

Walton Arts Center

Planning + Concept Design Study

July 26, 2012



Fayetteville Expansion

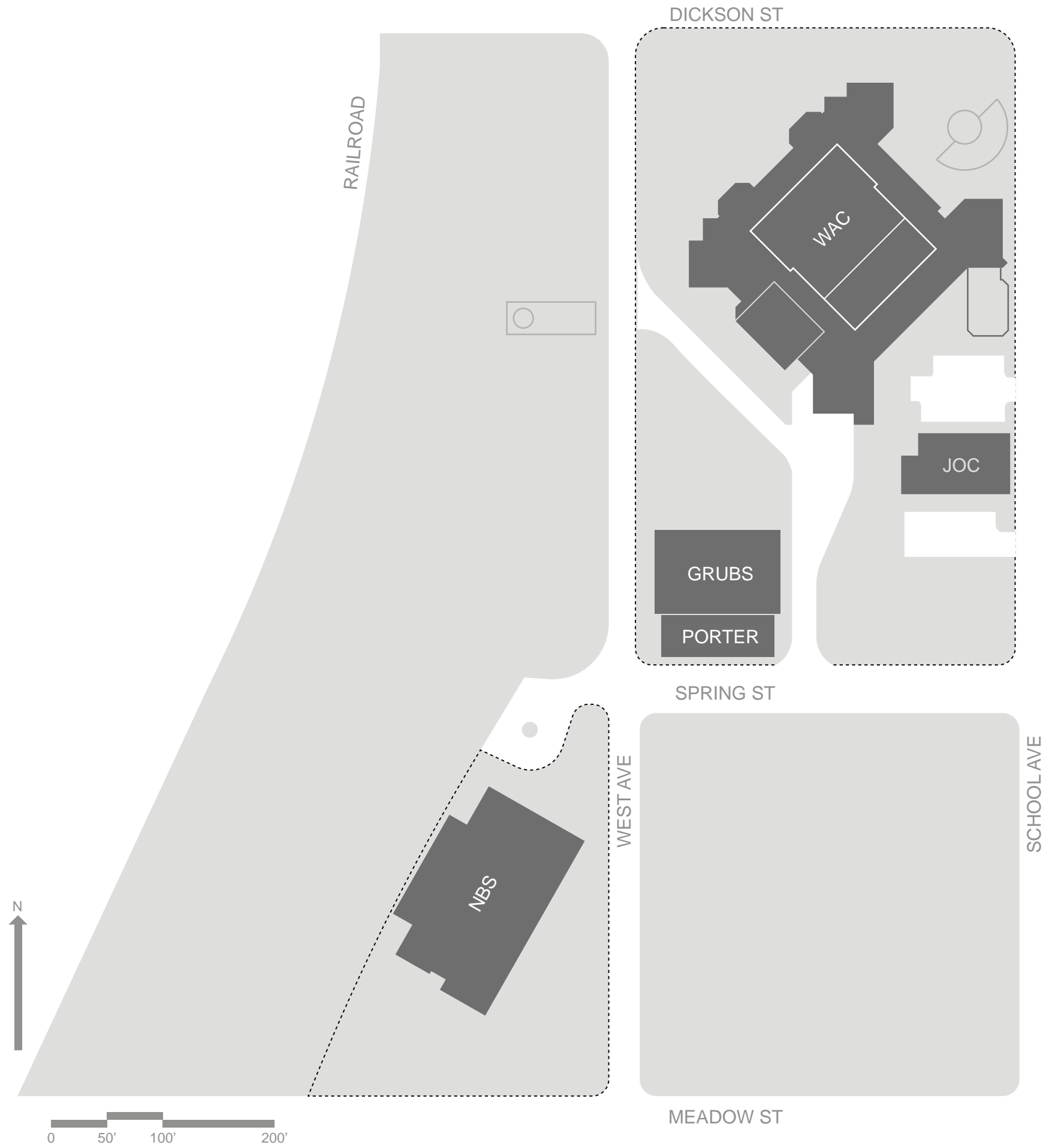
Phase 1 - Current Expansion Concept

PROGRAM	
28,600 gsf	Starr Theater Expansion
	Starr Theater
Front of House Areas	Lobby
Lobby expansion	Storage
Restroom expansion	
VIP Room	Administrative Offices
Catering Kitchen	Executives
Storage	Programming
Coat check	Learning & Engagement
Garden enclosure	Development
	Communications
Backstage Support Areas	Finance
Crew lounge	Operations
Production offices	Facilities
Wardrobe, wig and makeup	Conference Rooms
Piano storage	Call center
Stage storage	Support
Electrics storage	
Audio storage	Operations
Instrument storage	Landscape storage
Broadcast center	Maintenance shop
Scenic staging	
Catering receiving	

