

OPTIONS for REDEVELOPMENT of SPIRIT SQUARE



MECKLENBURG BOARD of COUNTY COMMISSIONERS

JULY 10, 2018



CLARKNEXSEN 

Theatre Consultants
Collaborative

McCracken & Lopez, P.A.
Consulting Engineers

RODGERS
Our Passion is Building®

Snøhetta 

7th & TRYON VISION PLAN

County Property (Spirit Square)

Library Property (Main Library)



Two Goals

Goal A: Maximize the preservation of space for Spirit Square



Goal B: Align with 7th & Tryon Vision Plan / Maximize amount of land available for open space and development



COMMON FEATURES OF ALL OPTIONS

- Make Spirit Square surface parking lot available for 7th & Tryon redevelopment
- Replace HVAC systems as required
- Replace/repair roofing systems and skylights as required
- Upgrade theatre seating, lighting, & equipment



EXISTING NORTH TRYON SITE



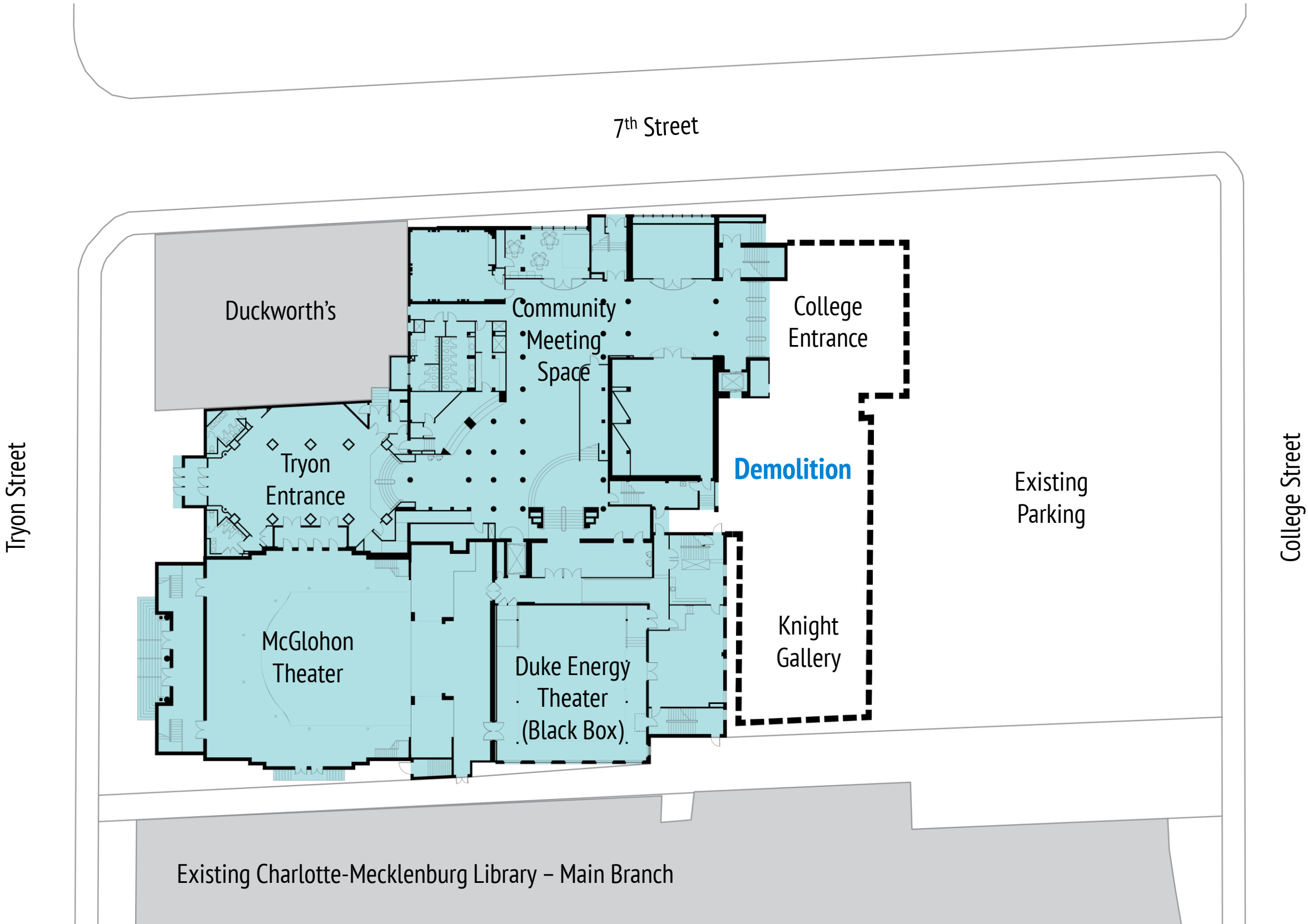
EXISTING SPIRIT SQUARE



SITE PLAN

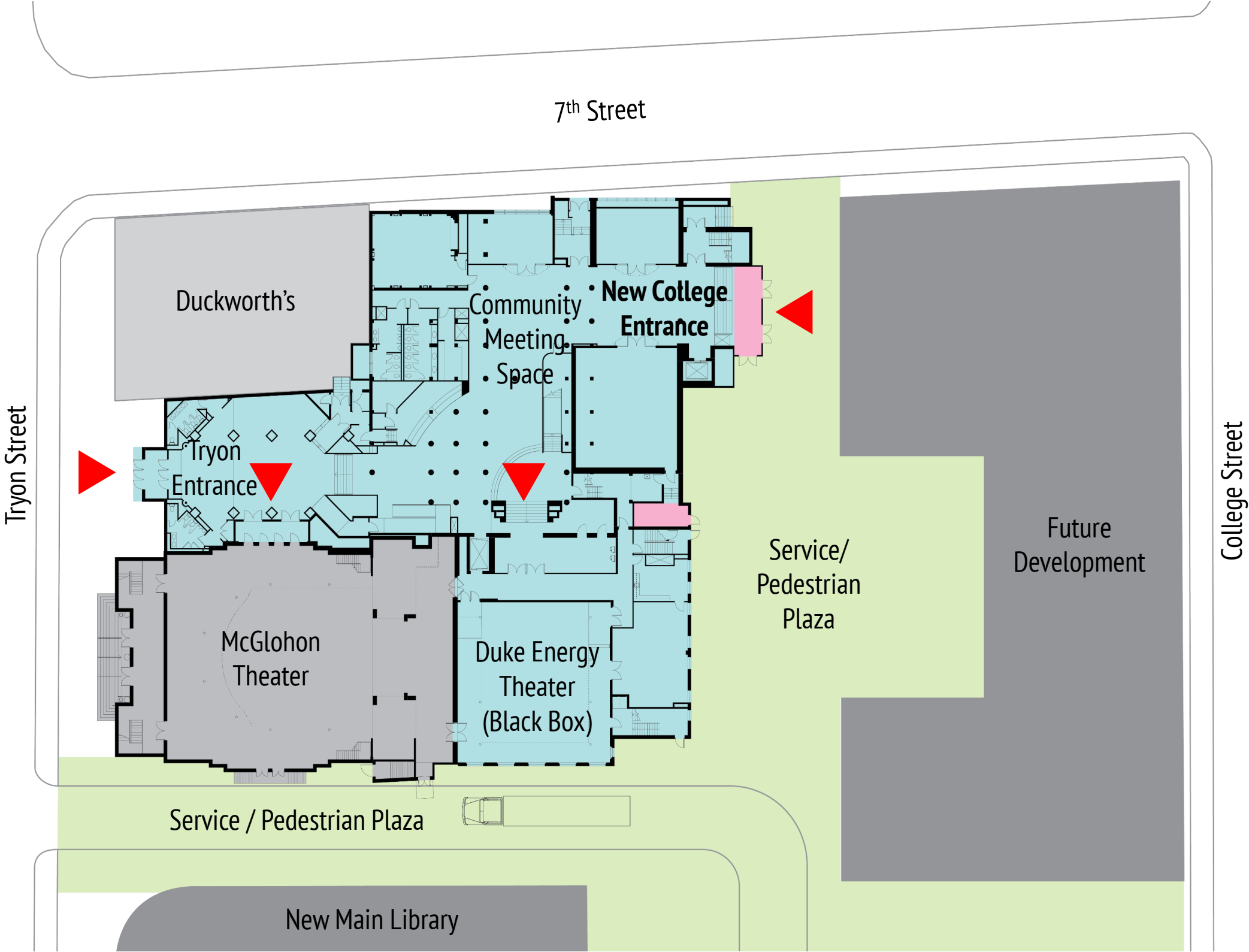


OPTION - A DEMOLITION



SITE PLAN

OPTION - A PROPOSED



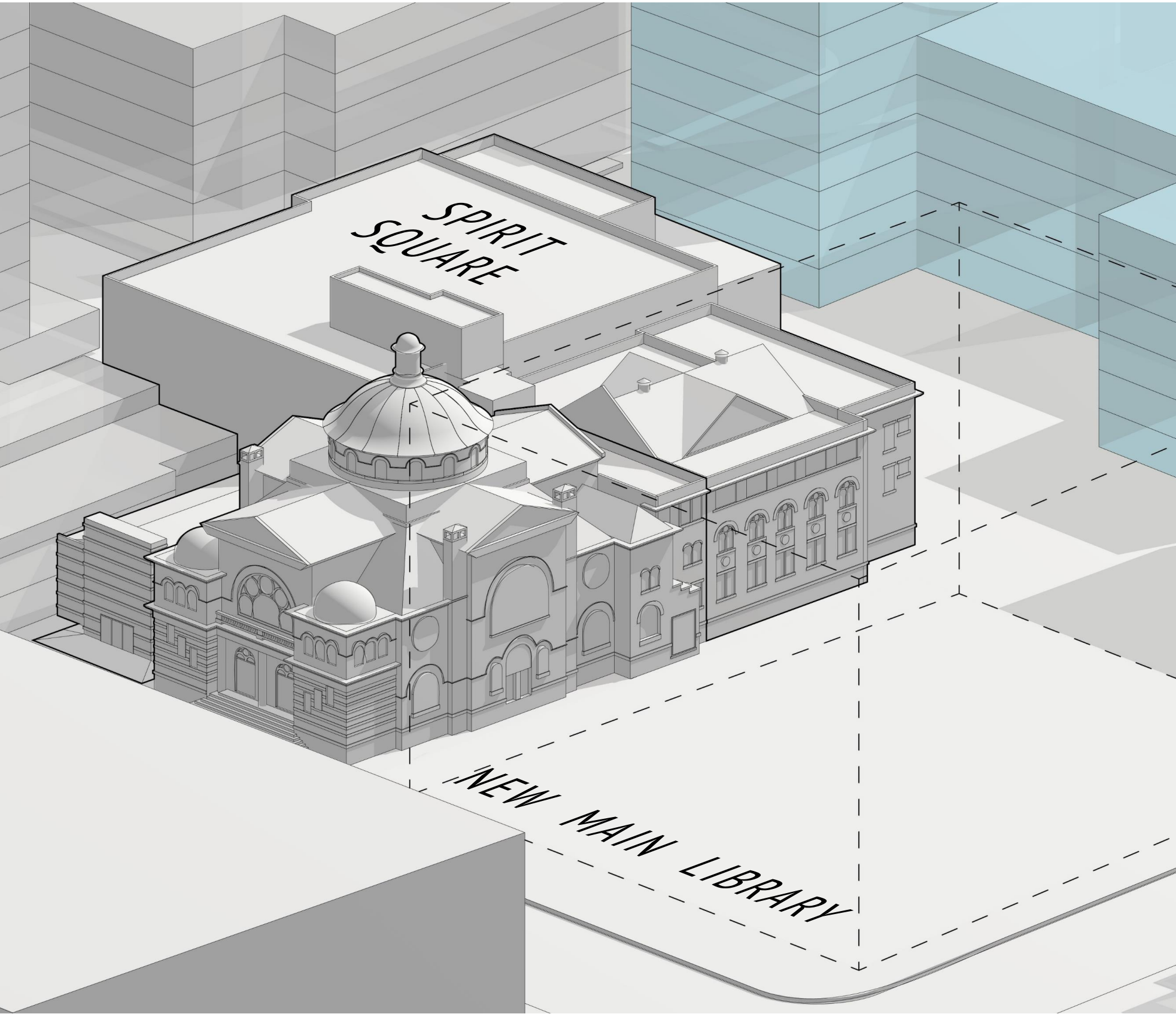
DESIGN FEATURES

- Maintains most Spirit Square functions/spaces
- Creates a new College Street entrance
- Improves interior access to program spaces
- Upgrades and increases restroom capacity

