

# PUBLIC MEETING #3 AGENDA

- 6:00 - 6:15    15 minutes - Overview by James Marapoti**
- 6:15 - 6:30    15 minutes - Review of Site Diagrams by DHM**
- 6:30 - 6:45    15 Minutes - Review of Building Diagrams by Clearscapes**
- 6:45 - 7:25    40 Minutes - Breakout Session**
- 7:25 - 7:55    30 minutes - Questions & Answer Period**
- 7:55 - 8:00    5 minutes - Closing Remarks by James Marapoti**



## 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 24, 2016**
  - PRESENT TO PARKS, RECREATION AND GREENWAY ADVISORY BOARD - MAY 2016
  - PRESENT TO CITY COUNCIL FOR APPROVAL - JUNE 2016
  - PHASE I FINAL DELIVERABLES - JUNE 2016

## PHASE II - DESIGN AND IMPLEMENTATION

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

PROJECT TIMELINE  
MARCH 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 Theatre in the Park / 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

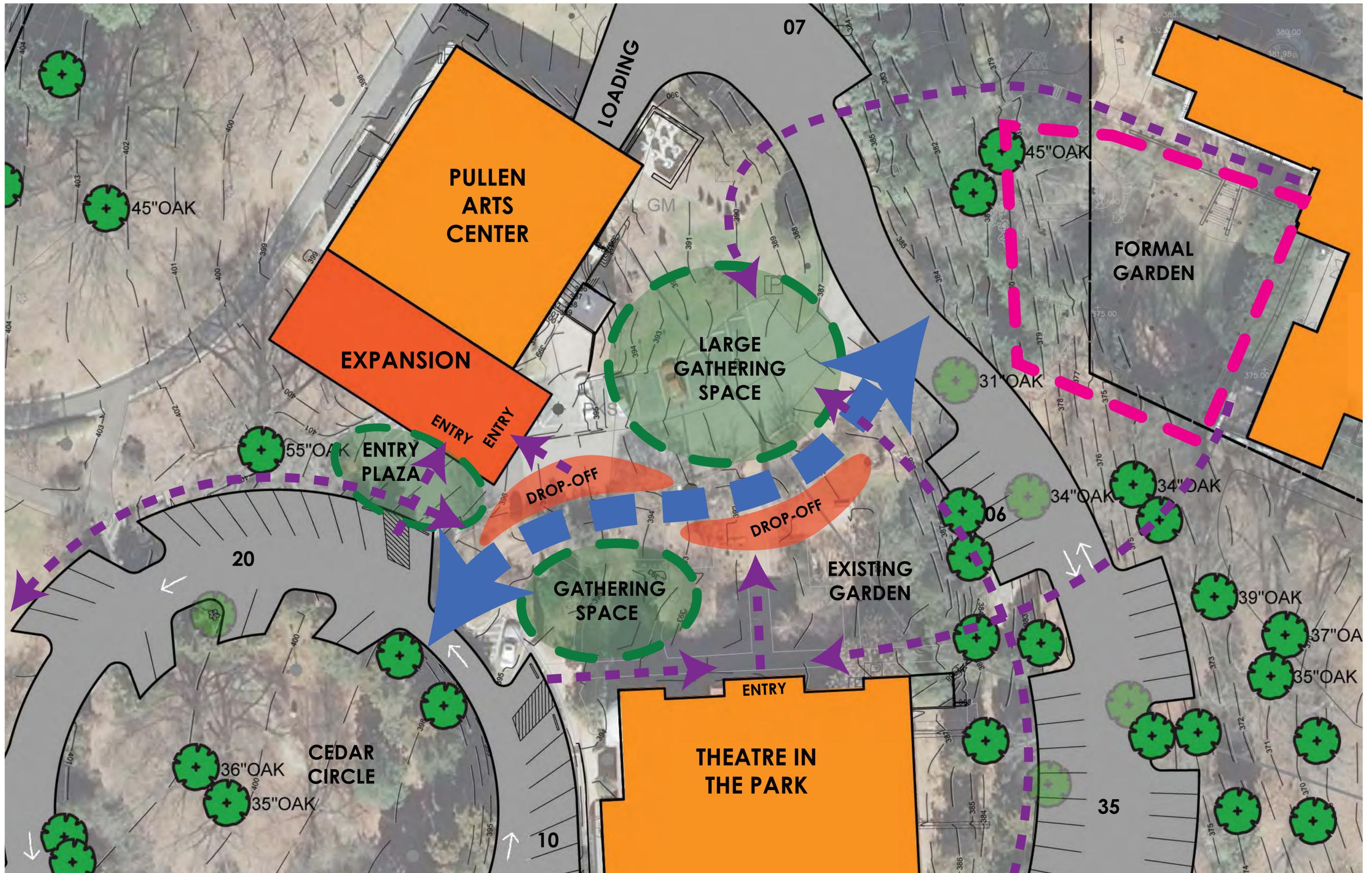
- Too much vehicular circulation
- Concern with pedestrian circulation and safety
- Minimize the removal of trees
- Need convenient parking to entrances
- Maintain the park setting
- Keep old growth trees

