



STAFF REPORT 4/2/2025

TO: Planning Commission Chair and Commissioners

FROM: Kendra Reif, Principal Planner

SUBJECT: Culturas Music and Arts Concept Designs for the Culturas Music and Arts project located at the southwest corner of Vine Avenue and Second Street Applicant: Anthony Poon, FAIA, Principal, Poon Design Inc.

STAFF RECOMMENDATION:

Staff is requesting feedback from the Planning Commission on the proposed Culturas Music & Arts Conceptual Site Design Plans.

BACKGROUND:

The Culturas Music & Arts project is proposing to develop an approximately 8,000 to 9,000 square foot youth center for the arts on City-owned property through a lease agreement. The proposed building would have art and music studios, a library, café, art gallery, multipurpose spaces, and offices. The property will also be developed to have outdoor community spaces, a community garden, and a stage with outdoor seating. Site plan alternatives have been developed for the proposed project and staff requests Commission feedback on the current design alternatives before detailed architectural drawings are designed by the architect.

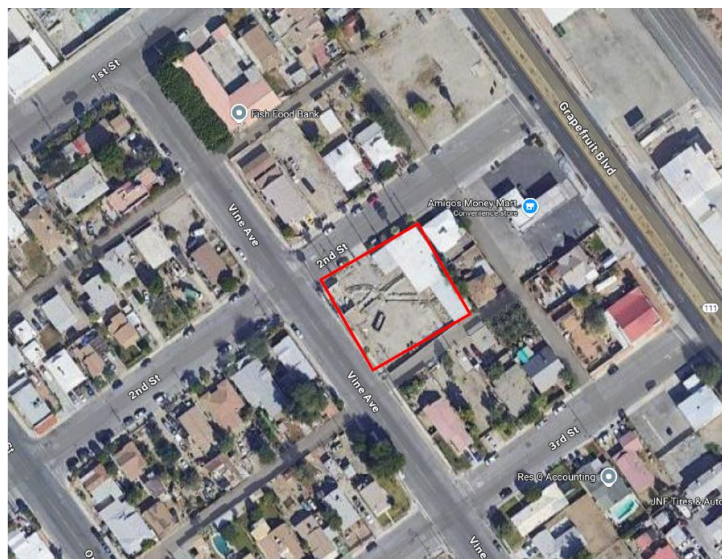


Figure 1 - Project Vicinity

SITE PLAN:

The developer has proposed two concept designs for the proposed project. Proposed Design Option 1 has a design concept of “Old Meets New” and looks to integrate existing conditions with newer interventions. The proposed site plan is depicted below in Figure 2 – Proposed Design Option 1. Proposed Design Option 1 is similar to that of the existing site plan as shown below in Figure 3 – Existing Site Plan.

