

PULLEN ARTS CENTER IMPROVEMENTS PROJECT



PUBLIC MEETING #2

01.12.2016



RALEIGH Parks,
Recreation and
Cultural Resources
parks.raleighnc.gov

DHM DESIGN

CLEARSCAPES
ARCHITECTURE + ART

PUBLIC MEETING #2 AGENDA

- 6:00 – 6:05 5 minutes - Introductions By James Marapoti**
- 6:05 – 6:30 25 minutes - PowerPoint Presentation By Clearscapes**
- 6:30 – 7:10 40 minutes - Breakout Session**
- 7:10– 7:35 25 minutes - Wrap-up, Questions & Answer Period**
- 7:35 – 8:00 25 minutes - CPC Discussions**

INTRODUCTION

- 1. Welcome!!**
- 2. OCT 13 review:**
- 3. Tonight: review concept diagrams**
- 4. Introduce appointed CPC members**
- 5. Introduce city staff and design consultants**

CITIZEN PLANNING COMMITTEE MEMBERS

1. **Patrick Beggs** - Pullen Arts Center Patron
2. **Bill Belvin, Brent Belvin & Vivian Burnam** - Pullen Heirs
3. **Katherine Cherry** - Pullen Arts Center Patron
4. **Laurent de Comarond** - Arts Commission Representative
5. **Gary Gardenhire** - Theatre in the Park Board Member
6. **Al Headen** - Pullen Arts Center Patron
7. **Roger Manley** - Gregg Museum of Art and Design Representative
8. **Jeff Murison** - Hillsborough Street Community Services Corporation
9. **Jessica Puckett** – Pullen Park Master Plan Committee Member
10. **Sallie Ricks** - Pullen Arts Center Patron
11. **Amy Veatch** – Roundabout Art Collective Representative
12. **Shamsa Visone** – Wedge Garden Representative
13. **Vincent Whitehurst** - Pullen Park Neighborhood Resident
14. **Malinda Bird Wilson** - Pullen Arts Center Patron
15. **David Millsaps** – Parks, Recreation and Greenway Advisory Board Member
16. **Clodagh Lyons-Bastian** - Parks, Recreation and Greenway Advisory Board Member

