Role of Public Facilities in a Downtown Revitalization Strategy

1986 Thesis
City Hall
Petersburg, Indiana

David A. Henson

Ball State University
College of Architecture and Planning
ACKNOWLEDGEMENTS

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Special thanks to my wife, Clara, for her help and support the entire year.
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Introduction

The primary objective of this thesis is to demonstrate the importance of public facilities within a revitalization strategy of a small community.

Traditionally small towns have evoked strong and pleasant images that make it unique, and at the center of this uniqueness is the downtown. The downtown is the focus of the energy and activity of the small town. It is a place where people go to buy things, to renew acquaintance, to conduct business transactions, and to come together as a community. The downtown carries with it a true "sense of place", born in the town's history. Its architecture has a special quality built over a long period of time. It is the business, social, governmental, and symbolic center of the small town.

Too often, however, such an image is only a nostalgic memory. The common reality is a decaying downtown, its buildings in disrepair, its economy atrophied, its important public facilities relocated or viewed only as simple office buildings.

The importance of public facilities have been established and found to be the following. 1. Public facilities can be seen as a major landmark within a community. 2. They can also contribute to the existing urban fabric to add to the character of the community. 3. Depending on the site and several other concerns, public facilities can contribute in reestablishing the image of the existing community. This can be done by allowing the public facility to become the basis for the revitalization
strategy. These facilities can not assume the entire burden of establishing the image, but can be the start of a major revitalization program.
Methodology

To demonstrate the importance of public facilities in a revitalization strategy of a small town. The thesis incorporated the design of a new city hall and plaza for the town of Petersburg, Indiana.

The project was divided into two stages, urban design and building design. In the urban design phase the first step of the project was to analyze the existing condition and to research the historical content of the small community. This phase would help find the strong tradition of the community and character of the downtown. A small town, like every community, is characterized by tradition, continuity, and change. A small town would be nothing without tradition. Second would be choosing an appropriate site for the city hall. A site that would provide a distinct image to the city hall in the downtown and would provide a strong overall downtown plan. The final step in the urban design phase was to generate proposals for the revitalization of the existing downtown buildings. This proposal focused on recapturing the character of the downtown.

The second phase concentrated on the design of the city hall. The first step was to study existing city halls and what makes them work. Second was to analyze what the small town needs as far as a city hall and to develop a program to fit those needs. The third step was to start the site analysis and design development, to final product.

It is the intent of this thesis that the process of this thesis could be
used in any small community, for any public facility, with minor alterations.
Urban Design Phase
URBAN DESIGN PHASE

The urban design phase was used as a research and analysis phase. The primary purpose was to give a background study and conditions report of the existing town. Then to make certain proposals concerning site locations for the new public building and for the revitalization of the existing downtown.
The town of Petersburg is located in southwestern Indiana in Pike County. Evansville, Indiana, is forty-five miles to the south and Vincennes, Indiana, is twenty-two miles to the west. Petersburg serves as the county seat with a population of approximately 3500 and a surrounding population of approximately 13,800.

Petersburg was named after Peter Benton for his contribution of the major portion of the land that is present day Petersburg. The town was established in April of 1817 when 166 lots were sold at a public auction. Public buildings were the town's first need. A post office and jail were built in the autumn of 1818 and the first courthouse was constructed in February of 1818. The present day court house was built in 1920.
Petersburg has a very historic background with the route of the Buffalo Trace being main street and Walbash-Erie Canal passing through the southwest edge of the town. Petersburg was also part of the underground railroad during the civil war.

The four principal industries and economic stability for the town are a generation of electric power, coal mining, oil and agriculture. Historically, agriculture would have to occupy first place and then coal mining because of their longevity. Oil and the electric generating plants would be the infants of the industrial base of the area. But the generating of the kilowatts, that are exported to other parts of the state, probably has had the greatest economic impact.
Present day Petersburg has lost much of its vitality that made it grow. Today the town has deteriorated and is slowly losing population. The town seems stagnant, its inhabitants living day by day with very little concern of their town's growth.

