

GARNER ARTS CENTER  
GARNERVILLE ARTS + INDUSTRIAL CENTER

# FEASIBILITY STUDY

07.25.2014

## WHAT'S INSIDE:

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- **Budget Summary**



# EXECUTIVE SUMMARY

## **OPPORTUNITY FROM CHALLENGE**

GARNER Arts Center is a non-profit center for visual & performing art experiences located 35 miles from Manhattan in the lower Hudson Valley within the Garnerville Arts & Industrial Center, an historic 19th century textile mill. GARNER provides unique and vibrant performance, gallery and creative space and presents artistic programs of exceptional merit for the benefit of a multi-cultural population. Its mission is to preserve the sanctity of the original textile mill buildings and creekside landscape, while offering an inspired setting which honors individual expression.

In August of 2011, Hurricane Irene destroyed Building 21, GARNER's main gallery space and connection to the Dye Works Gallery, which houses art shows and performances. After a temporary closing GARNER Arts Center reopened and the Preservation League of New York State named Garnerville Arts & Industrial Center as one of its Seven to Save historic sites. The Garnerville Arts & Industrial Center is now listed on both the State and National Registers of Historic Places as the "Rockland Print Works Historic District."

BKSK Architects was engaged by GARNER Arts Center to identify a new vision for the rehabilitation of the former gallery. Now open to the sky and with a unique position on the edge of the canal, the ruins of the site offer the opportunity to teach about historic structures and the complex stories they tell, including that of climate change and the impact of rising water on our historic fabric. The direct visual access to the canal is both provocative and beautiful, and calling to be preserved. After much discussion with President Robin Rosenberg and Executive Director James Tyler, it is proposed that the space should remain open to the air, serving as a new "Public Porch" for art, gatherings, performances and celebrations, re-connecting both the visitors and the Center to the water.

The proposed scope of work will

- + make the space safe and habitable
- + address any structural concerns,
- + house public programs
- + provide circulation and ADA access to Dye Works

## **RE-CONNECT - CIRCULATION EGRESS + ASSEMBLY INFRASTRUCTURE**

Provide new larger elevator

Provide ADA Ramp

Provide two connection bridges- one covered and one open to the sky

Renovate bathrooms on each level

## **WATER "PROOF" - UPDATE FLOOD LINE + CLIMATE EDUCATION**

Raise elevator to be above flood plain

Porch design allows for occasional flooding by acting like an outdoor space

Add planted strips along the building to collect rainwater and soften building entry.

Leave building in 'ruin' state where possible

## **PROGRAM - ART, FOOD, DRINKS, OUTDOOR CINEMA, CELEBRATION**

Frame a flexible performance space with fixed bleacher-like seating

Provide a new stage

Provide open area for multiple flexible seating configurations (2 levels)

