

## Design Concept

### Design Innovation

#### *Getting Inside*

Providing accessibility to a historic public space can be an expensive and complicated endeavor. This proposal suggests that a series of site ramps, one attached to existing main steps to the second floor entry, and another connecting the new first floor dining/retail space, are the most feasible. A retractable wheelchair lift is installed in the second floor entry, as an attempt to preserve the character of that space. No elevators are proposed. Landscape beds are looped into and surrounding the ramps to soften the impact.

#### *Integrated Outdoor Spaces*

As part of the dining/retail concept on the first floor, a same-level outdoor dining space is proposed. This may include a comforting water feature and a sculptural retractable canopy for additional shade. Proximity to the playground and an open guardrail provides visual access, so you can sip *kaffee* and nibble *krapfen* while the kids play.

The new pavilion nestles within the dense tree canopy of the park, while extending the formal axis of the centrally located building. A handsome space that compliments the design of the building has the potential to become a landmark. A translucent canopy provides shelter, with uninterrupted views of the mature tree canopy. The space will provide additional opportunity for casual uses like craft markets or homeless food distribution, while having a design caliber worthy of formal events like weddings or small concerts.

### Community Impact

The goal of these improvements is to provide an activated space that is inclusive, affordable, and safe for neighbors and visitors alike. This means that the pavilion and flex space should have a significant block of time for neighborhood serving events at no charge. The rental fees of these spaces, as well as use of the dining/retail space, should offset costs. There is no attempt to displace current users of the park. However, the use of the second floor as a public space may require a staff member for monitoring.

With the assistance of the Department of Parks and Recreation and possibly a healthcare provider, the second floor may play host to a permanent library of fitness equipment and regularly scheduled fitness classes to serve small groups. This increases access to directed fitness training for lower income neighbors and the potential for improved health.

## Feasability

### *First Floor*

The former Kitchen area has been expanded to an 800 square foot dining and retail space, with 500 square feet for back of house functions, for a total of 1,300 square feet. The average coffee bar is 1,200 square feet, with major chains preferring 1,500-2,100 square feet. With the addition of a 300 square foot outdoor dining area, there is 1,500 square feet of space. A single toilet room serves the foodservice space.

### *Second Floor*

The net usable area of the second floor main area, with the switching equipment left in place, is 500 square feet. That will accommodate a small yoga/fitness class of about 20 students, a conference of 20 attendees, or a reception of 40 guests.

In order to meet accessibility requirements of restrooms, the Men and Women's rooms have been combined into one restroom, and the Break Room has been converted to a restroom.

## Historic Appropriateness

The removal of the first floor storage rooms and electrical generator room leaves the need to relocate the historic generator and switchboard equipment. Depending on the floor area needs of the dining/retail space, the equipment may be relocated within the area as display.

In order to provide an appropriate accessible width of entry to the first floor with accessible door hardware, an automatic sliding door is proposed to be sawcut and reinforced into a recess currently populated with two small windows. The door and frame is a simple form and minimally visible from the main site elevation. The addition of access ramps is designed to blend into the landscape, while the streamlined open railing details are reminiscent of the entry guardrail and spiral stair rails.

The pavilion is proposed to be built of the same ilk as the building, with cast concrete fluted columns and a simple metal frame translucent canopy.

The light wells at the four corners of the building are proposed to be restored to provide a handsome light wash of the art deco facades.