

## RECORDING SECRETARY'S RECORD OF MEETING

### **City Council Playhouse Design Steering Committee Meeting #3**

June 13, 2023

Present: Mayor Sepi Shyne, Councilmember Chelsea Byers (Chair), Commissioner Mito Aviles, Commissioner Lindsey Deaton, Commissioner Dawn Moreno-Freedman, Commissioner Andrew Solomon, Commissioner Richard Karliss, Commissioner Rogerio Carvalheiro, Laura Zucker from AEA Consulting, Nicki Genovese from the Performing Arts Division of the City of Los Angeles, John Mulhern from the Broad Stage, Mary Sager McFadden from Pamela Burton & Company, Bryan Eck from the University of Southern California; City Staff: Urban Design and Architecture Studio Manager Ric Abramson, Arts Manager Rebecca Ehemann, Project Architect Michael Barker, Arts Division Grants Coordinator Eva Angeloff, Facilities & Field Services Manager Helen Collins; from Perkins & Will: Yan Krymsky, Leigh Christy, Liona Avery, and Max Hu.

The meeting was called to order at 5:06PM. Chair Byers provided an intro and read the Land Acknowledgement.

Ric Abramson thanked the Steering Committee and outlined the intent of the meeting. He discussed the evolution of the garden space, signage, urbanism. He discussed the plans for the final Steering Committee meeting.

Leigh Christy from Perkins & Will discussed the outcomes from the last meeting and 2 potential theater orientations. The team moved forward w/ stage north/ seating south, noting the reduced congestion at entry, improved flow of people. She discussed exterior solutions for cold rainy weather, storage at tension grid, more storage, stage and crossover walls, signage, digital banners, theater seating flexibility, control room layouts, and the timber frame structure. The design team discussed the site plan and the design's maximum multi-functional use of the outdoor space. A program update was provided, with a more robust lobby. A service elevator connection was added to the control room. A hybrid green room/ dressing room/ pre-performance staging area was discussed. Also discussed was the lobby having more than one use as an informal spaces with double doors.

The Perkins & Will team opened it up to questions on first and second floor plan.

Commissioner Solomon brought up the feature stair orientation.

Commissioner Deaton inquired about a place to serve anything in the lobby. Leigh Christy mentioned that the box office has the potential to double as this. Yan Krymsky said that a bar cart could be integrated into outdoor space. Deaton inquired about having 2 parts- one inside and one outside. Yan mentioned an opportunity for storage near the lobby, also near the rehearsal space and outdoor garden.

Yan asked if there were questions about the tension grid vs pipe grid. Option 1- series of catwalks over stage. Option 2- full pipe grid, ladder or small lift that can go up and down, and/or elevator.

Commissioner Aviles asked about the control room, to see if it could be flush against the wall. Yan explained that this was explored but there is not enough space.

Yan went through the program table of updated building program, and then discussed the site plan and outdoor space.

Renderings- signage, expanded upper level mezzanine and skylight. Timber elements. Stair turned inwards. Expanded idea of exposed rigging, elements hanging. Expression of theater. Green element. Stair suspended, hung from timber elements above as a piece of scenery. Walking up a thin stair that is unique, a moment of awareness. Wood lattice as a gate that can be raised and lowered to close off outdoor space. Simple mechanism .

Rogério- lightness of staircase- triangular piece below upper level (soffit) seems odd. Should be flat, takes away from staircase. Wants to highlight beautiful staircase. Yan- series of diagonal/compositional lines. Stepped brick on angled portions, not truly a flat edge. Yan- we can look at this.

Deaton- notes from Martin Ganttman- entrance fenestration. Yan- lantern effect at night. Deaton- staircase doesn't feel as grand as it once did, used to be inviting, feels more like a back door staircase. Can tickets be taken at the second floor so that second floor used as optional entrance. Yan- yes.

Outdoor space- compact, intimate space. Moment of walking on the stair, moment of structural theatrics. Cables as guardrail. Not a traditional grand stair.

Deaton- is it lit? Yes but will be worked out more later. Graze cable with light.

Rogério secondary handrail within? Yes located within.

Interior stair view. Ric- when you arrive at second level- the trees are very present.

Rogério- doors? Yan- hold open upstairs, Won door downstairs.

Exterior garden space. Angular moments with bricks dimension.

Night views- lighting stair, graze elements and celebrate them. Centerpiece of warm wood. Backlit brick façade, lobby wall. Showcase what's happening.

Use angle up above to for building signage.

Solomon- question about banners at west- for large façade

Showing all signage together, but doesn't have to be all.

Lighting- not fully designed yet, but can accent certain portions.

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Deaton- exit stair at exterior? Yan- nook for fire stair. Feels like a dark corner- needs to be signage or display, not be a dark nook. Stair to outside? Not enough space to do stair to exterior and to lobby.

Yan- urban design/ landscape design. Widening sidewalk but carving out a pick-up/ drop-off space. Gracious sidewalk with dropoff

Ric- parking during day but dropoff area during performances.

Aviles- widening? Yan- not impacting traffic. It impacts parking spaces and the turning lane.

Byers- bike parking near fire door area.

Site plan, loading area off alley, direct loading to theater. Height difference. Landscaped wall for guardrail, screening. Try to preserve existing olive tree. Want stair to turn inward. Bar cart at overhang, open doors to rehearsal space as covered bar area.

