

Staff Report July 21, 2016

To: BOZAR
From: Bob Gillie
Subject: Center for the Arts- Public Hearing
Date: July 15, 2016

Summary: The Crested Butte Center for the Arts has been working with the Town for several years now to develop a new expanded Center in the Town Park. The Design has gone through several renditions. The Board has had several work session with the design team. This year alone there have been six work sessions.

You all should have received a packet of materials last week.

Previous Council Action: The Town Council allocated a development envelope for the Center to work within. The Council also placed certain conditions and constraints on the development that were memorialized in Resolution No. 4, Series 2015. You will find this resolution attached.

Please read it. The conditions are as follows in condensed version:

- a. Maximize park green space, provide additional soccer field space, update playground equipment, and provide two outdoor accessible year-round restrooms.
- b. Provide business plan for review.
- c. Any planned facilities shall be sensitive to the scale, historic context aesthetics and community values of C.B. The design shall provide adequate parking without impacting residential neighborhoods. The facilities shall be readily accessible to transit, pedestrians, bikes and disabled user, and be energy efficient.
- d. Any displaced facilities shall be replaced.
- e. The public shall have a opportunity to comment of the design to Bozar.
- f. The maintenance of green space along 6th Street shall be a strong consideration.
- g. Avoid conflicts with adjacent uses.
- h. The soccer field shall continue to serves as seating for outdoor events.
- i. There shall be a landscape architect on the design team to ensure recreational amenities are appropriately relocated.

The Board should pay special attention to items c, f, and g, The staff will monitor a, b, d, hand i.

The staff continues to work with the Center to perfect the site plan. This week we sent the Center a two and half page letter asking for changes and clarifications relative to the site. You will find this attached as well. Some of the items may be resolved by the meeting.

Public Hearing Process, June 21, 2016

The agenda for the public hearing will be as follows.

- 6:00 Call-to-order
- 6:05 Presentation by Center Design Team
 - Site plan
 - Traffic plan
 - Parking plan
 - Architecture
- 7:30 Public comment
- 8:30 Board discussion and questions
- 9:00 Adjourn

The staff views this meeting as a public meeting for the Center to get the whole plan out into the public view and start the public process conversation. This is very much in line with item e of the resolution. To this point the work sessions with the Board have been largely without public attendance. Realistically it is not likely that the Board will have time to digest public comment, request clarification and drive toward a motion at this meeting. It seems likely that the public meeting will be continued until a date certain in August and this would be the staff's recommendation.

RESOLUTION NO. 4

SERIES 2015

RESOLUTIONS OF THE CRESTED BUTTE
TOWN COUNCIL EXPRESSING SUPPORT
FOR THE USE OF PUBLIC PROPERTY FOR
THE PUPOSE OF EXPANDING THE
CENTER FOR THE ARTS' FACILITIES

WHEREAS, the Town of Crested Butte, Colorado (the "Town") is a home rule municipality, duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado;

WHEREAS, Section 4.7 of the Crested Butte Town Charter provides that the Council may act, other than legislatively, by resolution;

WHEREAS, there is a desire for expanded arts facilities in Crested Butte, which such facilities should be sufficient to accommodate, among other things, performance theaters, outdoor concerts space, multipurpose community space, visual arts workshops and display space, office and administrative space and support space;

WHEREAS, by Resolutions No. 6, Series 2006 and No. 15, Series 2009, the Town Council expressed its support of such expansion, provided that financial viability, scale and architecture within the unique context of Crested Butte, impacts of traffic and parking, availability of facilities to pedestrian and transit access and the conservation of existing community facilities and amenities are addressed to the satisfaction of the Town in connection with such expansion;

WHEREAS, the Town Council, based upon recommendations from Town staff and planning consultants Mundus Bishop Design, Inc. ("Mundus Bishop"), and community input, has expressed support for relocating the building site for the expanded Center for the Arts facilities (the "Project") to the northeast of the area described in Resolution No. 15, while leaving Pitsker Field in Town Park;

WHEREAS, in connection with relocating the building site for the Project to the northeast of the area described in Resolution No. 15, based on the Town staff's recommendation, the Town Council supports the Center for the Arts relocating certain effected park and recreation amenities in Town Park; and

WHEREAS, based on the recommendations of Mundus Bishop and Town staff, as well as community input, the Town Council hereby finds that the Center for the Arts' relocation of the building site for the Project to a new location in Town Park, and the relocation of certain park and recreation amenities in connection therewith, are in the best interest of the health, safety and welfare of the Town, its residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN

OF CRESTED BUTTE, COLORADO, THAT:

(1) One location situated on public property is appropriate at this time for the Project. Such location shall be as depicted as the "Structure Zone" on Exhibit "A" attached hereto.

(2) The Town Council also finds that the Project shall be subject to the Center for the Arts' compliance with the following requirements:

(a) The new site placement must maximize green space in Town Park, provide additional soccer field space, update playground and park equipment, provide two outdoor accessible year-round restrooms and provide a Project that has a synergistic relationship with Town Park.

(b) The Center for the Arts shall submit a business plan, reviewed by an independent entity showing that any expansion will be feasible and financially sound so as not to become a financial burden to the Town and its citizens. An adequate endowment shall be in place to assure the ongoing financial operating viability of the facilities. Revenues and ticket prices should be affordable for the community. Facilities should be phased in to reasonably accomplish the above standards.

(c) 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.

(d) Any community facilities displaced by new or expanded arts facilities shall be replaced in a new appropriate location.

(e) The public shall have the opportunity to comment on the design of the Center for the Arts' facilities during the Board of Zoning and Architectural Review (BOZAR) process.

(f) The maintenance of the green space along Sixth Street from the south entrance to Crested Butte to Butte Avenue shall be a strong consideration.