TODAY'S PRESENTATION TOPICS

- 1. BUILDING ORIENTATION**
- 2. VEHICULAR CIRCULATION / PARKING**
- 3. EXTERIOR PLAZA**

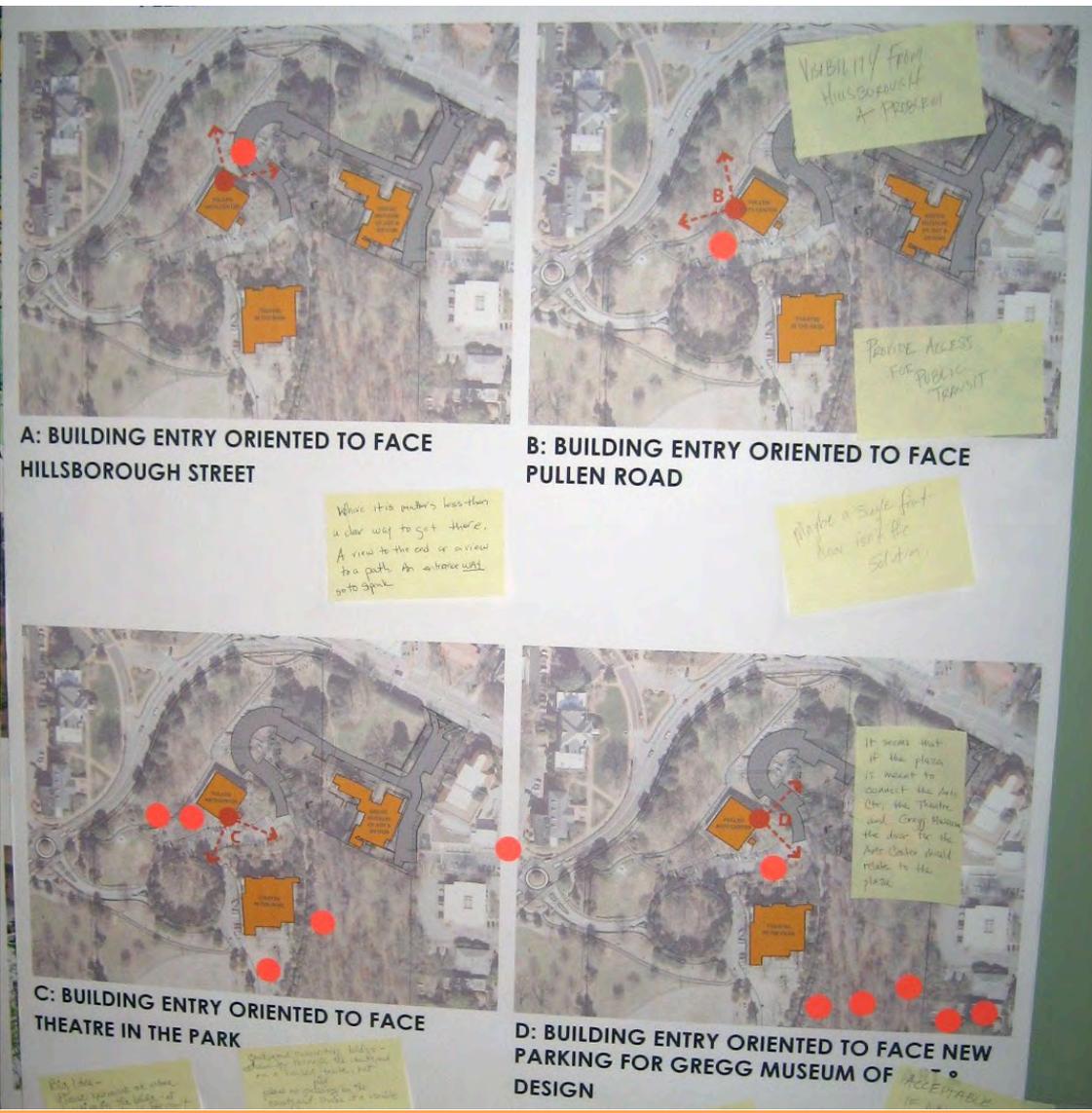


PULLEN PARK MASTER PLAN

- Pullen Park Master Plan approved in 2002
- Renovation and improvements to South Pullen Park completed in 2011
- Bond referendum approved in 2014 will fund improvements to the Pullen Arts Center and surrounding site

PULLEN ARTS CENTER IMPROVEMENTS PROJECT

PUBLIC MEETING #1 INPUT - BUILDING ENTRY ORIENTATION



- Majority of the public responses favor building entry to face east and/or south toward the plaza, Theatre in the Park, Gregg Museum, and parking area

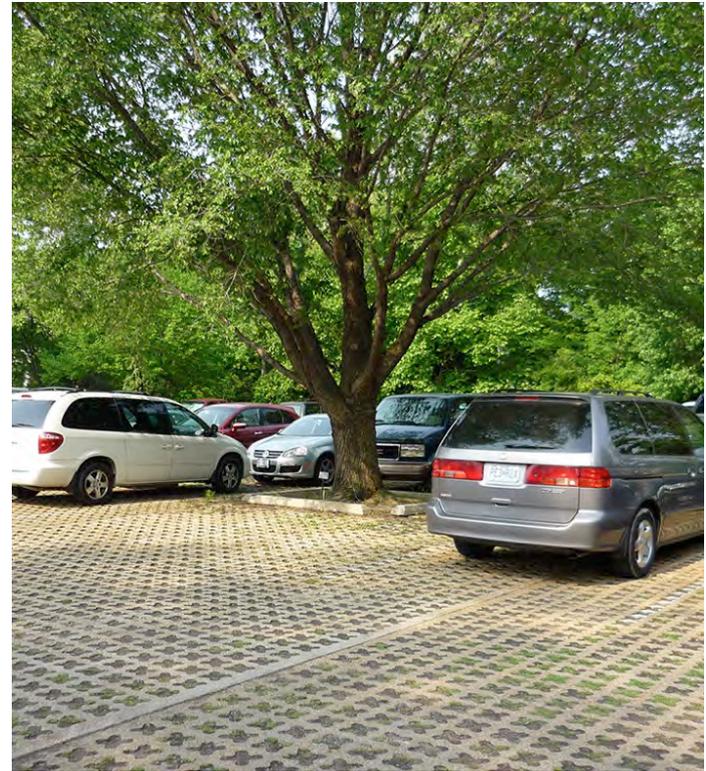
PUBLIC MEETING #1 INPUT - BUILDING ENTRY ORIENTATION



- Visibility of Pullen Arts Center from the streets was a concern
- Current entrance location is not clear
- Need to create synergy between buildings