Provide for projection surface across canal for outdoor cinema

Provide roof for shading at second floor

**Allow for deployable "shade clouds" over open area**

**Provide café and prep kitchen**

**Provide back of house storage areas**

# A NEW FRONT PORCH

SUMMARY WORD CLOUD

## RE-CONNECT

GRAND ENTRY  
2 BRIDGES LOOP  
ELEVATOR

ACCESS DYE WORKS  
**EXPERIENCE THE CANAL**  
WINTER WEATHER PASSAGE  
100 SEAT THEATER

NIGHTTIME PROJECTION  
SEE ART ON THE OUTSIDE  
**VERSATILE + MULTI-FUNCTIONAL**  
WORKSHOPS + CLASSROOMS

**MULTI-LEVEL PERFORMANCE**  
VISUAL PERFORMANCE  
MOVEMENT SPACE  
BILLBOARD

# RECLAMATION

SAFE + HABITABLE

LOOK TO THE FUTURE WHILE REMEMBERING IRENE

A NEW LIFE AS CELEBRATION SPACE

## WATER "PROOF"

FLOODLINE - 2'6"  
EXTERIOR MATERIALS  
RAIN COVER

REVEAL THE POWER OF WATER  
TEACHABLE HISTORIES  
**ALLOW PORCH TO FLOOD**

## PRO-GRAM

**POP-UP FOOD**  
BAND AREA  
FRIDAY NIGHT LOUNGE  
WINE BAR  
**OUTDOOR CINEMA**  
WEDDINGS

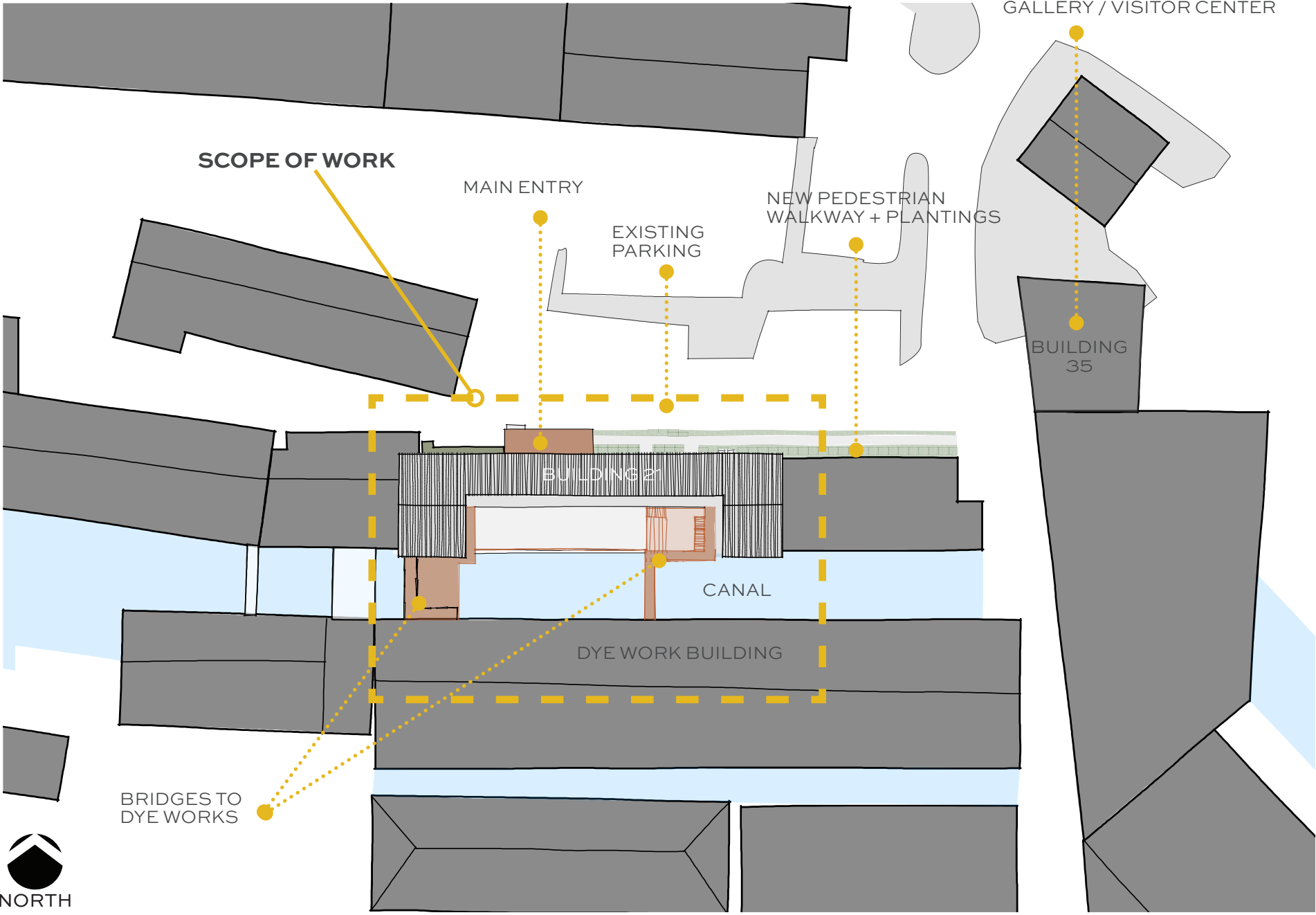