SITE PLAN



OPTION - A PROPOSED

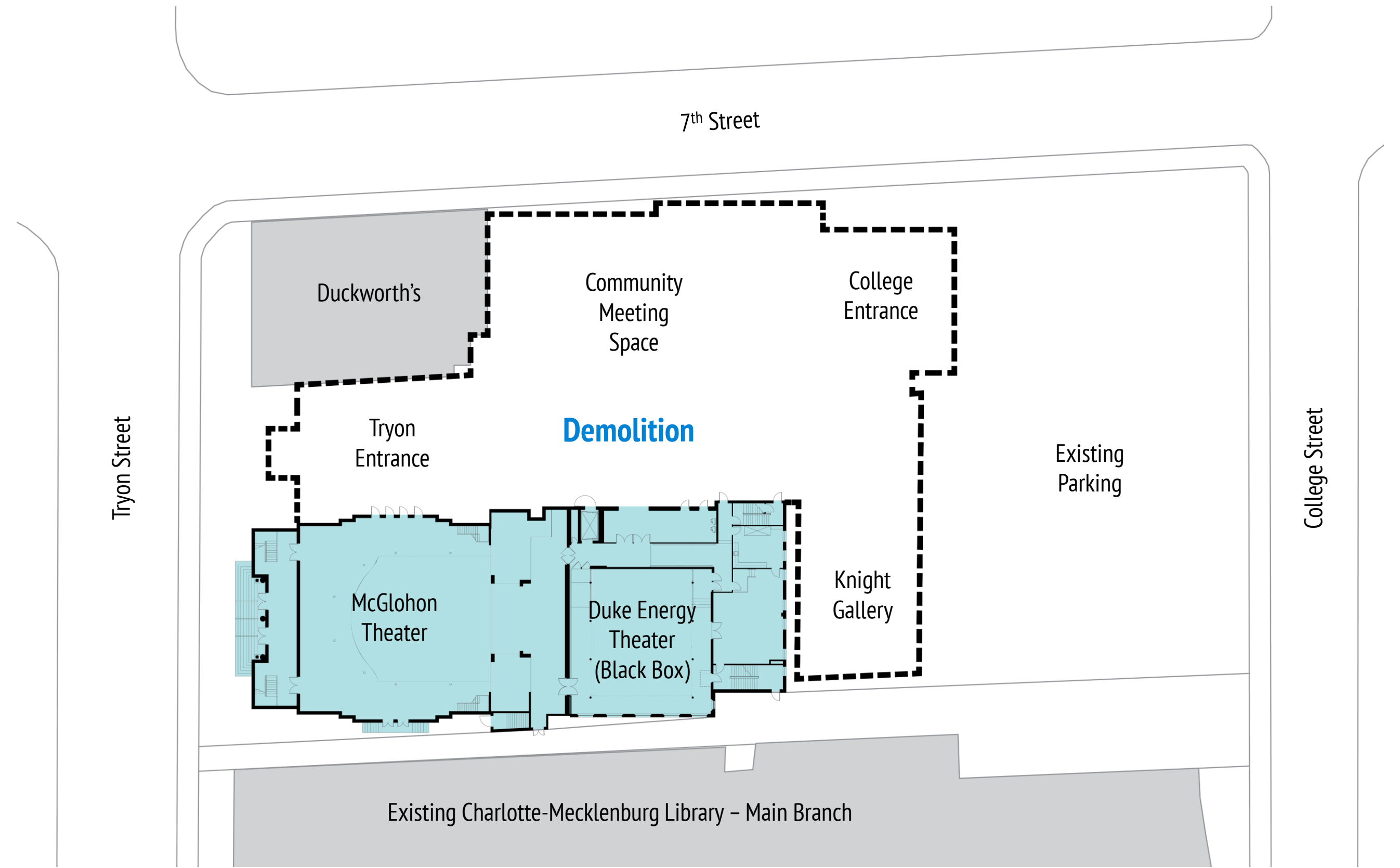


AERIAL RENDERING

PRELIMINARY COST ESTIMATE

Construction Costs	\$ 23,020,000
Theater Upgrades	\$ 1,937,000
Soft Costs	\$ 6,988,000
TOTAL	\$ 31,945,000