Phase 2 - Future Expansion Concept

FUTURE THEATER
Footprint approximately 30,000 sf

Existing Campus



Site Concept 1

PRO

WAC expansion contiguous

Future theater faces West Ave

Improved relationship to NBS

Reinforces street edges on all sides

Single loading location with shared BOH

Good daylight for administrative offices

Limited excavation for BOH and Administration buildings

Preserve space for surface parking off of School Ave.

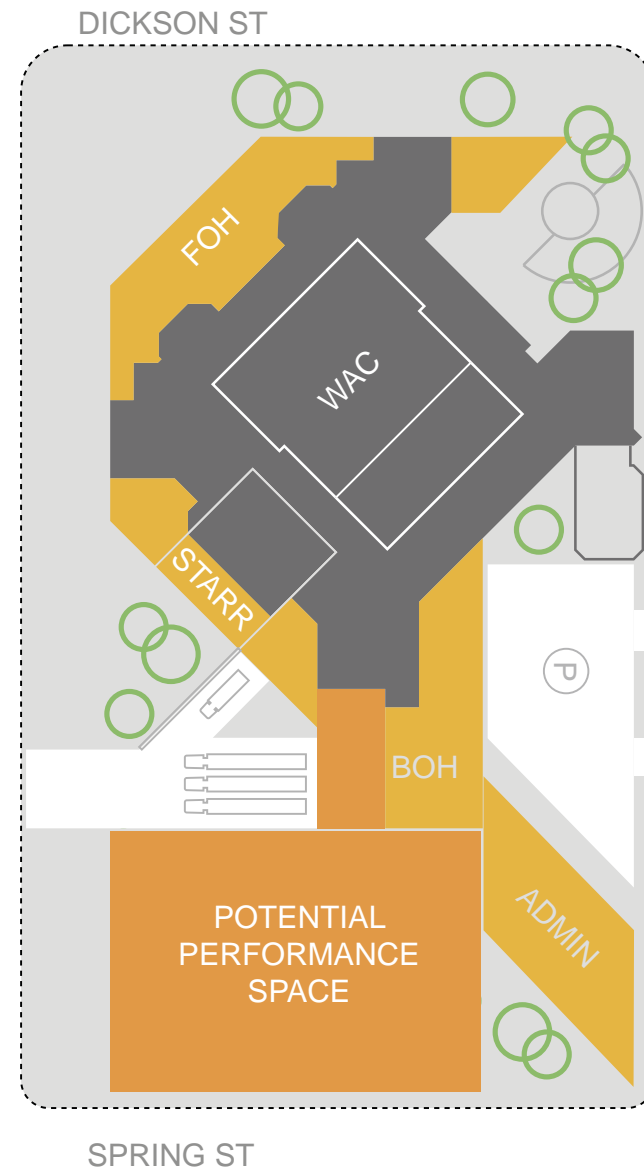
