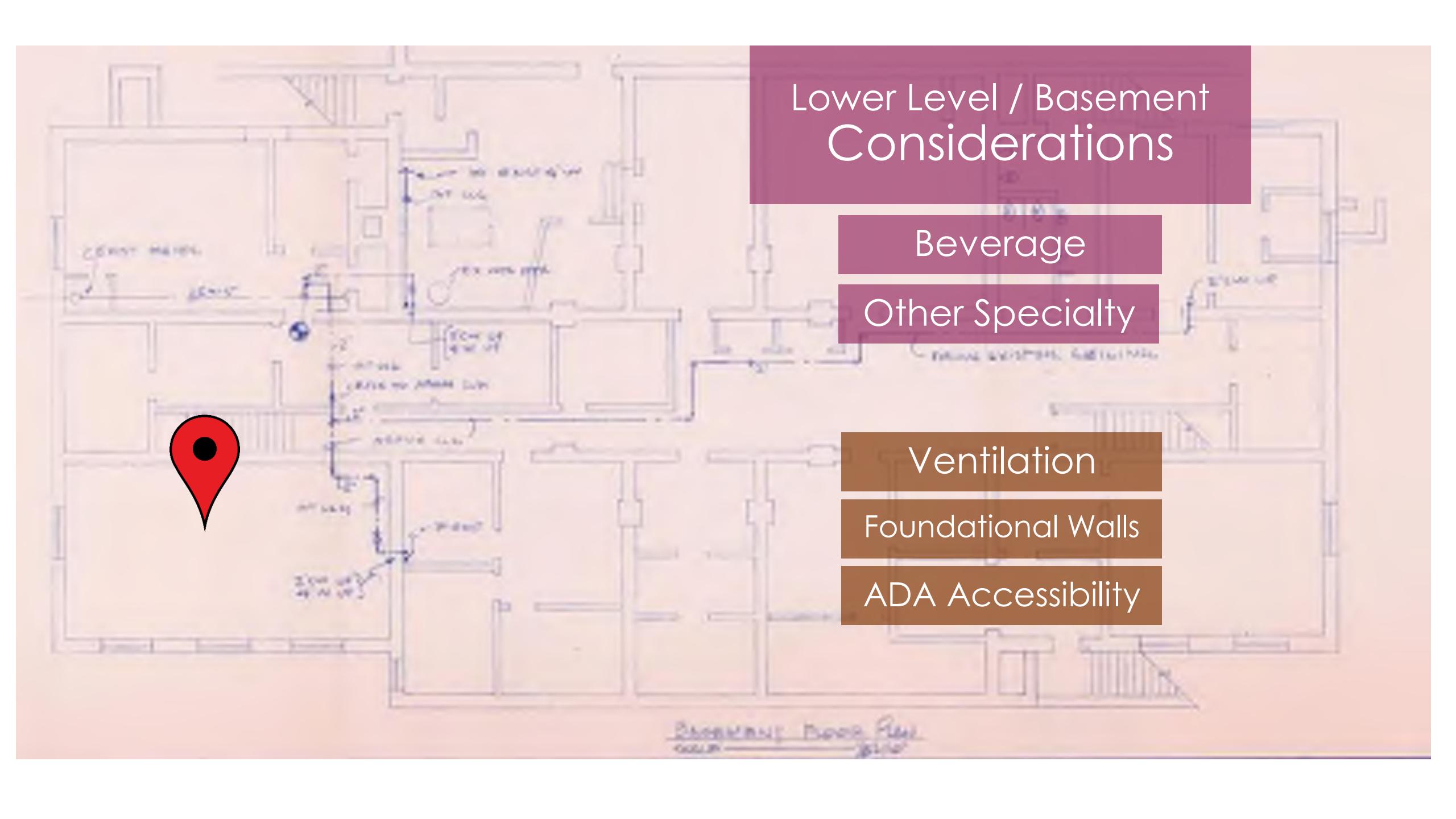
- ❖ Easy Event Space
- ❖ .
- ❖ .
- ❖ .

- ❖ Be a Destination
- ❖ .
- ❖ .
- ❖ .

- ❖ Vibrant Downtown
- ❖ .
- ❖ .
- ❖ .



