Staff Report
March 24, 2016

To: **BOZAR**

From: Bob Gillie, Building and Zoning Director

Subject: **Center for the Arts Work Session**

Date: March 17, 2016

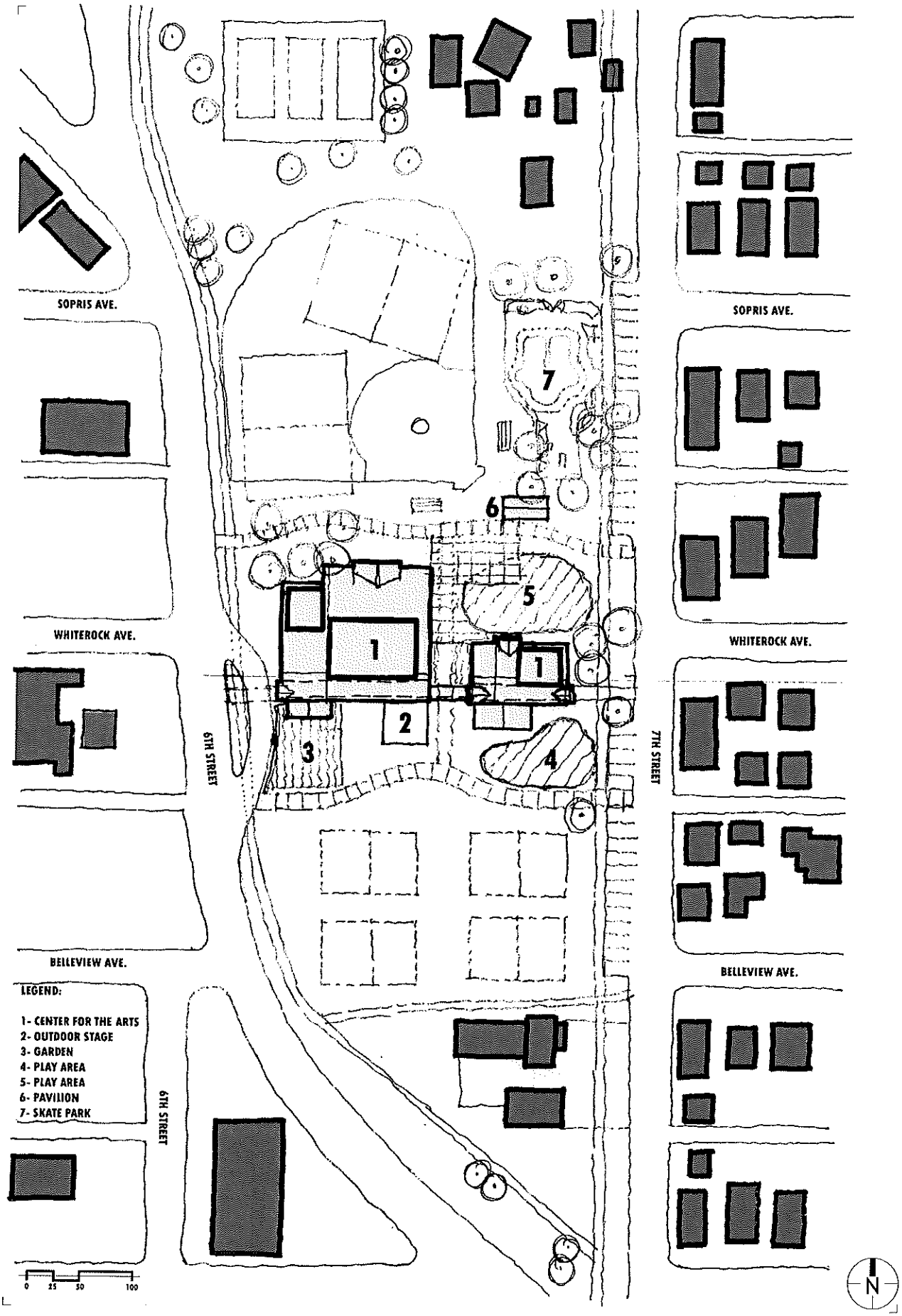
Summary/Background: For several years the Crested Butte Center for the Arts has been planning an expansion of the current facilities in the Town Park. The Town Council allocated a building planning area within which the Center could plan the new facility.