Potential for windows in new BOH spaces

CON

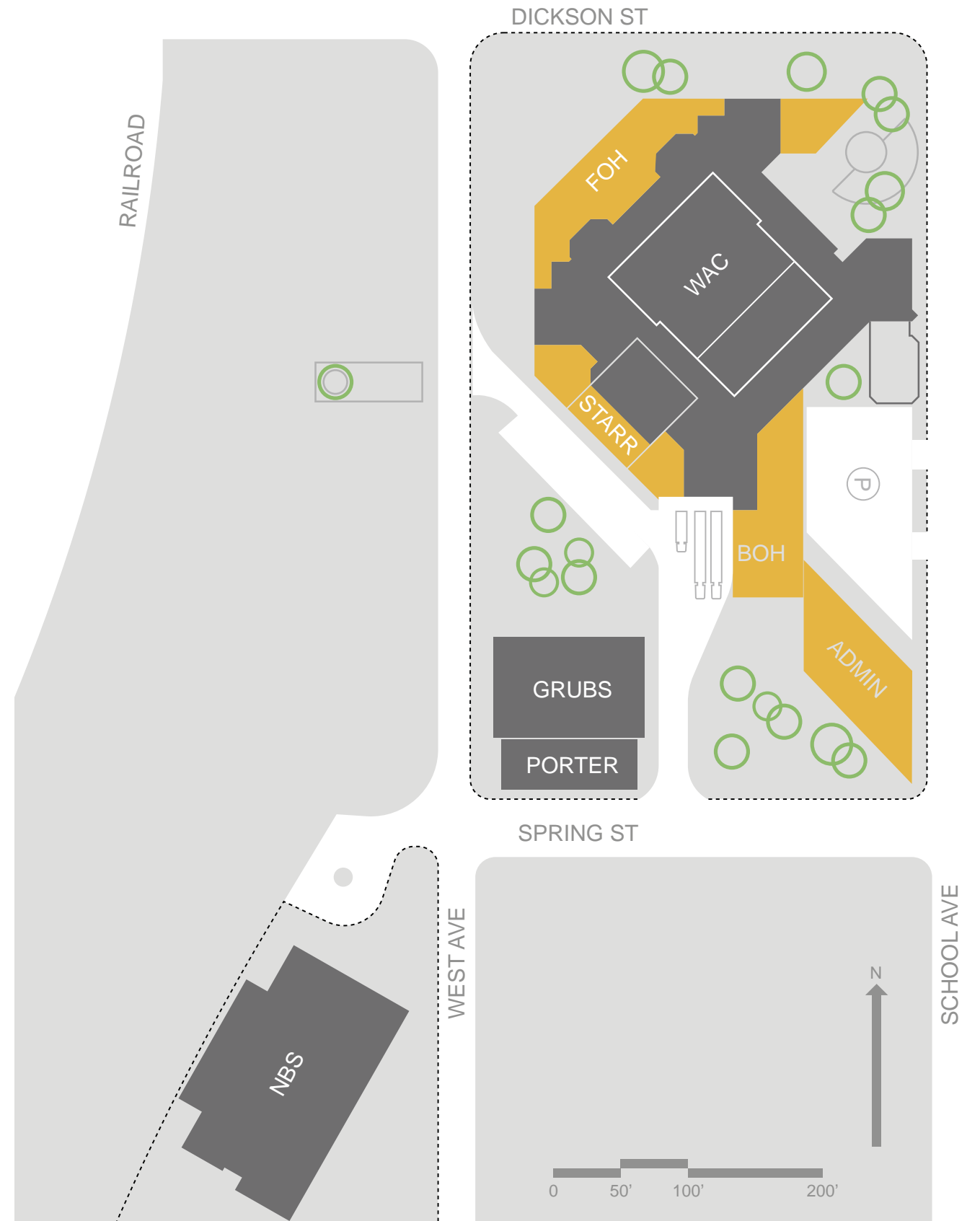
Truck access from West Ave

Potential loss of bus parking

Phase 2 Future Expansion Concept



Phase 1 Current Expansion Concept



Site Concept 2

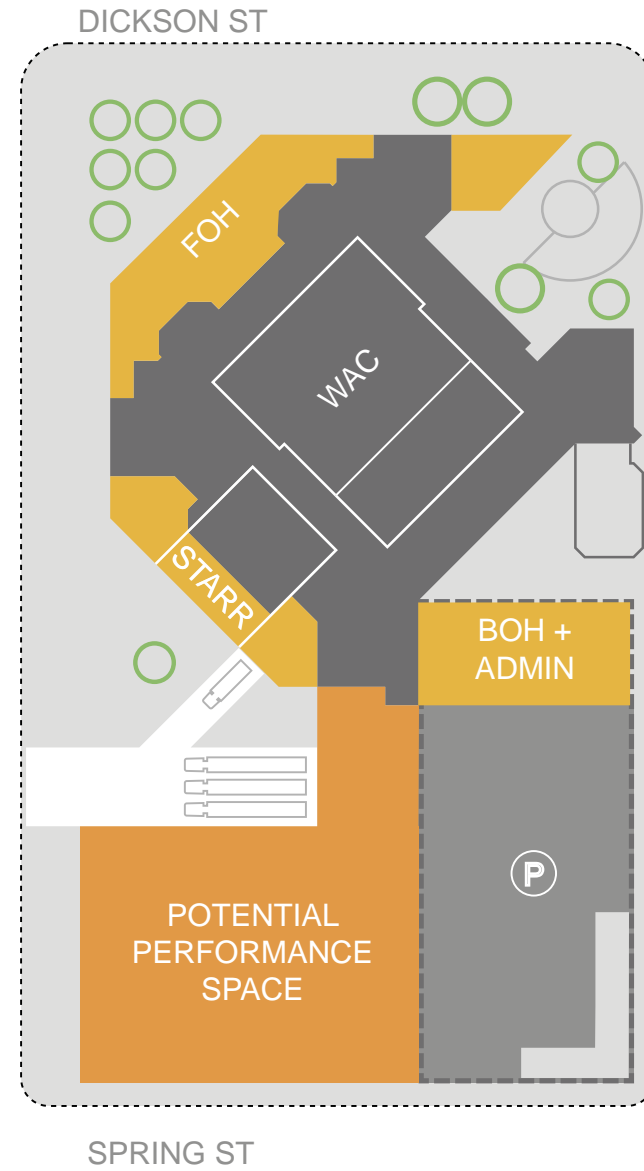
PRO

- WAC expansion contiguous
- Future theater faces West Ave
- Improved relationship to NBS
- Reinforces street edges on all sides
- Single loading location with shared BOH
- Disburses parking exiting