## INFRASTRUCTURE

BACK STAGE SPACE FOR THEATER  
FLEXIBLE SPACE FOR CATERING  
NEW BATHROOMS  
**LARGER FREIGHT ELEVATOR**

# FRONT PORCH



# SITE PLAN



# BLDG 21 - PROPOSED RESTORATION

REMOVE THE  
EXISTING  
OUTBUILDING

REPLACE GLAZING  
A LOWER ENTRY  
TO REVEAL NEW  
"PORCH" VIEW OF  
CANAL



EXISTING CONDITION - JUNE 2014



# BLDG 21 - PROPOSED ENTRY

REUSE TRUSSES  
& ADD PARTIAL  
ROOF

NEW PARTIAL ROOF  
& NEW STRUCTURAL  
COLUMNS

REUSE TRUSSES  
& ADD PARTIAL  
ROOF

NEW EGRESS  
DOORS

SOFTEN ENTRY WITH  
NEW PLANTINGS AND  
PEDESTRIAN WALKWAY

CREATE AN INVITING  
AWNING MARKING MAIN  
ENTRY

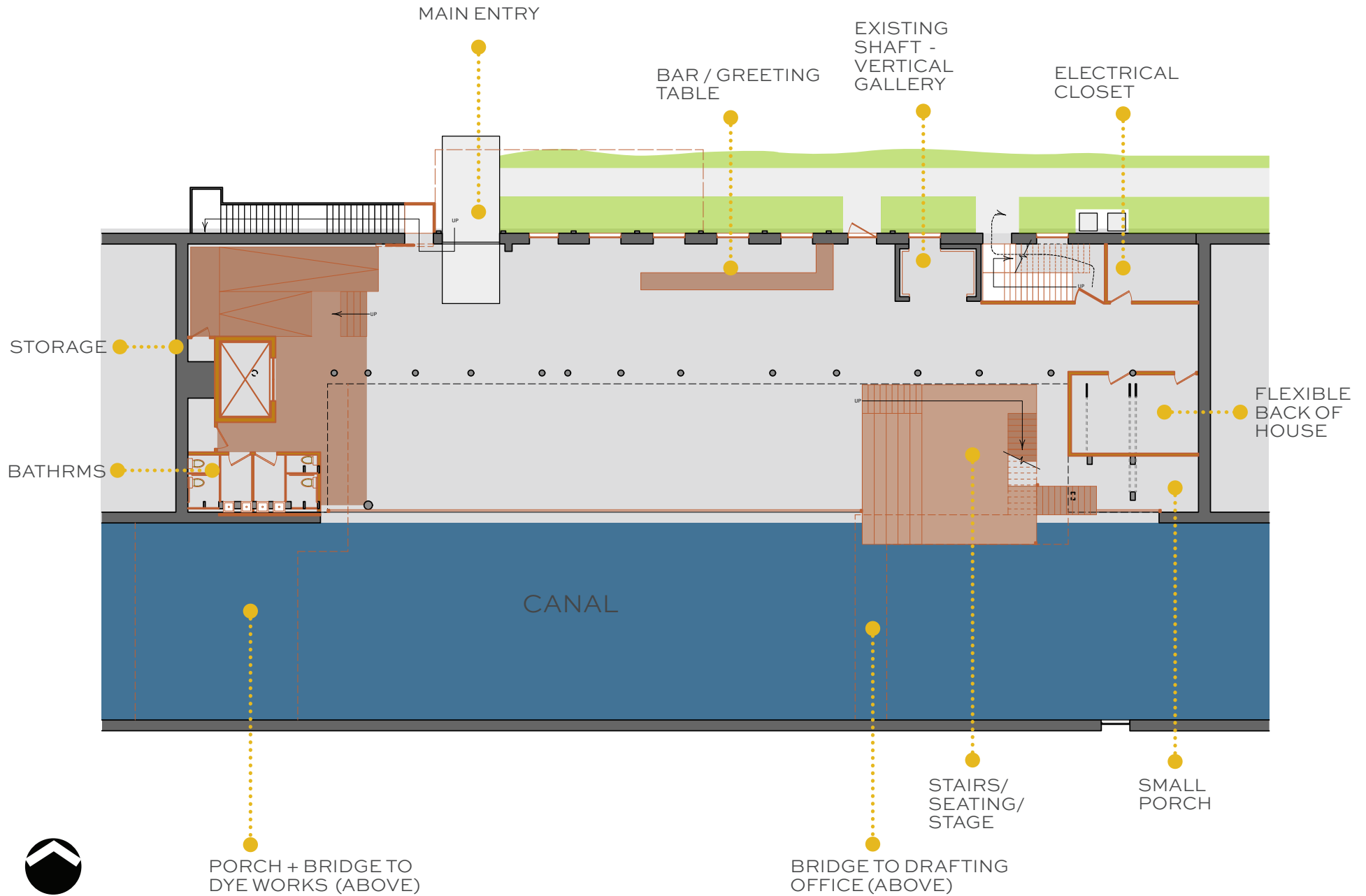
DEVELOP A  
LANGUAGE OF  
SIMPLE RAW STEEL  
INSERTIONS

**GARNER**

CONCEPTUAL SKETCH - BUILDING 21 ENTRY

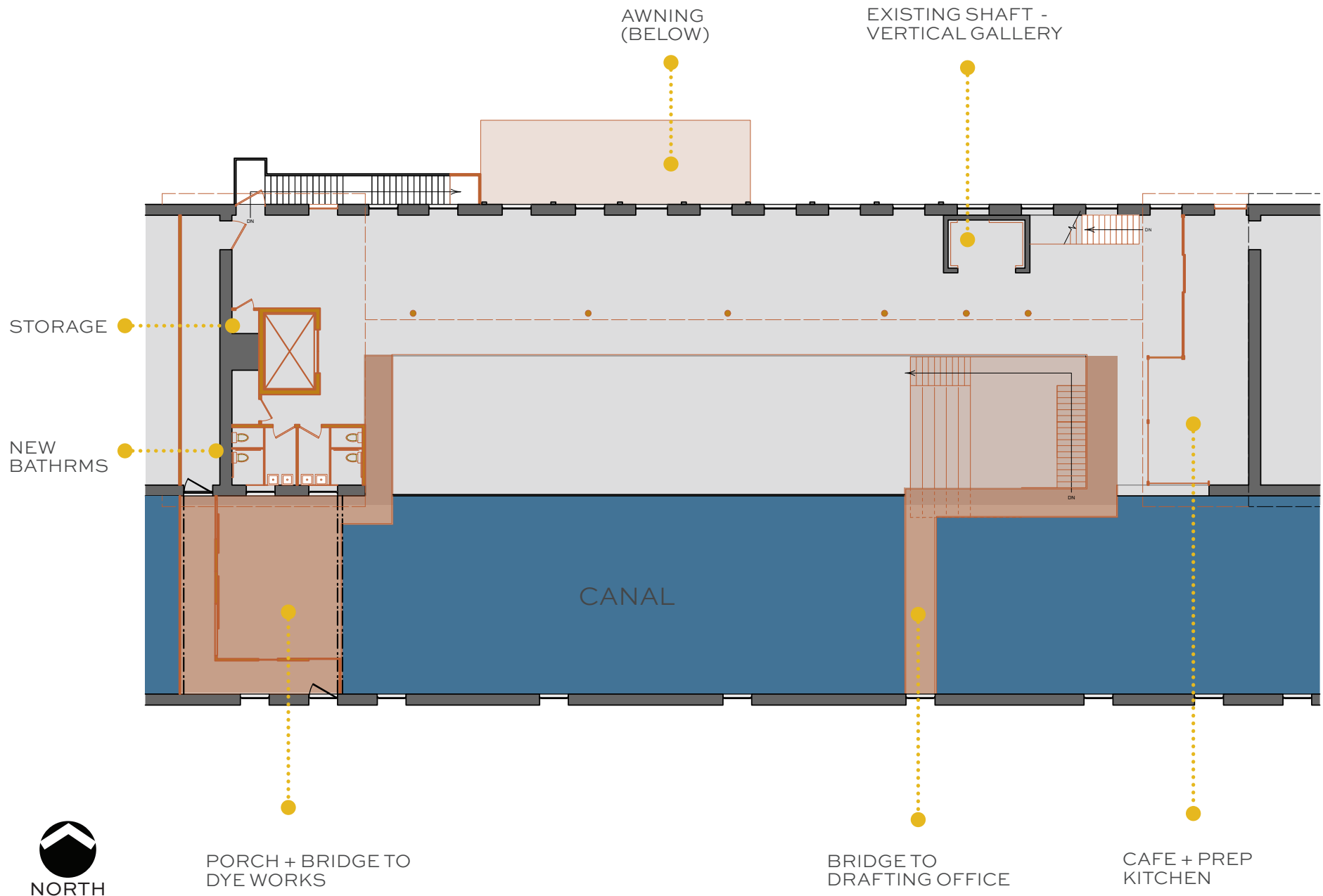


# BLDG 21 - FIRST FLOOR PLAN





# BLDG 21 - SECOND FLOOR PLAN



ART, OUTDOOR CINEMA,

REPROGRAM

MULTI-LEVEL

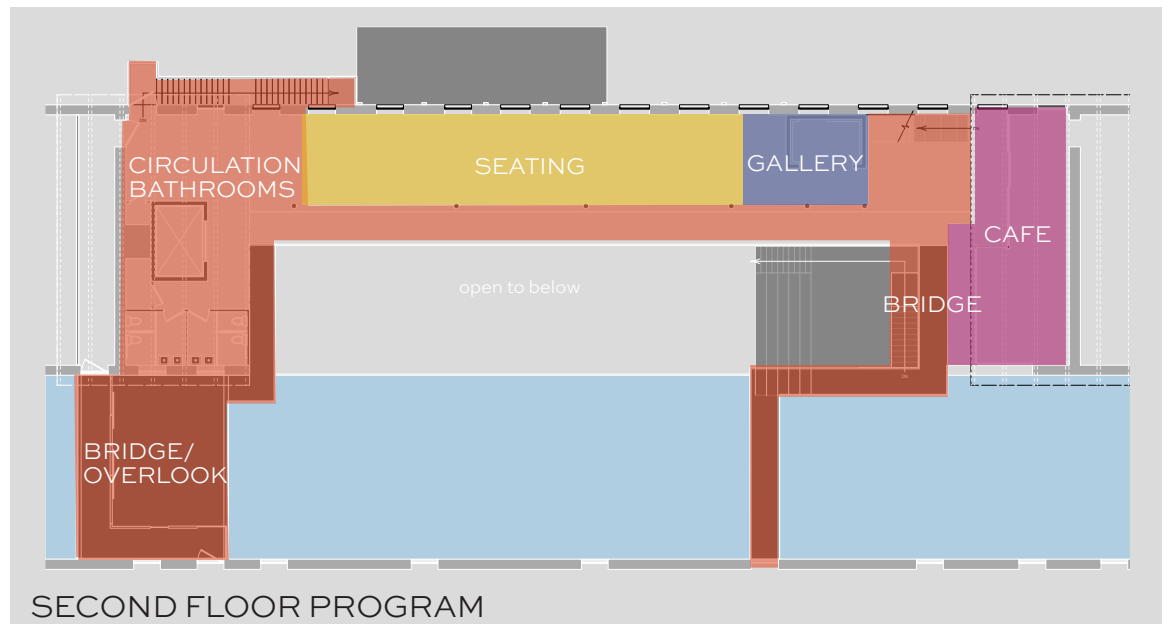
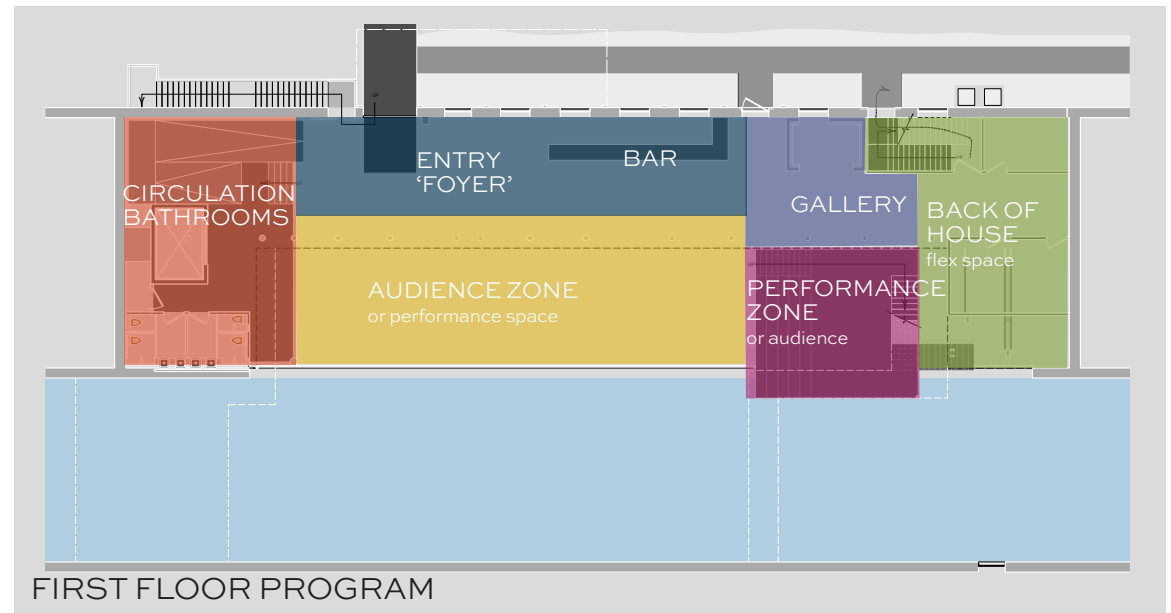