The Board attended a site visit on October 20, 2015 to get familiar with the site. On November 17, 2016 the Board held a public input meeting. On November 18, 2015 the Board held an informal feedback session with the Center and their design team. The minutes from those meetings are attached if the Board wishes to refresh their memory. At that time the building was conceptualized as basically two buildings with a connector which was oriented on an east west spine (see attached drawing). The building at that point was around 38,000 square feet.

The comments from the Board and public at the November meetings centered around the roof design, the parking, the traffic/delivery flow, and the park amenities and their continuity.

The intent at the November meeting was to try and submit a plan in January or February of 2016. Since that time the Center has re-thought the entire design concept for the new center. At this meeting Center will present a new concept. The new plan attempts to address some of the issues brought up at the previous meeting and some financial considerations. The building has been downsized, the current center is incorporated into the plans, parking has been added to the Sixth Street frontage and the building has been moved further from Seventh Street with park amenities more continuous on the east side near Seventh. The new plan anticipates a change in grade midway through the building to utilize the existing center and yet still try and bury part of the performance space utilizing the grade change between 6th and 7th. The result is a wider building frontage on the west highway frontage.

Meeting Objective: This meeting is an informal presentation and not a public hearing and no formal action is to be taken. If any public is present the Chair may elect to let them speak or not. The purpose is to expose the Board to this new concept and take any input the Board may wish to offer with regard to the new plans. Elevations are included however the discussion should focus on site planning issue. The architecture is very much a work in progress although some general comments might be appropriate.



HOLZMAN MOSS BOTTINO ARCHITECTURE

MUNDUS BISHOP

CENTER FOR THE ARTS

Crested Butte Center for the Arts

Crested Butte Center for the Arts
606 6th Street, Crested Butte, CO 81224

OVERALL SITE PLAN

November 12, 2015

A-1

Town of Crested Butte
Board of Zoning and Architectural Review
Work Session
November 17, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Board Members present: Sawyer, Nauman, Russell, Meyer, and Ross
Staff Members present: Gillie, Yerman, Minneman, and Earley

Call to order: 6:04 pm

Item No. 1
Public Work Session: Discuss the preliminary plan of the ***Center for the Arts in conjunction with the Town of Crested Butte*** *to demolish the existing structure and build a new arts facility building to be located at 606 Sixth Street, Blocks 50 and 51 in the P zone.*
Sawyer explained the process and that they will be talking about parking, traffic flow, interaction between park spaces and massing of the buildings. They won't be considering uses, roof forms and materials.

Hadley spoke and gave a background for this project. Nestor Bottino then spoke and gave his impression of Crested Butte and how this helped with the design of the new building. There is a seven to eight foot drop from Sixth to Seventh Street, which effects the building and its design. This also means different uses and scales for the different adjacent neighborhoods. The existing building is roughly 8,000 square feet and what is proposed tonight is around 23,000 square feet (17,000 front footprint and 7,000 back). The building is split into two pieces, larger faces west and smaller to the east with a spine connecting. They have tried to maximize the greenspace to the north and are working with Mundis Bishop about general locations for park amenities and landscaping. The building will be built to the north, east and west of the existing building and then the existing building would be demolished. Then, finally the outdoor stage would be built. They have maintained and emphasized connections of the park from North to South. Parking is proposed as head-in spaces off Seventh Street. A side walk would connect this to the North. Also, there would be a small parking area and drop off area to the West off Sixth Street, which they are working on. He discussed massing of spaces in the building.