## 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



## VEHICULAR CIRCULATION AND PARKING

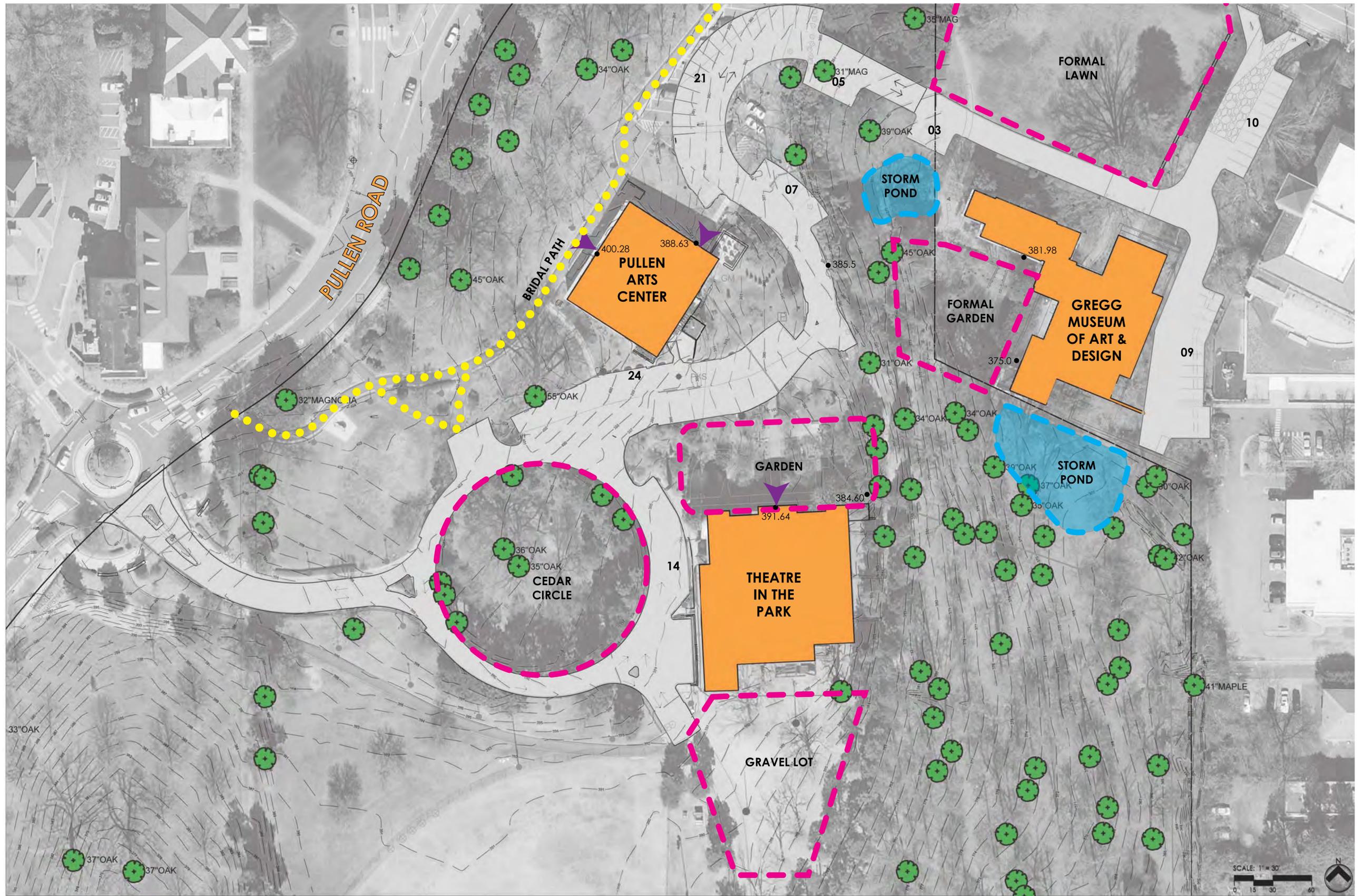
- Minimizes site cost by maintaining much of the existing site infrastructure and layout
- Maximizes efficiency of existing vehicular circulation by having parking along the drives
- Preserves the park setting by locating large parking area at lower elevation of the site so it is less intrusive
- Have 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

