

A large, diverse crowd of people is gathered outdoors, likely at a public meeting or market. The scene is filled with people of various ages and ethnicities, many wearing casual summer attire. In the foreground, a large white tent is partially visible. The background shows trees and a street lamp, suggesting an outdoor setting. The overall atmosphere is busy and community-oriented.

Niagara Falls Cultural Hub + Farmers' Market Visioning Study Public Meeting #2

SCOPE OF OUR WORK

The Cultural Hub and Farmers' Market Needs Assessment and Concept Plan will consult with the local cultural and farmer's market community **to determine the needs and direction of such a facility** that will become a centre of cultural activity in the community by creating shared spaces where the community can come together and create.

- The space will be of **mixed use** and include the capacity to house the Farmers' Market on designated market days.
- The plan will provide direction to the City of Niagara Falls in determining **how the space could be designed**.
- This plan will identify **what is required by local cultural groups**, examine current inventory of facilities and suggest best use of a new facility to meet those needs.



WHERE WE ARE IN THE PROCESS



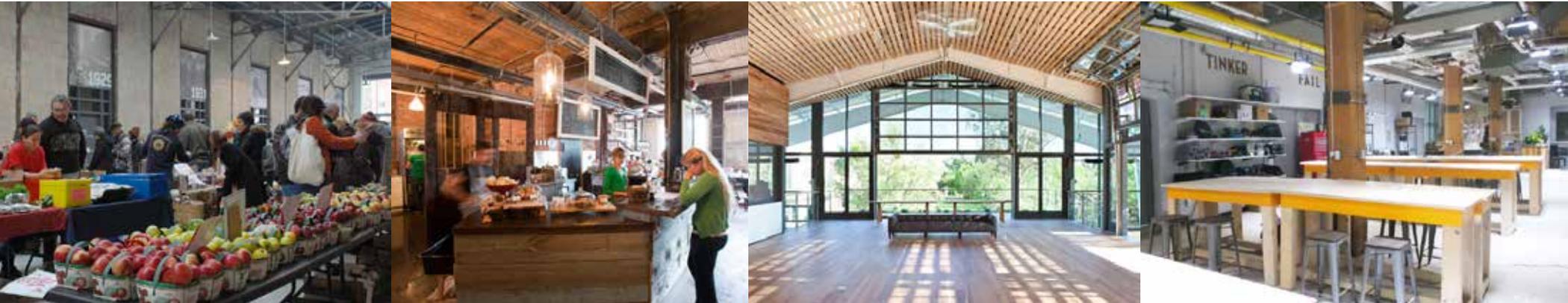
- Proposal to be presented to City Council in November 2017
- Next Steps - City Staff to prepare Business Plan and Operating Plan for facility
- Detailed Design phase to begin in 2018

INDOOR BUILDING PROGRAM

TOTAL INDOOR AREA = 1,300 m² / 14,000 SF

- CULTURE + MARKET HALL = 280 m² / 3,000 SF
- CAFE / LOUNGE = 125 m² / 1,350 SF
- MULTI-PURPOSE ROOMS (2) = 60 + 100 m² / 650 + 1,075 SF
- ARTIST STUDIOS = 200 m² / 2,150 SF
- WORKSHOP = 92 m² / 1,000 SF
- TOOL LIBRARY = 55 m² / 600 SF

+ supporting spaces including public washrooms, administrative office space, storage space for furniture and utilities.

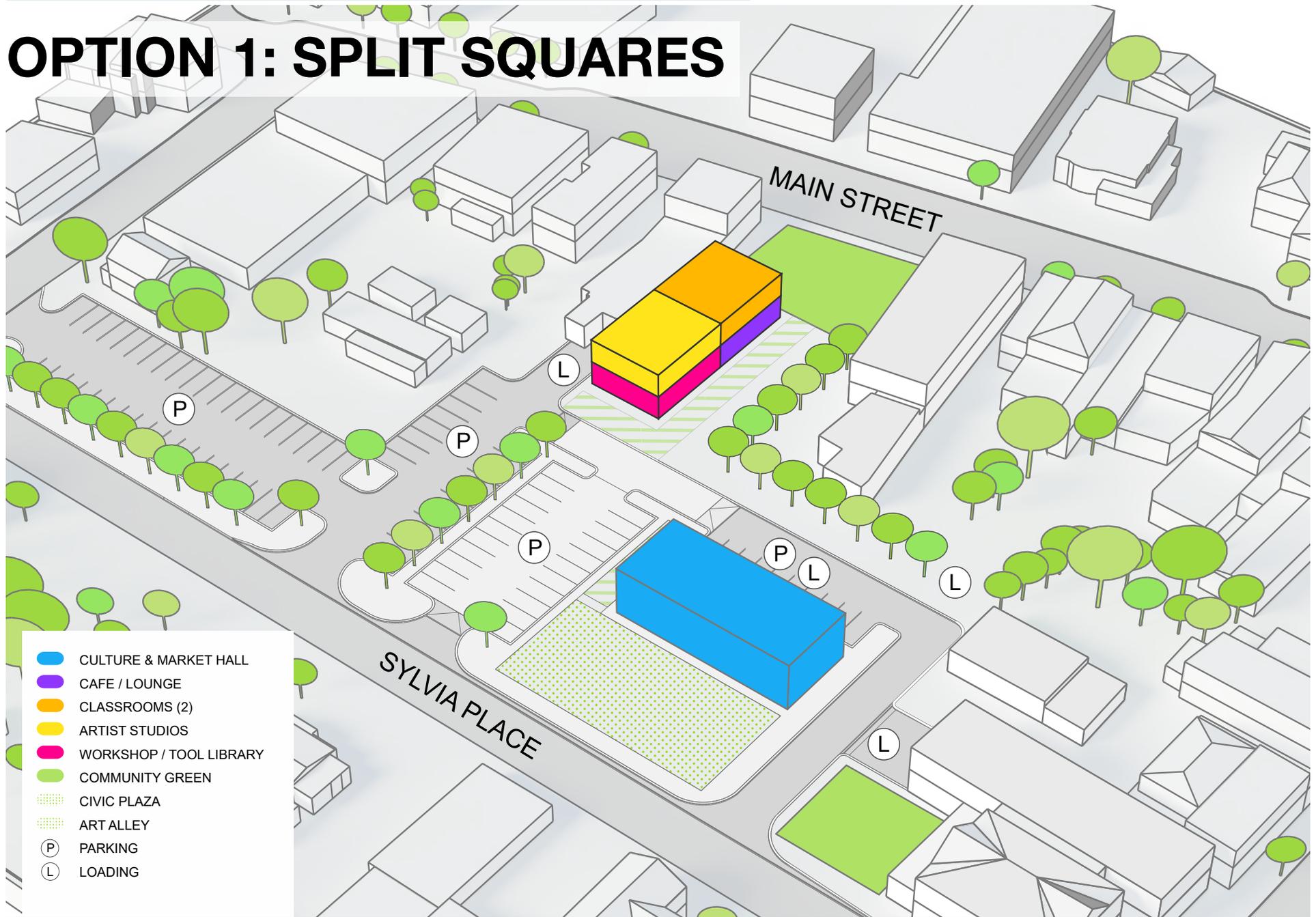


OUTDOOR SPACE PROGRAM

- CIVIC PLAZA: OUTDOOR FESTIVALS
- ART ALLEY: CONNECTIVE TISSUE THROUGH THE SITE
- COMMUNITY GREEN: A SPACE OF GATHERING IN NATURE
- PARKING COURT: FLEXIBLE OPEN SPACE ACCOMMODATING PARKING
- SIGNAGE AND WAYFINDING
- PUBLIC ART
- ADEQUATE POWER, A/V AND LIGHTING TO SUPPORT OUTDOOR EVENTS

