



## Staff Report May 18, 2016

**To:** Bozar  
**From:** Bob Gillie  
**Subject:** Crested Butte Center for the Arts Work Session  
**Date:** May 13, 2016

---

---

The Center for the Arts has submitted some revisions and amplifications to the plans previously reviewed by the Board. You will find these attached.

The meeting at 6:00 on Wednesday, May 18 will be an informal work session to primarily give feedback on the architecture. The meeting has been published in the paper but it is not a public hearing. More detail has been provided on building materials, colors and window details. The building has also been reduced in size primarily in the lobby connector.

The staff has met with the proponents to request some modifications to the site plan regarding street access, sidewalks and a few other issues. They are not reflected in this plan set.

The intent here is to garner more input from the Board prior to, what is hoped to be, a formal submittal for June.

May 12, 2016

Crested Butte Center for the Arts  
Crested Butte, Colorado

**BOZAR Board Project Review 5**  
**May 16, 2016**

Project Review 5 addresses Center for the Arts (CFTA) topics discussed at the April 11, 2016 meeting with the BOZAR Board.

The material submitted for Project Review 5 includes:

- updated site plan with reduced building footprint, shift of north side of building to the south, and revised quantity of trees.
- revised floor plans with reduced building areas.
- revised elevations based on reduced building area and with notations on primary building materials,
- revised sections based on reduced building area
- list of primary exterior materials,
- diagrammatic partial elevation sketches with rendered building materials.

#### **REVISIONS TO BUILDING AREA**

The total building area and footprint of the building have been revised to produce a more compact building that still provides the Center for the Art's program requirements. The primary reduction in building footprint is in the lobby connecting the existing building to the north area containing the theater and support areas. The result is that the north edge of the building has moved to the south by approximately 8 feet.

#### **PRIMARY BUILDING MATERIALS**

The building's primary exterior materials are noted on the elevations, illustrated in the diagrammatic partial elevations, and described in the list of exterior materials.

**Town of Crested Butte**  
**Board of Zoning and Architectural Review**  
**Work Session**  
**April 26, 2016**

Board Members present: Sawyer, Russell, Meyer, and Alvarez Marti  
Staff Members present: Yerman, Minneman and Earley

Call to order: 6:08 pm

Item No. 1

*BOZAR Work Session: A presentation by the **Center for the Arts in conjunction with the Town of Crested Butte** for the purpose of receiving informal input from the Board regarding changes proposed from recent plans to the Center for the Arts site plan and structure proposed for the Crested Butte Town Park to be located at 606 Sixth Street, Blocks 50 and 51 in the P zone.*

Andrew Hadley, Jennie Birnie and Carol May were present. Hadley displayed the model and said that there was a work session last week with members at the DRC. They will repurpose the existing building. There will be a courtyard between the existing and new building. The playgrounds will remain the same as well as the soccer fields to the South and baseball fields to the North. Hadley reviewed that the gable on the East had been reduced. Also, he noted the trees that they would like to add and that the Center they would like to live in a park setting. Connector was a discussion and they revised this. He spoke to the entry/lobby and the floor plan. Alpenglow stage will remain in the same location. They'd like comments on the limited architecture provided, materials and windows. Glass curtain wall with the connector. There will be mullions to break the large panes of glass. Colors have not been decided, but they think it might be fairly natural. Copper on entry and maybe introduced on elements elsewhere on the building. Parking and functionality of the site haven't been spoken about yet. Yerman and Gillie have given a list of questions that will be answered for meetings in May. He briefly spoke to the way the site functions and its location.

**Board Discussion:** Sawyer asked about if they have spoken to the neighborhood and how many were present. They have and there were about 10-15. Sawyer asked that the Board give guidance with the footprint. Parking, sidewalks, functionality will be discussed at future meetings.

**Size reduction/reuse of existing building:** Meyer and Russell were supportive of the design and direction and thanked them for responding to the public. Sawyer reminded that shrinking the building wasn't a response to the public it was out of necessity. Alvarez Marti agreed. Sawyer also agreed about the size reduction, grade change, and sensitivity to Seventh Street. Yerman asked that they try to focus to make sure that the arch/design won't change the footprint. Then the site plan will be more final for the Board in May. They are okay with the size and location.

**Existing building:** There will be new siding and the front will be removed. They would like large windows in front per Hadley. Yerman asked if there will be an entry on this building, but Hadley thought it would be through the connector.

**Alpenglow stage:** Sawyer asked about the redesign, as it is bigger than the building. Hadley said it will be 8-10' higher. They would like a new canopy and the form will speak to the entry. Sawyer said that she remembered that this was originally more temporary, but now it sounds more permanent. Minneman said that there were limited funds before and that they can ask for other forms if needed. Minneman mentioned lighting and weather. Currently, it is protected on the sides, what have they looked for on this? Minneman said these are details that would need to be seen. These might not be down unless the weather is an issue per Birnie.