# FRONT PORCH

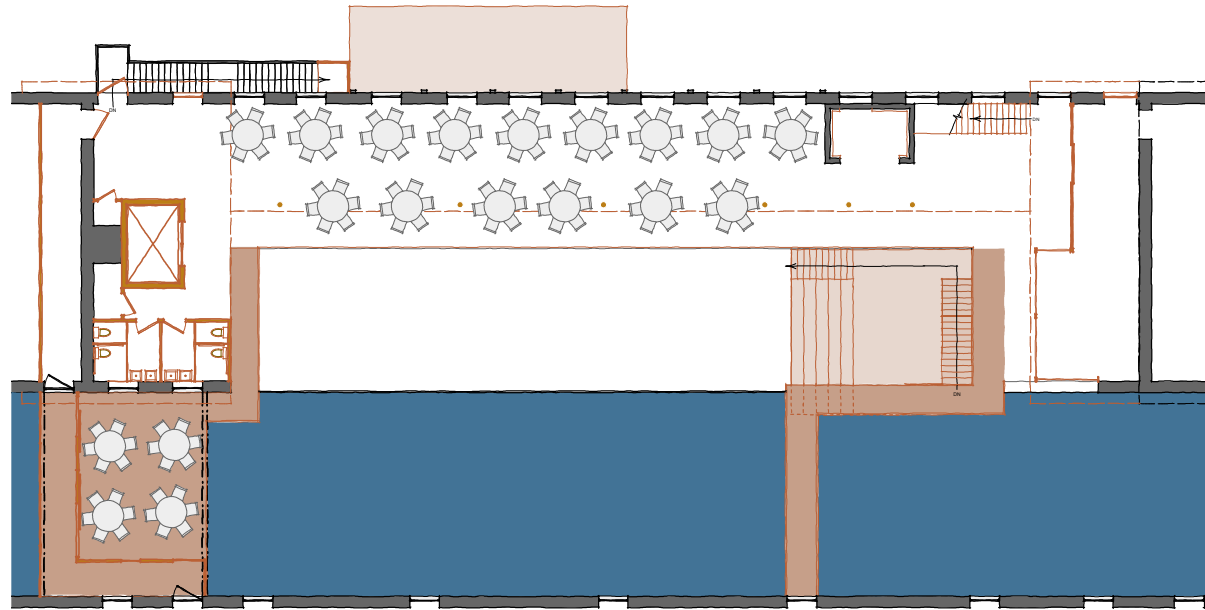
ART - PERFORMANCE - FOOD - CELEBRATION

## PROGRAM ZONES

- + ENTRY FOYER
- + BAR
- + VERTICAL GALLERY
- + CIRCULATION
- + BATHROOMS
- + BACK OF HOUSE/STORAGE
- + AUDIENCE ZONE
- + PERFORMANCE ZONE
- + STAIR/STAGE
- + CAFE & PREP KITCHEN
- + SEATING
- + BRIDGE CONNECTIONS
- + WATERFALL OVERLOOK