The urban fabric is there, just tarnished a little. Its inhabitants need to realize the potential of the downtown and the important role that quality architecture would play in the community.
A survey was distributed to the users of the town to get their ideas and thoughts on what the major problems with the existing town are and what could be done to improve the town.

Of the people completing the survey, 75% of them lived in downtown Petersburg. Over 50% of the people seldom shop in Petersburg. They primarily shop at hardware, drug, or grocery stores, with the majority of the people surveyed rating the shopping in Petersburg very poor.

Other problems were the appearance of the downtown buildings, condition of sidewalks, alleyways, and inadequate parking.

I do not believe parking would be a problem if the merchants and their employees would not park on main street or on the side streets. The problem with the sidewalks could be solved by funding through the city, the merchants, and possibly the state since main street is also a state highway. The building appearance is more of a problem since it would involve each individual owner. It would involve an overall plan, and the organization of a downtown merchant association to promote a revitalization plan and promotional sales.

Within the survey the most pleasing aspects were the wide main street, friendly people, and the courthouse.
1) SEX: Male____ Female____

2) AGE RANGE: 10 and under ___ 11 to 15 ___ 16 to 20 ___ 21 to 30 ___ 31 to 40 ___ 41 to 50 ___ 51 to 60 ___ 61 and over ___

3) PLACE OF WORK: (Check appropriate response)
   ___ In downtown Petersburg
   ___ Outside the downtown, but near Petersburg
   ___ Outside the county
   ___ In a surrounding county
   ___ Other

4) I SHOP IN DOWNTOWN PETERSBURG:
   Daily ___ Weekly ___ Monthly ___ Seldom ___ Never ___

5) I WOULD RATE SHOPPING IN DOWNTOWN PETERSBURG AS:
   Excellent ___ Good ___ Average ___ Fair ___ Poor ___

6) IN MY OPINION, THESE ARE ITEMS WHICH NEED TO BE IMPROVED IN DOWNTOWN PETERSBURG:
   MERCHANDISE: __ Window display ___ Price ___ Variety of merchandise ___ Quality of stores ___ Advertising ___ Salesmanship ___ Other Comments ___
   APPEARANCE: ___ Ext. bldg. appearance ___ Street lighting ___ Foot entrances ___ Near entrances ___ General surroundings ___ Other Comments ___

7) FOR THE ITEMS LISTED BELOW, I WOULD FREQUENTLY PATRONIZE THE FOLLOWING LOCATIONS:
   A - Petersburg  B - Near-by Towns  C - Existant
   APPLIANCES ___ HARDWARE ___ FINANCIAL SERVICES ___
   CLOTHING ___ SERVICE ___ CATERING ___ ___
   VEHICLES ___ ENTERTAINMENT ___ RESTAURANTS ___ ___
   FURNITURE ___ PROFESSIONAL SERVICES ___ OCTICING GOODS ___

8) FROM MY POINT OF VIEW, (Check one blank):
   There IS ___ There IS NOT ___ A PARKING PROBLEM DOWNTOWN.

9) IF NEW BUSINESSES WERE OPENED IN THE DOWNTOWN, WHICH OF THE FOLLOWING TYPES OF BUSINESSES WOULD YOU BE LIABLE TO PATRONIZE? (Check only five and rate as a priority basis: 1 indicating first priority, 2 indicating second priority, etc.)
   ___ Clothing ___ Specialty clothing ___ General Stores ___ Supermarkets ___ Other, please describe ___
   ___ Furniture ___ Hardware ___ Professional services ___ Restaurant ___ Financial services ___ Other, please describe ___

10) ARE DIFFERENT TYPES OF RESTAURANTS NEEDED IN THE DOWNTOWN ___ Yes ___ No ___
     IF YES, WHAT KINDS OF RESTAURANTS?