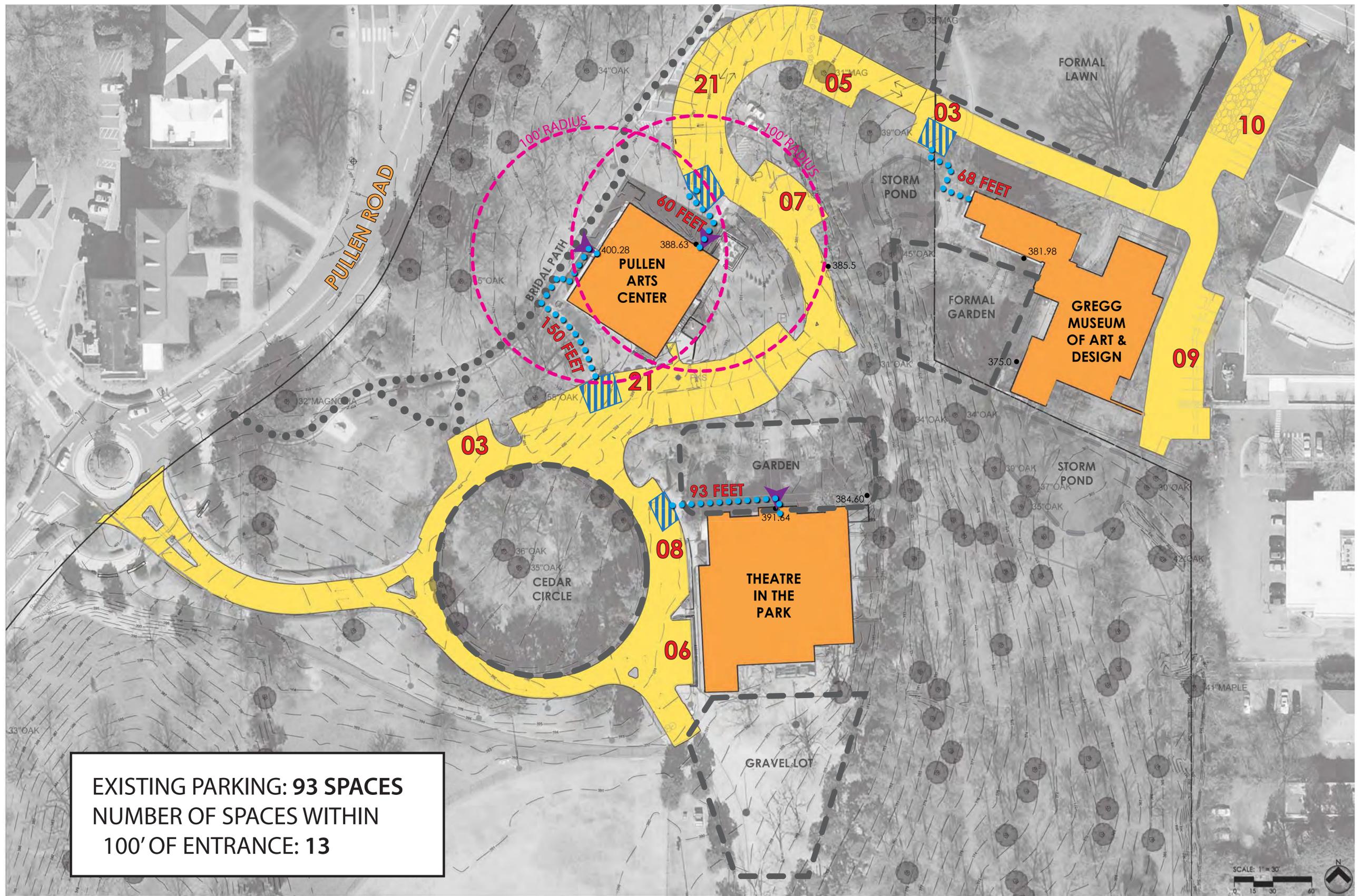
## PLAZA / OUTDOOR AREAS

- 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

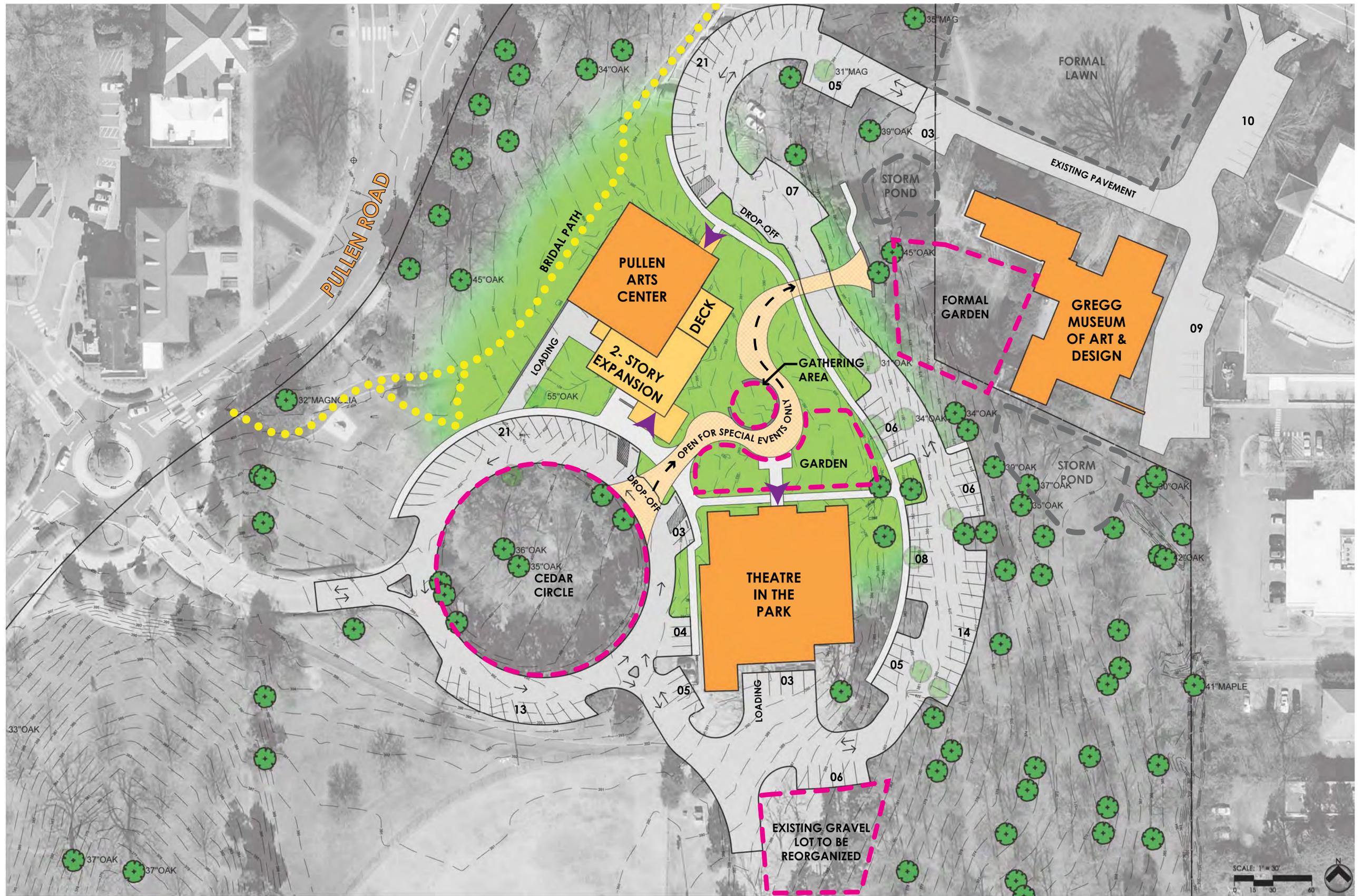


SCALE: 1" = 30'  