Deaton- if you are loading in, it has to go through the elevator. Yan- 3' height difference. DG- doesn't heat up, is casual and informal. We would be using resinous.

Leigh- layering in stormwater strategies, porous etc. From an experiential perspective, defining what we are looking through today.

Yan- brick pavers, dg- earthy, wood. Theater mode- bar cart, place to sit, go up and enjoy show. Regular lunch- just seating and tables. If performance, use benches.

Yan showed gate line, security line.

Deaton- gate at north? Yes.

Mulhern- from exterior to rehearsal- 2 bifolding doors that open out, but open to feedback.

Karliss- level difference between exterior and rehearsal? Yan its flat.

Solomon- late night- security at rear/ tampering with exterior electronics. Keycard access for evening. Select tamperproof elevator controls.

Nicki G- beautiful building, concerned about wood and vandals carving. Materials prevention. Wood- accated wood product- treated. Durable dimensional wood. Difficult to carve into. Other wood elements are upstairs, behind gated area. Anti-graffiti coating for brick. Recycled. Graffiti- greatest concern is wall above basix. Banners may mitigate this.

Outdoor area. Tiered seating in stair. It was getting much too big, too much stair. If we are going to have flexible theater space, allow it to be flexible. Recommending version without bulky stair. Stair closer for wayfinding.

Yan mentioned the exterior materials of brick , wood, and decomposed granite. Ric Abramson mentioned that the original material of town of Sherman was brick.

Commissioner Aviles asked about the weathering of wood benches. Yan replied that the hardwood turns silver if it doesn't get refinished.

Commissioner Solomon asked if a gate will be raised and lowered each day- would the space be publicly accessible during the day? Yan replied, that yes it would be.

Nicki Genovese asked about staffing responsibilities- who will open gate/ put out table? Ric Abramson replied that most spaces like this close at dusk, and would be managed by City facilities staff.

Chair Byers requested that the exterior stair be the more minimal option to maximize use of outdoor space for long run.

Commissioner Aviles asked about the proposed hanging plants. Yan replied that there would be built in irrigation. A big tree canopy in front will help the southern exposure to not be over exposed.

Ric Abramson mentioned the street and arrival sequence, and the possibility of having deeper curb extension with cars. Chair Byers asked about this potential use of the drop off zone. Commissioner Aviles asked if this will create a bottleneck. Ric Abramson replied that it would be active as a pick-up/ drop off area at evening/ performance times. Chair Byers mentioned that a curb extension might cause more issues. Commissioner Carvalheiro suggested moving the bike rack to door the area, and that the curb extension is good as a garden extension. He mentioned that the curb extension signage can be very prominent and very visible. Real-time signage at street is a great opportunity. Leigh Christy noted that this could provide flexibility at curb and accentuate the entry without interfering with flexibility. Commissioner Solomon asked if there is space for another parking spot without extension Ric Abramson replied that it is not likely. Commissioner Karliss stated that the curb extension was good, and to remove the bike rack there.

Yan Krymsky and the team discussed signage. The proposed totem would be between 10-15' tall. There would also be a backlit poster at the SMB-facing "lantern wall".

Commissioner Deaton recommended the use Basix-facing wall as giant led display.

Mayor Shyne asked if there are other potential project names, and that it would be good to have a conversation about this signage soon.

Nicki Genovese discussed the proposed LED mesh at the stair. That training is required, and that LED glass is interesting but didn't work well during the day. John Mulhern discussed the maintenance of LED pixels. If some pixels are dead, it is an issue long-term.

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John Mulhern stated that he's not sure the LED curtain is right choice.

Commissioner Carvalheiro suggested to bring totem out front. The LED veil doesn't do much for us and ruins the suspended staircase, which is more important.

Commissioner Solomon asked if the signage can promote only in-house events or other city events too? Rebecca Ehemann mentioned that the City doesn't have a digital billboard program.

Byers concurred that the stair mesh should not be considered but was interested in the Basix-facing wall projection. She also mentioned the totem coming out to the curb but not competing with bus signage.

Commissioner Deaton asked if the team could take away the brick screen, as you can see more signage inside. Yan Krymsky stated that it would be better lit inside.

The floor was opened for public comment.

A member of the public asked about elevator access and potential WeHo performers that the facility could be named after.

Ed Holman asked about noise mitigation at the outdoor garden, and about the potential curb extension blocking turns onto Flores.

A member of the public asked if the hanging plants reachable were by people, with concerns about safety of kids playing on green touchable hanging plants.

The floor was opened for Steering Committee comments.

Chair Byers mentioned the dark area along the fire riser room door. Commissioner Carvalheiro noted that its alignment matches the windows, and to bump that line up and extend screen the into the angled areas or pull the stair back. Chair Byers supported this comment.

John Mulhern asked about the wire grids/ catwalks.

Commissioner Moreno-Freedman asked about the drinking fountain, and recommended a 2<sup>nd</sup> floor add 'l restroom, noting the demographic of 30% seniors.

Ric Abramson stated that City Council is tentatively scheduled for August, and that the team will be developing cost opinions.

Rebecca Ehemann thanked the Steering Committee, Commissioners, and arts experts. Mayor Shyne thanked staff, the community, and all for participating, and the design team for considering comments. Chair Byers expressed gratitude for grateful for staff and the team.

The meeting adjourned at 7:02 p.m.

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Michael Barker, Project Architect

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