

MINUTES - REGULAR MEETING
CRB WEDNESDAY, AUGUST 22, 1990
5:30 P.M. LINCOLN CENTER

PRESENT: Jane Folsom, Craig Swing, Bill Kneeland, Kathryn Stubler, Alison White, Karen Warren, Jane Nevriy

STAFF: David Siever, Brian Moroney, Mike Powers

GUESTS: Bruce Freestone (CVB Liaison)

I. Call to order (Jane Folsom) 5:41 PM

II. Consideration of tonight's agenda
Item #7 moved to September meeting

III. Consideration of minutes of July 25, 1990
Meeting time amended to read 5:30. Bill Kneeland moved and Kathryn Stubler seconded to accept minutes as amended. Passed unanimously.

IV. Staff Reports
Museum - Mr. Moroney
Written report - see attached
The museum sub-committee will start meeting again in September.

A pamphlet was distributed which is a guide to Historic sites and Museums. The Fort Collins Museum is included in the pamphlet. They are available at the museum and it was suggested that they should be made available at the CVB and Chamber of Commerce.

Lincoln Center
Written report - see attached

V. Committee Reports
Heritage Corridor - Craig Swing
Craig reported re: the letter of support for the plan. Kari von Meter will be gone until late September. She sent information re: the project and some letters of support she has already received. Copies will be made of the materials and are available to members Monday, August 27th.

VI. Feasibility Study
Karen Warren handed out Feasibility Study scope of work.

Jane Folsom handed out minutes of Feasibility Study meeting held August 7, 1990. Jane reviewed the minutes for the Board.

Jane suggested and it was approved that Bill Kneeland, Karen Warren and Jane Folsom be the official representatives of the Board and make reports back to the CRB.

VII.

Cultural Policy/Plan Discussion

An invitation was sent to various cultural leaders to attend a planning session to discuss how the money from the Arts Council is to be used for planning purposes. Mario Ewell from State Council will be here to lead the discussion. The meeting is set for September 6, 9AM to noon.

A retreat for the CRB to discuss the city policy for the arts was set for Sunday, September 16, 10 AM, with the meeting place to be determined. The goal will be to be able to present findings on policy to City Council and see if we are on the right track

Copies of Developing a Cultural Plan Work Kit will be distributed to members, along with sample work plans from Jane Folsom.

VIII.

Other Business

Ann Azari called Jane and asked her to tell the Board that she has joined the Association of Local Arts Committee (NALAA). Ann called attention to Money Magazine ranking of Fort Collins as 80 in the nation and highest in the State and feels that the Cultural Component in Fort Collins contributed to the rating. She wants the Board to know that Council has trust in the CRB and is confident and supportive of the Board.

The supplemental requests that will be recommended by the City Manager as part of the budget process were presented to the Board. The Board was supportive of the recommendations and general consensus was that the city is seeing the importance of the Cultural Area and that these requests reflect this.

IX.

Adjournment 7:30

Kathryn Stubler moved
Karen Warren seconded
Passed unanimously

Respectfully submitted,

David T. Siever

**CULTURAL RESOURCES BOARD
LINCOLN CENTER REPORT
AUGUST 22, 1990**

Performing Arts

- Two new special events booked in September:
Sawyer Brown - September 19th
Michael Martin Murphy - September 26th
- Season Ticket Sales Update:
Showstopper 1313 (89-90: 1515)
Dance 290 (89-90: 387)
Film 589 (89-90: 836)
Showstopper and Dance Brochures will be sent out in the Coloradoan Sunday, September 9th - a four-color insert. Film Brochures will be mailed on August 30th.
- Mark Breimhorst and David Siever will be attending the WAAA Conference (the first booking conference of the season) in Seattle, September 4-9.