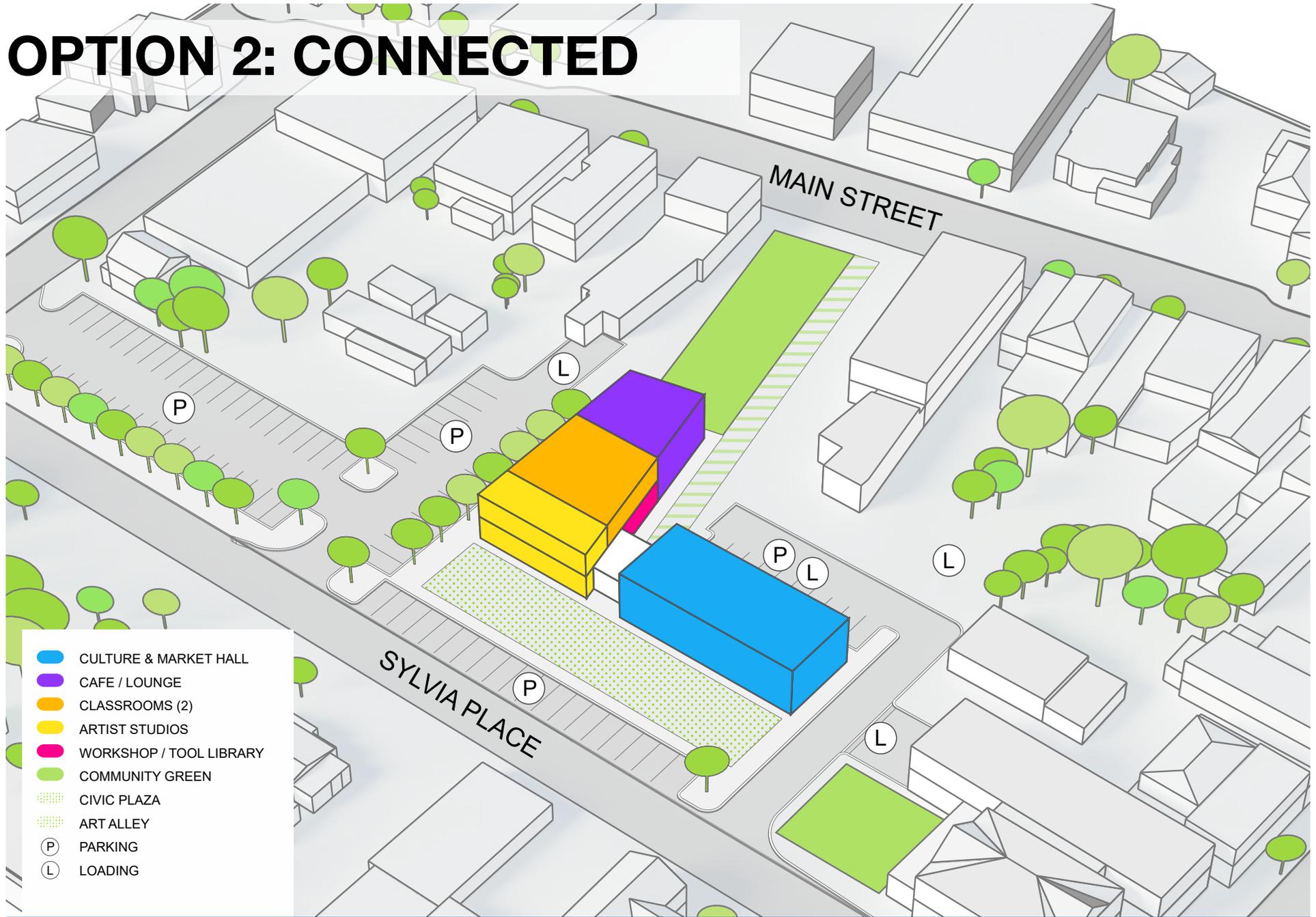


OPTION 1: SPLIT SQUARES



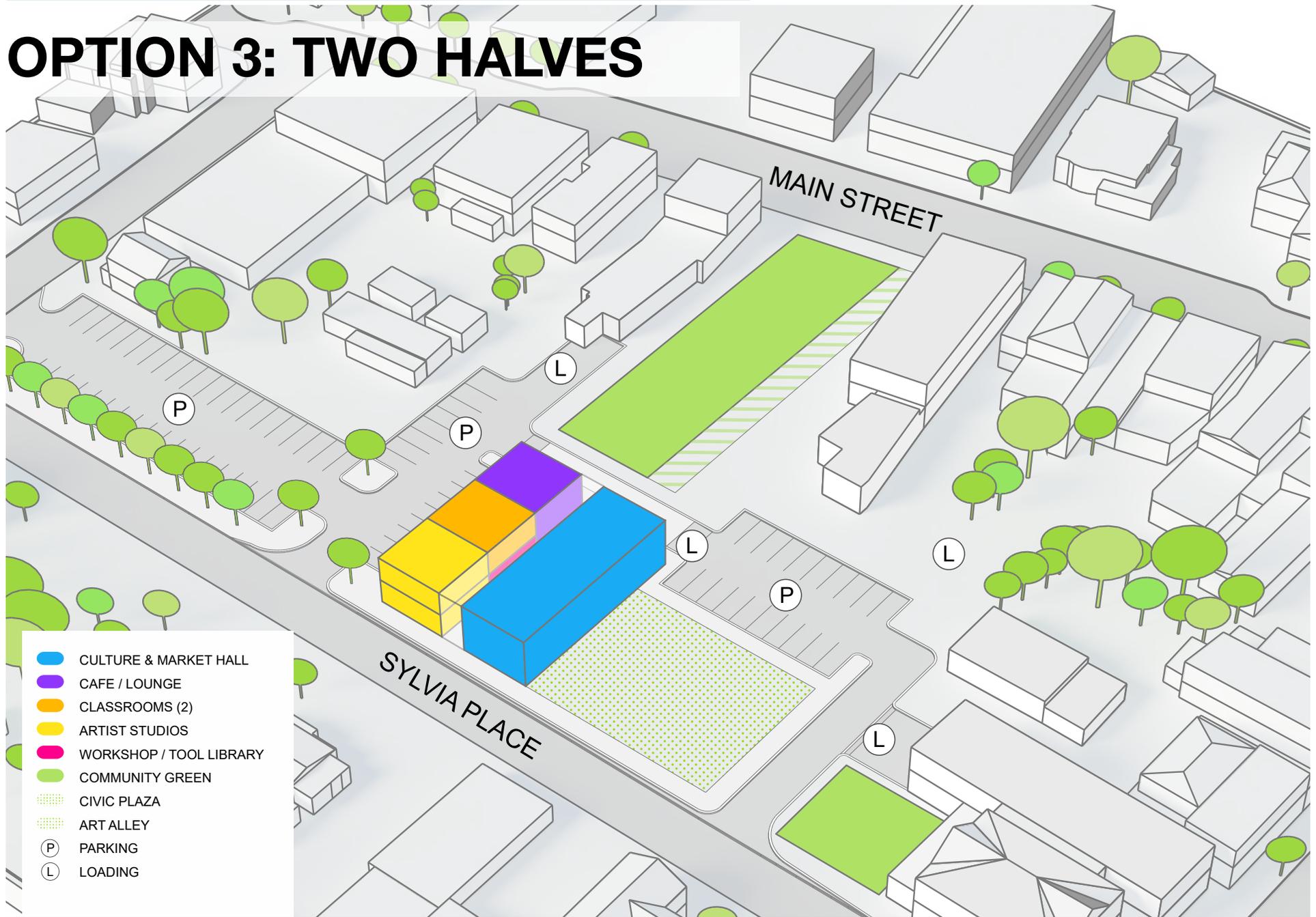
- CULTURE & MARKET HALL
- CAFE / LOUNGE
- CLASSROOMS (2)
- ARTIST STUDIOS
- WORKSHOP / TOOL LIBRARY
- COMMUNITY GREEN
- CIVIC PLAZA
- ART ALLEY
- PARKING
- LOADING

