

Stakeholder Survey for Designing an Icon

The city of Brookhaven nestled just north of Atlanta, featuring Oglethorpe University, Beautiful neighborhoods and bustling commerce are about to embark on a new city hall to last the ages. The site is on the Brookhaven Marta Station connecting the region to your beloved city and soon-to-be city Hall.

It's worth asking the question:

What are the qualities that Brookhaven City Hall should have as an iconic destination?

This survey is to support our Schematic design charrette to be held October 18-20 in the city hall council chambers. The design charrette will include the involvement of all department heads to be in the new city hall: Police Chief, Facilities Management, and the **key** stakeholders list below.

Elected Officials,

The Citizen Oversight Committee,

The City Manager

Marta's head of real estate

Convention Visitors Bureau.

In schematic design, the overall building massing site layout and flow will be set as well as the initial selection of all the building's sustainable systems for costing and approval. The goal of our schematic design charrette is to develop three or more alternative concepts to get your feedback on and **move to a single concept by the end of the charrette** to prepare schematic documents for Council approval in December 2022. The actual materials colors and finishes, as well as detailed design, will follow in the design development phase and be presented to the council for approval in March of 2023

Your input and knowledge are greatly appreciated in our preparation for this exciting task. After the charrette, **we will organize some local and national case studies to visit** with the key stakeholder group for further input into the design process. Thank you for your time and involvement in this historic moment for the city of Brookhaven, our firm, and indeed the region.

In a brainstorming session, Sizemore Group came up with four core values that a building like this should imbue.

Timeless Beauty to Serve Future Generations

A Sense of Welcoming, Health, and Happiness for all

Sustainable Design to Enhance the Environment and the Economy

Innovation to Inspire Hope, Collaboration, and Inclusion

Our core values, though, mean very little without input from the Brookhaven stakeholders. We are providing this survey to get your input on what means the most to you. Your input will be integrated

into a final product, a document designed to offer inspiration and guidance for design and construction throughout the city.

We will continue the discussion and engage the entire community following our design charrette. We seek to get your survey results before meeting select stakeholders next week. Sheila will coordinate key stakeholder interview times between 12-4 pm Tuesday, October 11th, or Thursday, October 13th in the City manager's office.

Timeless Beauty to Serve Future Generations

Trends exist for immediacy and instant gratification. They come and go and offer little in terms of venerable, long-term dependability. Art, balance, rhythm, and placemaking help create an emotional impact that stands the test of time. Designing with an eye toward timelessness ensures an aesthetic lasting for generations as an icon for the city.

Q: What kind of design beauty do you want for the City Hall Icon?

Elected Officials,

Madeleine- Envision a lot of windows and tree canopy-

John Parks – not's – Don't want a soviet building not too flowery- it must be unique but not flamboyant. Simple and elegant. The architecture flows and is not jagged.

John Funny- meeting current standards and being innovative for others to emulate. Influence the future fabric city. Touching the future generations what can we do that will make want to be here. Feel connected. Oglethorpe – liberal – tech culture – affordable housing piece.

Linley- materials consistent with and reflective of Oglethorpe University, but, with modern design that is not gothic or dated.

The Citizen Oversight Committee,

Tom Woodward- Parking is obvious and easy to find for elderly and new visitors.

After hours functions grouped near front door main level so rest of building can be secured.

Forward Looking- Functional and practical to operate- LEED- Welcoming and easy to navigate

Yet secure at the entrance so employees and visitors feel safe. Employees should share break rooms across departments to foster collaboration.

Ms. Riggins- How might City Hall tie into other City-wide initiatives, Peachtree greenway- Color Motifs. How do they tie together,

David Pugh- Southern looking like it belongs here. Like Oglethorpe university. Both Buford and Suwanee city halls are too massive.

Lauren & Linda- Make room for community development

Marta's head of real estate

Jacob- Representative of the people of Brookhaven. What resonates with the citizens- look at some of the new residential construction- fresh modern with clean lines- yet spoke to Brookhaven history. Painted brick exposed steel. Modern Classic. "The peoples house."

Q: What does the term “timeless beauty” mean to you?

