CONCEPT DESIGN
BURTNESS THEATER EXPANSION
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 BURTNESS 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
SITE FORCES

PEDESTRIAN APPROACH AND POTENTIAL PARKING

EXISTING ELEVATION SETBACK

FORMAL AXIS
SITE PLAN

1/32" = 1' - 0"

Gamble Hall
To Be Demolished

6 Accessible
21 Stalls

Existing Theater

16 Stalls

Centennial Drive

Davis Drive

SITE ANALYSIS
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
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_OPTS A
1/16"=1'-0"
MAIN LEVEL_OPT B

1/16"=1'-0"
MATERIAL ALTERNATIVES

BLACK BOX THEATER VOLUME
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

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

<table>
<thead>
<tr>
<th>Burtness Theater</th>
<th>Theater Seating</th>
<th>Commons SF</th>
<th>Commons SF/ Patron</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>326</td>
<td>845</td>
<td>2.6</td>
</tr>
<tr>
<td>Option 01A</td>
<td>326</td>
<td>4,500</td>
<td>13.8</td>
</tr>
<tr>
<td>Option 01B</td>
<td>326 + 120</td>
<td>5,300</td>
<td>11.1</td>
</tr>
<tr>
<td>Option 02A</td>
<td>326</td>
<td>4,800</td>
<td>14.7</td>
</tr>
<tr>
<td>Option 02B</td>
<td>326 + 120</td>
<td>5,800</td>
<td>12.2</td>
</tr>
<tr>
<td>Option 03A</td>
<td>326</td>
<td>4,300</td>
<td>13.2</td>
</tr>
<tr>
<td>Option 03B</td>
<td>326 + 120</td>
<td>5,300</td>
<td>11.1</td>
</tr>
</tbody>
</table>
## EXISTING PROGRAM

### BASEMENT

<table>
<thead>
<tr>
<th>RM NO</th>
<th>RM NAME</th>
<th>SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td>Studio Theatre</td>
<td>2765</td>
</tr>
<tr>
<td>002</td>
<td>Green Room</td>
<td>320</td>
</tr>
<tr>
<td>003</td>
<td>Makeup Room</td>
<td>370</td>
</tr>
<tr>
<td>003A</td>
<td>Dressing Room A</td>
<td>215</td>
</tr>
<tr>
<td>003B</td>
<td>Dressing Room B</td>
<td>295</td>
</tr>
<tr>
<td>004</td>
<td>ROOM 004</td>
<td>475</td>
</tr>
<tr>
<td>005</td>
<td>Costume Shop</td>
<td>825</td>
</tr>
<tr>
<td>006</td>
<td>Equipment Room</td>
<td>590</td>
</tr>
<tr>
<td>007</td>
<td>Storage</td>
<td>315</td>
</tr>
<tr>
<td>008</td>
<td>Women's Restroom</td>
<td>130</td>
</tr>
<tr>
<td>009</td>
<td>Men's Restroom</td>
<td>150</td>
</tr>
<tr>
<td>010</td>
<td>Restroom Vestibule</td>
<td>30</td>
</tr>
<tr>
<td>011</td>
<td>Lower Lobby</td>
<td>680</td>
</tr>
<tr>
<td>012</td>
<td>Corridor</td>
<td>600</td>
</tr>
</tbody>
</table>

**Existing Total**: 7760 square feet

### FIRST FLOOR

<table>
<thead>
<tr>
<th>RM NO</th>
<th>RM NAME</th>
<th>SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Entry</td>
<td>345</td>
</tr>
<tr>
<td>102</td>
<td>Foyer</td>
<td>845</td>
</tr>
<tr>
<td>103</td>
<td>Ticket Booth</td>
<td>55</td>
</tr>
<tr>
<td>104</td>
<td>Scene Shop</td>
<td>895</td>
</tr>
<tr>
<td>105</td>
<td>Theatre House</td>
<td>3125</td>
</tr>
<tr>
<td>106</td>
<td>Stage</td>
<td>2715</td>
</tr>
</tbody>
</table>

**Existing Total**: 7980 square feet

### MEZZANINE

<table>
<thead>
<tr>
<th>RM NO</th>
<th>RM NAME</th>
<th>SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Control Room</td>
<td>575</td>
</tr>
</tbody>
</table>

**Existing Total**: 575 square feet

**TOTAL USF**: 16315

**TOTAL GSF**: 18232
## Proposed Program

<table>
<thead>
<tr>
<th>Basement</th>
<th>First Floor</th>
<th>Mezzanine</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RM NO</strong></td>
<td><strong>RM NAME</strong></td>
<td><strong>SQUARE FEET</strong></td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Green Room</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Box Office</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Commons</td>
<td>3000</td>
<td></td>
</tr>
<tr>
<td>Concession/Café</td>
<td>600</td>
<td></td>
</tr>
<tr>
<td>Restrooms</td>
<td>775</td>
<td></td>
</tr>
<tr>
<td><strong>Proposed Total</strong></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total Proposed SF</strong></td>
<td>5275</td>
<td></td>
</tr>
</tbody>
</table>
OPTION 01
1/16"=1'-0"