OPTION - B1 DEMOLITION

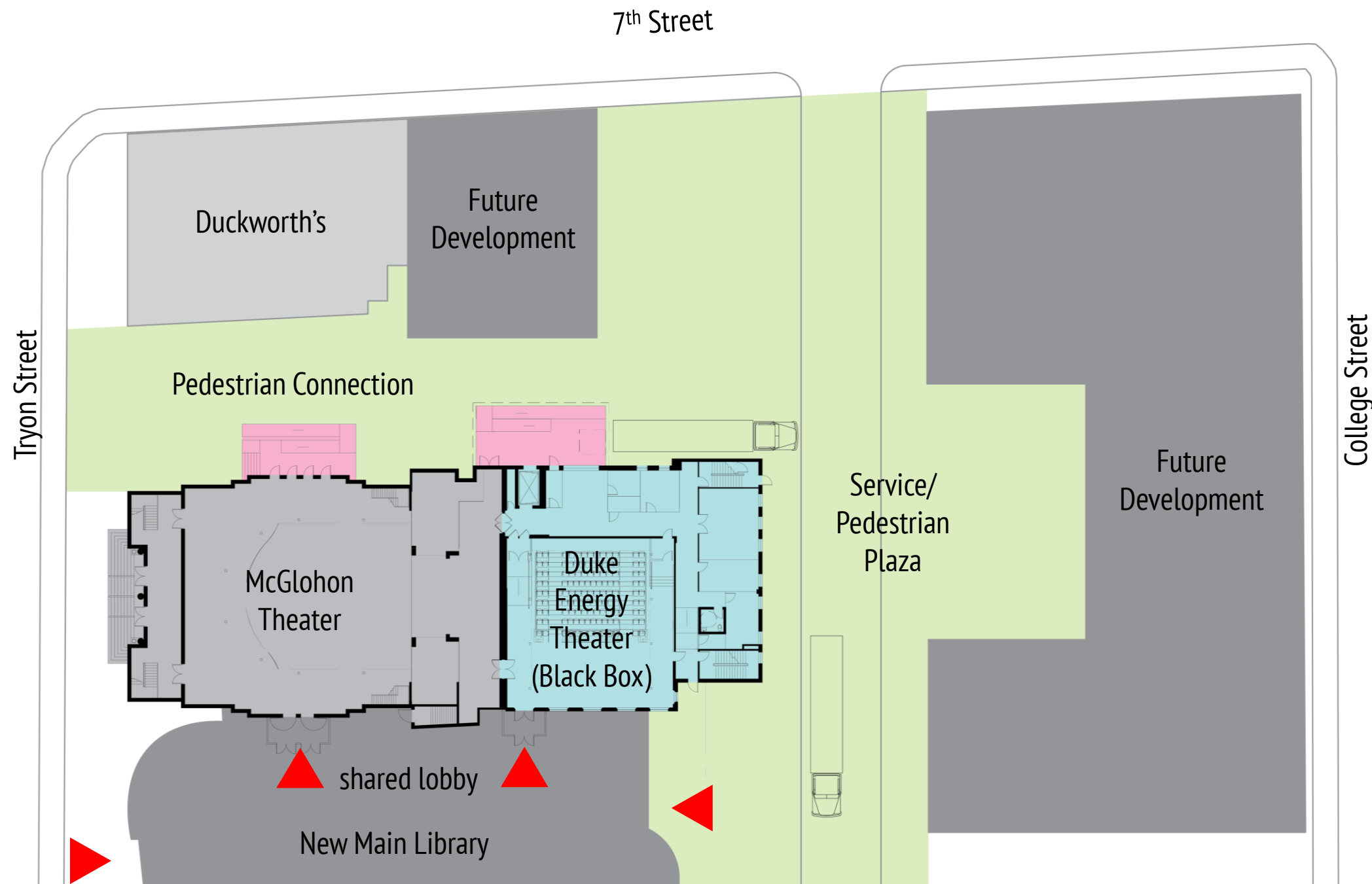


SITE PLAN

OPTION – B1 PROPOSED

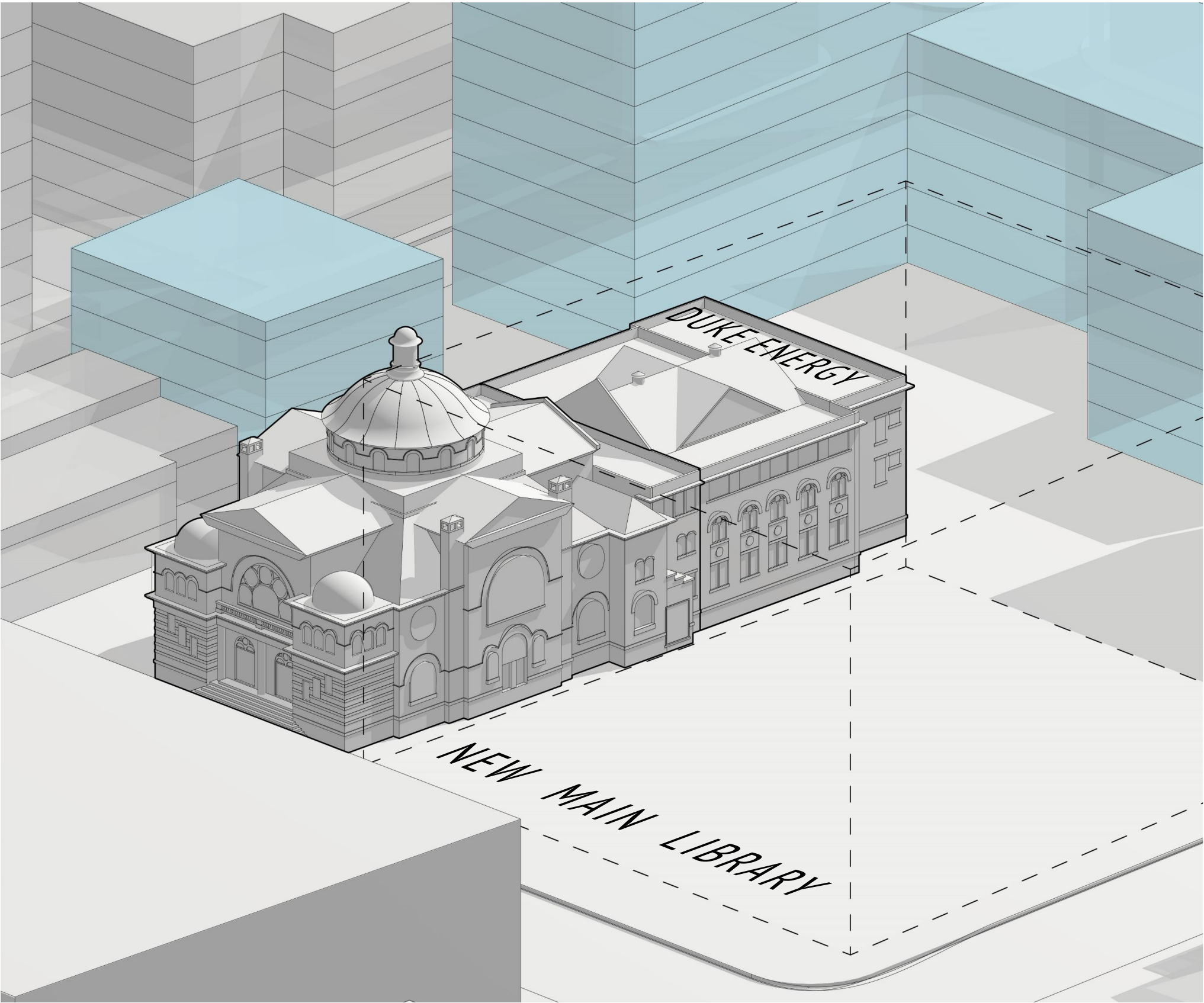
DESIGN FEATURES

- Creates a new pedestrian connection from Tryon Street to mid-block plaza
- Maintains two theaters with significant renovations to all floors of the Duke Energy Theater facility
- Shares space with New Main Library, providing new entrances, relocated ticketing, concessions, and restrooms for theaters (new entrance into stage side of black box theater creates a design challenge)
- Theater HVAC in Main Library basement
- Provides new theater exits and service locations at pedestrian connection