To touch on the roof style briefly, Bottino explained that with a simple gable roof, they worried about not enough solar gain, natural light and visibility of activities. So, they then tried shifting the ridge of the gable in two different options. They then lowered the ridge and shifted the ends down slightly, still maintaining the gables on the ends. It also would then pull it down to the east and would have small areas of gable interrupted by flat roofs. The theatre would most likely be a flat roof. They briefly discussed sizes of neighboring buildings. The front along Sixth Street is around 120 feet long, as proposed, and the existing building is around 60 feet long. The existing building is 26-27 feet tall and the proposed would be about the same from Sixth Street, but 35 feet from Seventh Street. The pop ups would be 20-22 feet tall. The back building fronting Seventh Street is about 55 feet in width.

Sawyer asked about traffic for Alpenglow, but this hasn't been done, only for Matchstick films.
Sawyer reminded that this is the first time that they, as a Board, are seeing this also. She also noted that Town Council had specific requests.

Public Comment: Although there were many more present, roughly 18 people voiced comments. The comments were centralized around parking, clarifications on height, separation of park spaces and the difficulty for parents, traffic flow and deliveries, loss of public amenities, size of the building, the Red Lady intersection,

safety of children, and the addition of solar. When Sawyer asked the group, only a small number of people felt that the building should get smaller or would like more information about the uses.

Meeting Adjourned: 8:00 pm

Town of Crested Butte
Board of Zoning and Architectural Review
Work Session
November 18, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Board Members present: Sawyer, Nauman, Russell, Meyer, and Ross
Staff Members present: Gillie, Yerman, Minneman, and Earley

Call to order: 6:08 pm

Item No. 1
BOZAR Work Session: Discuss the preliminary plan of the ***Center for the Arts in conjunction with the Town of Crested Butte*** *to demolish the existing structure and build a new arts facility building to be located at 606 Sixth Street, Blocks 50 and 51 in the P zone.*
Sawyer explained the process. Nestor Bottino reminded that the floor plan and other items aren't fixed. They discussed moving the east portion of the building and this could cause some problems especially with connectivity and internal function. Sawyer asked the Board to think about the buildings, as presented, regarding size and massing.

Pertaining to the split of the buildings, Meyer thought that this was good and what they had asked for. Sawyer, Russell and Nauman also supported the split. Nauman thought if something could be shifted to the North that might help even more. Ross liked it, but wondered about spinning the small portion of the building 90 degrees. He also thought if the taller areas of the building are kept to the South, park space might not be shady. He felt that bringing the park space together made sense to him. Sawyer reinforced that the park spaces #4 and #5 need to be together in the sun.

Sawyer appreciated the use of the grade and burying the first floor in reference to the massing of the building. She understood that per cost they couldn't go lower. It seemed like the majority of the public were supportive of a larger building. The west building is roughly 25,000 square feet (17,000 square feet footprint). The portion of the building facing Sixth Street is 120' and the existing building is 60'. Ross, Sawyer, Russell and Meyer supported massing. Nauman could support this and thought that the program space is needed. He did agree with the neighbor to the east that the tall portion will be visible. Russell was fine with the square footage and liked the two-thirds versus one-third break. Gillie asked if the Board will want to see some architectural variation facing Sixth Street and Sawyer felt yes. Meyer didn't think it should mimic Anthracite Place though and Ross agreed. They all thought that it should be broken and not one plane. Also, they'd like different heights. Yerman asked about shifting the spine to the north, but Bottino said it intermingles public with back of house.

Russell wondered how much of the south wall would be glass and Bottino estimated 30—50%. Solar gain is a topic and the activities in the building. Then, it becomes a question of window shape to wall, which will need to be in proportion. Russell also suggested a 45 degree angle for the spine.

