

# **The City of Athens Armory Renovation Study**



**Conducted by the City of Athens,  
RVC Architects and the  
Appalachian Center for  
Economic Networks  
September, 2016**



## Acknowledgements



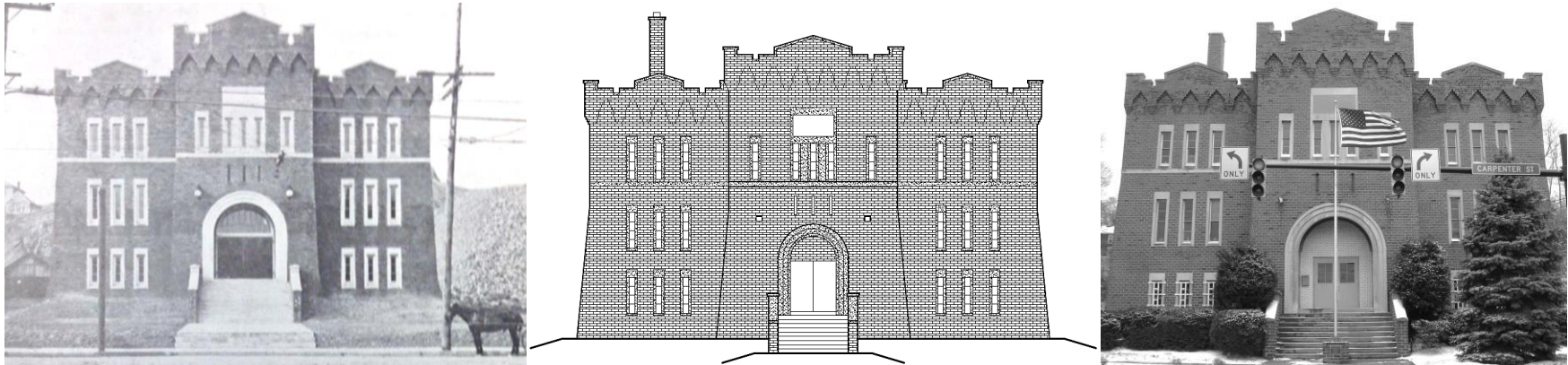
This project was made possible in part by a grant from the National Park Service, U.S. Department of the Interior administered by the State Historic Preservation Office of the Ohio History Connection.

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## Armory Project Goals

The Athens Armory Market Study provides a summary of the potential uses and prospective users of the historic Athens National Guard Armory. The research was conducted to align with the character of uptown Athens, the interests of the residents of the near neighborhoods and the demand for public and private enterprise opportunities. The study recommendations are grounded in the financial requirements to operate and invest in the Armory as part of a sustainable strategy for city revenue generation.

Athens Ohio has a robust artist, makers, tourism and local food economy populated by innovative entrepreneurs, social enterprises and non-profit associations. The Armory building is situated in an optimum location to serve many public and private constituencies in the city proper and the region. With sound city stewardship the facility can promote enterprise development, community and cultural amenities, tourism visitation and local ownership for entrepreneurs. In recent years, the Athens area has received regional and national attention for its quality of life, learning community opportunities and entrepreneurial environment. As part of the feasibility analysis, the market study examined the Athens area's *creative economy* and the communities' place-based assets. These assets and conditions contribute to the viable redevelopment of the facility as an uptown anchor for economic and cultural impact.



The broader goals of the project with direction from the city administration and the Armory Ad Hoc Steering Committee has included the following:

1. The Armory should be restored and preserved as a historic structure for adaptive reuse according to the United States Department of the Interior Standards for Historic Preservation and meet the parameters of the Ohio Office of Historic Preservation standards as they pertain to the grant allocation;
2. Adaptive reuse of Armory should provide a public benefit to the city of Athens and greater community and remain a facility city owned and managed;
3. The Armory Market Study should identify market opportunities for revenue and long-term financial viability with the Arts, Park and Recreation Department;
4. The Armory Market Study should prepare architectural site plans and estimated costs for renovations to develop prospective applications for capital investment and public funding: and
5. Public input through guidance from the steering committee, stakeholder interviews and public meetings should gather feedback during the analysis and engender citywide response to market recommendations from the administration, City Council, residents and local/regional partners.



**Top photograph is view of the Armory headed north on Court Street and bottom is a 2014 tour hosted by the Wiehl administration for City Council and community members.**

## History, Purchase & Redevelopment



**1917 Athens National Guard Armory  
Dedication Parade on North Court Street.**

The Athens National Guard Armory was built in 1914 and was originally used to house the National Guard, which was created out of the state militia around 1914. The armory was constructed in 1915 overlooking North Court Street. A dedication parade for the opening ceremonies of the Armory was held in 1917. Over the decades, the building was used primarily for military purposes, but also over time as a community space hosting dances to rummage sales.<sup>i</sup>

The Armory has long been a historic landmark of Court Street and the building and uptown Athens are designated on the National Register of Historic Places.

**Athens Downtown Historic District** is a registered historic district in the business district of the city of Athens and has been listed on the National Register since September 30, 1982. The Athens Downtown Historic District contains 88 contributing buildings, made from an assortment of materials. According to the National Register the district's architecture is in the style of Late Victorian with a periods of significance from 1900-1924, 1875-1899, and 1850-1874.

In 1997, during Mayor Ric Abel administration the city of Athens purchased the building from the State of Ohio for \$300,000. The purchase price included a garage on Hudson Avenue with the city continues to utilize. With the purchase from the state, the city secured a \$150,000 state grant for maintenance of the building with the expectation that the Armory would be redeveloped as city

property over time. Several uses have been proposed for the historic building over the years, including a performing arts space, public office space municipal court and as a location for the Athens County Historical Society and Museum. Despite its past use by the Ohio National Guard, the Armory, has long been mothballed and currently is only used by the city for records retention and overflow storage of city property. Debate has been ongoing for years among city administration as to what to do with the 15,000 square feet of space in the Armory: lease it, sell it, redevelop or whether to just tear it down.<sup>ii</sup>

Prior to the purchase of the Nazarene Church on the Westside in 2005, an examination of the facility by the Performing Arts Venue Task Force, of the Athens Municipal Arts Commission formed in 2003 was pursued as a possible performing arts venue. At that time another possible proposal for the Armory was pending and it was determined by the task force and the Abel administration that renovation to the Armory would be too costly for Arts West. Although many community members believed the Armory to be suitable as a performing arts venue, a smaller scale facility for the arts was deemed more financial viable at the time.

In 2003, Athens City Council heard from the Athens Historical Society and Museum that the organization wanted to lease the Armory property from the city and turn the vacant building into a museum. This action precipitated the most thorough analysis of the building conducted by Hilferty & Associates, Inc. and RVC, Architects, Inc. The 2003 Concept Study performed in the fall of 2003 for the Athens County Historical Society & Museum deemed the Armory in good condition with needed stabilization to the roof and the salt glazed masonry.<sup>iii</sup> Initial upgrades would also require bringing the building into compliance with Americans with Disabilities Act guidelines. The consultants identified the need for ADA compliance with the installation of an elevator serving the two main floors and the mezzanine. Ingress and egress upgrades also needed to be addressed to conform to ADA compliance. They cited that the building was structurally designed to handle heavy loads and is suitable for many of the proposed uses recommended in the current study development for public assembly, office, and retail and exhibition space.

In October 2003, Hilferty & RVC staff, presented to their clients and city administration with a design plan to redevelop the Armory as the new home for The Athens County Historical Society & Museum and Athens County Genealogical Society. Stabilization to the Armory, as recommended by Hilferty & Associates, preliminarily entailed work on the masonry, installation of a sprinkler system, renovation to the heating, cooling (HVAC) and electrical systems. The cost of the basic improvements was estimated at \$1.2 to \$1.3 million.

Additional funding was projected for the development of the facility as a museum for approximately \$2.6 million. Between 2003 and 2005 The Athens County Historical Society & Museum developed a fundraising plan of \$3.8 million for the museum relocation project. By spring of 2006 Athens Mayor Ric Abel announced that with the deadline passed and the historical society not moving forward on its plans for the Armory, he was once again reviewing the city's option for the Armory.

Over the next few years, a new city administration under the leadership of Mayor Paul Wiehl contemplated the next development strategy for the Armory. Mayor Wiehl term began during the economic downturn of 2008 and changes in state funding to local government. Mayor Wiehl determined that past proposals for the Armory due to the \$1 million price tag to get the building to a point that it could be brought back to a “white box” for lease arrangement or city use. During the Wiehl administration, funds were sought and secured to initiate stabilization projects for the roof repair, mechanical upgrades and masonry work.

By 2014, Councilmembers, community partners and the city administration were prepared to relaunch Armory efforts. That spring Mayor Wiehl conducted members of Athens City Council and some community members on a brief tour of the building to view its condition and envision its future. During the tour, Councilman Steve Patterson pointed out that the city was recently designated as

a certified local government by the National Park Service, which improves the city's chances to receive grants for historical preservation. "I see opportunities. I see jobs," Patterson said.

Following an April 2014 tour of the Armory, City Councilmember Christine Fahl shared that a number of Athens residents had begun conversations of how to repurpose the Armory. According to Councilmember Fahl "It's a point of interest for a lot of citizens," Fahl said. "It has a huge amount of potential." In the Athens Messenger article, Fahl said "many uses have been suggested for the Armory, including community meeting space, a teen center, a museum and an art gallery." She felt the redevelopment of the Armory will take a public/private partnership encompassing a long-term, multi-year project.<sup>iv</sup> By mid-2014 a new ad hoc Armory Steering Committee was formed to begin a community input process and secure funding for planning.

The ad hoc steering committee was charged to make recommendations about what to do with the Armory. After a few meetings the steering committee recommended two things. The first was to update a 2003 study to examine the cost to update the building



with heating and air conditioning, installing an elevator, making the building compliant with the Americans with Disabilities Act, and make building envelope improvements including walls, roof and foundation.

The second task the committee recommended was to complete a feasibility study to find the best use for the armory. City planner Paul Logue, began working with RVC Architects to accomplish the first task. In 2015, it was announced that the city is the recipient of a grant from the Ohio History Connection (the state historical society) in the amount of \$12,638 awarded to undergo a feasibility study.

