

HERRIMAN REGIONAL ARTS CENTER



FEASIBILITY STUDY
MAY 18, 2022



PROPOSED PROGRAM

SPACE	NET AREA	GROSS SQ. FT./COMMENTS	NOTES	N/G factor
PROSCENIUM THEATER ~ 600 SEATS				
PATRON SUPPORT	8,220	14960		1.82
Large Theatre - Lobby	5,100	8.5 sf/person for main venue; shared w/Black Box; utilized for banquet/reception rentals, visual arts displays, etc.		
Concierge Area	200			
Ticket Office/workroom	200			
Ticket Manager	140			
Coat Check	150	+/- 1/3 audience checking coats at .25 sf/person; shared between venues		
Concessions Serving	200			
Concessions Support	200			
Food Cart Storage	0			
Warming Kitchen / Catering	375			
Front of House Storage	200			
Women's Restrooms	650	provide 1:25; 41 sf/fixture		
Men's Restrooms	530	provide 1:35; 38 sf/fixture		
Family Restroom	75			
Ushers Room	0	5' lockers for (24) shared with coat storage		
House Manager's Office	200	(2) stations + 60 sf EMT space		
LARGE AUDITORIUM	6,680	12158		1.82
Fixed Seating - Orchestra & Parterre	4000	10 sf/person; 2/3		
Fixed Seating - Balcony(ies)	2200	11 sf/person; 1/4		
Box Seating	0	15 sf/person; 8%		
Sound and Light Locks	400			
In House Mix	80			
STAGE & TECHNICAL AREAS	1,6934	28280		1.67
Stage	2850	target 50'x40' center stage, (2) 17'x25' side stages; recommended adding bustle for orchestra shell of ~600 sf (10'x40'x26')		
Stage Apron	200	4' downstage of proscenium		
Stage Sound and Light Locks	240	estimated (4) @ 60 sf each		
Crossover	504	6' X 85'		
Orchestra Pit/Thrust/Lift-convenience	800	Target 40'x20'		
Orchestra Pit Storage	100			
Audience-Pit Seating Storage	950	Automated pit lift		
Arbor Pit	0	<needed? - check calc for 8" centers not included		
Pit Sound and Light Locks	0	In gross		
Staging	400	Receiving, live storage, some assembly		
Backstage Storage	2,000	Overall: Instrument, dance floor, risers, music furn., person. lift; attic stock - sized as rehearsal room		
Loading	800	(2) truck bay, (1) bus parked nearby, garbage and passing space for deliveries		
Stage Door Area	100	Entry, waiting, call board		
Security Office	75	at front near Ticket Office; desktop, video, fire controls		
Orchestra Shell Storage "Bustle"	400	10'x40'x26' tall		
Dimmer Room	300	2nd floor shared between venues		
Amplifier Room	200	2nd floor shared between venues, separated from dimmer room		
Control Suite	150	10'x15'; 3 operators		
Followspot/Projection Room	135	9'x15'		
Crew Lockers/Vending/Lounge	250	5' lockers for (36?); microwave; sink; more lockers elsewhere		
Backstage Restrooms	150	2 offstage restrooms		
(2) Principals' Room, 4 persons (8 total)	580	290 ea. incl. WC/showers		
(2) 12-person Chorus rooms (24 total)	1,200	600 ea. incl. WC/showers; overflow to other rooms		
Green Room	450	Production/artists meeting and lounge/overflow dressing		
Laundry/Wardrobe	300	Wash/dry/steam/racks		
Scenery/User Storage	0	locate in large storage room		
Prop Room	200			
Tool Area/Shop	300	dust collect?		
Electrics Shop	150			
Lighting Storage	250	Maint. Shop		
Sound Shop/Office	0	See overall above		
Sound Storage	0	See overall above		
Piano Storage	0	Instrument Storage at bustle		
Maintenance Shop	250			
Technical Offices	300	2.5 people + internal storage		
Visiting User Offices	200	One for three people; open; not associated with a theatre		
Janitor's Closet	0	in gross		
FLEX / REHEARSAL	2000	40'x50' each, target (4) total; connection to lobby; double as classrooms, dance studios, rental spaces, & rehearsal rooms		
FLEX STORAGE	150	targeting 150 sf per flex / rehearsal room (4 total)		

