City Performance Hall

"Conceptual Design Presentation"

to

Quality of Life Committee

February 12, 2007

Office of Cultural Affairs

Public Works and Transportation

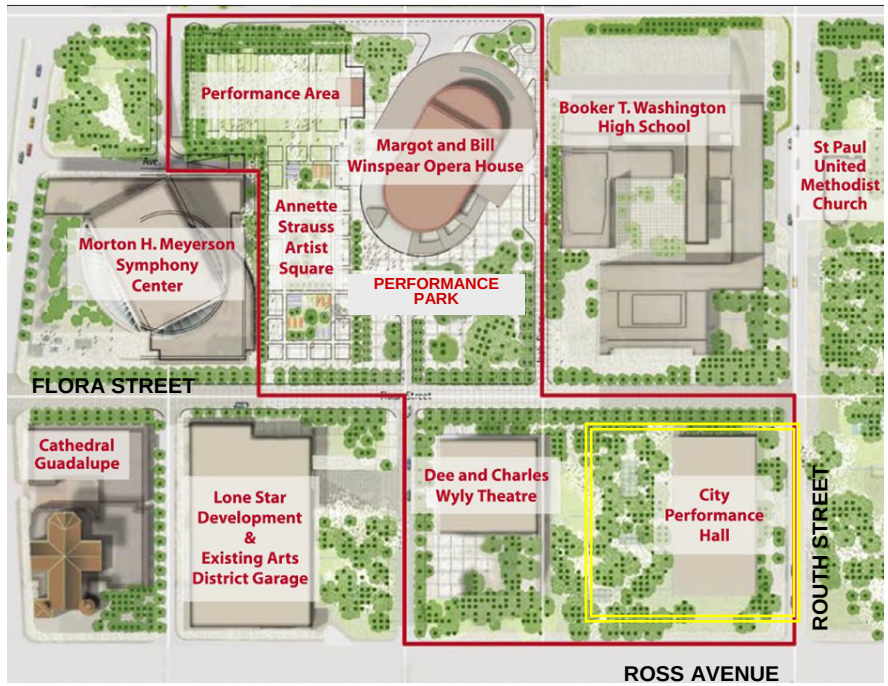
City Performance Hall

- The purpose of this briefing is to present the "conceptual design" for the Dallas Center for the Performing Arts - City Performance Hall.

- The commissioned architects will present the "conceptual design":
  - Architect of Record - Corgan Associates, Inc.
    Represented by: Brian D. George, AIA Principal
  - Design Architect – Skidmore, Owings and Merrill LLP
    Represented by: Leigh S. Breslau, AIA Design Partner – PRESENTER