 0 15 30 60



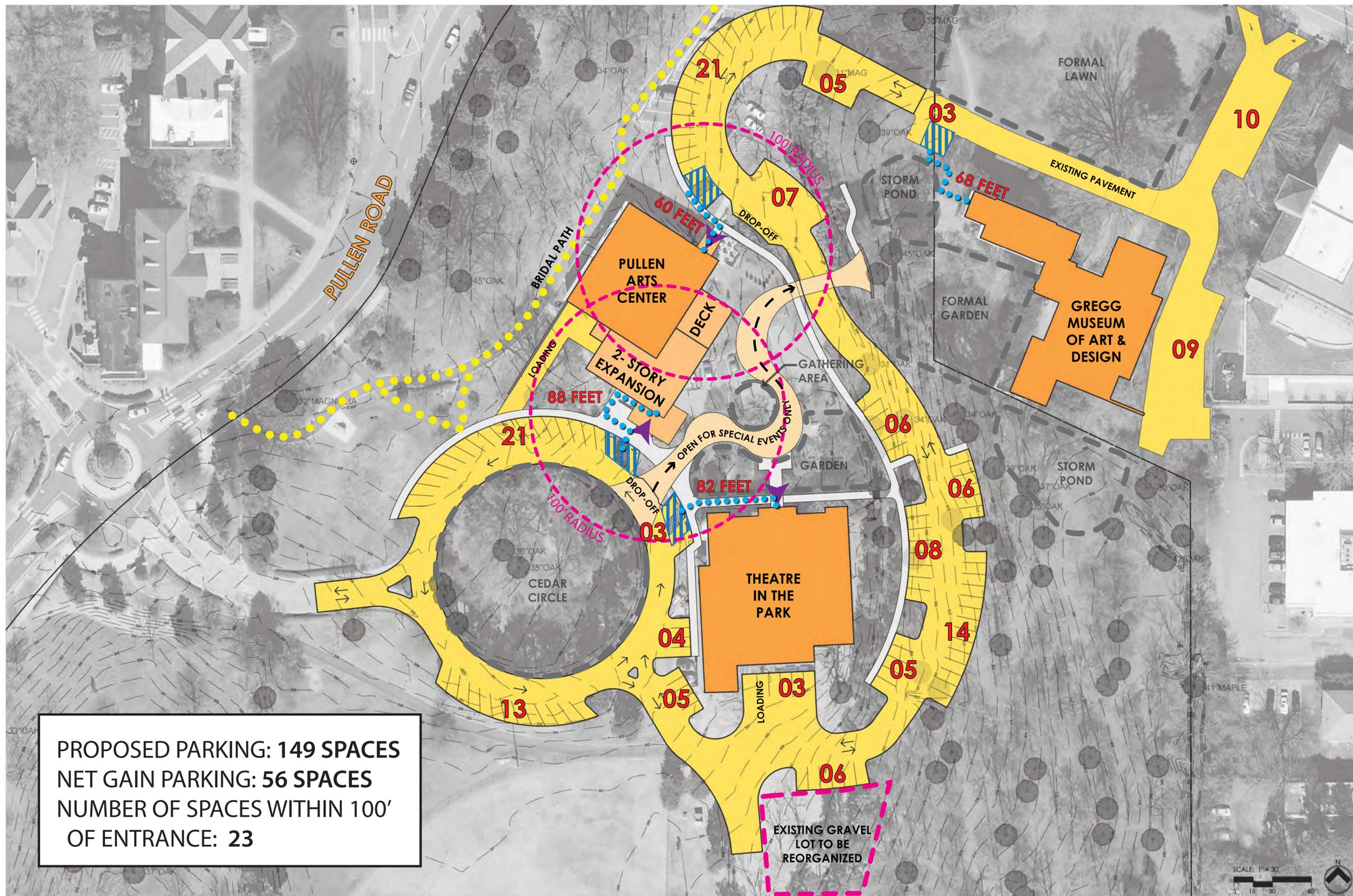


EXISTING PARKING: 93 SPACES  
 NUMBER OF SPACES WITHIN  
 100' OF ENTRANCE: 13



SCALE: 1" = 30'  