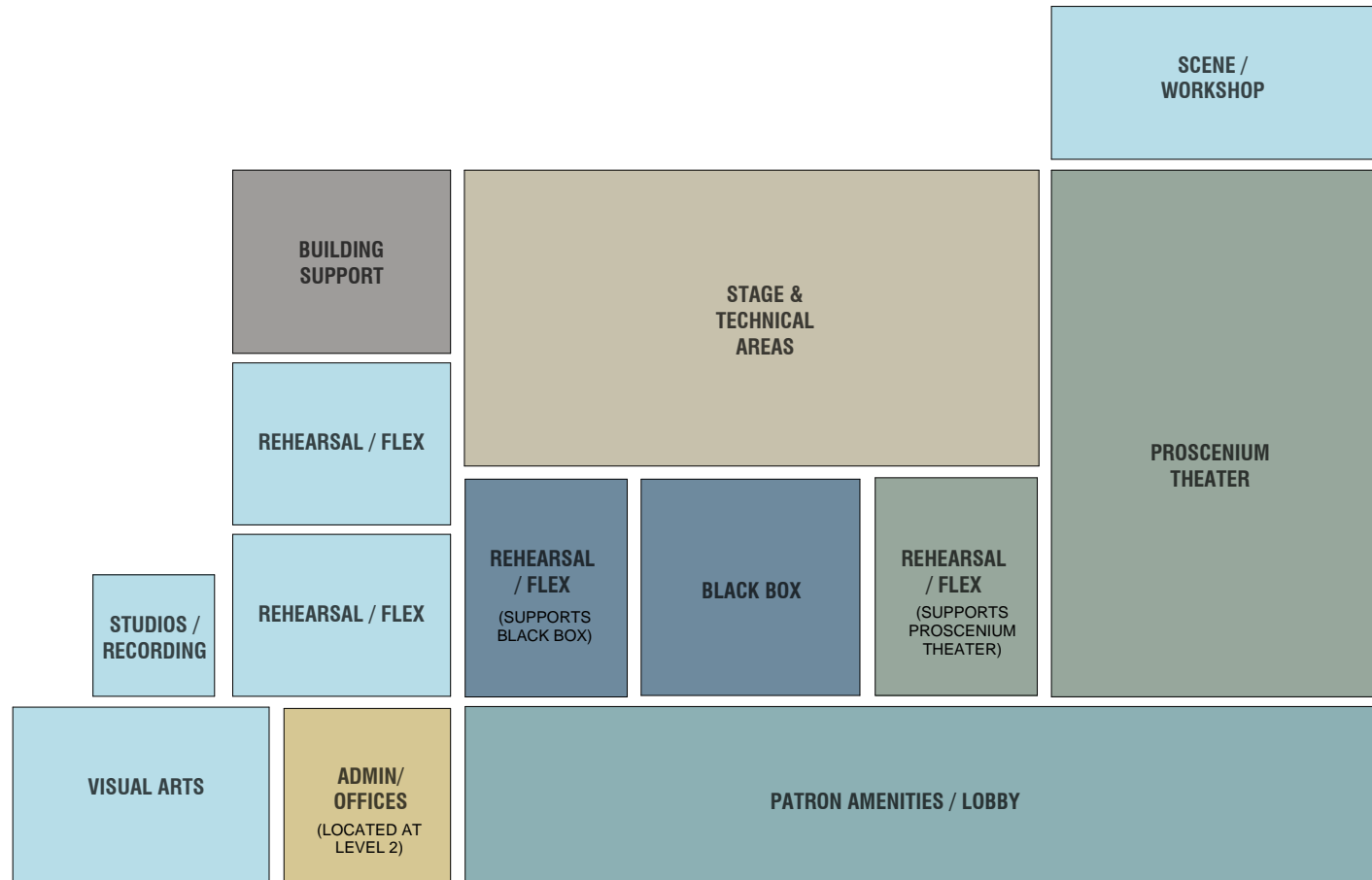
SPACE	NET AREA	GROSS SQ. FT./COMMENTS	NOTES	N/G factor
BLACK BOX THEATER ~ 200 SEATS				
PATRON AMENITIES	0	0		1.82
Studio Theatre Lobby	0	8.5sf/person- shared with Proscenium Theatre		
Concessions	0	shared		
Women's Restrooms	0	provide 1:25; 41 sf/fixture- shared		
Men's Restrooms	0	provide 1:35; 38 sf/fixture- shared		
STAGE & TECHNICAL AREAS	7,685	12834		1.67
Studio Theatre	2,500	target ~200 seats on removable risers		
Balcony	0			
Studio Theatre Sound and Light Locks	240			
Telescoping Seating Storage	0	in room		
Studio Theatre Storage	400			
Studio Theatre Dimmer Room	0	shared, listed above		
Studio Theatre Amplifier Room	0	shared, listed above		
(2) Dressing, 6 persons (12 total)	1200	600 ea. Incl. WC/showers;		
Studio Theatre Green Room	350			
Laundry/Wardrobe	250	Wash/dry/steam/racks		
Studio Theatre Crossover	270	6'x45'		
Studio Theatre Control Room	150			
Visiting User Offices	175	One for (2) people; not associated with a theatre		
Janitor's Closet	0	in gross		
Backstage Restrooms	0			
Janitor's Closets	0	in gross		
Dimmer Room	0	shared, listed above		
Sound Rack Room	0	shared, listed above		
FLEX / REHEARSAL	2000	40'x50' each, target (4) total; connection to lobby; double as classrooms, dance studios, rental spaces, & rehearsal rooms		
FLEX STORAGE	150	targeting 150 sf per flex / rehearsal room (4 total)		
BUILDING SUPPORT	0	Included in gross area		1.6
Janitorial/Maintenance Storage	0			
Janitorial Office/Lockers	0	Shared with office		
Building Operations	0	(2) occupants; near or in operations storage; building wash/dry		
Lactation Room	0			
Elec./Mech./Fire/Etc.	0			
ADMINISTRATIVE OFFICES	2085	3336		1.6
Executive Offices	350	175 sf avg. (2)		
Reception/Open Office	330	(3) desks for staff		
Work/Copy/Storage/Mail/Storage	225			
Admin. Storage	100			
Offices	480	(4) at 120 SF each		
Staff Lounge	200			
Conference Room	400	for (12-15) people; used by staff and clients		
ADDITIONAL SPACES	8400	13440		1.6
Production Assembly / Flex Space	2600	mid size		
PRACTICE ROOMS	600	3 small; 3 large;		
RECORDING STUDIO	350	3 recording booths w/control room		
VISUAL ARTS GALLERY	1800			
VISUAL ARTS CLASSROOM	900	20 person mixed media classroom/studio		
FLEX / REHEARSAL #1	2000	40'x50' each, target (4) total; connection to lobby; double as classrooms, dance studios, rental spaces, & rehearsal rooms		
FLEX STORAGE #1	150	targeting 150 sf per flex / rehearsal room (4 total)		
FLEX / REHEARSAL #2	2000	40'x50' each, target (4) total; connection to lobby; double as classrooms, dance studios, rental spaces, & rehearsal rooms		
FLEX STORAGE #2	150	targeting 150 sf per flex / rehearsal room (4 total)		