PUBLIC MEETING #1 INPUT - PEDESTRIAN & VEHICULAR CIRCULATION/PARKING

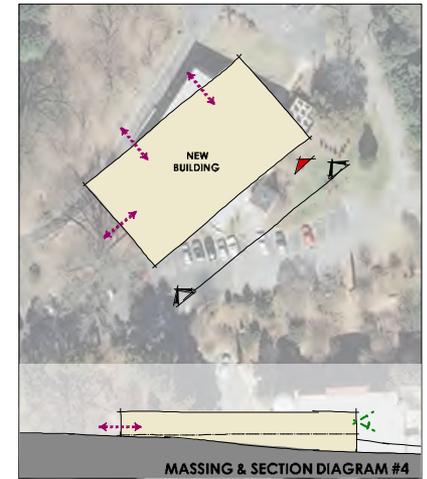
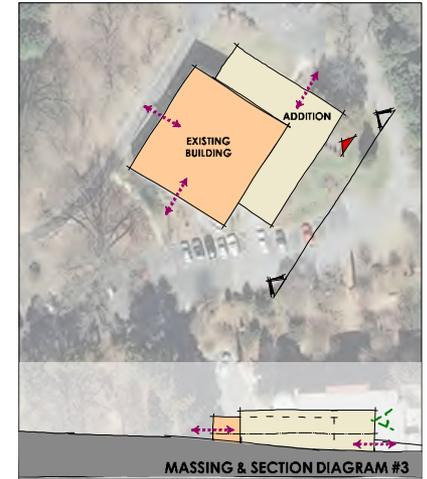
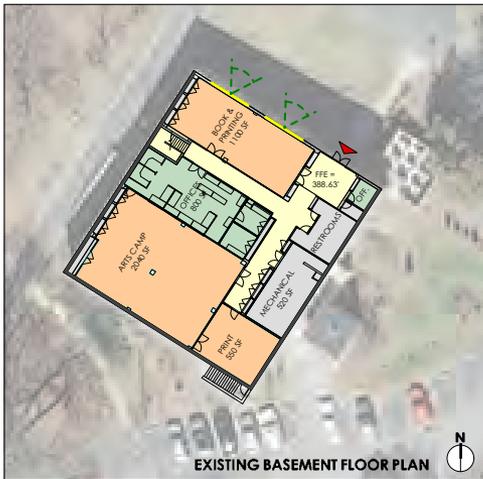
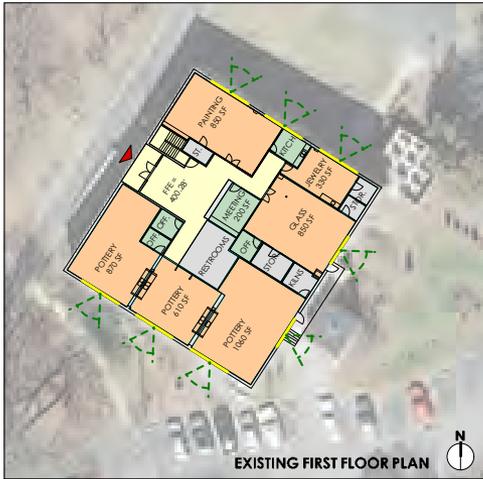
- Too much vehicular circulation
- Concern with pedestrian circulation and safety
- Need more parking and convenient parking to entrances
- Maintain the park setting
- Keep old growth trees



