

City Hall, Denton, Texas

City Hall West Rehabilitation

Meeting 5– Concept
Development

May 21, 2018



Meeting 5 Agenda



- + Joanna St. Angelo Introduction
- + Sammons Center Presentation
- + Planning Approach for Arts
Facility Planning Approach
- + Revised Conceptual Plan Review
- + Decide on Next Step

Arts Facility Planning



Joanna St Angelo
Sammons Center – Dallas
Executive Director

Arts Facilities Planning

City of Richardson – AIR (Arts Incubator of Richardson)
Business Plan

City of McKinney – McKinney Performing Arts Center –
Arts Facility Development and Management

City of Grapevine – Palace Arts Center Project –
Arts Facility Development and
Management Structure

City of Beeville – Rialto Theater Restoration –
Arts Facility Development Planning

Louise Underwood Center for the Arts – Lubbock, TX –
Arts Facility Development Planning

Kemp Center for the Arts - Wichita Falls, TX –
Arts Facility Development Planning

City of Dallas – Texas Theater Business Plan

Arts Council of Fort Worth and Tarrant County –
Arts Facility Development and Operations
Planning

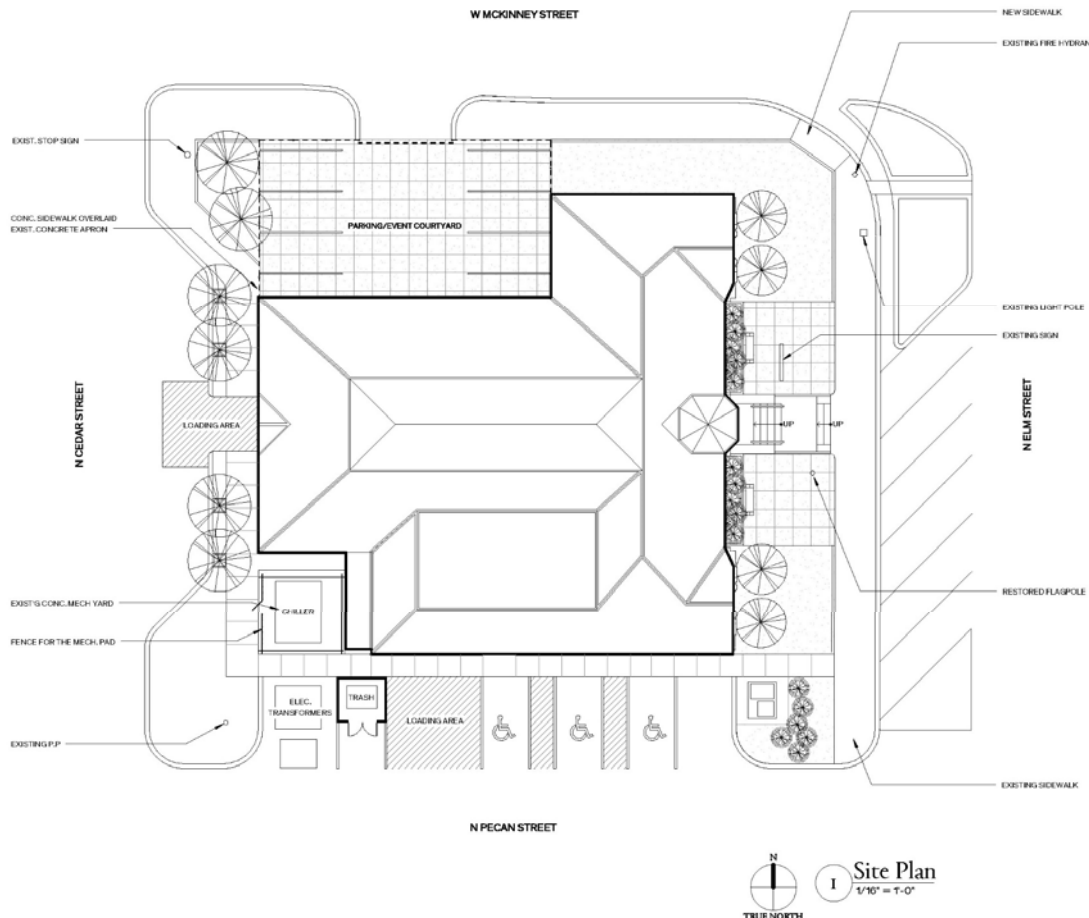
Arts Facility Planning Approach

- 1) Tour building and site to ascertain potential for development of appropriate arts uses
- 2) Meet with Architects and Steering Committee to discuss project
- 3) Analyze proposed conceptual plan and develop scenarios for various arts uses such as performance space, rehearsal space, exhibit space, office space, conference/classroom space, multi-use space
- 4) Develop online survey to be to identify potential user groups and determine highest and best use to be utilized by City of Denton.
- 5) Compile summary of survey results
- 6) Work with Architects and Steering Committee to finalize conceptual plan



