

# **MUCKENTHALER CULTURAL CENTER MASTER PLAN REPORT**

**JULY 1984**

**MUCKENTHALER CULTURAL CENTER  
FINAL MASTER PLAN REPORT**

**Prepared By:**

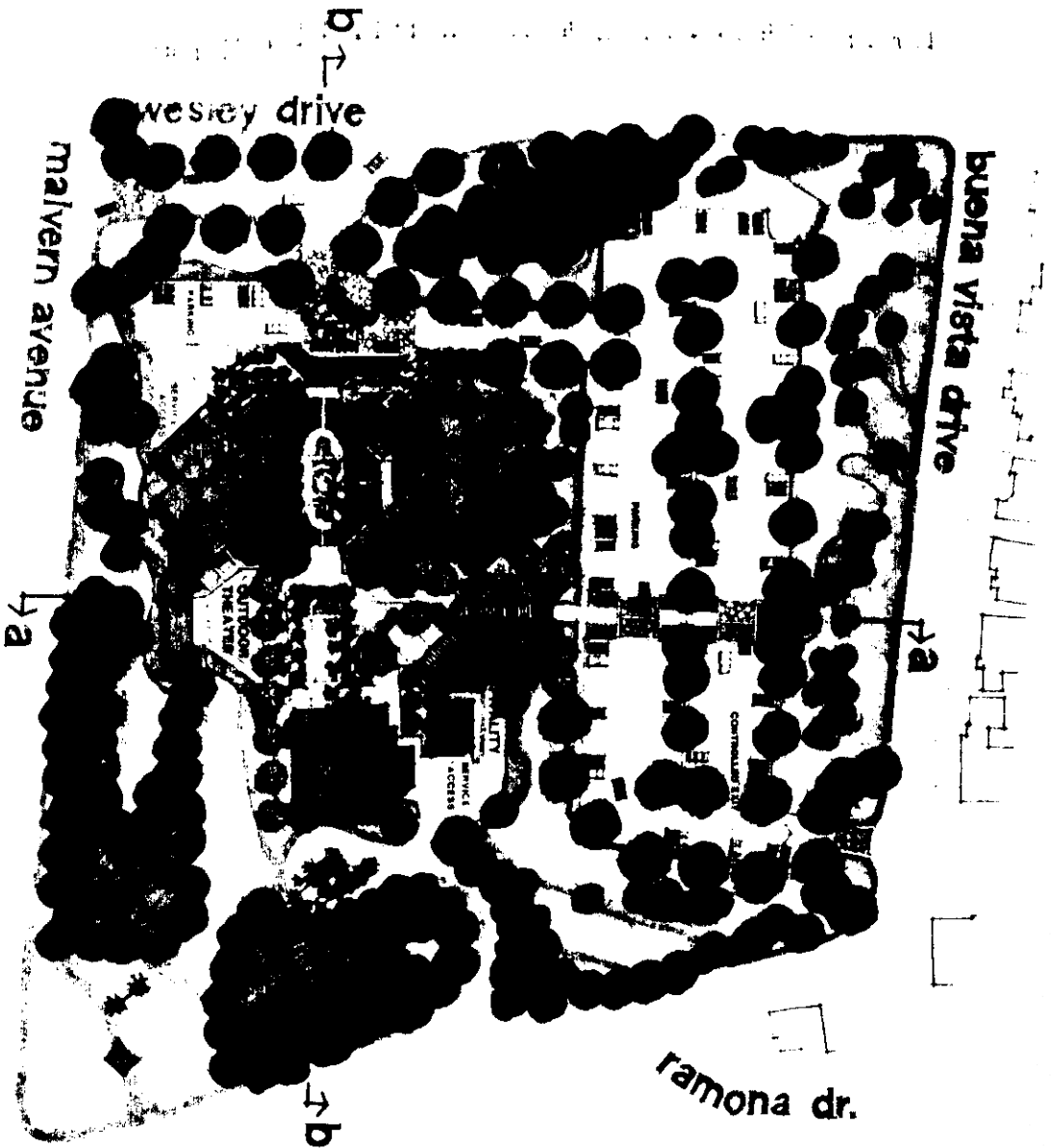
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**Prepared For:**

The City of Fullerton  
303 West Commonwealth Avenue  
Fullerton, California 92632

Adopted by Planning Commission on May 23, 1984  
Adopted by City Council on June 19, 1984

**design  
concept 4  
illustrative**



**MUCKENTHALER  
CULTURAL CENTER**  
tullerton, california

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# I. INTRODUCTION

I.

INTRODUCTION

In March 1965, the City of Fullerton was granted the 8.5 acre Muckenthaler family estate for use as a public cultural center. Since that time, the Muckenthaler home and adjoining grounds have realized an increasing program of use in cultural pursuits - notably, as an art gallery, a facility for education in the fine arts, and for outdoor theater production. The City of Fullerton and the Cultural Groups Foundation of Northern Orange County retained Florian/Martinez Associates for the development of a comprehensive Master Plan consistent with the approved Muckenthaler Cultural Center Master Plan Committee Report.

This booklet presents the proposed Master Plan for the Muckenthaler Cultural Center site located at 1201 W. Malvern Avenue in Fullerton. The concepts presented represent the coordinated efforts of the Master Plan Committee representing the Cultural Groups Foundation of Northern Orange County, City staff, and Florian/Martinez Associates.