PUBLIC MEETING #1 INPUT – 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

MASSING DIAGRAM STUDIES



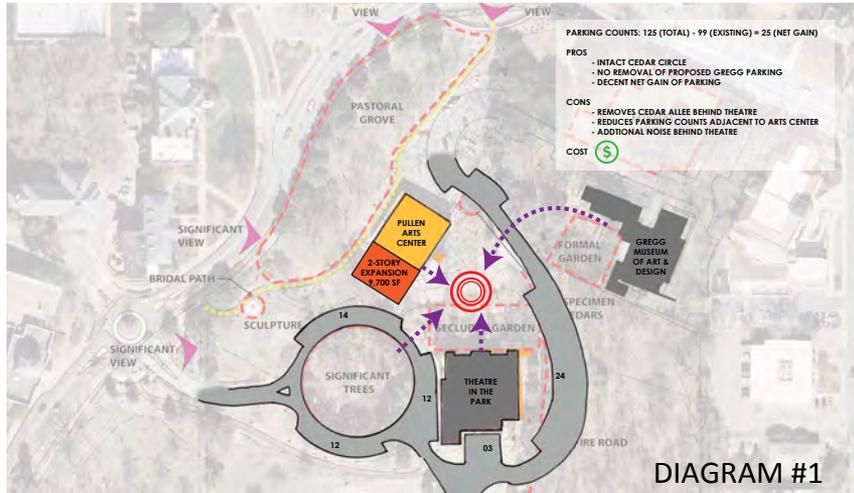
LEGEND

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

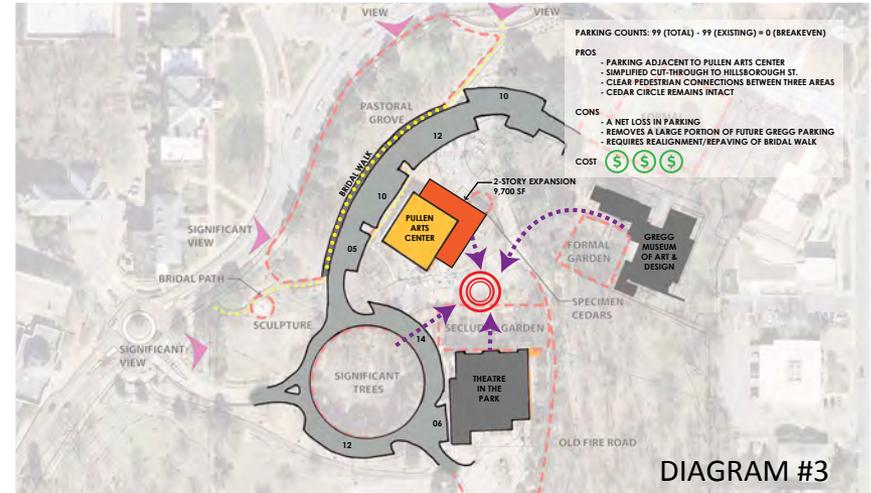
NEW BUILDING AREA @ 10,000 SF	
EXISTING BUILDING AREA	15,000 SF %
STUDIO / EDUCATION SPACES	8,260 SF 55.1%
STAFF / ADMINISTRATION SPACES	1,530 SF 10.2%
SUPPORT SPACES	1,730 SF 11.5%
CIRCULATION / STAIRS	1,780 SF 11.9%

SAMPLE BUDGET BREAKDOWN OF \$6 MILLION			
SAMPLE #1	NEW BUILDING	8,000 SF	@ \$250/SF = \$2,000,000
	EXISTING BUILDING	15,000 SF	@ \$175/SF = \$2,625,000
	SITE IMPROVEMENTS		= \$400,000
	SOFT COST		= \$500,000
	@ 5% CONTINGENCY		= \$ 295,000
SAMPLE #2	NEW BUILDING	10,000 SF	@ \$250/SF = \$2,500,000
	EXISTING BUILDING	15,000 SF	@ \$125/SF = \$1,875,000
	SITE IMPROVEMENTS		= \$1,325,000
	@ 5% CONTINGENCY		= \$ 300,000