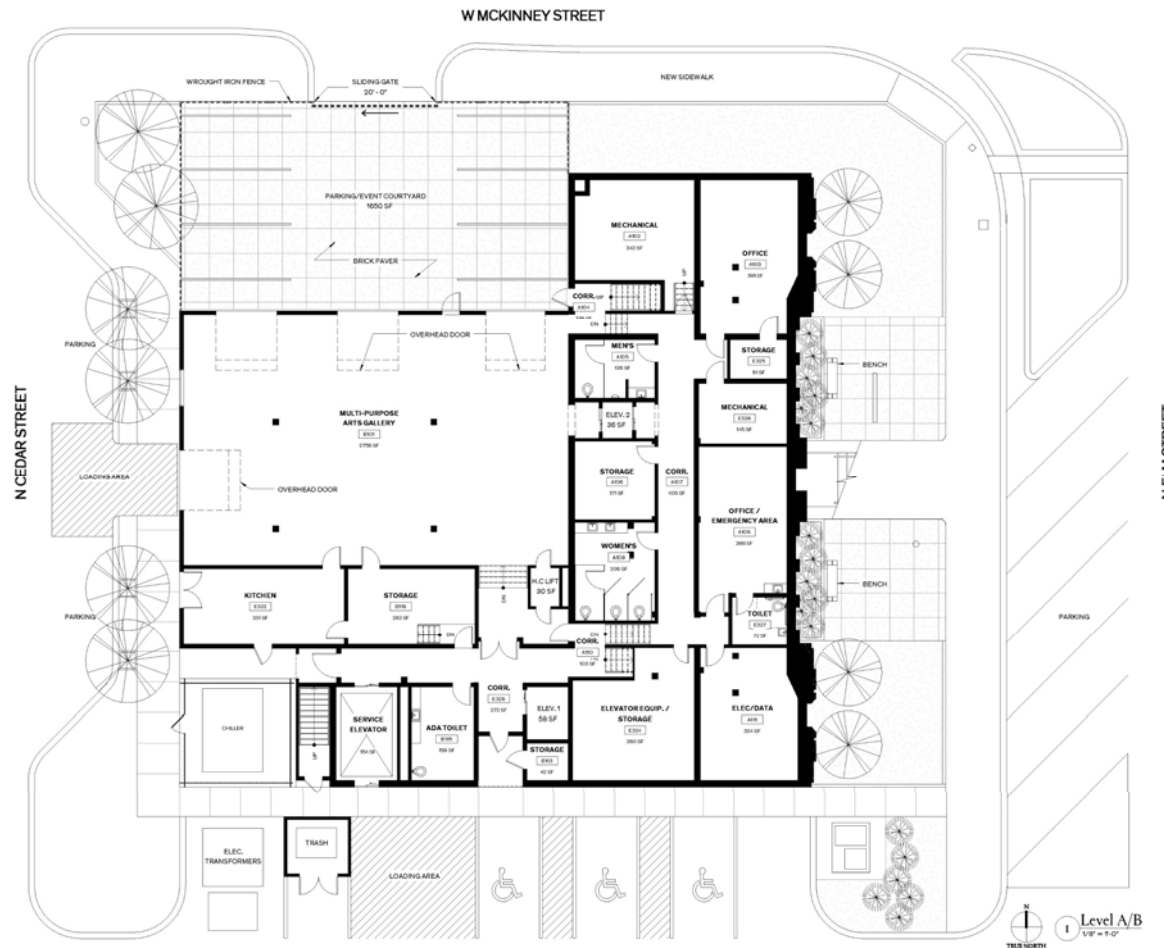
- 7) Develop Conceptual Business Plan to include:
 - Estimated Operating Pro Forma of income and expenses
 - Potential Users and Uses
 - Proposed Fee Schedule
 - Potential Fundraising Options
 - Multiple Options for Management/Operations Strategies
- 8) Consultations with Architects and City Staff as needed
- 9) Provide Report with Recommendations to Steering Committee/City of Denton