## Proposed Timeline for Implementation

The estimated cost of the feasibility study is \$22,400 and the city's share of the project will be \$9,725. As the market study nears completion, funding is in the process of being identified and applied for in the fourth quarter of 2016. Some of the next steps in the City and consultant work plan will include:

- **Finalize narrative draft for review by city administration**
- **Feedback from Ohio Historic Preservation Office staff**
- **Hold stakeholders meetings for uses**
- **Finalize architectural site plans and cost estimates**
- **Submit project plan documents to appropriate partners and funders**

# ARMORY REPAIR HISTORY

| Date  | Repair                                                                                           | Cost               |
|-------|--------------------------------------------------------------------------------------------------|--------------------|
| 5/97  | Inspection and repair recommendations – RVC                                                      | Unknown            |
| 9/97  | Reinforcement of parapet walls; additional repair/replacement to roof,                           | Unknown            |
| 10/03 | Concept Study – RVC                                                                              | Hilferty Study     |
| 02/03 | Replaced pitched roof, B&B Roofing, (incorrect installation, leaked, no recourse)                | cost not available |
| 02    | Repaired and capped chimney damaged by lightening –Valon Construction                            | cost not available |
| 6/06  | Grind, point, clean, sealing of parapet wall exterior & capstone caulk and seal – LC Smith       | \$16,000           |
| 8/06  | Lead based paint risk assessment – Ohio Tech Ser                                                 | \$1,135            |
| 8/06  | Asbestos inventory assessment – Pinnacle Environmental                                           | \$2,325            |
| 10/06 | BWC inspection for worker safety – letter w/recommendations                                      | No cost            |
| 3/07  | Structural inspection – MS Consultants                                                           | Unknown            |
| 5/07  | Paint removal inside foyer – LC Smith                                                            | \$3,700            |
| 5/07  | Clean basement (proposal only) – BBU Environmental Consultants                                   | \$18,932           |
| 7/07  | Installed fire extinguishers, exit & emergency lights, first aid cabinet – Staff                 | \$700              |
| 8/07  | Asbestos floor tile removal (proposal only) – Mark Robinette                                     | \$5,528            |
| 9/07  | Cleaned & disinfected gym floor & entry area – LC Smith                                          | \$500              |
| 9/07  | Painted ceilings in gym & foyer, included removing loose lead base paint – Advanced Painting     | \$19,360           |
| 8/11  | Rear basement door replacement – Staff                                                           | \$815              |
| 12/11 | Replaced pitch roof, underlayment sheeting air space, new flashing parapet walls, soffit, fascia | \$29,547           |
| 12/11 | Masonry grinding, pointing, sealing of parapets & walls above pitched roof, removal of chimney   | \$6,887            |
| 4/15  | RVC/ACEnet market/use study CLG grant contract                                                   | \$22,369           |
| 9/15  | EPA Phase 1 study                                                                                | \$8,957.26         |
| 11/15 | EPA Phase 2 study                                                                                | \$25,000 estimate  |
| 12/15 | Masonry work                                                                                     | \$70,000           |
|       | <b>Current total as of fall 2016</b>                                                             | <b>\$231,755</b>   |

# Regional and National Models

As Armory buildings across the United States have been decommissioned many communities in both urban and rural communities have had to find new uses for the facilities. In downtown development districts the redevelopment of an Armory facility has often been the lynchpin in reinvigorating a central business district or sparking new strategies based in historic preservations.

Many of the models identified during the research period identified a wide diversity of redevelopment strategies. Many of the Armory buildings have been adapted as:

- ❖ Performing Arts Centers and Theaters
- ❖ Community and Recreation Facilities
- ❖ Business Incubators
- ❖ Commercial retail and mixed use office
- ❖ Makerspaces
- ❖ Shared spaces for Tech Creatives



**Many Armory Projects have redeveloped historic structures for cultural arts centers and community centers. Photographs from top include the Columbus, Ohio Cultural Arts Center exterior and interior and the exterior of the Armory Center for the Arts in Pasadena, California.**

❖ Governmental or local agency offices

As an example in Portland, Oregon the Portland Armory is located in the Pearl District, a previous industrial area redeveloped into a vibrant arts district. The Portland Armory operates as a Performing Arts Center and non-profit arts space. The facility is the home of the Gerding Theater a 599 seat main stage theater, a smaller 200 seat black box theater, production facilities, rehearsal hall and administrative offices. The Portland Armory development occurred from 2006-2008 at a cost \$38 million for reinvestment funded by capital campaign and tax credits. The original 20,000 square feet of the building acquired for \$3.1 million was expanded with a 36,000 square foot addition to make the facility a centerpiece of the arts district. Although this is a project designed at a much larger scale than we are presented with in uptown Athens, it illustrates the need for a comprehensive strategy for facility to be cohesive within a district.

Another project in Pasadena, California created the Armory Center for the Arts in 1989. The original structure was in excellent condition with an acquisition cost of \$0. The first phase of renovation included a modest \$375,000 renovation to the building and an expansion in 2000 of \$1.5 million to expand an additional 5,000 square feet. The City of Pasadena retains the ownership of the building and has a long-term lease agreement with the Pasadena Arts Center to provide free community classes. Funding was raised through a capital campaign and on-going maintenance is covered within the city's maintenance budget.

Closer to home is the Columbus, Ohio Cultural Arts Center is housed in one of the first Ohio State Arsenals. The building was built in 1861 for \$14,000 and designed specifically for the storage of arms. The facility continued to operate as the Ohio State Arsenal until the mid-1970s when the Director of the Columbus Recreation and Parks Department, Melvin B. Dodge, toured the Arsenal and saw its unique possibilities as a parks facility. In 1973 the Columbus Recreation and Parks Department's Adult Art

Center was housed in the restored Oak Street firehouse. The program was extremely successful and was operating beyond capacity in the firehouse, serving hundreds of adults in various art classes each year.

Director Dodge work with the state to relocate the programs and by a 1975 he was able to negotiate with the National Guard and the State of Ohio had negotiated a 99-year lease arrangement with the Columbus Recreation and Parks Department. The, and then Mayor Tom Moody signed the 99-year lease agreement for the sum of \$1.00 per year after the City of Columbus secured \$250,000 for redevelopment of the building. Schooley-Cornelius Associates were chosen as architects to design the facility and by 1976, additional funding was raised through a United States Department of Commerce for Economic Development Administration grant of \$1,371,733.00 for Phase II of the renovation. The Ohio State Arsenal was officially dedicated as the **Columbus Cultural Arts Center** on Monday, June 11, 1978. The Columbus Cultural Arts Center is now a fixture in Columbus as a historic property transformed.

Based on these national and regional models the original condition of the Armory building and the number of years facilities have been in non-use can have significant budget complications to stabilize the shell or bring the facility into compliance with code and zoning standards. Many of these project have been accomplished over a 3 to even 10 year timeline. Many additional models exist and can be referenced as the Armory project proceeds with implementation. Municipal investments collaborative partnership and funding models can be further research as the Armory project moves forward with a capital development plan.

# Athens Area Economic Trends



In 2001 the City of Athens formed a steering committee to lead a 20 year comprehensive plan process, resulting in **Athens 2020: Design for the Future**. One of the strategies described in the **2003 Phase I Implementation** guide focused on heritage tourism as a promising area for growth based on the plan's trend analysis. According to the implementation recommendations "Capitalizing on the special attributes of Athens through special events and regional conferences is an obvious way to attract tourists and visitors, and in turn generate local revenue. This includes creating a unique uptown, preserving historic buildings, supporting the growth and development of local arts and local food production."<sup>v</sup>

In the ensuing years, community stakeholders have witnessed tourism strategies focused on heritage, local food, the arts and recreation thrive. Athens is marries the best of our small town charm with its college time atmosphere. A recent USA Today 10 Best Reader's Choice List picked Athens as the number1 Best College Town for 2016, just one of many "best of" social media lists highlighting city and our unique local businesses. Businesses.<sup>vi</sup>

Another important trend positively effecting our economy is the focus on localism. At all levels the interest in "celebrating local" continues to gather steam. Entrepreneurs taking advantage of the localist movement is daily in evidence along Court Street: locally-

owned restaurants and food trucks, quirky retail shops, murals and public art by area artists and a vibrant uptown nightlife create a spirit of commerce and community that is “The Essence of Athens.” The Essence of Athens, our most recent public engagement and planning process is a topical update of the adopted 2003 Athens Comprehensive Plan. The plan’s directive “is to increase the viability of Athens as a place where people want to invest money, time, and brain power.”<sup>vii</sup> Some of the key economic trends that will influence the success of the Armory’s redevelopment include:

- ❖ Growth in “Regional Flavor” sectors and entrepreneurship (local foods, recreation, wellness, energy, arts, culture & heritage)
- ❖ Athens remains a regional retail draw for multi-county area pulling customers from a multi-county area
- ❖ Increased emphasis by private enterprise and public partners in the place-making, historic preservation and streetscapes
- ❖ Stronger alignment between city, university, philanthropy and small business community interests



The businesses community in uptown Athens have played a critical role in developing initiatives and events that capitalize on the district's attributes. The ACCVB, the Athens Museum and Historical Society, the Athens Municipal Arts Commission, the Athens Area Chamber of Commerce and many other sector affiliated partners have catalyzed networks and created support services to maximize the amenities and promotion of the business district along Court Street and its arteries.

But one significant development project contained in the implementation recommendations remains undone. The plan directly addressed the Armory as a key anchor to uptown commerce and the development of an Arts District. "The City-owned Armory building is a logical anchor for such a district. The Armory is the dominant focal point at the north end of historic Court Street at Carpenter. Seasonal art displays, special events, and cultural activities could be promoted and showcased at the Armory.

Complementing such strategies are efforts to strengthen and expand “heritage tourism” with improved and more extensive identification of landmarks and monuments to guide visitors to various historic buildings and features.”<sup>viii</sup>

## **Tourism Trends**

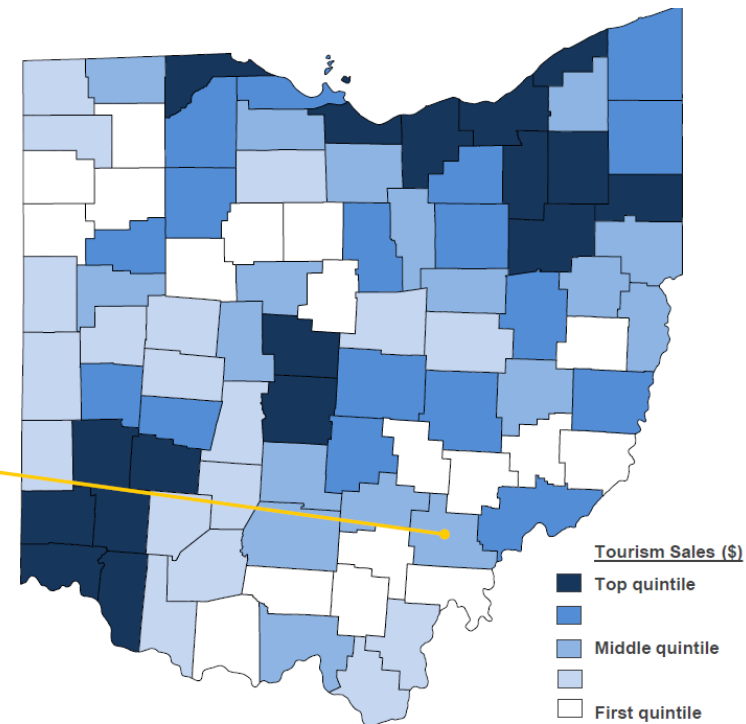
Building on the region’s “regional flavor” assets, tourism continues to be an economic driver within the city of Athens. Athens County continues to strengthen public events, food festivals, recreation, heritage attractions, sporting events, entertainment venues and arts and culture experiences.