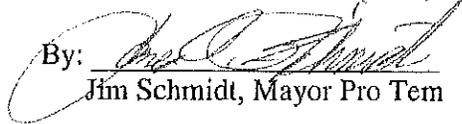
(g) Existing adjacent uses shall be considered to avoid any potential conflicts.

(h) The soccer field shall continue to serve as an outdoor seating area for the outdoor stage for the Center for the Arts.

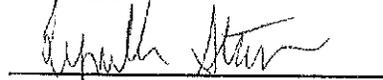
(i) The Center for the Arts shall include a landscape architect or other park designer to the project design team to ensure the Town Park recreational amenities are appropriately relocated during the BOZAR design review process.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL OF THE
TOWN OF CRESTED BUTTE, COLORADO THIS 24th DAY OF April 2015.

TOWN OF CRESTED BUTTE, COLORADO

By: 
Jim Schmidt, Mayor Pro Tem

ATTEST:


Lynelle Stanford, Town Clerk

(SEAL)

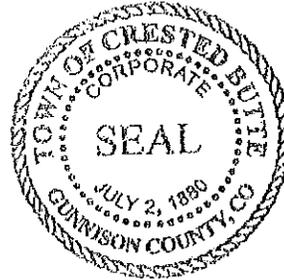
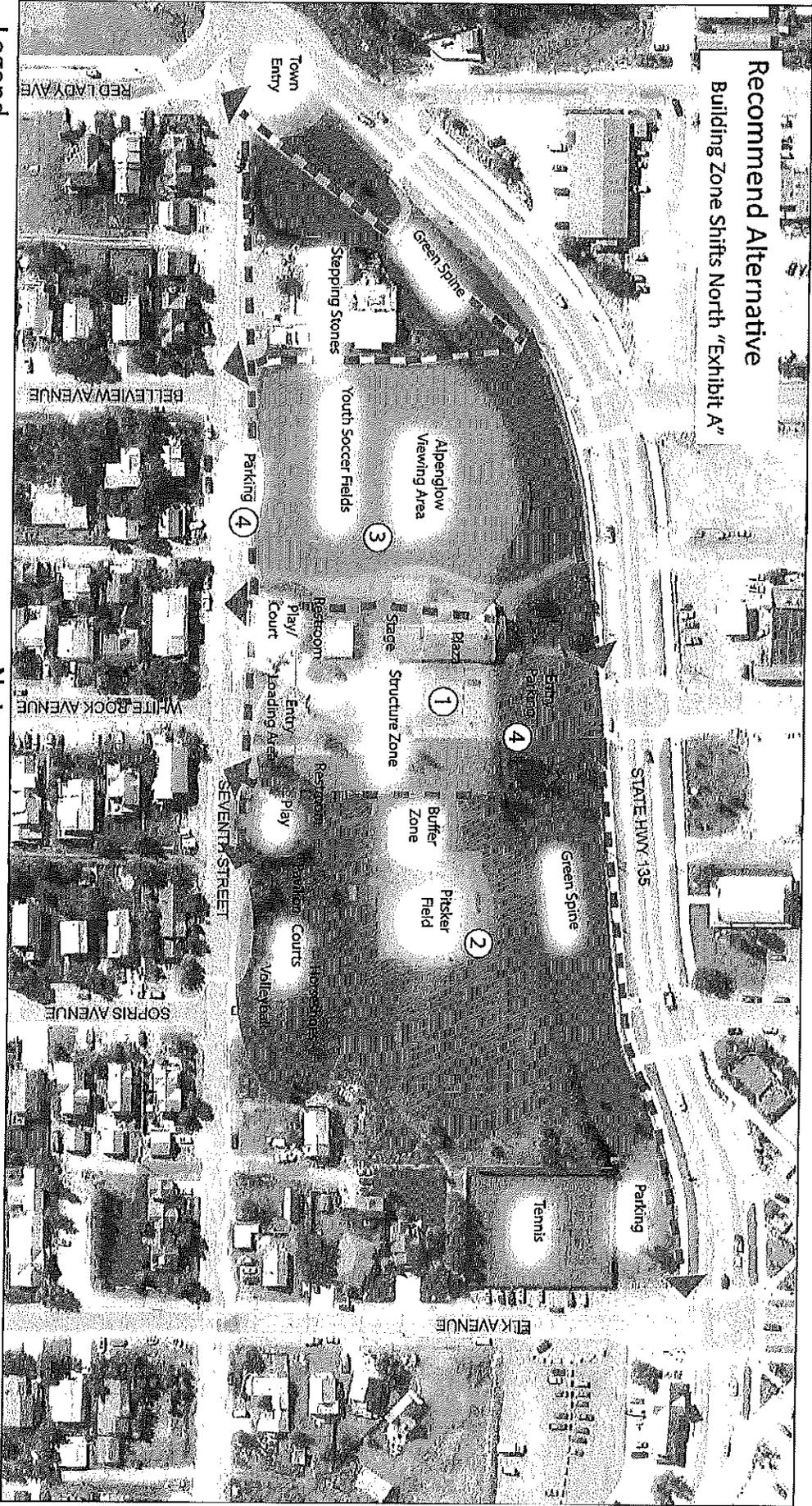


EXHIBIT "A"
(New Center Location)

[attach drawing depicting the "Building Zone" here]

Recommend Alternative

Building Zone Shifts North "Exhibit A"



- Legend**
- Walkway
 - Green spine
 - Structure Zone - 34,000 sq ft

- Fields
- Play space/ Court Space
- Entrance/ Parking

- Notes**
- 1 Building zone—plaza, 2 outdoor accessible restrooms, music garden, alpenglow stage, sculpture garden
 - 2 Pickster Field Remains
 - 3 Additional Field Space Allows for greater flexibility for Youth Soccer Fields
 - 4 Up to 78 Parking Spaces on 7th Street Existing Parking Area can be utilized up to 22 spaces



July 12, 2016

Jenny Birnie and Center Design Team
Executive Director, Center for the Arts

RE: Town Comments Regarding the Center for the Arts Expansion July Submittal

Dear Jenny,

The intent of this letter is to provide the Center's Design team with continued feedback. As you are aware, the submittal for July is for the July 21, 2016 BOZAR ("Board") public hearing. We are hoping by providing feedback ahead of the meeting many of these items can be addressed prior to the public hearing.

