

# DOCUMENTATION OF PUBLIC MEETING #3

Pullen Arts Center Improvements Project

## INTRODUCTION

The Pullen Arts Center Improvements Project is part of the 2014 Parks and Recreation Bond Referendum, which will fund the improvement and expansion of the arts center and surrounding site. The improvements to the arts center will be designed within the guiding principles established by the Pullen Park Deed and the Pullen Park Master Plan, which was adopted by the City Council on July 4, 2001. The Pullen Park Master Plan called for expansion of the Pullen Arts Center and creation of an outdoor plaza at North Pullen Park.

This project will be implemented in two phases. Phase 1 is the Conceptual Study Phase currently in progress. Phase 2 is the Design and Implementation Phase, which is projected to begin in the summer of 2016 upon the City Council approval of the design concept developed during Phase 1. The Design Team has completed analysis of the existing building conditions, site conditions and programming, which are documented in the Existing Conditions Report and Situation Assessment. The Conceptual Study Phase includes three public meetings to solicit public comment and gather input from citizens. The 1<sup>st</sup> Public Meeting was held on October 13, 2015 and served as a visioning session to gather input. The 2<sup>nd</sup> Public Meeting was held on January 12, 2016 to present diagram options for public review and comment. The 3<sup>rd</sup> Public Meeting was held on March 24, 2016 to present the preferred concept diagram based on the feedback received from the 2<sup>nd</sup> Public Meeting. The preferred diagram design will also be presented to the Parks, Recreation and Greenway Advisory Board and the City Council for approval before proceeding to Phase 2 - the design and implementation phase.

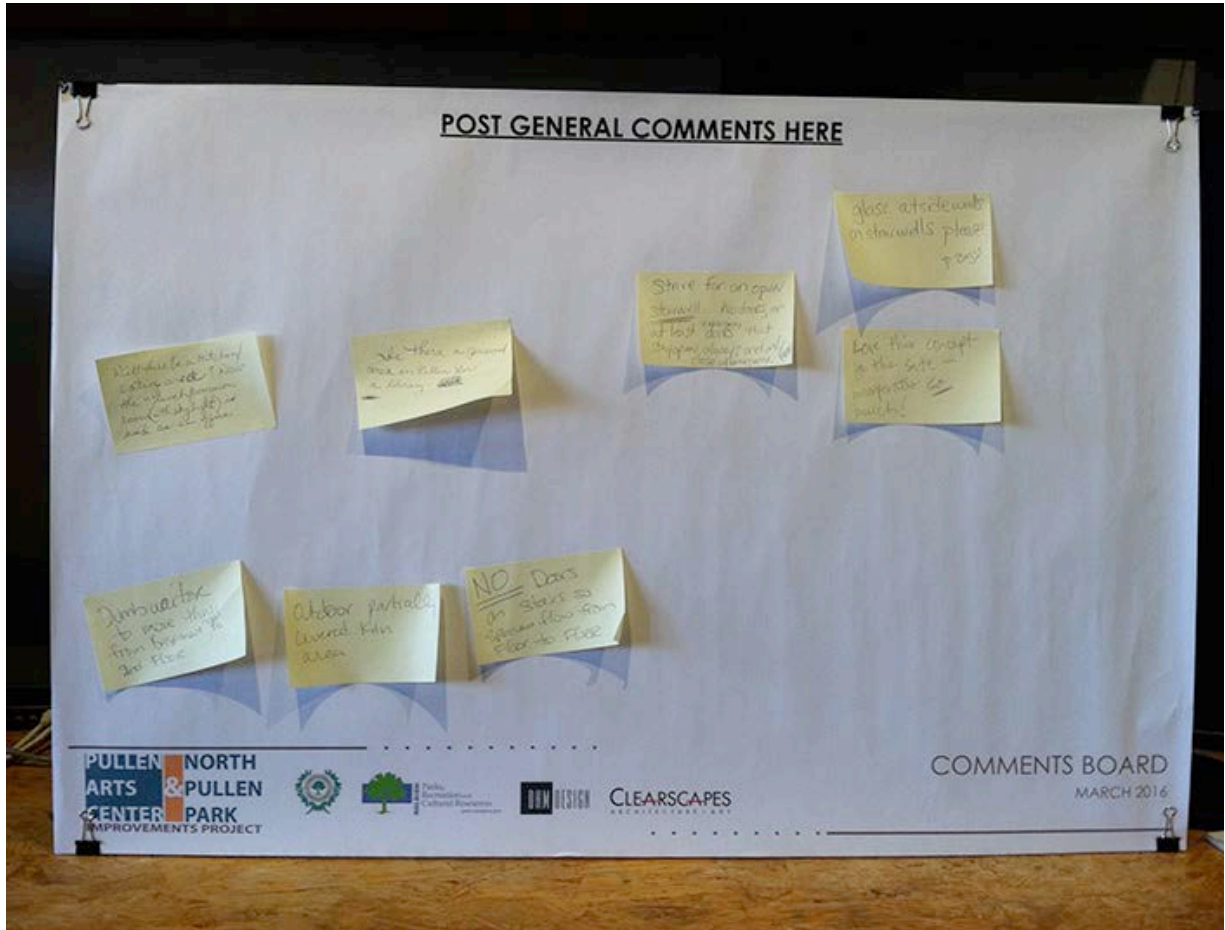
The 3<sup>rd</sup> Public Meeting was held at the Pullen Community Center located on South Pullen Park. All public comments and CPC comments received during this meeting are recorded in this document as follows:

Documentation Of Public Comments	Page 2
Documentation Of CPC Comments	Page 3
Public Meeting #3 Synopsis	Page 6

All of the comments from posted notes and comment sheets are recorded in the Documentations of Public Comments and CPC Comments. For the summary of the PowerPoint presentation as well as compilation of the public comments, refer to the Public Meeting #3 Synopsis on page 6. The PowerPoint presentation and all of the drawings presented during Public Meeting #3 can be viewed at the City of Raleigh website for Pullen Arts Center Improvement Plan at <https://www.raleighnc.gov/parks/content/ParksRec/Articles/Projects/PullenNorth.html>.

# DOCUMENTATION OF PUBLIC COMMENTS

Pullen Arts Center Improvements Project – 03.24.2016 Public Meeting #3



- Love this concept for the site – incorporates so much!
- Glass outside walls on stairwells please.
- Strive for an open stairwell. No doors, or at least emergency doors that stay open always and only close with emergency.
- Will there be a kitchen/eating area? Now the “lunch/common room” (with skylight) is used as an office.
- Is there a proposed area in Pullen for a library?
- NO doors on stairs so spaces flow from floor to floor.
- Dumbwaiter to move things from basement to 2<sup>nd</sup> floor.
- Outdoor partially covered kiln area.
- Are there any resources available to use for arts/crafts while the PAC is closed for renovation?

## General Comments

### Patrick Beggs:

- I would prefer no vehicular access between the buildings, other than emergency or park service vehicles. If there will be access for the theater it should be for special occasions, not just for selling tickets or just because they are open.
- I would like the 3<sup>rd</sup> floor to be graciously open to all, regardless of what studios are up there. By this I mean there should be some common area, even if small that allows us to enjoy the view from the top floor out into the park, that welcomes everyone to use it, not just the 3<sup>rd</sup> floor studio users. On that note, windows should be placed to allow outside viewing from a seated position. This could just be a small lounge or an open lobby at the top of the stairs outside the studios.

### Bill Belvin, Brent Belvin & Vivian Burnam:

- Pullen Heirs agree with the current PAC project, with Vivian's caveat concerning further changes.

### Gary Gardenhire:

- I like what Graham did compared to earlier schemes and now it's all about how we prioritize and schedule the opening and closing of the vehicular access to the front door of TIP.
- The priority for Pullen and us should be open 85-90% of the time and closed for events with Pullen and/or Gregg.

### Katherine Cherry:

- I appreciate the visible evidence that our concerns have been addressed. This has been exciting venture and the Pullen denizens I have spoken to this evening are ready for the show to get on the road.

### Clodagh Lyons-Bastian:

- I was happy with the efforts to solicit feedback from various stakeholders. Each interest group seemed to be included in the information-gathering phase, from the three main organizations, theatre, museum and arts center, to facility users and ancillary participants. Throughout the conceptual study, comments on plan variants and improvement suggestions were compiled, and the plan's evolution reflected this input. In the case of the arts center interior design, additional feedback was encouraged when users of the space felt they had not fully voiced their preferences.
- The overall concept of the park plan was a combination of the original master plan and priorities set by the stakeholders as mentioned above. The resulting design incorporates central themes from these two sources, such as a desire to maintain existing vegetation, the creation of a unifying central space, and logistical considerations like unobtrusive parking and loading docks. I'm pleased with the resulting design. It connects the three buildings while still allowing each its individuality, and it provides vehicular access without creating a parking 'desert'. The design provides an attractive view from Pullen Road, and historical integrity is maintained by saving healthy members of the 'circle of cedars'.

