



6/12/13

Conceptual Site Planning Alternatives for Multi-Agency Office and Visitor Center

Narrative

We prepared 3 conceptual site plan alternatives and preliminary adjacency diagrams in response to the preliminary program for the building dated Spring 2013. The site plan alternatives were developed for three groupings of parcels determined to be suitable for consideration.

Basic Assumptions

All 3 alternatives seek to follow the same general assumptions:

- We sought to accommodate the building program in a 1-story structure in order to mitigate potential issues and costs related to ADA compliance.
- Renovation of existing buildings to accommodate the Visitor Center program would be the most cost effective strategy, and would help to preserve underutilized buildings in Bridgeport that might otherwise fall out of use.
- New construction on vacant land with minimal encumbrances would be the next best option.
- New construction that would require demolition and clearance of existing buildings, as well as the mitigation of potential encumbrances, would likely be the most expensive option.
- The conference room, retail kiosk, lobby, and support services (e.g. restrooms) should be organized so that they are visible and easily accessible from Main Street and contribute to community vitality.
- Incorporation of a public space with good southern exposure can encourage visitors to linger on Main Street.
- The frontage immediately adjacent to the parcels can be utilized to accommodate a portion of the visitor parking program.

Buster's Market

This option examined the approximately 7.9 acre grouping of parcels on the western end of Bridgeport. The site is bounded by US 395/Main Street to the south, Emigrant Road to the north, and Kirkwood Road to the east.

This option has the greatest amount of available land. The concept developed during the charrette was utilized as a starting point, orienting the building toward Main Street at the site's southeast corner. The building would serve as a gateway to Bridgeport and help to communicate to travelers that they have arrived. The parking is accommodated on the interior of the block with access from three sides. The western half of the property incorporates the features discussed during the charrette, a gateway monument and reconfiguration/squaring of the Emigrant/395 intersection, and an open space/landscape restoration around the creek.

At least three future development parcels could be organized and created in this option. Their sale could help to finance the project or future improvements.

The old Buster's Market is shown as remaining – if it were appropriate to repurpose for additional facilities related to the building program. If it is demolished additional parking could be accommodated in its location.

Bridgeport Toy/RV/Burger Barn Parcels

This option looked at three parcels on the north side of Main Street. The building program is accommodated on the larger western parcel adjacent to the Burger Barn. The former gas station could be preserved for future adaptive reuse.

The building organizes the small retail program adjacent to the Burger Barn. This would be an ideal situation to expand the outdoor seating space for the Burger Barn or organize a covered/enclosed seating terrace adjacent to the main restaurant and incorporated into the building program to replace the remote seating available today. The remaining public pieces of the program would be accessed from a new public space oriented to Main Street.

Bryant House and Adjacent Parcels

This option included consideration of 4 parcels along the south side of Main Street. Because this option provided more land area than was needed we looked at two different strategies. "Option 1" focused largely on the CHP facility. "Option 2" focused on the Bryant House property. Both options would accommodate the parking program in a combination of on-street frontage, the CHP parcel, and open lands behind Paraguirre's and adjacent properties.

"Option 1" accommodates the building program on a footprint slightly larger than the existing CHP facility and preserves the other buildings fronting Main Street for future adaptive reuse. One consideration is that if the timing of the CHP facility moving elsewhere would work well for the project tenants, the project could be accommodated through a remodel of and addition to the existing CHP facility. This was seen as a potentially very cost effective option.

"Option 2" accommodates the building program largely on the Bryant House parcel. The concept would be to utilize the historic Bryant House for a portion of the building program and construct a building behind it. If the CHP facility moves, space along Main Street can be reserved for future infill.

Preliminary Analysis for Discussion

- The Buster's Market site is very prominent and could establish a strong western gateway for the community. The site is under single ownership that has a lot of advantages. It is however much larger than needed, so the accommodation of future development parcels would need to be balanced with the future demand for such parcels, particularly if they are necessary to offset project costs. Additional known encumbrances should be clarified and discussed.
- The Bridgeport Toy/Burger Barn/RV site is also a straightforward alternative in that it would involve a minimum number of property owners. Coordination with the Burger Barn could have a big impact on its success. Improvements to off-street parking could help to make the old gas station more viable for future development.
- The Bryant House options provide an opportunity to creatively adapt and reuse the buildings along this portion of Main Street. The County/project partners would be in a better position to save the Bryant House (as well as the adjacent white house) than if these properties were sold on the open market. Here too, the development of the off-street parking could have a benefit for all of the parcels making the existing buildings more valuable for future development.