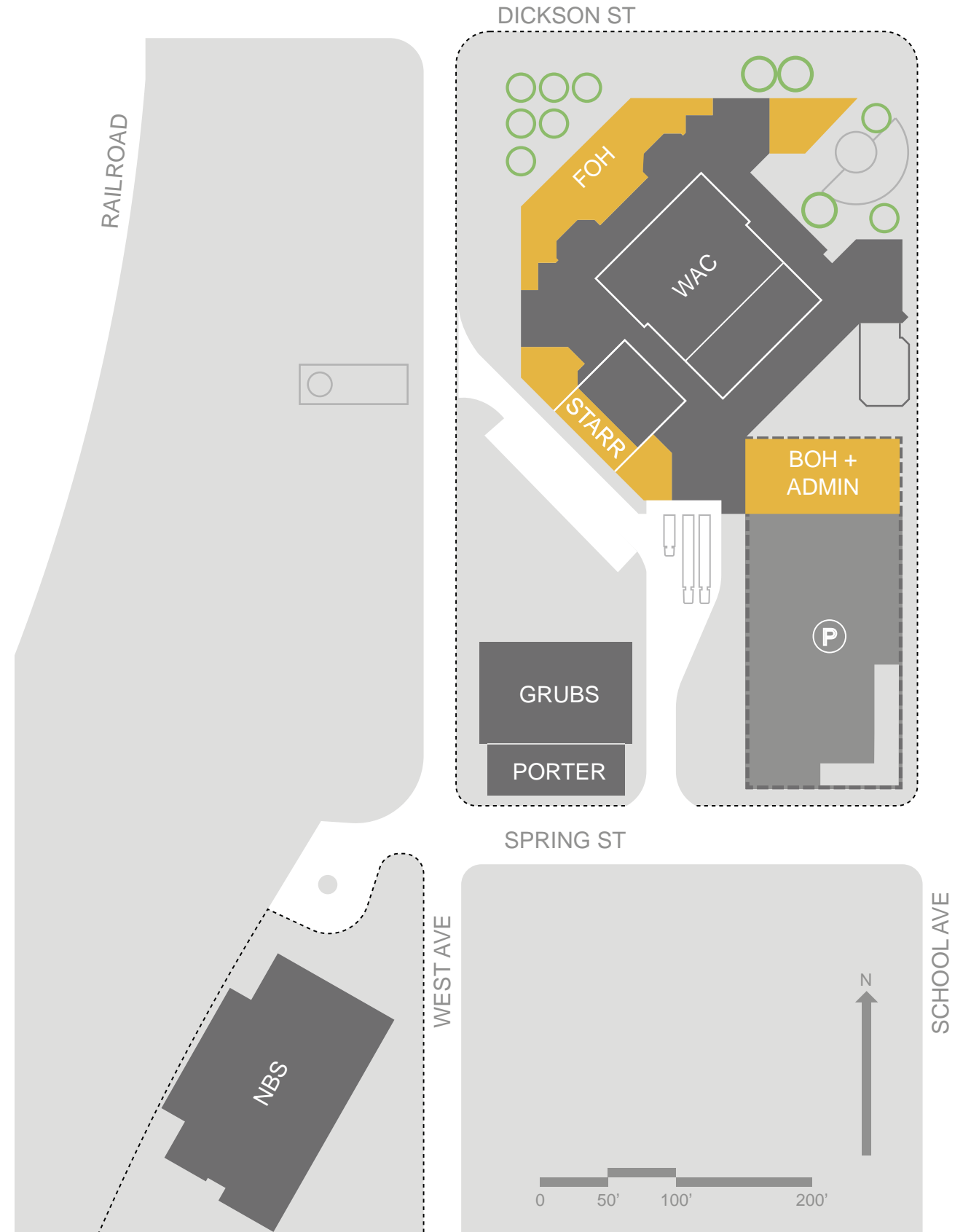
CON

- Less convenient location for parking
- Limited daylight for administrative offices
- No windows in future theater BOH
- Truck access from West Ave

Phase 2
Future Expansion Concept



Phase 1
Current Expansion Concept



WALTON ARTS CENTER / PARKING STUDY

Considerations related to locating parking deck on WAC block (“Theater Lot”)

Office Replacement

- The City to include cost of construction of full replacement space for WAC offices
 - Two floor configuration is less efficient, may represent a 15 – 25% cost increase for offices over a typical single floor layout.
- Understand how to deal with the cost of expanded offices that are needed by WAC (needs more space, not just replacement of what currently exists.)
 - How is this funded?
- The City to include the cost of moving WAC in and out of temporary offices and incurring costs incurred for rent during construction.

Parking Accommodations (25 now and 25 future)

- WAC staff and donor parking surrounding JOC is to be replaced and additional costs are not incurred for these spaces now or in the future (25 spaces).
- Replacement parking spaces are to be available (without additional costs) upon completion of Phase 2 – New Theater to replace staff/donor parking behind existing backstage and additional spots needed due to new performance space (25 spaces).
- WAC has first right to park donors in new parking deck during events.

Operational Impacts

- Coordinate timing of construction with WAC performance schedule (ability to get patrons to and from performances and avoiding noise, vibration impacts from construction during performances/rehearsals).