In reviewing the plans there are several grade changes occurring on the site. Your design team is using several different design features including grading, retaining walls, and incorporating the grade into the overall architecture. However, the different plans (engineering, landscape, site, etc.) do not reflect the grading plan. Your previous submittal included a model that reflected the different topographical changes around the site. Please notify the staff if your team plans to submit another model or how you plan to demonstrate the site grading changes to the Board during the public hearing. It appears the still imagines and cutting planes do not communicate the grade changes and site variation affectively.

Below are the comments from the staff after our review of your submittal.

Utilities and Grading

1. The pump room will require a back wash line out of the pump room that connects either to a drywell or storm sewer. Plans have not been provided on how this will be achieved. Please have the Team's engineer contact Rodney, Public Works Director, for clarification on this requirement.
2. The pump room should allow sufficient access for the pump to be removed and replaced in its entirety.
3. The grade of the driveway and the slope on the parking area create a ponding area that will drain into a dry well. The trench drain should be heated and identified as such on the plans.
4. Please move the eastern manhole to be aligned with the sidewalk through the park. This line will be required to be maintained by a jetting trailer and locating it in the sidewalk will prevent damage to the playground and sod areas within the park when it needs to be maintained. Access to the west manhole will be required as well.
5. The Southwest rendering does not accurately reflect the grade issue to the parking lot.

Trees

1. There are trees and garden areas located in snow storage areas. Please remove them from the landscape plans. This is especially important next to the parking area on the southwestern portion of the building. Where snow will be pushed into this area.

2. There appears to be trees located over the new utility lines. A 10' setback for new trees around these lines should be observed over buried utility lines. Deciduous trees should be avoided near the sewer and irrigation lines.
3. Please ensure that existing trees that will remain will not be disturbed by the utility line relocation.

Access and Circulation

1. The traffic study does not appear to warrant a left turn lane for south bound travel. The current traffic study needs to elaborate on the counts for this turning movement for all three types of uses identified in the study.
2. What are the traffic control measures that are going to be put in place to control access to the southern access lane and front of the bathrooms? This needs to be identified on the plans. How is traffic from to the parking lot controlled to not use the emergency access aisle?
3. There is no ADA pedestrian access plan submitted. Will there be ADA access to the building from the east? To the pavilion? Please identify those walks which are ADA compliant and those that are not.
4. The plans call for the use of pedestrian ways to access satellite parking areas. Many of the Center's events last until after dark. A lighting plan should be included in the submittal if pedestrians are expected to use these pathways to remotely park. The Seventh street sidewalk to the school is an example.
5. An emergency access plan has not been provided.
6. Provide dimensions on all sidewalk, driveways and access lanes.

Parking

1. Many of the satellite parking areas are heavily used during special events. The traffic and parking plan does not identify that the Center plans to coordinate or limit events while other special events are occurring. The plan should include ideas for how this could be achieved.
2. The parking plan calls for valet parking to occur. Where will cars be parked as part of this new system? How will employees get back and forth?
3. The staff discussed including additional head in parking in the area of the old restrooms. Can this be achieved?
4. Several of the parking signage plans need further edits. These should be discussed with the staff.
5. The parking plan call out as many as 70 bikes using the site at one time, however there is only one bike rack on the submitted plan. Please update plans to show the appropriate number of bike racks and location to accommodate the planned bike usage and include bike rack locations on the east side of the site.
6. A maximum theater occupancy for standing room only shows has not been identified.
7. Parking on 7th street should be paved and striped.

Park

1. The basketball court is only a half court and now has a retaining wall around the court. Please provide a square footage for the court and ensure proper spacing from the retaining wall to the back of the hoop.
2. Bathroom stall counts have not been identified on the floor plans. Each restroom is required to have 3 stalls. Please provide a floor plan for the public restrooms.

3. The treed area between the retaining wall and Pitsker Field on the northwestern corner of the site appears to have a steep slope. This does not appear to be usable passive park space. Can the wall be increased and slope decreased? Is there a way to make this section more useable?

Snow Plan

1. The connector will snow shed over the main entrance and parking area. A large enough shed will damage several cars if parked in this area. How will the shed and drainage be controlled?
2. The canopy over the main entrance will drip onto the main staircase. How will ice buildup be controlled?
3. The snow plan needs a legend.
4. The roof plan needs to be incorporated into the snow plan. Roof snow sheds need to be identified and plans need to show how it will be mitigated.
5. Required emergency exits are shown in roof snow shed areas and in snow storage areas. Once a roof slides, it is extremely problematic to remove. This situation should be avoided.
6. Any areas that needs plowing must be paved. All plans should reflect the correct surface treatment especially along the southern access road.

Architecture

1. The west tower feature does not appear to reflect the vertical copper proposed.

The Town staff would be willing meet with your design representatives to work towards finding solutions to these issues identified. Please let me know a time that we can meet and I will arrange the Town's staff schedules.

Sincerely,

Bob Gillie
Building and Zoning Director

CC: Rodney Due, Public Works Director
Janna Hansen, Park and Recreation Director
Michael Yerman, Director of Planning

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%
----------------------	-------

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	17 spaces

% of parking on site	16.3 %
----------------------	--------

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

Town of Crested Butte
Board of Zoning and Architectural Review
Special Meeting
June 14, 2016

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.