Blueprints / Floorplans
& Renderings



Lower Level / Basement Considerations

Beverage

Other Specialty

Ventilation

Foundational Walls

ADA Accessibility



Interior Concept Entrance



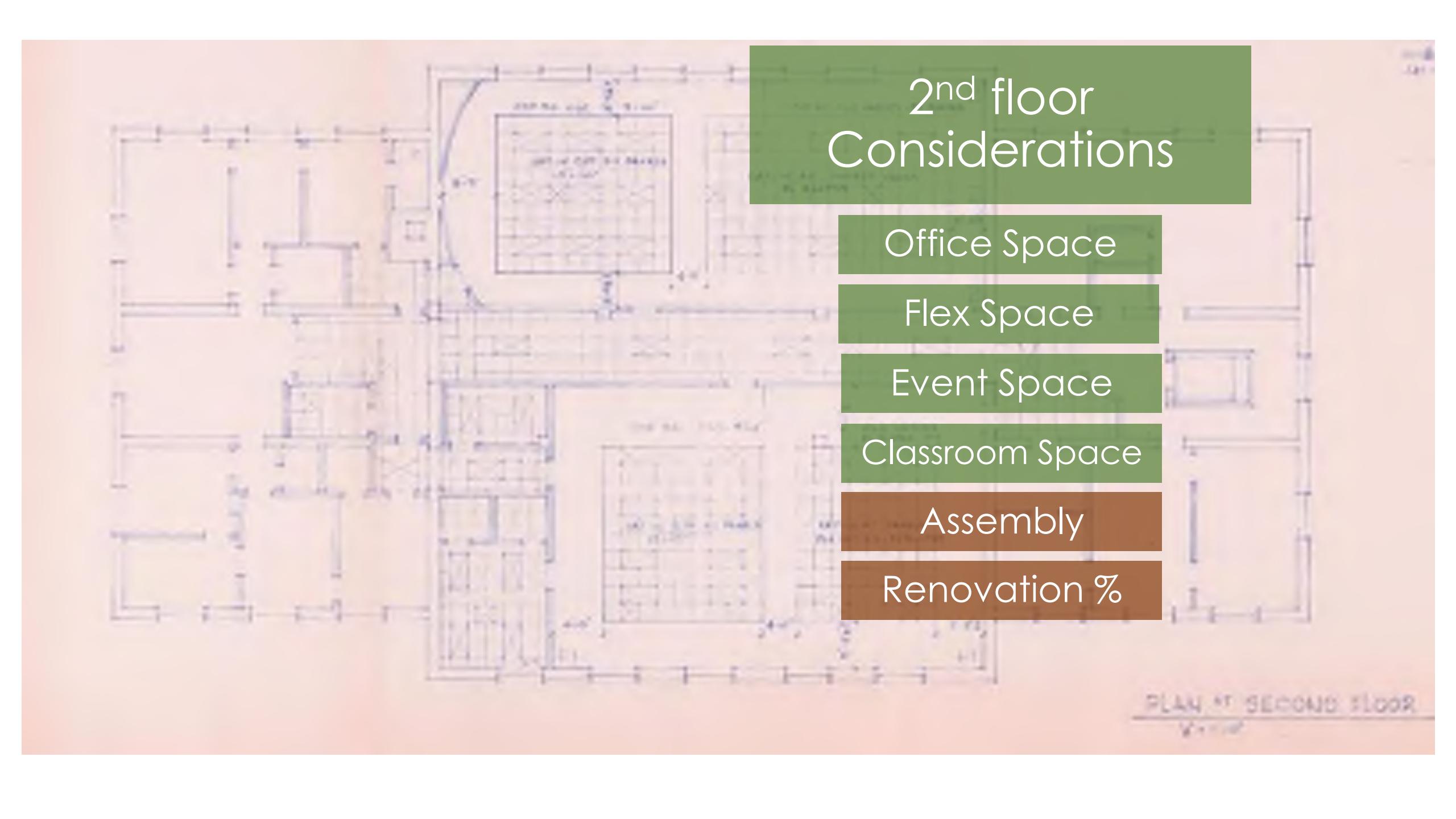


Remove current security kiosk and replace with signage, indoor fountain, statue or other focal feature or re-utilize existing kiosk.