### **June 2016 Report from Tourism Economics**

Tourism Economics, headquartered in Philadelphia, is an Oxford Economics company dedicated to providing high value, robust, and relevant analyses of the tourism sector that reflects the dynamics of local and global economies. By combining quantitative methods with industry knowledge, Tourism Economics designs custom market strategies, project feasibility analysis, tourism forecasting models, tourism policy analysis, and economic impact studies.

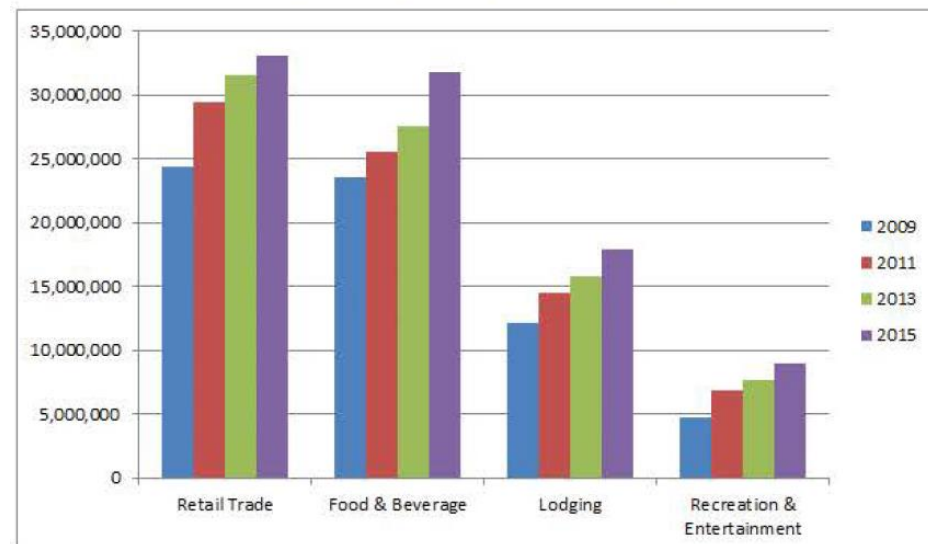
| <b>Total Tourism Impact</b><br>Athens County, Ohio |                 |
|----------------------------------------------------|-----------------|
| Total Sales                                        | \$154.3 million |
| Wages                                              | \$45.4 million  |
| Taxes                                              | \$20.2 million  |
| Employment                                         | 2,140           |

Athens County



A recent study released by the Athens County

5-Year Visitor Spending Comparison in Top 4 Activities



Convention and Visitors Bureau released their 2015 Tourism Economic Impact Report highlighting the following economic impacts:

- ❖ Visitor spending in Athens County accounted for over \$154.3 million in economic benefits for the county.
- ❖ The impacts of visitor spending supports 1 out of every 9 jobs in the county, sustaining over 2,000 jobs annually.
- ❖ Retail shopping and dining are the two most popular activities of visitors to Athens County, generating \$33 million and \$32 million respectively in spending.
- ❖ 79% of visitors to the county are day visitors, with 21% staying overnight, bringing over one million people to the county annually.
- ❖ In 2015, overnight visitors spent a state average of \$354 per person, per day: day visitors spent a state average of \$110 per person, per day.
- ❖ Statewide tourism generated over \$49.7 billion in spending in 2015.

## Community Assets

Court Street is the home of many events during the year and is very lively place until late at night. Ohio University's main college green borders the southern end of Court & Union. And the new Baker University Center is the anchor campus facility at the south end of Court Street.

- The Ohio Brew Week has been held every year in Athens since 2006. It features the best of Ohio craft brews, a homebrew competition, and a wide variety of scheduled events and attracts craft brewers and craft beer aficionados from across Ohio and the Midwest.
- The annual street festival, Boogie on the Bricks is a fast-growing, all-day event typically held in July.

- The annual Bounty of the Bricks celebrates our local food and agriculture with a long harvest table set with a multi-course locally sourced feast serving over 300 diners. Organized by the Athens Foundation proceeds for ticket sales go to support the regions foodbanks.
- The Ohio University International Street Festival is held every spring featuring food, information booths, music and entertainment from the OU International student body.
- Ohio University sponsors an annual Literary Festival every spring. The three-day festival began in 1986 and includes lectures and readings by visiting authors.
- The annual Athens International Film and Video Festival is one of the few festivals that are on the [official list](#) of Academy Award-qualifying festivals
- Concert "Under the Elms" is held on the OU College Green from June until early July with the 'Communiversity Band' (made up of OU faculty, students, alumni as well as community members)
- Blackout Fest is held annually at The Union and features many up-and-coming national underground rock acts.
- The Athens Community Music Festival is held each August and features dozens of local bands.



## AN “ONLY IN ATHENS” PARADE

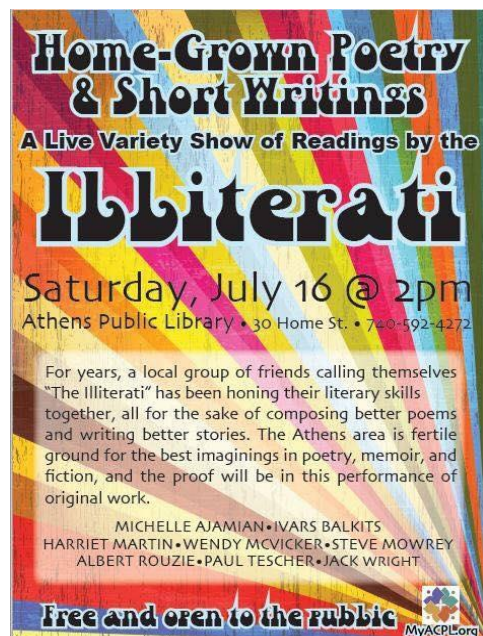
**Honey for the Heart parade marching south on Court Street from The Armory during the annual Athens Halloween festivities. Honey for the Heart is an outrageous puppet show parade with human-sized puppets that are carefully made of recycled materials by members of the Athens community. The parade is another source of pride that defines the remarkable spirit of our city. (*The Essence of Athens*)**

# Market Assumptions

Stakeholder groups and regional experts identified the following market opportunities in public meetings, interviews, focus groups and steering committee gatherings as the highest priorities.

- ✓ **Complement not compete with other city facilities generating revenue**
- ✓ **Alleviate scheduling or space constraints at Arts/West or Community Center event rooms A through C**
- ✓ **Anchor downtown development district as community hub for tourism, events, arts & culture, innovative commercial uses & public engagement**
- ✓ **Engage community support and elected official for implementation of project**
- ✓ **Identify funding partners**
- ✓ **Utilize existing special interest groups and community organizations as champions for the Armory renovation and funding**





## Comprehensive & Complementary Approach

**Athens is a community of special interests. Trade and memberships associations, small business groups, agencies & entrepreneurs continue to create events, festivals and collaborations that celebrate the “Essence of Athens” and attract tourism visitation.**

Armory will become part of a larger “family” of Community facilities that reflects the needs of the downtown business district, the near north and eastside neighborhoods and the special interests of a diverse group of regional stakeholders. During the interviews and focus groups we heard a number of concerns about how the new facility will fit within the goals and activities of

the current community facilities. City staff and stakeholders are believed that the Armory project will need to take into account the how to differentiate the uses in the facility from the Community Center of East State Street and Arts West on the west side.

What we have heard loud and clear: The Armory becomes a complement to the City of Athens “family” of Community facilities. The Armory Project also need to take into account the connections between other arts and heritage facilities in uptown Athens. The map below illustrates the possible synergies that can be incorporated through collaborative planning and the development of an arts and heritage district. The development of a new boutique hotel in downtown Athens will also contribute to the tourism opportunities for conference and event programs at the facility.

The key points that need to be expanded during the next level of implementation were recommended by the city administration and department heads:

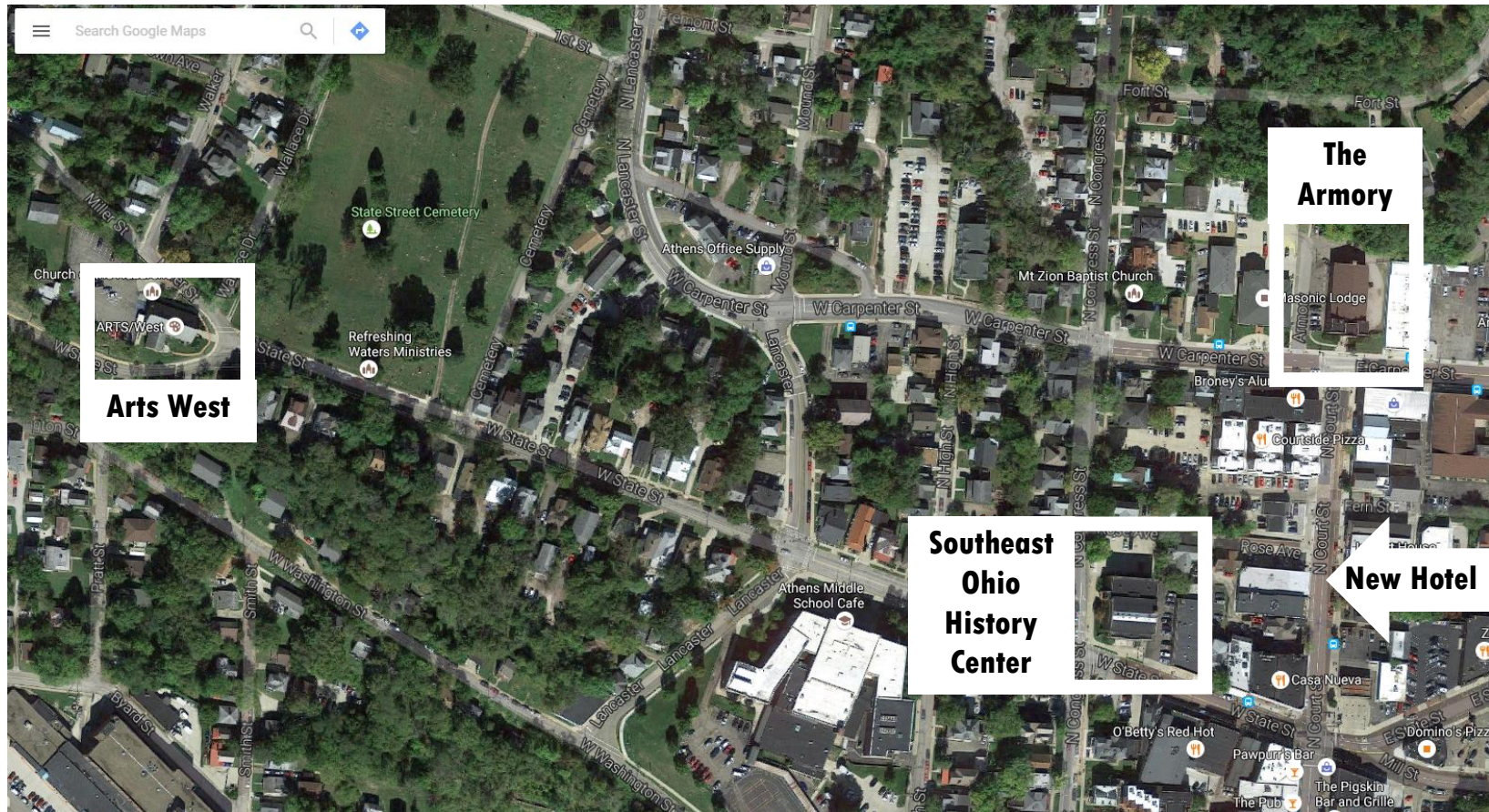
- Capital investment, revenue scenarios and facility programs are planned and implemented through a comprehensive approach
- Facility focus is meaningful to their environments and neighborhoods and program activities match the preferences of the city constituencies
- As Hoc Armory Steering Committee input provides commitment and vision for city elected officials and administration to input
- Processes are in place for governance and management support through the Arts, Park & Recreation Department, the Athens Municipal Arts Commission and other organizational partnerships