Revised Plans as a Multi -Use Arts Facility



- + Performance Auditorium
 - 200- 255 Seats
 - Enlarged Stage and Back Stage
 - Service Elevator
- + Event Facility w / Courtyard (Parking) and Support Kitchen
- + Multi-purpose Facility
 - Art Galleries/Museum
 - Art Studio rental
 - Arts Organization Offices
 - Creatives –Shared Office Space
 - Graphic Designers
 - Architects
 - Visual Arts
 - Entrepreneurs
- + Conference Space
- + Lease Space

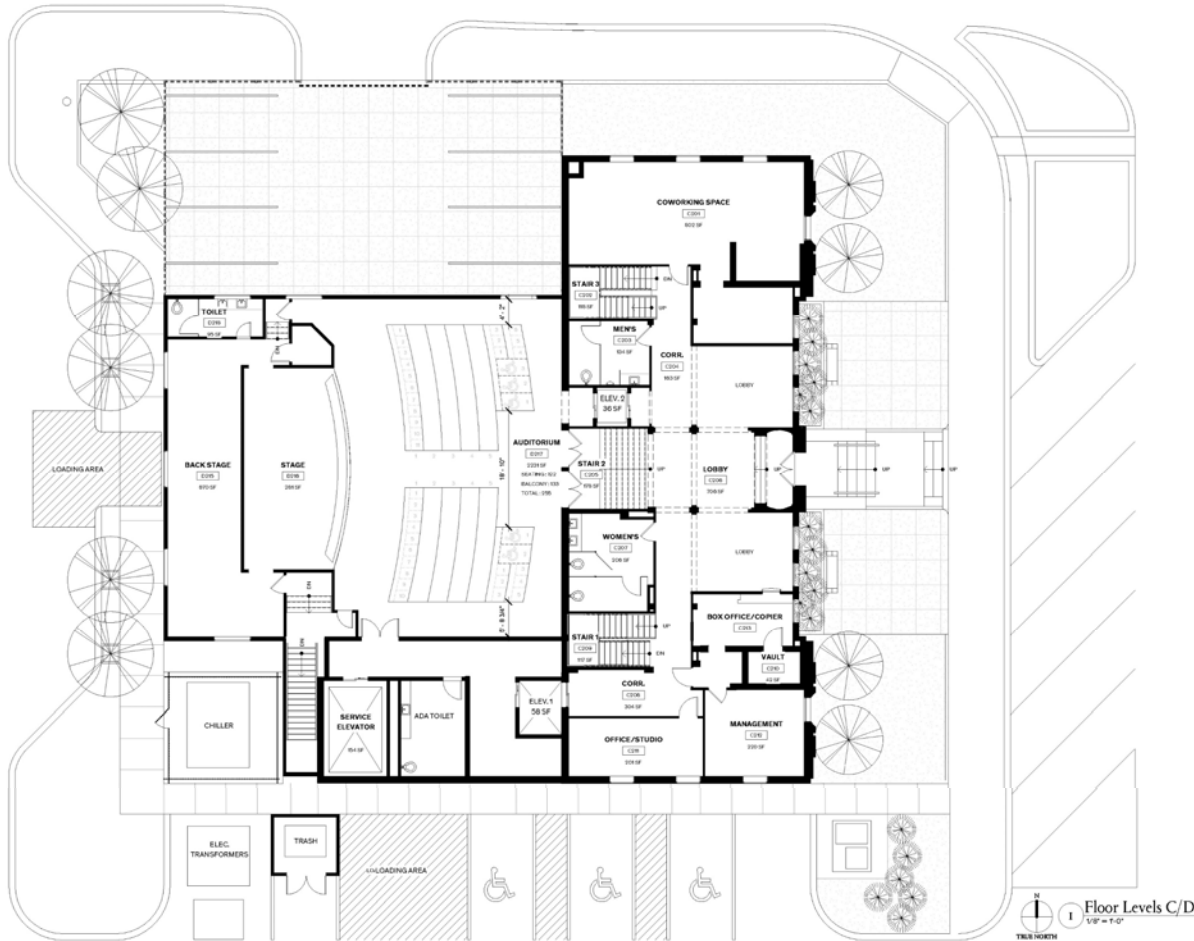
Revised Plans as a Multi -Use Arts Facility