11) ARE GOOD QUALITY APARTMENTS NEEDED IN THE DOWNTOWN AREA ___ Yes ___ No ___
     IF YES, WHERE?

12) HOW DO YOU FEEL ABOUT THE RECREATIONAL FACILITIES IN PETERSBURG?

13) IN MY OPINION, THE DOWNTOWN AREA IS IMPORTANT TO THE WELFARE OF THE COMMUNITY.
     ___ Agree ___ Disagree ___ Not sure ___

14) WHAT DO YOU FEEL IS THE MOST PLEASING ASPECT OF THE DOWNTOWN PETERSBURG AREA?

15) WHAT DO YOU FEEL IS THE LEAST PLEASING ASPECT OF THE DOWNTOWN PETERSBURG AREA?

16) TO INCREASE THE FREQUENCY OF MY DOWNTOWN SHOPPING, OTHER IMPROVEMENTS TO THE DOWNTOWN COULD INCLUDE:

1. ___
2. ___

COMMENTS:

THANK YOU FOR YOUR TIME IN FILLING OUT THIS SURVEY.
PETERSBURG DOWNTOWN BUSINESS SURVEY

For your information, findings from this survey will be made available to the general public from the Five County Chamber of Commerce.

Identifying yourself is not necessary and all questions are optional.

1) PLEASE CHECK YOUR TYPE OF BUSINESS:

| Accounting | Subscription | Legal Services | Hat's Apparel |
| Architecture | Brokerage | Mechanical Engineering | Photography |
| Appliance | Drug store | Real estate | Record store |
| Architect | Dry cleaners | Record store | Restaurant |

Other services

Other

2) WHICH STATEMENT BEST DESCRIBES YOUR BUSINESS?

- This is a locally-owned and operated business.
- This is part of a regional business chain.
- This is part of a national business chain.

3) DO YOU OWN OR LEASE THIS LOCATION? (circle one)

- Own
- Lease

4) HOW LONG HAS YOUR BUSINESS BEEN AT THIS LOCATION?

- Years

5) WHAT IS THE APPROPRIATE PHYSICAL SIZE OF YOUR BUSINESS OPERATION?

- sq. ft.

6) IF YOUR BUILDING HAS AN UPPER FLOOR(ES), HOW IS IT CURRENTLY BEING USED?

7) INCLUDING YOURSELF, HOW MANY EMPLOYEES DO YOU HAVE IN THIS LOCATION?

- Full-time
- Part-time

8) WHAT ARE YOUR STORE HOURS?

- Sun.
- Mon.
- Tues.
- Wed.
- Thurs.
- Fri.

9) HAVE YOU CHANGED YOUR STORE HOURS DURING THE PAST THREE YEARS? (circle one)

- Yes
- No

10) FROM MY POINT OF VIEW (check one box) THERE IS ___ A PARKING PROBLEM DOWNTOWN.

- There is NOT ___ A PARKING PROBLEM DOWNTOWN.

11) TO IMPROVE THE DOWNTOWN PARKING SITUATION, I SUGGEST (please finish)

12) HOW WOULD YOU RATE SHOPPING IN DOWNTOWN PETERSBURG?

EXCELLENT | GOOD | AVERAGE | FAIR | POOR

13) IN MY OPINION, THESE ARE ITEMS WHICH NEED TO BE IMPROVED IN DOWNTOWN PETERSBURG:

- Merchandising
- Appearance
- Window display
- Interior building appearance
- Prices
- Variety of merchandise
- Variety of selection
- Selection
- Location building appearance
- Store liberation
- Store locations
- Store fixtures
- Store products
- Store hours
- Special promotions/sales
- Other comments

14) ON A SCALE OF 1 TO 5, WITH 5 BEING "EXCELLENT" AND 1 BEING "POOR", PLEASE RATE THE FOLLOWING FOR THE DOWNTOWN AREA FROM YOUR POINT OF VIEW.