SITE PLAN

OPTION – B1 PROPOSED



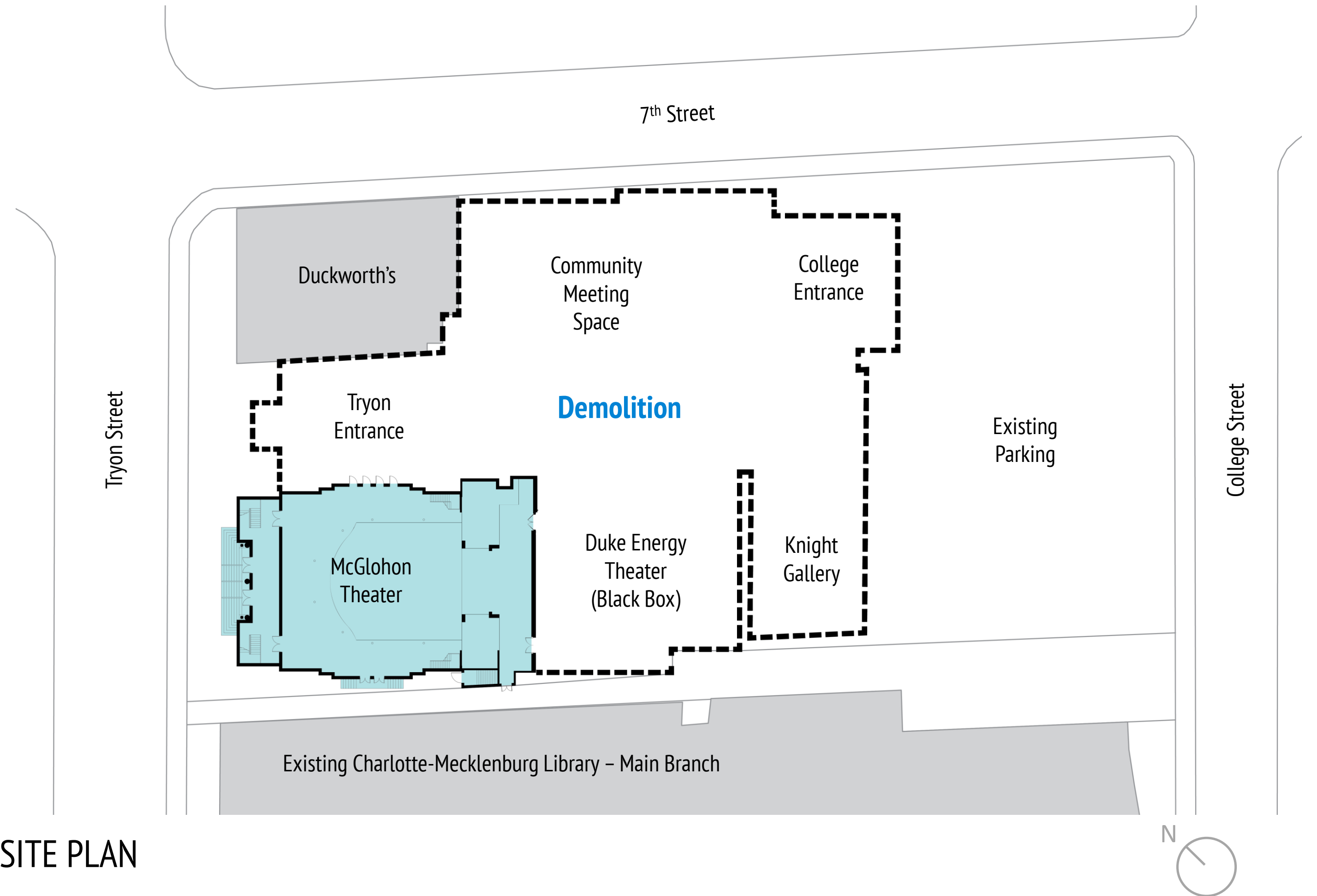
AERIAL RENDERING

PRELIMINARY COST ESTIMATE

Construction Costs	\$ 23,313,000
Theater Upgrades	\$ 1,937,000
Soft Costs	\$ 7,070,000