# DOCUMENTATION OF CPC COMMENTS

Pullen Arts Center Improvements Project – 03.24.2016 Public Meeting #3

## Mary Hauser for Roger Manley:

- To access the clay loading area, do you have to move cars from the parking area around the Cedar Circle?
- How will end of serpentine plaza terminate @ connection to Gregg paths? Important to balance connection & connectivity with definition of spaces (so visitors don't get lost).

## David Millsaps:

- Great job finding compromises and making the stakeholders happy.
- I would like to see the landscaping mirror the architecture.
- I worry that the concept is so curvy that we lose some of the mid century feel of the Arts Center. That said, I like how the paths compliment the grade.
- The dropoff/loading solutions make good sense to me.
- Mon Peng has done a great job presenting the trade-offs to this tough group.
- Really love the deck & the outdoor studio.
- Giving the garden as much space as possible & leaving it in John's control is very important to maintaining the magic of the exterior space. Thank you!

## Jeff Murison:

- I fully support the project. I think the hybrid design of the public space between the buildings is the best possible blend of uses.
- The parking is also a smart design and maximizes the parking while preserving the core function of the park.
- From my perspective it is a fantastic addition to the community and a very well designed plan.

## Jessica Puckett:

- Creates a nice flow between TIP and the Arts Center.
- Adds considerable parking and square footage, which was an important aspect from the 2001 Plan.
- Hopefully as the park expands in attendance post renovation, I think more development of the Cedar Circle could prove valuable for programming needs.
- Great insertion of the canopy and covered areas on levels 1 & 2.
- I think the 3<sup>rd</sup> floor shape will be unique to design usage as it would be an odd shape if kept as one multi-purpose area.
- The garden space is fantastic. In the latter stages of design, potentially insert a conspicuous signage set up directing to the front of TIP or heavily encourage TIP to contribute changes to building to redirect the entrance to facing Cedar Circle.
- Good visibility from Hillsborough St.
- Try to incorporate physical components

## DOCUMENTATION OF CPC COMMENTS

Pullen Arts Center Improvements Project – 03.24.2016 Public Meeting #3

### Sallie Ricks:

- I think the designers addressed concerns brought to them through the process and the presentation was a success.
- Going forward, I would like for the user groups from Pullen Arts Center (patrons and staff, particularly) to be involved in the blocking diagrams for interior work and studio space assignments. I think as a site plan is further developed, the Advisory Committee needs to have an opportunity to review it.

### Amy Veatch:

- Nicely done on the proposed site concept tying the 3 entities occupying the north end of the properties!
- Meeting conducted in a way that all voices can be heard – thank you!
- Plan incorporates many (most) of the ideas brought to meetings, master plan, collaborative efforts between NC State & City of Raleigh & budget.
- Signs & visibility issues incorporation plan explanation as we go forward.

### Vincent Whitehurst:

- Looks good. Only issue with front canopy – can it be a translucent or transparent roof material so light still makes it into the gallery?
- Or main covered loading could be in the back on the lower level w/ bigger canopy there, not in front.
- Overall, everything looks good.

### Malinda Bird Wilson:

- I LOVE the plan! Especially the increase in the size of the building.
- Continue to think about any ways we can get more members of the community to visit and use the space – for example including places in the plaza where families could bring out picnics.
- If any of the large trees need to be cut down for the project, I would like to see the wood used for artwork, tables, or something similar that would be used at Pullen Arts Center or sold with the money benefitting Pullen Arts Center.

# **PUBLIC MEETING #3 SYNOPSIS**

## Pullen Arts Center Improvements Project

Date: Thursday, March 24, 2016  
Time: 6:00 – 8:00 PM  
Location: Pullen Community Center  
Topic: Proposed Concept Diagram

### Attendees:

City of Raleigh: James Marapoti, Shawsheen Baker, Belva Parker, Eliza Kiser, Scott Payne, Gerald Bolas  
Clearscapes: Steve Schuster, Mon Peng Yueh  
DHM Design: Graham Smith, Jeremy Arnett  
CPC Members: Patrick Beggs, Vivian Burnam, Katherine Cherry, Mary Hauser for Roger Manley, David Millsaps, Jeff Murison, Jessica Puckett, Sallie Ricks, Amy Veatch, Vincent Whitehurst, Malinda Bird Wilson, David Millsaps & Clodagh Lyons-Bastian  
General Public: Estimate ~ 25 attendees

### **SUMMARY OF PRESENTATION AND COMMENTS RECEIVED:**

Public Meeting #3 was the culmination of nine months of work that started in July 2015, through numerous design meetings with the City of Raleigh Parks & Recreation staff; Pullen Arts Center staff and instructors; major Stake Holders; CPC members; as well as the general public through the online survey and public meetings. Below is the highlight of the PowerPoint presentation for Public Meeting #3:

### **PULLEN PARK MASTER PLAN**

- Pullen Park Master Plan was approved by City Council in 2001.
- Renovation and improvements to Pullen Arts Center and surrounding site will follow the guidelines established in the Master Plan. Below are the major goals:
  - Preserve and enhance open space
  - Provide organized and efficient parking lots
  - Provide access into the site for special events and maintenance
  - 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

### **PROPOSED SITE DIAGRAM**

- Proposed diagram provides additional parking spaces to meet code requirements for the expansion of the Arts Center. Most of the parking spaces are added on the east side of Theatre in the Park where the site is at a lower elevation, therefore, parking spaces will be visually less obtrusive.

# PUBLIC MEETING #3 SYNOPSIS

## Pullen Arts Center Improvements Project

- New parking spaces will tie into the parking layout that the Gregg Museum is currently constructing. This connectivity will provide shared use opportunities and vehicular access from Pullen Road as well as Hillsborough Street.
- Parking and daily vehicular traffic will be removed from the outdoor space between PAC and TIP. This space will be designed primarily for pedestrian programming uses with limited and controlled vehicular access only during planned special events.
- There will be designated drop-off and loading areas as well as more parking spaces close to the entrances.

### MAJOR SITE IMPROVEMENTS

ISSUE	EXISTING	PROPOSED	REMARKS
Parking spaces	93	149	Gain of 56 spaces
Parking within 100' of main entrance	13	23	More parking close to entry
Distance to main entrance	150'	88'	Entrance is now visible from parking area
Drop-off / loading area	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

### PROPOSED BUILDING AND INTERIOR LAYOUT DIAGRAM

- A new building addition will wrap around the south and east sides of the existing Arts Center. The main entrance will now be visible upon entering the park and from the parking spaces around Cedar Circle.
- The two-story addition will be one story higher than the Arts Center due to the existing grade elevation. The higher addition will improve visibility of the Arts Center from the streets.
- The addition also provides connectivity to the outdoor space as well as creating synergy between the Theatre in the Park and the Gregg Museum.
- Aspirations for the improved Arts Center include creating an environment that encourages and enables community building; provide opportunities to display and promote artwork throughout the facility; and provide program extension into the outdoor spaces.

# PUBLIC MEETING #3 SYNOPSIS

## Pullen Arts Center Improvements Project

### MAJOR BUILDING IMPROVEMENTS

ISSUE	EXISTING	PROPOSED	REMARKS
Building size	15,000 SF	22,500 SF	50% increased area
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
Location of main entrance	Not clear		Main entrance clearly visible from parking area
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 the clay storage room

### MAJOR PROGRAM IMPROVEMENTS

SPACES	CURRENT	PROPOSED	REMARKS
Studio	≈ 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 & Rec. staff offices
Lobby / Gallery / Circulation	≈ 1,800 SF	≈ 3,700 SF	106% increased area for larger lobby and gallery spaces
Stairs / Elevator	Stairs only	Stairs & elevator	Elevator will provide accessibility to all levels
Support Spaces	≈ 1,200 SF	≈ 1,600 SF	



# PUBLIC MEETING #3 SYNOPSIS

## Pullen Arts Center Improvements Project

### BUDGET SUMMARY

- 2014 Parks and Recreation Bond Referendum allocated \$6 million for this project.
- This funding enables major improvements to the building and surrounding site. However, it will not cover everything that everyone would like to have. There will be difficult choices to be made during the design phase to determine priorities and what will be included in the project.

#### 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
Soft Cost			≈ \$600,000

Total Budget ≈ \$6,000,000

### PUBLIC COMMENT SESSION

- There was overwhelmingly positive response from the general public with the proposed site diagram and building diagram.
- People felt that their voices and ideas were heard and were incorporated into the concept diagrams.
- People were able to see the progression of the concept diagrams and how the diagrams had responded to the comments received from the public at each step.
- One area that needs careful evaluation and prioritization is the need for a covered walkway from drop-off/loading areas to the entrances.
- During the discussion period, the following public comments were noted on a flip chart:
  - Positive aspects of diagrams: connectivity of 3 buildings; proximity of parking; followed goals of Master Plan; serpentine road; inclusion of past comments.
  - Negative aspects of diagrams: no designated parking (operational / scheduling concerns); TIP garden impact.

### CLOSING COMMENT FROM DESIGN TEAM

- There are many expressed needs and wants, but not all can be accomplished within the established budget. During the design phase, the design team would like to continue the public engagement process and to present options and choices that the public can help prioritize to determine how and where the funding is allocated.

End of Synopsis