Sawyer called the meeting to order at 6:05 pm.

Members present were: Alvarez Marti, Sawyer, Russell, Meyer, Ross and Nauman.

Staff members present were: Gillie, Yerman, Minneman and Earley.

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 architectural 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, Nestor Bottino, Ed Schmidt were present. Bottino explained there are many revisions that they'd like to review with the Board tonight. Mainly, the changes are to the elevations and materials samples. The site plan was updated based upon a meeting with Town Staff and Mundis Bishop. This will get reviewed next week. They've added some storage for Town Park on the East, which added some shaping to the building and is centered on the ridge. Some of the siding and windows were revised. They unfolded the building for North and South of courtyard area. Images shown were a 3D walk around and they had both color and black and white. The windows were shown 1x1 upper transom with a 1x2 on bottom and only the top would be operable. These are what is proposed for the theatre. He showed examples of the Grubstake and Somrak Plaza front facades. He then noted the cap piece as the overhang. He pointed out the railing on the northwest corner of the building, which would be metal with a wide wood cap. The thin metal would replicate the shape of the building in a "V" shape. Entry, wood structure and canopy were question areas at previous meetings and he showed an updated drawing. Glass now carries up above entry about 20' and they propose that signage would be inside that window. For the wood structure, he showed a theatre in New Jersey, which has the large glue lams at an angle. On the West these glue lams are proposed on the outside and east they are inside the wall. They thought heavy timber is the best because it is warm. Then, they don't have to fireproof then. The steel would need to be painted with intumescent paint, which is very expensive. Copper centerpiece is shiny when new and then patinas to green/blue. This, they believe, would have some relationship to other siding. They had originally shown ribbed shingles. They have looked at doing this like a horizontal folded metal siding at 2", which are interlocking. They don't know if they could get this type ribbed. They could also be turned vertically, but wouldn't have the patinaing as with the horizontal. He showed photos of corrugated metal on other buildings. He then showed the "Casa Bella" entry with the flat roof. Their roof, as proposed, would have a little bit of a pitch so that it drains and the underside would be wood. They would pull this away from the wall so that there isn't a shadow. Columns start vertically then come away from the wall. There would be four columns. Regarding the roof edge of the building, Bottino explained that they feel this isn't completely unrelated to what has been done just a contemporary interpretation. The roofing would be one finish in a natural metal such as pre-weathered galvalume. They don't like the idea of a painted roof. There are two sizes of siding: majority would have 4" and theatre would have larger vertical exposure. They thought steel channel to break up and help drain water from roof. Sawyer asked if there was a commercial application as an example. Bottino showed a residential application from another location, but didn't have a commercial. The siding would be beveled. They thought about staining with a semi-transparent stain and presented options. They would prefer the building not to be painted. They prefer the darker. The Alpenglow stage is proposed as 32' deep from front to back and currently it is 30'. They need enough height for a lighting truss and to be about 15' in the air. They spoke about how much of the stage needs to be covered. There is a fixed roof and a frame that stretches out from that, which would have a canvas roof and sides in summer. It would be 25' to the tallest point. Exterior lighting was also talked about.

Staff Comment: Minneman thought that going elevation by elevation would be helpful especially for Board members that weren't present last month. Site plan and related items will be next week's focus. Minneman said included in their packet

was a list of the items the Board has asked for in the last two months. It was asked what happens if a Board member wasn't present and Minneman thought elevation by elevation then questions could be asked.

Board Discussion (West): On the existing building, they have removed the windows on the right. Now, it is asymmetric. The other change is the theatre window on the North is three windows instead of four. The West windows will be to a kiln/art studio space.

Connector: They moved the elevator closer to the entrance and the shape of the box is a little different and the proponents feel that it incorporates better. It stayed the same height. Members thought it looked different, maybe wider. Sawyer thought it looked better.

Entrance: Meyer noted that he might prefer the post tilted. This entry would be open and not enclosed.

Window above the entry: The proposed glass above entry is new. The doors would also be glass. All supported the glass doors. All supported the windows above. Ross thought it would be better without some of the copper.

Dance window: This window is slightly smaller than theatre window. This would be about 16' and would be protruding about 1'. All support. The mullion pattern is correct on the elevation not the rendering.

Gable: This was shrunk and it is not asymmetrical now.

6 Windows (width of gallery): No comments.

End piece: Ross thought that there was a lot of void in comparison to the rest of this elevation. The windows are on the north and south elevations. Alvarez Marti agreed with Ross. She thought it was a lot of siding and worried about it looking like a warehouse. Hadley wondered about a group of trees. Sawyer, Russell, Nauman and Meyer supported as drawn. Bottino said they will look at it again.

Deck: The window was moved to the North. It is cantilevered. All supported moving the window and cantilever.

North (pop out 3 pack of windows): No comments

Accordion doors: No comments.

Windows below accordion doors: Bottino explained that the large pack of windows adds light to hallway. It is a four pack not six. They are not quite square. Sawyer asked if they could come down slightly. Bottino said yes it will be lowered.

Door: This door has an intermediate height due to grade. Alvarez Marti asked about color of door. It would be close in color to the siding.

Window material: This would be aluminum clad with wood on interior. The color isn't decided, but may be brownish copper. Alvarez Marti asked for sample.

Theatre windows: All supported.

Large door: They felt that there was more of a relational shape of the building to the neighborhood.

East (North side of courtyard): The large windows look into an art studio. They are thin windows with doors. There would be a slight return, as it is recessed. This space would be to load/unload equipment. All supported.

East connector: As noted before, the structure is interior. There will be doors at both ends. Concrete base up will have wood members up to frame the windows.

