

MARCH 12TH, 2021

CONCEPT DESIGN

BURTNESS THEATER EXPANSION

UNIVERSITY OF NORTH DAKOTA | RSP ARCHITECTS

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PROJECT OVERVIEW

FACILITY ASSESSMENT + DESIGN PRINCIPLES

WHAT WE HEARD

WHAT’S NOT WORKING?

- People do not know it is a theatre. Need signage/marquee
- Entry sequence is confusing
- Pre-function space is not welcoming
- Lobby is really small – Currently cannot support 350 people
- Accessibility for all abilities/ADA elevator needs improvement
- Circulation and wayfinding needs improvement
- Light: No light locks/VOMS
- No basement lobby
- No acoustical separation between theatres, can never have two shows going at the same time

WHAT PROGRAM DO WE LACK?

- Permanent Box Office
- Main House: Pre-function/lobby with 350 person capacity
- Main House: Green Room
- Black Box: Pre-function/lobby with 150 person capacity
- Restroom capacity for 350 people
- Concession/Cafe area
- Vomitorium/light lock
- Storage
- Scene Shop
- Costume Shop

WHAT TECHNOLOGY DO WE LACK?

- No fly system presently
- Lack of mobility for electronics
- Rigging currently out of order
- Acoustical separation between theaters

THE INITIAL CHARGE

INITIAL REQUEST FROM MIKE PIEPER

- Updated seating
- Bathrooms are undersized
- Upgraded lighting in/out of the theatres
- Upgraded technology (want to train students on modern systems they will experience post graduation)
- Finishes (we have done some work with Advent in the past, looking to make some space “pop”, be more modern, recognition and branding)
- Entryway/Lobby could be expanded (the building has no street presence, no lighting, no marque and front door needs to stand out to take advantage of other site improvements (i.e. new parking and 2nd Ave. Pedestrian Mall))
- ADA/Egress
- Landscaping

THE BURTNESSE BUCKETS

ESSENTIALS

THE MUST HAVE'S

- Refresh Existing Restrooms
- Upgraded Theater Seating
- Upgraded Technology
- Improved Accessibility
- Improved Wayfinding
- Minimal Refresh/Upgraded Finishes
- Code Evaluation

ALREADY HAPPENING:

- Door/Window Replacement
- Roof Replacement
- Masonry Restoration
- Gamble Hall Renovation/Demo
- Centennial Drive Reconstruction
- 2nd Ave Reconstruction

DESIREABLES

THE LIKE TO HAVE'S

- Welcoming Lobby/Prefunction Space
- Vomitorium/Light Locks
- New Ticket Box Office
- Add Restrooms for 350 Capacity
- Upgraded Theatrical Lighting & Controls
- Upgraded Theatrical Rigging System
- Main House Green Room
- Concession/Café Area (Campus Approach?)
- Add'l Refresh/Upgraded Finishes

ASPIRATIONALS

THE MOONSHOTS

- Maximized Lobby w/ Student Gathering Space
- Amenities - Coffee Shop, Cafe - Campus Program
- New Black Box Theater
- Convert Existing Black Box to Additional Storage and Set Prep Space
- Acoustical Separations & Upgrades
- Black Box Theater Lobby Space
- Covered Vehicle Drop-off/Canopy
- Scene Shop
- Costume Shop
- Upgraded Mechanical & Electrical Systems

DESIGN QUESTIONS TO CONSIDER:

- Theatrical Presence while Retaining Character/History
- Approach and pedestrian axis
- Raised or lower common space
- Right sizing spaces for Functions (functions in Commons)
- Relevance of Gamble Hall Renovation
- Pedestrian walk on north side of Burtness

DESIGN PRINCIPLES

CONTEXTUAL

The design of the Burtness Theater expansion will relate to its context in both form and image.

There will be a continuity along Centennial Drive, preserving the important institutional character of the historic campus

FUNCTIONAL

The design of the Burtness Theater expansion will foremost be functional as a device for the viewing of theater.

The theater will function to support student learning in the 21st century

WORLD CLASS

The design of the Burtness Theater expansion will establish a world class facility on the UND campus.

ACCESSIBLE

The design of the Burtness Theater expansion will not exclude anyone because of their individual physical ability.

ICONIC

The design of the Burtness Theater expansion will be an iconic destination for visitors.

THOUGHTFUL

The design of the Burtness Theater expansion will be considerate of all constituencies; students, teachers, visitors, environment, economic, etc.

SITE ANALYSIS

ZONING + SITE FORCES

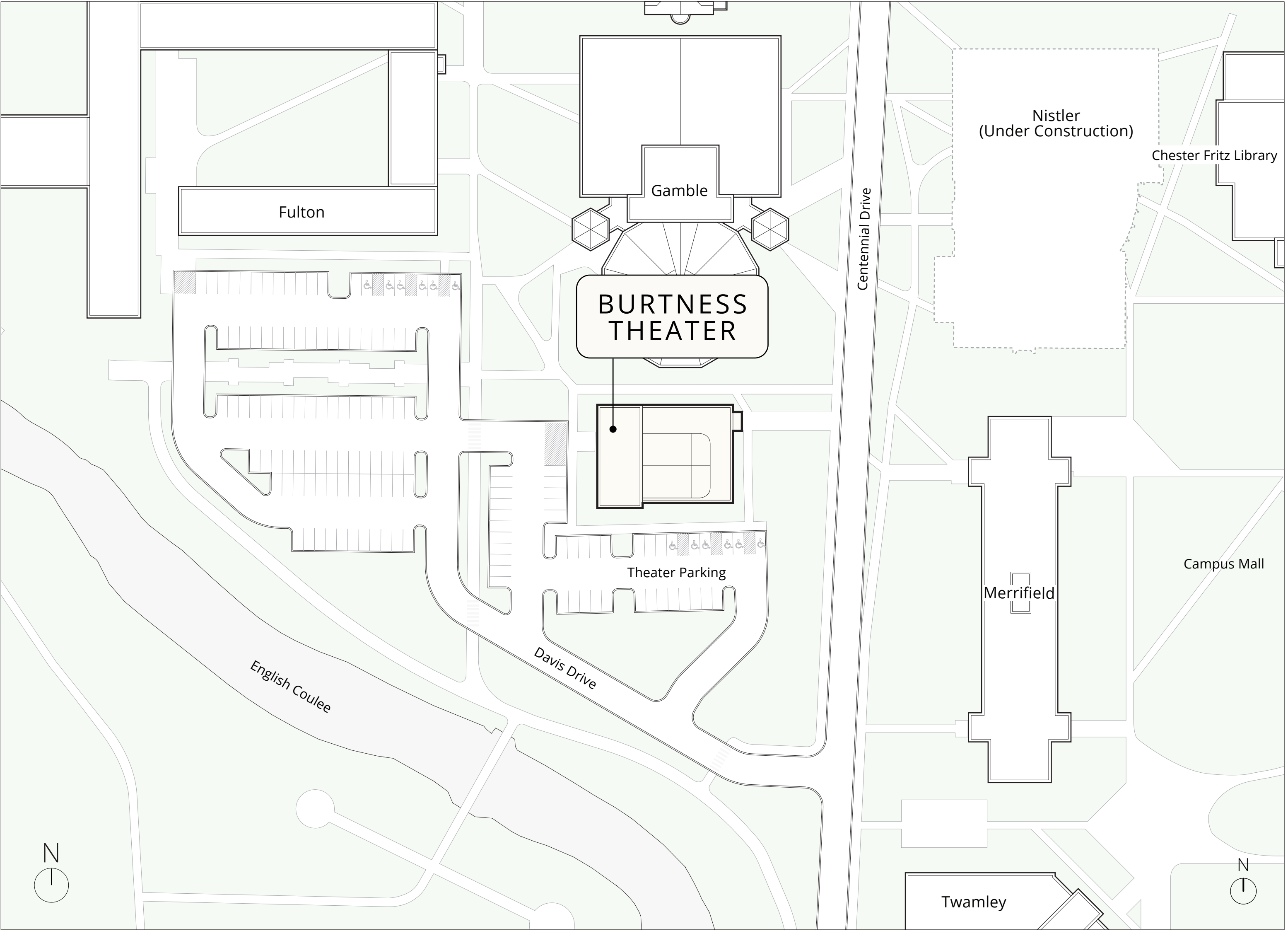
DISTRICT PLAN

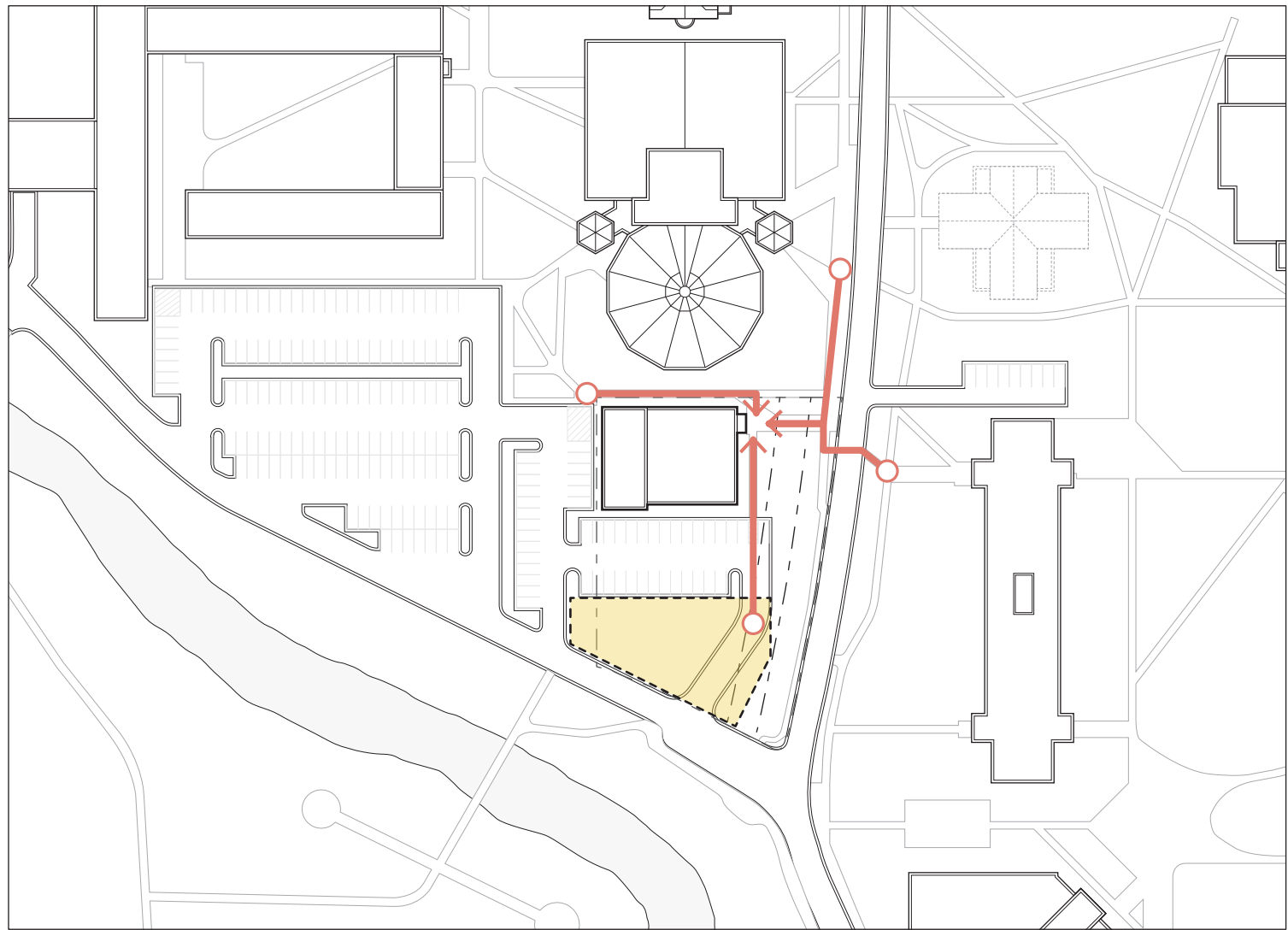
1/64"=1'-0"

18-0221. - U-D UNIVERSITY DISTRICT.