Regarding the playground/park, Sawyer asked about the walkway across the concert area. Yerman also wondered about playground noise with the outdoor stage. Bottino didn't think it was a concern. Sawyer asked about #3 and Meyer thought that they might want some tall vegetation on the South to break the mass. Hershel's garden will be replaced and might be incorporated with a patio. There couldn't be trees in viewing area of the stage, but on the outskirts. #3 would most likely become terraced. Gillie thought it is an issue on the

North with deliveries and grade change. They might remove the retaining wall. Ross thought that it is important to define the purpose of #3 and how it will function and interact with the building.

Sawyer asked about exact number of parking spaces and this should come from civil engineer. She also wondered where the ADA spaces will go. They are working on a traffic study to help with determining the need for parking. Red Lady Avenue will be incorporated with this and the school and this is not being designed in a vacuum. Yerman thought that the sidewalk would help with safety. Gillie noted that attention must be paid to how it will be plowed so that it can function in the winter. Ross noted they don't want a huge parking lot they want the park space, but parking is a big concern. The applicants were encouraged to better define pedestrian areas.

As presented, the traffic flow will have drop off in front for events and rear for kids. Meyer mentioned dropping kids on sixth and use of spine. Sawyer would like to see parking spaces on Sixth. Gillie mentioned a drop off in the rear also potentially. He thought a narrative on everything would be helpful and how they see things working. Yerman questioned safety with backing out of spaces on Seventh and asked the proponents to look into this.

Some public members were not in favor of roof forms. Going with something too modern stepping right into town isn't ideal. Flat portions would need to happen, but Sawyer and Meyer weren't in favor of the third option. Nauman also thought sticking more to traditional gables would be best. Sloping ridgeline would be difficult for most folks. Russell agreed. He liked the ideas, but didn't think it was appropriate in this town.

Meeting Adjourned: 7:30 pm

HOLZMAN MOSS BOTTINO
ARCHITECTURE

March 17, 2015

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Building Department

Crested Butte Center for the Arts
Crested Butte, Colorado

BOZAR Board Project Review 3
March 24, 2015

Project Review 3 focuses on the revised overall site planning and building massing for the Center for the Arts (CFTA). It reflects the recent discussions between the BOZAR Board and representatives of the Center for the Arts.

The site planning and building massing shown in the material for Project Review 3 is based on the following decisions by the Center for the Arts Board:

1. The existing building of the Center for the Arts is incorporated into the final project design.
2. The building footprint and overall gross area of the proposed Center for the Arts is reduced from what was shown to the BOZAR Board in November of 2015.
3. The Center for the Arts is located primarily along Sixth Street and held farther away from Seventh Street.
4. Access to the Center for the Arts from Sixth Street is on two levels to reduce the apparent height of the building when viewed from the west.
5. Two areas of parking are provided on the west side of the Center for the Arts.

EXISTING CENTER FOR THE ARTS

To the greatest extent feasible, the existing Center for the Arts construction will be incorporated into the new facility. At a minimum this will include the existing foundations, superstructure, exterior wall construction, and plumbing services. Where necessary, building systems will be upgraded and interior finishes re-done. Exterior cladding will be replaced to improve building performance and to integrate existing construction with new construction.

REDUCED BUILDING FOOTPRINT AND AREA

The Center for the Arts Board has reduced the building program and the use of spaces has been made more efficient. The net area programmed for the building is 24,200 net square feet. Where possible spaces are stacked to minimize the footprint of the building on the site. In the areas where spaces are stacked on three levels, the lower level is primarily below grade to minimize the building's apparent height. The arrangement of spaces results in a building footprint of 25,300 square feet, inclusive of the existing CFTA building. The total gross area of all levels of the building, including the existing CFTA building, totals approximately 37,000 gross square feet.

LOCATION ALONG SIXTH STREET

The new construction for the Center for the Arts is located north of the existing CFTA building and as close to Sixth Street as possible while allowing a drop-off drive in front of the Center. This placement results in a large open park area between the Center for the Arts and Seventh Street. At its easternmost point, the Center is approximately 125 feet from Seventh Street. This large open area is planned to accommodate several park uses including playgrounds.