TOTAL **\$ 32,320,000**

OPTION – B2 DEMOLITION

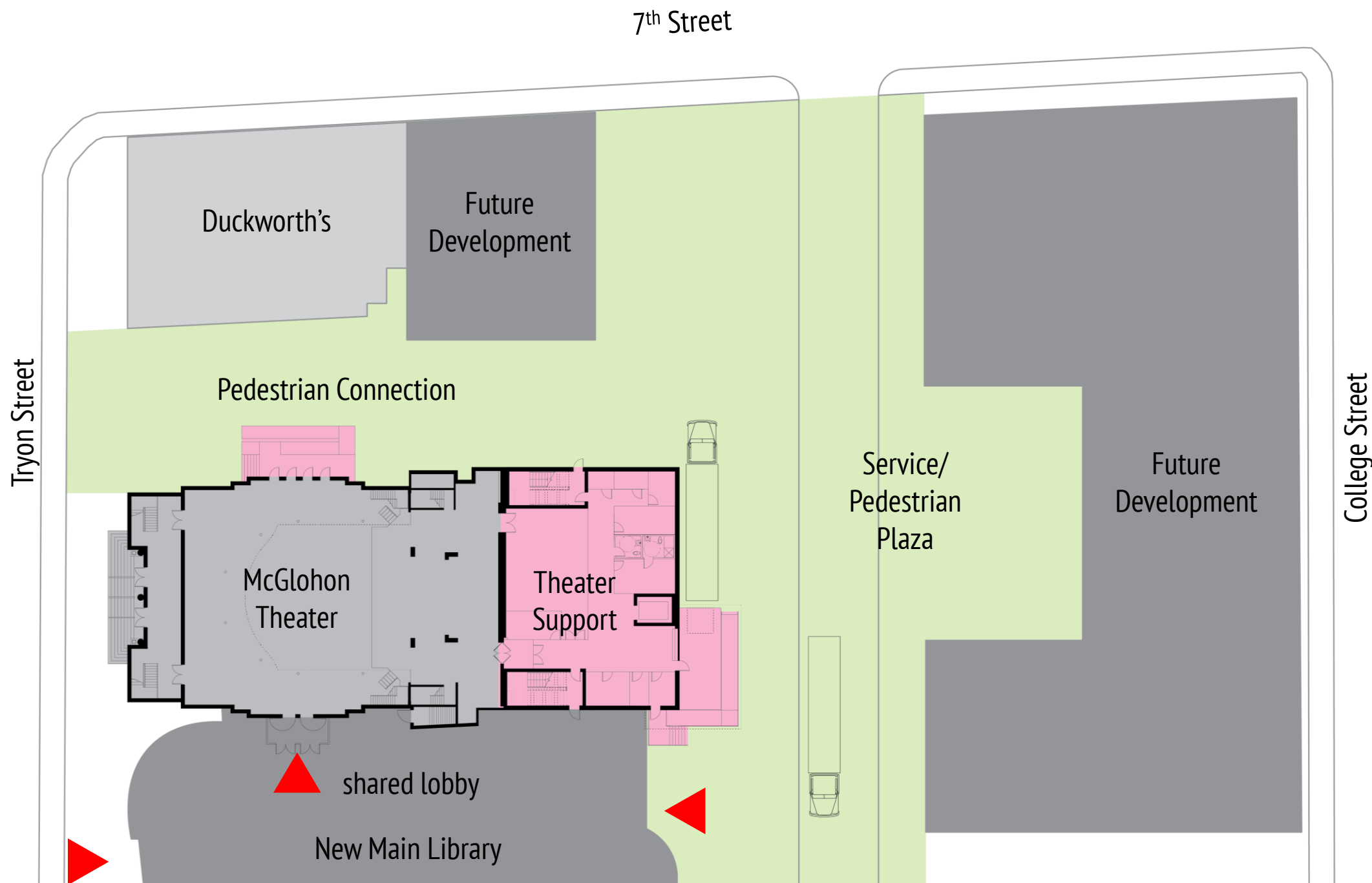


SITE PLAN

OPTION – B2 PROPOSED

DESIGN FEATURES

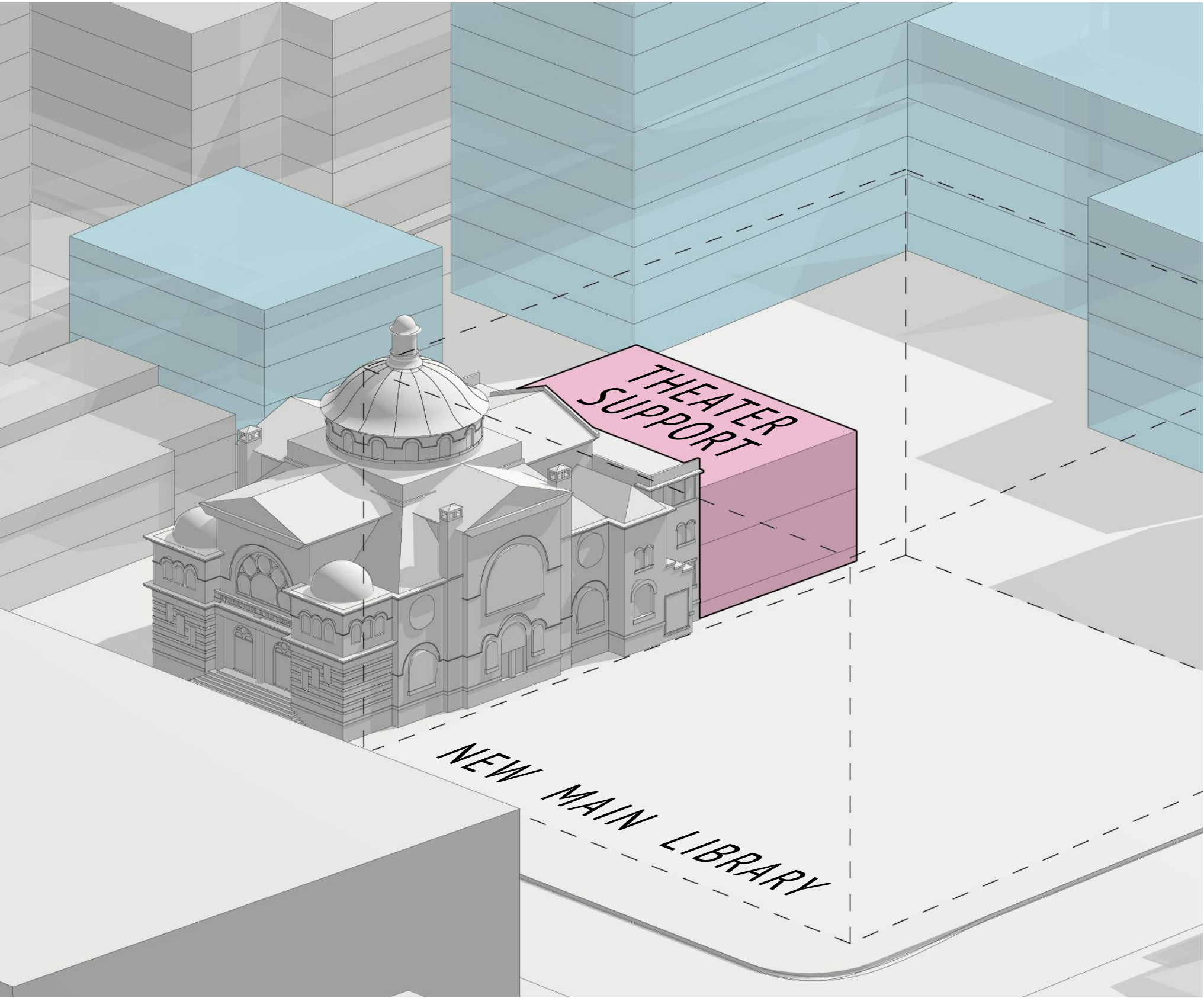
- Provides a limited new addition for McGlohon support spaces to replace key functions demolished including:
 - Stairs and an elevator for access and exiting
 - Rehearsal space, offices, storage, and a dressing room
 - Improved service & loading dock conditions
- Shares space with New Main Library, providing a new entrance, relocated ticketing, concessions, and restrooms for McGlohon
- Provides new theater exits at the pedestrian connection