Visual Arts

- Sculpture Garden will change at the end of September. New show will feature multi-media sculpture.
- Upcoming Exhibits:
September 15 - November 2: "Assembled"
September 20 - November 5: Curtis Caswell Oil Paintings
September 22 - November 5: "Woven Image" - Tapestry and Paper Weaving

Lincoln Center Operations

- Bathroom Additions (Choices '95):
Additions are on schedule. Completion date is set for September 20th. New additions will include three stalls in Main Womens' Restroom; three stalls in Ludlow Womens' Restroom; and three new sinks; three urinals, and 1 stall in Ludlow Mens' Restroom.
- Birthday Ball:
The Birthday Ball Committee has been meeting regularly and invitations will be sent out on August 30th. The Ball date is October 13th. The Committee will begin making a commitment to purchase permanent sculpture pieces for the Terrace. Last years' money will be used for this purpose.
- Outdoor Stage:
The Outdoor Stage Canopy is still being worked on. The Support League has donated money for this purpose. It will be in place for next summer.

CRB
LC REPORT
PAGE 2

Lincoln Center Operations, Continued

- Box Office:

The Box Office Computer is in place and will go live beginning in September. Feedback from the Showstopper/Dance/Film Survey showed a need for late-afternoon box office hours. Beginning September 4th, new hours will be:

Mon-Sat: Noon to 6pm

On evenings of performances, the box office will be open from Noon until showtime.

- The Lincoln Center Staff Retreat will be September 10th and 11th.

- Both Performance Hall and Mini-Theatre Stages have been cleaned and stained in preparation for the coming season.



ARCHITECTURE
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**Performing Arts/Conference Facility
Feasibility Study Meeting
August 7, 1990**

Attending:

City of Fort Collins

Tom Frazier
Jerad Interholzinger
Mike Powers
Dave Sievers
Mark Breimhorst
Wendy Irving

Cultural Resources Board

Jane Folsom
Karen Warren
Jane Hevrivy
Allison White

Glaser Associates Team

Carl Glaser
Jeff Winston
Bob Shrieve
Joan Madison

Open Stage Theater Company

Bruce Freestone

Lincoln Center Advisory Board

Kathleen Byington
Tom Dougherty
Johnna Bravasso

I. Conference Space

A. We initially looked at cultural and conference needs in Fort Collins and found that conference facilities are expanding in Fort Collins and the area:

1. University Park Holiday Inn Expansion
2. Marriott Expansion: 3000 sq. ft./seat 1000 for dinner
3. Estes Park construction of new conference facility

B. Conclusion is that there is not a strong apparent need for additional conference space to be included in this project.

II. Gallery Space

A. Everyone is waiting to see if One West will succeed. It would not be healthy to introduce something in a performing arts complex that would compete.

III. Performing Arts

A. Very clear, we need another "mini-theater" that would seat 400 to 500

1. It is the most used space and it directly supports the arts infrastructure.
2. Possible locations:
 - a. Lincoln Center site:
 - o Location adding on to Lincoln Center at location of the swimming pool is a natural.
 - o Parking is an issue. Deck parking would be required.
 - b. Downtown Location:
 - o Supports Downtown
 - o Possible sites:
 - Aggie Theater
 - Linden Hotel
 - Northern Hotel

B. 2500 seat theater lacks support

1. People like Lincoln Center and what is happening there.
2. They like the choice of multiple nights.
3. They are not opposed to driving to Denver.

C. Expansion of the Lincoln Center makes sense:

1. Utilizes existing facilities
2. Eliminates "albatross" problem if a new facility were built.
3. Would probably have support from original Lincoln Center supporters.
4. Would keep the Lincoln Center competitive for better shows by having more seats.
5. If expanded, it would probably negate development of a 2500 seat facility in the future.

D. Amphitheater

1. This has "across the board" support.
2. Talking about 3500 seats, covered stage & partial covered seating.
3. Council members are not willing to support until Choices 95 projects are completed.
4. Possible locations:
 - a. River:
 - o Has upcoming Historical Designation
 - o Site has to have connection with Old Town which would require additional planning and development.
 - o Can tap into Land & Water Trust
 - o City owns land.

- b. South Ridge/Fossil Creek:
 - o City will have land but not funded yet.
 - o Could also tap Land & Water Trust.
 - o Ties into bike routes, parks; more along the idea of being outside.
 - o Would work well for developing through Parks & Recreation.