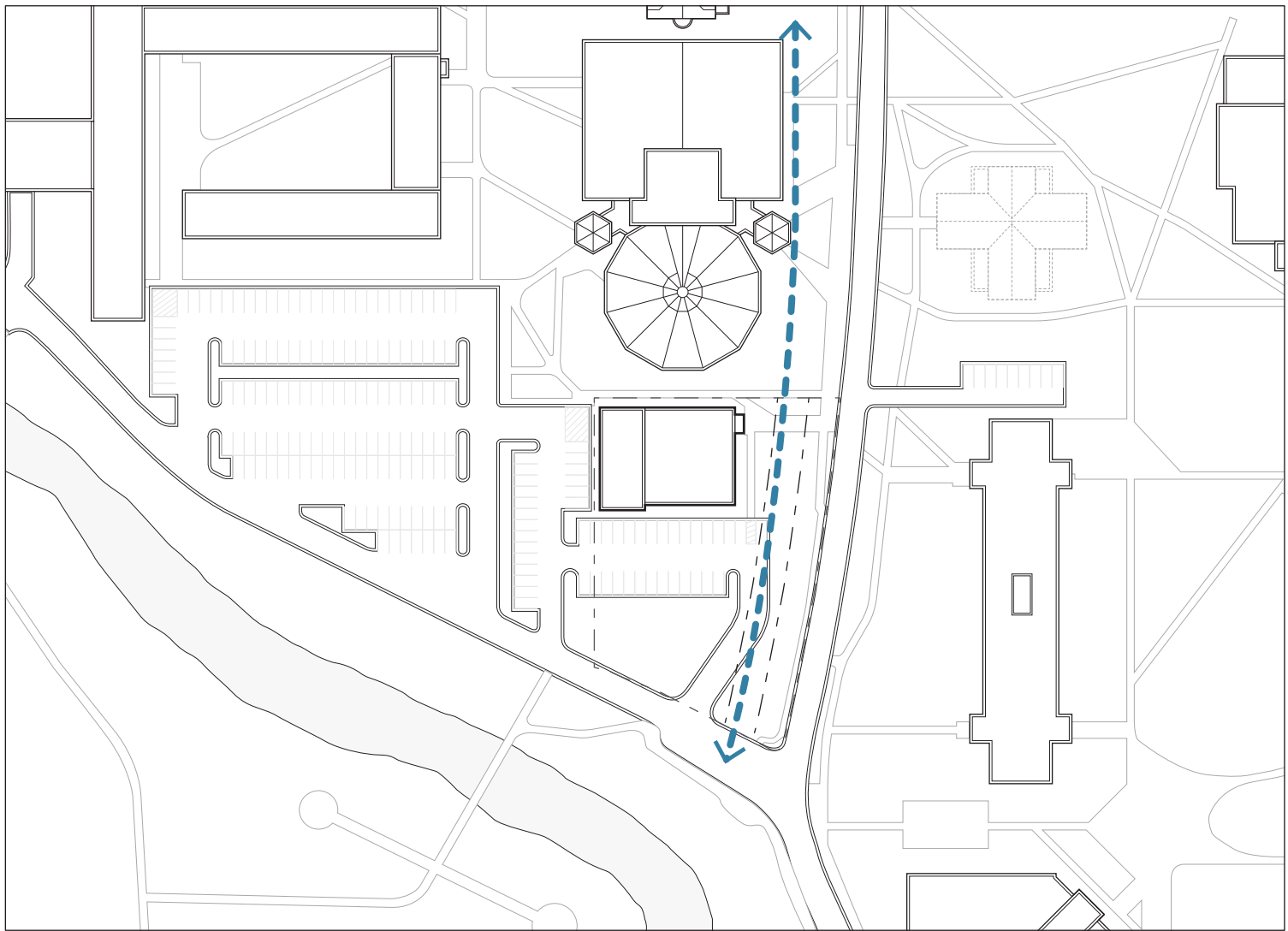
- 8 *Front yard setback requirements:*
- A. Front yard depth of **twenty-five (25)** feet with one (1) additional foot for each foot in height the building exceeds twenty-five (25) feet.

Proposed Centennial Drive re-alignment shown

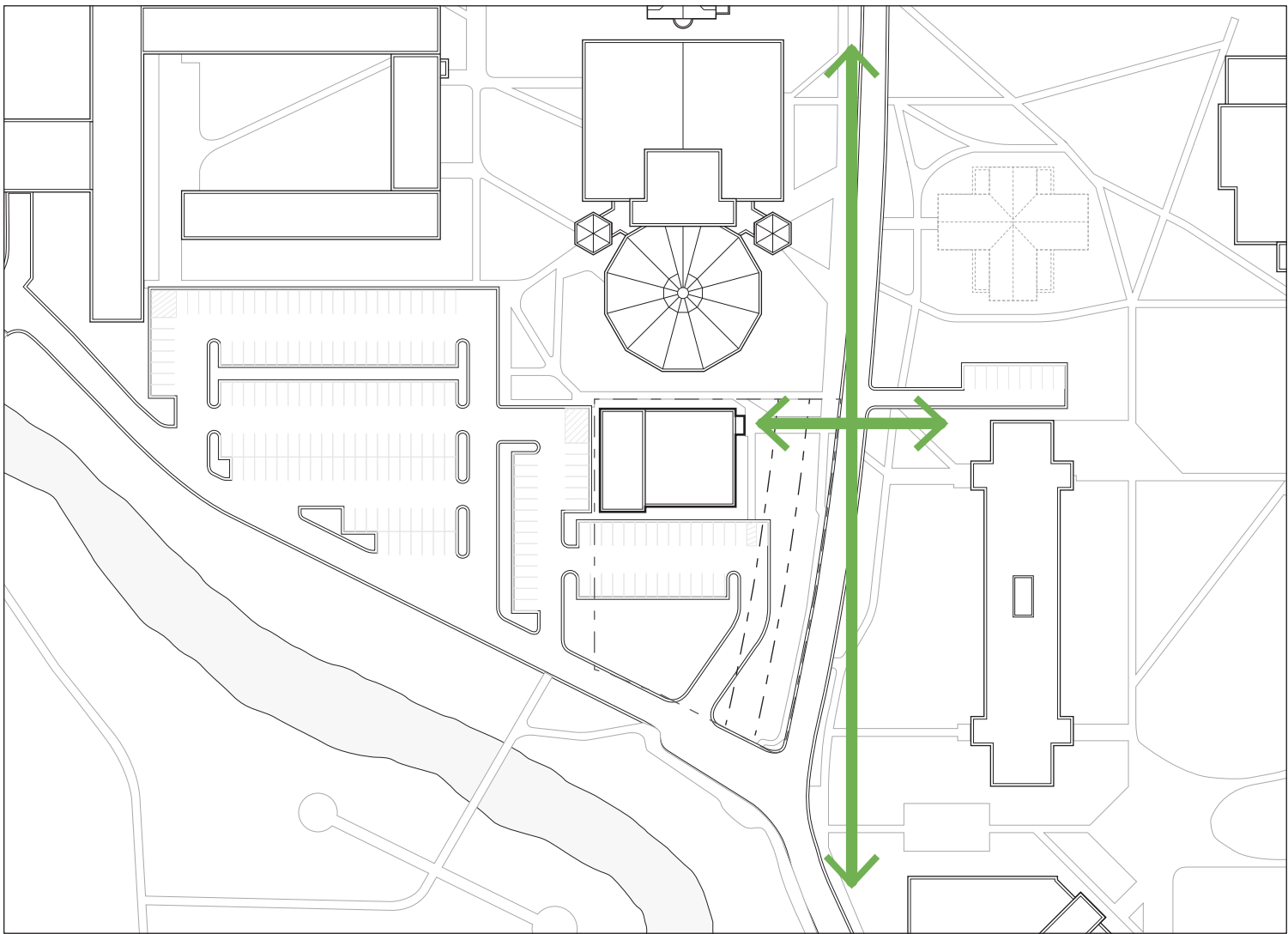




PEDESTRIAN APPROACH AND POTENTIAL PARKING



EXISTING ELEVATION SETBACK

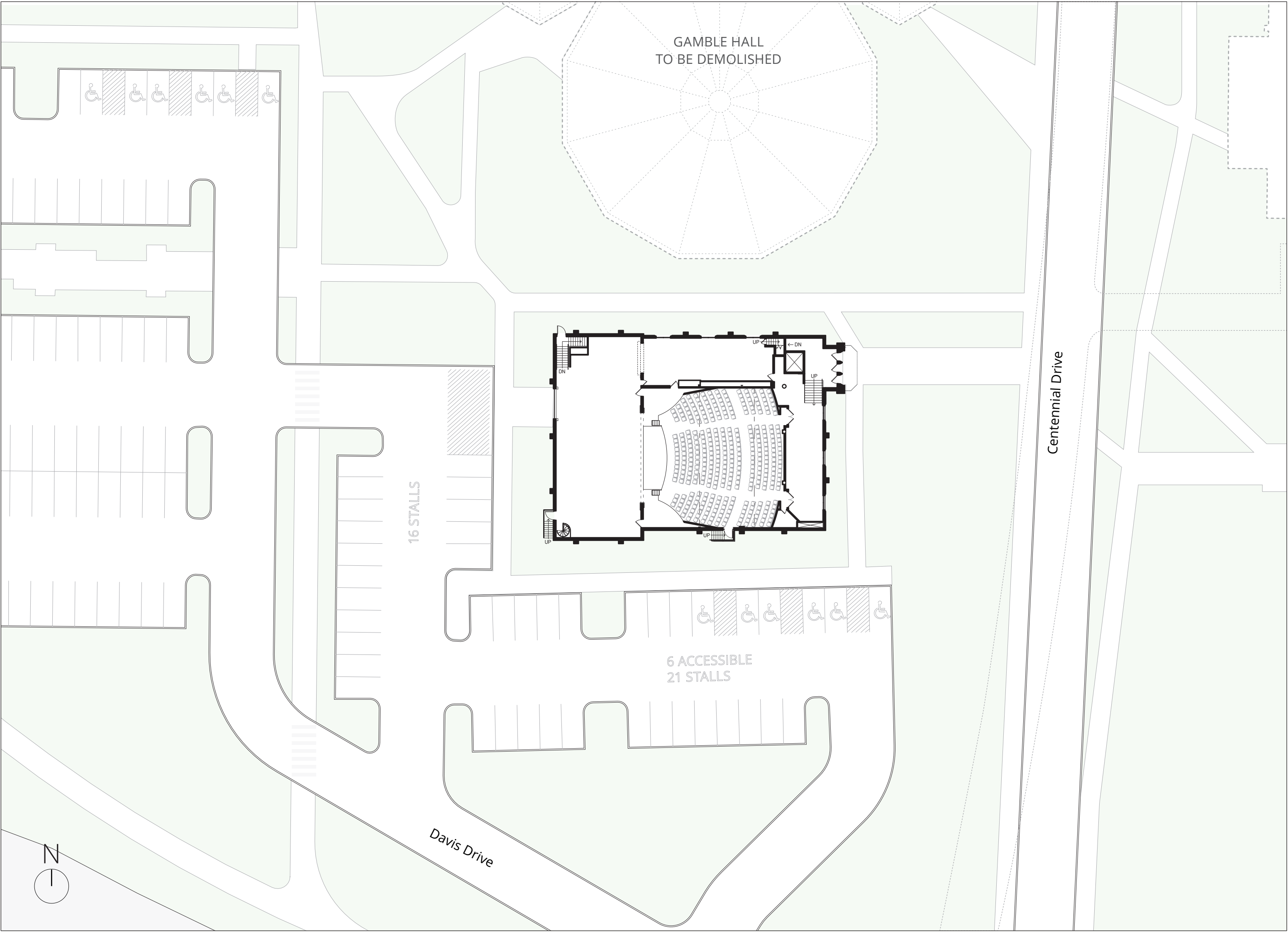


FORMAL AXIS

SITE FORCES

SITE PLAN

1/32"=1'-0"