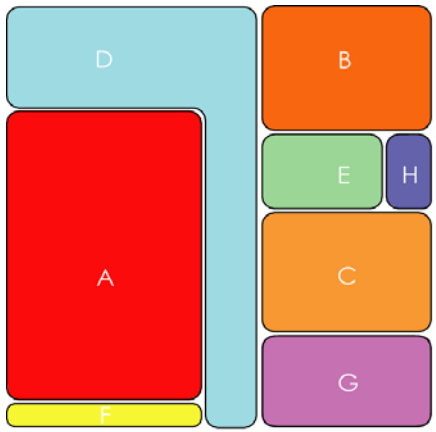
City Performance Hall Background

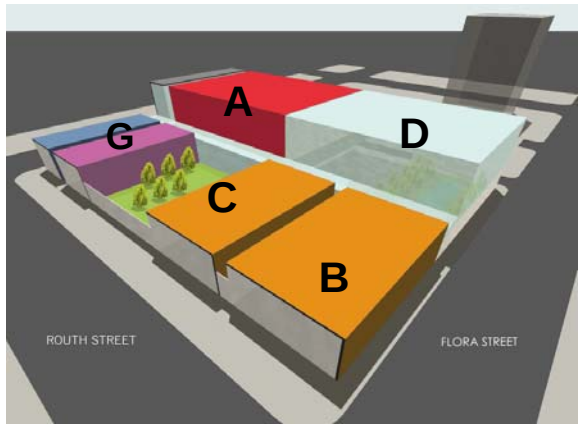
- The City Performance Hall is one of five venues being constructed in Dallas' Arts District:
  - Winspear Opera House
  - Wyly Theatre
  - Annette Strauss Artists Square
  - Performance Park
  - ➢ City Performance Hall
- A development agreement was authorized with The Dallas Center for the Performing Arts Foundation (DCPAF) on Sept 28, 2005 (CR05-2859):
  - ➢ City is designing and constructing the City Performance Hall
  - Foundation is designing and constructing the other four venues



City Performance Hall Background

- The City Performance Hall will serve the needs of small and medium arts groups reflecting the diverse communities of Dallas.
- The 2003 Bond Program provided $2.25 million to begin design and the project commenced with the programming phase in June 2004.
- The programming process included over 70 arts groups and identified a 124,000 sq. ft. multi-phase facility that includes a 750 seat large theater, two flexible theaters with full complement of public and support spaces identified by the potential user groups.



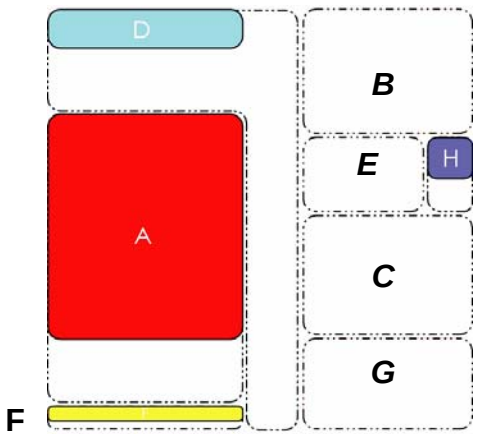


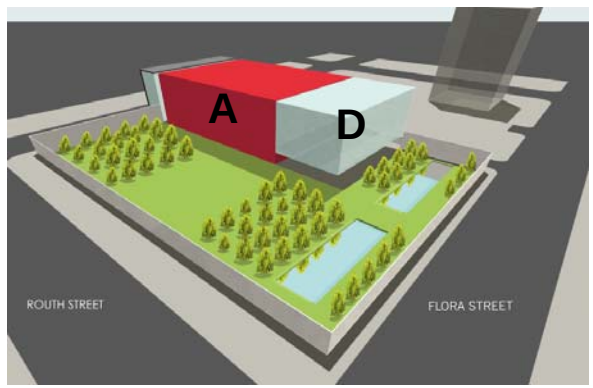
Program Developed

A – Large Hall
B – Flexible Theater 1
C – Flexible Theater 2
D – Front of House
E – Food and Retail
F – Support
G – Education
H - Offices

City Performance Hall Background

- The 2006 Bond Program provided $38.2 million for design and construction of a 41,000 sq. ft. city performance space for small and mid-sized organizations in the Arts District.
- This performance space is a 750 seat Large Hall which includes a flytower and necessary support spaces to operate the facility. The hall is geared primarily toward music and dance performances.





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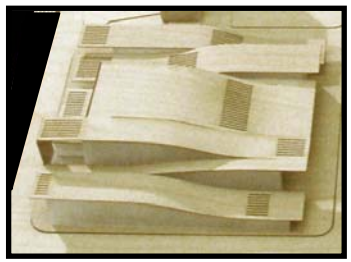
"Conceptual Design"