E. CSU Participation

- 1. Presently would not play a role on joint basis
- 2. CSU would rent theater - not be JV partners
- 3. CSU's direction, needs and dollars go a different way

F. Conclusion:

- 1. The project needs to be phased in "reasonably" priced segments.
- 2. Connect with other needs of the community: the project needs to be planned in concert with other developments downtown.
- 3. Develop choices for City Council. Council members have expressed that there needs to be a master plan on how buildings relate, how art groups relate, and how and who will pay the bill.

IV. Groups that have been contacted and their responses:

A. Arts organizations:

- 1. Have specific needs with no money to contribute.
- 2. Symphony was not strongly requiring additional seats, thus a concern about present seat configuration.
- 3. Open Stage dreamed of a 500 seat facility.

B. Conference Facilities:

- 1. CSU has a need for 2500 to 4000 in summertime
- 2. Holiday Inn & Marriott is going to handle conferencing themselves with what they have plus expansion.

C. Corporations & Business Leaders

- 1. See the amphitheater as a "quality of life" issue and are very excited about it.
- 2. Question remains if they would sponsor symphony concerts in an amphitheater vs. at their corporate facilities.

D. Performing Arts Groups

1. Same as arts organizations with regards to finances
2. Performing Arts groups have a high level of frustration (which is to be expected) due to lack of prop space, practice facilities, etc.

E. City Council:

1. Downtown location has most support. Downtown banks will not put additional money into banks in downtown location due to advent of branch banking.

F. Old Guard feel very strongly about the Lincoln Center.

1. Expansion is acceptable with limitation of \$/seat cost. Expansion would have to be complimentary to the existing.
2. Building must remain as arts building; they would fight any other use.

G. People are positive about supporting things the community doesn't have, example, amphitheater vs. a larger facility (2500 seat theater) of what we already have.

1. Amphitheater is comfortable to people because it can be tied into Parks & Recreation. There is more support for the amphitheater if it is linked with P & R - being outside for casual use.
2. Dave could see doing a separate series for the amphitheater
 - o It wouldn't compete with Denver.
 - 9000 seats @ Red Rocks
 - 18,000 seats @ Fiddlers Green

H. Loveland/Fort Collins Joint Effort:

1. People are either "very for" or "very against" this concept.
2. History indicates that it wouldn't happen.
3. Three council members have expressed interest in this to Joan.

I. Summary based on the responses, Fort Collins needs:

1. 500 seat theater
2. Amphitheater (3500 seat)
3. Expansion of existing facilities
 - o These are not "either/or", but must be phased.
 - o Cannot sell these as an "arts project" but rather as a "parks project".
 - o Tom Dougherty questioned if we shouldn't include visionary master planning beyond what is needed. Joan pointed out that the size of the auditorium is not directly proportional to population, i.e., just because Fort Collins may eventually grow to 500,000, the size of the theater does not automatically increase because there is a practical limit. Case in point: largest theaters in Denver and Boulder are 2200

to 2600 seats. What increases is the intensity of use.

J. Other Users:

1. United Way and Junior League think things are okay here.

K. General Public:

1. There was concern expressed that the public - especially the "ticket purchasing public" - should be contacted. This can happen through:
 - o City Survey
 - o Open designer forums that will be part of the design team's work.

V. Communication

A. Mark and Dave prepared the list of contacts for Joan and prepared introductory letters.

B. News Releases have been issued to:

1. Triangle Review - had article
2. KIX Radio - interviewed Dave
3. Coloradoan - not interested at this point

VI. Expansion of Lincoln Center

A. Presently, the Lincoln Center main hall is a "three prong house". The seating on either side has poor site lines and poor acoustics.

B. Took a fresh look at expansion with improved site lines and acoustics.

1. Drop the stage and add seats to the lower level; add a balcony.
2. The volume of the space is important for acoustics; the design approach increases volume.
3. Due to a high volume, the "per square foot" costs are higher, probably a \$6 million project.
 - a. Union Colony costs \$5400 per seat. Remodeled Lincoln Center main theater seats would be around \$6000/seat.
 - b. Remodel of the stage area would cost \$100/sq. ft.
 - c. Expansion would cost \$900/sq. ft. This is where the real savings are.
 - d. 500 seat theater would be around \$3000/seat.