AREA TOTALS

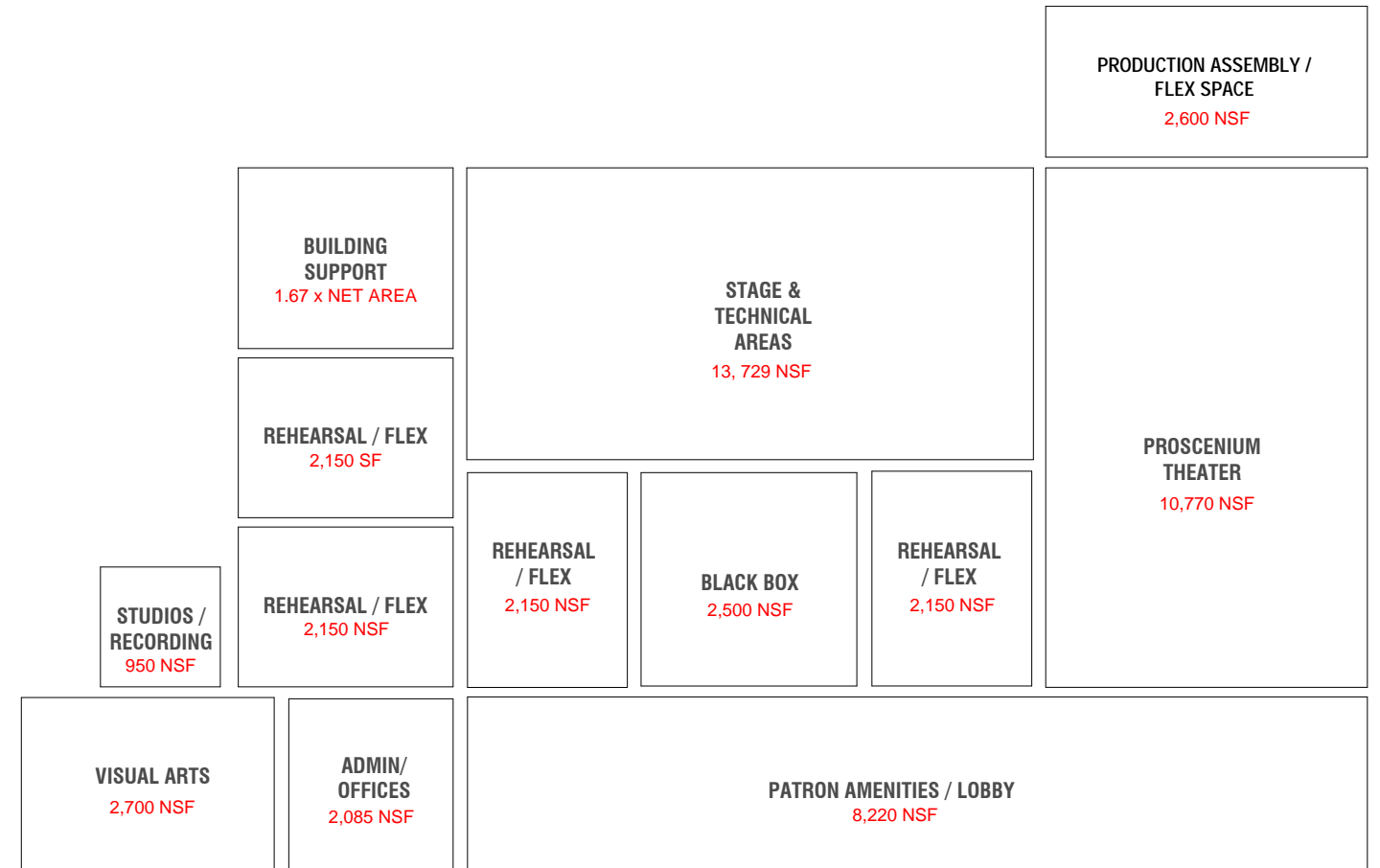
Total NET Area, Sq. Ft.	50,004
Total GROSS Area, Sq. Ft.	85,008
Difference to Target	
Grossing Factor	1.70



