

November 13, 2015

Crested Butte Center for the Arts  
Crested Butte, Colorado

**BOZAR Board Project Review 2**  
**November 17, 2015**

Project Review 2 will focus on the overall site planning for the Center for the Arts including location of the building on the site, proposed locations of other site amenities, location of walkways/drives through the site, general massing of CFTA based on program, and initial concepts of roof shaping.

**BASIS OF BUILDING PLACEMENT AND MASSING**

The updated material reflects comments to the initial building-placement options made by the BOZAR Board at the October 19, 2015 meeting.

The updated material responds in the following ways to BOZAR Board comments:

- Building mass is arranged in two connected components, the larger on the west end of buildable site and the smaller on the east.
- The east edge of the building is located as far from Seventh Street as possible to minimize visual impact on residential neighborhood and to maintain a landscaped edge along Seventh Street.
- The main mass of building is placed as close to Sixth Street as feasible while allowing for a drop off drive/fire lane between the building and Sixth Street.
- The two building masses are approximately 50 feet from each other. A roofed gallery connects the east and west masses. The gallery is enclosed for winter months and can be fully opened in summer.
- The building mass is arranged to be longer in the east-west axis than in the north-south axis. The narrow facades of the building front onto Sixth and Seventh Streets.
- Overall building massing is arranged as orthogonal masses in an orthogonal pattern that corresponds to the Crested Butte street grid.
- Strong visual and pedestrian connections are maintained north-south through the park. Connections exist along Seventh Street, along Sixth Street, and in between the two main masses of the building. The open spaces will be landscaped to emphasize the north-south connection.
- CFTA is placed farther south to increase distance from the building to Pitsker Field. The shifting of the CFTA to the south is limited by the requirement that current CFTA remain operational until the new facility is functioning.

**BUILDING SIZE**

As currently drawn, the building has a footprint of 25,300 square feet and totals approximately 38,000 gross square feet. The west portion of the building has uses on three floors (Lower, Intermediate, and Upper) with all the uses in the east building on a single (Lower) level. Plans of the schematic floor layouts are included in this package.

## **BUILDING AND SITE SECTION**

The arrangement of the Center for the Arts incorporates the 9 foot difference in elevation from Sixth Street and Seventh Street. The edge of pavement at Sixth Street is 9 feet higher than the edge of pavement at Seventh Street. The east entry to CFTA will be at lower elevation of Seventh Street (Lower Level). The west entry (Intermediate Level) will be directly accessible from Sixth Street and eleven feet higher than the east entry. See Section A-A in the attached material. At Sixth Street, the Lower Level will be below the grade of the site. Only the Intermediate and Upper Levels will be perceived from Sixth Street.

## **BUILDING PLACEMENT ON SITE**

The attached Site Plan indicates the schematic design of the Center for the Arts on the site. The building is approximately 68 feet from the edge of pavement on Sixth Street, 48 feet from the edge of pavement of Seventh Street, and 68 feet from the edge of Pitsker Field. A landscaped space approximately 50 wide exists between the two main building masses.

## **SITE AMENITIES**

The Site Plan shows the proposed general placement of site amenities around the Center for the Arts. The playgrounds along Seventh Street are located to the south and north of the east end of the CFTA. Both playgrounds maintain direct visual and pedestrian connection to Seventh Street. The roofed pavilion is incorporated into the landscaped area north of the CFTA. A future skate park is planned for the area north of the playgrounds along the east edge of the park.

## **BUILDING MASSING AND SHAPING**

The two main masses of the proposed Center for the Arts are arranged around the large volumes of the theater and other spaces whose use require higher-than-standard ceiling heights. See attached Floor Plans and Sections. The tall spaces are flat roofed in order to conform to the Town's building height restrictions. Program areas with less stringent ceiling height requirements are placed under sloped or faceted roofs that reduce the apparent mass of the CFTA.

## **PRELIMINARY ROOF STUDIES**

Included in the submitted material are preliminary studies of roofs for the Center for the Arts. The attached Roof Studies-Gable illustrate standard gabled roof shapes interrupted by the higher-than-standard volumes. Roof Studies-Modified Gable show gable roofs with a break in the ridge line. The modified gable has the advantage of lowering the roof edges on all sides of the building. The modified gable also reduces the roof into smaller roof areas closer in scale to near-by buildings.