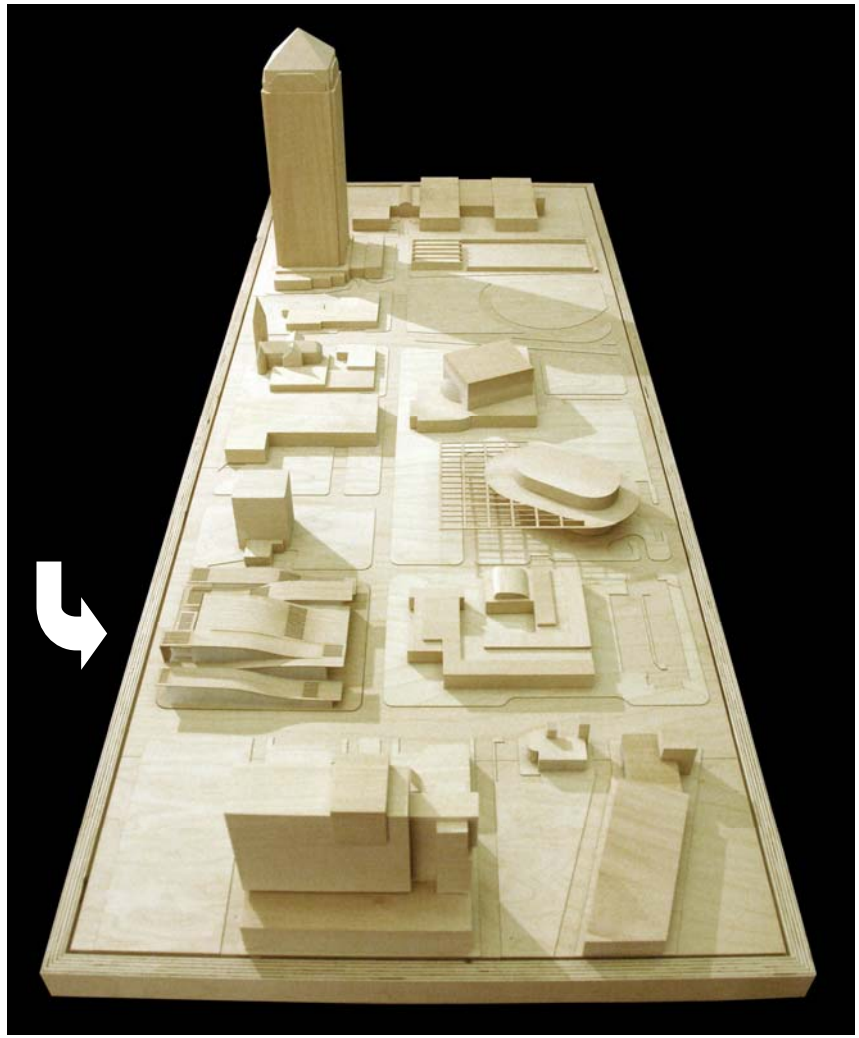
- As a framework for the presentation:
  - The "conceptual design phase" transforms the program into a clearly defined three dimensional architectural form and is presented on the following pages..
  - This conceptual design will be developed further in the forthcoming schematic design phase and will result in the selection of the types and quality of building materials as well as the physical and technical requirements for all building components.
- Coordinated effort throughout this project's design with the user groups represented by 70 arts organizations and the DCPAF.
- Feedback has been very positive.

City Performance Hall
"Conceptual Design"



The project's sense of scale through its massing and orientation activates this gateway site, meeting the challenge of complimenting the varying notable facilities already in or planned for the Arts District.

This "village for the arts" establishes a unique and delightful venue for the many performing arts groups welcome to use the numerous spaces in the complex.