Transform offices into small retail spaces.

Consider reopening glass transoms while maintaining historic pillars and columns.





2nd floor Considerations

Office Space

Flex Space

Event Space

Classroom Space

Assembly

Renovation %

PLAN OF SECOND FLOOR

3rd floor Considerations

Residential / Loft Living

Studio Space

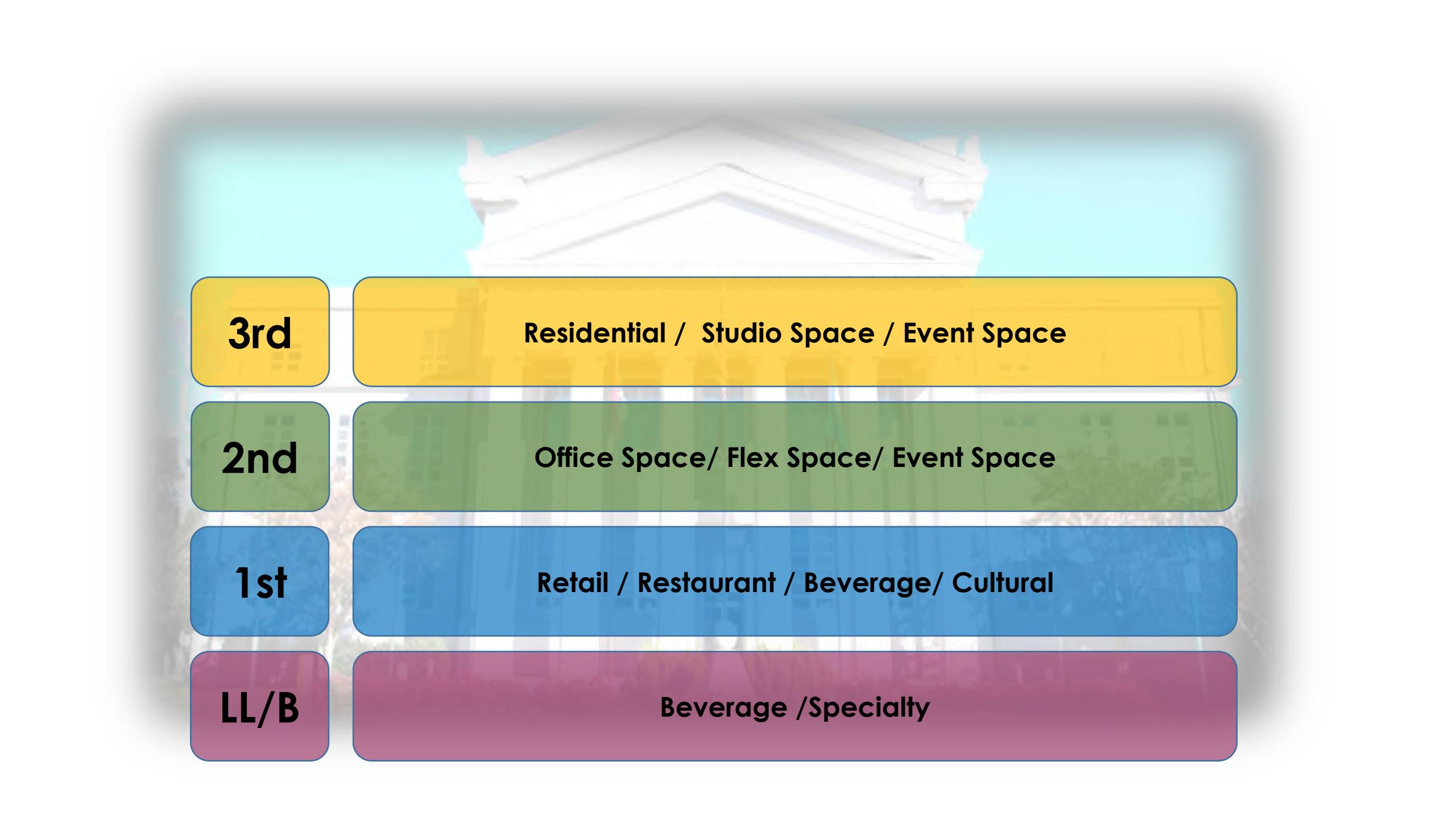
Large Event Space

Assembly

Renovation %



PLAN AT THIRD FLOOR
X 10'



3rd

Residential / Studio Space / Event Space

2nd

Office Space/ Flex Space/ Event Space

1st

Retail / Restaurant / Beverage/ Cultural

LL/B

Beverage /Specialty



Exterior Concept Site Plan





Semi permanent amphitheater on south lawn that can be utilized for musical performances, fitness classes, and other community oriented events.