OPTION 2: CONNECTED

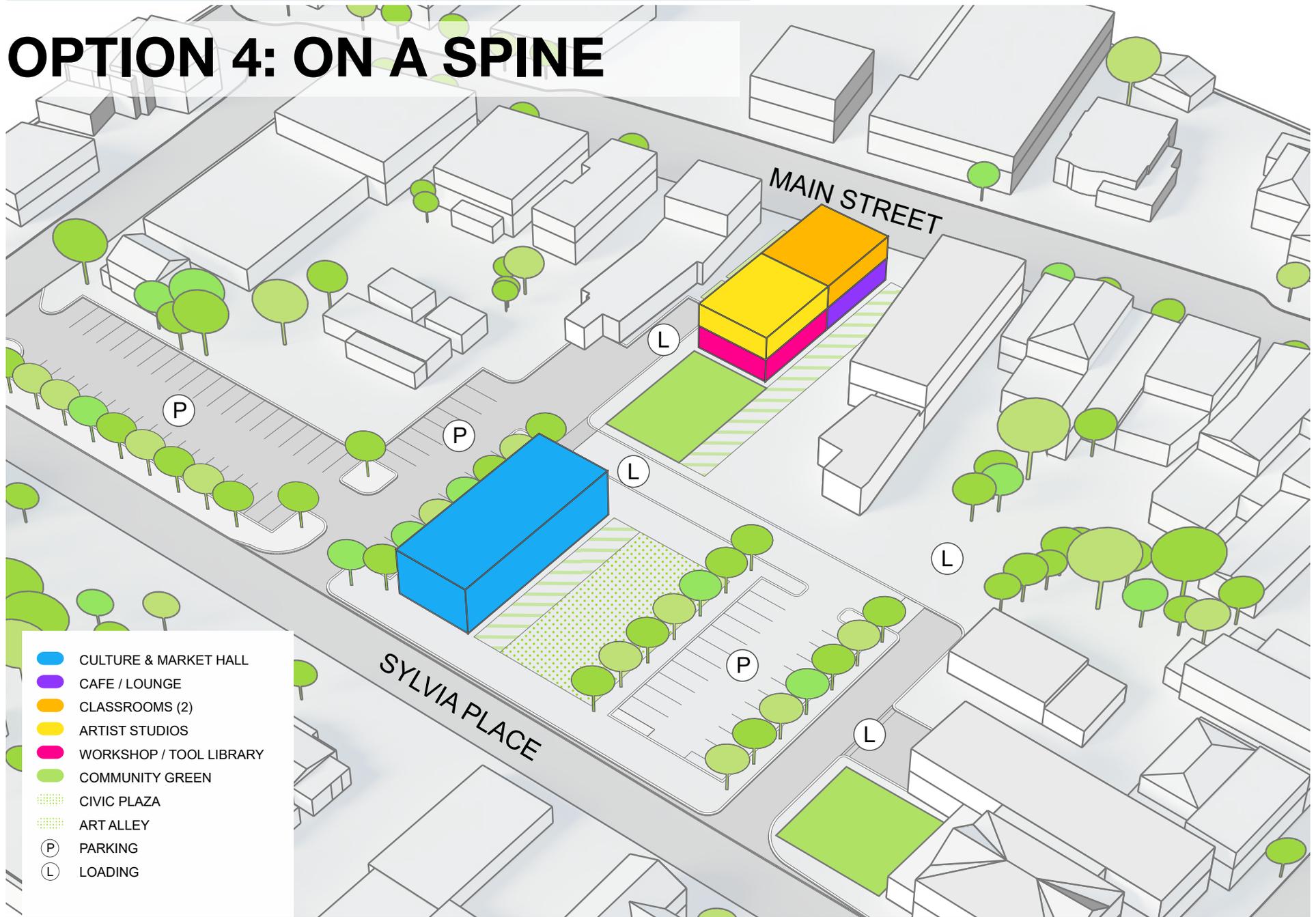


- CULTURE & MARKET HALL
- CAFE / LOUNGE
- CLASSROOMS (2)
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- COMMUNITY GREEN
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OPTION 3: TWO HALVES



OPTION 4: ON A SPINE



WHAT WE HEARD

PREFERRED OPTIONS 1 + 2

IMPROVEMENTS WERE SUGGESTED AS FOLLOWS:

SITE:

- Consider how to mitigate **wind impacts** on the site
- Identify **accessible parking** spaces close to building entrances
- Maximize **Main Street presence** and visibility
- Consider improving adjacent **streetscapes** as part of the project
- Consider **transit access** - an additional WeGo stop on Sylvia Place
- Ensure Market Hall maintains **access to parking and loading** facilities
- Ensure **sidewalk connections** throughout the site
- The **containment of parking** on one side of the site seen as a positive
- CPTED (**Crime Prevention through Environmental Design**) important
- Maintain **sight lines** through the property

WHAT WE HEARD

PREFERRED OPTIONS 1 + 2

IMPROVEMENTS WERE SUGGESTED AS FOLLOWS:

BUILDING:

- Improve **connectivity** between buildings – weather and accessibility concerns
- Consider the prominent **display of local art**
- Use the **café as welcoming anchor** to draw people into the building
- Consider **opportunity for education** on the ground floor
- Consider how the hub's **architecture relates to the History Museum**
- **Acoustic design** of building and separation between primary spaces important

ARCHITECTURE + LANDSCAPE

DESIGN CONSIDERATIONS

ARCHITECTURE:

- **Durability** in materials important - inside and outside
- **Flexibility** in space design to accommodate variety of uses
- **Simplicity** and regularity of structure reduces costs
- **Access to daylight** of fundamental importance - particularly north light
- Design building to be **sustainable**, including the potential to integrate future solar panels - on site energy generation
- **Material relationship** with the History Museum - precast concrete, metal panel, wood and steel details

LANDSCAPE

- Special paving materials **mark pedestrian areas** and connect the site's uses
- Planters double as **seating areas**
- **Lighting** used to define the spaces
- Adjacent blank walls used as canvases for **public art + projection**