**As the Armory is developed the context for its use should be determined in relationship to the programming at all three community facilities.**





**Site map of the north block of Court Street facing north towards the Armory. The new hotel is being developed in the former Athens County Historical Society and Museum located to the left.**

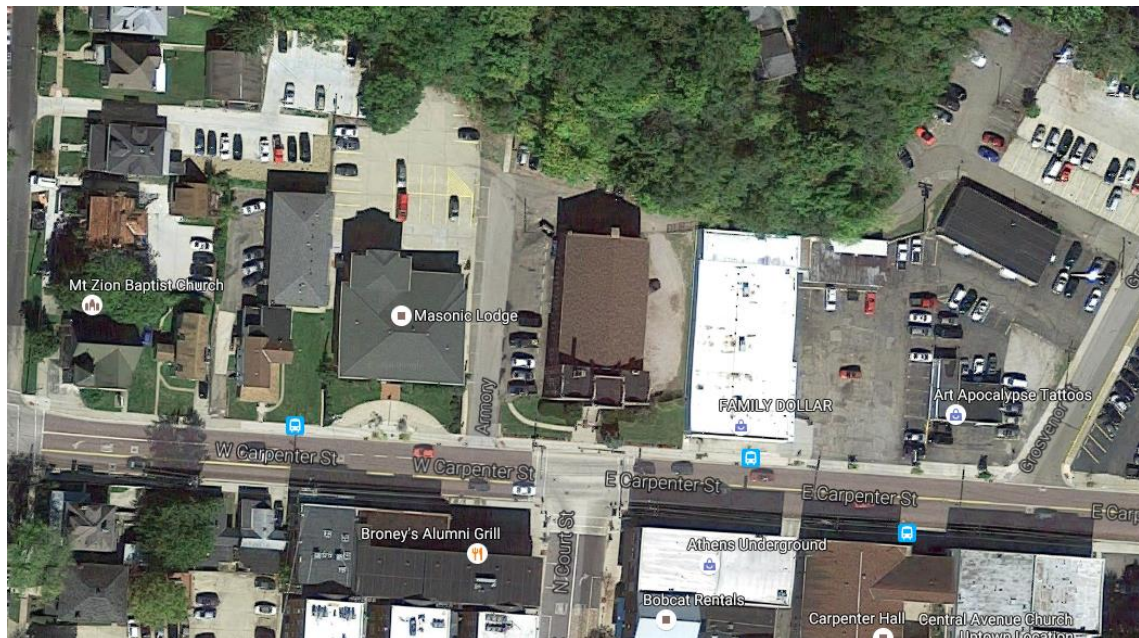


**The Armory's proximity to Arts West (left hand corner) and the new Southeast Ohio History Center (lower right) creates new opportunities to develop an arts and heritage district connecting these facilities for shared events. A new boutique hotel on the north block of Court Street is also being developed which will further add to the amenities offered to tourists and future conference attendees at the Armory.**



The location of the Armory at the North end of Court Street makes it a possible community event and commercial destination as near north and eastside residents return to their neighbors.

Situating “pop up” retail and services businesses can make it a convenient location for pedestrians, uptown business professionals, tourism visitors and students.



Although parking has been raised as a concern, parking spaces around the building and metered parking is available in the area. Arrangements could also be possibly coordinated with neighboring property holders for event parking as well.

Focus groups identified the Armory’s location as one more assets encouraging a more pedestrian friendly uptown district.

## Use Opportunities by Floor

The three levels can contribute to distinct uses and revenue streams by creating zones of activities and interest bases. Early stage architectural drawings prepared by David Moran of RVC, Architects, Inc. are based on the following possible uses by floor.

Based upon these uses each of floors will have occupation that support a variety of dedicated revenue streams through leases, rental rates and use contracts.

### **The Three Levels create opportunities for mixed use**

- **Events and conference venue**
- **Downtown development partner offices: ACCVB, Chamber of Commerce, etc.**
- **Commercial kitchen for event caterers and food truck operators**
- **Flexible meeting space for community and business groups**
- **Co-working spaces with cooperative partners**
- **Seasonal market space: professional crafts & artisans, specialty food, curated flea**
- **Small “pop up” retail space**
- **Veterans tribute wall – Armory history**
- **Arts and heritage gallery space**

## Main Floor

- ❖ Event space for events, receptions, public meetings
- ❖ Conference & expo venue
- ❖ Restrooms
- ❖ Office & possible retail
- ❖ Visitors welcome center
- ❖ Storage

## Lower Level

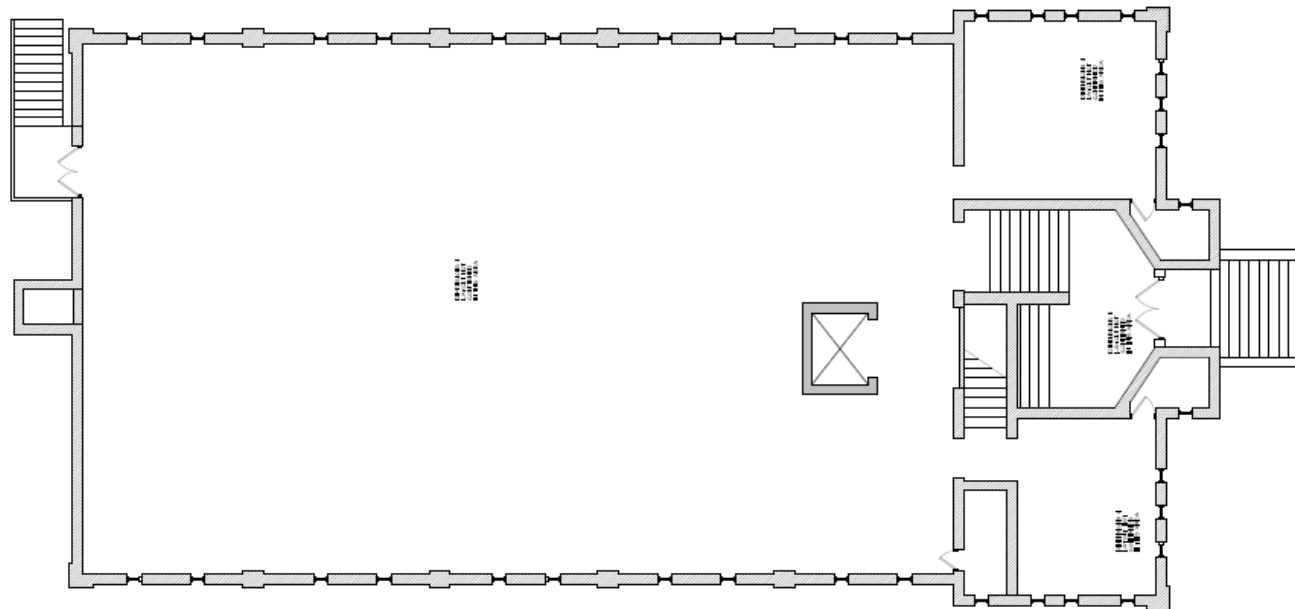
- ❖ Commercial kitchen
- ❖ Smaller conference & meeting space (flexible partitions in places to accommodate meeting & “pop-up” retail)
- ❖ Optimal technology amenities for meeting spaces
- ❖ Veteran tribute display
- ❖ Restrooms & storage

## Mezzanine

- ❖ Venue media equipment
- ❖ Mechanical rooms
- ❖ Two to three offices
- ❖ Additional gallery or display space

# Current Main Floor & Proposed Uses

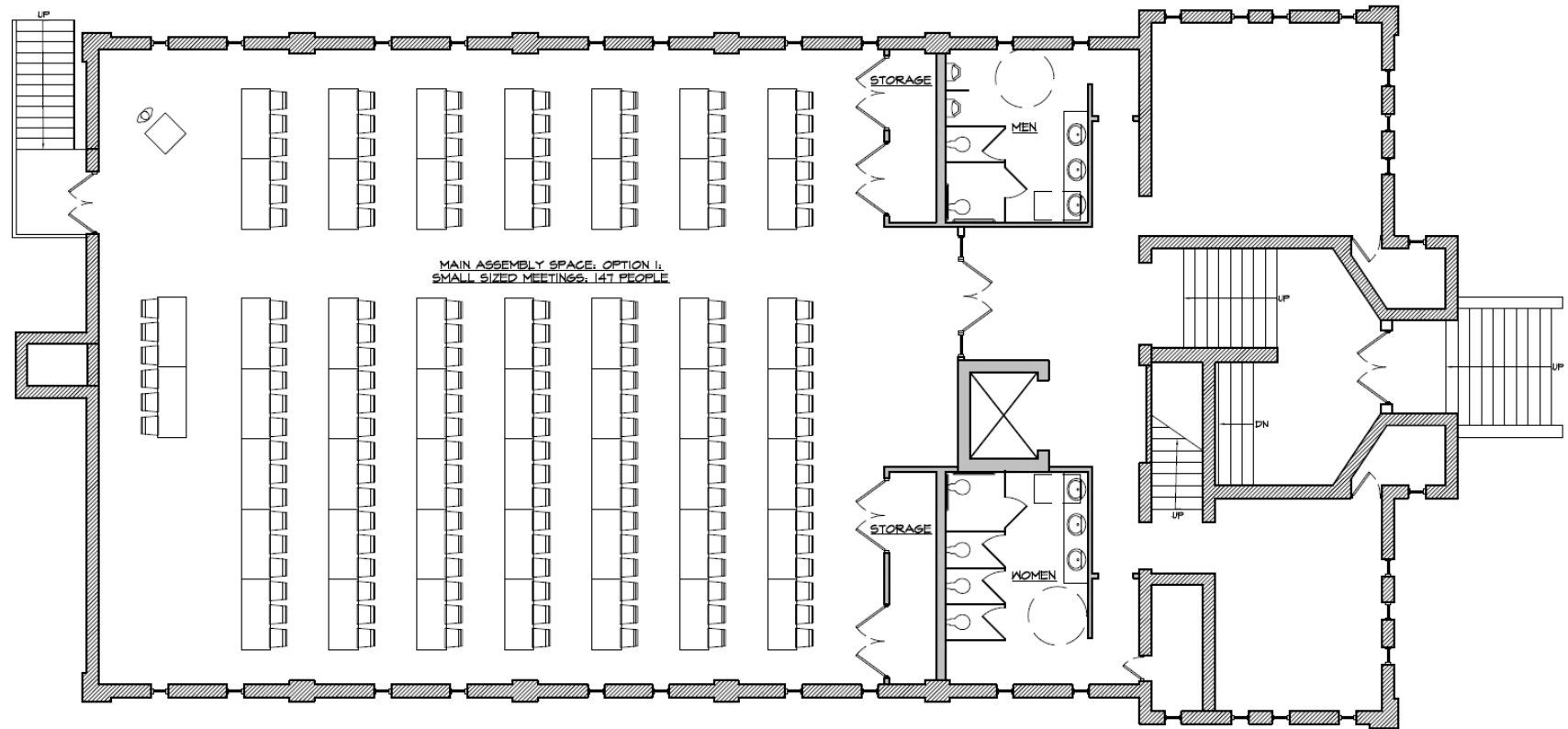
The current main floor plan on the main floor displays an open floor with the proposed introduction of an elevator near the main entrance.