PROGRAM NET VS. GROSS STUDY

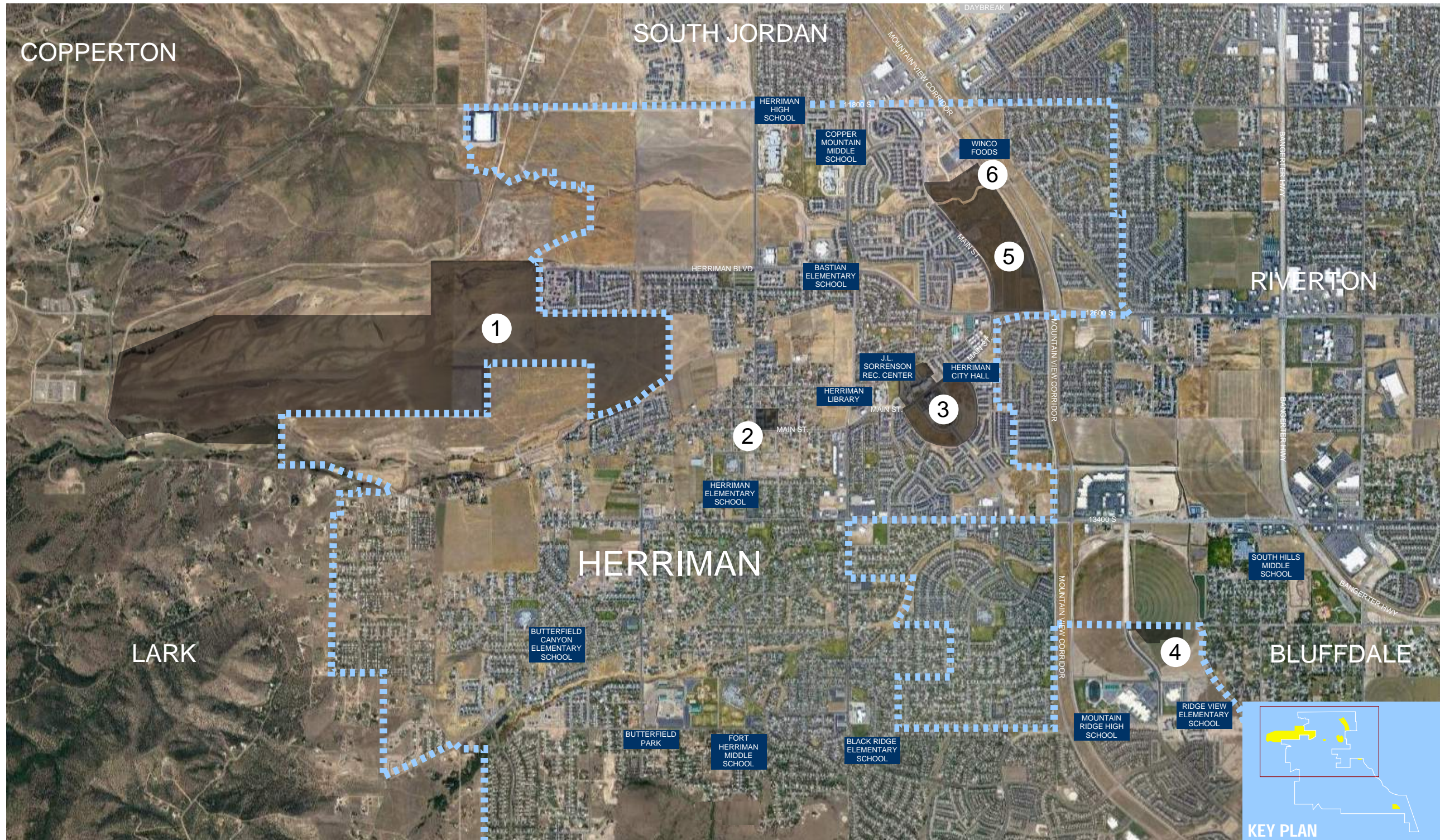


TOTAL NET AREA: 50,004 SF
TOTAL GROSS AREA: 85,008 GSF



NET AREA TARGETS PER PROGRAMMING ZONE

SITE ANALYSIS - OVERVIEW