NIAGARA FALLS EXCHANGE

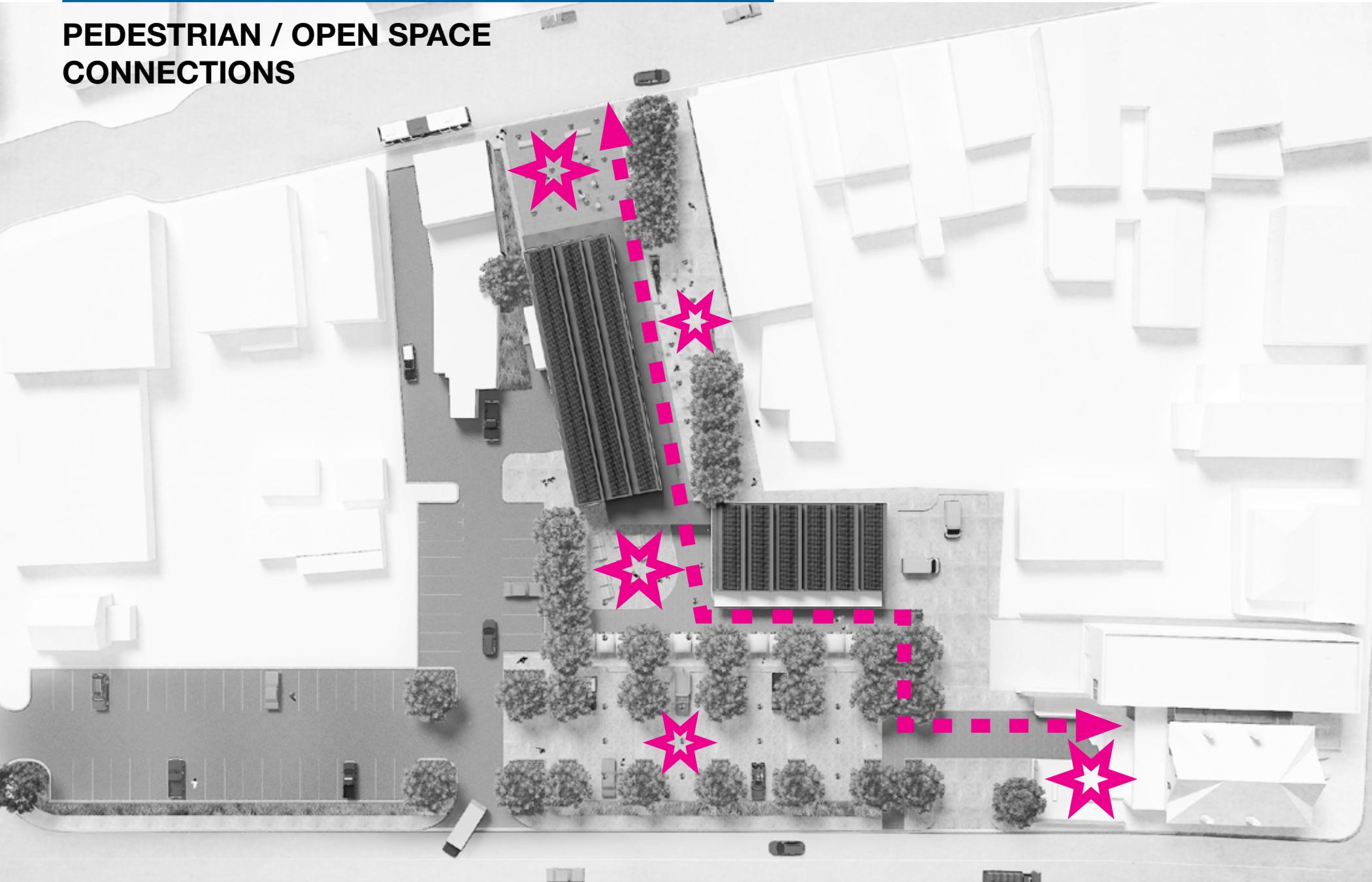


Rendered Site Plan

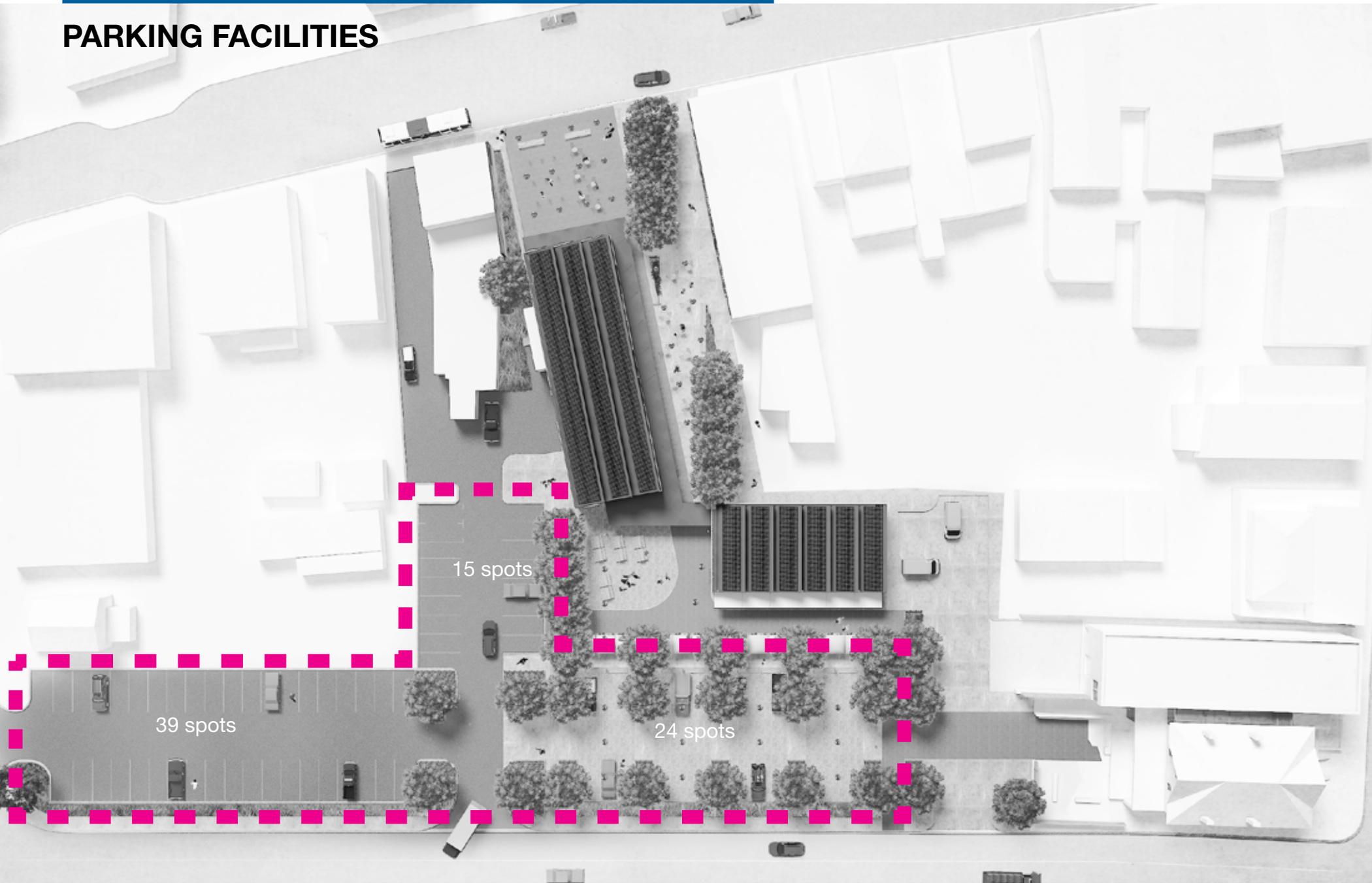
BUILDING



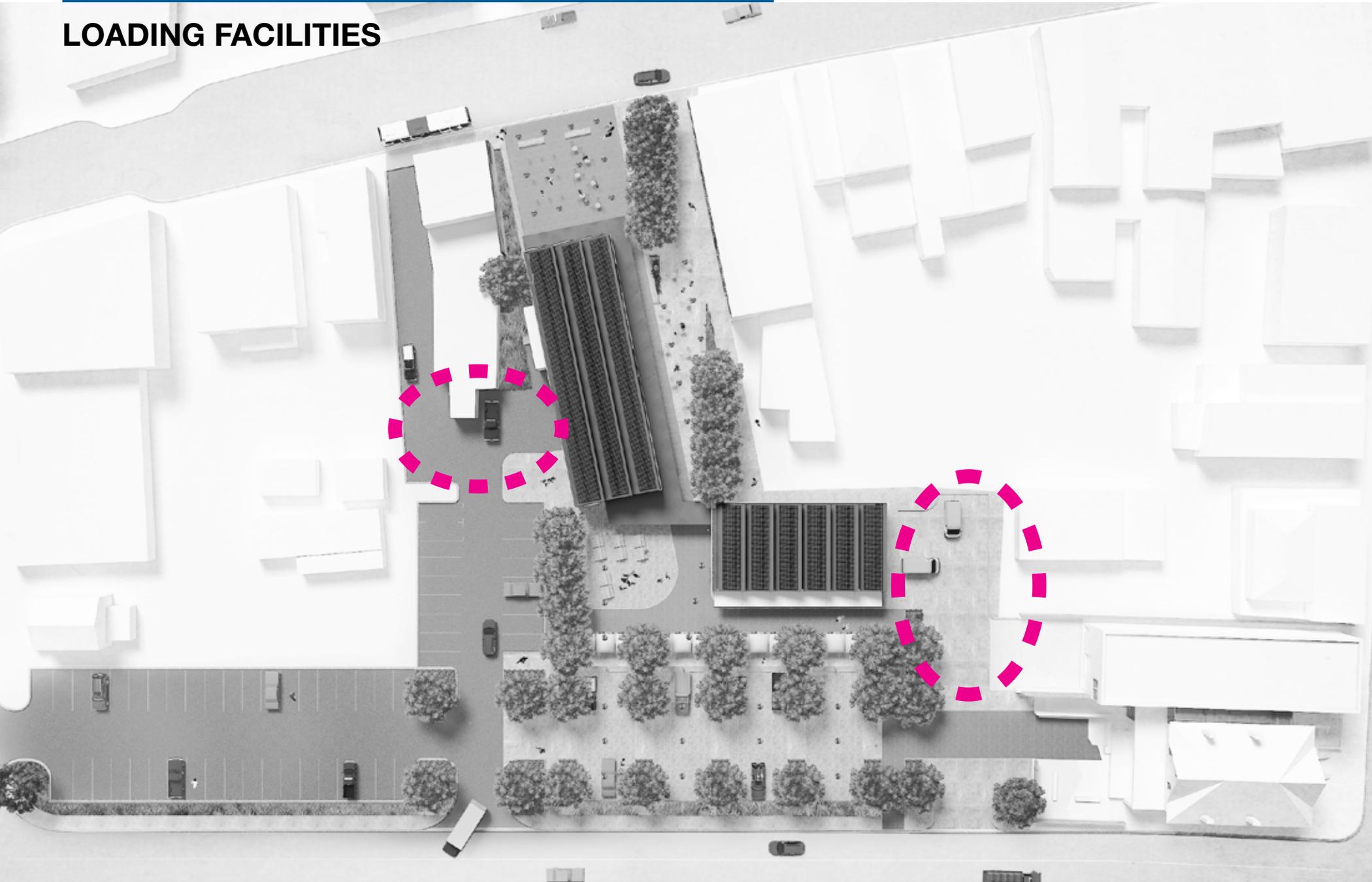
PEDESTRIAN / OPEN SPACE CONNECTIONS