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ACCESS FROM TWO LEVELS

Using the existing change in elevation from Sixth Street to the floor height of the existing Center for the Arts, the zone between the Center and Sixth Street has been configured into an upper and lower plaza. The Upper Plaza incorporates the drop-off drive from Sixth Street with direct access to the intermediate Level 2 of the Center. A gradual, accessible slope up to the Level 2 entry from Sixth Street places the main doorway to the Center a few feet higher than Sixth Street. This creates a more desirable approach to an important community building.

Incorporating the change in grade, the Lower Plaza is placed at the same elevation as the existing CFTA building which is approximately five feet below the elevation of Sixth Street. Direct access to the lobby of the Center is available from the Lower Plaza. The Lower Plaza is intended to serve as parking for staff and visitors during the week and for a variety of activities on weekends and for special events. An exterior stair provides easy communication between the two plazas.

PARKING

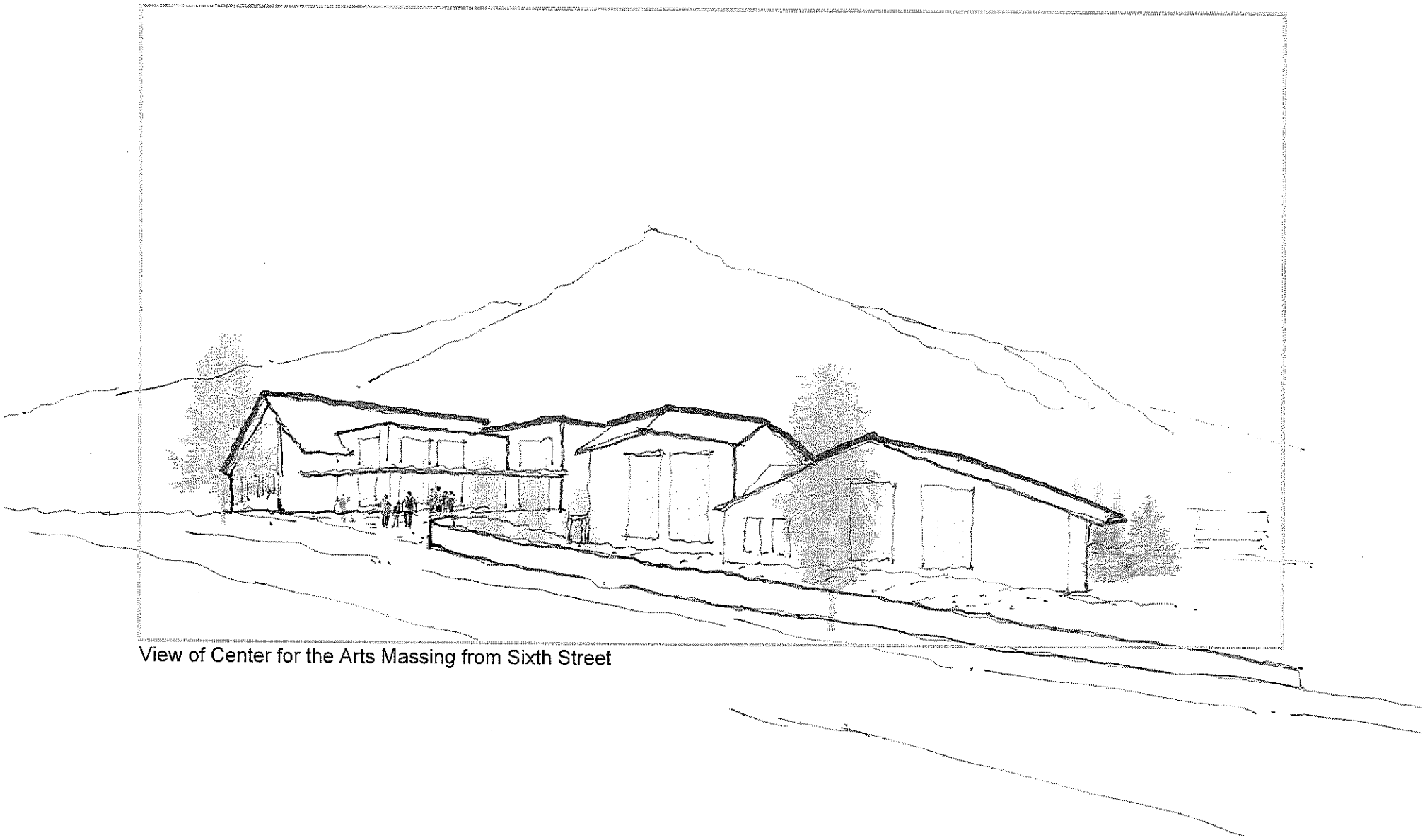
The site arrangement results in two area of parking immediately next to the Center for the Arts. Four ADA-compliant parking spaces are provided off of the drop-off drive and next to the Upper Plaza. The Lower Plaza has fourteen parking spaces, four of which are ADA-compliant. The parking west of the Center for the Arts is in addition to City-provided, unassigned parking spaces planned along Seventh Street.