C. A parking ramp becomes a viable part of the project because it allows deliveries/truck access to the lowered stage.

- D. The design approach makes the Lincoln Center compatible with the Colorado Consortium.
 - 1. Compatible number of seats.
 - 2. Part of the problem is: Fort Collins cannot attract the quality shows without expansion. Dave thinks:
 - a. 1900 seats is "close to working". 1660 would be the bare minimum.
 - b. We need to expand to "stay in business"; the question is if it is a "big enough" expansion.
- E. The project makes a lot of sense to be phased - parts of the Lincoln Center would stay operational. Would lose a year of the main theater.
- F. Sound control between the theaters is possible.
- G. The concept would change the volume and the shape which will change the acoustics.
 - 1. Some of the hardware may be re-usable but it would have to be re-configured.
- H. Should we be more visionary in our planning?
 - 1. An expanded facility at the Lincoln Center can make economic sense sooner than a new, large performing arts facility.
 - 2. Should the driving force be the quality of the show that we want to attract in the future. This needs to be articulated.

VII. General Discussion

- A. T. Frazier: May need to assess the needs and then see if facilities can meet the needs.
- B. M. Powers: There is a gap between what the original vision was (2500/500) vs. what the public perceives. Now we need to "fill the gap".
- C. J. Madison: Using EPIC as an example for "building for the future", there is a dissimilarity, mainly, there was no EPIC when it was conceived vs. already having 1100 seats at the Lincoln Center. EPIC was bought into as a "necessity" vs. a "vision".
- D. J. Folsom: Cultural Resource Board will be doing a type of Long Range Plan to get a feel for what people "need" and will support.
- E. J. Bravasso: Concerned about finding out "needs" and fitting solution to these needs vs. what we are presently doing is finding solutions and making the needs fit. What about the null alternative?

- F. D. Sievers: The amphitheater is not necessarily a "need" but an "opportunity". It fills a need the Lincoln Center can't do. It is important to put the project into phases that are affordable.
- G. T. Dougherty: A 2000 seat theater supports a long-term solution. Important points to consider:
1. The largest auditoriums are 2500/2600 seats. There is a leveling-off point for auditoriums around 2000 seats - regardless of community size.
 2. If we did not expand the Lincoln Center, it would become a bigger problem in the future.
 3. The final decision on what gets accomplished first depends on the \$'s because it will be in council's hands. We are going to be presenting a package.
- H. B. Freestone: We need to look beyond "city owned facilities" to make Fort Collins a destination. Concerned about "City sponsored" programming having a priority over others in the arts community. Maybe focus on developing a niche to develop things similar to Aspen Music Festival, Ashland Shakespeare Festival, etc.

VII. Design Direction Summary

- A. 500 seat theater
1. Linden Hotel
 2. Lincoln Center
- B. 1800 to 2000 seat auditorium
1. Lincoln Center expansion
- C. 3500 seat amphitheater
1. Poudre River (Poudre River Trust has drawings)
 2. Fossil Creek (Mike Powers has concept drawings)

IX. Next Steps

- A. Proceed with site analysis/conceptual design for the 500 seat theater and expansion of the Lincoln Center.
- B. Economic analysis is important info to City Manager & City Council.
1. So don't drop financial feasibility items from the scope of work.
- C. City is going to formulate needs.

- D. City needs to begin to educate the public: The "null alternative" has to be clearly articulated.
 - 1. Mark and Dave have to formulate a clear, powerful description of the seriousness of the problem and put it into a clear mission statement.
 - a. "Why are we at this point".
 - b. "You may feel everything is nice but here is what can be expected from the "null alternative".
 - 2. Put Dave on the "rubber chicken" circuit.
 - 3. Then proceed with public meetings.
 - 4. Should we develop a communication piece that summarizes Joan's findings to those that have been interviewed and the public in general? Not determined.

- E. The question of pursuing cooperative effort with Loveland would require additional interviews by Joan that exceed the scope of work. This could be researched at some point in the future after concepts have been developed.

- F. Next Meetings
 - 1. End of August/beginning of September for interim meeting between Carl, City staff and board members to review conceptual design progress.
 - 2. Mid-September: After determination of the downtown pool is determined, the designs will be firmed-up and discussed along with site evaluations. (Note: We don't want these designs to be too finished before our public meetings.)