East (South side of courtyard): Standard windows and large doors in scene shop. No comments.

Southeast corner: Roll-up door and three man doors. No comments.

Two four packs of windows: This is the performance studio. Ross asked about three windows, but they are narrow. They could do three, three packs of windows. They will bring this better into proportion

Alpenglow stage height: 25'. The existing center is 26' to ridge. Nauman saw the need for lighting, but many of the shows are during the day. Proponents noted that under the canopy it is shaded. Schmidt said that they wanted to have the Alpenglow stage and entry similar and felt that this actually made the stage a little smaller. Ross liked it a little bigger as presented because it balanced old versus new. This will be very visible.

Materials (old building): Smaller siding in a blue hue semi-transparent stain. The base will be board-formed concrete; a photo was provided. Sawyer asked where this is seen historically and Minneman said it isn't. They have a lot of concrete proposed. The base of the existing building will be cementitious board. Sawyer asked if it would be smooth and Bottino thought it would be textured. Sawyer asked about thoughts on siding with hardiplank. Alvarez Marti thought that it would look odd. Bottino thought that it would be the same scale as the board formed on the new portion of the building and would be vertical. Sawyer said that this doesn't hold up with ice/water and Alvarez Marti agreed. Bottino thought that there are denser versions. Then, he mentioned precast concrete panels potentially. There is not exterior sheathing currently that will bring the wall out. The siding would stand out from base. Minneman asked about height and it would be 2'6" from finished floor, sometimes this varies. Smaller windows sit above concrete. Larger windows interrupt this line. Meyer didn't think hardiplank was a good option. Alvarez Marti liked the board formed on the new portion. She wondered about having a few options.

Divider piece size for windows: 5" roughly.

Connector: There will be large concrete column base 2'6" x 2'6" at base and then taper up, board formed.

West: 2'6" base below glass on the West, only the door interrupts.

Large wall: They have proposed stone and want it to look like a boulder retaining wall. Sawyer asked for a photo. There would be concrete/mortar between. The rocks would be round not square.

Copper: This will be folded horizontal. Sawyer explained that last time they asked for options for this because there was concern. Alvarez Marti wondered if it was possible to get a sample of the bent metal. Everything is vertical. She liked the flat shingle as it gives a different appearance to the piece. Alvarez Marti wondered about the stain and how they all become the same and thought this should be a centerpiece. Over time it would meld together. Bottino explained his thoughts. He thought folded copper had more presence and texture. She thought it was a lot of blue for this large of a building. Meyer asked about how big the sheets would be 4' wide x 8' long. Russell thought that it looked a little like a Venetian blind and agreed with Alvarez Marti. Ross and Meyer also liked the flat shingle look. Bottino worried that it wasn't enough texture.

Ross asked about spacing for panels. Small is 4' and large is 6'. They didn't want them to be so large that it was lost. Ross thought it might be a little busy and Meyer agreed and thought that it might be better a bit wider. Russell wondered about the break and if it would be contrasting. It would be steel so yes. Meyer thought that on the rendering it didn't look as bad. Russell asked about color or shade variations for different modules as asked for before and if this was looked at. Bottino thought it could be large portions darker and smaller portions lighter. Minneman asked if a mockup was needed for the BOZAR meeting and they thought an updated material sample, as provided by Farnell would be helpful.

Divider for siding: Nauman liked the color differentiation with metal. Ross thought that the metal would be more functional. Russell agreed.

Railing: Sawyer said it is off from town. Meyer thought it was too busy. Ross thought it wasn't too busy because wire mesh is busier. Russell asked about color/finish and Bottino thought it would be a weathered finish. Minneman

wondered if options would be helpful. Alvarez Marti said she was torn. Nauman wondered if the horizontals could go away to make it less busy, but he appreciated the wood cap.

Roof: Russell asked if it would be black and it would show. Bottino thought it would be lighter to match the other roofs.

Sample needed for cladding for man doors and windows.

Exterior lighting: Lighting in entry would be beneath roof. Then, the steps to lower parking would have it in the wall just to light the surface. They would like the building to glow. Sawyer asked about the deck and patio if there would be lighting and this needs to be looked at. Bottino mentioned string "festoon" lighting. They wondered about the use of the patio space and this is still being worked out. Sawyer asked about lighting on the interior and if it would be on all night and Bottino didn't think at that level, but wasn't sure how much. Minneman noted to the East and Seventh Street that they are used to dark. Alvarez Marti referenced the lights at the school and doesn't like this. Russell wondered about if there would be interior chandeliers in the connector and how this would translate to the exterior. They haven't decided this. Ross asked about the night sky lighting and if it applies to this. Minneman thought it does and they need to talk about this. Ross understood that it should be inviting when in use. Alvarez Marti said that with Anthracite Place there will be people living on each side.

Yerman noted that the courtyard can't be used much in the winter because of snow removal. It will be emergency access only. A snow plan will come.

Next Tuesday the work session will focus on the site plan (i.e. snow plan, landscape plan, traffic and parking study). Drainage isn't quite there yet. We will do a 3 hour meeting next week.

Sawyer adjourned the meeting at 8:17 p.m.

DRAFT

Town of Crested Butte
Board of Zoning and Architectural Review
Special Meeting
June 21, 2016

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.

Sawyer called the meeting to order at 6:05 pm.

Members present were: Alvarez Marti, Sawyer, Russell, Meyer, Ross and Nauman.

Staff members present were: Gillie, Yerman, Hansen, Minneman and Earley.

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 architectural 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.*

Ed Schmidt, Andrew Hadley and Tina Bishop were present. Hadley said that they have been working with staff and would like to use this meeting to get information from the Board.

