

Renaissance View Corridor Easement Presentation

Resident Questions – Both Sessions

November 2020

Questions are grouped by themes and answered by content experts including:

- Sasaki
- Fisher Dachs and AMS Planning & Research
- Foundation Leadership
- Additional attachments that include:
 - Exhibit A: Fisher Dachs Fly Tower Memo
 - Exhibit B: View Corridor Agreement with City of Sarasota Staff slide
 - Foundation Q&A

A Summary Narrative on View Corridor Easement Questions

- The View Corridor Easement allows for a new performing arts center (PAC) to be built to FEMA elevation + 90'. This equates to Elevation 104'. This presentation focused on the impacts of the portions of the proposed PAC that are above elevation 104'.

A Summary Narrative on Building Massing, Design and Construction Questions

Massing & Construction

- The building massing is currently conceived as a single structure which was confirmed through engineering, siting, orientation and resilience studies done by Sasaki. An architect will be responsible for designing an iconic building. The building will be designed to best suit the aspirations and program needs within the proposed footprint from the study analysis. The design and engineering will be required to meet all federal and local FEMA and zoning requirements.
- A construction timeline will be aligned as part of the architectural and design process. A Request for Proposal (RFP) for an architectural firm is currently scheduled for late spring of 2021.
- The location of the proposed PAC has been reviewed, vetted and confirmed as the optimal placement. Moving the proposed PAC further east separates the PAC from the event lawn, as shown in the approved master plan. Relocating would also sever the important indoor/outdoor relationship between the park and the PAC. In addition, access roads would also need to be studied and reconfigured, as it may impact the historic district buildings and increase infrastructure timelines and costs.

Audience Analysis

- The market and landscape research undertaken by AMS Planning & Research shows that for competitive advantage for national routing production tours, the PAC requires at least 2,000 seats. In addition, operating models throughout Florida were studied. It was determined that a successful financial model for venues with multiple performance spaces also have main stage theaters of 2,000+ seats. 2,250 seats was determined to be the optimal number for the PAC to support market demand in the region.

Post-Pandemic Response

- National and global experts in design and building health and safety are currently identifying state-of-the-art technology and exploring cutting edge systems influenced by and learned from COVID-19. The new PAC will benefit from these advances over the next 3 years as the building is being designed.

Fly Tower Information

- For further information on the fly tower, please see Exhibit A.

A Summary Narrative on the Current Van Wezel Hall

- According to the city's 2017 Climate Adaptation Plan, the 50-year-old Van Wezel Hall is among the city's most vulnerable structures, sitting in a high-risk flood zone. Additionally, The Hall is nearing the end of its service life, as its design does not support contemporary performance and patron needs. Building a new state-of-the-art PAC, which includes technological advances and accessible, multiple performance spaces, will attract world-class artists and diverse programming and education opportunities to serve the region year-round.
- The building specifications for the current Van Wezel Performing Arts Hall include:
 - Fly tower elevation of 69' + space above roof = approximately 80'.
 - Top of clamshell structure elevation of approximately 60'.
 - Note: Lowest structural member of the existing building is at elevation 0'.
- The City of Sarasota plans to convene a blue ribbon committee to advise on the future of the Van Wezel Hall. The city is open to having a representative from the Renaissance Condo participate on the committee.

General Building Questions – Engineering Focus

- The grade at the location of the proposed PAC is at approximately elevation 5'. The proposed height of the new PAC is approximately 121.8' above that existing soil grade. This equates to an elevation of approximately 126.8'.
- The exact distance of the eastern edge of the building from the center of 41 will not be known until detailed design begins.

A Summary Narrative on General Building Questions – Programming/Planning Focus

- Over the years, the Van Wezel Hall has become a venue for a variety of performances and events. The Hall is utilized by many local arts organizations including Ringling College Library Association's Town Hall series, Sarasota Ballet, Sarasota Orchestra, Sarasota Opera, and Westcoast Black Theatre Troupe, to name a few. The new PAC will continue to be available for all local, national and international arts organizations, nonprofits, corporate and civic organizations, and special events. With multiple theatres and spaces available year-round, opportunities will significantly increase for usage.

View Corridor Agreement with the City of Sarasota

- Please see Exhibit B for additional information.

- The City of Sarasota Executive Staff has expressed to the Foundation their willingness to work with the Renaissance Condo Association Board to address ways in which to refine the View Corridor Easement that is mutually beneficial.

Questions & Perspectives To Be Answered By City Staff and Renaissance Condo Association Board

- All questions related to this topic have been submitted to the Renaissance Board.

Reminder: SPAC Survey Available Through 12/4

- The survey can be taken at MySarasotaPerformingArtsCenter.org.