<table>
<thead>
<tr>
<th>Selection of goods</th>
<th>Store hours</th>
<th>Number of parking spaces</th>
<th>Attraction from other people</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>Good</td>
<td>Average</td>
<td>Fair</td>
</tr>
<tr>
<td>5</td>
<td>4</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

15) DO YOU THINK DIFFERENT TYPES OF BUSINESSES/SERVICES ARE NEEDED?

- Yes
- No

If Yes, what type?
(16) HOW COULD THE VACANT OFFICE FLOORS OF DOWNTOWN BUILDINGS BE PUT TO BETTER USE?

(17) IS THE DOWNTOWN AREA IMPORTANT TO THE REST OF THE COMMUNITY? Yes No

(18) WHAT DO YOU FEEL IS THE MOST PLEASING ASPECT OF THE DOWNTOWN PETERBOROUGH AREA?

(19) WHAT DO YOU FEEL IS THE LEAST PLEASING ASPECT OF THE DOWNTOWN PETERBOROUGH AREA?

(20) WHAT IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE DOWNTOWN AREA?

1. 

2. 

(21) WHAT TYPE OF UNIQUE NEW BUSINESS IN DOWNTOWN WOULD HELP PETERBOROUGH ATTRACT CONSUMERS FROM OUTSIDE THE IMMEDIATE AREA?

(22) WHICH OF THE FOLLOWING IMPROVEMENTS SHOULD THE CITY CONSIDER? (Rate on a priority basis: "1" indicates top priority, "2" indicates second priority, etc.)

- Parking lots
- Public lighting
- Traffic circulation improvements

2. Street/sidewalk improvements
3. Sidewalks, etc.
4. A downtown mall
5. Increased police presence
6. Other, please describe below:

(23) WOULD YOU BE WILLING TO PARTICIPATE IN A PROGRAM TO HELP FUND ANY OF THE ABOVE?

Yes No, if yes, which one?

(24) IF OTHER DOWNTOWN MERCHANTS AGREED TO SPECIAL GROUP PROMOTIONS, WOULD YOU AGREE TO ADVERTISE YOUR BUSINESS? Yes No

(25) WOULD YOU BE WILLING TO CONTRIBUTE TO A DOWNTOWN PROMOTION ADVERTISING PROGRAM?

Yes No

COMMENTS:

(26) DOES YOUR BUSINESS SPONSOR ANY TYPE OF RECREATIONAL ACTIVITIES? Yes No

IF NOT, WOULD YOU BE INTERESTED IN SPONSORING ONE?
21) What are your expectations of your business within the next 10 to 20 years?

22) What is the last time any improvements were made to the building you are currently occupying?

What type of improvements were made?

Comments:

Thank you for your time in filling out this survey.
Urban Design Analysis
Downtown Building Analysis
WEST MAIN STREET ELEVATION  
Between Sixth and Seventh Streets
Downtown Building Analysis
## WEST MAIN STREET ELEVATION