Gillie noted that there is a letter from Yerman in the Board's packets to the applicant and that there hasn't been a lot of time for Staff to analyze this. So, there are issues that still need some work. They hope for generalized comments because things may need to change to get too far into the details. There are many technical engineering issues that need to be addressed. Sawyer asked if this would need to be addressed by the BOZAR meeting and Gillie thought so. They have met with Bishop. This will help them to get as far as they can and they will submit formally in July. Minneman said the Board will need to pick out a meeting date for July. Gillie didn't think it is beneficial to do a DRC meeting because of this process. Hadley thought a DRC might be helpful to help streamline for the full board meeting. Gillie didn't think it was fair to continue to gather the Board for meetings like DRC. Minneman said if it is in DRC it will have to be focused.

Bishop reviewed the site plan. She noted the entry and exit with parking and that the cross walk would be maintained. Then, she expressed the challenge of the grade. She explained that it is bigger and broader to make a statement to the west. There is a lower elevation parking lot. On the south and north, there will be connectivity to via sidewalk and service drive. The South will have ability for deliveries. The East is all dedicated back to basketball and playground. Parking improvements will be made along Seventh. Currently, it is parallel and they would like to do head in for a portion, but not in front of the playground for space. There will be a six foot sidewalk in front of parking. The drive is in a similar spot as it is now, but will meet all of the turning radius requirements.

She showed the parking to be provided and the shared parking spaces around. Staff has asked for improvements to continue to the South in front of Stepping Stones. Sawyer asked about number of ADA required. They have provided six. Yerman said one could be provided on Seventh Street for the park. Bishop said the front two spaces could be signed for short term. Bishop said that they will do work to see how this is managed in day versus night use.

Yerman noted there is a large clump of trees on the Northwest. They have asked them to tree spade to the Northeast because the restroom building will be removed.

They are still working on snow storage.

Many utilities are going to be relocated (i.e. sprinkler main and sanitary sewer).

Turning movements and radius were provided along with the written traffic study. They will also provide the traffic management plan as part of a future submittal.

Next submittal: They will do a design to better show the orientation of playground/basketball area. Sawyer asked about substrates for both. Yerman explained that they will apply for the GOCO grant and this will include a public input process. The public has ownership over this and it will be a process because the existing playground is a problem with our insurance currently.

Gillie noted that since there is no left turn out of the parking lot and wondered the impact on Elk Avenue and streets to the east. Ross wondered why there was no left turn and Bishop said it is mainly due to amount of space for queue and turning radius. Sawyer wondered if this needs to be changed. Hadley explained the difficulty of the bottom lot. Bishop said that the sidewalk is straight. Sawyer said a jog is better than not having left turn. All thought that this is important to have a left turn lane, so it needs to have a restudy. Schmidt said a study will come about right turns to direct folks onto Seventh Street. Hadley wondered about how much the drop off would be used and members thought it would be well used. Ross wondered if this could be studied to see how much it is.

Utilities and grading: These are not a BOZAR decision, but they just ensure that Staff is taking care of this.

Access Road: Hadley asked about the bus drop off. Bishop showed the traffic flow. Sawyer wondered why they aren't using the full space. Aisles are required. Landscaping was removed, but aisles were kept. Sawyer wondered if one could be removed to ensure more space or another parking space. The daily drop off will be at the front door. Yerman has concerns about the area to the East. Currently, the Center only uses this space 12 times per year. It would only be for fire access or occasional use for loading/unloading/band. The front area would be wide enough for two vehicles. Most deliveries happen in the morning in hopes that there wouldn't be conflict. Sawyer said that there shouldn't be any buses on Seventh Street, which was decided upon early on. There will be difficulty with those entering here. Yerman said that there needs to be a jog to ensure that people recognize this isn't a road. There will be a material change. There will be snow storage along here on the building.

Parking: Bishop provided the current counts. There are 95 spaces at the 4-way, 17/19 spaces at the tennis courts, and 25 spaces at the temporary lot on 6th and Whiterock. Meyer asked about parking for Alpenglow. Gillie said that they have been asked for day parking versus night parking demands. He said there isn't much new parking with this proposal, but there will be a much greater demand for parking. He wondered how it will work here. He thought much hinges on the parking management plan. Sawyer noted the difference in parking existing versus proposed. It goes from 43% to 16% parking provided. Sawyer said it concerns her and has concerned her from the first meeting. Ross noted that the spaces changed because of the way that they were oriented also. Meyer worried about Alpenglow. Alvarez Marti noted that valet was noted before for the school parking lot. Schmidt said this is an option and the intent would never have been to park all people onsite. Ross thought that it isn't the issue of parking a whole event onsite. He understood it was a grid and was limited. He thought it could become problematic without a good plan, which we don't have yet. He worried about conflicts of events and use of other areas. He thought a plan is necessary for the Board to feel comfortable and be able to address public concerns. Sawyer said this will be important especially if all public that comes says the parking doesn't work. Schmidt noted the issues even with a well-intentioned plan. Ross said the pressure is on them as the applicant because we know when these events are. He said it has to be spot on for this to work. Alvarez Marti wondered when it will be ready and they said soon. Alvarez Marti didn't think that the school parking lot was sufficient enough at times. Meyer asked about how many spaces are required and it is 104 based on a calculation included in the packet. Gillie said she wishes for this summer as a trial for how this can work to manage people and parking. Hadley thought a plan will put forward how things will work in a perfect world. He wondered if more parking is needed onsite. Alvarez Marti didn't think a few more parking spaces are going to help, but a more robust plan will help. Alvarez Marti wondered how things are being promoted this summer for parking. They are trying to get information out and work with the Marshals Department. The proposed drop off would not be used for Alpenglow per Hadley. Sawyer wondered about head-in parking on north area above cross walk on Seventh. Hansen said some of this is to do with moving hydrants. She also mentioned parking and sidewalk takes up park space. They talked about the proposal. The fence will go away. Gillie mentioned a sidewalk to connect with Elk Avenue with parallel parking. He said there are a lot of moving pieces. He also wondered about lighting. Alvarez Marti wondered about parking on Sixth Street. Gillie said this is CDOT ROW and is not realistic or safe. Meyer asked about day-to-day versus max requirement. Gillie said to look at the calculation and remove the number for the theatre, which would be 23 spaces. Sawyer said statistics would help and Yerman said they have requested statistics for a summer events. Ross asked about the bus and Yerman said it is based upon sales tax. Assuming that there are more people in town using the bus we assume that they are spending more money in town.