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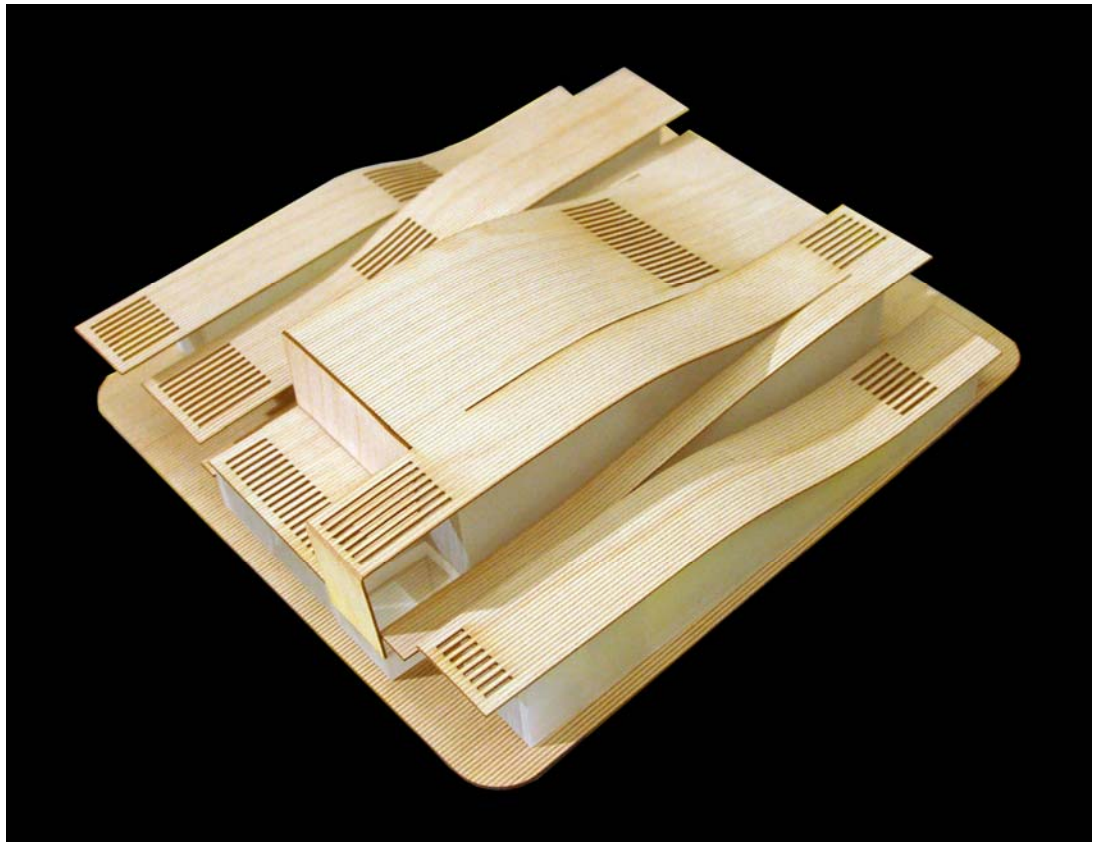

The new Dallas City Performance Hall is intended to provide a lyrical and elegant addition to the Arts District.

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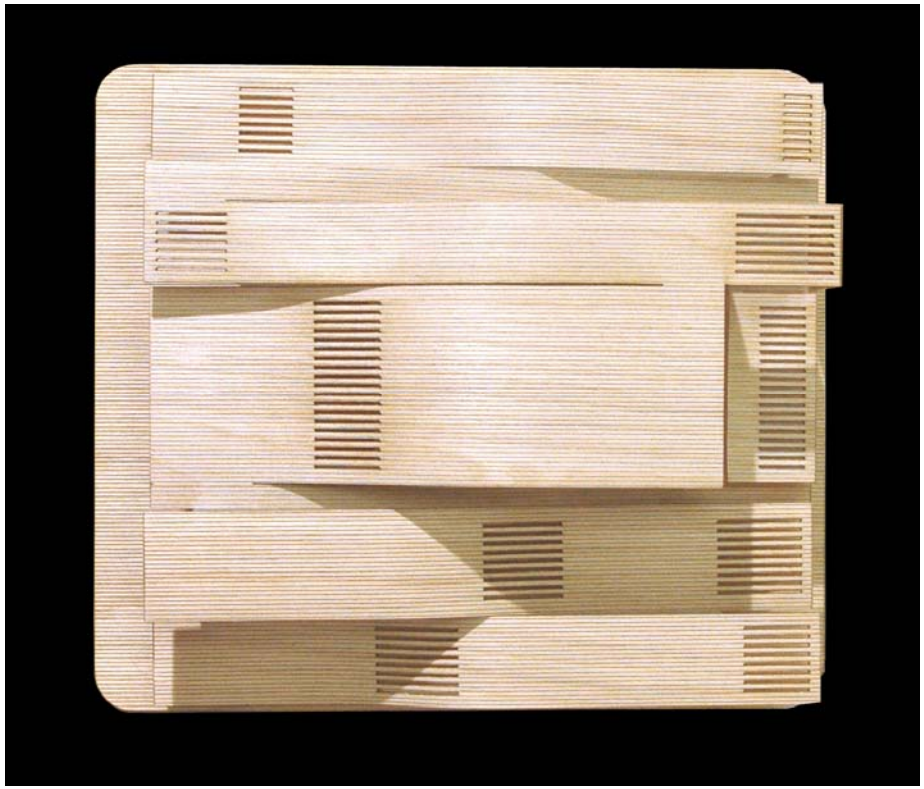