Sawyer thought that the height could go down as it is seen first coming into town. She likes the location. Alvarez Marti liked the design because it mimics the entry. Regarding the height, what is necessary of the capacity? Hadley said that they are still finalizing this. Russell did wonder about minimums, but did agree with Alvarez Marti about design. He mentioned before that the existing Center building looks like a garage, but this helps to soften it.

**Siding:** Alvarez Marti would like to see specifications on the siding because computer generated is very different from real life, as it looks like metal. So, she can't give much feedback until she has more detail. Sawyer asked if what they have photographed is what they are proposing. Sawyer asked for precedence and they noted Kochevar's, but it is more of a plank. Hadley said that not many buildings are this long and that it would help to break it up. Sawyer would like a real photo of use in another location. Yerman suggested the discussion about the window locations and its association with the siding. He said right now there isn't much symmetry. Alvarez Marti said they are preliminary. Sawyer agreed, but that they need to dial this in and that they don't want it to look haphazard. Alvarez Marti suggested a different siding on the North module to break things up and would like to see this as an option. Minneman said the more options that they give the Board the better.

**Large windows on West of existing building:** They will be roughly the same width as Kochevar's, but taller. There could be muntins or it could be four large windows per Hadley. Sawyer understood, but would like to see these options on how to break this up and relate it. She wondered with the sun if there would be blinds and then worried that they might end up being drawn all day. Birnie said the spaces are used at different times during the day. Hadley thought that they would like them to be more in scale with a traditional window only larger. Minneman wondered if they are comfortable with big blocks of glass. Hadley will show options of it divided. Sawyer asked to see material in the window as an option for breaking the window up.

Yerman asked if this will be an assembly use and exiting, which will be looked at by BI.

**Entry/connector:** Sawyer discussed the entry and how it would function. Birnie said that they'd like people throughout the building, but to have one point of entry for ease of function. There would be two bars for events. Russell asked about the elevator. Sawyer said the last time it was much more spread out. Meyer noted a cricket was discussed at DRC and that the height might come down. Ross thought at the DRC that this was moving in the right direction. Alvarez Marti noted the entry connector and how it meets. She felt that the materials for entry canopy will be important for it not to look like a carport. Sawyer asked about the height of the connector and it will be ~5 feet higher than the theatre building. Minneman said that there isn't a max height in the P zone, but what can this area handle. Sawyer asked about bringing the height of the connector down and Hadley thought that it needs to be the high point. Meyer didn't think anyone would think this is tall. Sawyer again talked about how it will function with the sun. She is concerned about the height and if there could be an option. Meyer liked the forms which mimic the tipple and shape of Mt. Crested Butte. Alvarez Marti said the entire mass isn't 43' and it won't seem that high. No one from DRC was frightened by height of 42-43', but they need to see more. Sawyer noted that the rec center in Telluride it is similar.

**Structural supports:** Yerman asked about the internal structural supports and if there could be an option for a more traditional like a cross brace not the long members. Sawyer thought that an option would be good. Meyer didn't think it would be necessary. The existing building will have the existing more traditional trusses. Minneman said options just may be helpful for them to decide. Alvarez Marti likes that it is a contemporary interpretation and not corny. She asked if it would be metal and it will. Sawyer would like sizing and color if metal and then to have a wood option. Russell liked the metal on metal. He wondered about the roof on the connector and how it will be treated to help set it apart.

**Entry:** Sawyer had concern with weather and people waiting in this area and Hadley is still waiting on a detail.

**Front (West):** Sawyer asked about second story. It would be the community meeting room. Alvarez Marti liked the window proposals and as before will need more information. She liked the larger windows with the interaction between interior and exterior. She understood that it isn't traditional, but it is P zone and makes it look more interesting. Meyer and Russell agreed. Sawyer understood the want, but still worried about functionality with sun. Sawyer asked again for options on the dividers on the windows. They talked about the parking and the windows.

Doors on façade are actually windows. Sawyer thought that they need to be more symmetrical with materials beneath. It may just be a mistake and Hadley will get clarification.

**North/West deck:** The deck with roofing below was noted by Sawyer because this isn't normally seen. It has been denied in on other projects. She would like to see an option and wasn't sure what it would do. Sawyer thought that a railing might help also. Alvarez Marti reminded that this isn't residential and thought that there might be issues by changing this. Russell noted the gable on the west is asymmetrical and is odd. Hadley would check with this. Yerman noted the snow shed concerns. Sawyer asked if the upper doors are accordion and they are. Members were supportive of this.

**Theatre (North):** Sawyer thought that the small doors next to the large windows looks strange. Alvarez Marti gave her view of why she likes and that small windows would not work. Sawyer didn't think that she supports and didn't know that she liked the bay window effect. She needed a detail. Minneman wondered if it were more grounded, if it would help. Sawyer would like to see this option.

**East:** Sawyer appreciated the change to this gable.

Sawyer said they need a realistic siding look and photographic evidence. This will come back May 18<sup>th</sup> to the Board.

**Meeting Adjourned: 7:43 pm**

DRAFT