





EXISTING BUILDING AREA 15,000 SF			
			%
	STUDIO / EDUCATION	8,260 SF	55.1%
	STAFF / ADMINISTRATION	1,530 SF	10.2%
	SUPPORT SPACES	1,730 SF	11.5%
	CIRCULATION / STAIRS	1,780 SF	11.9%

PRELIMINARY BUDGET BREAKDOWN OF \$6 MILLION			
NEW BUILDING	8,000 SF	@ \$250/SF	= \$2,000,000
EXISTING BUILDING	15,000 SF	@ \$175/SF	= \$2,625,000
SITE IMPROVEMENTS			= \$600,000
SOFT COST			= \$500,000
CONTINGENCY			= \$275,000

LEGEND	
	VIEW ACCESS
	WINDOW
	SOLID WALL
	ENTRY LOCATION
	INDOOR / OUTDOOR CONNECTION
	SECTION CUT

VEHICULAR CIRCULATION AND PARKING

- Minimizes site cost by maintaining much of the existing site infrastructure and layout
- Maximizes efficiency of existing vehicular circulation by having parking along the drives
- Preserves the park setting by locating large parking area at lower elevation of the site so it is less intrusive
- Have clear vehicular circulation pattern and parking that is also good for traffic calming
- Have parking and drop-off areas near building entrances for accessibility and visitor loading and unloading of materials

BUILDING ADDITION

- Addition located on the south end will be readily visible from Pullen Road and the entry drive
- Addition creates a new front door oriented toward TIP, plaza and the Gregg Museum and provides visual connection between the buildings
- Massing & location of addition is efficient and cost effective
- Location of addition is close to parking and drop-off area

PLAZA / OUTDOOR AREAS

- Plaza will create synergy between Pullen Arts Center, Theatre in the Park and Gregg Museum by providing a shared outdoor venue for cultural arts events and programming
- Plaza will be multi-functional and different in character to the outdoor space at the Gregg Museum
- Plaza will be drivable for patron drop-off during special occasions
- Plaza will be usable for pedestrian activities and programmed events during most of the year
- Plaza will have areas of softscape, hardscape as well as a varieties of plant materials
- Outdoor studio work spaces will be considered and accommodated
- Outdoor area for relaxation and conversation will be considered and accommodated

PHASE I - CONCEPTUAL STUDY

- EXISTING CONDITION ANALYSIS - COMPLETED AUGUST 2015

- SITUATION ASSESSMENT - COMPLETED OCTOBER 2015
 - STAKEHOLDER ENGAGEMENT
 - CONDUCTED ONLINE SURVEY
 - CITY COUNCIL APPOINTED CITIZENS PLANNING COMMITTEE MEMBERS

- CONCEPT DIAGRAMS - OCTOBER 2015 - MARCH 2016
 - PUBLIC MEETING #1 - VISIONING / PROGRAMMING - OCTOBER 13, 2015
 - **PUBLIC MEETING #2 - PRESENT DIAGRAM OPTIONS - JANUARY 12, 2016**
 - PUBLIC MEETING #3 - PRESENT PREFERRED DIAGRAM - MARCH 2016
 - PRESENT TO PARKS, RECREATION AND GREENWAY ADVISORY BOARD - APRIL 2016
 - PRESENT TO CITY COUNCIL FOR APPROVAL - MAY 2016
 - PHASE I FINAL DELIVERABLES - MAY 2016

PHASE II - DESIGN AND IMPLEMENTATION

- DESIGN AND CONSTRUCTION DOCUMENTS - SUMMER 2016 TO SUMMER 2017
- CONSTRUCTION - FALL 2017 TO FALL 2018

PROJECT TIMELINE
JANUARY 2016



THE ARTS

- Provide opportunities for the enjoyment of art throughout the Park
- Provide emphasis on art in the open space near the Arts Center
- Provide artistic design elements to the existing Arts Center building
- Provide additions and improvements to the Arts Center
- Provide new Arts Plaza between the Arts Center and The Armory

ACCESS / CIRCULATION

- Limit the impact of automobiles in the Park
- Provide organized and efficient parking lots
- Provide welcoming access and improve safety of crossings from adjacent properties
- Provide walks to open spaces to encourage passive uses
- Provide access into the site for special events and maintenance

OPEN SPACE

- Preserve and enhance open space
- Provide access to spaces to encourage passive use
- Preserve and enhance the variety of open space experiences and landscapes within Pullen Park
- Reduce impact of traffic noise

VEHICULAR CIRCULATION AND PARKING

- Too much vehicular circulation
- Concern with pedestrian circulation and safety
- Minimize the removal of trees
- Need convenient parking to entrances
- Maintain the park setting
- Keep old growth trees

BUILDING ENTRY ORIENTATION

- Majority of the public responses favor building entry to face east and/or south toward Gregg Museum, Theatre in the Park, plaza and parking area
- Visibility of Pullen Arts Center from the streets was a concern
- Current entrance location is not clear
- Need to create synergy between the buildings

PLAZA / OUTDOOR AREAS

- Design plaza to create synergy between Pullen Arts Center, Theatre in the Park and Gregg Museum
- Make plaza multi-functional and different in character to the outdoor space at the Gregg Museum
- Have the ability for cars to drive through the plaza, but no parking in the plaza space
- Minimize intrusive vehicular circulation between buildings
- Integrate plants and flowers, not just pavement and grass
- Provide outdoor studio work space for various craft needs
- Provide outdoor area for relaxation and conversation
- Provide outdoor area for performance and various program needs

CONCEPTUAL SITE DIAGRAM COMMENTS BOARD



PLAZA CONCEPT#1 COMMENTS

PLAZA CONCEPT #2 COMMENTS

COMMENTS BOARD

JANUARY 2016



CONCEPTUAL SITE DIAGRAM COMMENTS BOARD



PLAZA CONCEPT#1 COMMENTS

PLAZA CONCEPT #2 COMMENTS

COMMENTS BOARD

JANUARY 2016



POST GENERAL COMMENTS HERE

COMMENTS BOARD

JANUARY 2016

**PULLEN NORTH
ARTS & PULLEN
CENTER PARK
IMPROVEMENTS PROJECT**