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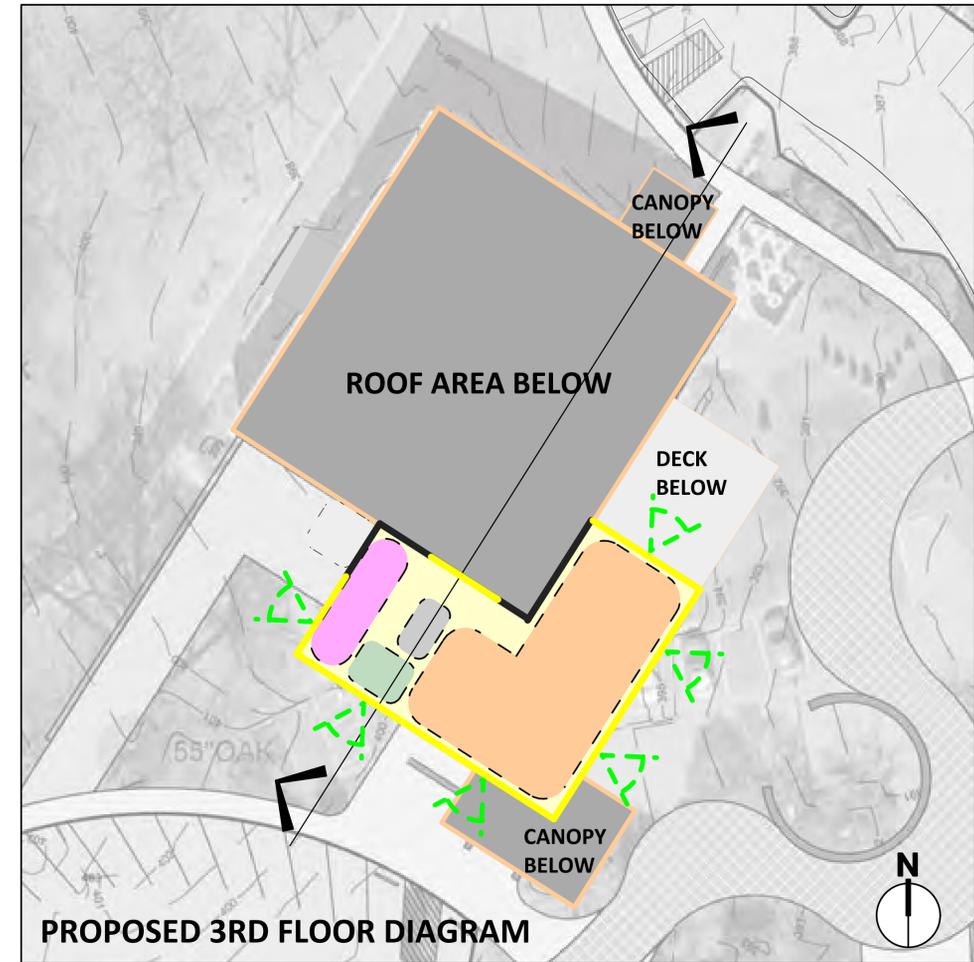
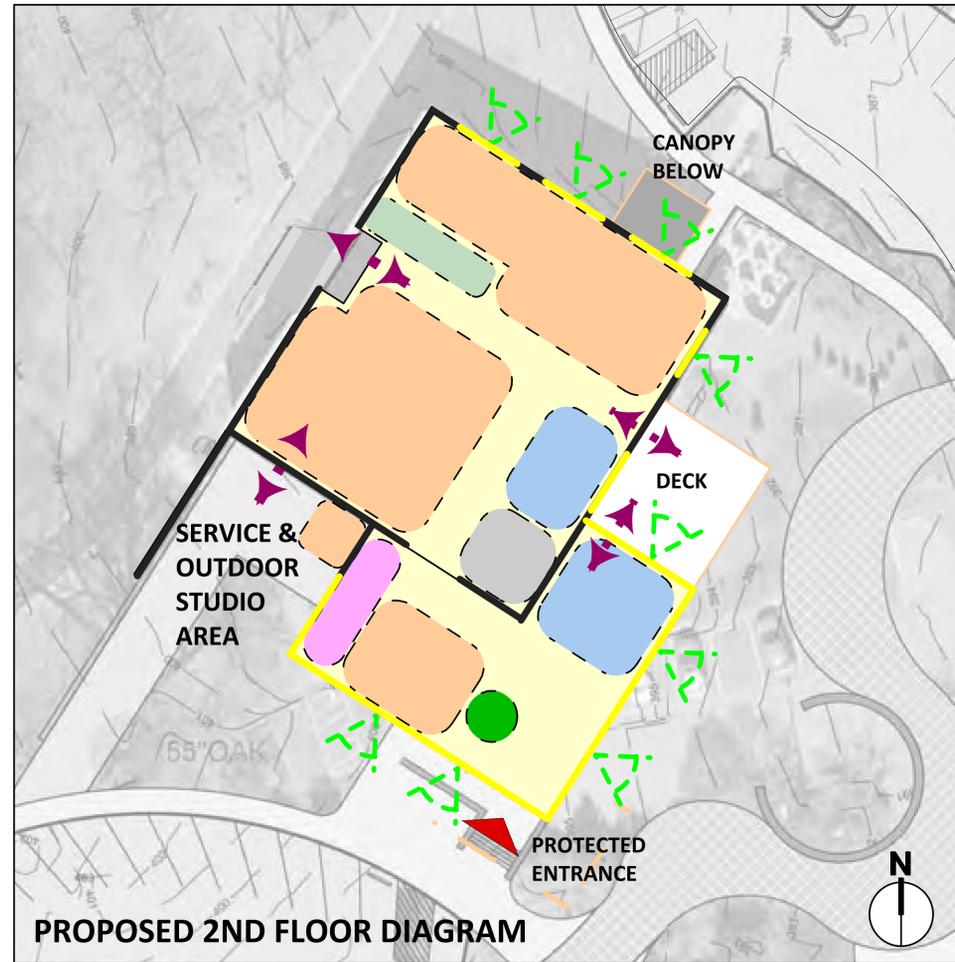
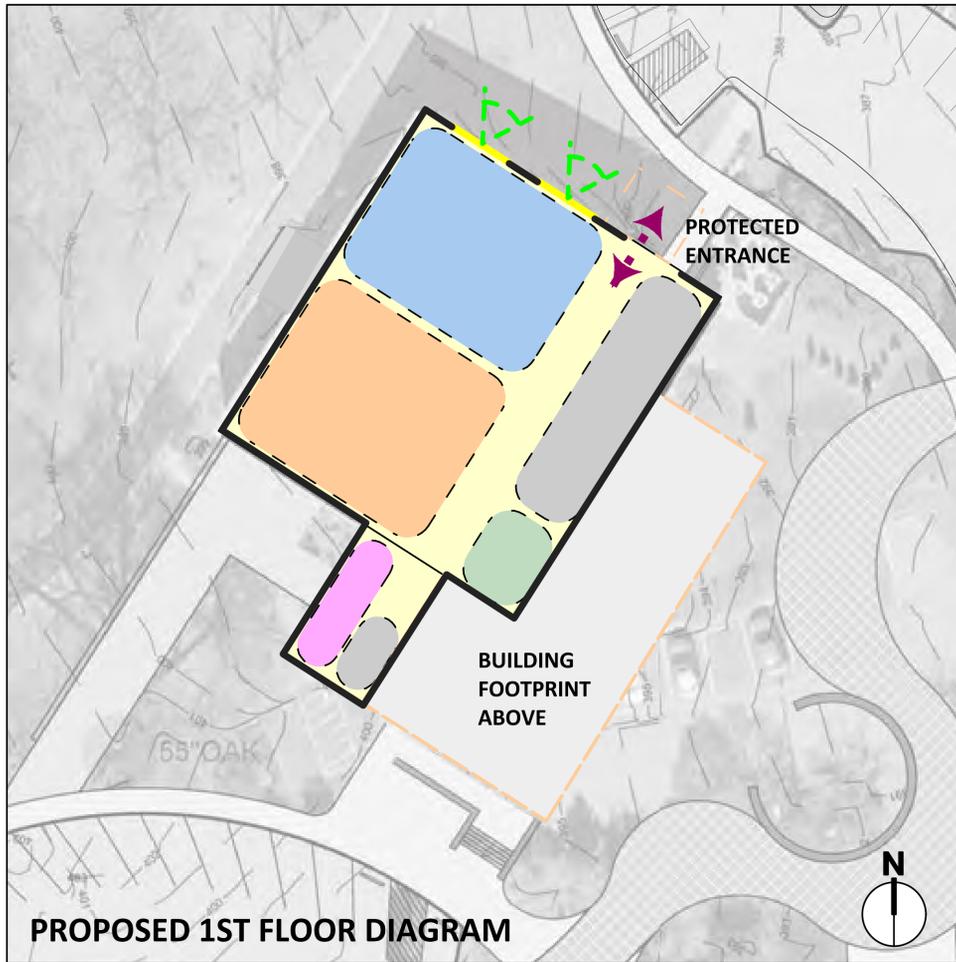
## ARTS CENTER ASPIRATIONS