SITE PLAN



OPTION – B2 PROPOSED



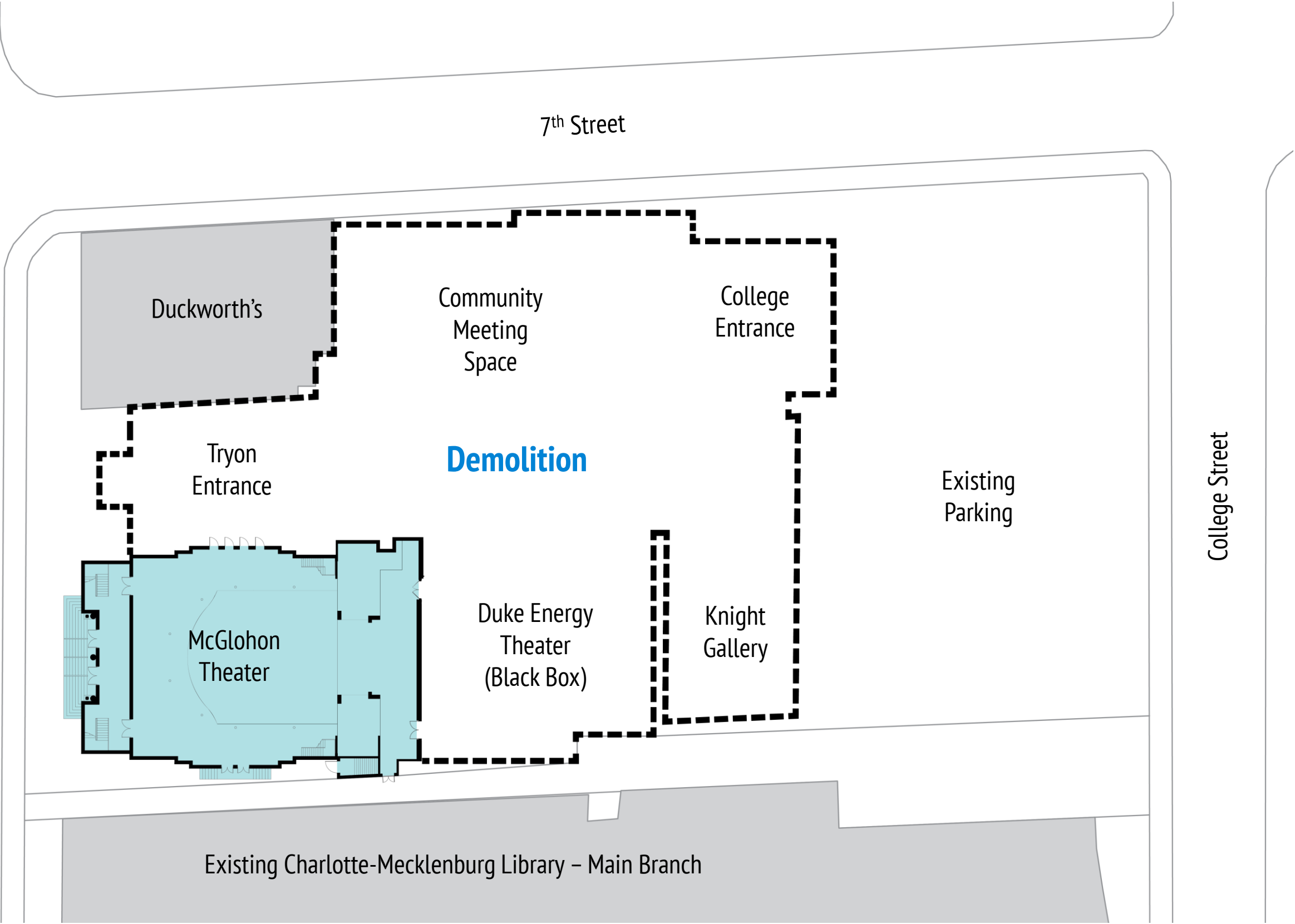
PRELIMINARY COST ESTIMATE

Construction Costs	\$ 21,499,000
Theater Upgrades	\$ 1,406,000
Soft Costs	\$ 6,413,000