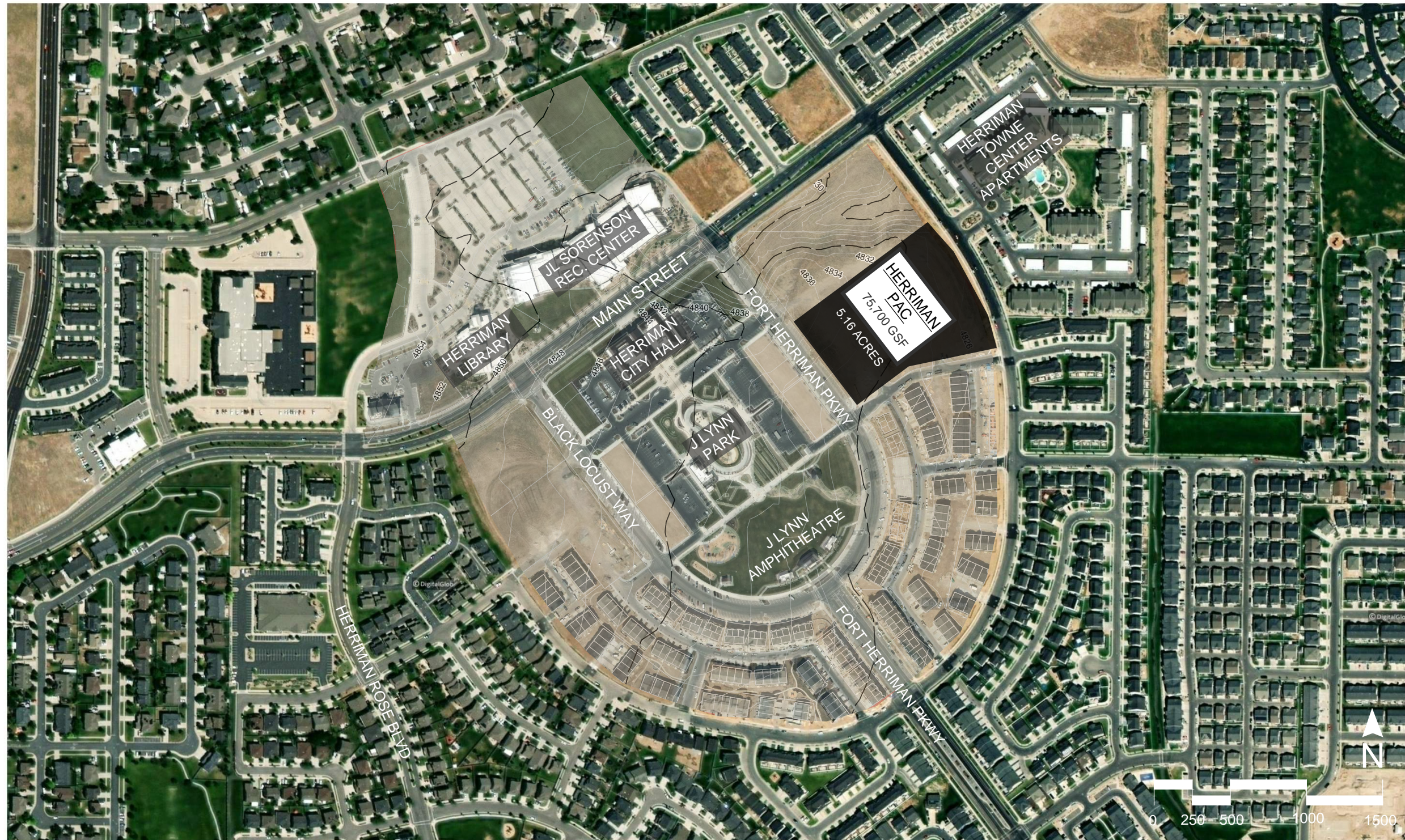
SITE OPTIONS 1-6

SITE ANALYSIS - OPTION #3



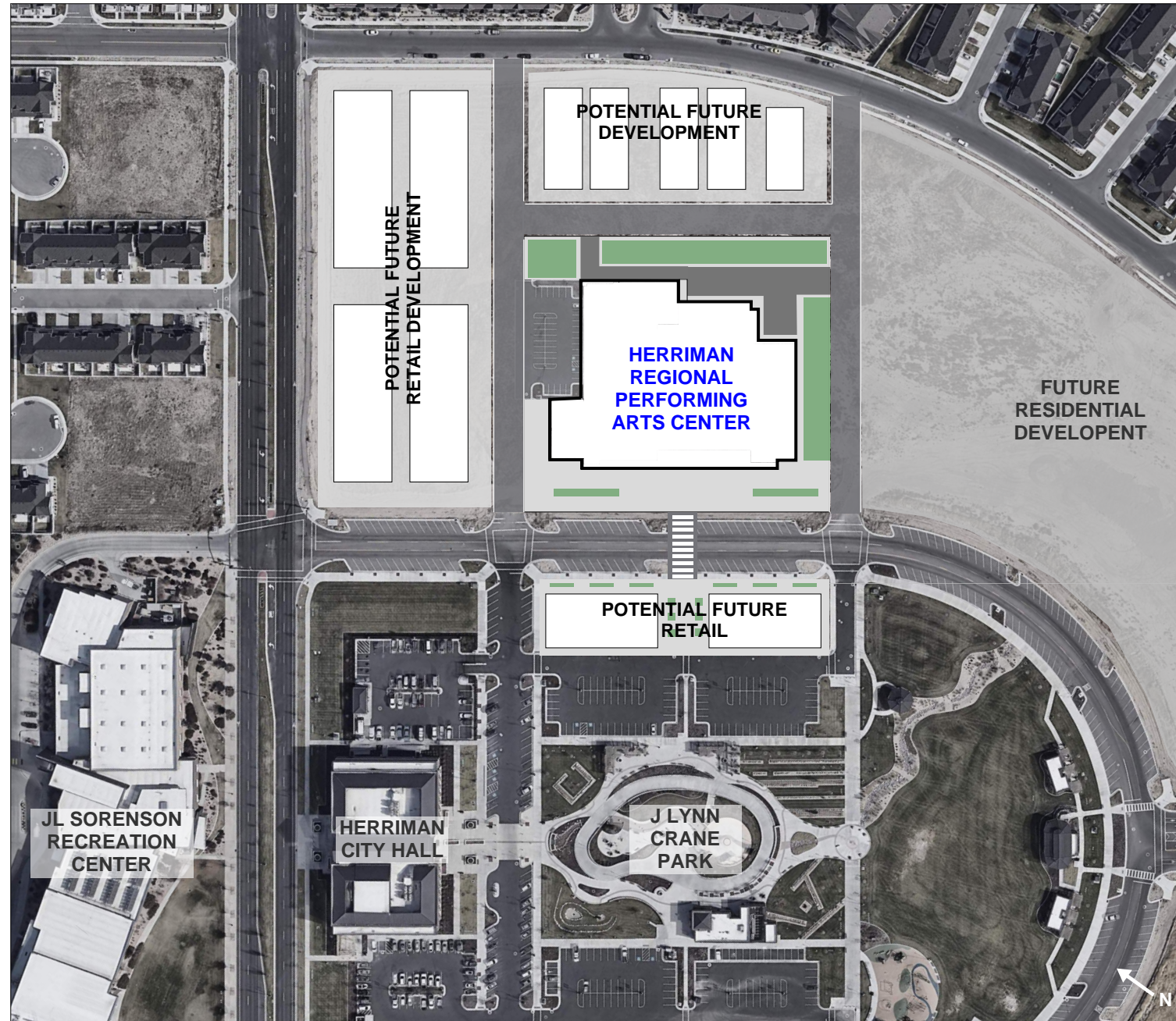
HERRIMAN TOWN CENTER CONCEPTUAL SITE PLAN STUDY