The City Performance Hall is organized as a series of linear pavilions, capped by varying ribbon like roof forms. Each of these different spaces are clearly articulated, making the complex easy to navigate and utilize.

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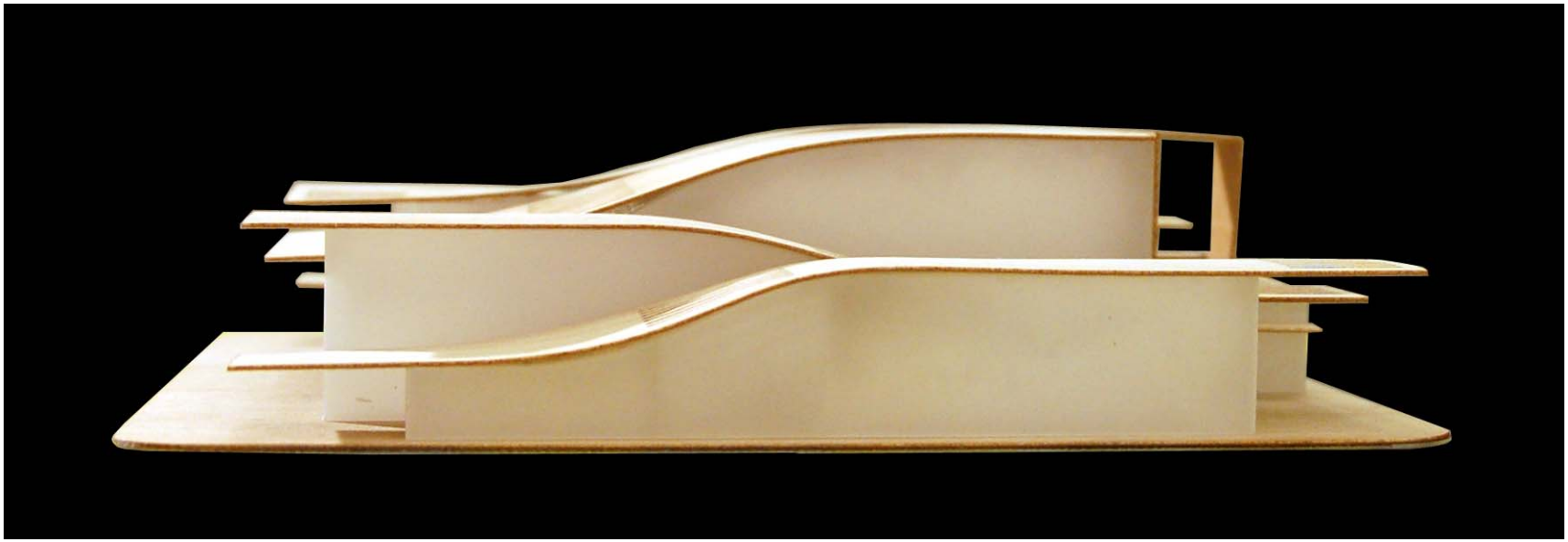

The building's forms are a direct expression of the volumes required for the 750 seat large hall, the two 200 seat flexible theaters, art gallery, two classrooms and two rehearsal halls, along with the support spaces and public amenities necessary to operate the facility.