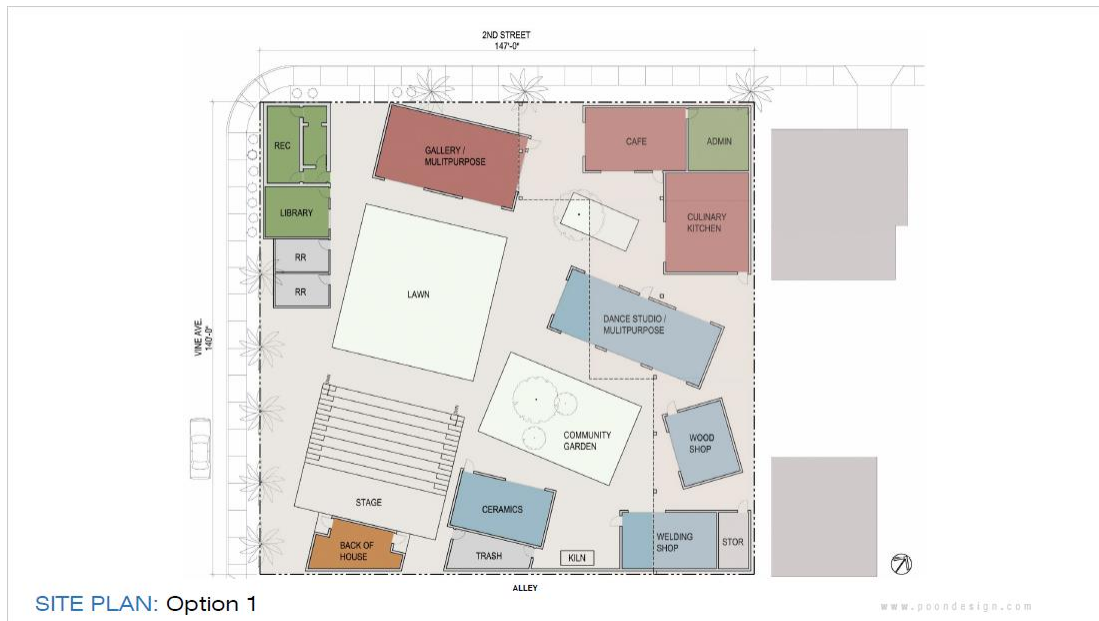


Figure 2 – Proposed Design Option 1

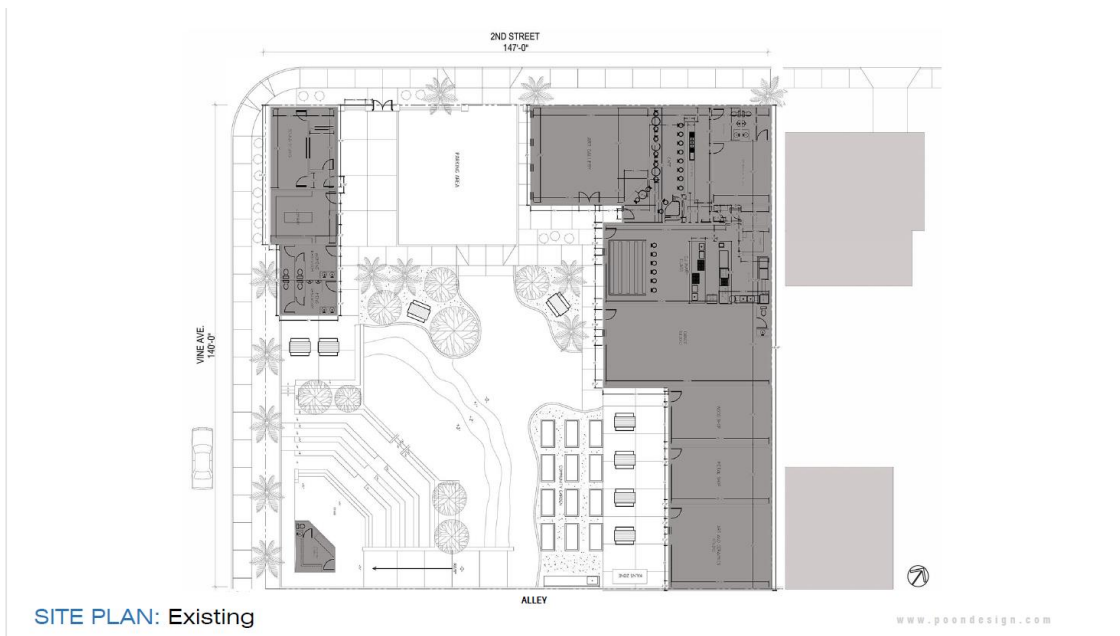


Figure 3 – Existing Site Plan

The Proposed Design Option 2 has a design concept of “Circle = Community”. In the concept design plans there are several mentions of a circle representing unity, coming together, and creative movement. Proposed Design Option 2 is a two-story structure circular design as depicted in Figure 4- Proposed Design Option 1 First Floor and Figure 5 – Proposed Design Option 2 Second Floor.