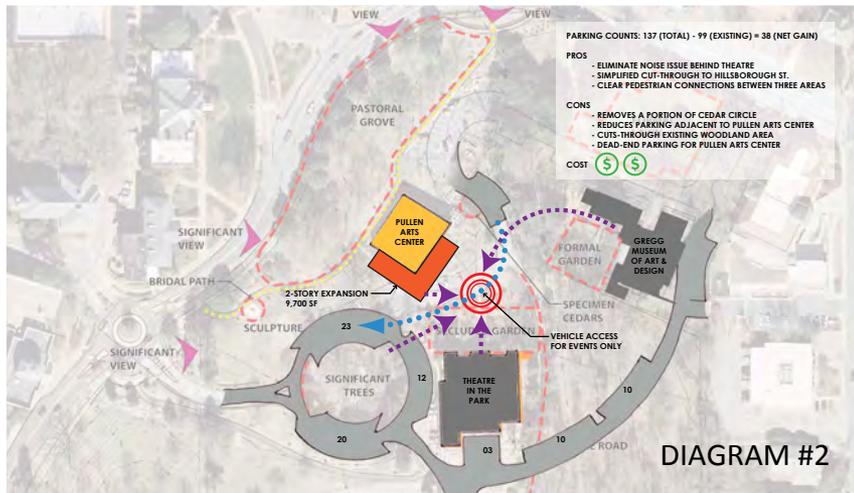
SITE DIAGRAM STUDIES



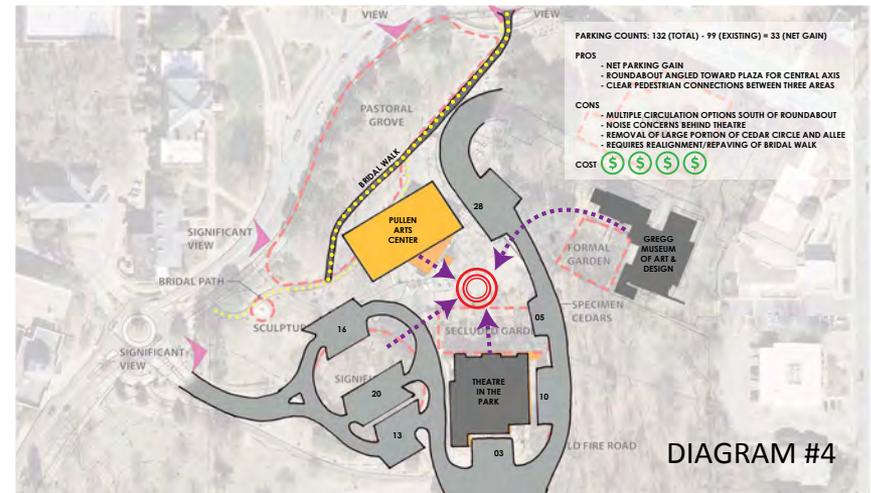
ADDITION ON SOUTH SIDE & DRIVE THROUGH PLAZA



ADDITION ON NORTHEAST SIDE & DRIVE ON NORTH SIDE

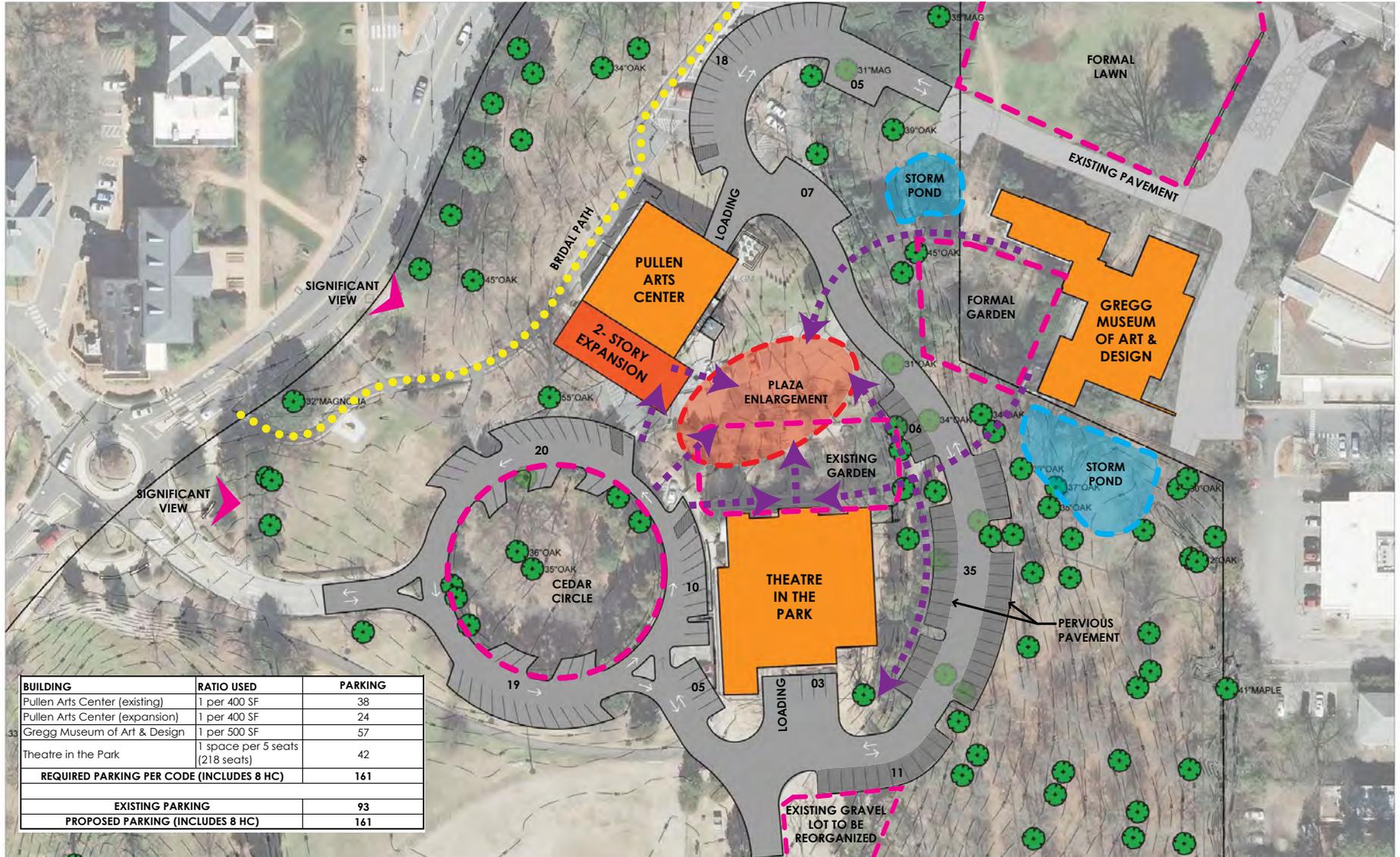


ADDITION ON SOUTH SIDE & DRIVE ON SOUTH SIDE



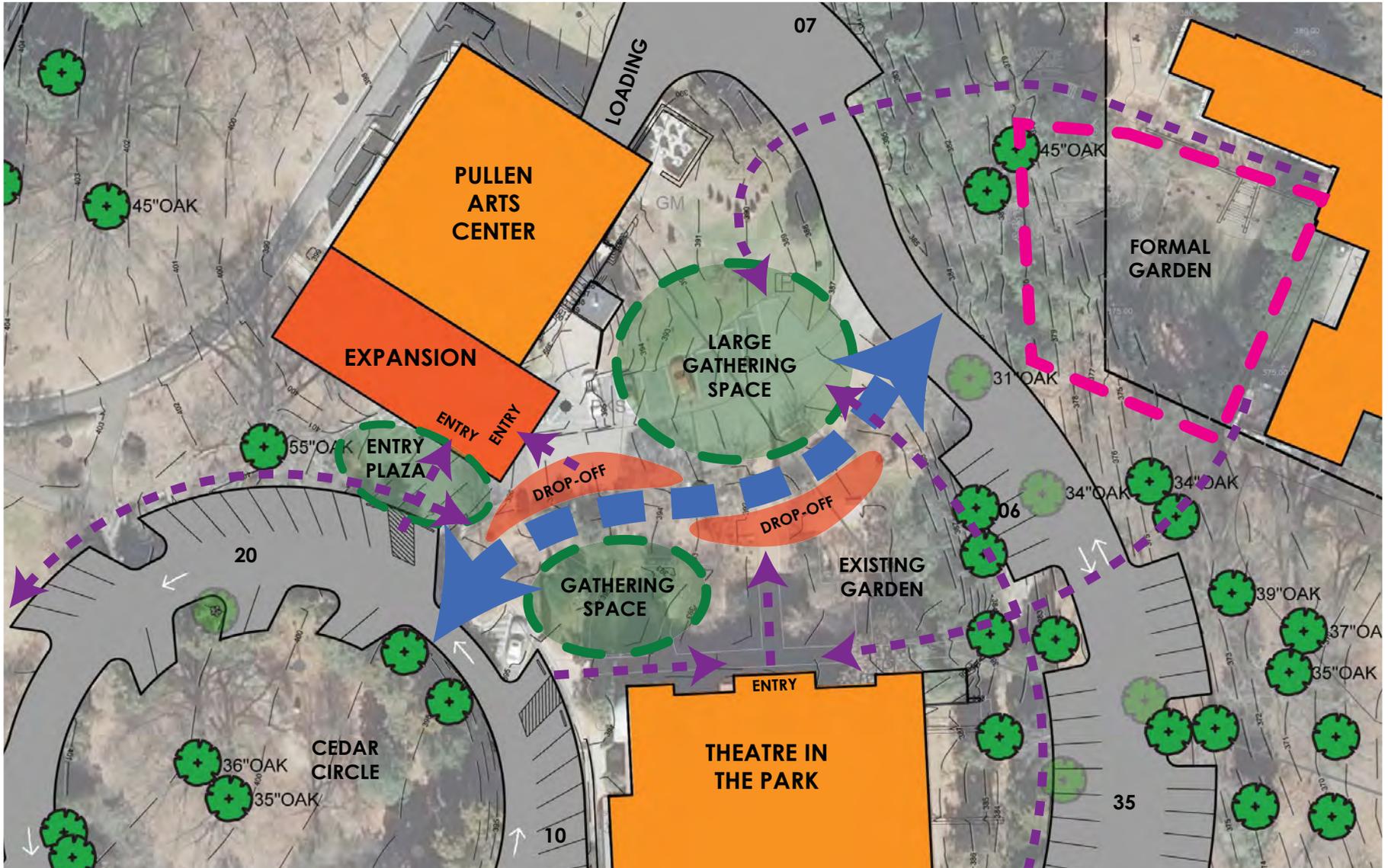