- ❖ **Primarily event venue**
- ❖ **New restrooms**
- ❖ **New elevator**
- ❖ **Offices**
- ❖ **Retail space**
- ❖ **Tourism welcome center**

FIRST FLOOR PLAN  
3/16" = 1'-0"

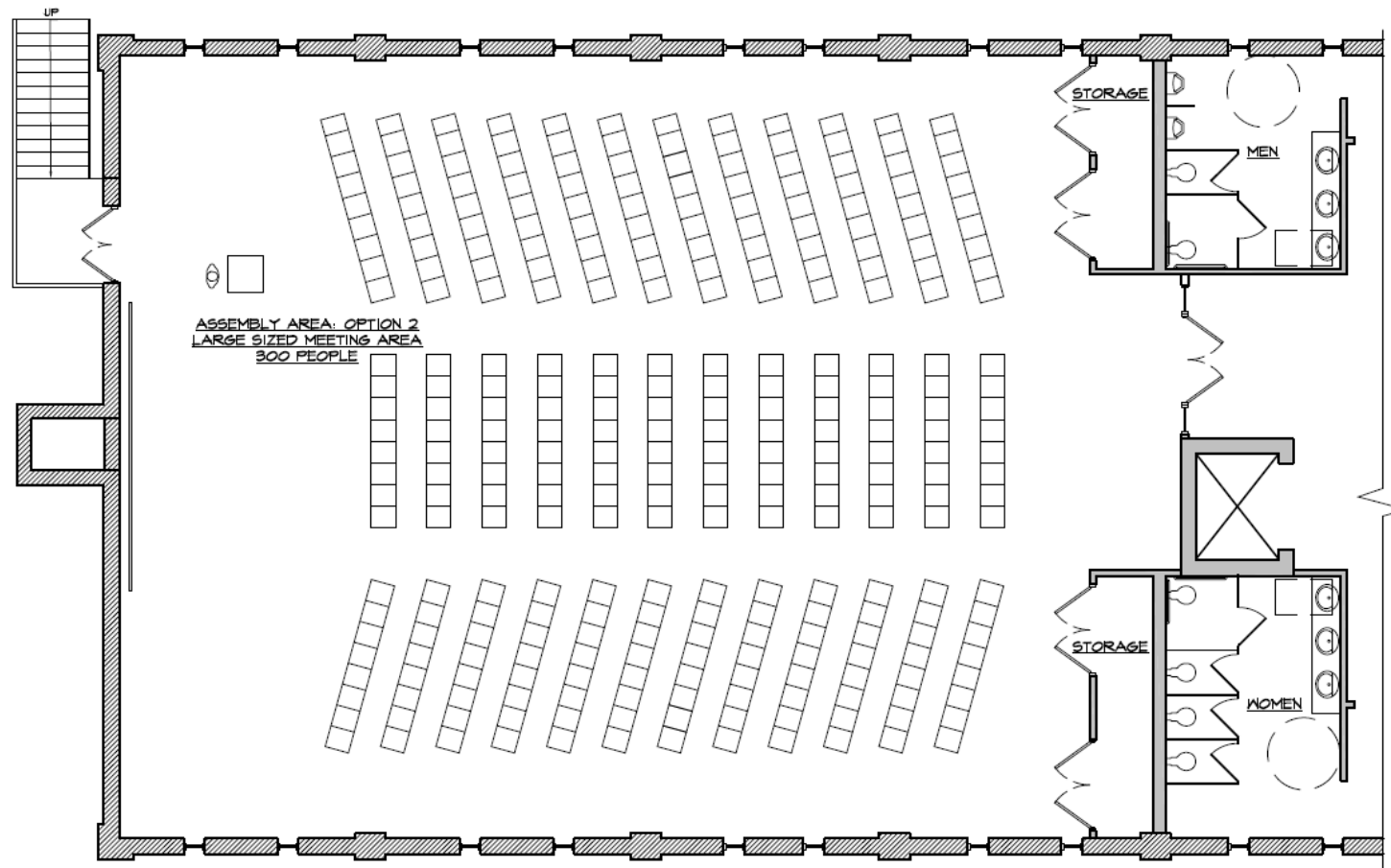
## Proposed Main Floor – Conference & Lecture Space



MAIN LEVEL FLOOR PLAN: OPTION 1

1/8" = 1'-0"

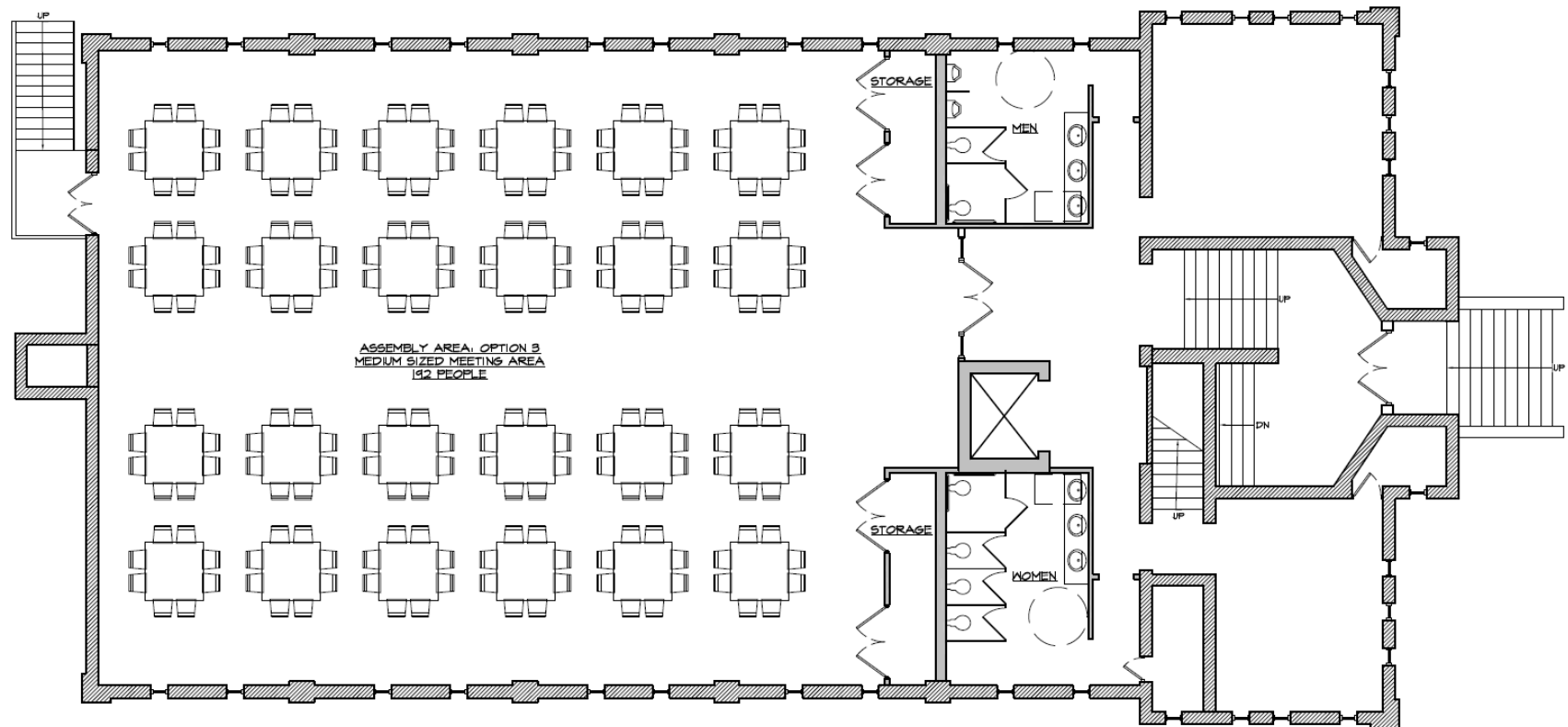
## Proposed Main Floor – Lecture & Performance Space



MAIN LEVEL FLOOR PLAN: OPTION 2

1/8" = 1'-0"