Yerman explained that they are making strides to get parking improved (i.e. paving 4-way next year). He said that the next step would be to have pay and permitted parking. There aren't many options for purchasing lots on or near Elk Avenue. The other issue is Mt. Crested Butte doesn't have much parking. We are also limited in park space. Ross thought that there was quite a lot and Sawyer noted other communities. Alvarez Marti wondered about the ROW spaces on Seventh in the winter and if they are maintained. Yerman said they would go to parallel and sidewalk would not be maintained. So, there would be a loss of some spaces. Alvarez Marti noted that the Whiterock lot should not be included in the plan because this is only temporary. Hansen noted what is currently maintained for the Center.

Trees: Town concerned with large loss of trees. Sawyer asked for Staff suggestion. Yerman noted a discussion with Bishop and how we will look at tree replacement and which trees can be saved. Hansen noted the grove where the sign is and what an amenity this is. Sawyer asked if amenities are being replaced as the Council had asked for. Yerman said yes and Bishop said it is actually a little more (not for greenspace). Yerman said the difficulty with trees is that there are certain places that they can't go or aren't probable. The clump with the town park sign will move to the NE and they liked this. Yerman said it would help if the Board noted landscaping/trees needed regarding architecture. CDOT ROW there isn't room. Ross thought North is important. Bishop noted the sanitary sewer. Ross thought that the East is also important. He also mentioned the southwest corner, but knew they couldn't block the Alpenglow stage. Alvarez Marti wondered if the proposal is to replace with three inch trees. She agreed with the placement Ross had. She wondered if they could do differing trees. Bishop thought that they will be varying. The playground trees will stay. Hadley wondered about a post for slack lines and hammocks. Hansen said we need to check with the insurance to see. Nauman and Meyer agreed with Ross about trees. Sawyer wondered about the northwest corner due to concerns over lack of fenestration and Ross agreed. Russell wondered if the driveway will change. Hadley thought that there would be room there. Bishop agreed and also noted Hershel's garden. No trees have been located on the plan yet. There will be a conflict between landscaping, snow storage and parking and utilities. Alvarez Marti wondered about crabapple and choke cherry to offer color. Lilacs also do well.

Playground area/Construction schedule: The play areas will be lost for maybe two seasons, once the building is up the new playground could go in. Pitsker and the soccer fields will not be lost. 18 months is projected for construction time. Alvarez Marti wondered about construction and how it will be kept open for pedestrian traffic. Yerman noted that the existing summer will stay open and things will shift.

Snow storage: Yerman asked if they received the snow plan. He showed a diagram. He noted the switch to the basketball court to make snow storage more functional. Front areas would need to be heated because it isn't feasible to plow and haul. They wondered about REMP fees, but if it is a public sidewalk then this could be talked about. Yerman thought that many other areas can be figured out. The Board asked about drainage for the heated space. Meyer asked about the entry roof and it will have to be shoveled.

Sawyer asked about what happens if we don't get the GOCO grant. Hansen said many times it is the second year.

Hadley wondered about **lighting** in the park. There will be lights by the restroom. There are lights by Sixth. They wondered about Seventh. Sawyer asked if this is the Council or them that decides this. They aren't talking about field lights. Gillie said what will be helpful for safety and that it is the Board's purview. Ross thought that kids will be walking alone and parents want to know that they are safe. West to East in the park could be helpful and to the school parking lot. There was some discussion about who would pay for what lights, which will talk about amongst staff. Sawyer asked about underground lighting, not projecting onto Center.

Bike racks: Alvarez Marti wondered about this and it will come in the management plan.

Sawyer wondered if there would be a stop sign on Whiterock and Seventh. Gillie said that would need to be studied.

Sawyer adjourned the meeting at 8:20 p.m.

July 1, 2016

Crested Butte Center for the Arts
Crested Butte, Colorado

BOZAR Formal Submission
July 1, 2016

The submission consists of the following material:

- Signed Application (8-1/2x11 format)
- Materials List (8-1/2x11 format)
- Supplementary Material Information Sheet (11x17 format)
- Site Plan (24x36 format)
- Grading and Drainage Plan (24x36 format)
- Horizontal Control Plan (24x36 format)
- Utility Plan (24x36 format)
- Snow Storage Plan (24x36 format)
- Landscape Plan (24x36 format)
- Plant List (24x36 format)
- Parking Diagram (24x36 format)
- Town Park Circulation (24x36 format)
- Traffic and Parking Plan (16 pages- 8-1/2x11 and 11x17 format)
- Floor Plan- Level 1 (36x48 format)
- Floor Plan- Level 2 (36x48 format)
- Floor Plan- Level 3 (36x48 format)
- Roof Plan (36x48 format)
- Elevations- West and South (36x48 format)
- Elevations- East and North (36x48 format)
- Sections- North-South (36x48 format)
- Sections- East-West (36x48 format)
- Unfolded Elevations- West and South (36x48 format)
- Unfolded Elevations- East (36x48 format)
- Unfolded Elevations- North (36x48 format)
- Diagrammatic Elevation- West Entry (24x36 format)
- Diagrammatic Elevation- East Court (24x36 format)
- Diagrammatic Elevation- Theater (24x36 format)
- Perspective View from West- (24x36 format)
- Perspective View from Southwest- (24x36 format)
- Perspective View from Southeast- (24x36 format)
- Perspective View from Northwest- (24x36 format)