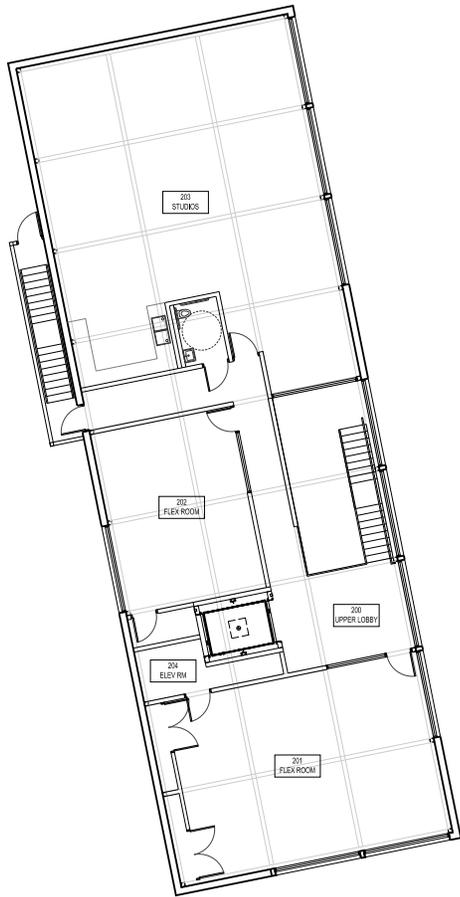
PARKING FACILITIES



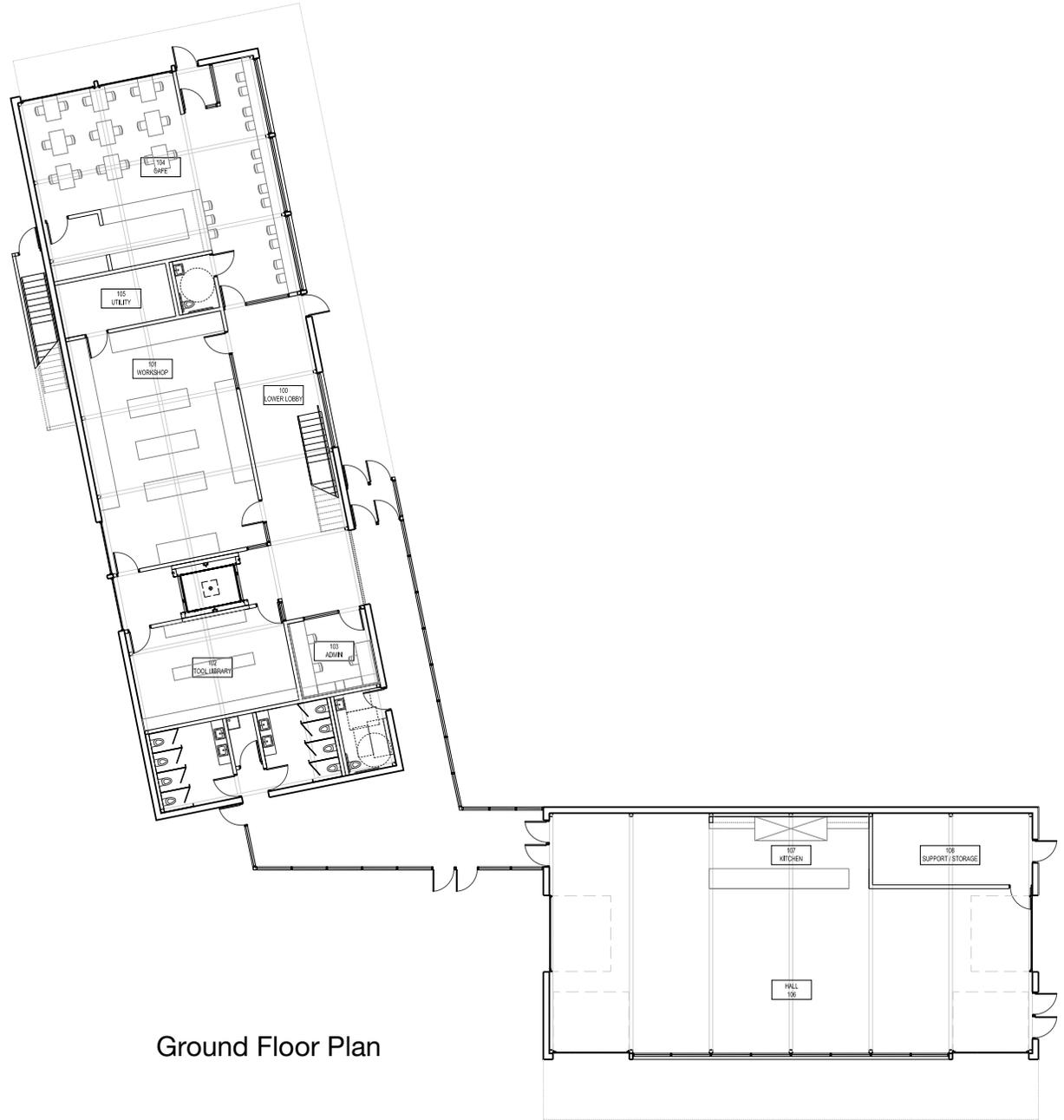
LOADING FACILITIES



FLOOR PLANS

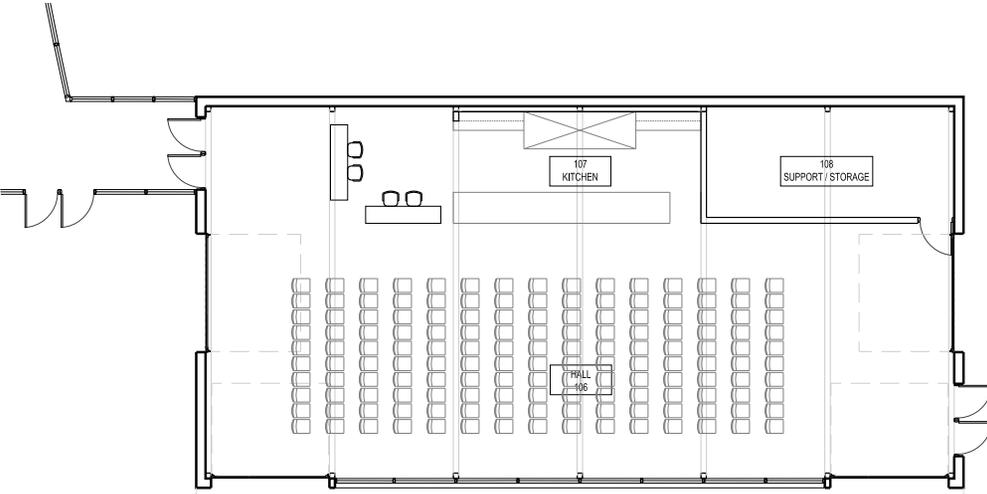


Second Floor Plan

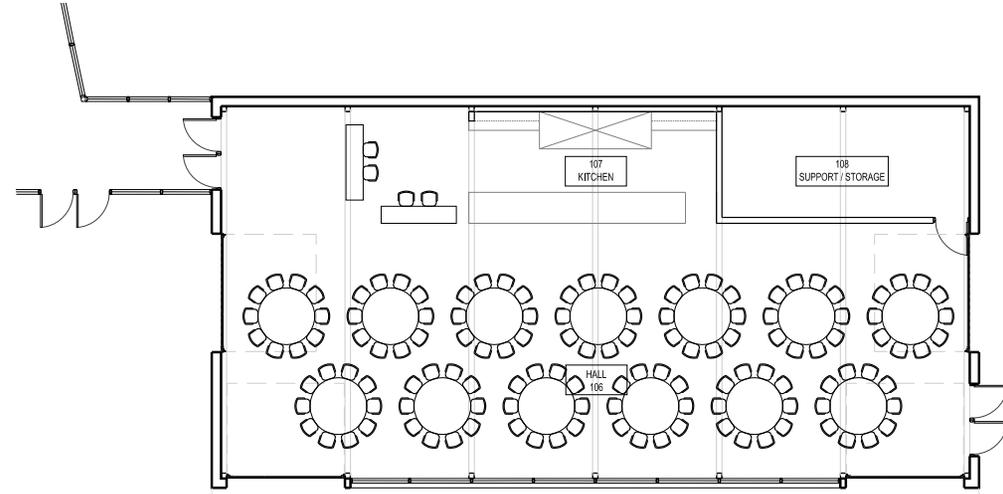


Ground Floor Plan