NEW BUILDING AND MODIFIED CEDAR CIRCLE

CONCEPTUAL SITE DIAGRAM



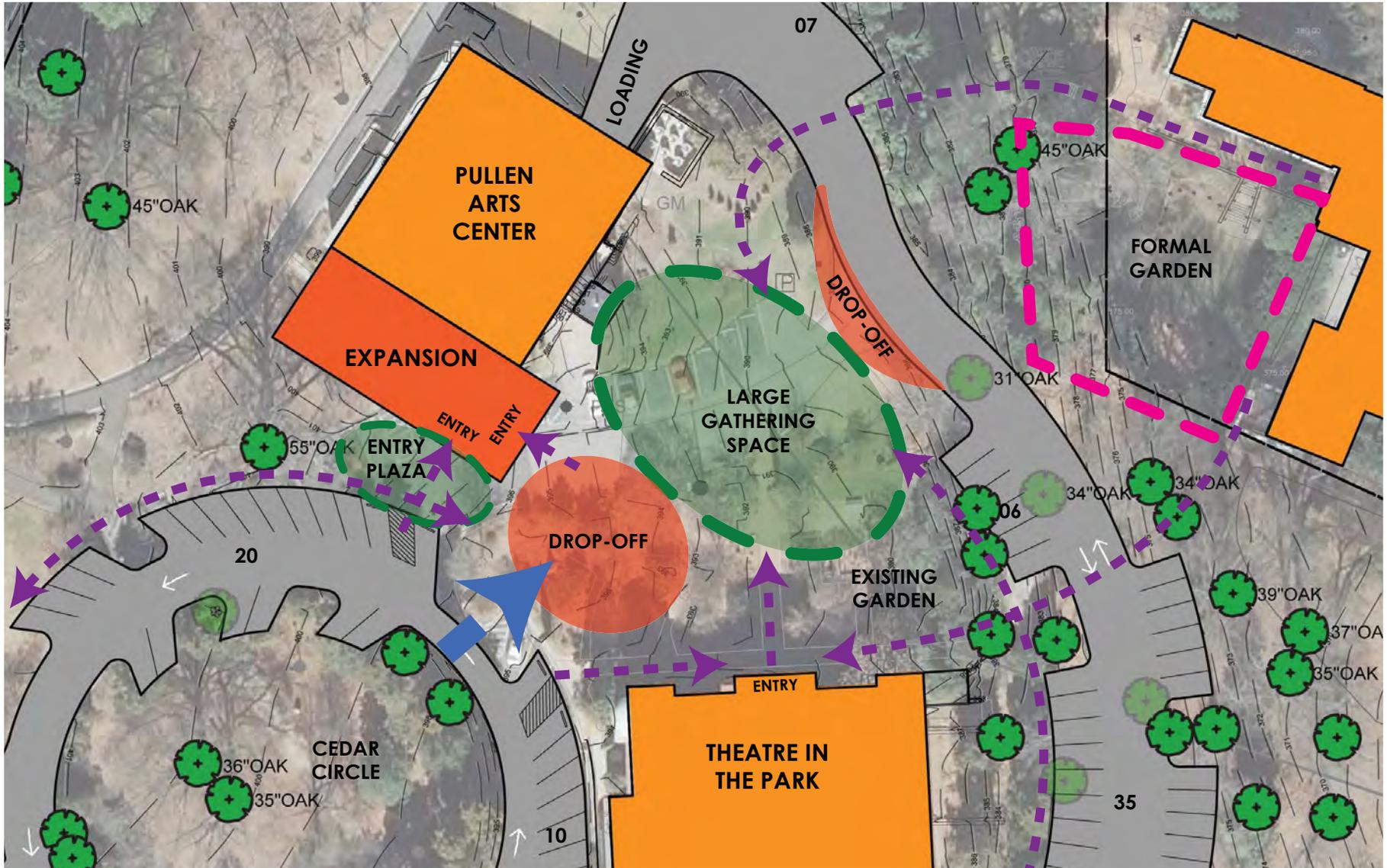
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PLAZA CONCEPT #1



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PLAZA CONCEPT #2



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WHAT IS YOUR VISION FOR THE OUTDOOR PLAZA SPACE?

- What activities will take place in plaza?
- Should plaza be more like a park with trees or a paved urban gathering space?
- Formal / geometric vs. organic / natural spaces?
- Should large flexible space be grassy or paved?
- Should man made elements be distinct from natural elements or be more integrated and blended together?