- Create an environment for community building
- Display and exposure to artwork throughout
- Provide the facility for program extension into outdoor spaces
- Utilize park environment for inspiration and recreation

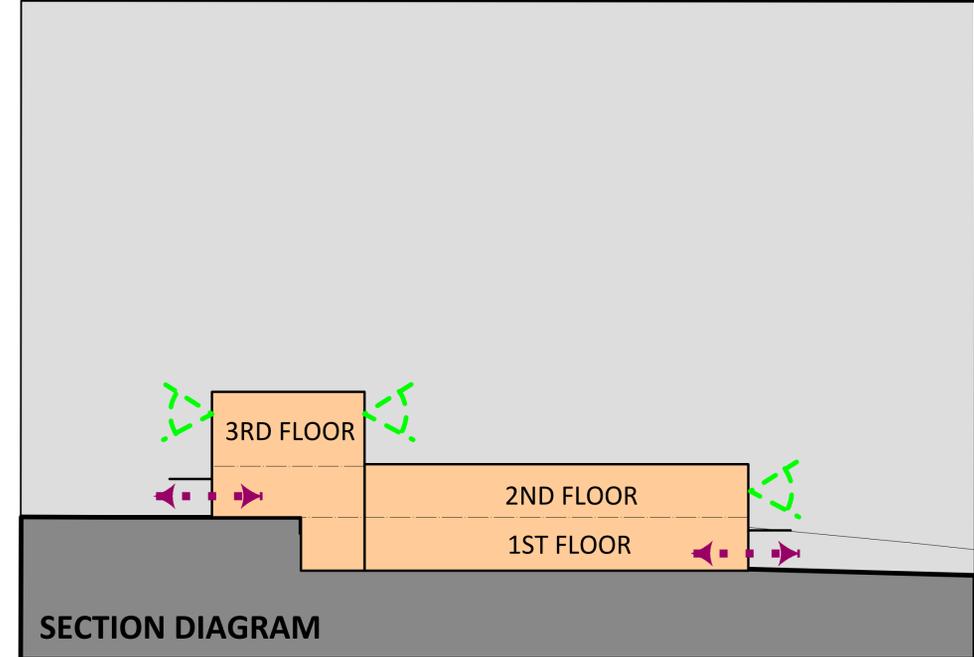
## INTERIOR LAYOUT GUIDELINES AND NEEDS

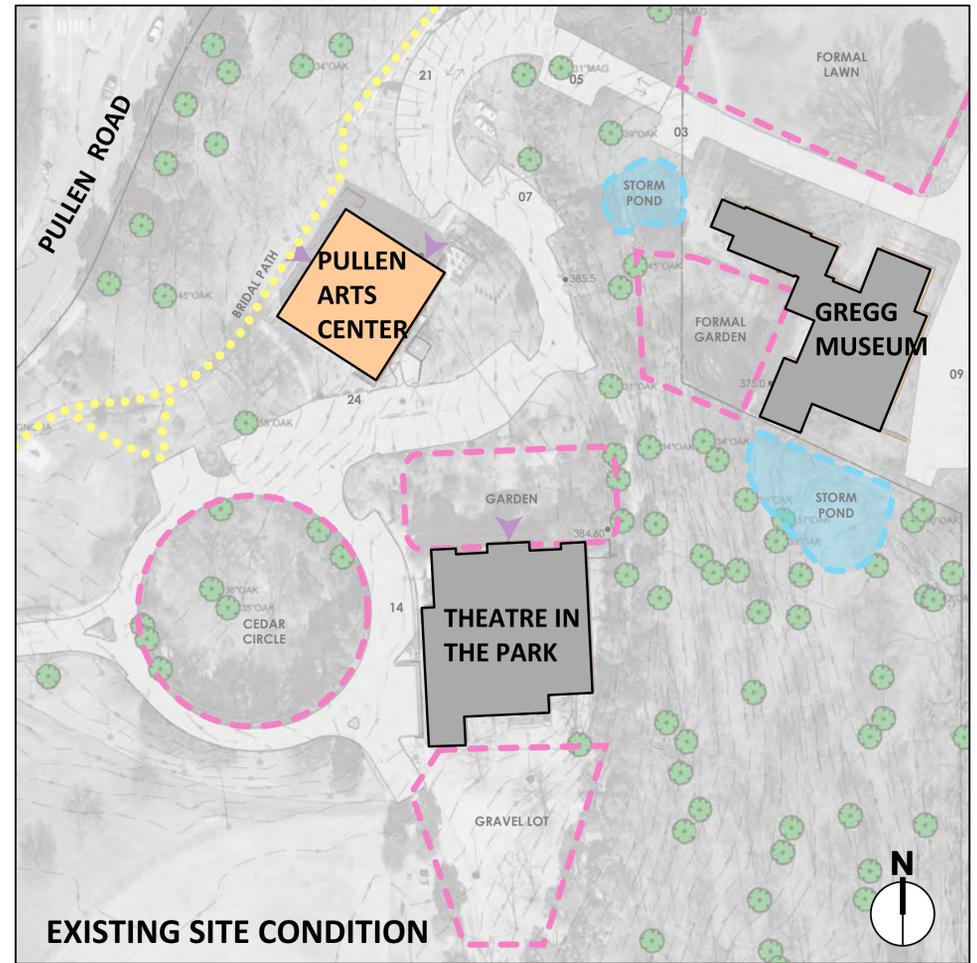
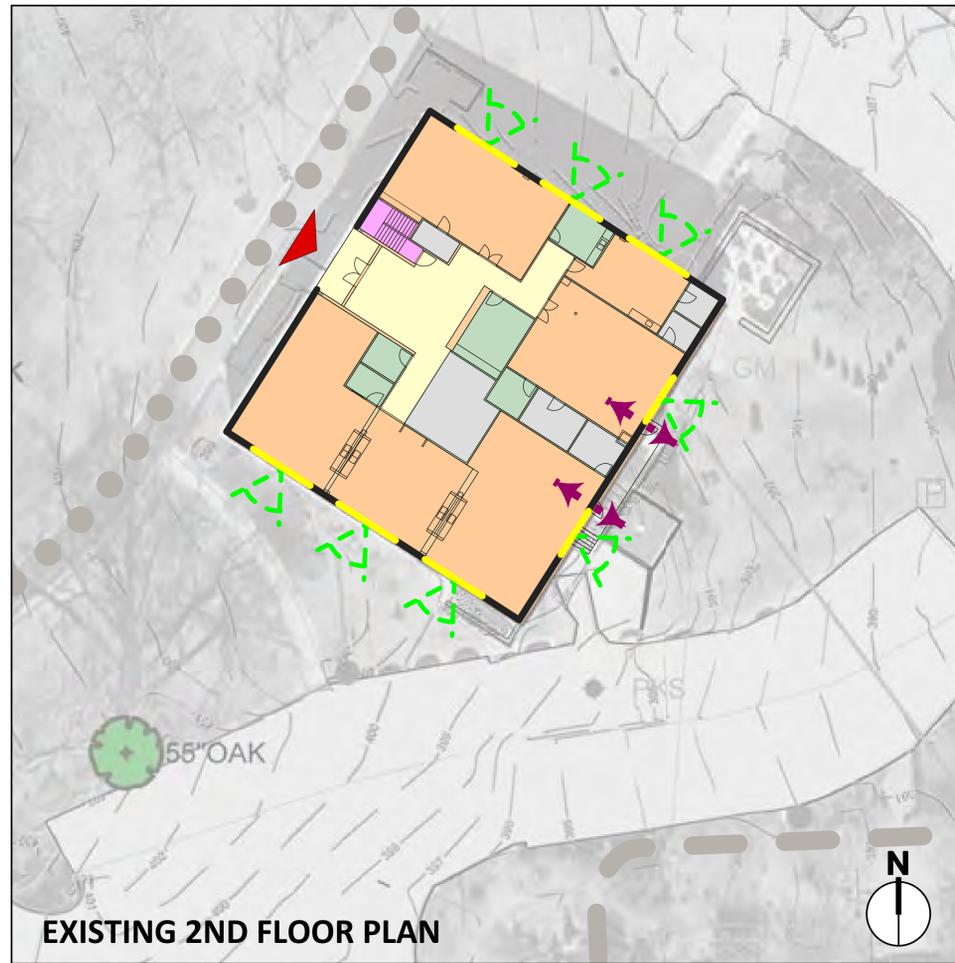
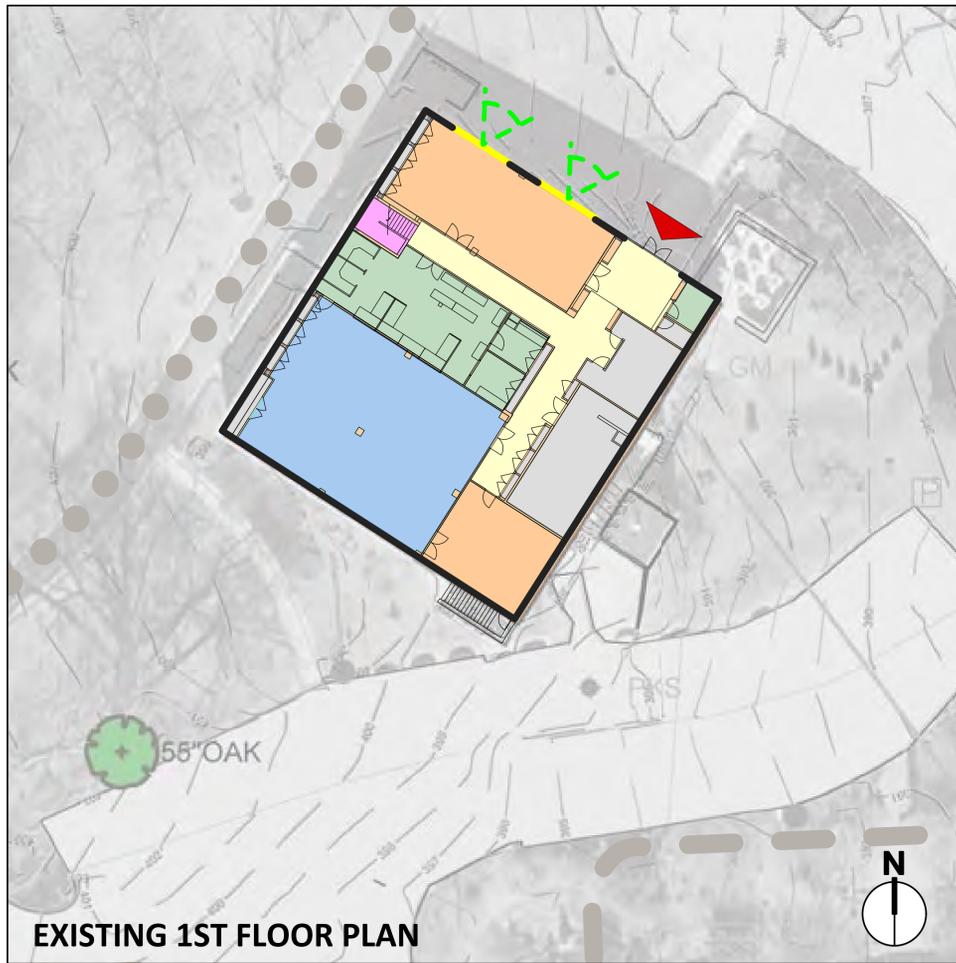
- Painting studio needs north light
- Jewelry and glass studios adjacent to each other
- Pottery studio needs access to outdoor kiln
- Provide adequate number of sinks in studio spaces
- Provide storage spaces for arts supplies as well as personal storage spaces for students and teachers
- Provide appropriate ventilation system for the different studio needs as well as user comfort
- Provide appropriate lighting of studio spaces





