



## Staff Report June 21, 2016

**To:** Board of Zoning and Architectural Review

**From:** Bob Gillie, Building and Zoning Director

**Subject:** Center for the Arts – Site Plan Work Session – June 21, 2016

**Date:** June 17, 2016

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The work session scheduled for next Tuesday evening is to provide the Center's design team preliminary feedback on the elements of the site plan prior to a formal submittal. This is not a public hearing however the Board can decide to allow public comment if you so wish. This meeting is not to comment on the architecture which was the purpose of last week's work session.

### Background

The Town Council allocated the space within the Town Park in 2009. They are within the spatial design area. In addition the Resolution states that:

- Any planned facilities shall be designed in a manner so as to be sensitive to the scale, historic context, aesthetics and community values of Crested Butte. The design shall include adequate parking to address the parking demands of the facilities without impacting residential neighborhoods. The facilities shall be readily accessible to transit, pedestrians, bikes and disabled users and designed to minimize the ongoing energy cost of the facilities.
- Any community facilities displaced by new or expanded arts facilities shall be replaced in a new appropriate location.
- The maintenance of the green space along Sixth Street from the south entrance to Town to Butte Avenue shall be a strong consideration as plans are developed.
- When new facilities are planned, the existing adjacent uses shall be considered to avoid conflicts.

The Board is the review body that determines if these conditions have been met.

The staff has not had time to fully evaluate the plans at this time. The staff will be meeting in the near future to do so.

You should have received the following items.

1. Traffic Study (45 pages)
2. Turning radius exhibits (5 pages)
3. Utilities plan (1 page)
4. Snow storage plan (1 page)

5. Mundis Bishop (3 pages)
  - a. Site plan
  - b. Parking diagram
  - c. Town park circulation

The technical and engineering elements of the plan, such as the turning radii and utility plans, are not so important for the Board to evaluate as the staff will assure that they work. The Board should concentrate on impacts to the adjacent neighborhood, the parking plan, and the interaction between the park facilities and the Center.

There have been two yellow flagged stakes placed in the park that define the northwest and northeast corners of the structure. Obviously the south boundaries are defined by the existing building. We will not be going on-site Tuesday so it may be valuable to take a look at their locations prior to the meeting.

There is a parking analysis attached which evaluates the parking requirements in the Town code versus the proposal.

Following is the Building Departments analysis of the parking requirement for the Center for the Arts based on the Town's requirements in section 16-16-20 of the Town Code. Circulation and common spaces in the building are not calculated as needing parking.

### Existing Center for the Arts

Theatre	-239 fixed seats/4 = 60 spaces
Office/Gallery	- 632 sq. ft./ 500 = 2 spaces

Total	62 spaces
Off Street parking on-site	27 spaces

% of parking on site	43.5%
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### Proposed Center for the Arts

Theatre	- 321 fixed seats/4 = 81 spaces
Offices/Gallery/performance	- 11,466 sq. ft./ 500 = 23 spaces

Total	104 spaces
Off Street parking on site	16 spaces

% of parking on site	15.5 %
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### Net Analysis

Theatre	321 seats proposed minus 239 seats existing = 20.5 additional spaces
Office/Gallery/Performance	11,466 sq. ft. minus 632 sq. ft. = 33 additional spaces

Total additional parking spaces needed for expansion	- 54 spaces
On site spaces lost in remodel	- 11 spaces
Total additional spaces	- 65 spaces

CFTA (606 6<sup>th</sup> Street) – List of submittals 06-16-2016

1. Traffic Study (45 pages)
2. Turning radius exhibits (5 pages)
3. Utilities plan (1 page)
4. Snow storage plan (1 page)
5. Mundis Bishop (3 pages)
  - a. Site plan
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