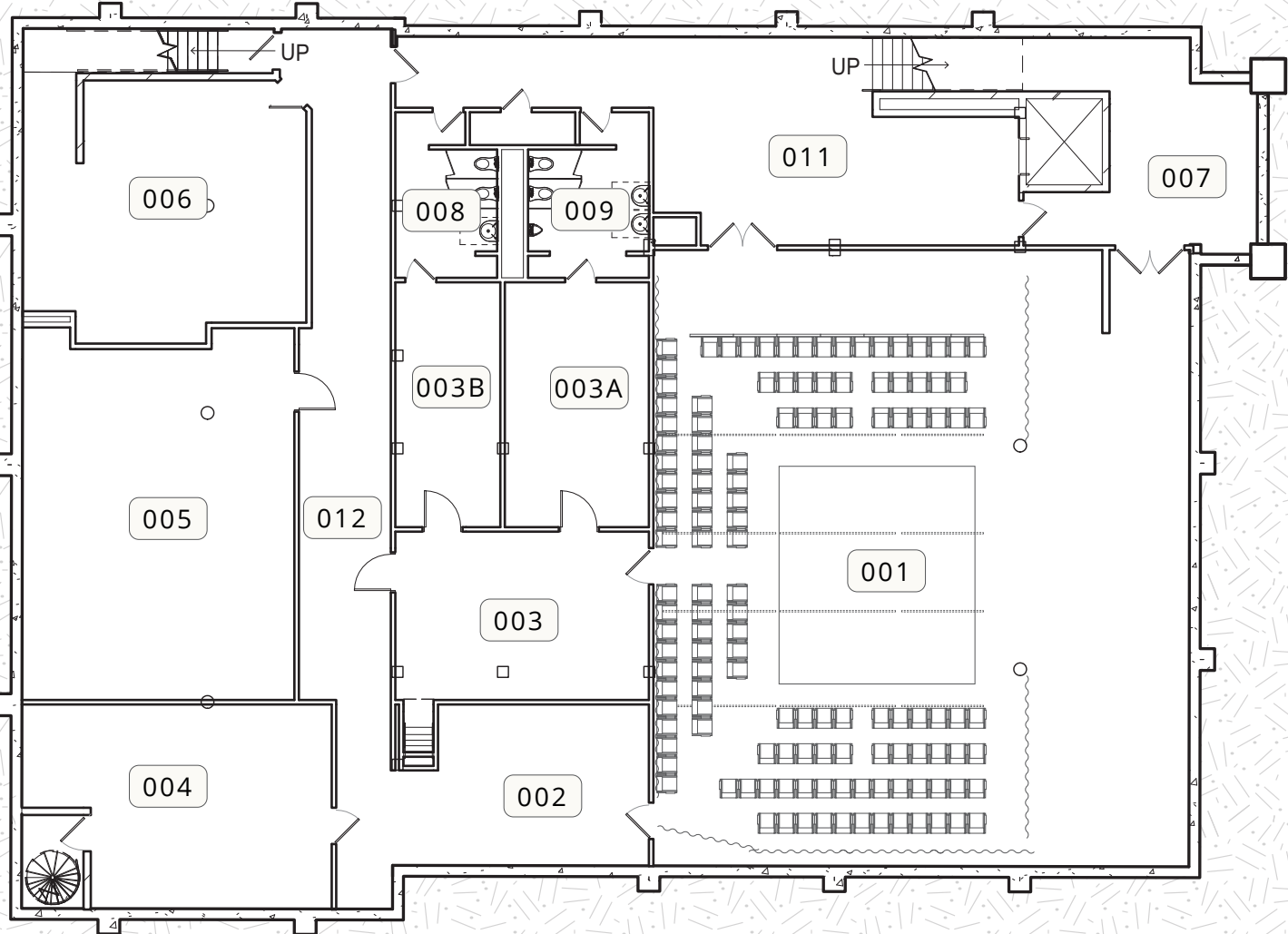
FLOOR PLANS

PROGRAM + SPACE ASSESSMENT

LOWER LEVEL PLAN

1/16"=1'-0"

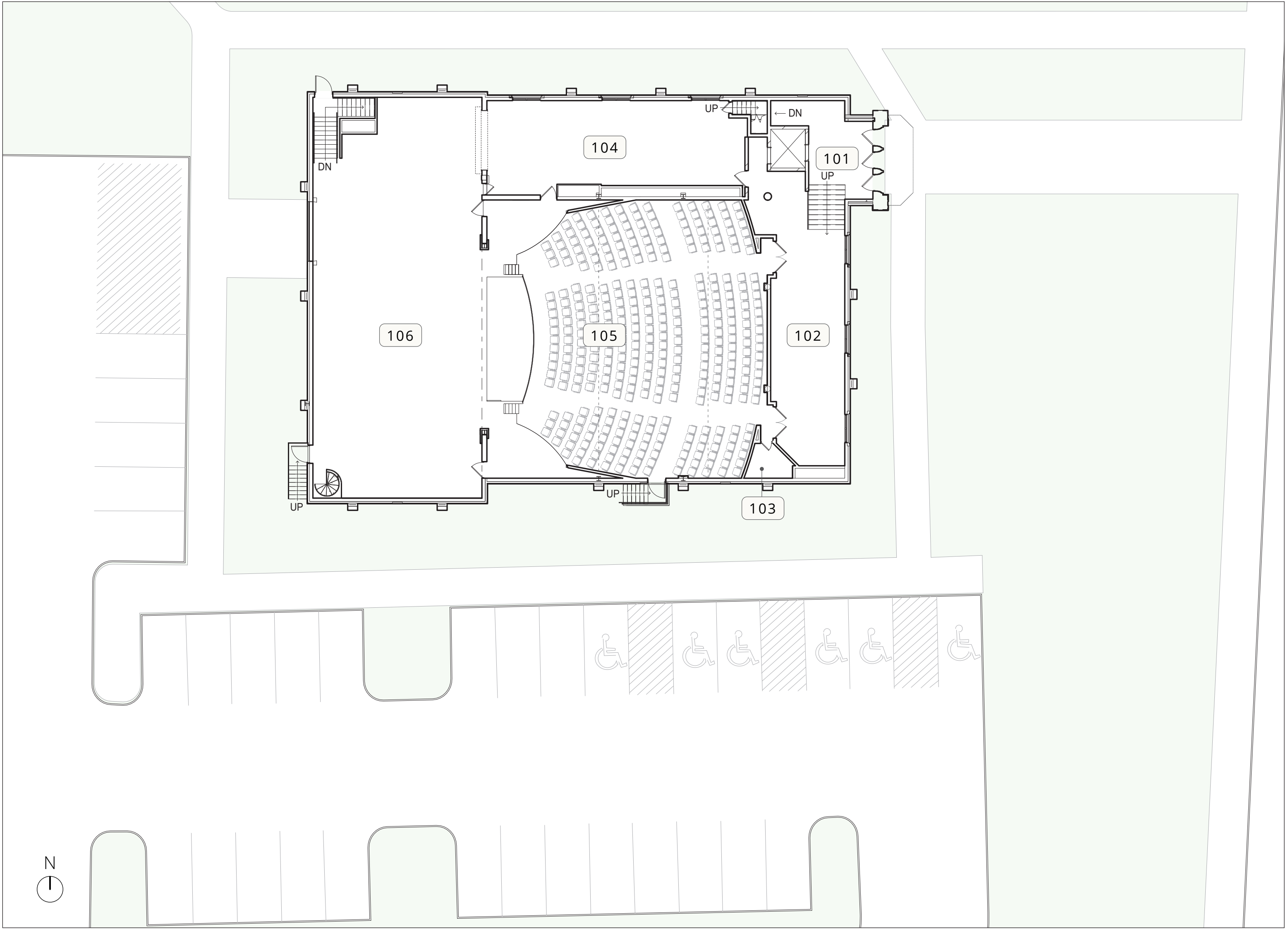
- 001 Studio Theatre
- 002 Green Room
- 003 Makeup Room
- 003A Dressing Room A
- 003B Dressing Room B
- 004 ROOM 004
- 005 Costume Shop
- 006 Equipment Room
- 007 Storage
- 008 Women's Restroom
- 009 Men's Restroom
- 010 Restroom Vestibule
- 011 Lower Lobby
- 012 Corridor



MAIN LEVEL PLAN

1/16"=1'-0"

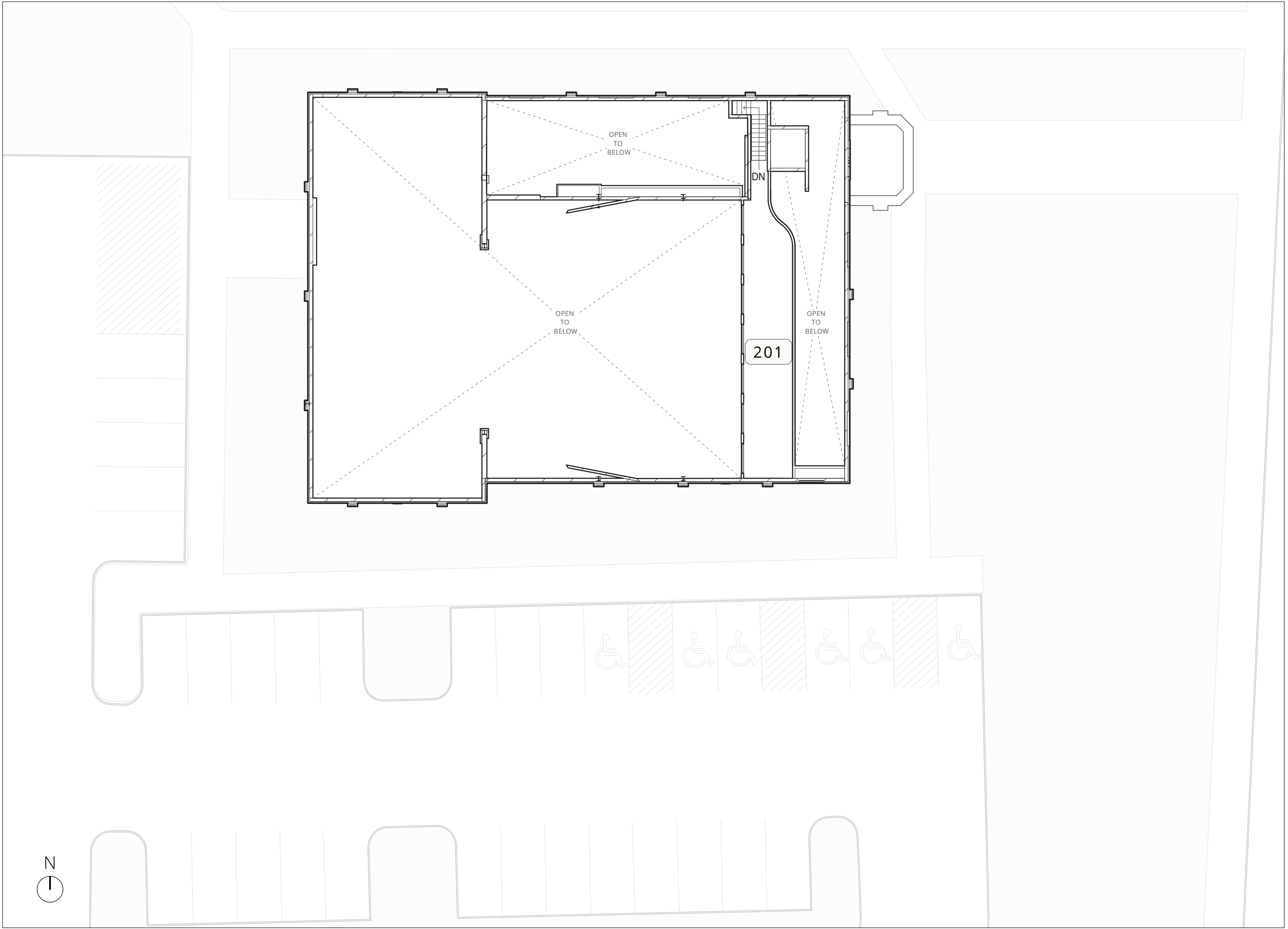
- 101 Entry
- 102 Foyer
- 103 Ticket Booth
- 104 Scene Shop
- 105 Theatre House
- 106 Stage



MEZZANINE PLAN

1/16"=1'-0"