**Between Sixth and Seventh Streets**

<table>
<thead>
<tr>
<th>PRESENT USE</th>
<th>HISTORICAL SIGNIFICANCE</th>
</tr>
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<tbody>
<tr>
<td>engineering office</td>
<td>built before 1887</td>
</tr>
<tr>
<td>Real Estate Office</td>
<td>Second Floor - Vacant</td>
</tr>
<tr>
<td>Credit Trust</td>
<td>built before 1897</td>
</tr>
<tr>
<td>Second Floor - Bank</td>
<td>structure built before 1897</td>
</tr>
<tr>
<td>Land Managers Inc.</td>
<td>Second Floor - vacant</td>
</tr>
<tr>
<td>Becker Bros.</td>
<td>structure built before 1897</td>
</tr>
<tr>
<td>Jewelry Store</td>
<td>Second Floor - vacant</td>
</tr>
<tr>
<td>Insurance Office</td>
<td>structure built before 1897</td>
</tr>
<tr>
<td>Attorneys Office</td>
<td>Insurance Office</td>
</tr>
<tr>
<td>Bank</td>
<td>Second Floor - vacant</td>
</tr>
<tr>
<td>Second Floor - vacant</td>
<td></td>
</tr>
<tr>
<td>oldest bank in county established 1872</td>
<td></td>
</tr>
<tr>
<td>very sound structure</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>LIABILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>cornice still intact upper facade unaltered restored structure</td>
<td></td>
</tr>
<tr>
<td>cornice still intact upper facade unaltered</td>
<td></td>
</tr>
<tr>
<td>windows and entry lowered columns have been removed</td>
<td></td>
</tr>
<tr>
<td>windows and entry have been lowered</td>
<td></td>
</tr>
<tr>
<td>facade has been clad with metal entry has been altered</td>
<td></td>
</tr>
<tr>
<td>street level has been altered windows have been lowered</td>
<td></td>
</tr>
<tr>
<td>three structures taken by in notification of takeover into one building</td>
<td></td>
</tr>
</tbody>
</table>
WEST MAIN STREET ELEVATION
Between Seventh and Eighth Streets
WEST MAIN STREET ELEVATION
Between Eighth and Ninth Streets
PRESENT USE
County Court House

HISTORICAL SIGNIFICANCE
built 1920 - fourth court house since town was established

ASSETS
entire facade and interior are original

LIABILITIES
columns on parapet are deteriorating windows need to be replaced or repaired

EAST MAIN STREET ELEVATION
Between Ninth and Eighth Streets
EAST MAIN STREET ELEVATION
Between Eighth and Seventh Streets
### EAST MAIN STREET ELEVATION

*Between Seventh and Sixth Streets*

<table>
<thead>
<tr>
<th>PRESENT USE</th>
<th>HISTORICAL DISAPPEARANCE</th>
<th>ASSETS</th>
<th>LIABILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>structure built before 1857</td>
<td>very sound structure</td>
<td>cornice has been removed state level facade and entry, entry and display windows altered, upper windows have been covered</td>
</tr>
<tr>
<td>News Stand</td>
<td>sound structure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radio Shack</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barber Shop</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating and Air Conditioning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Craft Store</td>
<td>Second Floor - Apt.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jewelry Store</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tavern</td>
<td>Second Floor - Apt.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Cornice has been removed
- Street level facade and entryHave been altered with vertical siding
- Upper windows have been covered
EAST MAIN STREET ELEVATION
Between Sixth and Fifth Streets

PRESENT USE
Furniture Store
Second Floor - vacant
Barber Shop
Ice Cream Shop
Bank

HISTORICAL SIGNIFICANCE
Built before 1884

ASSETS
Second floor windows - replaced
Upper facade original
Lower facade altered
C clad with metal panels
Entries lowered

LIABILITIES
new structure
new structure does not conform to existing downtown fabric
PRIORITIES

- Site A is the only site in a defined downtown area, which eliminates sites F, H, I, J.
- Sites D and E are in the defined downtown but are not sufficient in size, each being only 20,000 sf of ground area.
- Site A would be an ideal site with a concept of keeping all the city and county administrative functions together in a two block area.
- Site C would be an ideal site with the size of the city administration and the county administration being anchored at the ends of the defined downtown, but would have no visual linkage.
- Site B is the strongest of all the sites. This site would be able to help create a strong definition of the downtown area and would have a strong visual link with the courthouse block.

SITE SELECTION
for New City Hall

DOWNTOWN REVITALIZATION
City of Petersburg Indiana
College of Architecture and Planning
Architecture Thesis 85-86
David Alenson
SITE SELECTION

Sites A and B were chosen for further analysis, because of their ideal locations. Depending on the overall plan both sites could have the same end effect.

Site A would concentrate both city and county administrative functions in one area. The development and revitalization would occur down main street and an entry way developed at lower main street.

Site B would establish the city administration at the lower end of the downtown and the existing county administration located at the upper end of the downtown. This site would create a visual link between the two administrative buildings. It would also establish a strong entry into both ends of the downtown.