Increased hardscape features that allow for erecting tents for art crawls and similar events.

Increase connectivity with updated hardscapes such as sidewalks and crosswalks.

Incorporate appropriate new programming and maintenance plan to accommodate increased and diverse use.





North Lawn (Facing South)

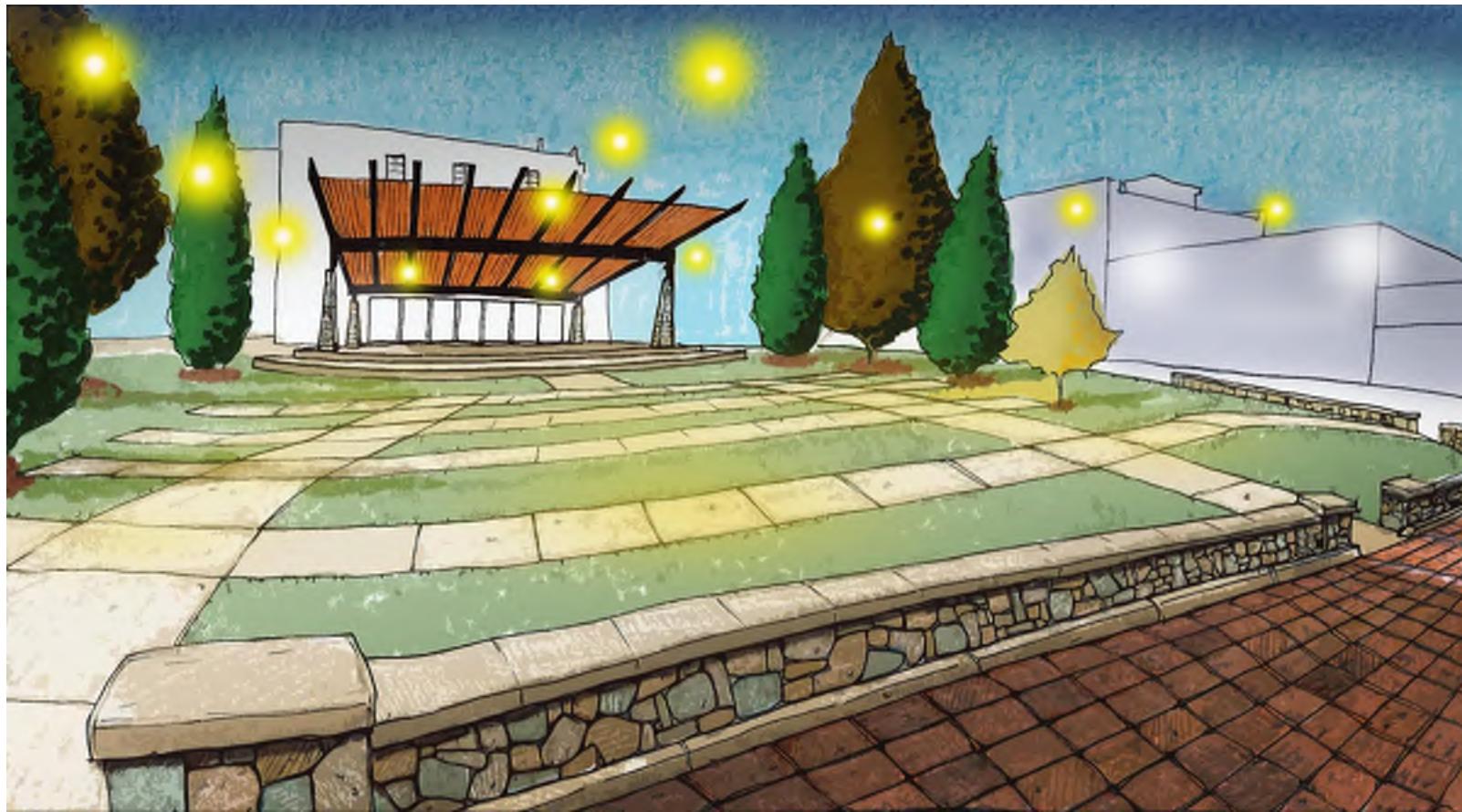
- Incorporate string lights and other hardscape features that promote community use during the evening hours.
- Provide features that allow the lawn to be a destination for picnics.