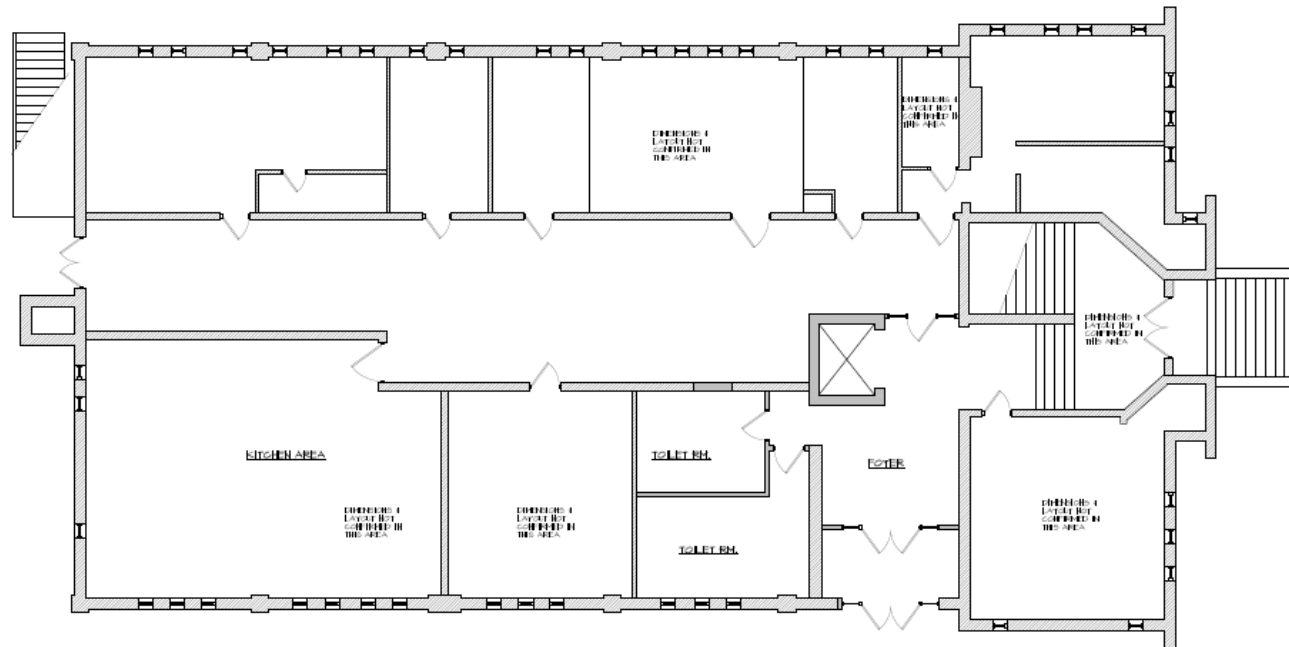
# Proposed Main Floor – Reception & Event Space Scenario



MAIN LEVEL FLOOR PLAN: OPTION 3

1/8" = 1'-0"

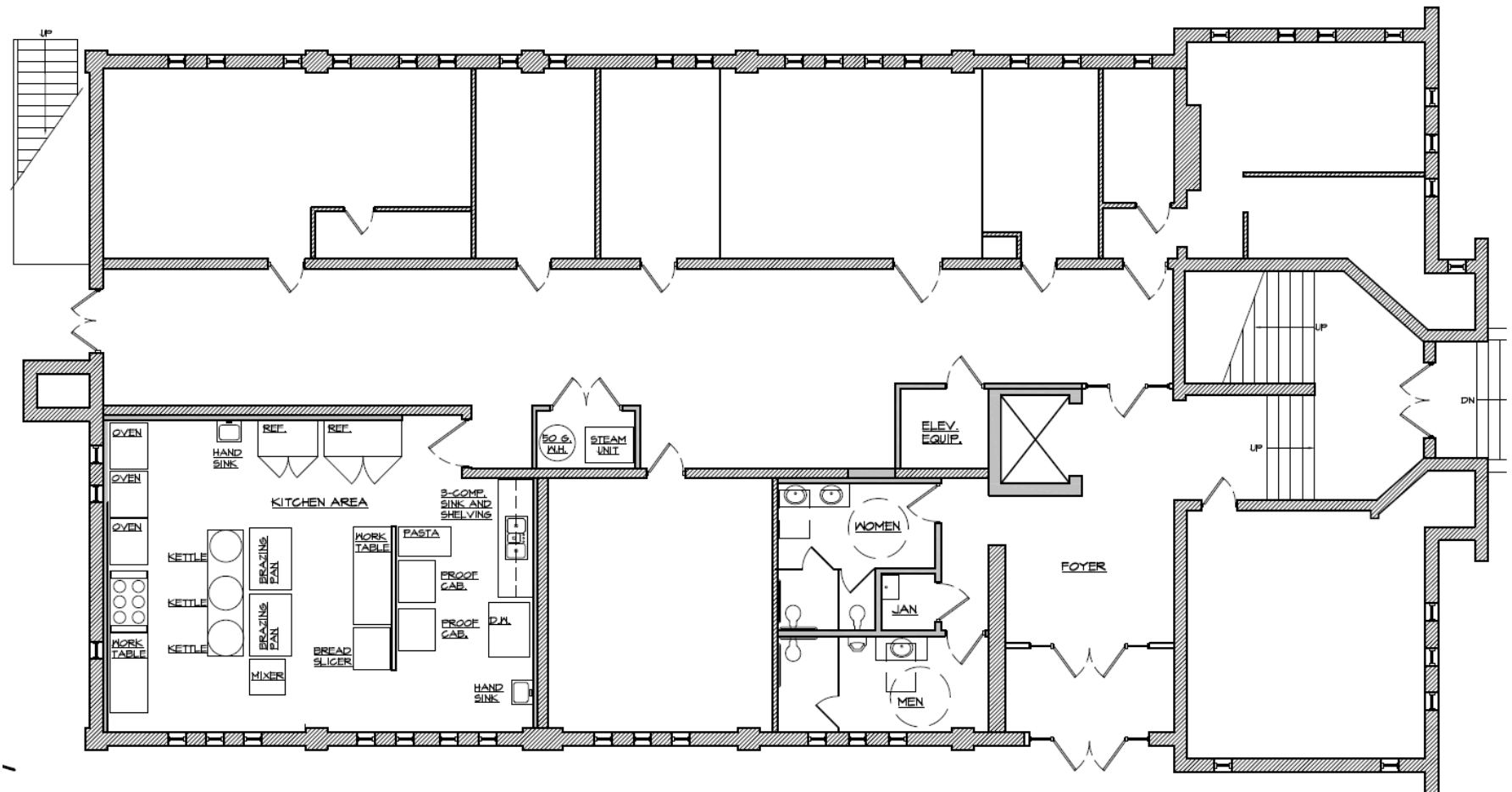
## Lower Level – Current Floor Plan & Proposed Uses



LOWER LEVEL FLOOR PLAN  
3/16" = 1'-0"

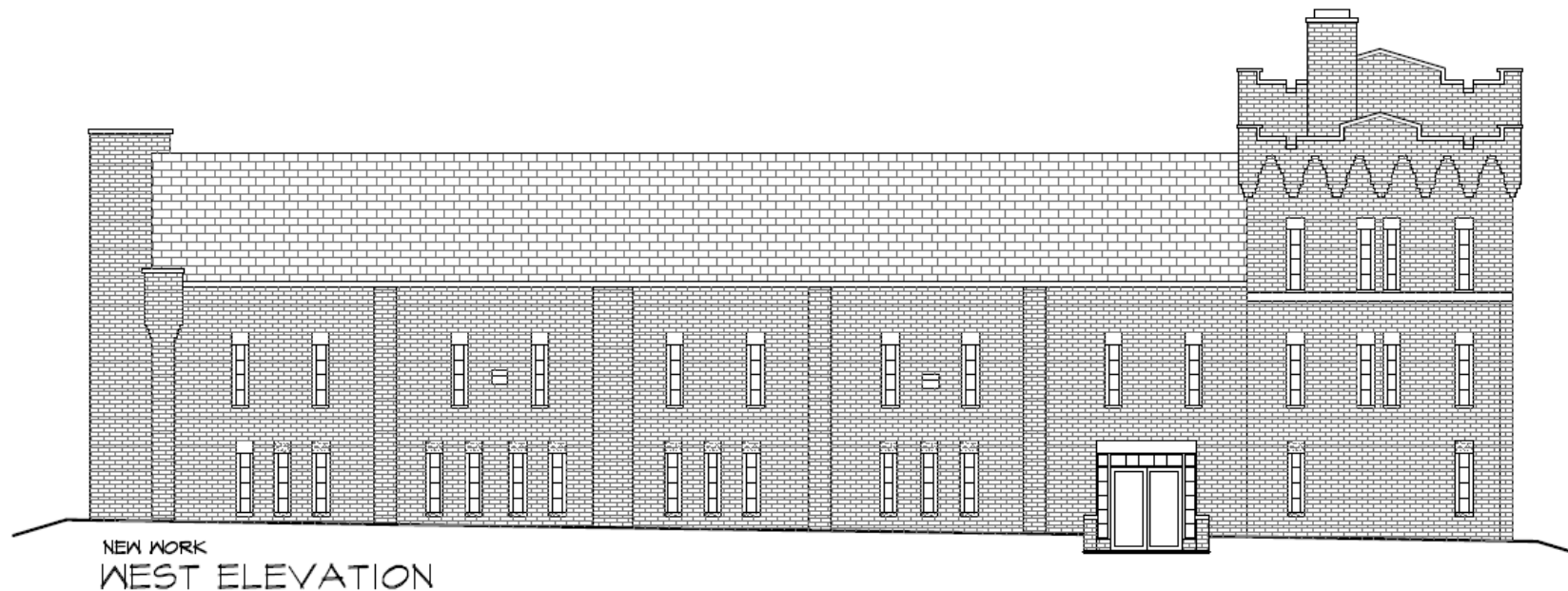
- ❖ Commercial kitchen
- ❖ Smaller meeting space
- ❖ Optimized technology amenities
- ❖ Pop up retail
- ❖ Tribute Gallery
- ❖ Expanded restrooms
- ❖ Storage