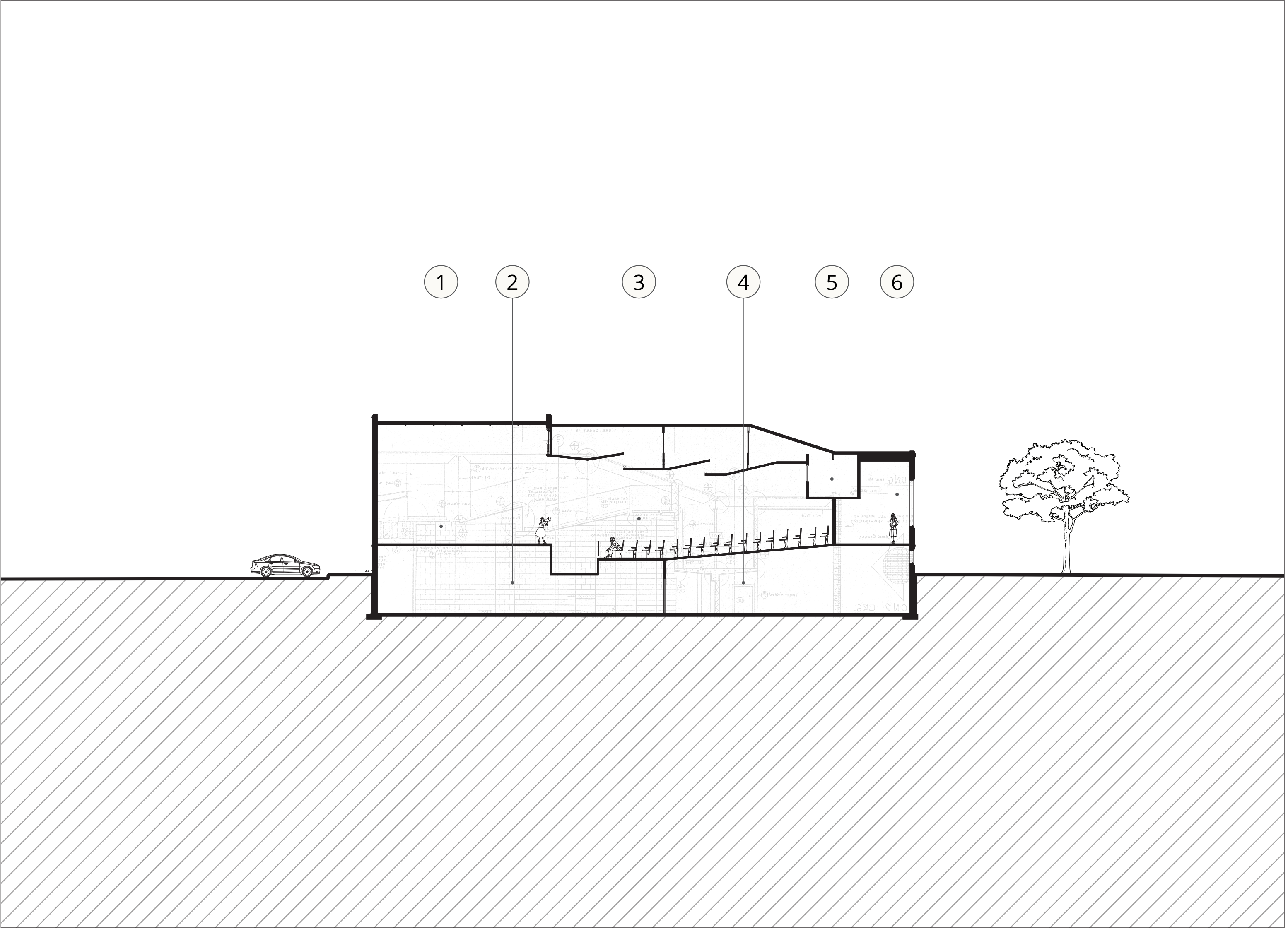
201 Control Room

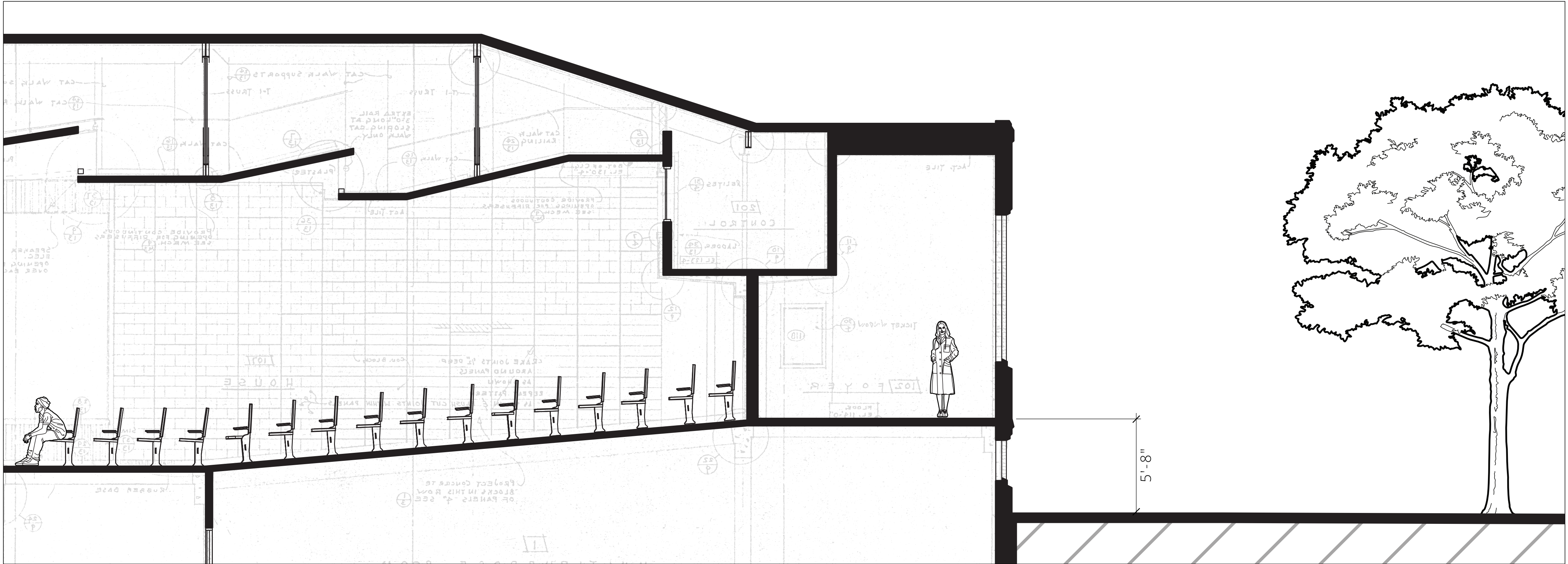


LONGITUDINAL SECTION

1/16"=1'-0"

- 1. Back of House
- 2. BB Back of House
- 3. Main Theater Seating
- 4. Black Box Theater
- 5. Control Room
- 6. Pre-Function Space





SECTION

1/4"=1'-0"

- Existing foyer elevation is 5'-8" above grade
- 68" elevation change requires 2 landings for accessible ramp
- The following options explore 2 approaches to navigating this elevation change: *Low commons* at grade and *High commons* at existing foyer elevation