ADDITIONAL TOPICS:

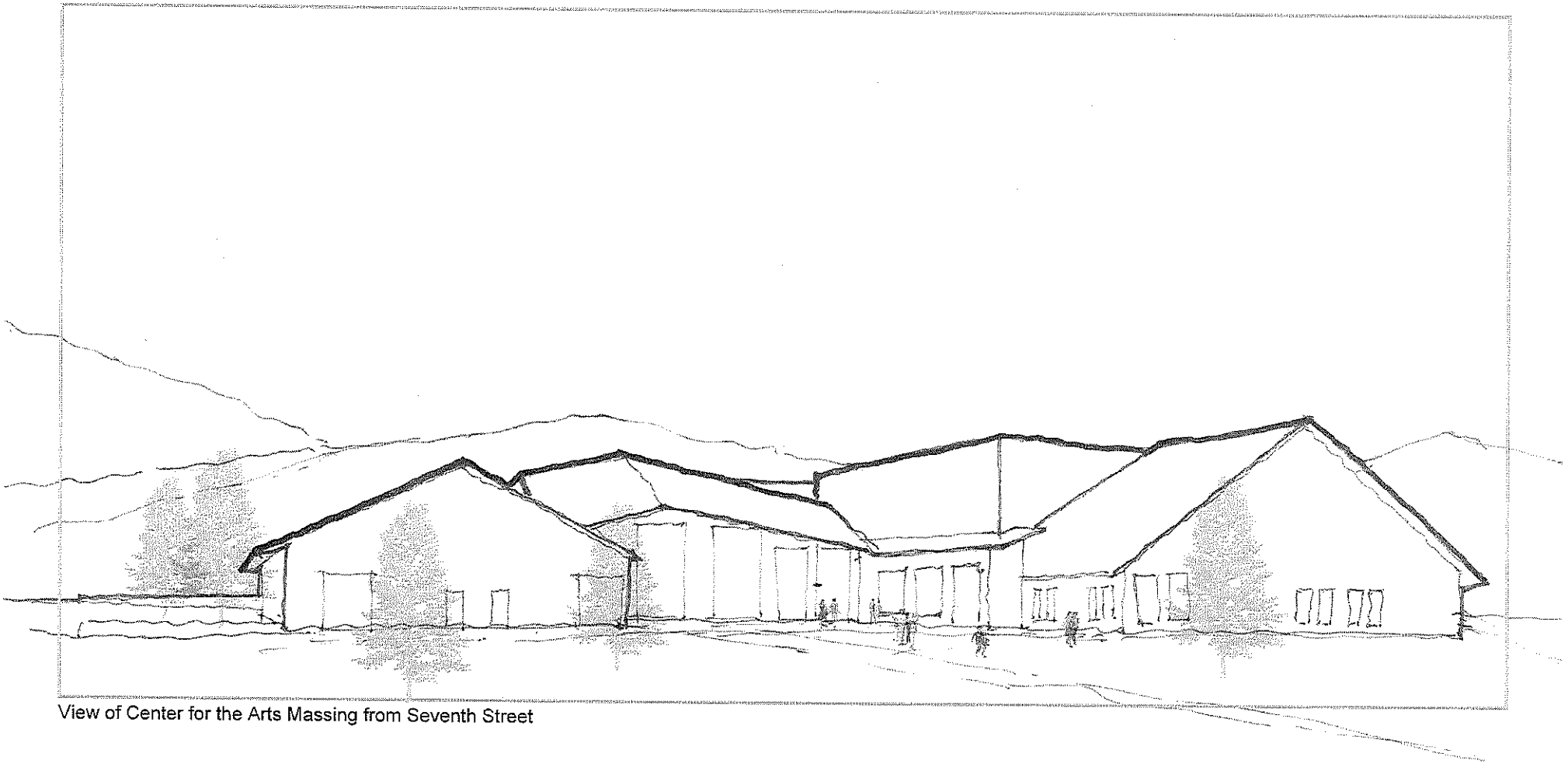
- **Building Massing**
  The Center for the Arts is massed into two primary rectilinear masses perpendicular to Sixth Street. One rectilinear shape is the existing CFTA building; the other contains the theater, theater support spaces, and studios. Connecting the two rectilinear bars is a two story lobby with prominent views to the east and west. A cubic volume at the main, west entries to the Center contains the entry vestibules and community meeting room above the vestibules.