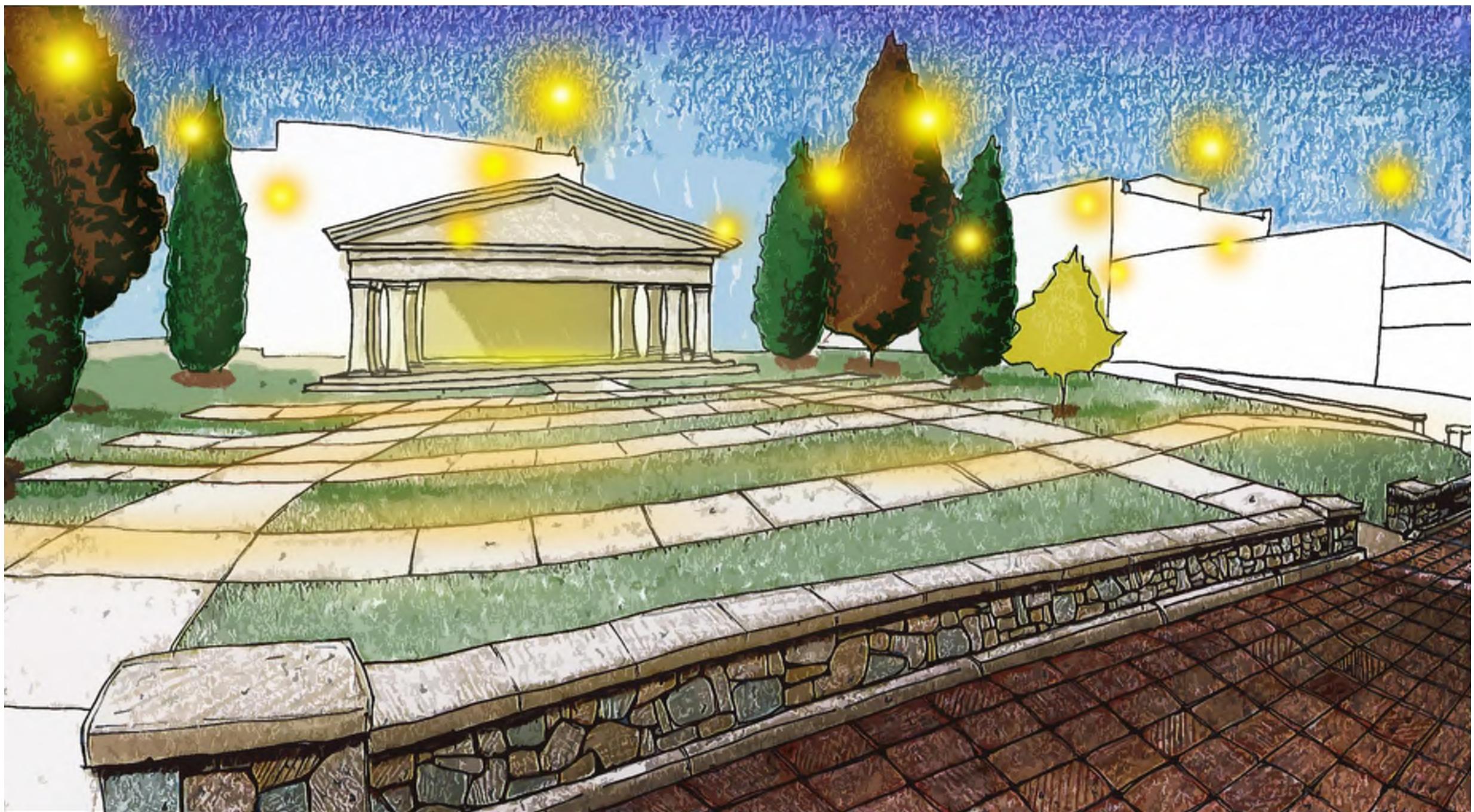




South Lawn (Facing North)

- Construct a small to mid size outdoor venue space for local performances and downtown events.