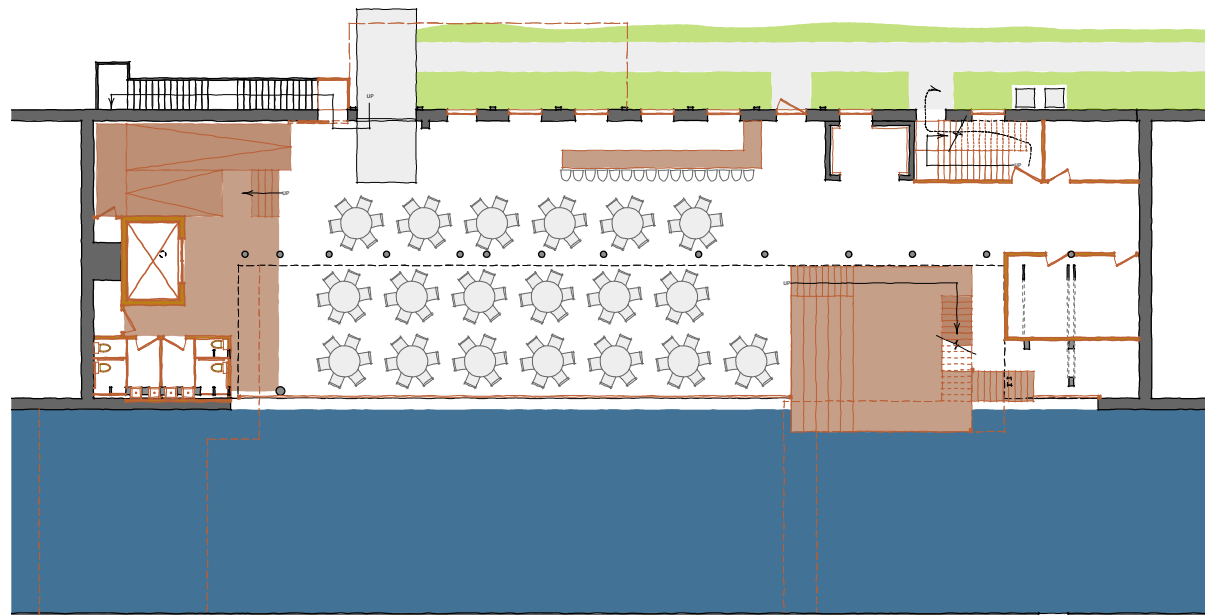


# DIVERSE PROGRAM POTENTIAL



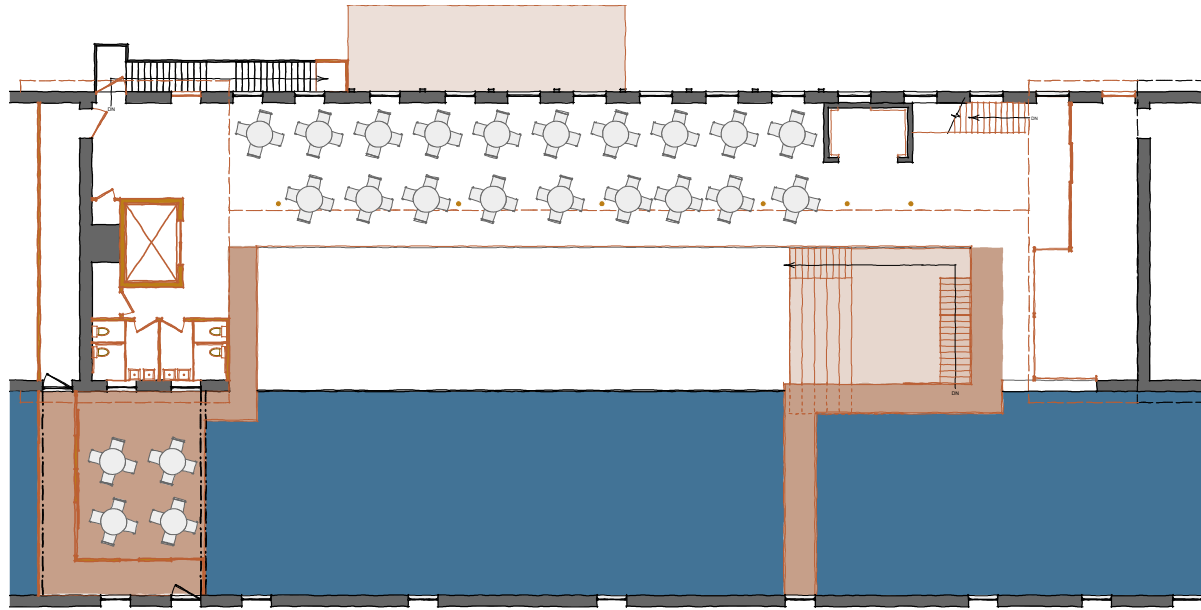
SECOND FLOOR  
Wedding  
114 seated

EVENT  
Wedding  
228 Total seated



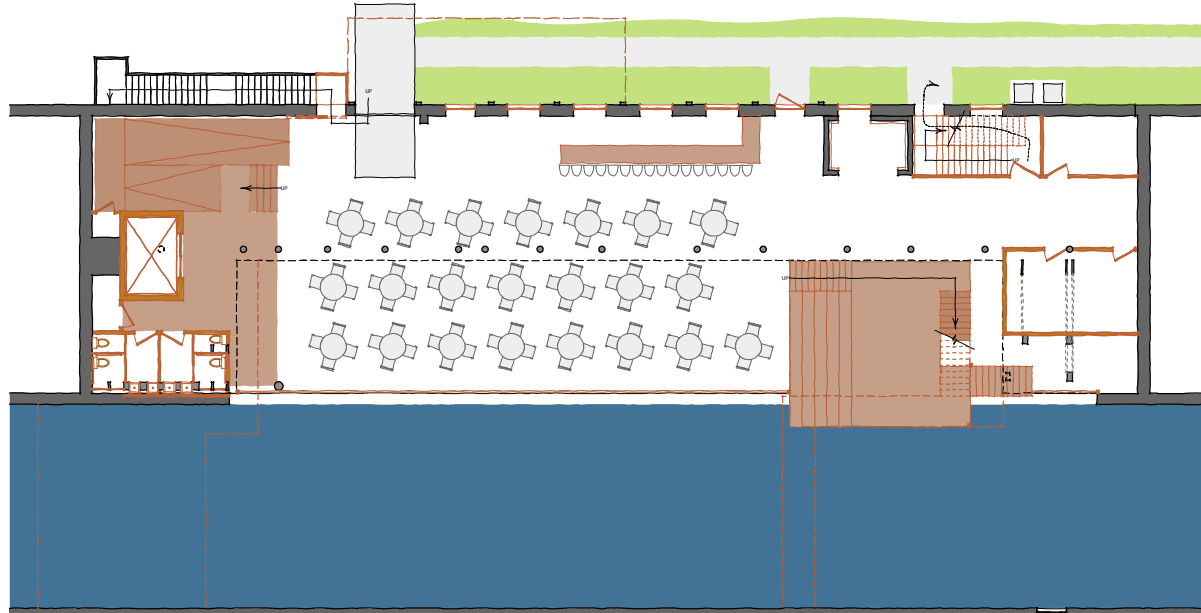
FIRST FLOOR  
Wedding  