PRIMARY STRUCTURE

DESCRIPTION OF MATERIALS TO BE USED

NAME Crested Butte Center for the Arts

LEGAL _____ ZONE P- Public District

ADDRESS 606 6th St, Crested Butte, CO 81224

TYPE OF STRUCTURE

- | | | |
|---|---|---|
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Multi Family | <input type="checkbox"/> Addition | <input type="checkbox"/> Historic Rehab |
| <input type="checkbox"/> Accessory dwelling | <input checked="" type="checkbox"/> Other <u>Cultural/ Arts Center (P- Public District)</u> | |

ROOFING TYPE

- | | | |
|---|---|---|
| <input type="checkbox"/> Shake Shingle | <input type="checkbox"/> Pro Panel style | <input type="checkbox"/> Galvanized, Corrugated Metal |
| <input type="checkbox"/> Milled Shingle | <input checked="" type="checkbox"/> Standing Seam | <input type="checkbox"/> 5-V Crimp |
| <input type="checkbox"/> Other _____ | | |

EXTERIOR FINISH

Siding

- | <i>TYPE</i> | <i>SIZE</i> | <i>LOCATION</i> | <i>COLOR</i> |
|--|---|-----------------|-------------------------|
| <input checked="" type="checkbox"/> Horizontal | 10" high wood siding at Theater/6" high wood siding at other locations; | | transparent blue stain. |
| <input type="checkbox"/> Vertical | | | |
| <input checked="" type="checkbox"/> Other | Vertically ribbed copper panels at entry volume. | | |
| <input type="checkbox"/> Stucco | | | |
| Trim | Vertical steel channel dividers between panels of horizontal siding. | | |
| | Sealed finish on steel. | | |

Fascia 2x wood fascia cap with metal cap flashing.

Corner Boards Wall Base: Cast-in-place concrete at new construction. Precast panels at existing construction. Board-formed finish.

DOORS

MATERIAL

STYLE

FINISH

Primary door Stile and rail wood door with full height glass panel. Aluminum clad exterior with factory paint finish on aluminum. Dark red.

Secondary door Stile and rail wood door with full height wood panel. Aluminum clad exterior with factory paint finish on aluminum. Dark red.

WINDOWS

Type:

- Casement
- Casement, egress
- Double hung
- Awning
- Fixed
- Slide-by

Style:

- Simulated, divided lite
- True, divided lite (historic)
- Decorative mullions
- Other

Material:

- Wood
- Aluminum clad, wood
- Vinyl clad, wood
- Other
Exterior color to be dark red.

Glazing:

- Low E
- Heat mirror
- Tempered
- Standard
- Other
Clear glass.

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Glu-laminated timber with natural sealed finish for exterior structural members.

Split-face stone on retaining wall at north side of East Court.

Steel frame guardrail with vertical steel pickets and wood guardrail cap.

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE July 1, 2016

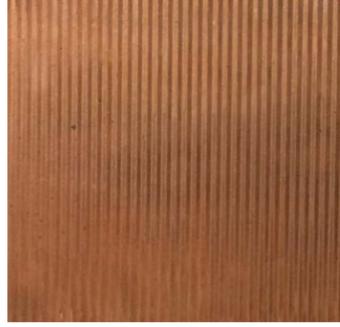
July 1, 2016

Crested Butte Center for the Arts
Crested Butte, Colorado

EXTERIOR MATERIALS-SUPPLEMENTARY INFORMATION

Material	Location	Description	
ROOFING TYPE:			
Galvalume Standing Seam Roofing			Sloped roofs.
EXTERIOR FINISH:			
Stained Horizontal Wood Siding Panels- Type 1			Siding on larger volumes (Theater). 10" high ship-lap siding. With transparent blue stain.
Stained Horizontal Wood Siding Panels- Type 2			Siding on smaller volumes. 6" high ship-lap siding. With transparent blue stain.
Wood Fascia Cap with Metal Cap Flashing at Head of Siding		Cascade Blue metal finish	
Exposed Cast-in-place Concrete			Continuous building base (3'-0" minimum height.) 3'-6" high bases for exterior glulam columns. West site wall of west court.
Exposed Pre-cast Wall Base Panels		Wall base at base of existing building.	Concrete with board-formed finish.

Copper Siding Option 1
Ribbed Copper Wall Panels-



Siding on entry volume.

Vertically ribbed overlapping copper panels. 10" high by 36" wide exposure.

Wood Fascia Cap with Metal Cap Flashing at Head of Copper Panels



Wineberry metal finish.

DOORS:

Stile and rail wood door with glass panel. Aluminum clad exterior.



Wineberry metal finish.

WINDOWS:

Aluminum clad wood windows. Awning and fixed.



All exterior windows and fixed glass panels.

Aluminum cladding. Wineberry color.

OTHER EXTERIOR FEATURES:

Glu-laminated Timber Framing



Roof framing and support columns at overhang and entry canopy.

Douglas fir with protective varnish. Clear natural varnish.

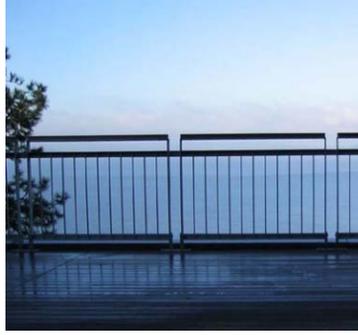
Stone



North site wall of west court.

Split-face sandstone.

Steel frame guardrail with vertical steel pickets and wood cap.



Wood cap.