- **Roof Shapes**
  The Center for the Arts combines gabled and nominally flat roofs. Gabled shapes are used for the ends of the rectilinear east-west bars. Gable ends bookend the building shape when viewed from the east or the west. The southern bar maintains the existing 6:12 gable shape of the existing CFTA building. The northern bar ends in gabled shapes with 8:12 slopes. Flat roofs are used for volumes whose height precludes the use of gabled shapes. These shapes include the theater, the entry/community room volume, and a double-height studio next to the building entry. A nominally flat canopy provides covered access to the Center's main entry and resembles low canopy roofs on flat historic store fronts. The connecting lobby is roofed with a double-ridge gable. The shape lowers the gable end when seen above the existing CFTA and provides a distinctive roof for the Center that echoes the peaked landscape shapes against which the roof is viewed.

- **Windows and Other Openings**
  The location, arrangement, and size of windows, doors, and other openings are in the early stages of development. Windows will vary in scale but all are intended to be individual framed vertical opening using a width-to-height ratio of 1:2. The larger windows on the east and west faces of the lobby provide views from the lobby to the surrounding mountains, and from the street and park into the activities inside the Center. Two large windows are planned for the north face of the theater. The windows will start approximately ten feet above grade allowing daylight when desired for theater uses and showing activity when the theater mass is viewed from the north.



View of Center for the Arts Massing from Sixth Street



View of Center for the Arts Massing from Seventh Street

Crested Butte Community School
P.O Box 339
Crested Butte, CO 81224
February 10, 2016

BOZAR
P.O Box 39
Crested Butte, CO 81224

Dear Sir or Madam,

My name is Chloe Timmons, and I am a sixth grader at Crested Butte Community School. I am writing this letter for a language arts assignment. I am a dancer with the Crested Butte School of Dance, and I am hoping that you will build a new Center for the Arts.

At one of my dance classes, Adge our teacher, told us what it would hopefully look like. Right now there is not enough room backstage for all of the dancers who are in there at the same time. A new Center for the Arts would hopefully help everybody who dances and performs. There would be enough room for everyone, and maybe a better air conditioning system.

I thank you for taking the time to read my letter. I hope that you will consider my request for a new Center for the Arts.

Sincerely,

Chloe Timmons