114 seated





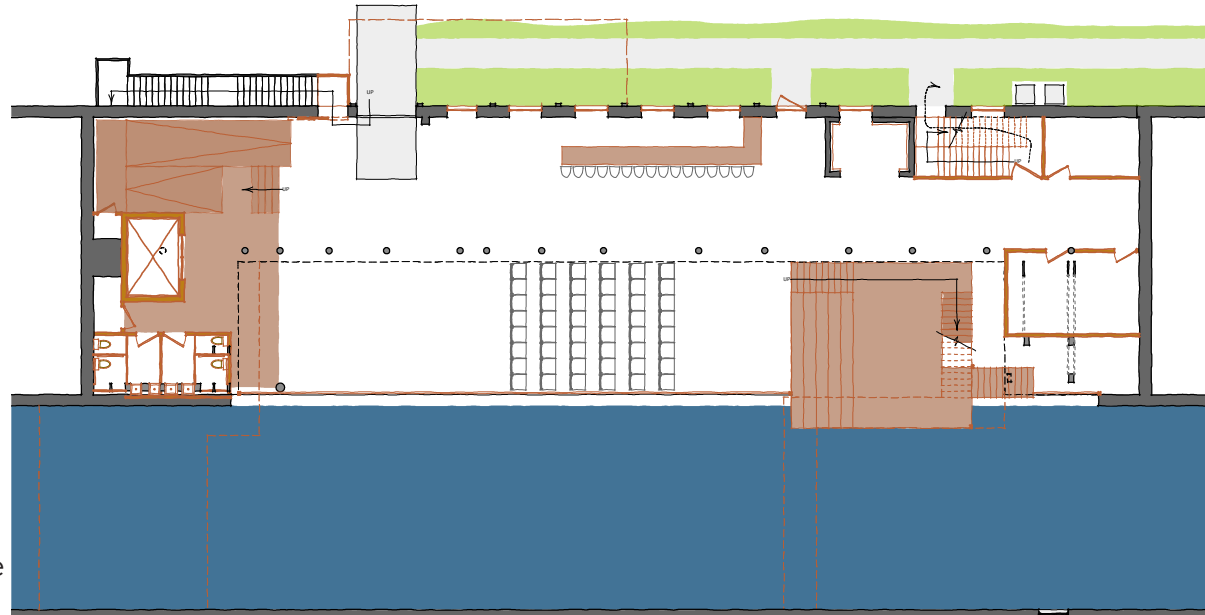
SECOND FLOOR  
Wedding  
92 seated

EVENT  
Wedding  
180 Total seated

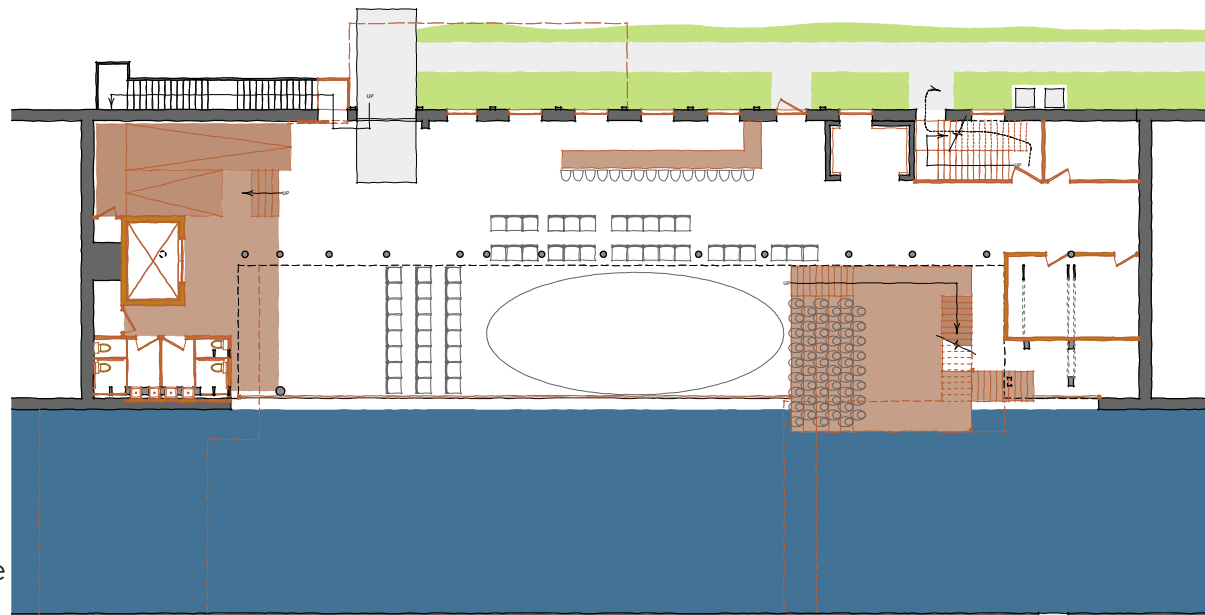


FIRST FLOOR  
Wedding  
88 seated

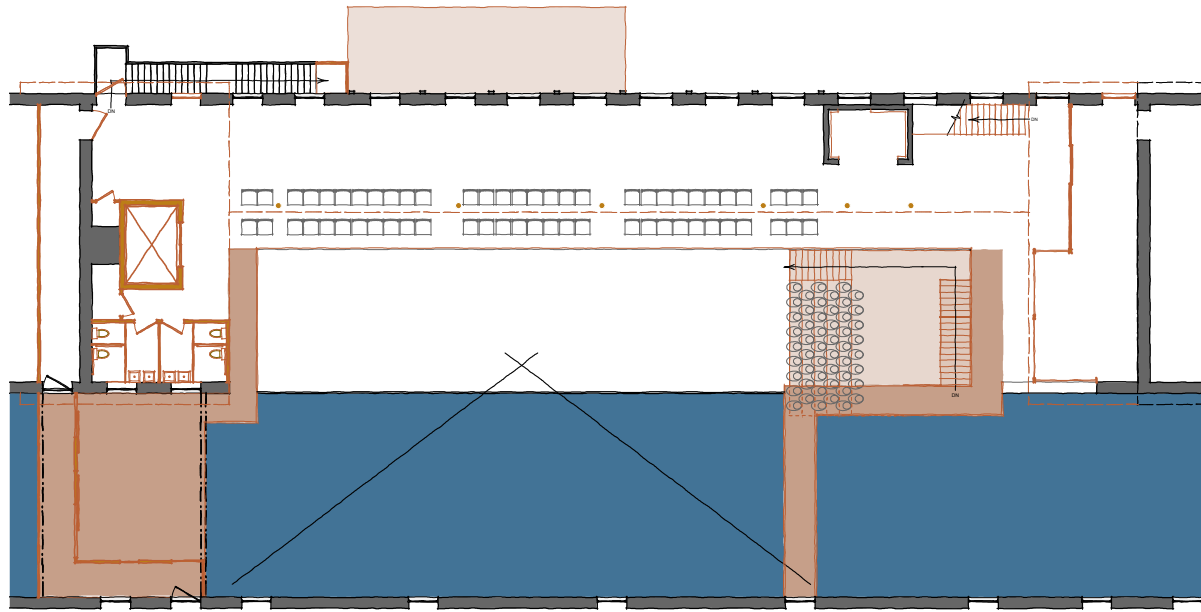