## Lower Level – Proposed Multi-purpose Scenario

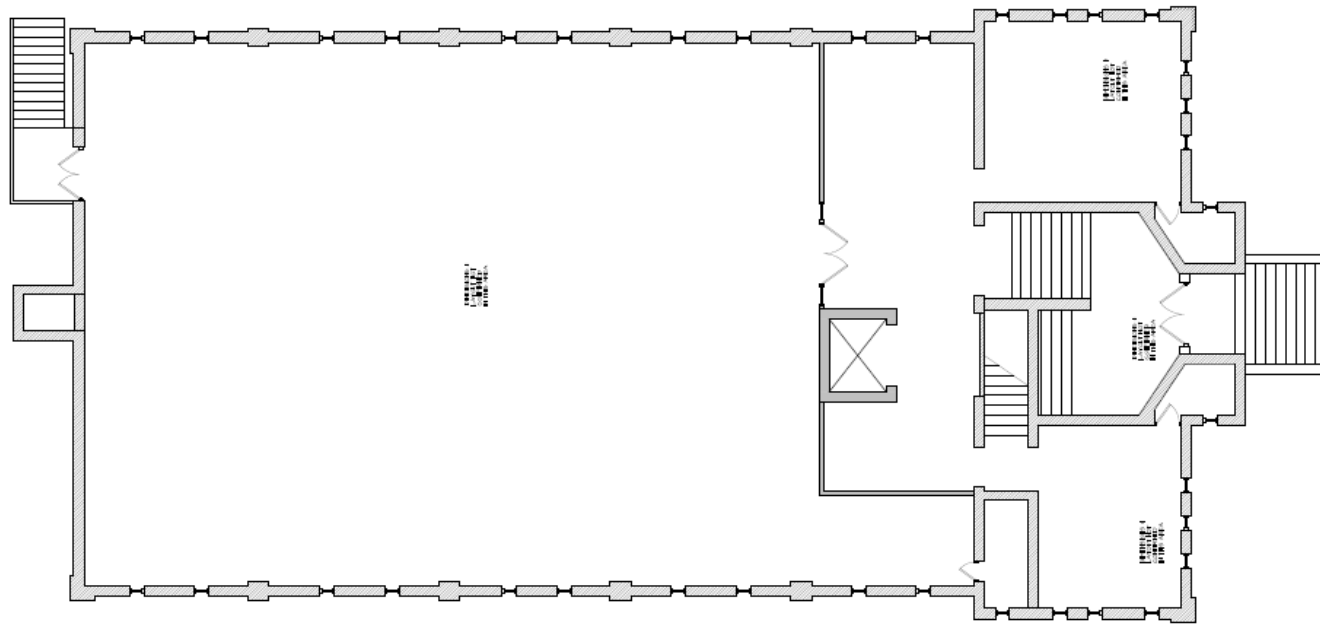


LOWER LEVEL FLOOR PLAN

## Lower Level – Proposed New Entrance & West Exterior



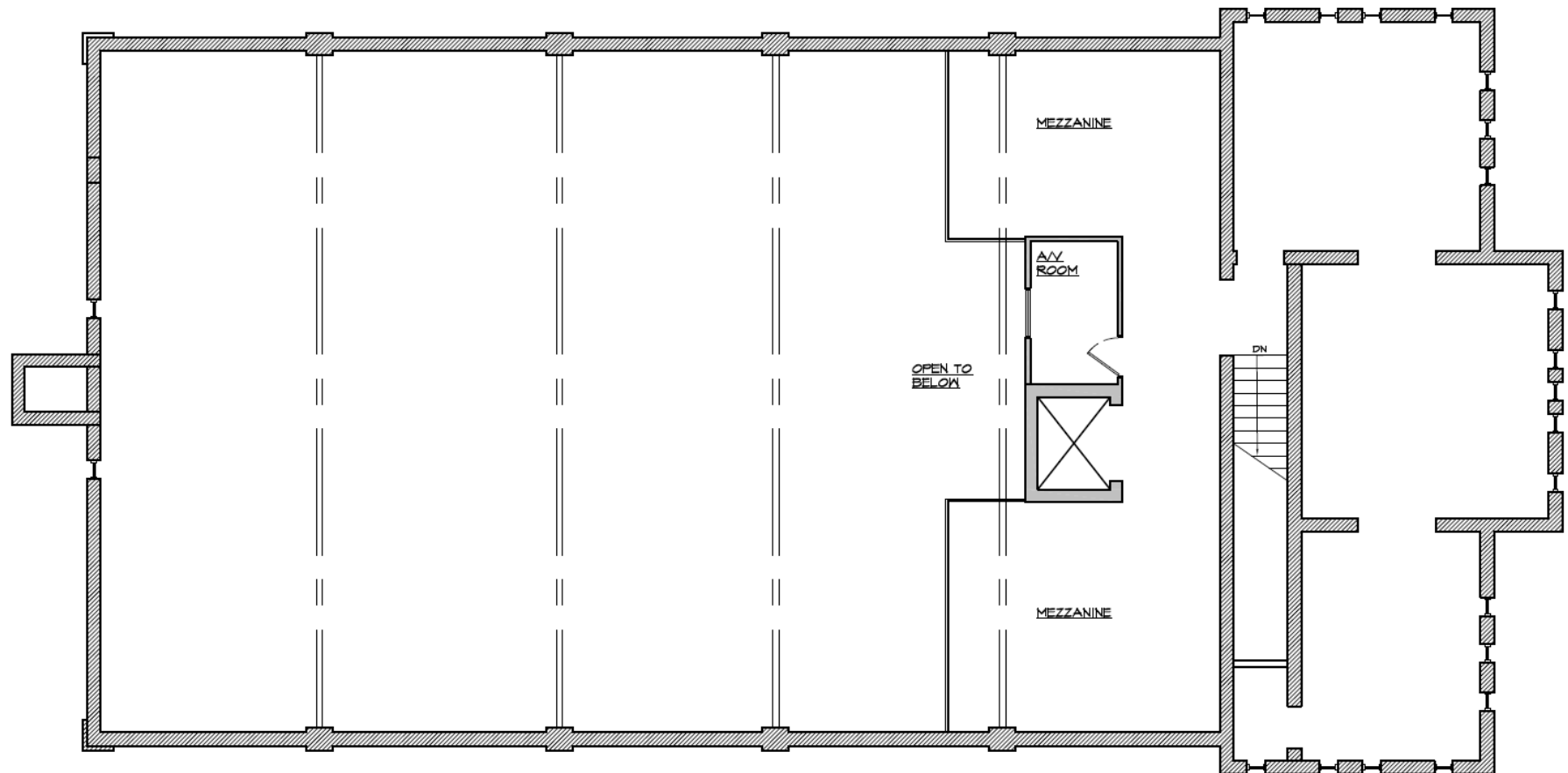
## Mezzanine Level – Current Floor Plan & Proposed Uses



- ❖ Venue media and mechanical rooms
- ❖ Two to three offices (city possibly or partners)
- ❖ Pocket gallery
- ❖ Elevator

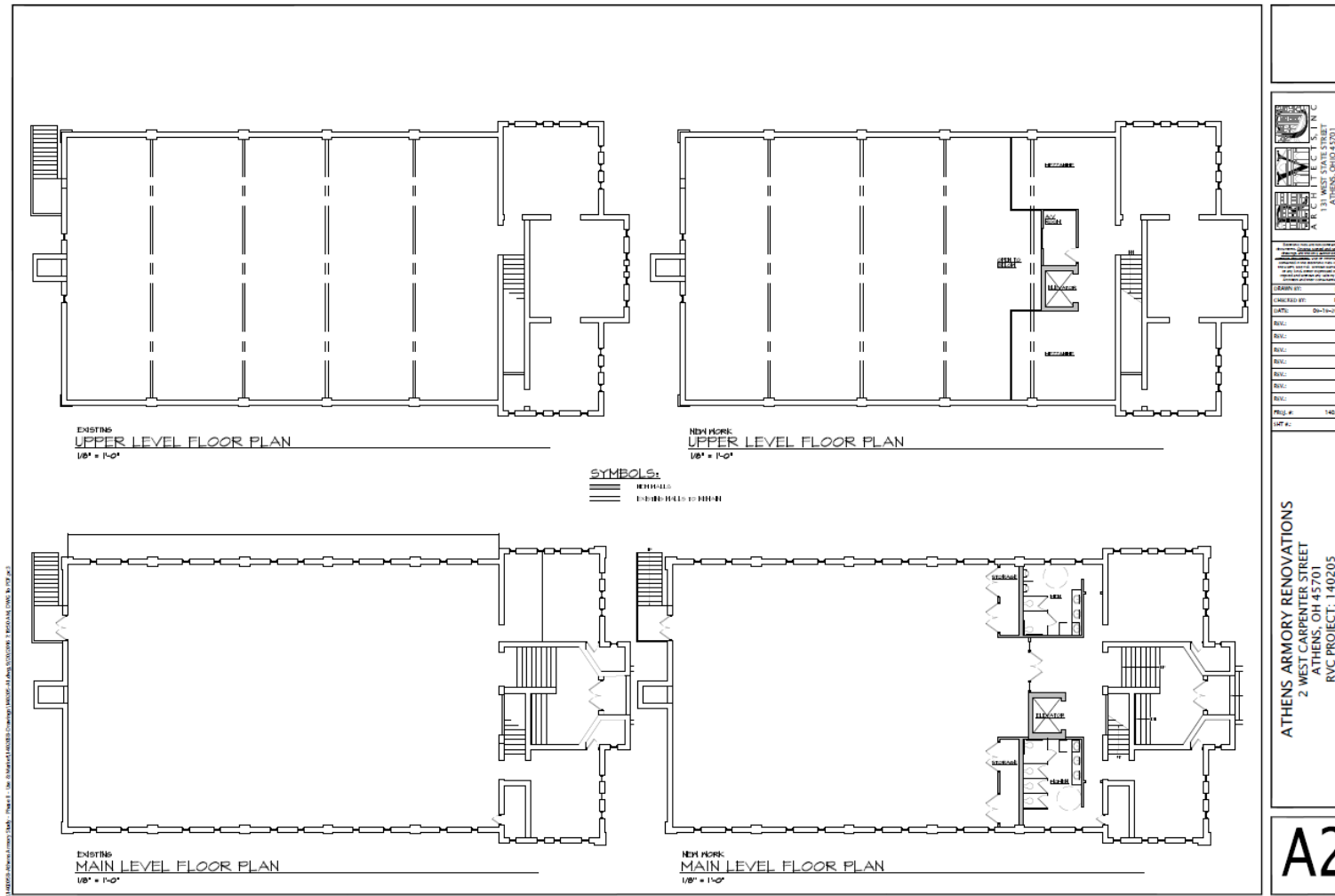
FIRST FLOOR PLAN  
3/16" = 1'-0"

## Mezzanine Level – Proposed Extension Scenario



UPPER LEVEL FLOOR PLAN

# Proposed Floor Plan Options



## Floor Renovations in Summary

Only minor changes will be made to each floor to be in compliance with Historical Preservation standards. These changes though minor will accommodate the variety of uses per floor as the building is made ready for 21<sup>st</sup> century use.

The primary goal of the Armory renovation will be to respect and maintain the historic character of the interior and exterior of the building. These changes can be accommodated while allowing for sustainable uses and meet life safety and ADA requirements. The three significant changes that will be necessary include the construction of additional and modern bathrooms on the ground and main floors, the ground level exterior door for an ADA compliant side entrance, and an elevator installation to access all three levels. As RVC Architects have developed the proposed plans all of these upgrades can be accomplished with little impact on the historic fabric of the building or the original volume and flow of the spaces.

On the lower level, modern bathrooms can be accommodated in existing space between the corridor and perimeter wall. On the main level bathrooms will be positioned under the existing mezzanine to minimize the effect on the volume of the original drill hall space. New doors to this space will be as transparent as possible to avoid altering the view from the main entrance stairway through to the drill hall.

The ADA compliant grade level exterior door will be added to the west exterior of the building in the space currently occupied by three windows. The pattern of these windows repeats down the side of the building so the door will be designed to be compatible. This door will also not extend beyond the set back of the rear west wall from the front section of the building so as to be unseen from the historic main entrance on the South elevation.

The elevator installation will be positioned in the existing foyer/vestibule/landing space opposite the stairs leading from the main entrance. Adjacent to the new lower level entrance foyer, this position provides the necessary access while minimizing the impact on the original fabric and character of the building. In summary the following renovations have been detailed in the previous architectural drawings.

**Exterior work:**

1. Remove iron bars from lower windows (bars were not original)
2. Remove 3 lower windows and replace with a new ADA accessible main entrance.