CONCEPT PRECEDENTS

CAMPUS GOTHIC

CORE ELEMENTS

CAMPUS GOTHIC



BUTTRESSES/PIERS



WINDOW TRACERY



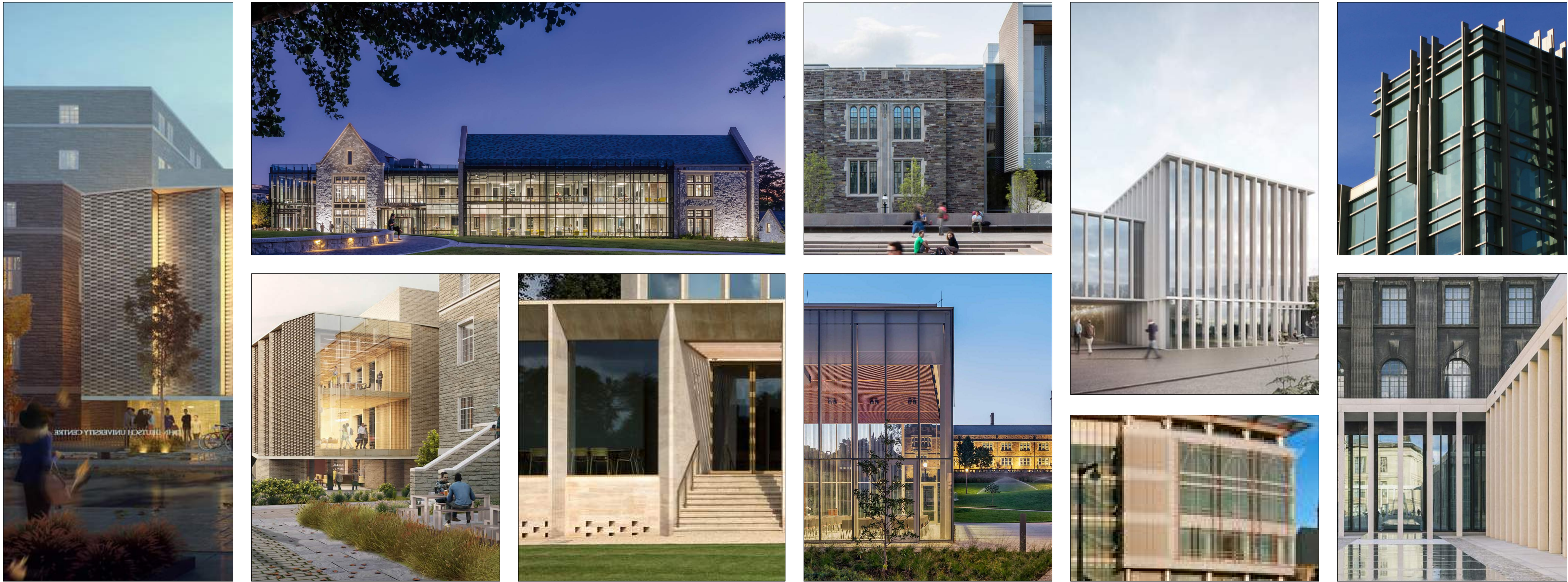
EMPHASIZE VERTICALITY



DIAPHANOUS WALLS

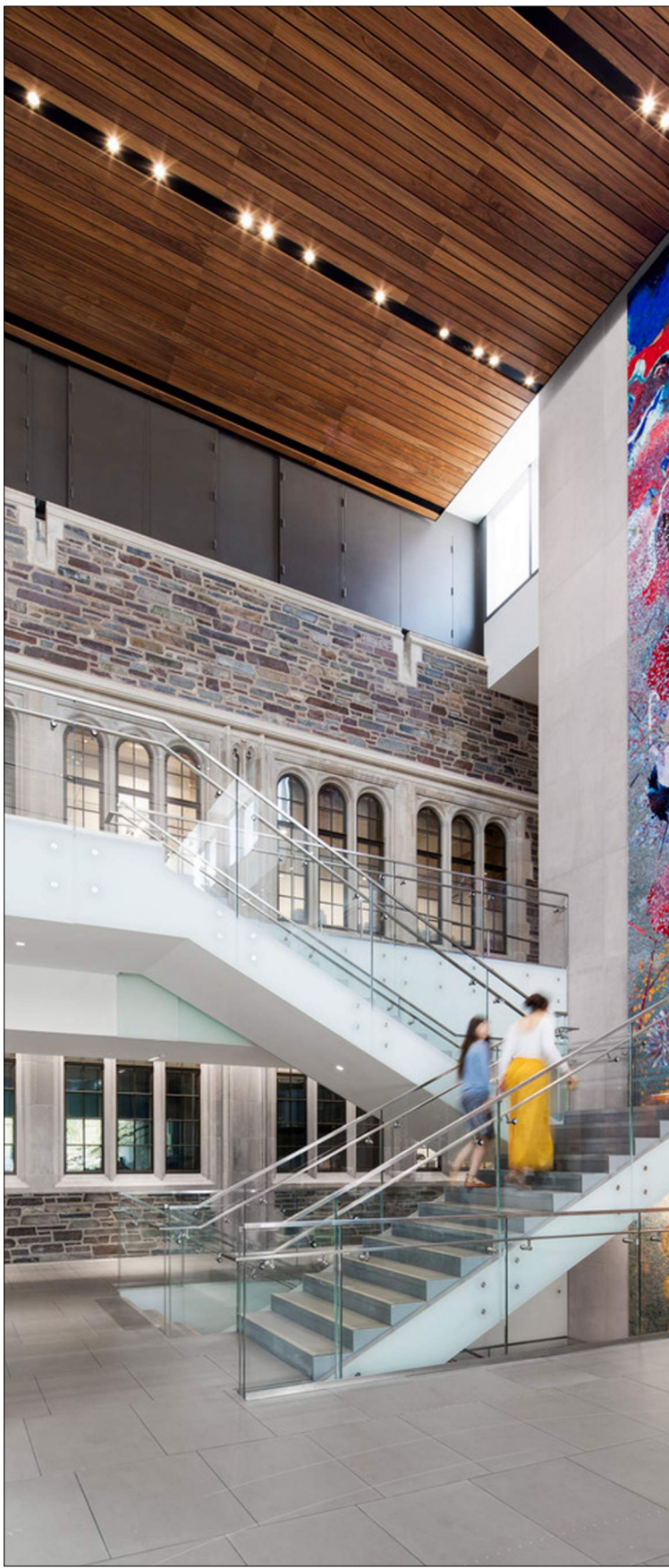


SCULPTURED PORTALS



PRECEDENT

EXTERIOR

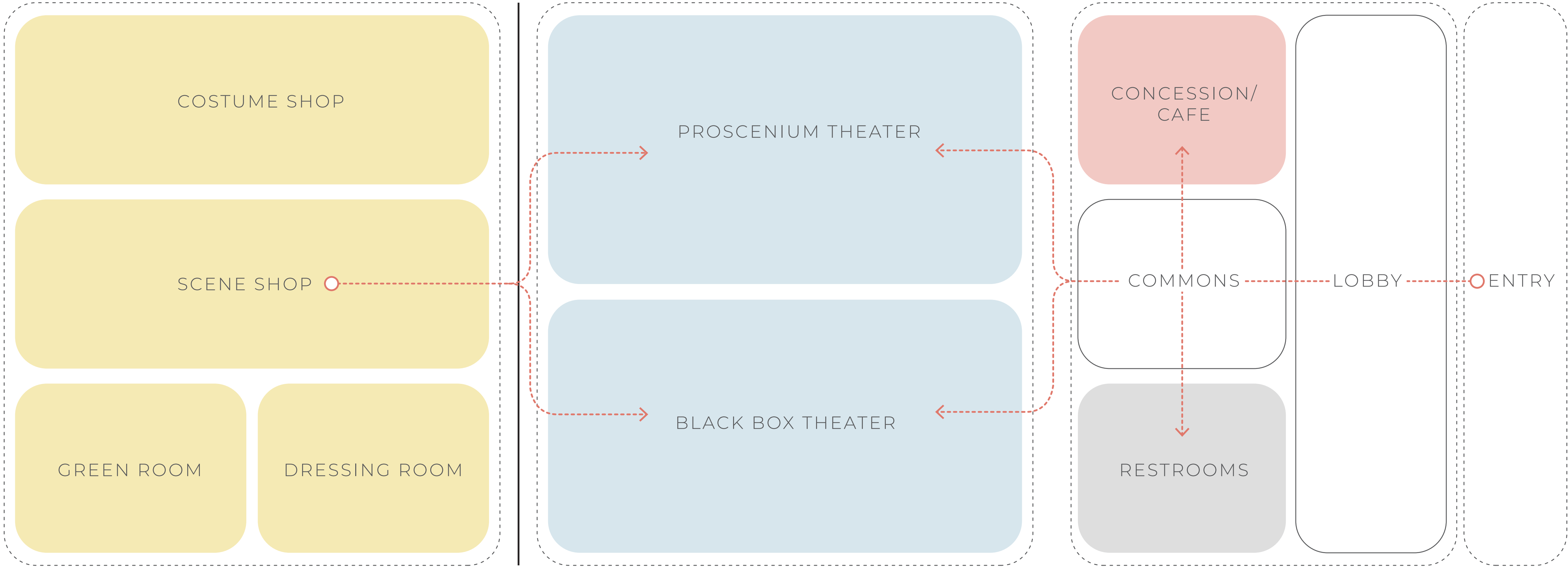


PRECEDENT

INTERIOR

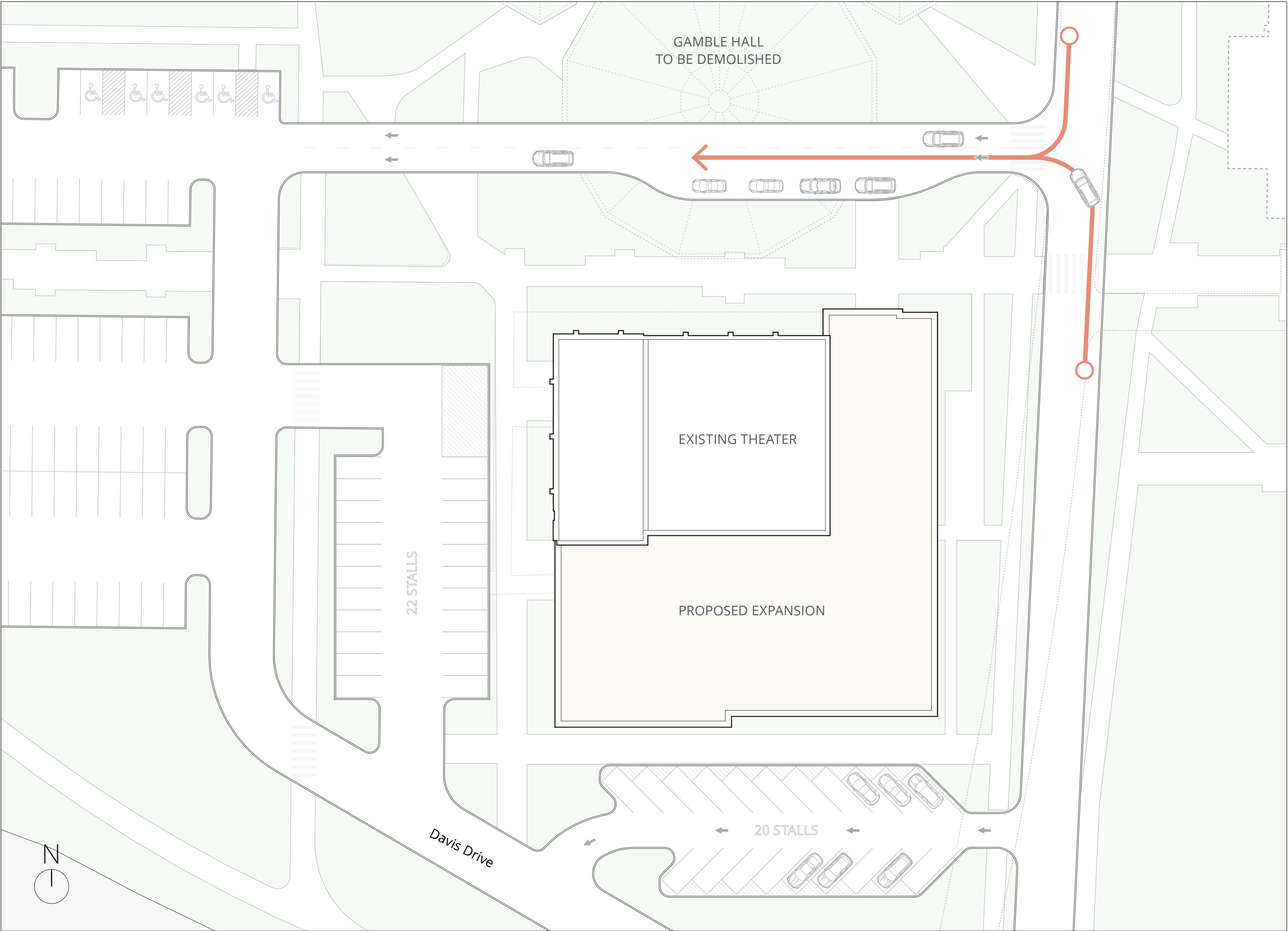
EXPANSION IMAGERY

PHASED APPROACH



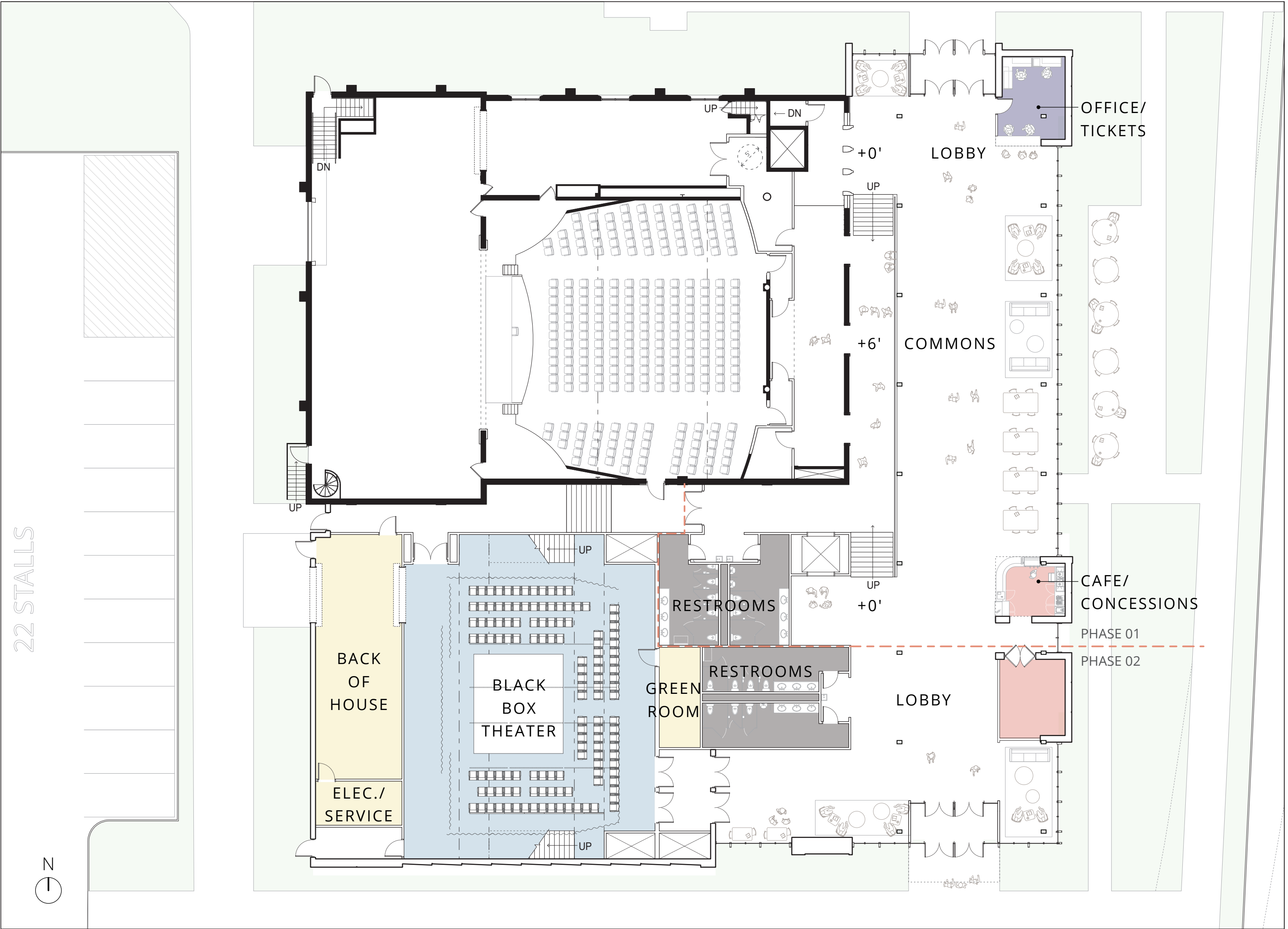
PROGRAM FLOW DIAGRAM

SITE PLAN
1/32"=1'-0"



