



Staff Report BOZAR, April 26, 2016

To: Bozar Members
From: Bob Gillie and Molly Minneman
Subject: Center for the Arts work session, BOZAR Meeting, April 26th
Date: April 22, 2016

Summary:

Last month, on March 24th, the Bozar met with representatives of the Center for the Arts (Jenny Birnie and Andrew Hadley) to discuss their latest proposal for the New Center for the Arts to be located in the Town Park. The newest proposal reduced the size of the center by over 10,000 square feet and oriented the structure more along Sixth Street in a north/south axis and pushed it further away from Seventh Street than the previous rendition. The new proposal also incorporated the existing Center building into the plan. This meeting was intended to introduce the Board to the new concept and gather any input. The focus of the meeting was largely related to the new site plan although some time was spent discussing the architectural elements of the building.

The Center would like to continue the conversation with the Board as they refine their plans. Their latest submittal is based on the previously discussed site plan. More definition is given to the module forms, massing and proportion as well as materials as they more fully develop the architectural proposal.

Certainly the site plan is fair game for discussion including parking, snow storage, traffic flow, and pedestrian facilities. The actual park and playground plan will be in development on a separate track and are not part of the discussion at this point.

The architecture is certainly open for comment at this point. The connector piece, glass configuration, Alpenglow stage, materials and entry canopy should be discussed at this point.

All Bozar members are welcome to attend the 18th DRC meeting. This will be followed up with another full Board evening work session on April 26th.

In following up with regards to the DRC work session on April 26, please see the notes from the meeting. The packet include photos of a model that provides greater detail of the site, massing and roof forms. The model will be on hand at the meeting.

It may be helpful to keep in mind that the Board can request additional information and/ or options of features or forms that the Board may grappling or debating. Options are a useful tool in most design review scenarios, and may ultimately lead to favorable architectural outcome.

DRC 04-18-2016 CFTA (606 6th)
Alvarez Marti, Ross, Russell, Meyer
Minneman, Earley, Gillie and Yerman

Andrew Hadley, Adge Marziano and Carol May were present and Hadley explained the idea behind the model. The current plan is much like what they saw at the last BOZAR meeting. They are setback from the neighbors to the East. They'll keep the park spaces intact. Performing arts/visual arts in the existing building, which will be repurposed. The front entry will be removed. The pavilion will stay. The grade has been changed to help with the building and to hide parking. They reviewed the elevations. Lobby will be in the middle connector. There will be a lot of glazing in this area, they hope because of the activity. They have been trying to work on the transition between the new and old which was a problem last time. The theatre space internally hasn't changed much. They have addressed the large gable on the new portion on the East. They wanted to preserve the park spaces and then plan groves of trees. They want the building to interact with the site. They think that the trees soften the building. Meyer asked about windows on the North and Hadley explained that a stairway space has been created that separates the theatre space and also allows glazing on this elevation. Windows will be 2 over 1 type recessed in a wall or projections from a wall where people can sit (18" to 2' deep). These will have breaks at maybe 4'x6'. The glazing will mostly be on the east and west. For the siding, Hadley noted Kochevar's 1"x8" or 1"x10" with vertical members. For the front entry, they would like something inviting and light. Members asked about an upper deck on the northeast, but it isn't proposed at this time. Alpenglow stage will stay the same most likely; maybe reconfigured slightly to how lighting and sound is added. They would like to see the height at the max 45' and the front would be 35'. They'd like copper shingles that would patina.

Ross had to leave early, but thought that things were on the right track and the massing is well thought out. He is looking forward to seeing the next steps. He said it is certainly tall and wondered if it would be the tallest in town. They talked about public and other historic buildings. Most of which, if taller, are either parapets or bell towers. Hadley said that 35' is needed inside the theatre space. Meyer thought that some could be put into the ground before the water table is hit.

Alvarez Marti appreciated the building as a whole and thought that it is headed in the right direction. She thanked them for the change on the East. The connection with the old building is a little awkward, but she understood and said that it isn't the dominant feature as it was before. Alvarez Marti likes the landscaping and thinks it will help to mask the massing. She also thought that they had done a good job to vary the massing. Alvarez Marti was in favor of the glazing and wanted to see how it evolves. She was excited to see what the siding might look like. The vertical is a little smaller than that on Kochevar's which is post and beam. Alvarez Marti asked about the material around the glazing and Hadley thought that there would be some flashing detail.