TOTAL **\$ 29,318,000**

AERIAL RENDERING

OPTION – B3 DEMOLITION

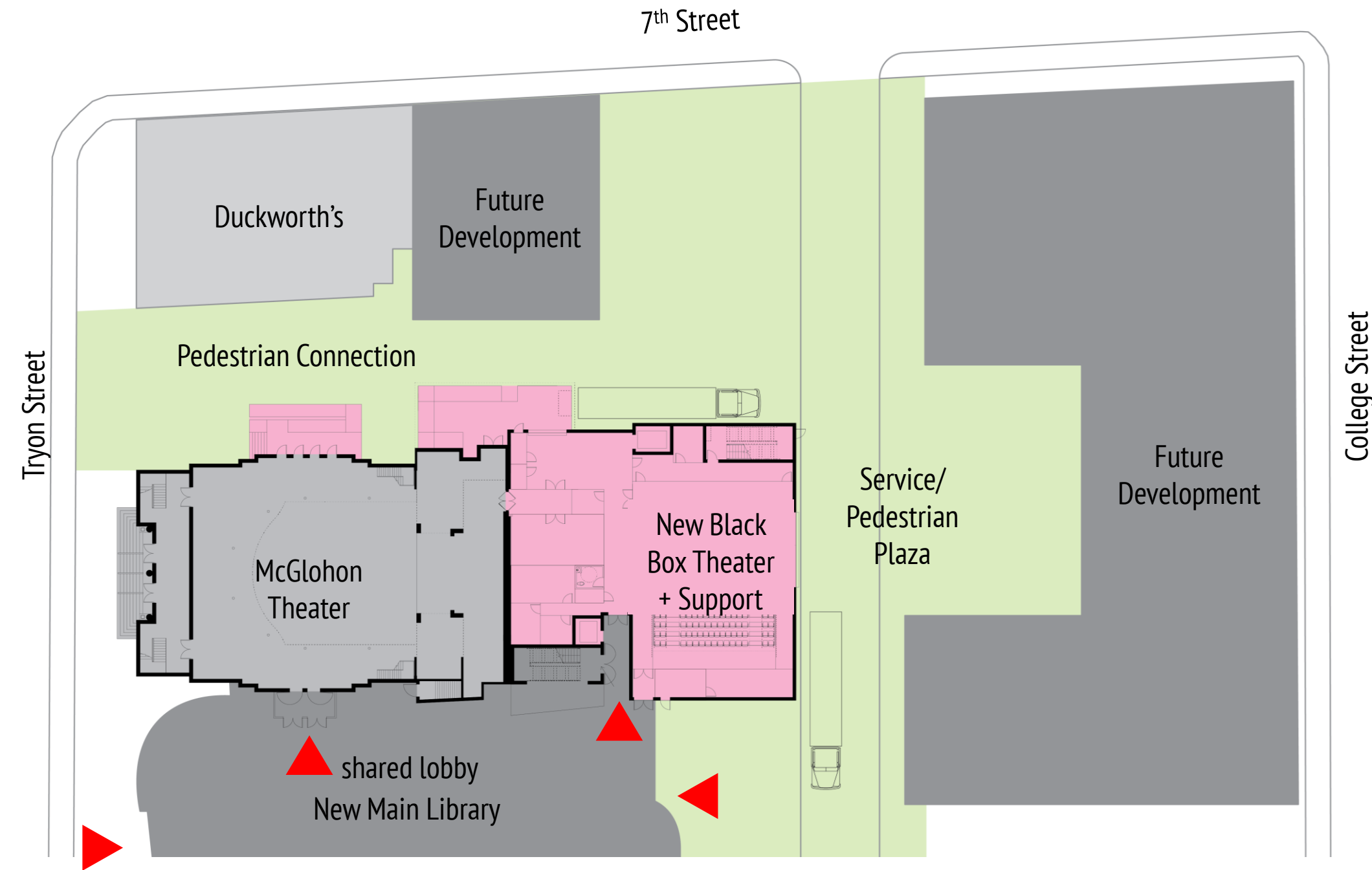


SITE PLAN

OPTION – B3 PROPOSED

DESIGN FEATURES

- Provides a new addition with larger black box theater, replaces all theater support spaces demolished, and provides enhancements including:
 - Event spaces with catering kitchen and storage
 - Rehearsal space, dance studios, offices, storage, and dressing rooms
 - Improved service & loading dock conditions and new exits from McGlohon
- Creates a new opportunity for outdoor performances with a stage opening to the mid-block plaza
- Shares space with New Main Library



SITE PLAN

OPTION – B3 PROPOSED



PRELIMINARY COST ESTIMATE

Construction Costs	\$ 28,823,000
Theater Upgrades	\$ 1,406,000
Soft Costs	\$ 8,464,000
TOTAL	\$ 38,693,000

AERIAL RENDERING

ESTIMATED COST COMPARISON

Goal A: Maximize the preservation of space for Spirit Square

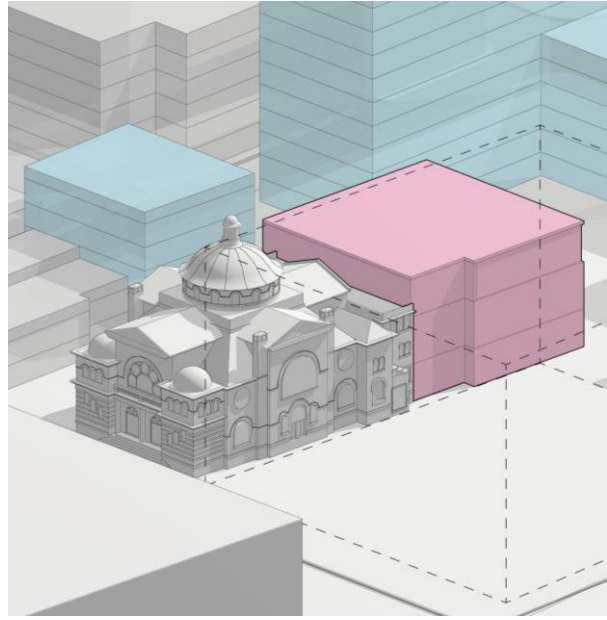
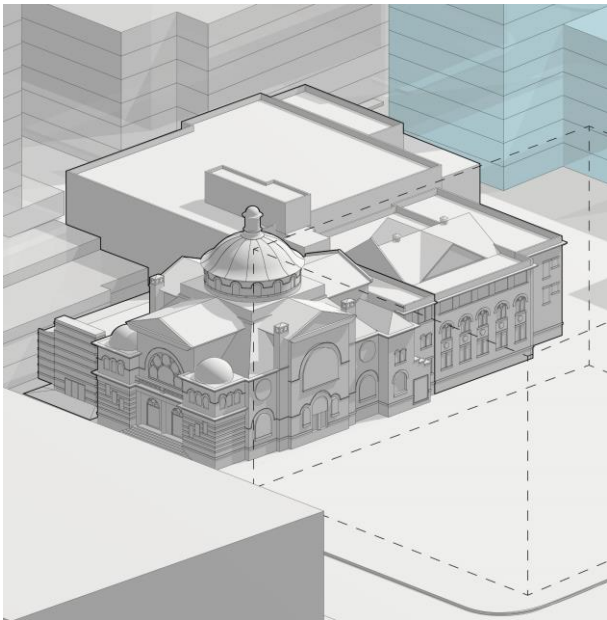
Goal B: Align with 7th & Tryon Vision Plan / Maximize amount of land available for open space and development

OPTION - A

OPTION - B1

OPTION - B2

OPTION - B3



\$ 31,945,000

\$ 32,320,000

\$ 29,318,000

\$ 38,693,000