# DIVERSE PROGRAM POTENTIAL



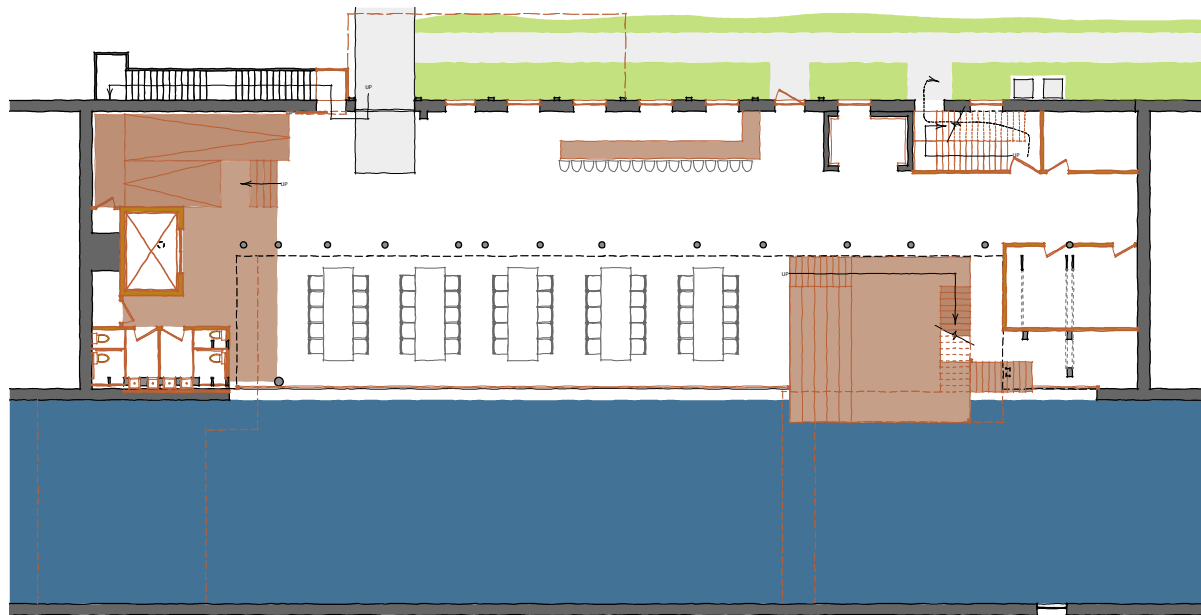
FIRST FLOOR  
Small performance  
54 seated



FIRST FLOOR  
Large performance  
110 seated



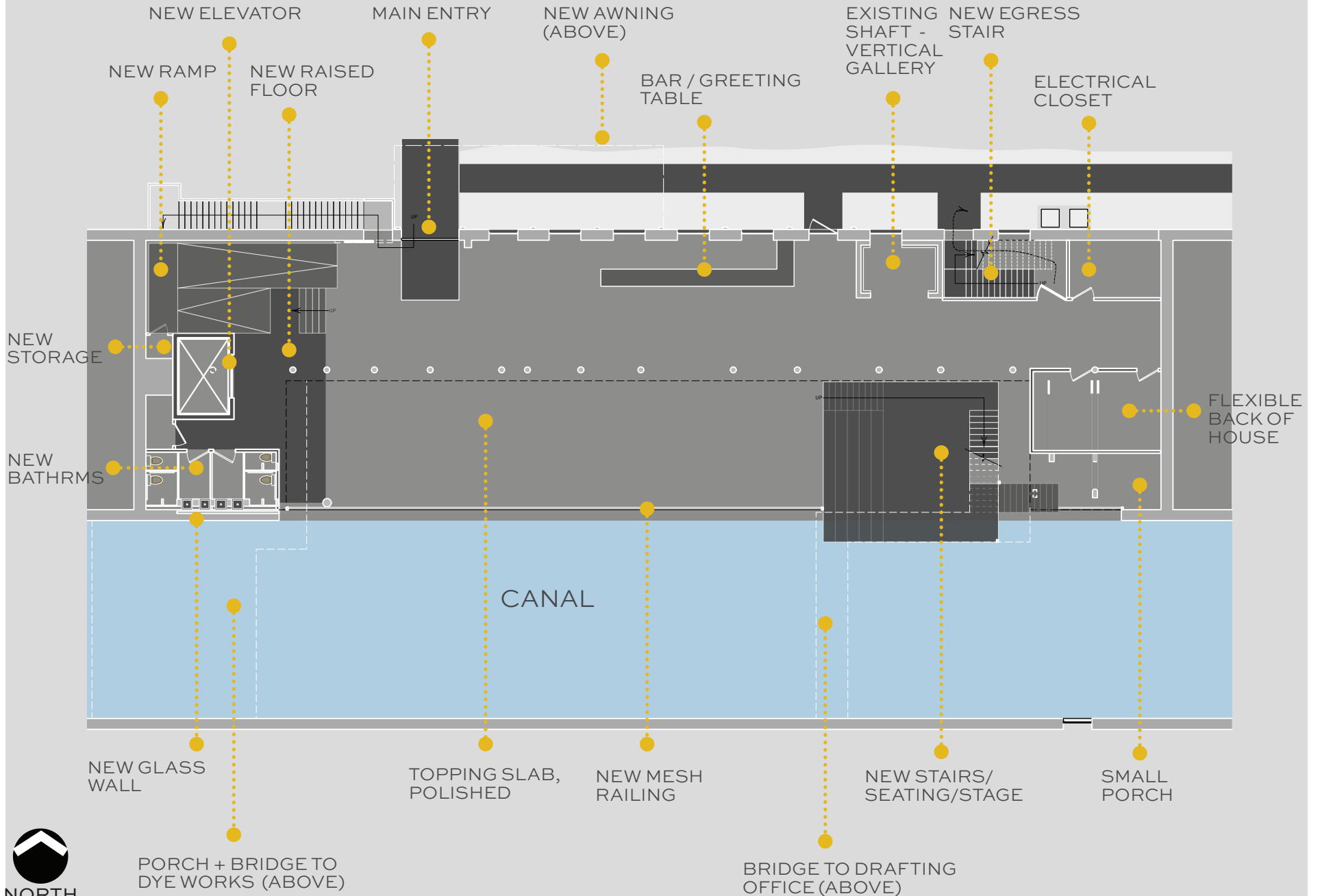
SECOND FLOOR  
Projection  
60 seated +  
51 secondary audience