**Interior Basement:**

1. New wall/doorway for main entrance foyer
2. Elevator/elevator equipment room
3. One room partitioned into men's/women's restrooms and janitor's closet
4. Closet for hot water tank and steam unit added

**Interior main floor:**

1. New interior entry to event space added
2. Elevator shaft added
3. Women's/Men's restrooms created
4. Event furniture storage rooms created

**Interior Upper Floor (Mezzanine)**

1. Mezzanine extended to accommodate elevator new restrooms/storage closets on main floor
2. Elevator shaft added
3. A/V room added

# Management and Capital Fundraising Considerations

A final cost estimate for the renovation of the Armory follows from a September analysis by David Moran of RVC Architects.

## CONSTRUCTION COST INFORMATION

### General Contract

### General Requirements

|                                            |              |
|--------------------------------------------|--------------|
| (Overhead, profit, bond, taxes, insurance) | \$184,220.00 |
|--------------------------------------------|--------------|

### **Site Work**

|                |             |
|----------------|-------------|
| Site Utilities | \$18,880.00 |
|----------------|-------------|

|                    |             |
|--------------------|-------------|
| Paving (allowance) | \$20,000.00 |
|--------------------|-------------|

|            |                    |
|------------|--------------------|
| Demolition | <u>\$15,000.00</u> |
|------------|--------------------|

|       |             |
|-------|-------------|
| Total | \$53,880.00 |
|-------|-------------|

### **Masonry & Concrete**

|                               |              |
|-------------------------------|--------------|
| New Entry/Elevator Foundation | \$100,000.00 |
|-------------------------------|--------------|

|            |                    |
|------------|--------------------|
| Ramp/Entry | <u>\$25,000.00</u> |
|------------|--------------------|

|       |              |
|-------|--------------|
| Total | \$125,000.00 |
|-------|--------------|

### **Mezzanine Metals**

|                               |             |
|-------------------------------|-------------|
| Metal studs / Partition Walls | \$10,000.00 |
|-------------------------------|-------------|

|                    |             |
|--------------------|-------------|
| Steel/joists, deck | \$12,000.00 |
|--------------------|-------------|

|          |                   |
|----------|-------------------|
| Railings | <u>\$5,000.00</u> |
|----------|-------------------|

|       |             |
|-------|-------------|
| Total | \$27,000.00 |
|-------|-------------|

---

**Wood & Plastic**

|                             |                    |
|-----------------------------|--------------------|
| Finish carpentry, laminates | <u>\$20,000.00</u> |
| Total                       | \$20,000.00        |

**Thermal & Moisture**

|            |                     |
|------------|---------------------|
| Insulation | <u>\$125,000.00</u> |
| Total      | \$125,000.00        |

**Doors & Windows**

|                                  |                    |
|----------------------------------|--------------------|
| Exterior doors and frames        | \$22,000.00        |
| Interior doors, frames, hardware | <u>\$18,000.00</u> |
| Total                            | \$40,000.00        |

**Finishes**

|                 |                    |
|-----------------|--------------------|
| GWB walls       | \$74,000.00        |
| Ceramic tile    | \$25,000.00        |
| VCT             | \$12,000.00        |
| ACT             | \$20,000.00        |
| Painting        | \$48,000.00        |
| Refinish Floors | <u>\$15,000.00</u> |
| Total           | \$194,000.00       |

**Specialties**

|                     |                   |
|---------------------|-------------------|
| Toilet partitions   | \$20,000.00       |
| Signage (allowance) | \$12,000.00       |
| Toilet accessories  | \$4,000.00        |
| Fire extinguishers  | <u>\$6,000.00</u> |
| Total               | \$42,000.00       |

**Conveying Systems**

|                 |                     |
|-----------------|---------------------|
| Elevator 3-stop | <u>\$110,000.00</u> |
| Total           | \$110,000.00        |

|                         |              |
|-------------------------|--------------|
| <b>General Contract</b> | \$921,100.00 |
|-------------------------|--------------|

**Mechanical Contract**

|                 |                    |
|-----------------|--------------------|
| Plumbing        | \$75,250.00        |
| HVAC            | \$180,750.00       |
| Fire Protection | <u>\$60,175.00</u> |
| Total           | \$316,175.00       |

|                            |              |
|----------------------------|--------------|
| <b>Electrical Contract</b> | \$216,900.00 |
|----------------------------|--------------|

|                           |                |
|---------------------------|----------------|
| <b>Construction Total</b> | \$1,454,175.00 |
|---------------------------|----------------|

|                      |                     |
|----------------------|---------------------|
| Data and telephone   | \$11,800.00         |
| Permits, fees, costs | \$230,985.00        |
| Contingencies        | <u>\$153,990.00</u> |

|                      |                       |
|----------------------|-----------------------|
| <b>PROJECT TOTAL</b> | <b>\$1,850,950.00</b> |
|----------------------|-----------------------|

(Net 12,053 sq ft)  
(Gross 14,200 sq ft)

## Capital Grants

Potential applications are being developed for the following funding sources.

### POWER Grants

**POWER (Partnerships for Opportunity and Workforce and Economic Revitalization)** is a multi-agency initiative that targets federal resources to help communities and regions that have been affected by job losses in coal mining, coal power plant operations, and coal-related supply chain industries due to the changing economics of America's energy production. ARC is participating in POWER with the U.S. Economic Development Administration (EDA) and 8 other agencies.

The POWER Initiative supports efforts to create a more vibrant economic future for coal-impacted communities by cultivating economic diversity, enhancing job training and re-employment opportunities, creating jobs in existing or new industries, and attracting new sources of investment.

In FY 2016, ARC provided POWER **implementation grants** and **technical assistance grants** for activities addressing the challenges facing coal-impacted communities in the Appalachian Region. ARC's POWER assistance also included tools and resources such as technical and capacity-building support.

## Implementation Grants

ARC made \$45 million available in FY 2016 for POWER implementation grants, awarded in partnership with EDA. The first round of 2016 implementation grants was [announced](#) in August 2016. The grants ranged between \$500,000 and more than \$2 million.

This document announces the availability of funding under the Partnerships for Opportunity and Workforce and Economic Revitalization (POWER) Initiative, which is an integrated, multi-agency effort to align and invest federal economic and workforce development resources in communities and regions negatively impacted by changes in the coal economy. In order for coal-impacted communities to diversify their local and regional economies successfully, POWER prioritizes targeting federal resources to projects and activities that:

- Will produce multiple economic and workforce development outcomes, such as promoting regional economic growth and diversification, new job creation, and reemployment opportunities for displaced coal economy workers; and
- Are specifically identified under local and regional economic development plans that have been collaboratively produced by diverse local and regional stakeholders.

EDA will make POWER 2016 awards through the agency's Economic Adjustment Assistance (EAA) program. ARC will make POWER awards through the Appalachian Area Development Program, authorized by the Appalachian Regional Development Act (ARDA) of 1965.

The goal of POWER is to align and leverage complementary federal economic and workforce development resources, targeting federal assistance through competitively awarded grants to partnerships anchored in communities impacted by changes in the coal economy. By aligning and leveraging multiple resources (both federal and nonfederal), POWER 2016 solicits and prioritizes the selection of projects that integrate multiple economic and workforce development systems and resources in support of implementing existing economic development strategic plans.

Through POWER, both EDA and ARC encourage implementation projects, but will support both strategic planning and implementation (to include infrastructure and design and engineering) projects. 2 The primary objectives of POWER grants are to invest in economic and workforce development projects and activities that will produce any one or any combination of the following outcomes:

- ❖ Economic Diversification – Diversify the commercial and industrial bases of local and regional economies;
- ❖ Job Creation – Create jobs in new and/or existing industries; • Capital Investment – Attract new sources of job-creating investment (both public and private); and
- ❖ Workforce Development and Reemployment Opportunities – Provide a range of workforce services and skills training, including paid work-based learning opportunities, resulting in industry-recognized credentials for high-quality, in-demand jobs. POWER 2016 encourages applicants to leverage a variety of program resources from multiple sources, both public and private, in order to enhance the ability of coal-impacted communities and regions to successfully address these POWER objectives.

### **The Rural Business Development Grant**

The Rural Business Development Grant is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities. Rural public entities including, but not limited to:

- ❖ Towns
- ❖ Communities
- ❖ State agencies
- ❖ Authorities
- ❖ Nonprofit Corporations
- ❖ Institutions of Higher Education

- ❖ Federally-recognized Tribes
- ❖ Rural Cooperatives

RBDG funds must be directed for projects benefitting rural areas or towns outside the urbanized periphery of any city with a population of 50,000 or more.

There is no maximum grant amount for enterprise or opportunity type grants; however, smaller requests are given higher priority. Generally, grants range from \$10,000 up to \$500,000. There is no cost sharing requirement. Opportunity type grant funding is limited statutorily to up to 10% of the total RBDG annual funding.

## Program Grants

Program grants based on the operations of the facility can also be sought. Funding for the capital investment for adaptive reuse of the facility can most likely come from a mix of funding sources:

- ☐ City budget for Arts, Parks and Recreation Department
- ☐ Public economic development, community facility and community facilities grants
- ☐ Local-regional philanthropy investments
- ☐ Local fundraising campaigns and private donors
- ☐ Other 1 time sources such as: an Ohio Capital Budget appropriation request; Appalachian Regional Commission POWER + grants and Economic Development Administration funds
- ☐ Private-public partnership might be able to leverage historic tax credits

# Endnotes

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<sup>i</sup> [http://www.athensnews.com/news/local/city-wondering-what-to-do-with-former-national-guard-armory/article\\_7822dca2-9825-5e85-8a2d-1437b09c22d3.html](http://www.athensnews.com/news/local/city-wondering-what-to-do-with-former-national-guard-armory/article_7822dca2-9825-5e85-8a2d-1437b09c22d3.html)

<sup>ii</sup> [http://www.athensnews.com/news/local/city-moves-toward-finding-public-use-for-athens-armory/article\\_fb2051ab-ca90-5f70-b5ee-4771b7985297.html](http://www.athensnews.com/news/local/city-moves-toward-finding-public-use-for-athens-armory/article_fb2051ab-ca90-5f70-b5ee-4771b7985297.html)

<sup>iii</sup> Athens County Historical Society & Museum Concept Study: RVC, Architects, Inc. and Hilferty & Associates, Inc., October 28, 2003.

<sup>iv</sup> [http://www.athensmessenger.com/news/local/citizens-brainstorming-uses-for-old-armory-despite-high-rehab-estimate/article\\_4f487852-2951-11e0-a5da-001cc4c03286.html](http://www.athensmessenger.com/news/local/citizens-brainstorming-uses-for-old-armory-despite-high-rehab-estimate/article_4f487852-2951-11e0-a5da-001cc4c03286.html)

<sup>v</sup> Athens 2020: Design for the Future: The City of Athens Comprehensive Plan: Implementation

<sup>vi</sup> <http://www.10best.com/awards/travel/best-small-college-town/>

<sup>vii</sup> Essence of Athens

<sup>viii</sup> Athens 2020: Design for the Future: The City of Athens Comprehensive Plan: Implementation