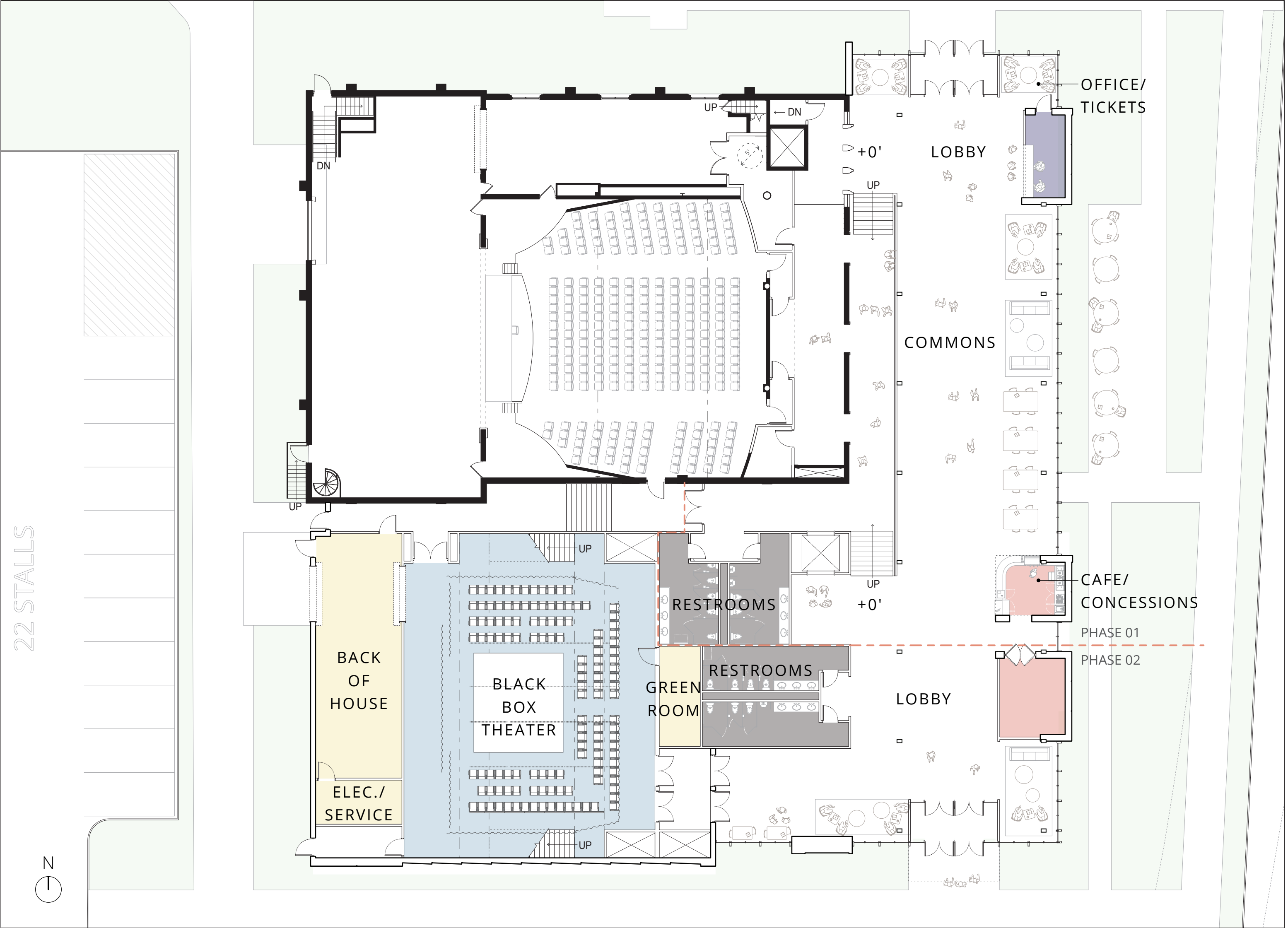
MAIN LEVEL_OPT A

1/16"=1'-0"