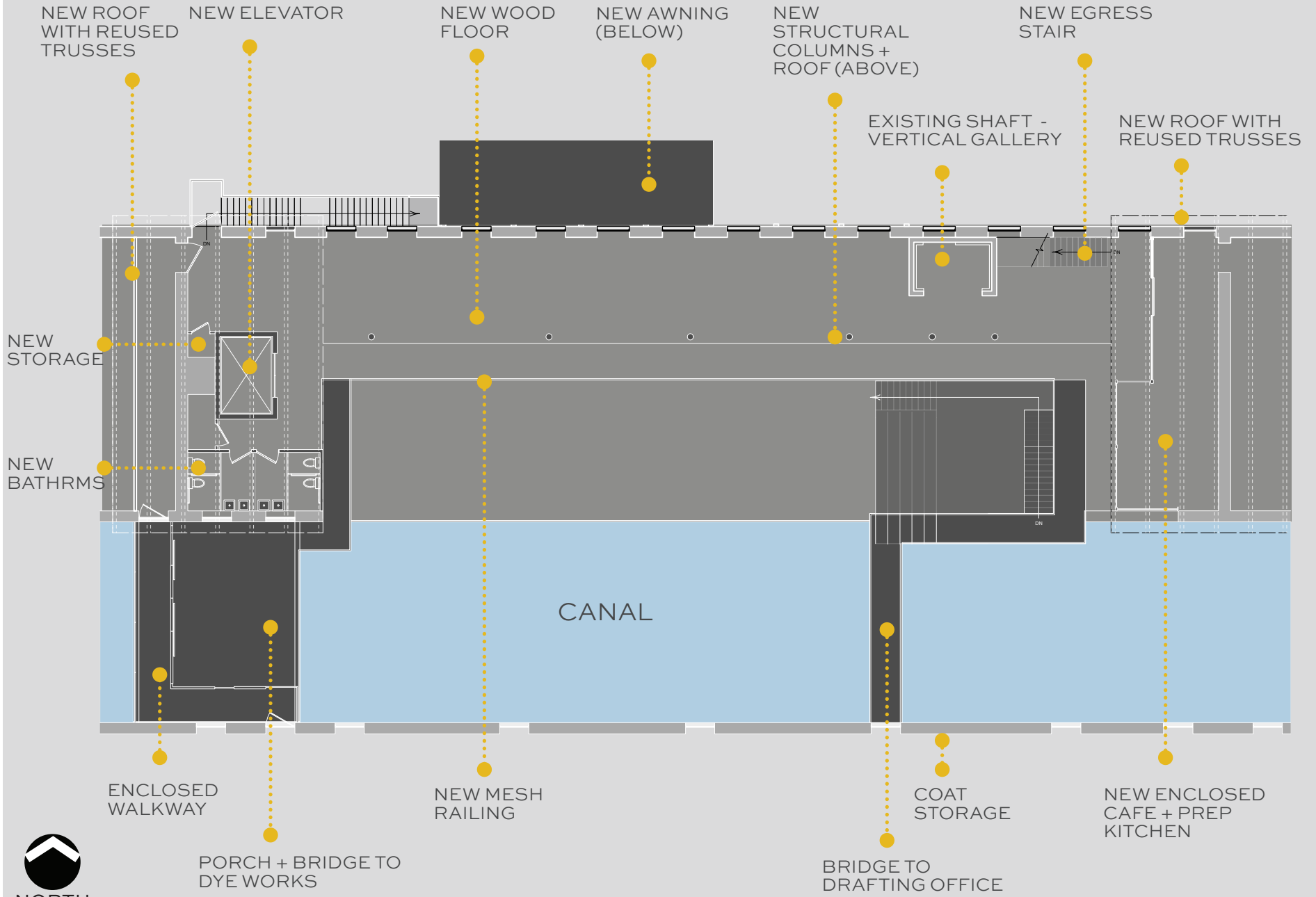
FIRST FLOOR  
Workshop  
60 seated



# 1ST FLOOR - SCOPE OF WORK



# 2ND FLOOR - SCOPE OF WORK



CIRCULATION - EGRESS - ASSEMBLY

# RECONNECT INFRASTRUCTURE



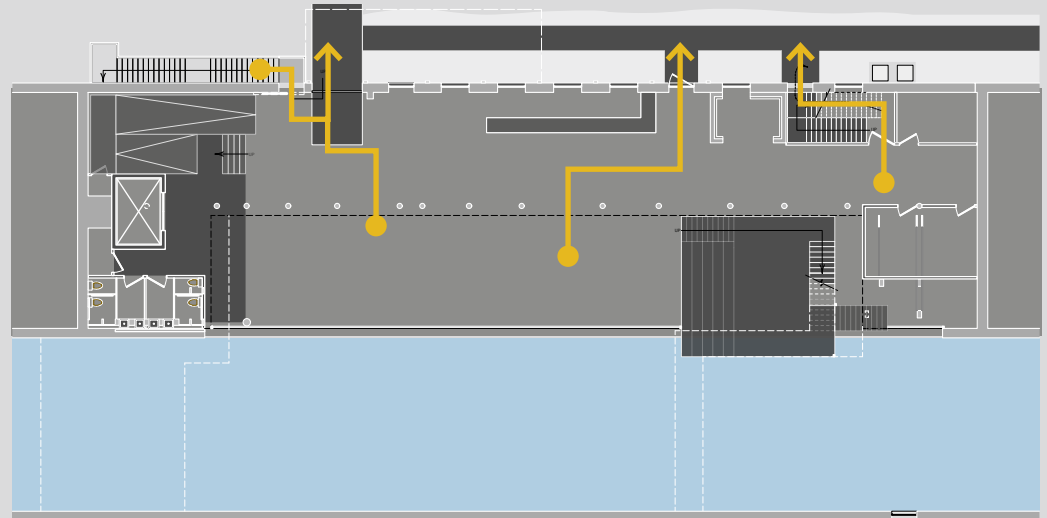
# EGRESS DIAGRAM

+ MIN. STAIR WIDTH 44" FOR 50+ OCCUPANT LOAD

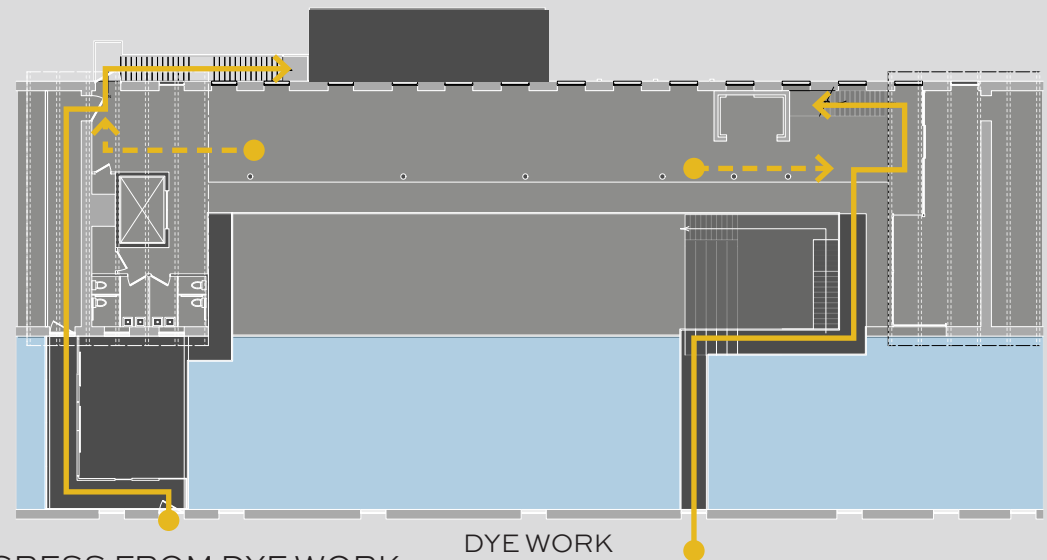
+ STAIRS TO SERVE AS ACCESSIBLE MEANS OF EGRESS SO MIN. STAIR WIDTH 48"

+ 3 MEANS OF EGRESS PROVIDED FROM GROUND FLOOR

+ 2 MEANS OF EGRESS FROM 2ND FLOOR TO GROUND FLOOR

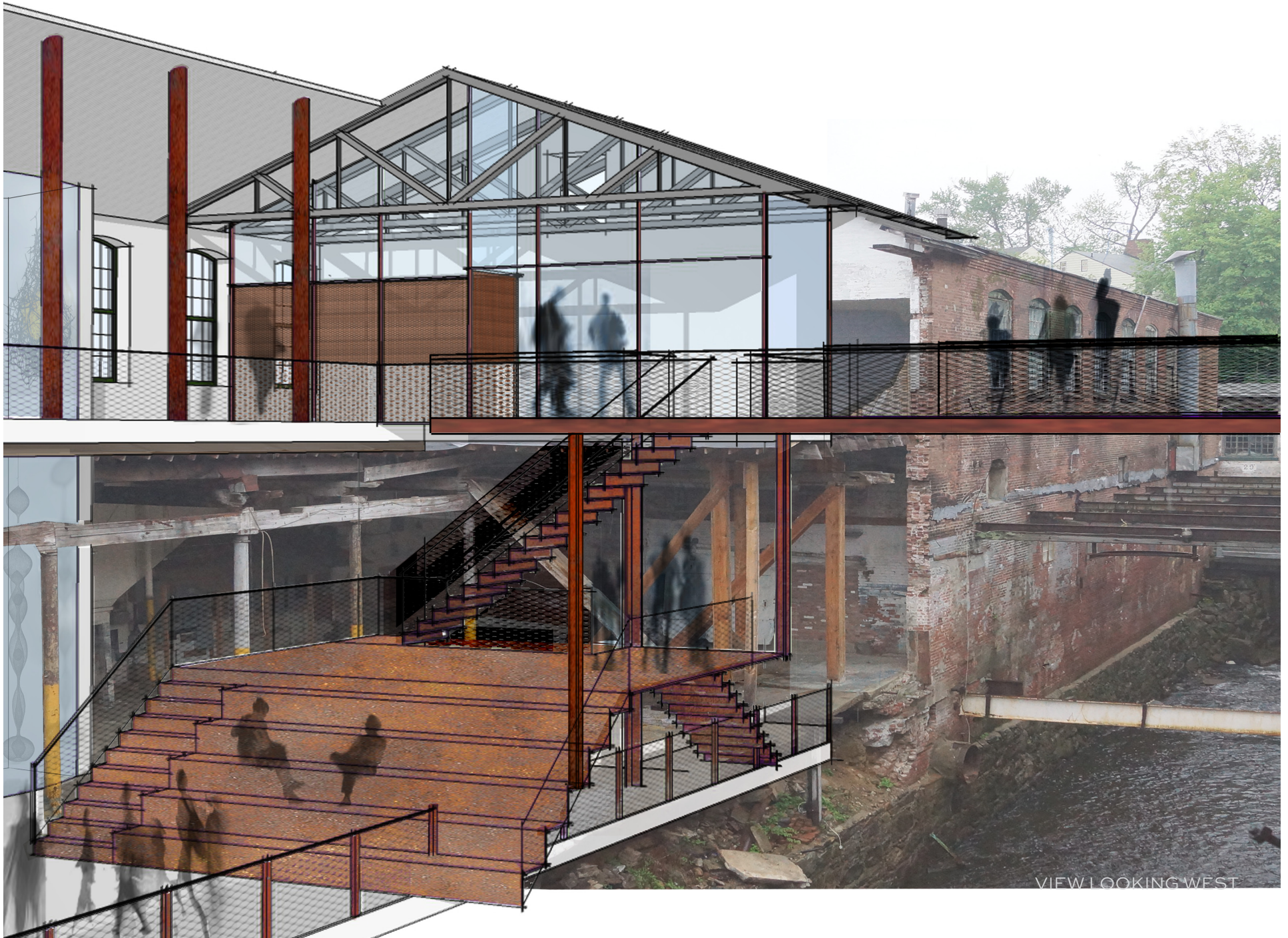


FIRST FLOOR EGRESS



EGRESS FROM DYE WORK

DYE WORK



VIEW LOOKING WEST



# OPEN PASSAGE - EAST

PRECEDENT PROJECT





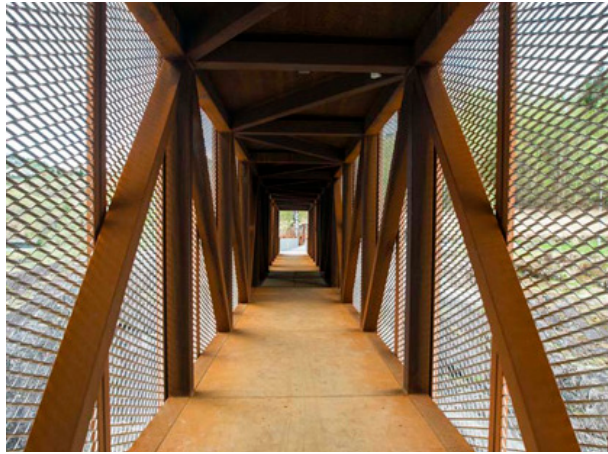


VIEW LOOKING EAST



# COVERED PASSAGE - WEST

PRECEDENT PROJECT







VIEW LOOKING WEST





VIEW LOOKING WEST



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