Meyer thought it was a brilliant evolution from what was seen previously. The East large gable is gone. The large flat roof has decreased the mass.

Gillie wondered if it would be helpful for them to present different options for materials, windows, etc. Alvarez Marti didn't think so. She thought they needed more detail. Minneman cautioned that it is hard to say this is the best choice without other options. She wondered about thicker muntins or less glazing in the window walls. Gillie encouraged seeing options for siding for instance with 4" vert versus 8" vert. Alvarez Marti likes the glazing and for how it lives on the interior. Hadley said there will be a detailing of the glazing that is a careful touch. They will have that the next time. Meyer worried that putting too

much structure in the window and that it might draw your eye to it, where all glass makes it look lighter. Structure will be behind the window wall per Hadley, as Nestor would prefer. Alvarez Marti thought that it worked with the roof planes and likes the entry.

Russell liked the copper and wondered about bringing that into some pop-outs. He just thought varying the material might help break the mass rather than all one material in all one color. Minneman said this is where options may be helpful.

Minneman wondered about the **steepness of the pitch** and their thoughts. Meyer said that they have looked at it many times. Russell wondered if it could be incorporated more with the new and not feel so separate. He likes the new entry and double pitch. This does isolate the old building and make it feel like a garage. Alvarez Marti asked about the connection to the old building. Minneman wondered if more options are needed for this also. Gillie said that there are old exposed trusses on the old building and could this be incorporated into the new building? Maybe this would tie the building together as a theme. They will stay on the old building and work structurally. Meyer cautioned integrating too much could overwhelm the old building. All weren't quite sold on the transition and thought it needed a little work. Hadley said that Bottino was trying to minimize this little cricket but agreed that it could change.

Exterior restrooms will be in the old building.

Hadley explained that the new performing arts center will be new and they wanted to keep the other building separate, but he understood that even with homes there is some connection even with siding etc. Russell wondered if another element could come in to connect, but Alvarez Marti and Meyer thought that this is done by the connection with the Alpenglow stage. Alvarez Marti asked if it would be open on the stage and it will be per Hadley.

Russell asked about **signage** and how they will put this on the building.

Minneman said that this will come again to BOZAR next week. Then, this will have a special meeting in May. Hadley thought most details and options would come to the meeting in May. Bottino is away at the moment.

Alvarez Marti wondered if the **connector** needs to be as high or a flat roof. They looked at the elevations.

Russell thought that there needs to be an option on the **North** for them more separated. He wondered if the staircase would be visible and it will be.

Russell then wanted thoughts on the **entry canopy**. Alvarez Marti asked about if this will be glazing. Hadley wasn't sure. Russell thought it was light and he liked. Meyer thought that it was interesting with the posts all at different angles. Minneman wondered if an option would be helpful. She just reminded that this is the time to ask for it before they get closer to publication and Hadley agreed. Alvarez Marti wondered what the material would be and Hadley said it would be roofing material. The posts would be a combination of wood and metal. Russell would like to see another option. He does like it as presented. Alvarez Marti thought that it could depend on the materials used also.

Yerman said senior staff will be meeting tomorrow and will get comments.

Alvarez Marti asked about **parking**. There are 24 existing and they aren't sure about finality and actual calculations. Gillie said we may do a calculation to show how many spaces would be required if a free market building. Hadley also mentioned connectivity. Gillie thought that the total plan would need to be laid out in May. Yerman talked about **walking radius** and presenting this information. Gillie mentioned a **traffic study** was asked for and would be helpful also. Day to day versus events is also different. **Circulation diagram** would also be helpful per Yerman. Alvarez Marti asked about the park space. Yerman explained when the building footprint is secure then Mundis Bishop will work with town staff in July.

April 11, 2016

Crested Butte Center for the Arts
Crested Butte, Colorado



BOZAR Board Project Review 4
April 18, 2016

Project Review 4 addresses Center for the Arts (CFTA) topics discussed at the March 24, 2016 meeting with the BOZAR Board.

The material submitted for Project Review 4 includes:

- updated site plan indicating locations of the Center for the Arts and outdoor activity areas,
- revised floor plans responding to relocation of some building massing,
- revised elevations and sections showing revised building and roof shapes, and
- design diagrams.

