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# Morganton Cultural District Master Plan

Meeting 3: Preliminary Draft Plan  
May 20, 2005

# Some Ground Rules

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- These are preliminary thoughts
- The estimates are “ballpark” right now for discussion purposes
- We want to maximize the private sector investment.
- We did not want to increase the monetary commitments of the groups participating in the plan.
- We wanted to have a project that can be developed incrementally.



# Cultural Square Program Elements

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- Burke County Public Library
- History Museum of Burke County
- The Burke Arts Building
- The Riddle Institute
- Morganton Commons Hall
- The Cultural Building
- Outdoor plazas and public spaces
- Consolidated Parking

# CULTURAL SQUARE MASTER PLAN



## MORGANTON CULTURAL DISTRICT MASTER PLAN



SCALE: 1"=20'-0"

Landplan  
Landscape Architecture and Planning  
221 Pickens Street  
Columbia, South Carolina, 29201  
803.250.0501  
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date: 05.18.05

# Burke County Public Library

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- New NC Room Wing -- 4600 sf.
- New Childrens Wing -- 4600 sf.
- Potential Future Expansion -- up to 10,000 sf.
- Consolidated shared parking with 76 spaces

# History Museum of Burke County

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- New 19,200 sf building on two floors
- Storage, office and display space
- Consolidated shared parking 76 spaces.

# Burke Arts Council

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- New 13,200 square foot building.
- Office space for the Burke Arts Council
- Shared gallery space (with The Riddle Institute)
- Artists studios
- Consolidated shared parking 76 spaces.



# The Riddle Institute Center for the Arts

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- New 19,200 sf building.
- Studio space.
- Small stage & performance hall.
- Office space for researchers & staff

# Morganton Commons Hall

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- 6300 sf multi-purpose meeting hall.
- Catering kitchen
- Moveable walls for breakout sessions
- Opens onto plaza space.
- Opportunity for shared conference/meeting space
- Additional gallery space if needed

# The Cultural Building

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- New 13,200 square foot building.
- Privately developed building
- Ground floor retail/café use
- Upper floor studio space

# The Outdoor Spaces

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- Plaza of History
- Plaza of the Visual Arts
- Plaza of the Performing Arts
- Cultural Plaza (outdoor stage)
- Two courtyards for outdoor dining etc.

# Parking

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- 76 on-site parking spaces
- Expandable to 150+/- spaces
- Approximately 150 off street spaces immediately adjacent to site
- Approximately 50 on street spaces immediately adjacent to site

# Preliminary Cost Estimate

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- Total program building initial phases:  
80,300 square feet
- Cost per sf estimate \$125
  
- Building costs \$10
- Land costs \$ 1
- Demolition/site prep \$ .5
- Plazas/courtyards/site \$2.5
- **Total project cost \$14 million**

# Preliminary Revenue Estimate

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- History Museum of Burke County \$1.05
- Burke County Library \$1.2
- Iverson Institute Foundation \$4
- Cultural Building (Private Sector) \$1.65
- Land Write Down (City & County) \$1
- **The Magic Number** **\$4.1**
  
- Total \$13 million

# The Magic Number \$4.1 million

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- Self financing bond \$1-2 million
- Additional grant funds \$1 million
- Additional donor funds \$1-2 million





# Self Financing Bond

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	Assessed Value	Tax Revenues
Park Townhouses	\$ 2,500,000	\$ 26,250
Retail Space	\$ 1,000,000	\$ 10,500
Hotel	\$ 2,500,000	\$ 26,250
Cultural Building	\$ 1,600,000	\$ 16,800
Retirement	\$ 4,000,000	\$ 42,000
Total	\$ 11,600,000	\$ 121,800