Site B was chosen as the final site because it provided the strong overall concept for the downtown.
Site - A
Site - B

County Administration

City Administration
EAST MAIN STREET ELEVATION - G (Existing)

EAST MAIN STREET ELEVATION - G (Proposed)
Building Design Phase
BUILDING DESIGN PHASE

The urban design phase concentrated on the development of the city hall, starting with the background of existing city halls. From this background study and the need for the community program requirements were developed. The design investigation was a process of development and redevelopment into final drawings for the city hall.
Building Type Investigation
Town halls came about in the 12th century with the emergence of city states. The earliest town halls were simple meeting spaces and located above an open market like the Palazzo del Broletto in Como, Italy (1200).

By the 14th century, town halls had become more important and were usually located on a separate square from the market. The Palazzo Publico in Siena (1298-1314) is a good example. It contained a meeting hall at the second level and could be close off at the ground floor to protect townspeople in times of danger. The structure also took on a fortress-like appearance.

Between 1400 and 1600 trade increased and with the increase of power and wealth many new town halls were constructed. By 1800 town halls had
become a major public building providing ceremonial and administrative functions. Many of these magnificent structures became landmarks within the city they were built in. The Copenhagen Town Hall (1892-1902) is one of the best examples known that was constructed during this period.

Prominent features of town halls were towers and arcades. The towers usually were in the form of watch towers, bell towers, clocks, and sundials or a combination of these. The arcades were not only used for markets below but also used to soften the appearance of the massive base like the Stockholm Town Hall (1909-1923).

Town halls were sited on squares to enhance their importance and the squares were used as formal gathering places.

In America, town halls usually
resembled churches and often reflected local styles. The first Boston City Hall (1657-1711) was in the European tradition have been built above an open market.

The Philadelphia City Hall built in 1871 is an excellent example of a city hall that acted as a civic symbol, with the tradition that no other building would rise above the statue of William Penn on the top of the tower.

Today many city halls are nothing more than office complexes. Public disinterest has limited many city halls to function only as government facilities and not as civic symbols.

There are a few good examples of city halls that exist today. One was designed by Alvar Aalto in Saynatsalo, Finland (1950). This city hall acts as an entire community center.
In the United States the Boston City Hall (1962-69) designed by Kallmann, McKinnell and Knowles is one of the best examples of a successful city hall. It is linked with Quincy Market and has a plaza to help make the city hall a major focal point in Boston. Even the building itself gives the appearance of a traditional fortress looking city hall.

The city hall has a tradition of being very diverse and there is a need to keep it diverse to fulfill the needs of the community it serves.

This investigation provided certain image characteristic common in all city halls. It also provided an insight to different element to attract people to a public facility besides the administrative functions such as entry plazas and markets. (Hurtubise, 1985)
Program Requirements
A. Site Circulation

1. Automobile Access
   On site parking will be limited to the block directly behind the block the building and plaza will be located in.

2. Pedestrian Circulation
   Primary pedestrian circulation will be from main street through the plaza to the main entrance lobby. Secondary pedestrian circulation will be from the parking lot to the lower lobby.

3. Service and Staff Parking
   Service access will be from the southwest corner of the site. Parking for the police station on the north end of the site. All other staff parking will be located with the public parking.

B. Exterior Spaces

1. City Plaza
   Provide an entrance plaza as an extension of main street to be an ending to the Central Business District and developed as the principal entry to the building.