SITE ANALYSIS - OPTION #3



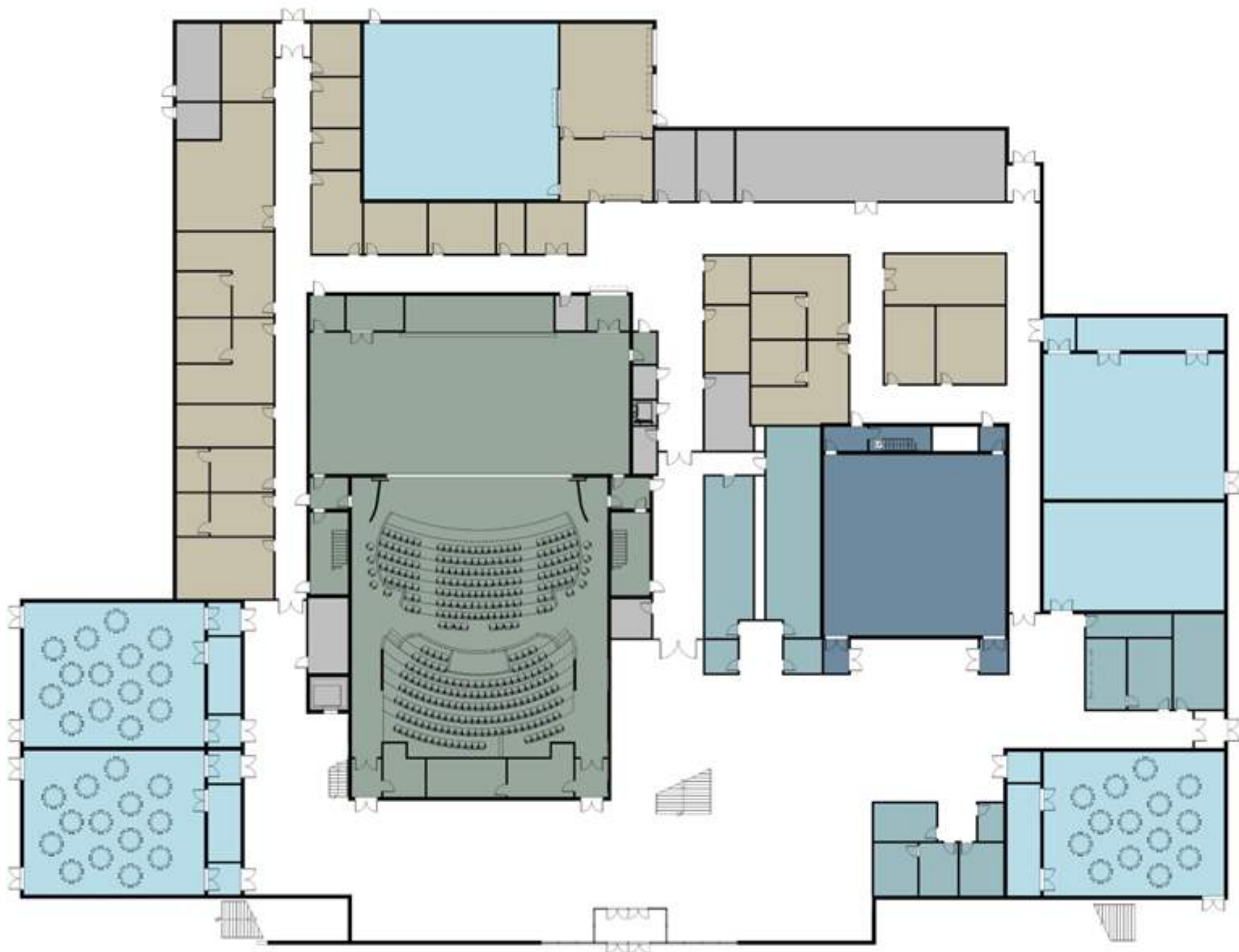
HERRIMAN TOWN CENTER - PROPOSED SITE ORIENTATION

PROPOSED SITE PLAN STUDY



POTENTIAL DEVELOPMENT SITE PLAN

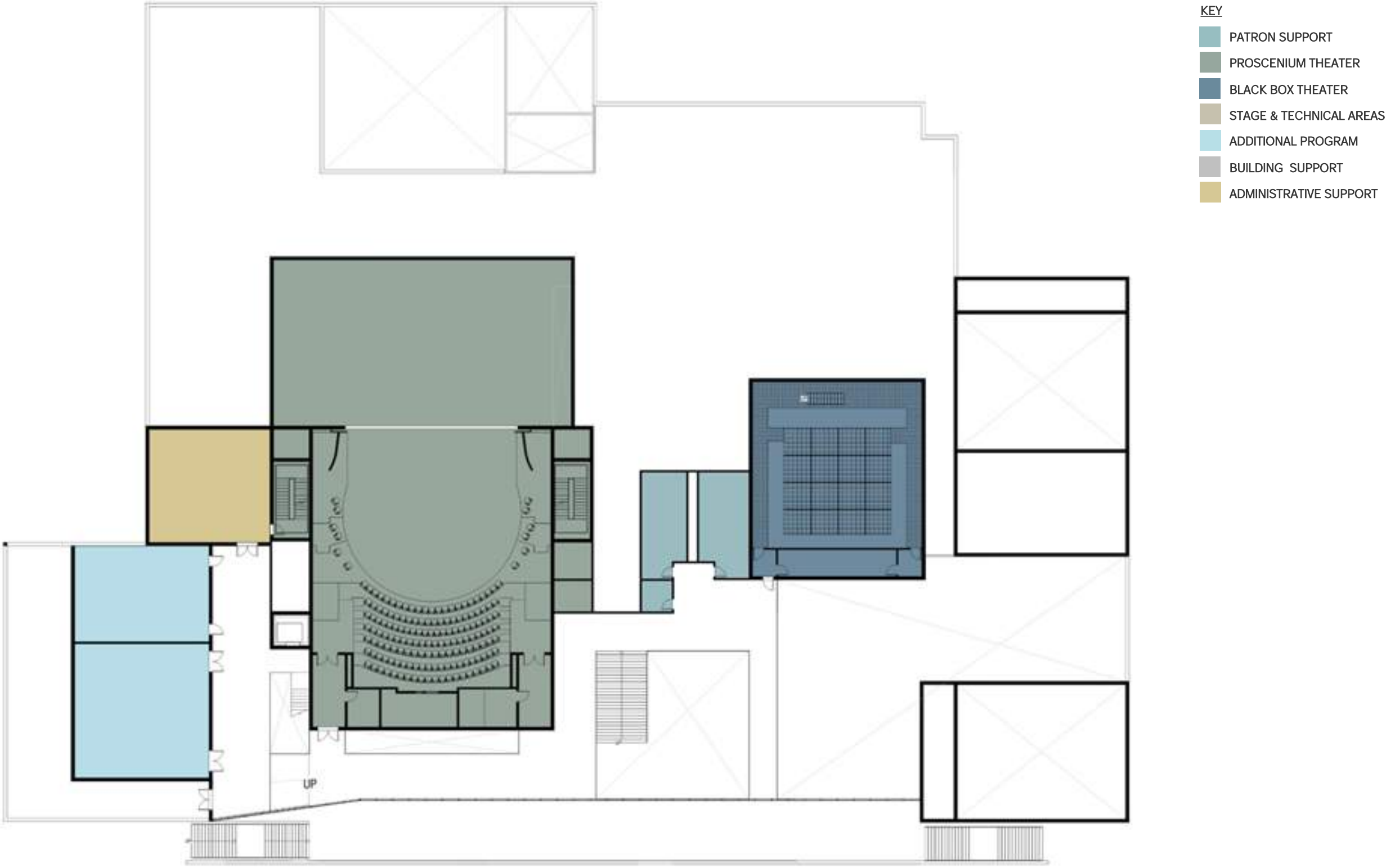
TEST FIT PLAN



- KEY
- PATRON SUPPORT
 - PROSCENIUM THEATER
 - BLACK BOX THEATER
 - STAGE & TECHNICAL AREAS
 - ADDITIONAL PROGRAM
 - BUILDING SUPPORT
 - ADMINISTRATIVE SUPPORT

