

Arts & Culture Facility

April 6, 2021

Work Session



SANDY SPRINGS™

GEORGIA

2021 Adopted Priorities



SANDY SPRINGS
GEORGIA



Set the standard for excellence in **CUSTOMER SERVICE & CITIZEN ENGAGEMENT**



Create and support targeted **ECONOMIC DEVELOPMENT** opportunities, with an emphasis on the **NORTH END**



Promote **SUSTAINABLE GROWTH &** foster **ENVIRONMENTAL STEWARDSHIP**



Provide inclusive and diverse **RECREATIONAL & CULTURAL ENRICHMENT**



Enhance multi-modal **TRANSPORTATION ACCESSIBILITY &** maintain high **COMMUNITY APPEARANCE** standards



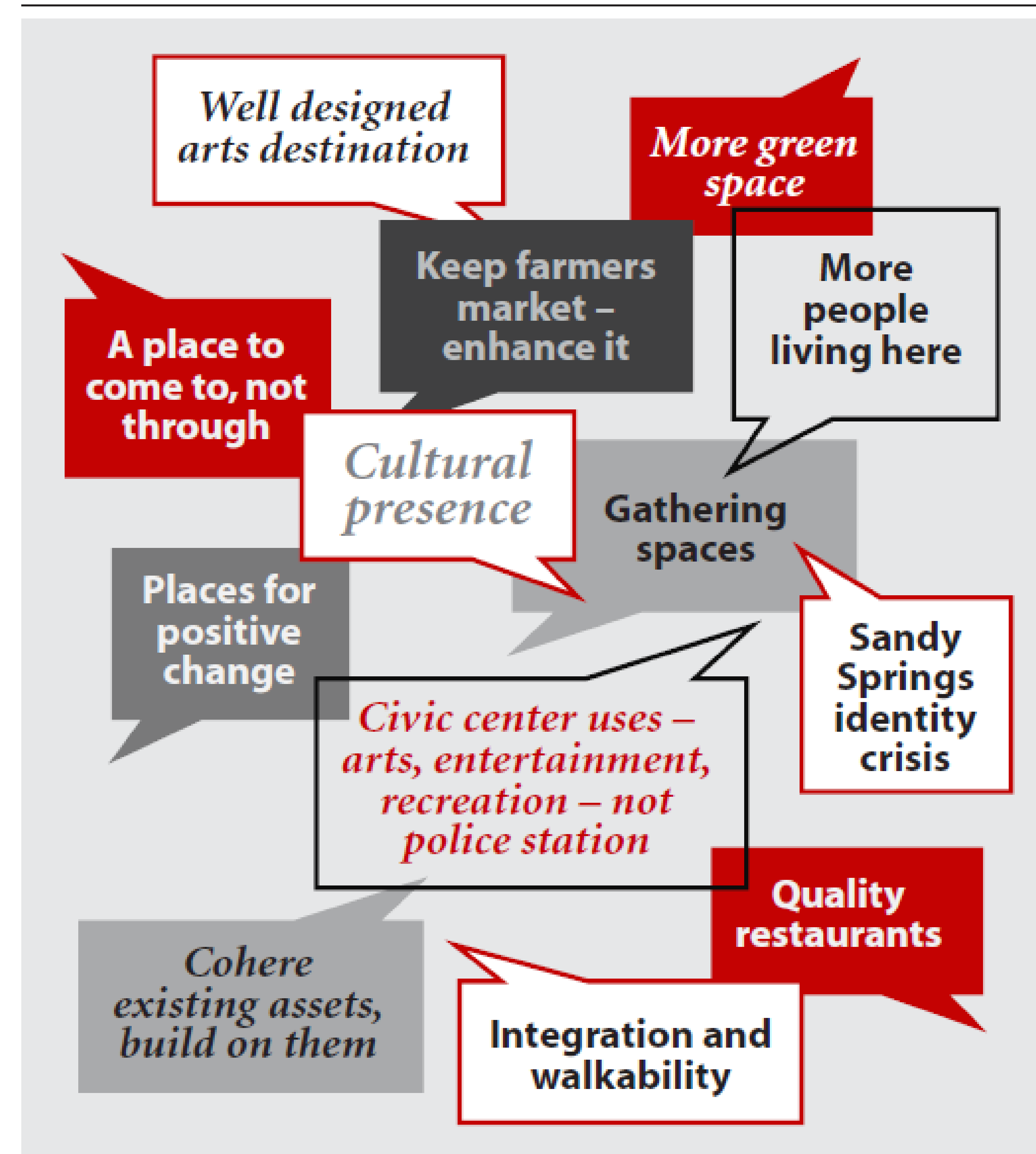
Deliver the highest quality **PUBLIC SAFETY** services