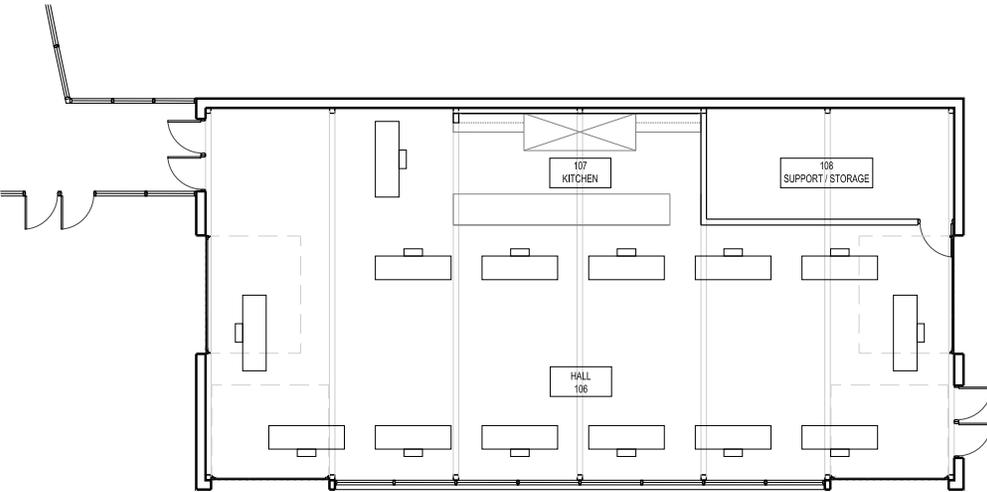
EXCHANGE HALL - MODES OF OPERATION



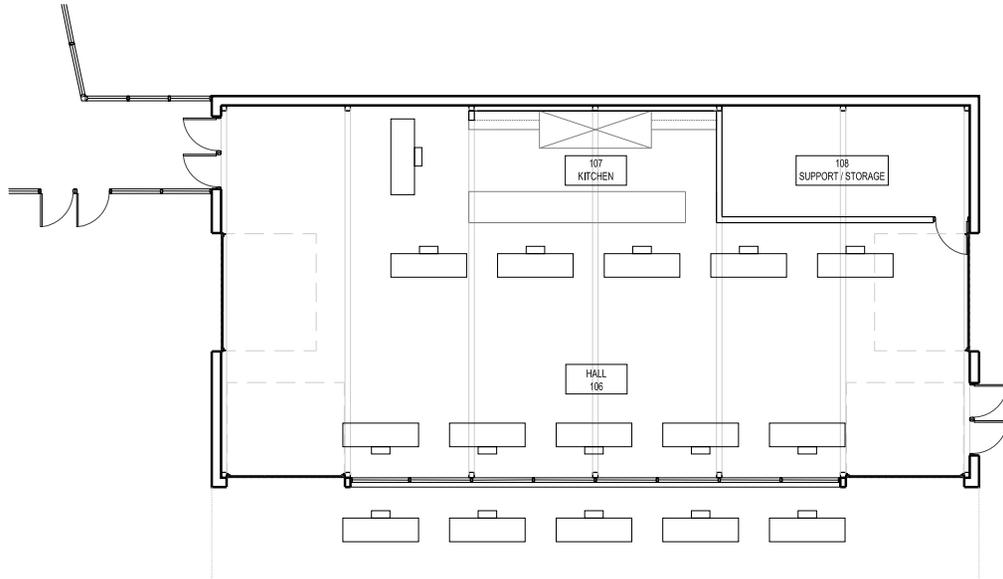
Performance - 150 seats*



Banquet / Dinner Party - 130 seats

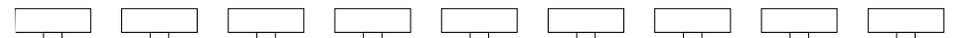