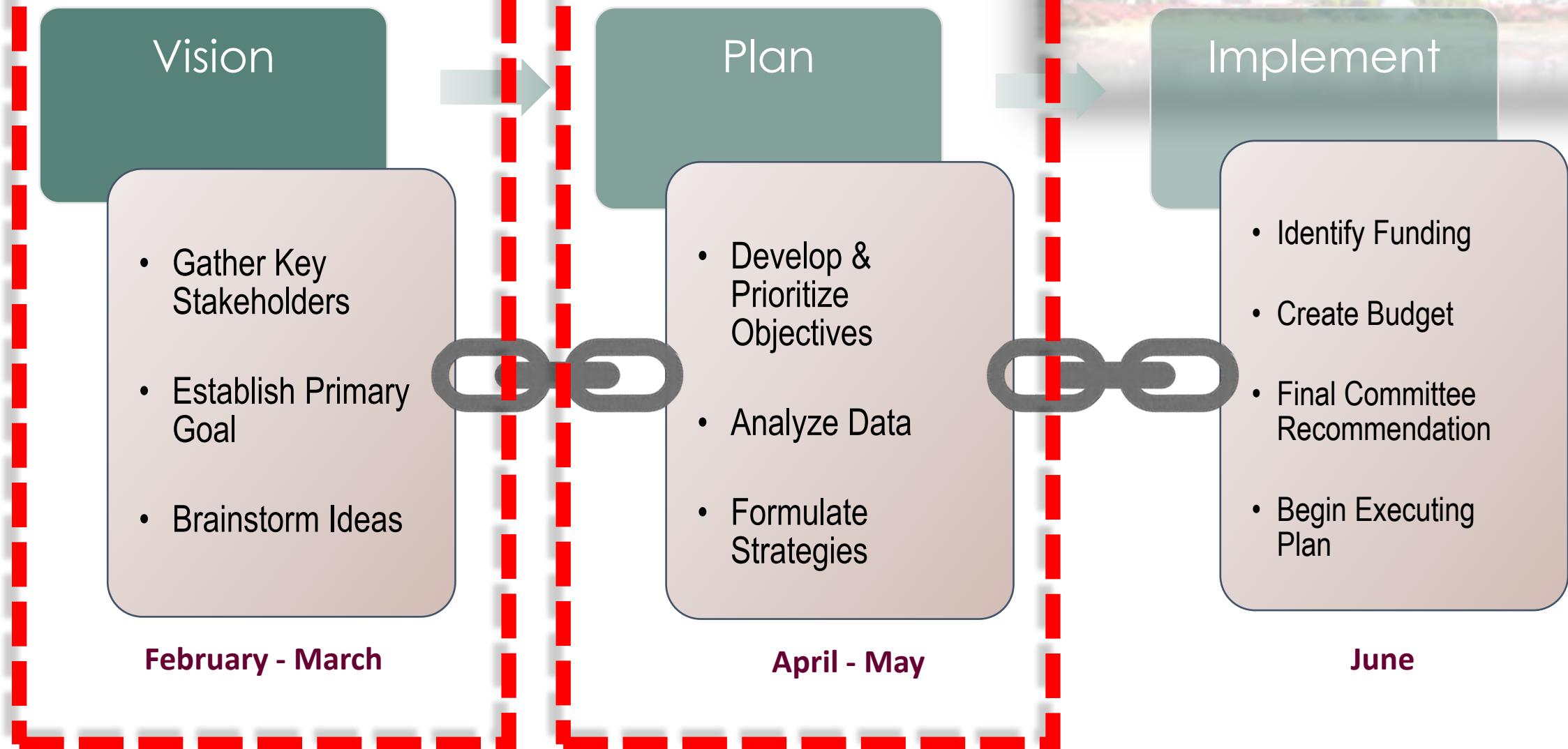






Next Steps

Strategic Plan Process







Thank you!