Elected Officials,

John Parks not a temporary- feels like it will last. Solid looking

Attractiveness for the area we live in.

Linley- In Brookhaven, Oglethorpe University original and added structures.

Madeleine- Easy accessibility for people both modern and traditional- people should be able to come here and use a Kiosk to get what they need.–

Historic Brookhaven our homes – Capital city Club new construction– Traditional yet modern clean lines

The Citizen Oversight Committee,

Tom Woodward- Durable materials without being brutal. Stone and wood good not super high tech. – Study the neighborhoods of Brookhaven like Brookhaven village near Phips.

Ms. Riggins- How can something last beyond 50 years, accessibility and people utilize it. Does it fit as a hallmark of the space- just silhouette will tell them they are in Brookhaven. They know how to interact and identify with it in a positive way.

David Pugh- Oglethorpe, Emory University- Marble checkerboard of Philip Schultze’s work- natural stone.

Lauren & Linda-Amazing glass and granite in an iconic style. Use natural materials to match Oglethorpe university. Provide sustainable features and materials. Design for flexibility to change over time of day, week, and season.

Marta’s head of real estate

Jacob-New residential in Brookhaven. Kind of a Khaki Polo & Patagonia community combined with an active life style – Light Casual design.

Q: Name 1-3 examples of timeless design. Feel free to draw inspiration from areas like architecture, art, fashion, or entertainment.

Elected Officials,

John Parks- Chrysler Building – Oglethorpe buildings – Emory Business School-lots of day light great outdoor building at Emory- not square just slightly – innovative corners – **not Chamblee**

John Funny- Sandy Springs City Hall- pulls people to green space – community gathering space. Norfolk southern building – courtyard area – does something for the building. LA live in Los Angeles- has a central focal point – meets the intended purpose but pulls in the community.

Madeleine- Green space aspects pull people there. Greener than concrete - new colony square area

The Citizen Oversight Committee,

Tom Woodward- Most churches do good design. Not traditional as a new City.

Lauren & Linda- No Castle, Glitter is ok, maybe a Cannon that shoots seeds. Interactive water feature that celebrates storm water.

Ms. Riggins – By a silhouette it can be identified. ... The two rivers – sky lines positive. Know exactly what you are looking at in an overall skyline – know Brookhaven

A Sense of Welcoming, Health, and Happiness for all

Designing a place for everyone starts with an emphasis on social equity, connectivity to nature, and an obligation to care for the inhabitants of the building. Using air quality, water, light, ease of movement, and inclusivity, we design our buildings from a people-centered and community-focused approach to enhance the well-being of the people in Brookhaven.

Q: When was a time that something about a building made you feel healthy or happy?

Elected Officials,

John Parks- going to a sporting event and seeing some open space

John Funny- When people started moving toward green buildings

Madeleine- Having a lot of light and windows -open spaces in the building- not all walls a

Linley Jones- A structure that reflects the character of the community.

The Citizen Oversight Committee,

Tom Woodward- Daylight is number one! Sitting outside in the shade under a tree- encouraging stairs over elevators- plant material.

Ms. Riggins - Need plenty of daylight- visual access to outside – to nature not road and parking. Temperature controls zoned heating and cooling – mini zones – Mitsubishi is in Sandy Springs. Almost feel like you are not on an office. Engage with outside How are user groups of the building and how are they impacted. Windows, ventilation,

Lauren & Linda-Places outside to gather. Small ones for 3-4 people as well. Art and Architecture can help by being welcoming and open not brutal, with too many concrete columns/barriers. Don't make it a government building. Make it a people building.

Marta's head of real estate

Jacob-Art, Landscape and Lighting.

Q: Is there something about the experience in the previous question that might be applied to Brookhaven City Hall?

John Parks- Integrated vegetation – even if it's just grass- all concrete in an open space is depressing ...couple trees and green space and I'm good

John Funny, All the above, up to the first question.

Madeleine- Light fixtures that are not 2 by 4 – island mansion home fixture at the receptions desk.

The Citizen Oversight Committee,

Tom Woodward-Individual comfort, multiple zones, address diversity on comfort, flexible, multiple zones per floor.

Ms. Riggins -All of it above.