Winter Market - 14 vendor tables

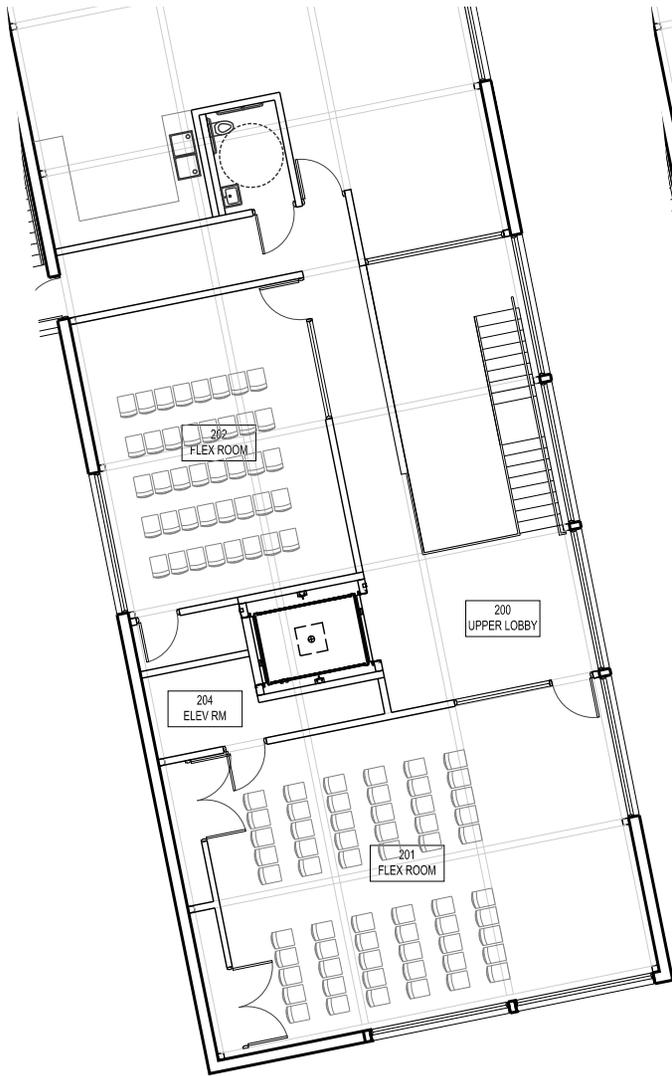


Summer Market - 25+ vendor tables

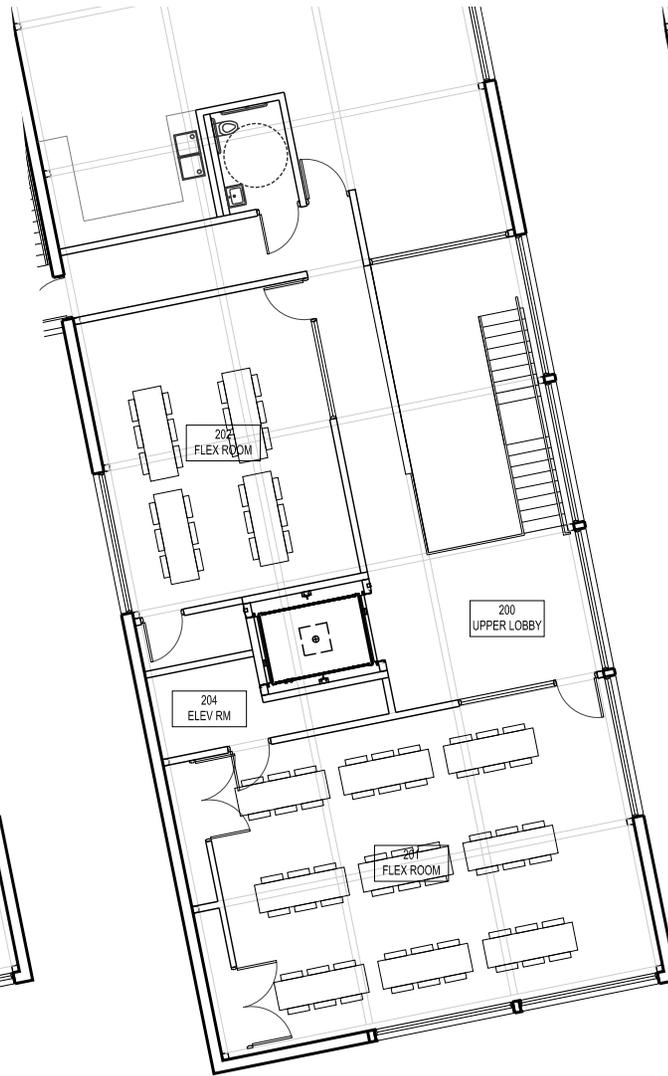
* Maximum Capacity 300 people for events within the building - based on washroom count