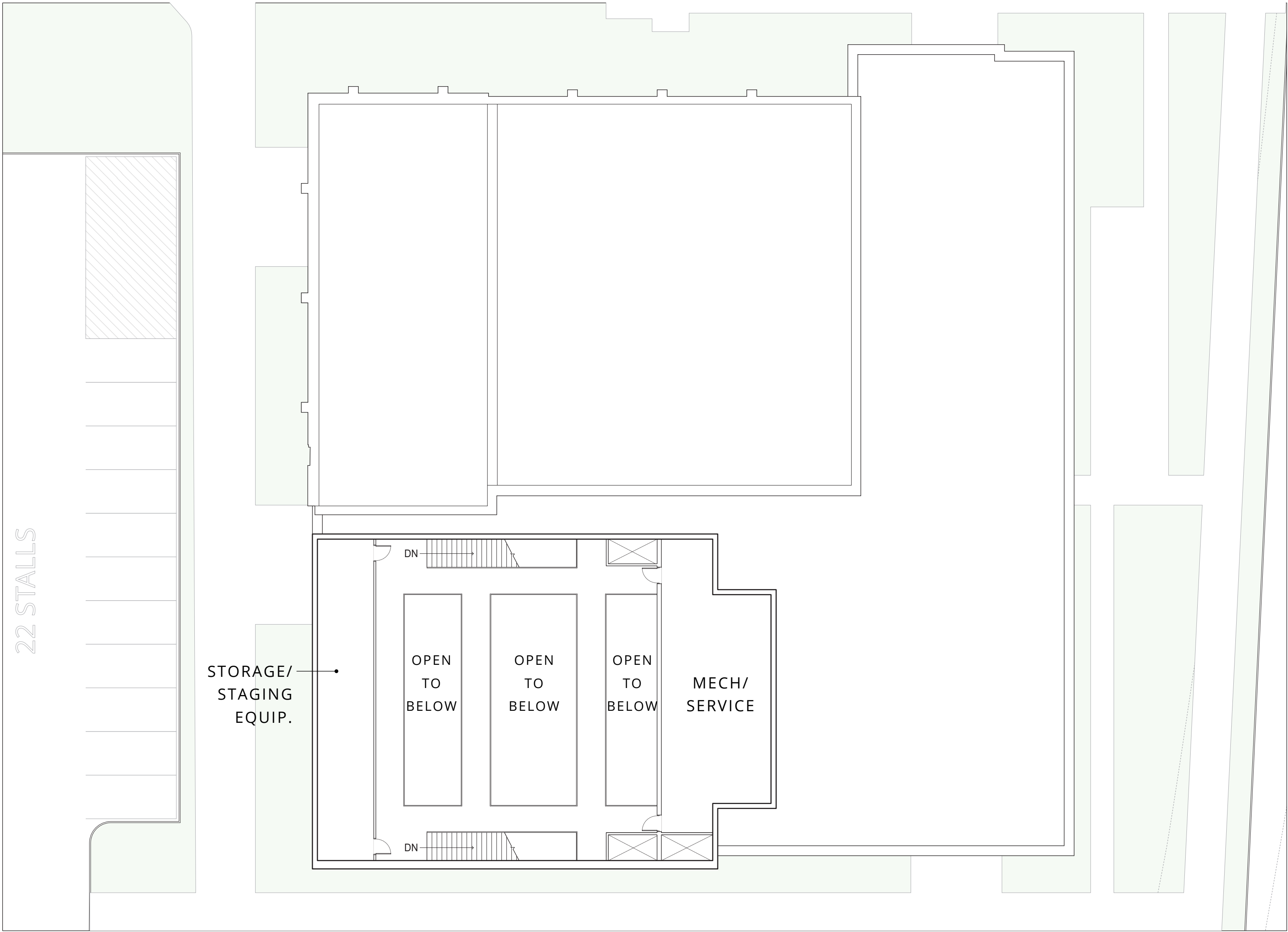
MAIN LEVEL_OPT B

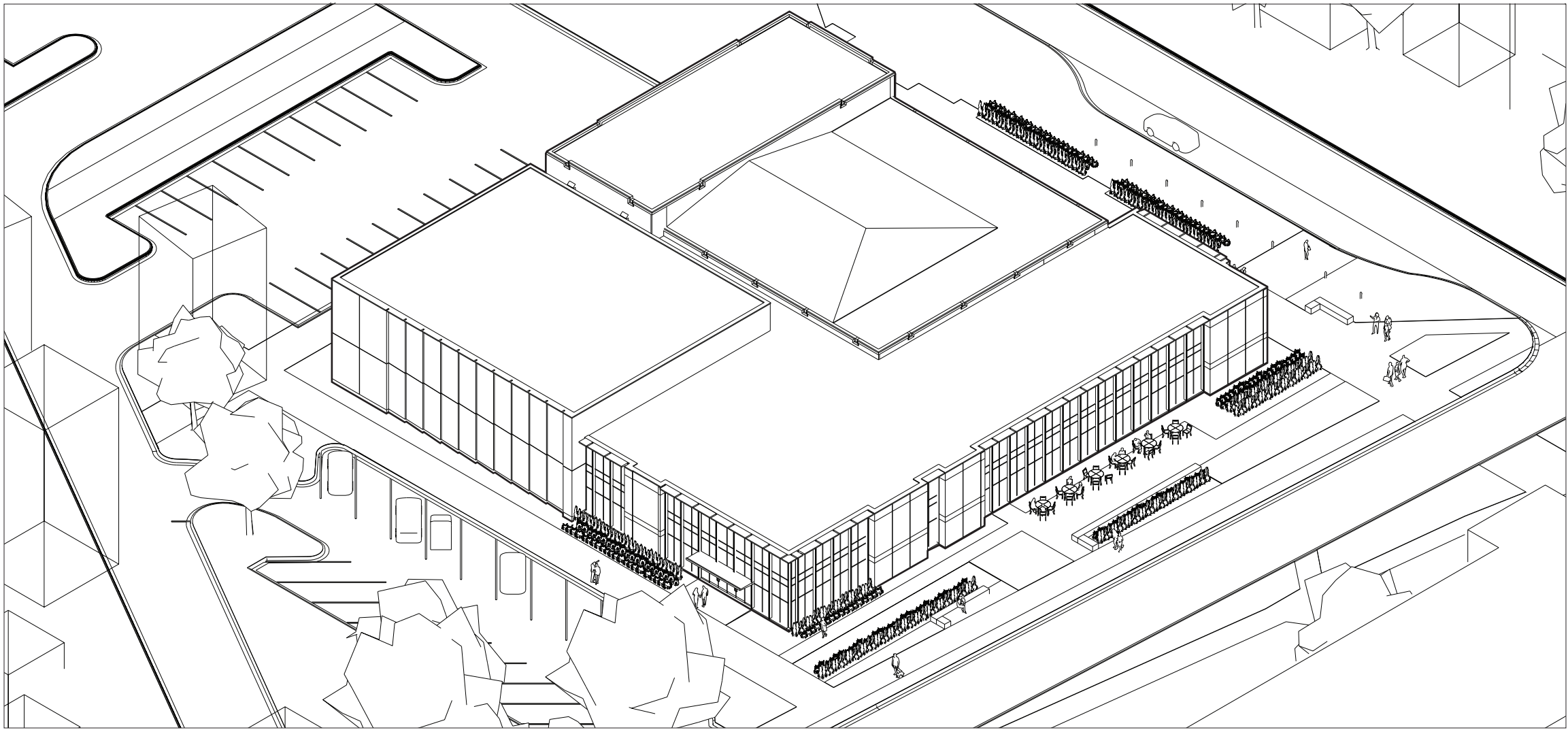
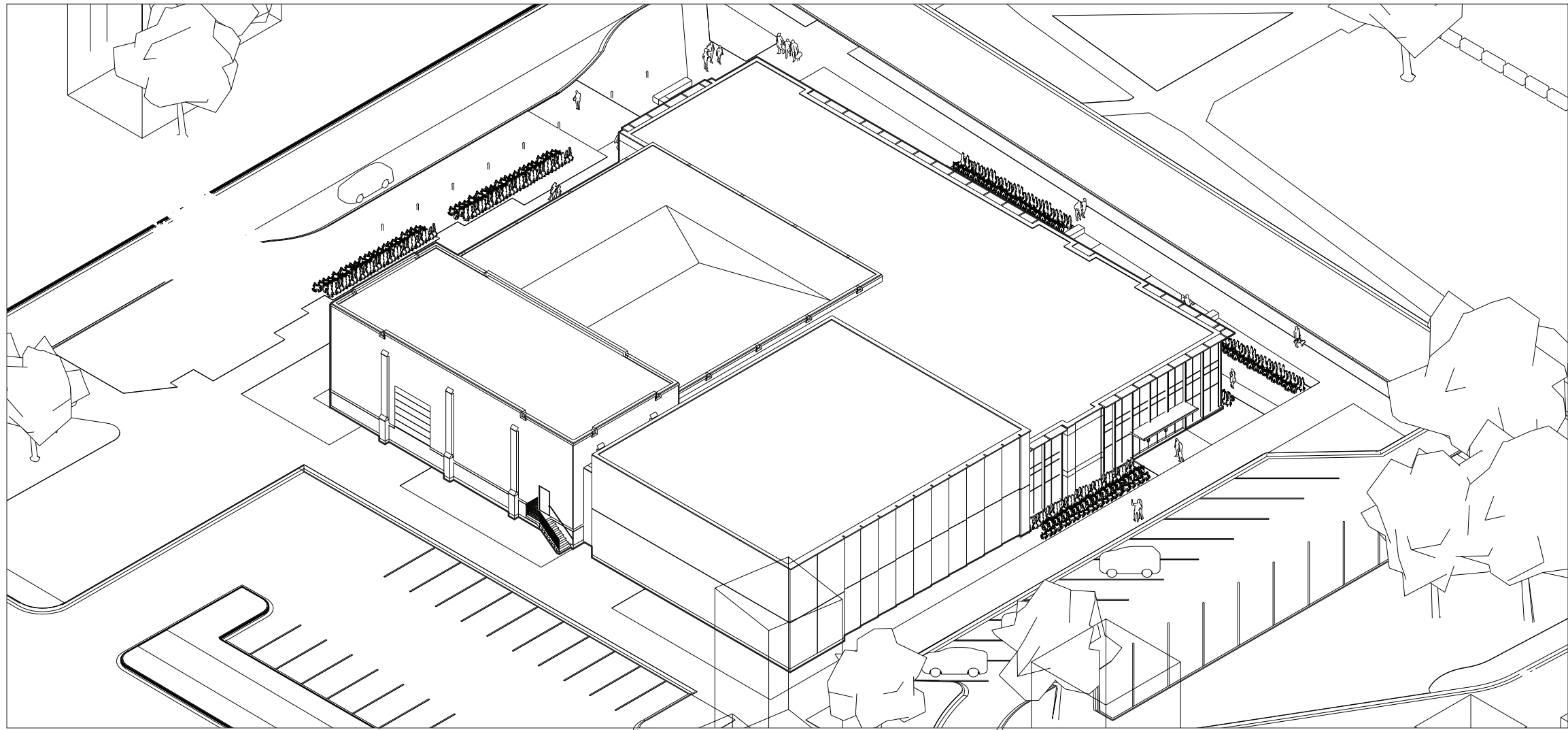
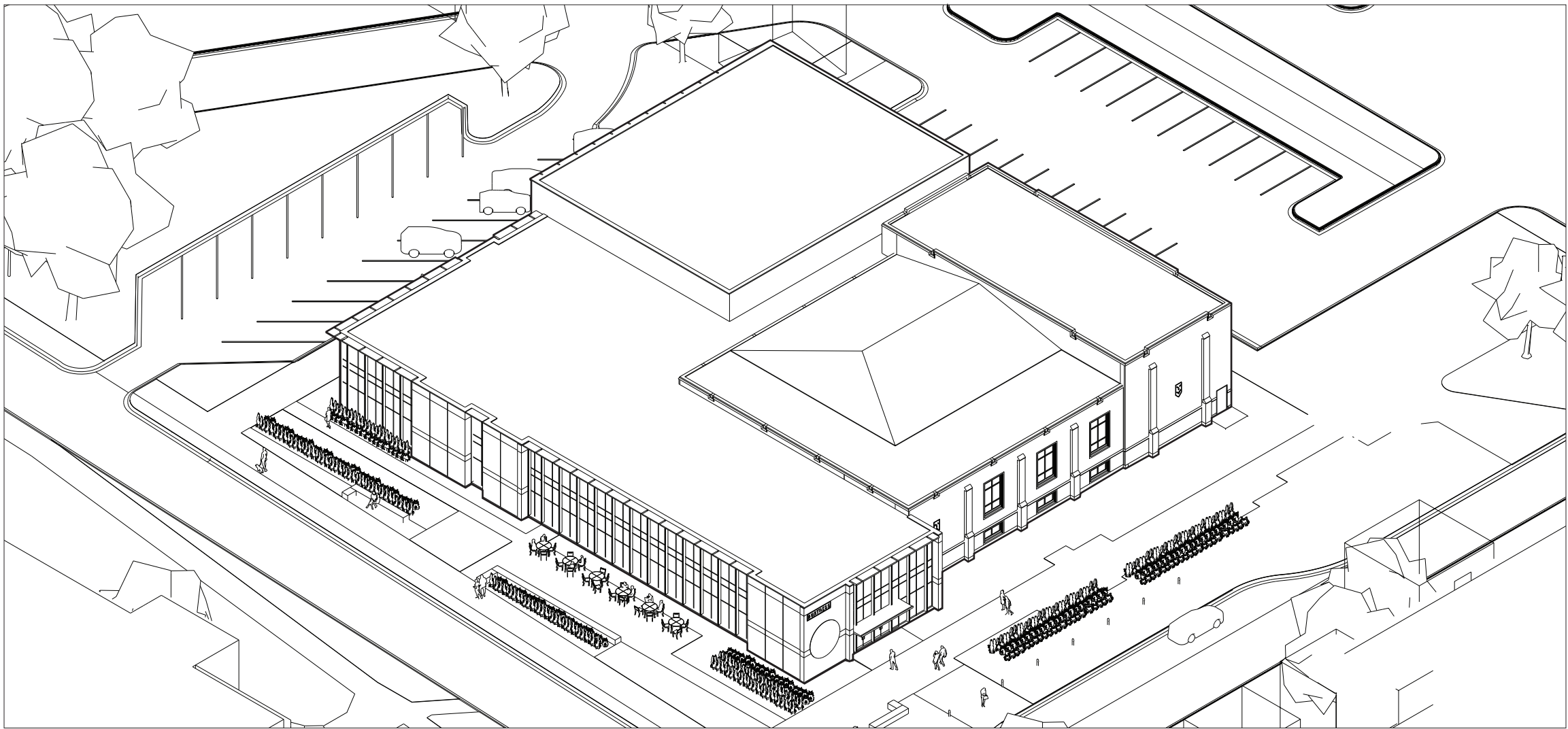
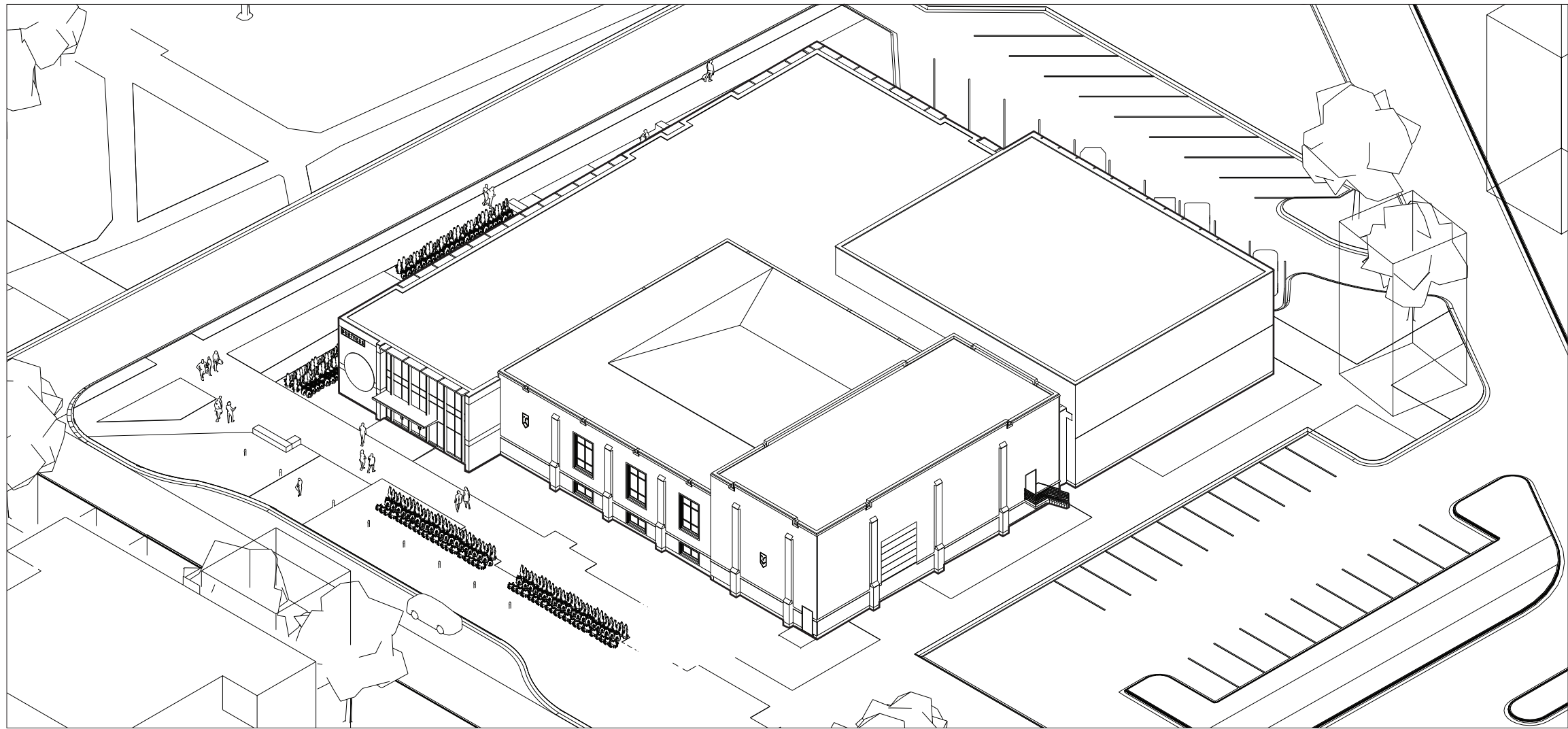
1/16"=1'-0"



MEZZANINE

1/16"=1'-0"

























MATERIAL ALTERNATIVES

BLACK BOX THEATER VOLUME













APPENDIX

ZONING CODE

18-0221. - U-D UNIVERSITY DISTRICT.

8 *Front yard requirements:*

- A. Front yard depth of **twenty-five (25)** feet with one (1) additional foot for each foot in height the building exceeds twenty-five (25) feet.
- B. The front yard depth on corner lots shall be in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for front yards shall be provided on the other frontage.
- C. Front yard depth on lots fronting minor and principal arterial streets as identified in the transportation element of the city's master plan shall be **thirty-five (35) feet**.

9 *Side yard requirements:*

Each lot shall have two (2) side yards, one on each side of the principal building, the sum of the widths of the two (2) side yards shall not be less than twenty (20) percent of the average width of the lot, distributed as follows:

- D. On any lot sixty (60) feet or less in width, the minimum side yard shall be not less than ten (10) percent of the width of the lot, and in no case shall a side yard be less than four (4) feet in width from the exterior wall abutting the side yard.
- E. On any lot having an average width greater than sixty (60) feet and less than one hundred (100) feet, the minimum side yard shall be not less than eight (8) feet in width from the exterior wall abutting the side yard.
- F. On any lot one hundred (100) feet or greater in width, the minimum side yard shall be ten (10) feet in width from the exterior wall abutting the side yard.

10 *Rear yard requirements:*

Depth of twenty (20) percent of the lot depth with a minimum rear yard of twenty-five (25) feet. No alley shall be counted as any part of this rear yard depth.