Ensure long-term **WATER RELIABILITY** for all residents and the business community

Sandy Springs City Center Master Plan, 2012

Exhibit 5: Thoughts, Opinion, and Visions from the Community



GOAL: Create an appropriate setting for a new civic/ cultural center that functions as a place of community activity and identity.

MEASURES OF SUCCESS

- A civic/cultural center, integrating a building with complementary public landscaped areas, is prominently in place. It attracts residents from throughout Sandy Springs to participate in a variety of activities throughout the day and week, with emphasis on cultural and community activities besides day-to-day City business.

Sandy Springs City Center Master Plan, 2012

“The plan should establish a context that enables as many individuals as possible to participate in building City Center in ways that add **value for everyone**. This represents a departure from past patterns of development that promoted individual investments but did not necessarily coordinate them in a way that created mutual value. The City Center Master Plan, by contrast, should be held to the higher standard of becoming the **center of activity and identity for every resident of and visitor to Sandy Springs.**”

The Next 10: City Springs Character Area Type 8

- “The City Springs district is envisioned as a unique, vibrant, and walkable district that serves as a civic/cultural center for Sandy Springs and a focal point for community activity and identity.”
- Land Uses
 - Mixed use
 - Residential (multifamily, townhomes, small-lot single family)
 - Retail (free-standing retail and ground floor retail below other uses)
 - Office
 - Hotel
 - Civic, cultural and community uses
 - Green space