MAIN / LOBBY LEVEL

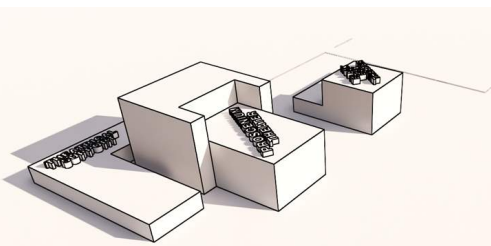
TEST FIT PLAN



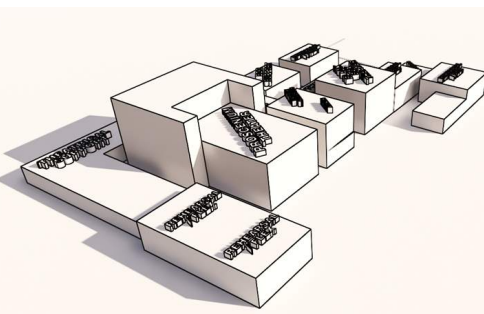
BALCONY LEVEL & VISUAL ARTS MEZZANINE

MASSING STUDY

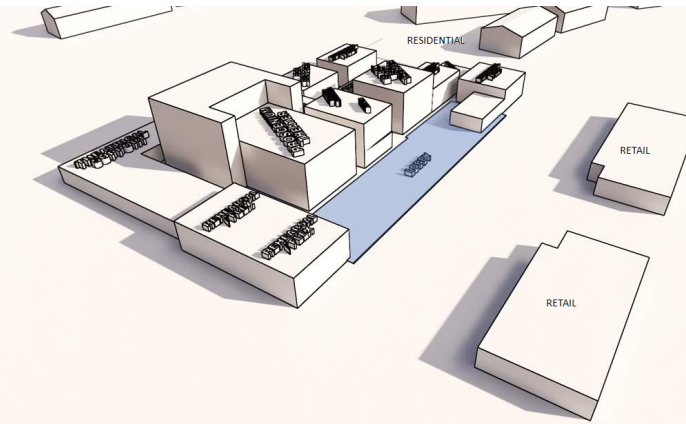
① THEATERS & SUPPORT



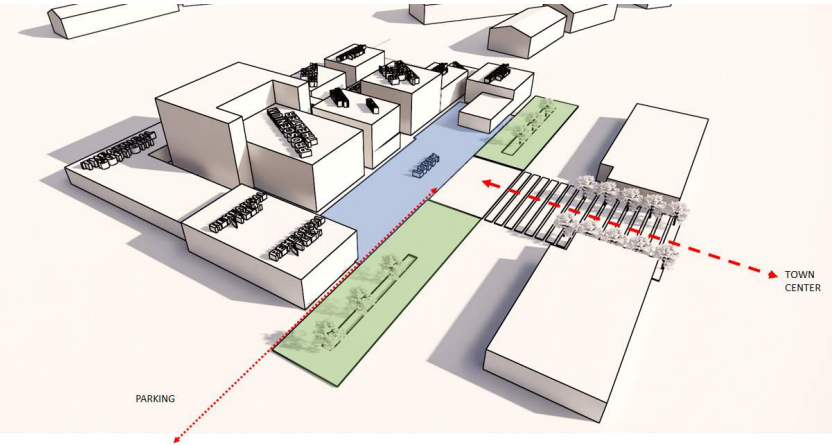
② REHEARSALS & FLEX



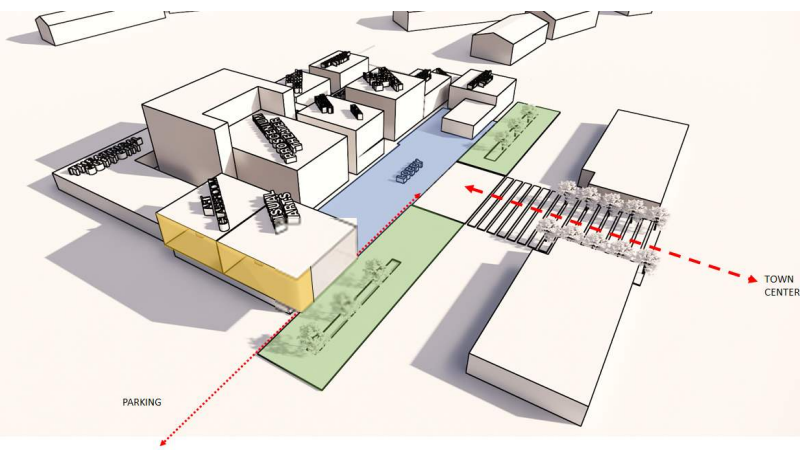
③ LOBBY & SITE CONTEXT



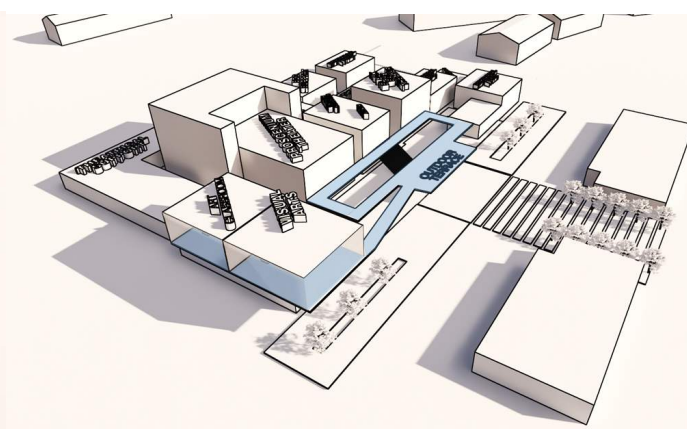
④ SITE RELATIONSHIPS



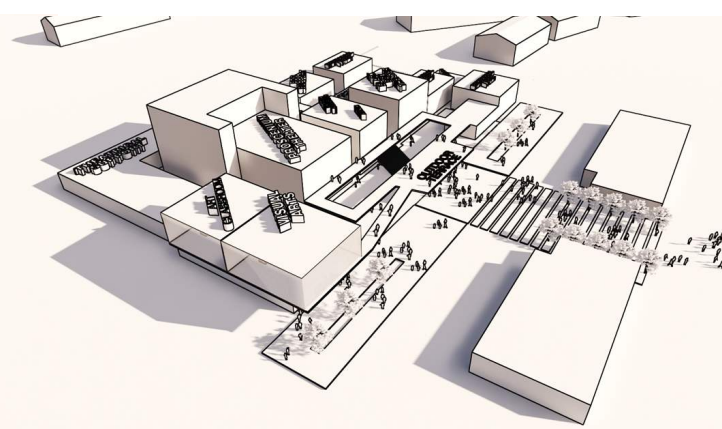
⑤ VISUAL ARTS



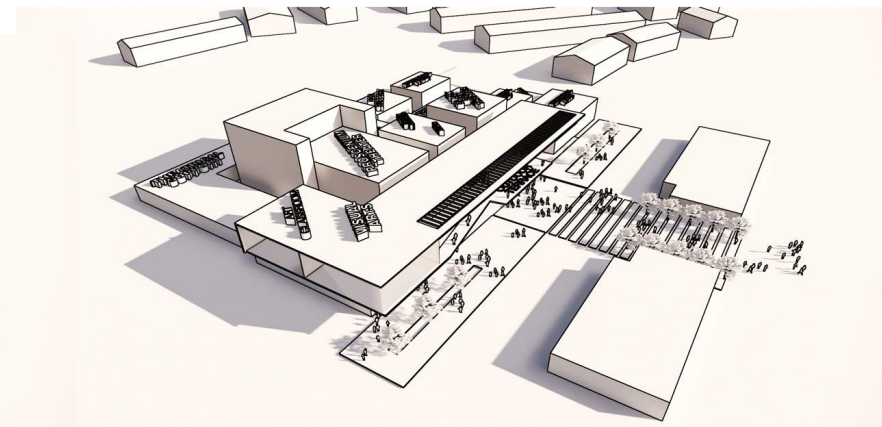
⑥ CIRCULATION



⑦ MASSING DEVELOPMENT



⑧ ENVELOPE DEVELOPMENT



HERRIMAN REGIONAL ARTS CENTER



JL SORENSON RECREATION CENTER

POTENTIAL FUTURE RETAIL

PROPOSED HERRIMAN REGIONAL ARTS CENTER

HERRIMAN CITY HALL

POTENTIAL FUTURE RETAIL

POTENTIAL FUTURE RETAIL

J LYNN CRANE AMPHITHEATRE

J LYNN CRANE PARK

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