THEATER PRECEDENTS

Project	Theater Seating	Commons SF	Commons SF/ Patron
Illinois State PAC - Theater	450	4,500	10.0
Illinois State PAC - Concert Hall	1,000	4,500	4.5
Univ Northern Iowa PAC	1,000	12,000	12.0
Arizona State PAC	185	5,000	27.0
MN Orchestra Hall	2,000	30,000	15.0

Burtness Theater	Theater Seating	Commons SF	Commons SF/ Patron
Existing	326	845	2.6
Option 01A	326	4,500	13.8
Option 01B	326 + 120	5,300	11.1
Option 02A	326	4,800	14.7
Option 02B	326 + 120	5,800	12.2
Option 03A	326	4,300	13.2
Option 03B	326 + 120	5,300	11.1

EXISTING PROGRAM

BASEMENT

RM NO	RM NAME	SQUARE FEET
001	Studio Theatre	2765
002	Green Room	320
003	Makeup Room	370
003A	Dressing Room A	215
003B	Dressing Room B	295
004	ROOM 004	475
005	Costume Shop	825
006	Equipment Room	590
007	Storage	315
008	Women’s Restroom	130
009	Men’s Restroom	150
010	Restroom Vestibule	30
011	Lower Lobby	680
012	Corridor	600
Existing Total		7760

FIRST FLOOR

RM NO	RM NAME	SQUARE FEET
101	Entry	345
102	Foyer	845
103	Ticket Booth	55
104	Scene Shop	895
105	Theatre House	3125
106	Stage	2715
Existing Total		7980

MEZZANINE

RM NO	RM NAME	SQUARE FEET
201	Control Room	575
Existing Total		575
TOTAL USF		16315
TOTAL GSF		18232

PROPOSED PROGRAM

BASEMENT		
RM NO	RM NAME	SQUARE FEET
Proposed Total		
		0

FIRST FLOOR		
RM NO	RM NAME	SQUARE FEET
	Green Room	500
	Box Office	400
	Commons	3000
	Concession/Café	600
	Restrooms	775
Proposed Total		
		5275

MEZZANINE		
RM NO	RM NAME	SQUARE FEET
Proposed Total		
		0
TOTAL PROPOSED SF		5275



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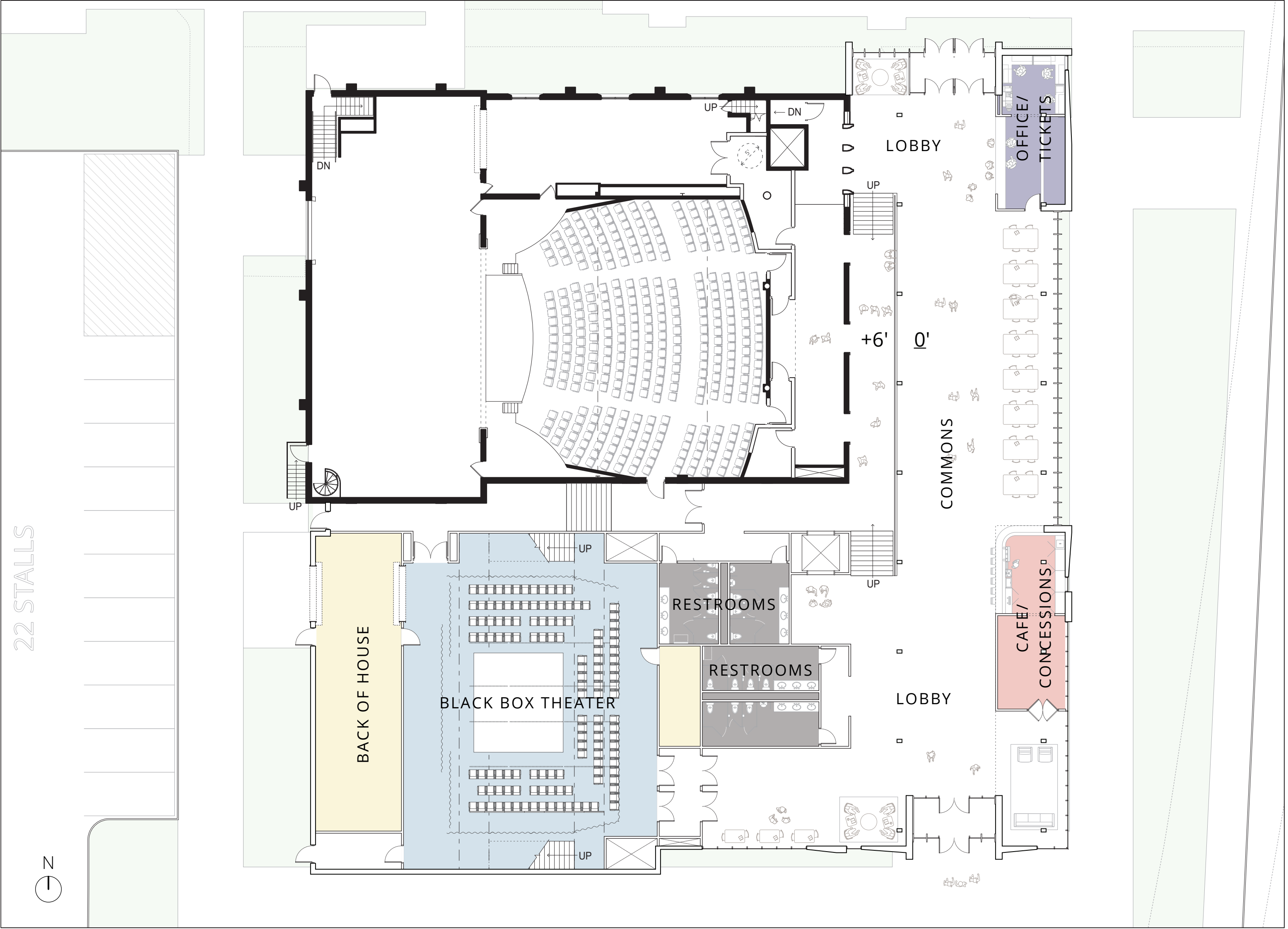
TERRY HELLAND, AIA
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612.677.7188

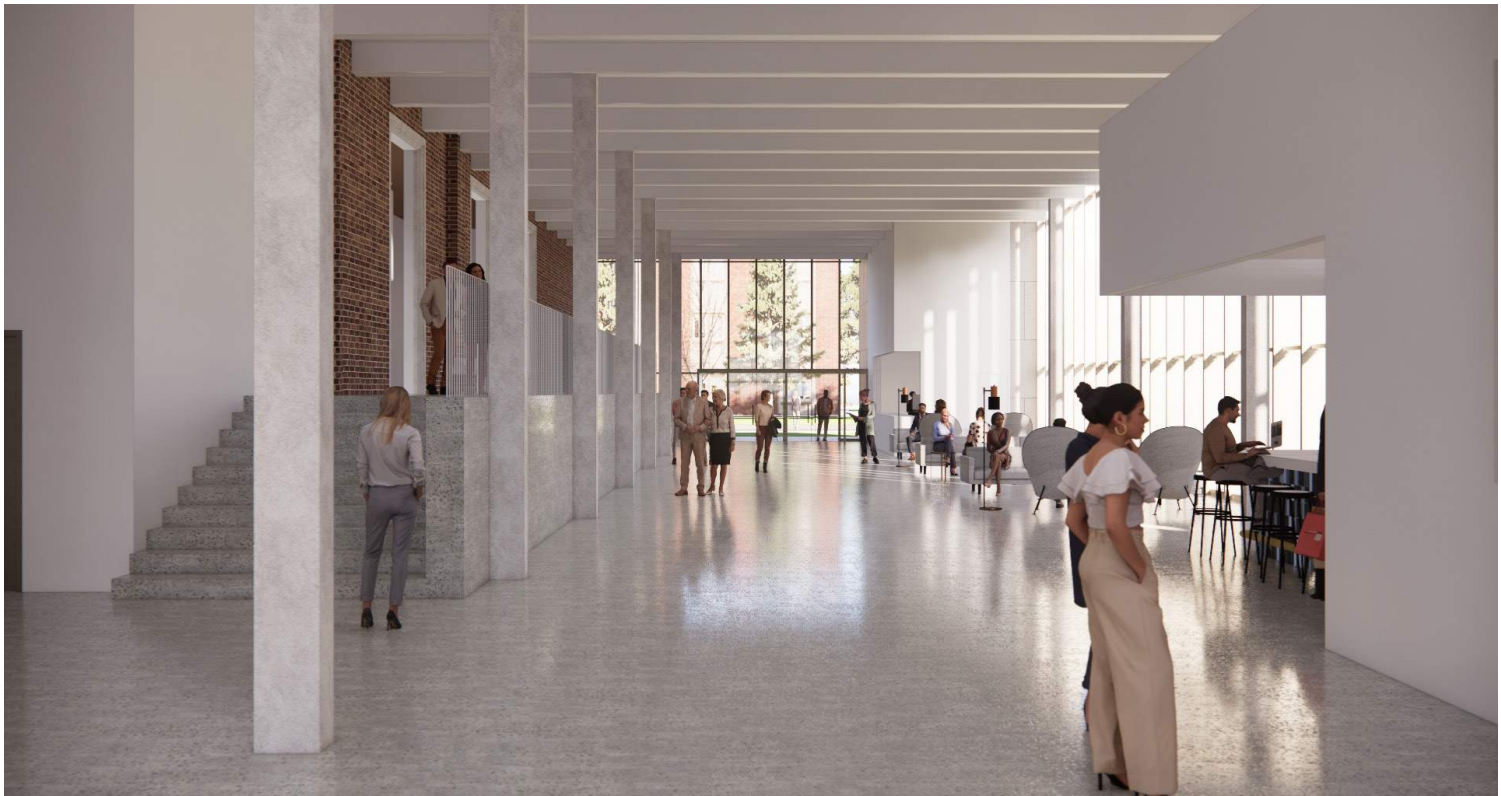
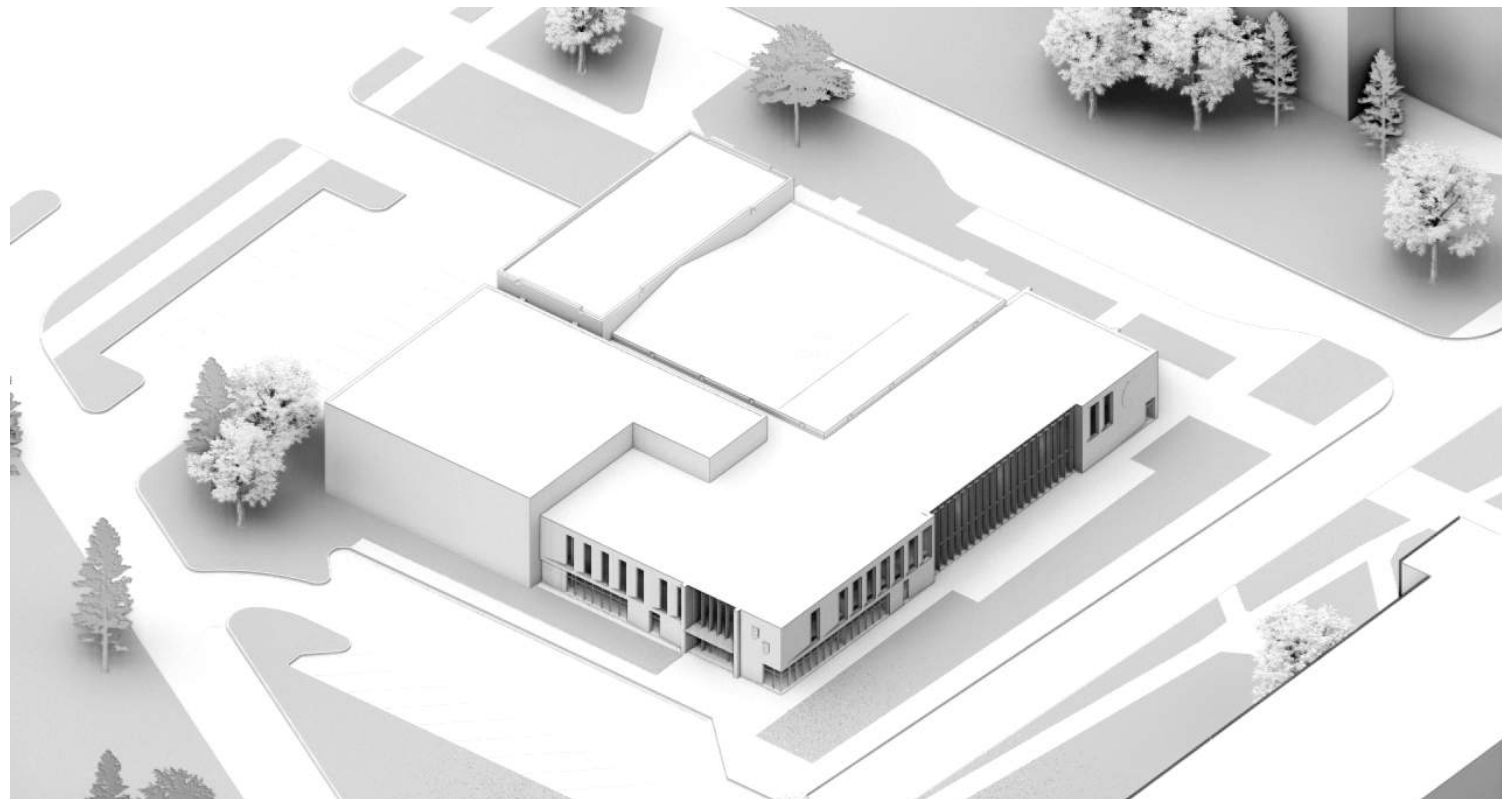
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RSP

OPTION 01

1/16"=1'-0"





OPTION 01

PERSPECTIVES