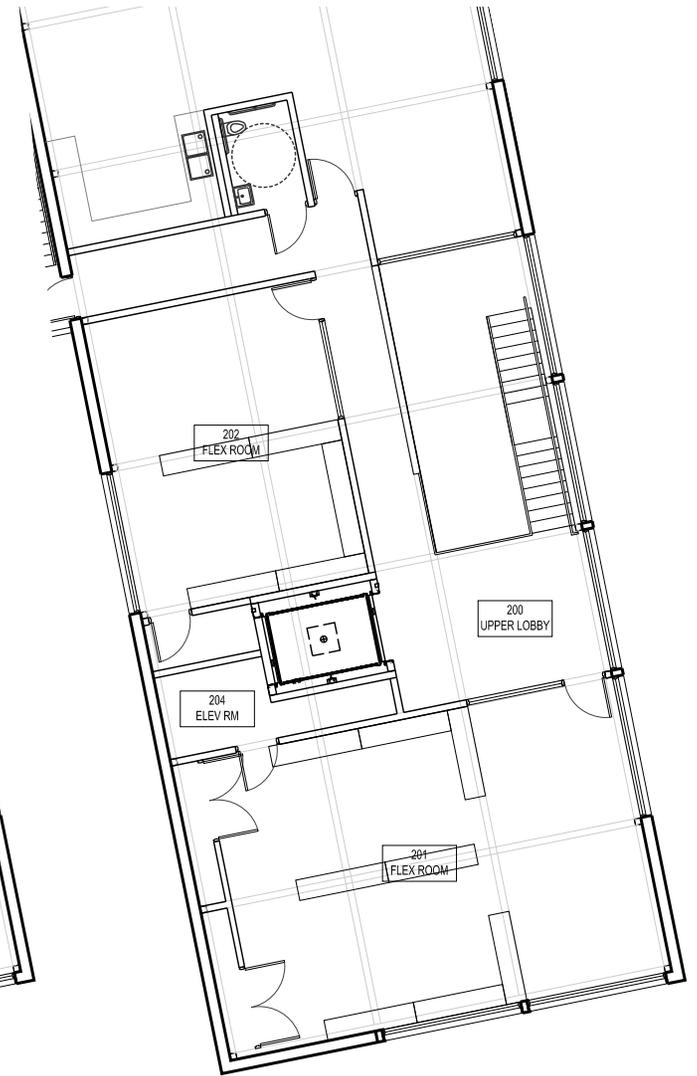
FLEX-ROOMS - MODES OF OPERATION



“Classroom” Mode



“Workshop” Mode



“Feature Artist” Mode



Bird's Eye View looking East



View of Main Street Square



Bird's Eye View looking Southwest



View of Parking Court



View of Civic Plaza



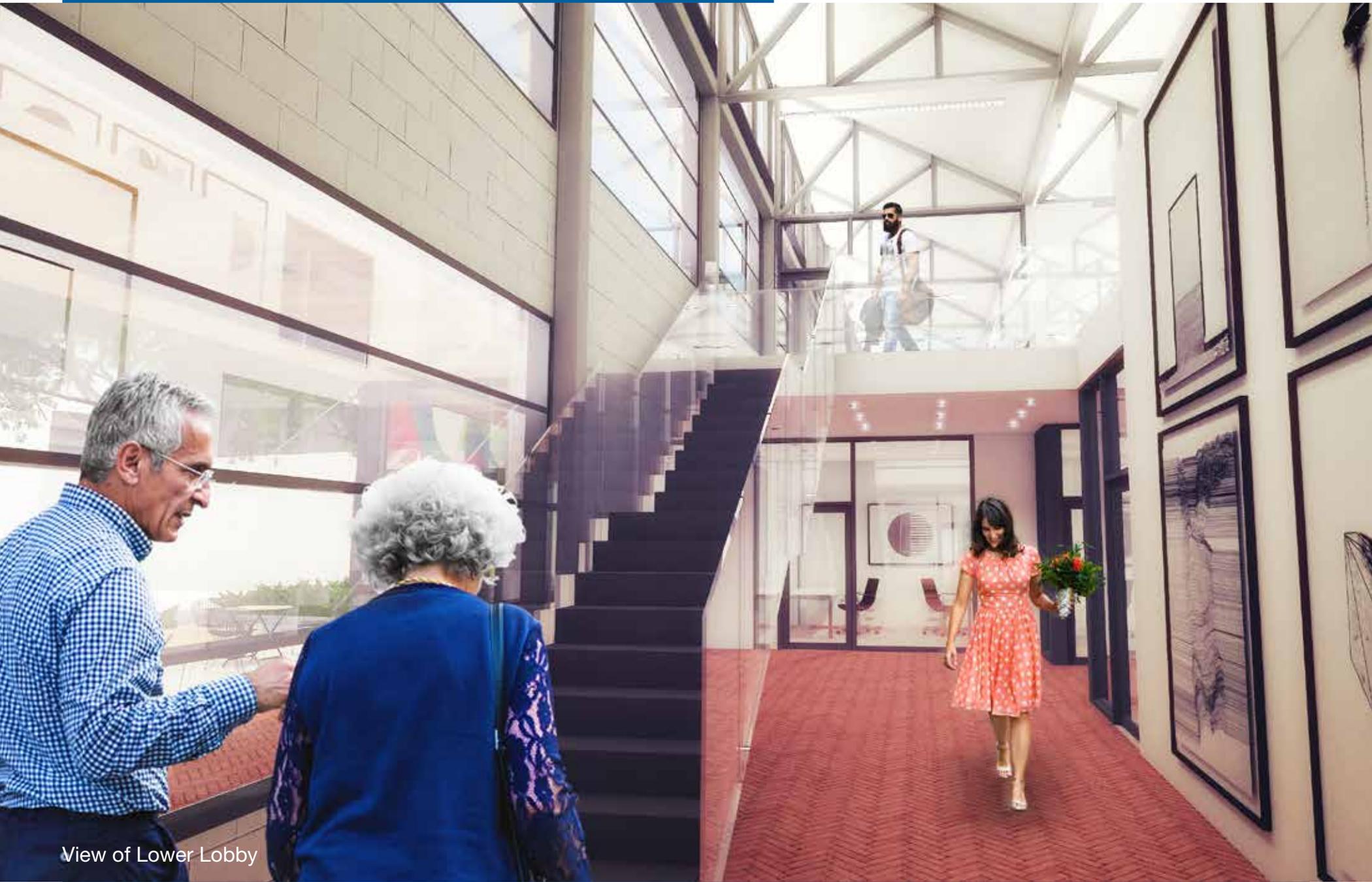
View of Civic Plaza



View of Civic Plaza



View of Exchange Hall



View of Lower Lobby



View of Upper Lobby



View of Artist Studios



View of Flex Room

WHAT DO YOU THINK?

MOVING FORWARD, ANY ADDITIONAL COMMENTS ON THE FOLLOWING TOPICS?

- Indoor building program
- Outdoor space program
- Building placement
- Landscapes and streetscapes
- Connectivity and movement
- Presence in the community
- Facility layout and design
- Parking and loading / unloading
- Sustainability
- Durability

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Thank You !!!