Marta's head of real estate

Jacob-Brookhaven has a high percentage of green space and parks. Green space is a big thing!

Q: What does social equity mean to you?

Elected Officials,

John Funny- Human interaction in matters that involve everybody. Not just one sector, income race or sexual orientation. All matters.

John Parks- no one is shut out - Being and immigrant- some places made me feel uncomfortable – too authoritative – helps if people there are there and not behind a wall and compartmentalized. Large openings, no gates.

Madeleine- All back grounds feel comfortable being there. Offer language barriers solutions.

Linley- Not sure in a building

The Citizen Oversight Committee,

Tom Woodward-were ever you don't feel put off going there. Private offices in the center work force along the glass to get the daylight.

David Pugh- Reflective of a diverse population with a diverse income in a way that all feel welcome. More than likely this will be the nicest building some people get to be in....

Lauren & Linda-Welcoming for all- ADA accessibility should not be segregated. Same path as everyone. Universal design for multiple disabilities.

Ms. Riggins - Equity = access for all, engaged in the process, Intergenerational equity, arts across generations, generations down the line, social equity battles, Tale of two Brookhaven, Access not available- language barriers, Time availability. How can we serve the hardest to be served with this building, serve the least advantage in what they need. Really feel welcome. Space to do work well both inside and outside for workers and community.

Marta's head of real estate

Jacob-Access and opportunity for all.

Design to Enhance the Environment and the Economy

We aim to be stewards of a sustainable environmental and economic relationship between our buildings and their surrounding areas. Green design choices are made to strengthen surrounding ecosystems, maximize natural resources, and reduce our carbon footprints. Economically, we strive to make responsible decisions to catalyze a positive economic impact on the city.

Q: What environmental causes or factors impact Brookhaven the most?

Elected Officials,

John Parks – Urban heat sync – giant windows with glare and heat gain. Burn people

Madeleine- Recycling and access to drinking water- more paperless. Share screen on zoom vs reports ...QR codes for city hall.

John Funny- Air Quality of several major corridors through city. What are we doing to help it. Being at transit station helps.

Polluting our water sheds needs to be improved.

Linley- Incorporate green space and restore the natural environment

The Citizen Oversight Committee,

Tom Woodward-Image of forward thinking, Conscientious about the use of trees and greenery. Proximity to Marta is a big environmental plus. EV Charging stations should be added.

David Pugh- Selection of local products- use local materials, reuse wood from the site to make furniture.

Lauren & Linda- Want more green space and trees at the city hall site. Put a beehive on the roof. Create a storm water park. Self Sufficient design. Solar power and reuse of rainwater – grey water.

Ms. Riggins- Air pollution from large vehicular corridor - Flood plain water shed treatment- bio swale – water shed management model. Environmental Justice Issues in Brookhaven - Demonstrating what commercial buildings on an energy environmental model level.

Marta's head of real estate

Jacob-Cars, Pollution, water are big regional concerns as well as Brookhaven.

Q: What economic factors will have a positive impact on your city and the region?

John Parks- not as sensitive to Job center- changing nature of economy is good for Brookhaven- working from home a lot of great neighborhoods with small mix of use. People do walk for a mile in Brookhaven. Good social gathering and restraint not just big box and restraint. Diversity of offerings

Madeleine- right size spaces so it is all utilized and not sitting empty.

John Funny-Brining a diversity of commercial and housing that would contribute to the general funds.

City Hall has a big opportunity to catalyze the TOD site.

Linley- Not sure on a building

The Citizen Oversight Committee,

Tom Woodward- Roofing is critical, not flat, pitched to drain. Think about 20-year operating budget. What is the long-term cost impact of design decisions.

David Pugh-First step in creating a city Center

Ms. Riggins- Economic development board has done an amazing thing. City could serve as a demonstration space. Desire for things to be local. Sense of place that attracts better development. Energy bills are taxpayer dollars how can we lower that cost to better leverage taxpayer dollars to a better use for the community and staff.

Lauren & Linda-Do not close entire building after hours. Make spaces to attract the region to use after hours and connect to local restaurants and shopping to stimulate economic development.

Marta's head of real estate

Jacob- Access to medical & education. Can take advantage of work from home trend. Many job centers close by for main office. So convenient to work from home.