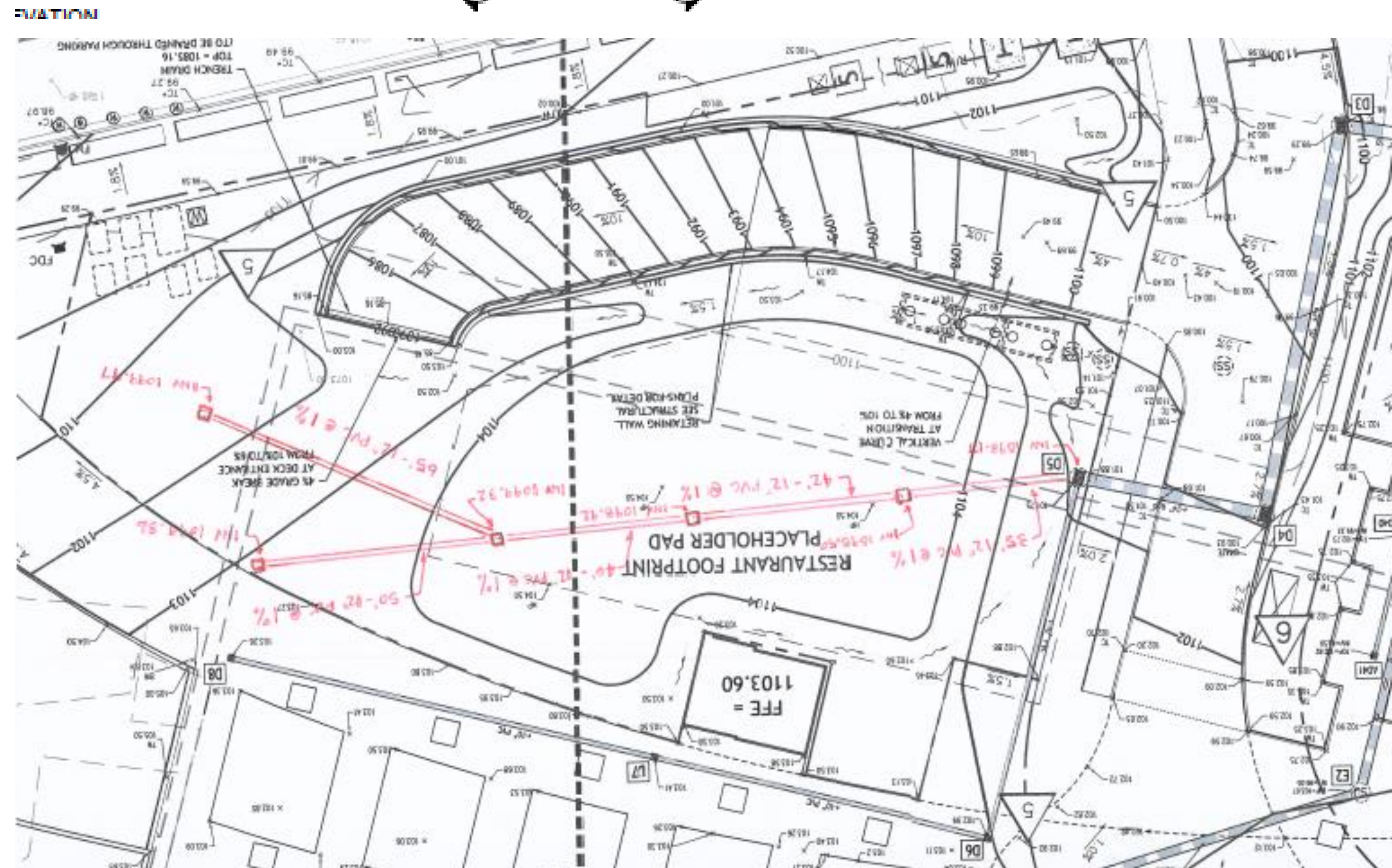
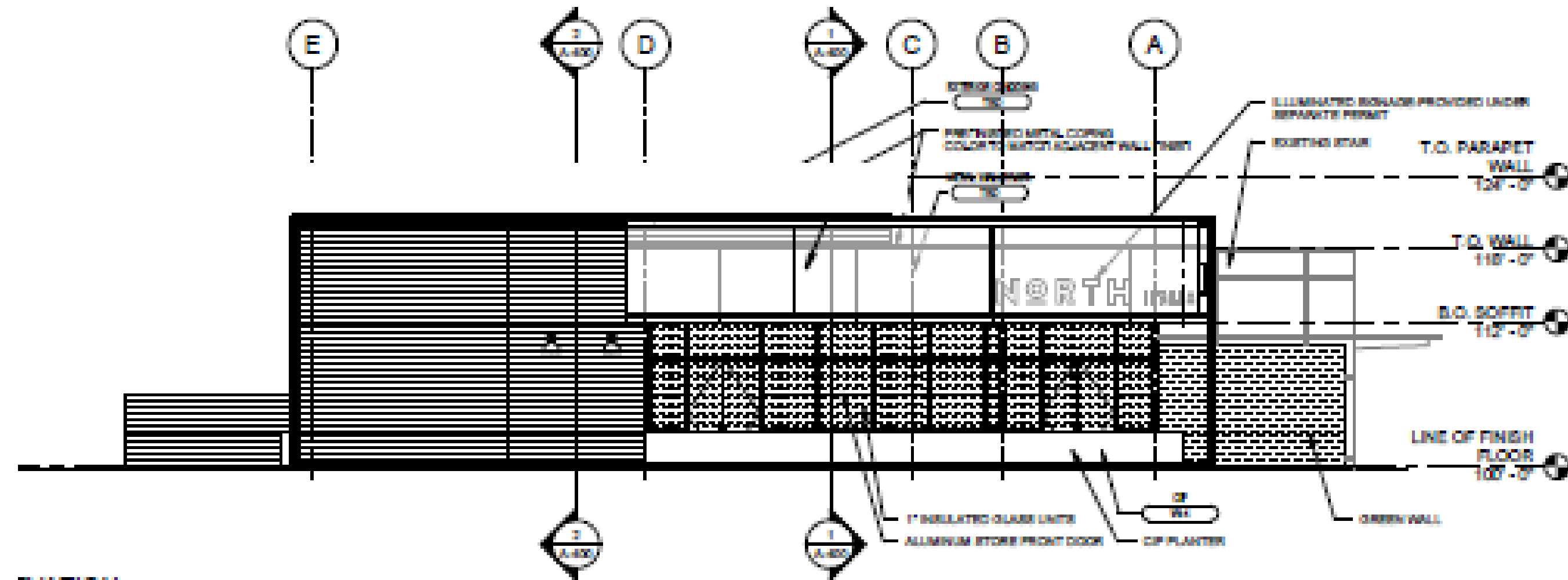
The Next 10: Economic Development