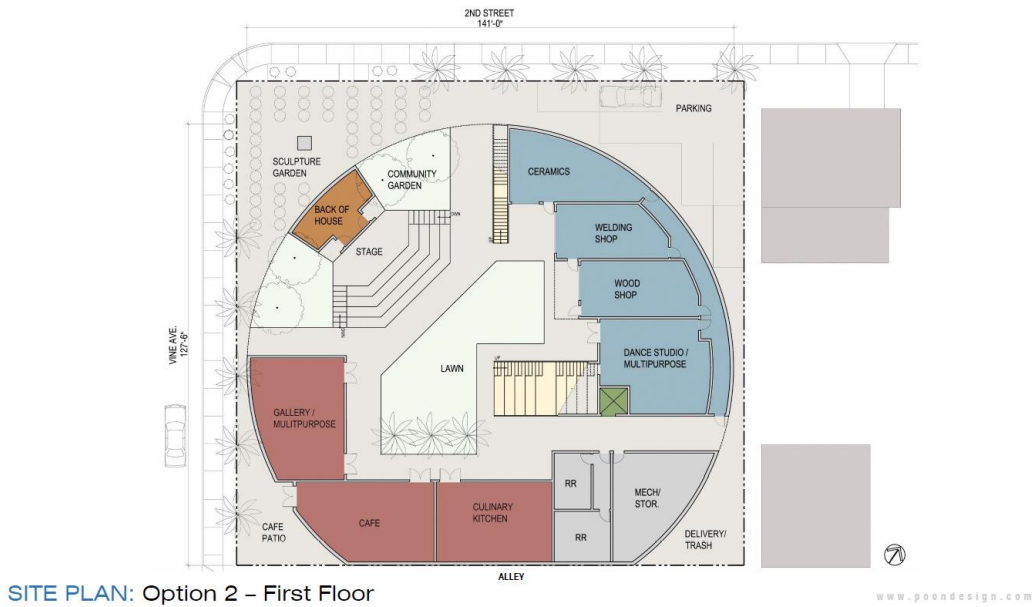


Figure 4 – Proposed Design Option 2 First Floor

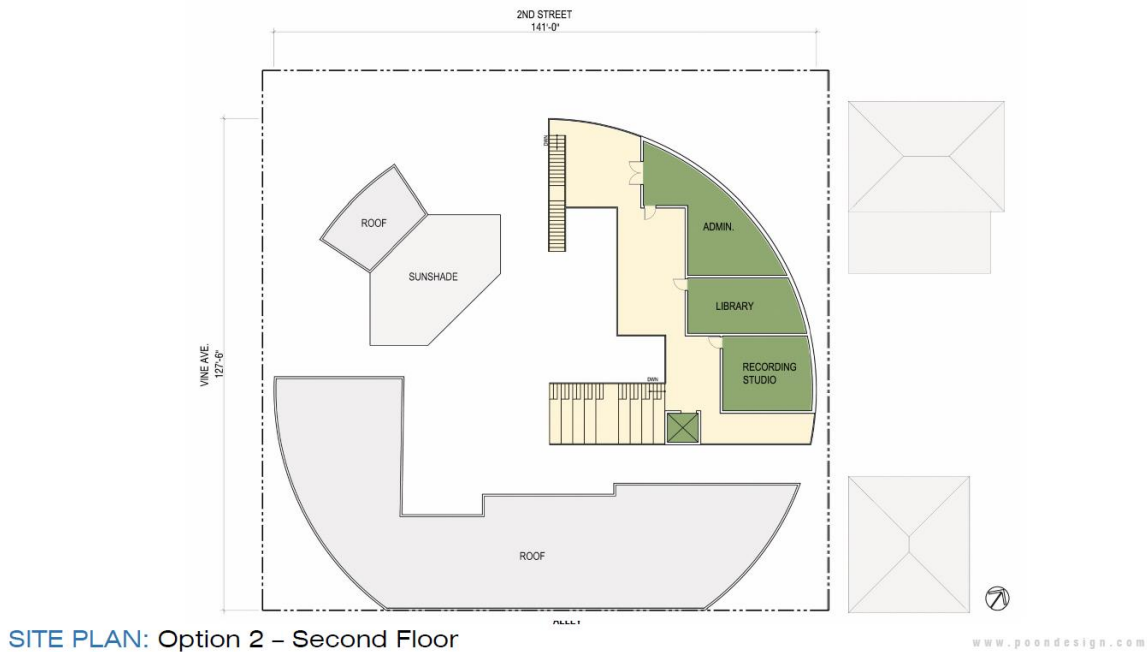
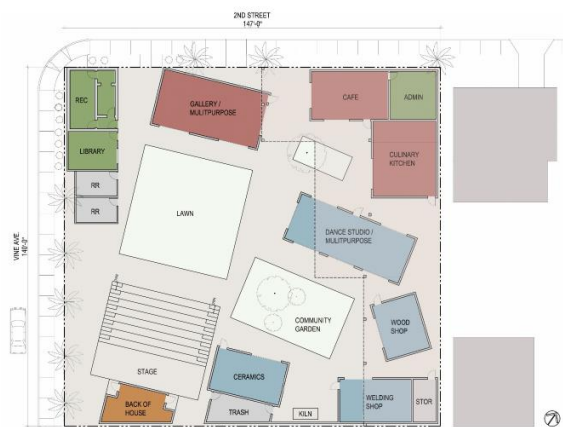


Figure 5 – Proposed Design Option 2 Second Floor

LANDSCAPING:

Both concept designs will be utilizing identical perimeter landscaping. Both design options will have a community garden and lawn but their size and placements will differ due to the different site layouts. Proposed Design Option 2 is proposed to have a sculpture garden located at the western corner of the property. Proposed Design Option 1 is not proposing to have a sculpture garden.



Option 1: Renovation and Addition
OLD MEETS NEW



Option 2: New Construction
THE CIRCLE

SITE PLAN: Two Options

www.poondesign.com

Figure 6 – Proposed Design Option 1 and Proposed Design Option 2 Concept Plan

INTERDEPARTMENTAL REVIEW:

After reviewing the proposed concept designs, the Public Works Department prefers the layout of Proposed Design Option 2. Maintenance for this site if under the lease would fall to the lessee and not the city at this time. The Public Works Department prefers Proposed Design Option

DIRECTION:

Staff recommends that the Planning Commission provide feedback to the Development Services Department on the proposed Culturas Music and Arts Plan. Planning Commission may provide feedback pertaining to the preferred design alternative and proposed site plans.

Attachments:

1. Culturas Music and Arts Concept Presentation: Site Plan Options