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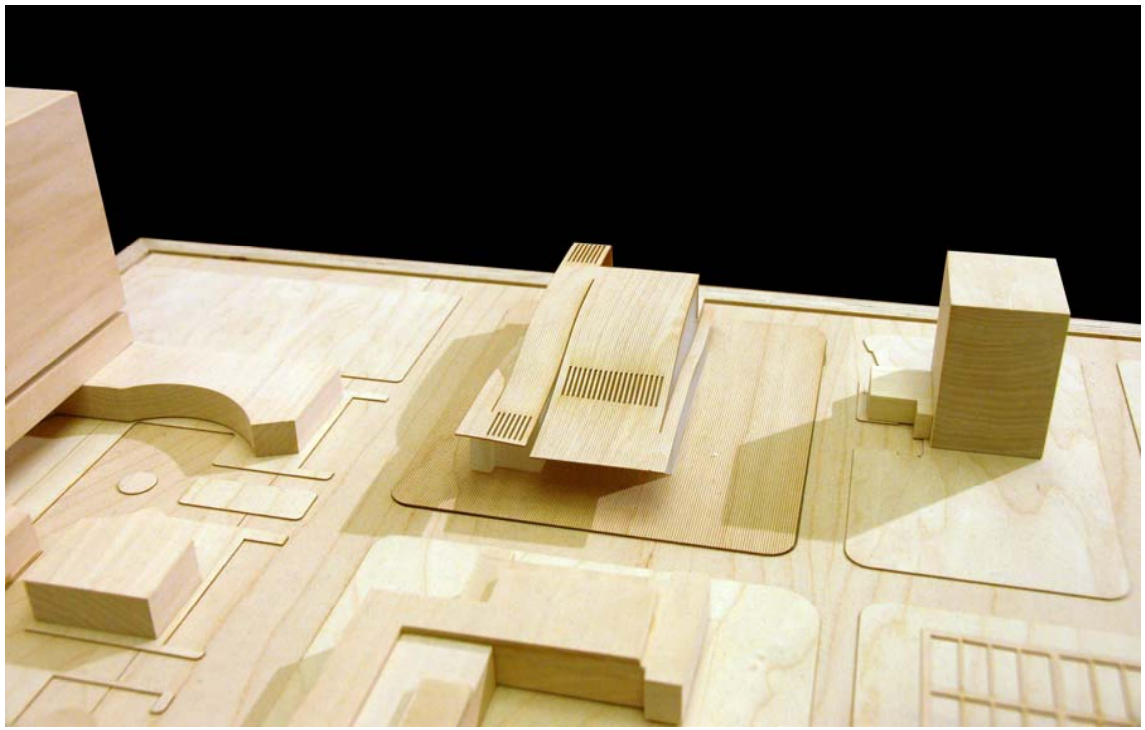

The strength of the design concept allows for the project to be developed in multiple phases. Shown is the first phase 750 seat large hall component. Future phases will be constructed as linear pavilions and program variations can easily be accommodated with this concept.

City Performance Hall
Next Steps

Task	Estimated Timeframe
❑ Schematic design	4 Months
❑ Supplement Architect contract to include:	
▪ Design development	6 Months
▪ Construction documents	6 Months
▪ Bidding	3 Months
▪ Construction administration (concurrent with construction)	
❑ Construction of 750 seat hall	24 Months
❑ Completion of full 124,000 sq. ft. program supported in future bond program.	