- Priority Actions
 - Cultivate regional partnerships to promote economic development
 - Promote a greater mix of uses in select redevelopment areas
 - Leverage existing investment in City Springs
- Maximize The City's Investment In City Springs
 - Program the public spaces and cultural center at City Springs to include frequent events and activities to activate the area. This could be done with direct investment of City staff or resources, or by supporting a third-party entity specifically designated to manage these activities.

Recreation and Parks Comprehensive Plan, 2019

- High Priority Programming: Art and Culture
- Short-term Action Plan (Next 10 Years)
 - “Construction of a Cultural Center near City Springs”

City Springs Design for Out Parcel, 2018



Georgia Commission on the Holocaust

- Anne Frank in the World Exhibit located at 5920 Roswell Rd
- Georgia Senate Bill 356: March 14, 2018
 - Calls upon the Georgia Commission on the Holocaust to design, procure, and place in a prominent location a **Georgia Holocaust Memorial**
- Georgia Commission on the Holocaust offices temporarily relocating to 6110 Blue Stone Rd in 2021

Cultural Center Concept

- Feasibility study of a facility on Bluestone Road in November 2018
- Opportunity to bring multiple parties together & consolidate numerous cultural elements into the City Springs District
 - Site to include Georgia Commission on the Holocaust, Visit Sandy Springs, Perimeter Chamber of Commerce, and gallery space
 - Houser Walker selected as lead architect
- Potential to create flexible space suited to the needs of the proposed users that will provide substantial public benefit
- Resolution to proceed, contingent on GCH funding, passed July 16, 2019

Summer 2019 Resolution

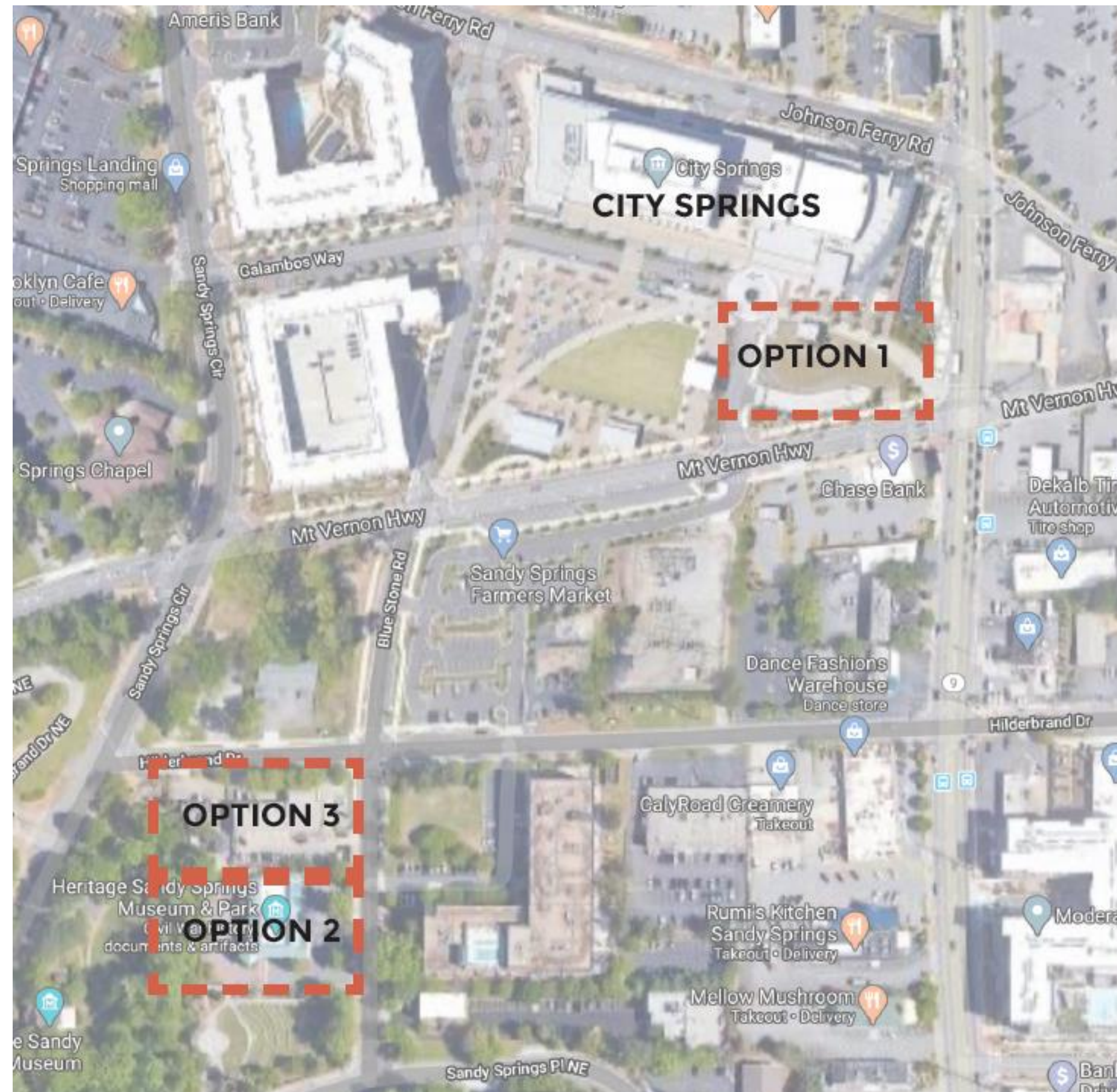
NOW THEREFORE, BE IT RESOLVED, that the City of Sandy Springs Public Facilities Authority, by adoption of this resolution, does hereby:

1. Support the Project moving forward, subject to the receipt of upfront capital contribution from Friends, on behalf of the Commission, as described in Exhibit A and elsewhere in this resolution and as memorialized by agreement; and
2. The PFA Chairman and Attorney for the PFA are authorized to draft an agreement with the Commission and incorporate the terms and conditions stated in this resolution, and any other terms and conditions as may be deemed necessary to effectuate the intent of this resolution and the furtherance of the Project.

APPROVED AND ADOPTED this 16th day of July, 2019.

2020 Transition

Site Options, 2020



Rough Order Estimate - Option 1: New Building at City Springs

Single Story Scheme:	\$2,500,000 - \$2,900,000 \$333 - \$350/sf
Two Story Scheme:	\$2,900,000 - \$3,300,000 \$349 - \$397/sf

Rough Order Estimate - Option 2: Heritage building renovation/addition

Interior/Exterior Renovation - Event:	\$1,250,000 - \$1,430,000
GCH Interior Fit Out:	\$700,000 - \$800,000
GCH Addition/Roof Deck:	\$1,200,000 - \$1,380,000
Visit Sandy Springs New Addition:	\$660,000 - \$760,000
Subtotal:	\$3,810,000 - \$4,370,000 \$250/sf - \$284/sf

Rough Order Estimate - Option 3: New Building at Bluestone/Hilderbrand

Shell/Envelope and Common Areas:	\$5,870,000 - \$6,750,000
Visit Sandy Springs Interior Fit Out:	\$170,000 - \$187,000
GCH Interior Fit Out:	\$600,000 - \$627,000
Subtotal:	\$6,640,000 - \$7,564,000 \$315 - \$360/sf

OPTIONS 1, 2, 3 ROUGH ORDER MAGNITUDE COST ESTIMATES

Each of the three options contemplated has the same baseline program area defined.

Option 1 incorporates only the Georgia Commission on the Holocaust program.

Option 2 incorporates adding in offices for Visit Sandy Springs, in addition to the GCH program areas.

Option 3 carries over the same program areas from the existing scheme, converting the gallery and second floor office space to warm shelled space that is not built out at the interior.