The design for the expanded Center for the Arts is based on three main design decisions. These design decisions are illustrated in the accompanying diagrams A through E:

1. Reusing the existing Center for the Arts building (Diagram A),
2. Creating an area in the center of Town Park reminiscent of a grove of regional trees with clearings for activities (Diagram B), and
3. Organizing the Center for the Arts expansion as a new building parallel to the existing Center with a central easily identifiable entry and lobby shape. (Diagrams C and D).

Diagram E shows the entire expanded Center for the Arts; its identifiable central shapes visible within the grove of trees in the center of Town Park.

RE-USE OF EXISTING CENTER FOR THE ARTS

By incorporating the existing building into the expanded Center for the Arts, the project reduces construction costs and consumption of resources associated with new construction. The roof height of the existing building makes it possible to create performance and arts studios inside the adapted structure. The building will retain its existing shape but will be clad with materials to be compatible with the new construction.

SITE CHARACTER

The central zone of Town Park that contains the Center for the Arts, playgrounds, picnic areas, and informal activity areas will be planned as a treed area with open zones for outdoor activities. Local trees species consisting of both deciduous and evergreen trees will be planted in a naturalist arrangement to suggest the characteristics of naturally occurring groves of trees. Within the treed area, open zones will encourage a variety of outdoor activities. The approximately 120-foot wide area between the Center for the Arts and Seventh Street provides areas for recreating the existing playgrounds and picnic area.

NEW CONSTRUCTION WITH IDENTIFIABLE SHAPES

The main program areas of the new Center, including the theater, will be in a primarily rectangular building parallel to the existing Center for the Arts. Grade west and north of the new construction will be raised to reduce the apparent height of the new construction. Two components will connect the new and old construction and mark the entry and lobby space of the expanded Center for the Arts. A narrow entry shape containing the Center's community room will be placed on axis with Whiterock Avenue to create an identifiable and prominent front door to the community's new arts center. From the entry, a flat entry canopy will extend to the west providing protection to patrons. The central story-and-a-half lobby connects the new and existing buildings and provides access to the outdoor activity spaces west and east of the Center. From the west, activities in the lobby will be visible through windows facing the west courtyard. Windows on the lobby's east wall will provide views to Mt. Crested Butte and the park areas to the east. The peaked gable shape of the lobby slopes to visually tie the low gable roof of the existing building to the taller theater shape to the north. The peaked gable shape will be the most identifiable component of the expanded Center for the Arts; it will be seen primarily from the west with Mt. Crested Butte at its backdrop.

ADDITIONAL TOPICS:

- **Building Materials**

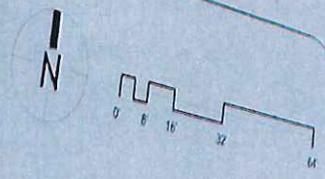
The submitted elevations include preliminary representation of the building material envisioned for the expanded Center. The majority of the Center's exterior will be clad in horizontal wood siding. The siding will be organized in vertical sections separated by vertical trim. These sections will be in two widths: wider sections on the larger theater volume and narrower panels on the smaller building masses. The entry volume will be clad in flat, textured copper shingles which will patina naturally. All siding will extend to approximately three feet above grade. A concrete wall base provides moisture protection to the building perimeter. The linear and peaked gable shapes will be roofed with standing seam metal panels.

- **Windows and Other Glazed Openings**

Glazed openings in the Center will be of three types: standard in-line-of-wall rectangular vertical windows; rectangular vertical windows with seating areas projecting past the face of the wall; and partially recessed glazed entry assemblies consisting of doors and windows. All windows will be vertical with a width-to-height ratio of approximately 1:2. The entries will be organized to be similar in proportions to storefronts in commercial buildings on Elk Street.

WHITEROCK AVENUE

SIXTH STREET



CRESTED BUTTE CENTER FOR THE ARTS
HOLZMAN MOSS BOTTINO ARCHITECTURE
MUNDUS BISHOP

WEST



19 WC

18 WC

17 WC

UPPER COURT

LOWER COURT

3 WC

12

13

5

6

7

Entry / Parking



South

EAST



SEVENTH STREET

WHITEROCK A

CITY OF WASHINGTON

CONSTRUCTION TO 7th



BLEACHER

THE CENTER FOR THE ARTS
1000 6th St. N
DURHAM, NC 27705

NORTH