LEGEND	CURRENT SF	NEW SF	REMARKS
STUDIO / EDUCATION	≈ 6,100 SF	≈ 9,800 SF	60% INCREASED AREA
MULTI-PURPOSE	≈ 2,000 SF	≈ 3,400 SF	70% INCREASED AREA
STAFF / ADMINISTRATION	≈ 1,600 SF	≈ 800 SF	REDUCTION DUE TO RELOCATION OF PARKS & RECREATION STAFF OFFICES
LOBBY/GALLERY/CIRCULATION	≈ 1,800 SF	≈ 3,700 SF	106% INCREASED AREA - GALLERY DISPLAY ALONG CIRULATION PATH
STAIRS	≈ 200 SF	≈ 1,000 SF	NEW ELEVATOR ACCESSIBLE AT ALL LEVELS
SUPPORT SPACES	≈ 1,200 SF	≈ 1,600 SF	





**SYMBOLS**

	MAIN ENTRANCE		EXTERIOR ACCESS
	RECEPTIONIST		SECTION CUT
	WINDOW		
	SOLID WALL		
	VIEW ACCESS		

**LEGEND**

	<u>CURRENT SF</u>
	STUDIO / EDUCATION ≈ 6,100 SF
	MULTI-PURPOSE ≈ 2,000 SF
	STAFF / ADMINISTRATION ≈ 1,600 SF
	LOBBY/GALLERY/CIRCULATION ≈ 1,800 SF
	STAIRS ≈ 200 SF
	SUPPORT SPACES ≈ 1,200 SF

**PRELIMINARY BUDGET BREAKDOWN**

NEW BUILDING	7,500 SF	@ \$250/SF	≈ \$1,875,000
EXISTING BUILDING	15,000 SF	@ \$175/SF	≈ \$2,625,000
SITE IMPROVEMENTS			≈ \$600,000
CONTINGENCY			≈ \$300,000
<b>SOFT COST</b>			<b>≈ \$600,000</b>
<b>TOTAL BUDGET</b>			<b>\$6,000,000</b>

<b>ISSUE</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REMARKS</b>
<b>Building size</b>	<b>15,000 SF</b>	<b>22,500 SF</b>	<b>50% increase</b>
Elevator	None	1	Will provide accessibility between floors
Visibility from street	Not very visible		3 story addition will be more prominent and visible from street
<b>Location of main entrance</b>	<b>Not clear</b>		<b>Main entrance clearly visible from parking area</b>
Lobby / common space	Small		Larger space with visibility to the parking and outdoor areas
Art display	Limited area		Artwork can be displayed throughout the building
Delivery of clay materials	Difficult		Delivery on the south side right into clay storage room

<b>ISSUE</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REMARKS</b>
<b>Parking spaces</b>	<b>93</b>	<b>149</b>	<b>Gain of 56 spaces</b>
<b>Parking within 100' of main entrance</b>	<b>13</b>	<b>23</b>	<b>More parking close to entry</b>
Distance to main entrance	150'	88'	Entrance now visible from parking area
Drop-off / loading	None	2	At north and south entrances
Outdoor art making space	None		Designated area on the south side of building
Outdoor multi-function space	None		Central space that provides connectivity to all buildings
Truck loading zone for TIP	Difficult		Improved and expanded



# POST GENERAL COMMENTS HERE

COMMENTS BOARD  
MARCH 2016