Because Option 3 has been designed to a specific space, its area differs slightly from the accepted program area. If specific designs were developed for Options 1 or 2, it's final areas would adjust up or down marginally, depending on the final configuration. For the purposes of this study, the general program area is acceptable.

Program Space Allocation - Option 1: New Building at City Springs

GCH/Anne Frank: 7,000 gsf
Common Spaces: 500 gsf (increases by an additional 800sf for 2 story)

Gross Built Area: 7,500 gsf (area for a single story scheme)
Gross Built Area: 8,300 gsf (area for a two story scheme)

Program Space Allocation - Option 2: Heritage building renovation/addition

Event Space 5,000 gsf (this area moves to the main level)
GCH/Anne Frank: 7,000 gsf (includes a 3,000sf addition)
Visit Sandy Springs: 2,020 gsf
Common Spaces: 1,350 gsf

Gross Built Area: 15,370 gsf

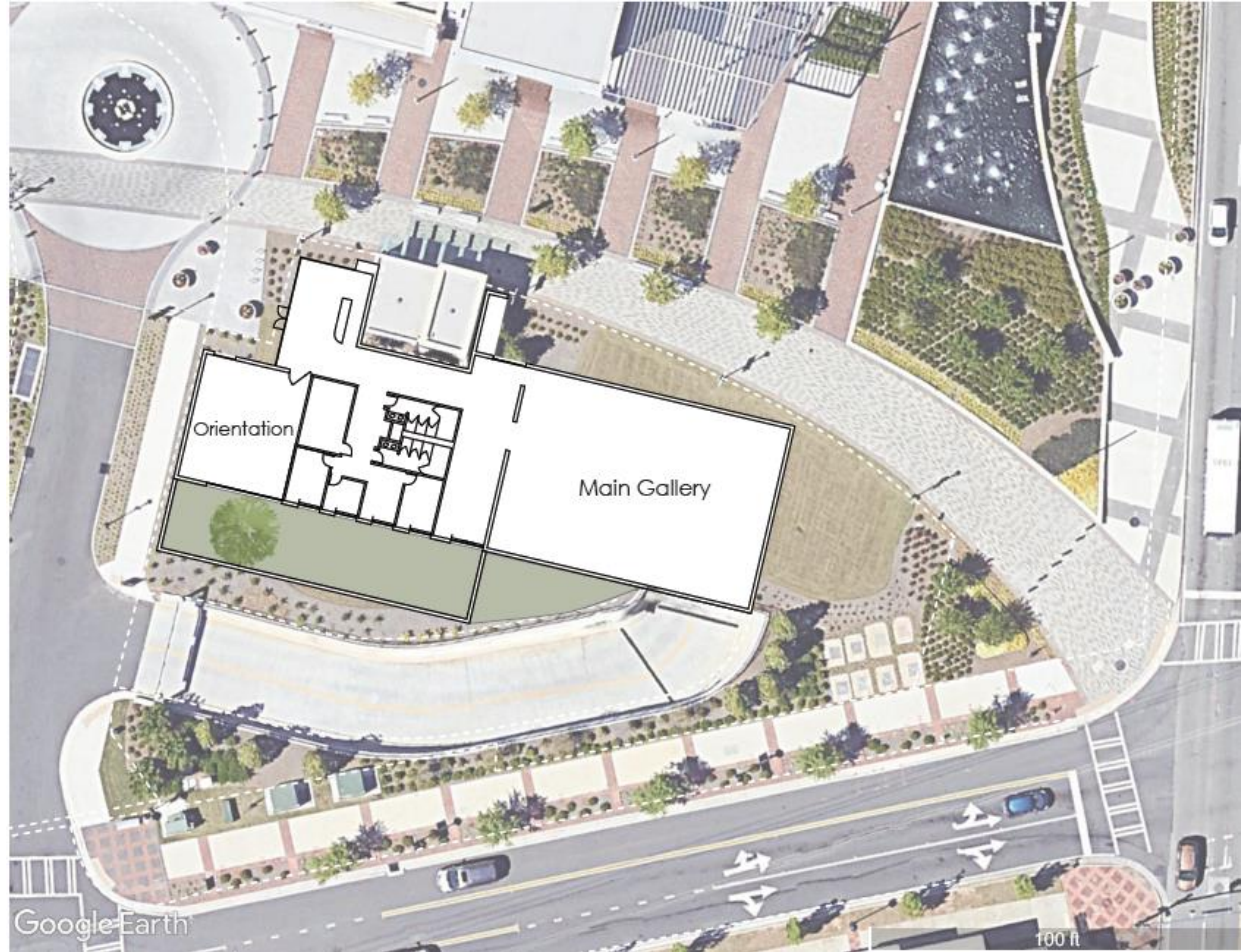
Program Space Allocation - Option 3: New Building at Bluestone/Hilderbrand