C. Building

1. Main Level
   a. Entrance Lobby 3500 s.f.
      Used for circulation, control of building, waiting area, and public exhibit
space for city exhibits.

b. Public Work Department 2050 s.f.
Open office space consisting of the following:
- City Planner
- Water & Sewage Department
- City Zoning
- Park and Recreation Director
- Secretarial Area
- Conference Room
- Storage

c. Administrative Office Suite
- Mayors Office 500 s.f.
- City Attorney 300 s.f.
- Councilmen Assist. 300 s.f.
- Secretary Area 400 s.f.
- Conference Room 550 s.f.
- Waiting Area 75 s.f.
- Copy & Storage 250 s.f.

d. Chamber of Commerce/ 1075 s.f.
Community Development

e. Service
- Lounge 400 s.f.
- Public Restrooms
  - Mens 190 s.f.
  - Womens 250 s.f.
  - Storage 140 s.f.

f. Community Multi-Use
- Multi-Use Space 2100 s.f.
- Catering Kitchen 160 s.f.
- Restrooms
  - Mens 150 s.f.
  - Womens 180 s.f.
  - Storage 100 s.f.
2. Second Level
   a. Second Level Lobby
      Circulation & Exhibit Space
   b. City Courts
      Judges Chambers  300 s.f.
      Courtroom  550 s.f.
      Attorneys Prep Ofc.  175 s.f.
      Conf.  175 s.f.
      Conf./Law Library  275 s.f.
      Secretary  210 s.f.
      Waiting  50 s.f.
   c. Council Chambers
      Chambers  1900 s.f.
      Storage  300 s.f.
   d. City Museum Room  875 s.f.
      Used to house exhibit city and county historical objects
   e. Service
      Public Restrooms
         Mens  190 s.f.
         Womens  250 s.f.
      Storage  140 s.f.
   f. Second Level Plaza
      Use for private outdoor functions and City Council receptions
      Total S.F.
      Second Level  6890 s.f.

3. Lower Level
   a. Lower Lobby  1800 s.f.
b. Police Department
   - Chief Police Office: 225 s.f.
   - Officers Office: 175 s.f.
   - General Office: 100 s.f.
   - Information/
     Radio Operator: 100 s.f.
   - Conference: 200 s.f.
   - Briefing: 300 s.f.
   - Holding Cells: 300 s.f.
   - Lockers/Restrooms: 480 s.f.
   - Waiting Area: 75 s.f.
   - Storage: 100 s.f.

c. Service
   - Mechanical: 1000 s.f.
   - Work Area: 500 s.f.
   - Receiving: 280 s.f.
   - Refuse: 200 s.f.
   - Storage: 500 s.f.
   - Total S.F.: 6385 s.f.

Total S.F.: 26045 s.f.

In addition space was allocated elevator, fire stairs, and circulation.
Design Investigation
The design investigation was the third stage in the building design phase and was a stage which formulated the research and program requirements into the final design.
Preliminary Concepts
Massing of Building

Major Cross Circulation

Rear Circulation Spine

Front Circulation Spine
Physical Relationship

Visual Relationship

Council Chambers

City Courts

Lobby

Final Design Concept Diagrams

Visual Link

Major Intersection

Entrance Element (clock tower)
The final solution integrates both public and governmental functions to provide the user with a sequence of events, and visual relationships between the interior and exterior.

The plaza becomes an exterior room which can be experienced on its own or while passing through it to the governmental functions. The lobby/exhibit space is the second public space and is also passed through or can be experienced on its own by the user. These areas become major circulation spaces and provide a progressional sequence between the downtown and the other areas in the city hall.

The multi-use room is a space that has been pulled out to the street, to relate to the rest of the downtown. It also has a direct relationship with the plaza. Above the multi-use space is a second level plaza that can be used for semi-private receptions which is also accessible from the council chambers.

The police station is located on the lower level and has a separate entrance to be separated from the other functions in the city hall.

All administrative functions have been placed on the first floor for easier accessibility. The council chambers and city courts, being more traditional functions, were placed on the second floor to give more of a ceremonial approach to the spaces. These spaces have clerestory lights on the plaza elevation to give a relationship between the interior and exterior.
also accessible.

Located on the
entrance,
other functions
have
for easier
chambers and
zonal functions
second floor to
approach to the
interstory light
have a relation
exterior.
STREETSCAPE
Bibliography

Amica, Robert L.J., ed.. Response to Need/Designs For A Town Center