Innovation to Inspire Hope, Collaboration, and Inclusion

Every building is an opportunity to push forward with new ideas, new concepts, and new technology. With a mixture of tried-and-true methods and new tools, we can challenge conventional notions, improve efficiency, and solve the problems of tomorrow. We innovate not just to make sure your project succeeds, but to inspire greatness in future projects as well.

Q: What does innovation mean to you?

Elected Officials,

John Parks- *doing something better than anybody is doing. Find a better way to do something. Glass that darkens itself.*

Madeleine- *forward thinking about future needs- don't under park it.*

John Funny- *A building perspective- unique designs that may not be the mainstream for architects*

On human side- doing something that would attract diversity in Race and religious.

The Citizen Oversight Committee,

Tom Woodward-*Something unexpected, surprise on the inside, "wow never thought of that"- respects architects who have never done the same building twice. Each project is an original.*

David Pugh-*Holistic and reacting to Brookhaven, Not LEED but Brookhaven green. Innovation could be anything that has not been done before. Park a list day one and anytime someone does something innovative put it on the list. At the end you will have a great list of how this project is innovative.(good Emory practice in use). – Consider building a cardboard city so end user groups can walk through a to scale model and offer suggestions to improve the design. Innovate in security to protect end users from active shooters in minutes.*

Lauren & Linda- *Creative cross walks that get you to dance while waiting for crossing. Hopscotch on the sidewalk. Functional art that creates energy. Art commission for Marta bridges.*

Ms. Riggins - *Not the shiny new object- Innovation is what's exciting for the people who will use the building, what would spark joy is where we need to focus. Innovative for their community. Around Passion and Joy.*

Marta's head of real estate

Jacob-*Accelerated growth patterns due to an innovation ability to grow the market faster the current patterns.*

Q: What recent innovation impressed you the most?

Elected Officials,

John Parks-The Plug-in hybrid – may not be new stuff but combination of existing stuff – elegant code.

Madeleine - Highline with tress and green space Innovative

John Funny - See above case studies

The Citizen Oversight Committee,

Tom Woodward- AV in the Lobby- Understand the innovation of Timber yet not in a style of a blue ridge lodge or home. For Brookhaven – Peacefulness, water, and trees.

Lauren & Linda- Arts approach can make things innovative- Show how the building works and is made by exposing inner workings. Integrate interactive AV tools. Provide interactive map in the lobby of Brookhaven to show the history of the city back to Indigenous people. Also, could be used as an economic development tool showing business's, Parks happenings and healthcare. Place to exhibit history of Brookhaven being developed. Get kids involved in the process.

Ms. Riggins - The use of physical space to create engagement opportunity. Outdoor space with nature and history – learning opportunities. Learn about the space place. Also places to use. Any way the community saw as usable- easy access natural space – services moving outside.

Marta's head of real estate

Jacob-Electric Propulsion

Q: What are some examples of tools, techniques, and mindsets that can foster innovation?

Elected Officials,

John Parks-having a flat organization – we are all special forces do not layer of structure. Having the freedom to fail.

Allowing an open and transparent process for the public involved.

Madeleine- understanding current community client

Linley- The design should be architecturally important and reflective of a city that is cutting edge.

Ms. Riggins - Stakeholder engagement – building a bigger tent and going to their tent to see what they need. Yes, and yes world and really ideate before we say no. Safety and Bravery. Spaces they can engaged in a way where they feel like they are being heard. It's how your engagement.

Marta's head of real estate

Jacob-Think different

Q: Did we miss anything? Is there anything else that we can consider making sure Brookhaven City Hall is truly iconic?

Elected Officials,

John Parks-covered it all.

John Funny- Nailed it...

Emergency management response design can we push a button to stop an active shooter any kind

The Citizen Oversight Committee,

Tom Woodward- Technology and power back up system. Occupancy sensors.

Ms. Riggins- Engage as many kinds of people as possible. Not just metro area.

Marta's head of real estate

Jacob- A soft design that communicates the "Peoples house" yet has a strong sense of permanence. Should not be too over the top- Could be construed as a miss use of funds.