GCH/Anne Frank: 6,600 gsf
Visit Sandy Springs: 2,020 gsf
Warm Shelled Space: 9,284 gsf
Common Spaces: 3,066 gsf
Gross Built Area: 20,970 gsf

City Springs as the Preferred Site

- Lowest construction cost estimate of the three site options
- Adjacency to the Performing Arts Center and future Veterans Park
- Ability to utilize existing underground parking and South Parking Lot
- Coordinated programming with Create City Springs
- Incorporates the Georgia Holocaust Memorial





Google Earth

100 ft

Potential Exhibits

Potential Facility Uses

- *Georgia Holocaust Memorial and Garden*
- Create City Springs Dynamic Gallery
 - Traveling Regional Arts Exhibitions
 - Traveling National Museum Exhibitions
- City Springs Rooftop Event Space



Georgia Commission on the Holocaust Exhibitions

1. Anne Frank: A History for Today and Historical Overview
2. The Secret Annex - The Hiding Place
3. Georgia's Connection to the Holocaust
 - A. Georgia Survivors and Liberators
 - B. William Alexander Scott III in Buchenwald
4. What Did Georgians Know/What Did Americans Know?
5. Dimensions in Testimony
6. Anne Frank Memorial Garden
7. Democracy

Art Exhibit Opportunity Examples

- The Primavera Project
 - Modern day collaboration of music and art
 - World-renowned contemporary artist, Charline von Heyl has created large-scale reimaginings of Botticelli's Primavera
 - Both paintings serve as inspiration of new musical compositions led by Cellist, Matt Haimovitz
 - Compositions and inspirations to tour to galleries and arts centers
- Art on Art
 - Collaboration event that explores music as the muse to art
 - Artists such as Dale Chihuly and Ellen Fuller create art live as musicians from the Lincoln Center Chamber Music Society perform famous works
 - Art is displayed in a special gallery event

Traveling National Exhibit Examples

- Unseen Oceans – Exploring the Oceans Using 21st Century Technology
- Giants, Dragons & Unicorns - the Real Animals that Inspired Mythic Creatures
- The Secret World Inside You - Explore the Microbic Ecosystem Inside the Human Body
- Dinosaur Discovers: Ancient Fossils; New Ideas (designed for smaller galleries)
- Picturing Science - How Imaging Technologies Reveal Once Hidden Details of the Universe.
- American Democracy-A Leap of Faith
- The Wall That Heals - The Vietnam Veterans Memorial
- Superheroes - The Evolution of Superheroes in Comic Books, Art, Movies, Television & Costumes
- American Stories - 100 Artifacts from the Pilgrims Through the 2008 Elections
- The American Revolution - A World War
- African- American Art in the 20th Century
- Girlhood - Its Complicated
- Things Come Apart - Inside the Wonderful World of Mechanical Devices

Coordinated Programming with City Springs

- Galleries would further establish City Springs as a cultural destination
- Bolster existing offerings of performing arts, public art, & history
- Launch diverse programming to connect with the community
- Educational programming for regional schools
- Showcase engaging work from local and national artists
- Engage new cultural groups to enjoy City Springs
- Enhance special events that tie into the City View Terrace

Next Steps

Project Funding & Next Steps

- COSS Budget: \$2,465,000 (Authorized FY20 and carried over to FY21)
- GCH Secured Rent Payments: \$150,000/year for 20 years
- Two Story Scheme Rough Order Estimate: \$3,300,000
- Public Comment at April 20 City Council Meeting
 - In-Person at City Springs and via Livestream