- Coordinate timing of construction with WAC load-in and load-outs (ability to get trucks in and out for delivery and performances.)
- Ability to accommodate staff and donor parking that is lost during construction on WAC grounds.
- Coordination with WAC timing, based on fundraising or financing, for building new office spaces.

Intangible Impacts

- Loss of flexibility for WAC administration (divided on 2 floors, limited access, limited daylight and compromised visibility)
- Loss of flexibility and higher costs for phase 2 construction of new theater- due to limited site and code issues.
 - Likely impact of 5 – 10% increase in costs for next phase construction costs.
- Compromised identity for WAC Admin (hidden behind/accessed via city parking garage)?
- May require WAC funding for added costs of expanded administration building up front on a quicker timeline than anticipated or desired by WAC.
- Requires coordination with WAC renovation/expansion plans. (Can't have two construction projects occurring simultaneously)

Additional items for City to consider in their costing of options

- BOH and office floor to floor heights will not align with garage, increasing construction costs.
- WAC offices and BOH will need a separate elevator and stair with controlled access for security and operational reasons.
- Longer construction schedule and tight site will increase construction costs (excavation, shoring, more complex construction).
- Likely need to incorporate mechanical ventilation for parking garage (if not now, definitely in the future when WAC Phase 2 – New Theater is constructed).