A
SIDE VEHICULAR DROP-OFF



B
CENTRAL VEHICULAR DROP-OFF



C
DRIVEABLE PLAZA

MOVEMENT THROUGH SPACE



D
FORMAL ALLÉE



E
INTEGRATED WITH PLANTINGS



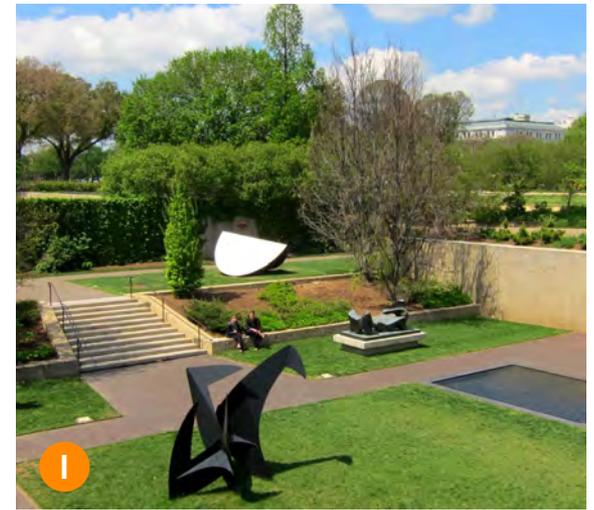
F
FLEXIBLE PATHWAYS



INTEGRATED ECOLOGY

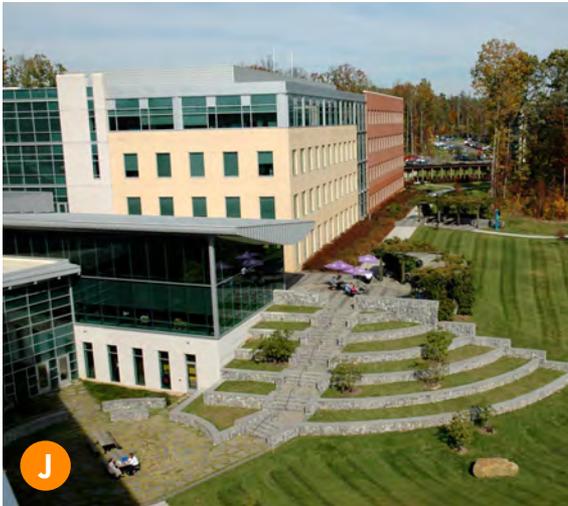


INTEGRATED SEATING



ART DISPLAYS

TERRACES AND STEPS



MONUMENTAL

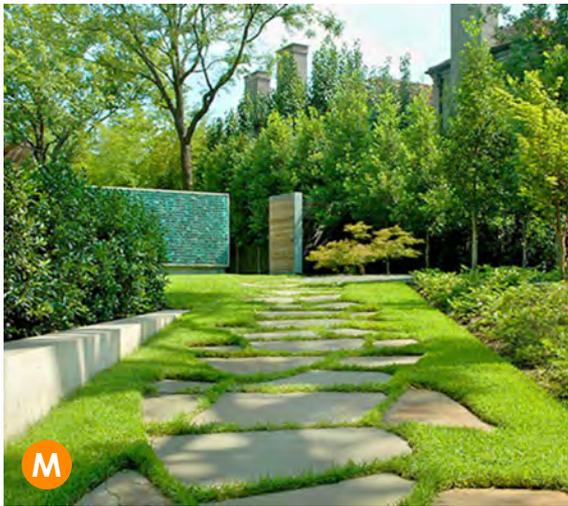


CONTEMPORARY



SEATING NOOKS

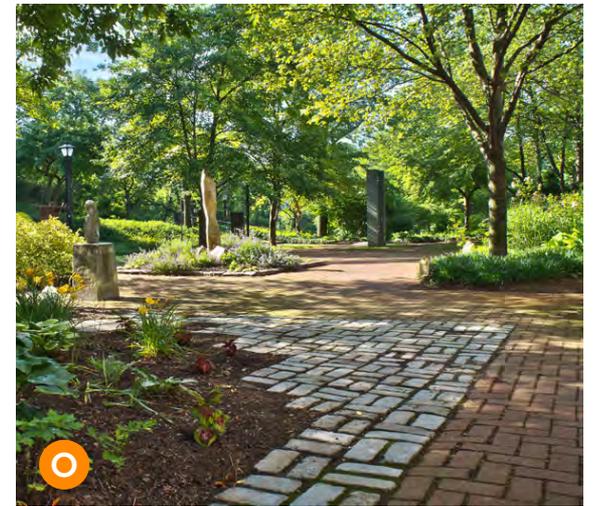
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M STEPPING STONES

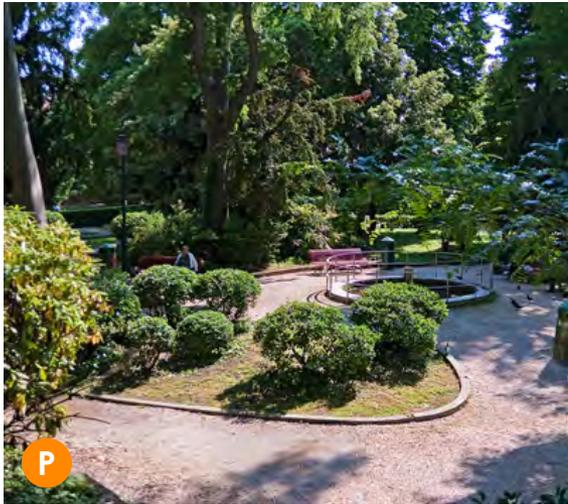


N RECTILINEAR FORM



O TRADITIONAL MATERIALS

PATHS AND PAVEMENT



P NATURAL SURFACES



Q MIXED MATERIALS



R CONTEMPORARY MATERIALS

PROJECT TIMELINE

PHASE I WORK:

- Last public meeting in March 2016
- Present to Parks, Recreation and Greenway Advisory Board in April 2016
- Present to Raleigh City Council in May 2016
- Phase I deliverables in May 2016

PHASE II WORK:

- Design and construction documents in summer 2016 - summer 2017
- Construction in fall 2017 - fall 2018

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