Exhibit A

Theatre Planning and Design

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November 12, 2020

Cheryl Mendelson
Chief Executive Officer
Van Wezel Foundation

Dear Cheryl,

As the theater planning consultant working on the Sarasota Performing Arts Center (SPAC), Fisher Dachs Associates bring decades of experience in planning theaters for all kinds of uses to the complex questions of technical accommodation. In developing the building program for a first-class venue at SPAC, we have recommended a flytower height (the rigging loft over the stage which allows for scenery and mechanics to be hung) to be 90' as measured from the stage floor.

Context

Flytower heights vary between theaters. Older theaters, such as New York's Broadway theaters were built a century ago as commercial ventures at a time when productions typically consisted of painted backdrops and wooden flats, generally are in the 75 to 90-foot range and low proscenium openings (~25 feet). Contemporary national and international venues have taller and flexible prosceniums allowing them to host productions from many different sources and resulting in flytowers that often exceed 100 feet.

Broadway

Today's elaborate Broadway productions spend literally millions of dollars creating ways for contemporary dimensional scenery to origami into small packages off-stage, add huge motorized devices to lift scenic units up and out of the way, or drop them into the basement. The lack of height and general lack of stage space lead to month-long technical load-ins, escalating scenic budgets, and extra stagehands throughout the run to handle all the elements going in and out of difficult storage situations during the performance of the show. But the economic model is built to recoup over a period of years, rather than a few days, and that makes it tolerable.

Touring Productions

When those shows go out on the road, they are rebuilt to be simpler and more efficient to set up, run, and remove. Shows arrive on a Sunday and have to be ready to perform in 24 hours. Things that fly don't need to fold up or come apart before they are flown into storage. Things that track or roll into the wings can just stay there instead of being dismantled and flown out of the way. Theaters built for Broadway tours recognize this and for this reason the stage footprints

are larger and the grids are higher than Broadway theaters by a considerable amount.

Other Art Forms

Touring venues generally also accommodate many other kinds of art forms, including international Ballets, Opera Companies, or Symphonies; epic digital productions and more. All these forms have traditions of taller stage openings (proscenium openings) than Broadway venues, sometimes with title screens above the opening, projections, or acoustical shells that lead to grids that are higher still. Proscenium heights in contemporary multi-art form performing arts centers generally fall between 30' and 42', which forces the flytower to get taller to accommodate taller scenery and fire curtains.



Exemplars

The project envisioned for Sarasota is also intended to accommodate a wide range of performance types. The flytower recommended is in line with facilities built elsewhere in the country as shown below.

Flytower Heights (all measured from the stage floor which may be at or higher than the surrounding ground level):

	Flytower	Seats
The present Van Wezel	80'	1,740
Proposed SPAC	90'	2,250
Kravis Center, West Palm Beach FL	110'	2,195
Broward Center, Fort Lauderdale FL	100'	2,660
Arsht Center, Miami	120'	2,400
Straz Center Morsani Hall, Tampa	110'	2,610
Dr. Phillips Center, Orlando FL	91'	2,700
Smith Center, Las Vegas NV	110'	2,050
NJPAC, Newark NJ	104'	2,720
Kennedy Center Opera House, DC	103'	2,365
Tobin Center, San Antonio	100'	1,745

It is important to note that the total height of the building is also a function of the level that the stage is set at and specific site conditions. In Sarasota, this results in a building whose stagehouse is 90' tall but due to the elevated stage, its roof is 126' above sea level.

I hope this letter provides the information needed. In any event, please do not hesitate to be in touch with any questions.

Very truly yours,

Fisher Dachs Associates, Inc., Theatre Planning and Design


Joshua Dachs

- View corridor easement is an agreement between the Renaissance Condo Association and the city of Sarasota

December 3, 1999

Exhibit B

Height Limit is increased to 90' above FEMA flood elevation for expansion of existing Van Wezel Hall or a successor hall and for one other building intended as a primary use for performing arts.

Public/Private Partnership

- City's goal is to collaborate with community neighbors to help realize Bay Park Master Plan project.
- City executive staff will provide transparency and availability to discuss the view corridor easement agreement.
- City staff is open to a member of the Renaissance Condo Association sitting on the blue ribbon committee to determine the future of the existing Van Wezel Hall.
- City staff is willing to cover costs of any legal fees regarding revisions to the view corridor agreement as incurred by the Renaissance Condo Association.

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Van Wezel Foundation Partnership

- Foundation to lead community engagement initiatives to gain feedback that helps inform the vision and planning for the Sarasota Performing Arts Center.
- Foundation will continue to partner with Bay Park Conservancy, Van Wezel Hall and city of Sarasota leadership in shaping the evolution of the Bay Park Master Plan.