First (Lower) Level

- + Event Facility
- + Event Courtyard /Parking
- + Event Facility Kitchen
- + Lease space
- + Accessible Entry
- + Accessible Toilet
- + Service Elevator/Loading
- + Storage
- + Mechanical

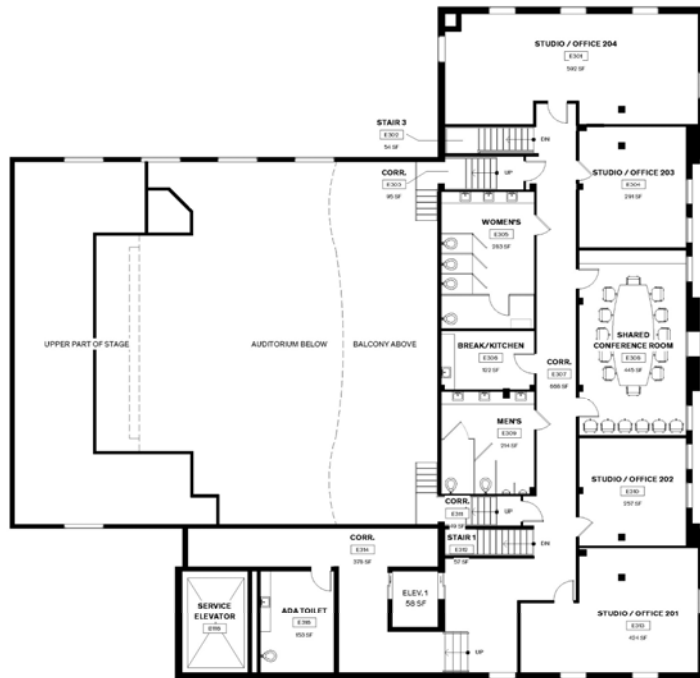
Revised Plans as a Multi -Use Arts Facility



Main Level

- + Management Offices
- + Box Office
- + Performance Hall Lobby
- + Performance Hall – 200 -250 Seats
w Backstage & Enlarged Stage
w Service Elevator
- + Co-Working Space
- + Office or Studio Lease Space
- + Men & Women's Toilets

Revised Plans as a Multi -Use Arts Facility

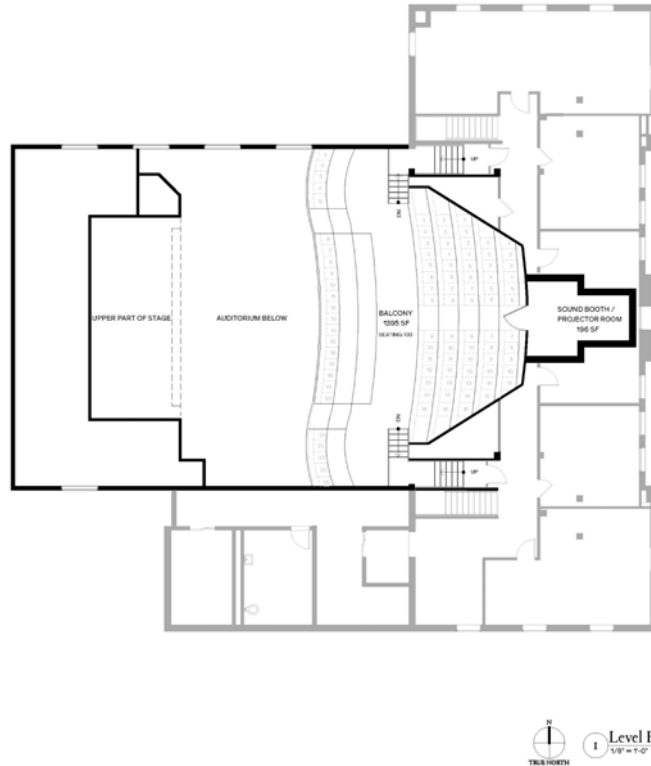


1 Floor Level E
1/8" = 1'-0"

Second (Upper) Level

- + Office/Studio Lease Space
- + Shared Conference Room
- + Common Break Room
- + Accessible Toilet

Revised Plans as a Multi -Use Arts Facility



Top Level

- + Balcony
- + Projection & Sound Room

Discussion