As presented herein, the design solutions respond to the Master Plan Policy, "to maintain the integrity of the period wherever feasible so that all (future) structures, walkways, gardens, etc. shall be compatible with all such existing facilities"; community goals and objectives; as well as site-specific development issues and concerns. The resulting Master Plan reflects innovative site design and incorporates thematic architecture and open space amenities unifying the variety of proposed facilities with the existing facilities. The design concept proposes to preserve and enhance the existing facilities. The Master Plan provides development guidelines that will ensure both a logical development pattern and a high quality cultural center.

Florian/Martinez Associates gratefully acknowledges the cooperation and assistance of the many individuals and organizations contacted during the course of developing the Muckenthaler Cultural Center Master Plan.

## **II. PROGRAM**



## II. PROGRAM

The Muckenthaler Cultural Center Master Plan Committee Report, prepared by the Cultural Groups Foundation of Northern Orange County and the City of Fullerton, has served as the basis for the planning and design process and development of the Master Plan. The program objective is to "develop a comprehensive, coordinated, cohesive, and unified master plan for the 8.5 acre Muckenthaler cultural center site, incorporating the multiple space requirements which will allow the site to function fully and more effectively and competitively in providing the best possible cultural environment for the community."

### A. Major New Facilities

The program identifies specific facility and activity requirements, special needs, and desired relationships. Following is a list of major programmed facilities and activities for the Muckenthaler Cultural Center with a brief description of each:

#### 1. Galleries/Exhibitions

Visual arts will be a major activity of the new cultural center. The art galleries, gift shop and art storage areas currently located in the Muckenthaler residence will be relocated to new facilities and the house will be utilized for appropriate "period" exhibits.

#### 2. Education Facilities/Classrooms

One of the primary functions of the cultural center will be to provide classes for the community, including dance, music, performing arts, and fine arts and crafts.

#### 3. Theater/Performing Arts

Performing arts, including theater productions, lectures, musical presentations, poetry readings, etc. shall be a major portion of the programming activities. To accommodate these uses, the master plan will incorporate indoor facilities to provide lecture hall, classroom/meeting room, and auditorium space.

Outdoor theater is a major activity to be included in the master plan to preserve the intimate "natural" character of the "theater-on-the-green".

4. Administration/Office Areas

The Cultural Groups Foundation and the City provide both contractual and direct cultural programming. Office space for clerical and administrative support staff, volunteers, and supervisory personnel are required. In addition, exhibit design space and a conference/meeting room are necessary.

5. Hospitality Area

An important supplementary function to the overall operation of the cultural center is the auxiliary food service capability which provides support to exhibitions, educational activities and performing arts. It will also provide reception facilities for weddings and "gala" openings. The hospitality area should blend with the overall cultural center operations and the historical significance of the site.

B. **Special Considerations**

The program also discusses several special considerations in developing the master plan. These include the potential impact on the surrounding residential setting; preservation of the historical character of the site; vehicular circulation and parking; access to facilities and visitor control; service and delivery; and elimination of "temporary" facilities.

C. **Space Requirement Summary**

The following information was compiled from the Muckenthaler Cultural Center Master Plan Committee Report, personal interviews, and facility design standards. The information was used as a general guideline in preparing the overall master plan.

1. <u>Galleries/Exhibitions</u>	<u>Square Feet</u>
a. Entry/Reception Area	800
b. Service Area	800
- Small Kitchen	
- Break Room	
- Storage	
- Janitorial	
c. Work Room (to prepare exhibits)	1,000
d. "Medium Range" Exhibition Gallery	3,000
e. Storage	800
f. Gift Shop	600
TOTAL (Estimate)	7,000
2. <u>Educational Facilities/Classrooms</u>	
a. Classroom (Multi-use)	1,000
b. Studio/Meeting Room	700
c. Craft Center	1,200
- Kiln Area	
- Storage	
d. Classroom (For Performing Arts)	700
e. Internal Circulation and Storage/Misc.	500
TOTAL (Estimate)	4,100

3. Theater/Performing Arts

a. Indoor Facility		
1) Lobby/Reception Area		1,100
2) Restrooms (shared facilities)		500
3) Auditorium Seating (200 capacity)		2,000
4) Stage w/wings		1,800
5) Back stage (shared facilities)		2,500
- Workshops		
- Props		
- Storage (costume)		
- Storage (scenes)		
6) Dressing Rooms w/Restrooms (shared fac.)	700	
7) Lounge Area for Performers (shared fac.)	400	
8) Utility	500	
- Lighting		
- Projection Room		
9) Receiving and General Storage	300	
10) Costume Workshops	400	
TOTAL (estimate)		<hr/> 10,200
b. Outdoor Theater		
1) Seating Area (200 capacity)	3,000	
(Dinner theater capabilities)		
2) Stage w/wing space	1,800	
3) Back Stage Area (shared facilities)	2,100	
- Workshops		
- Props		
- Costumes		
- Scene Storage		
4) Dressing Rooms (shared facilities)	1,000	
- Restrooms		
- Lounge Area		
TOTAL (estimate)		<hr/> 7,900

4. Administration/Office Areas

a.	Individual Offices (Minimum required)	850
-	Director	
-	Administrators (3)	
-	Preparator	
-	Clerical (2)	
-	Ticket Office	

b.	General Reception Area/Circulation	250
----	------------------------------------	-----

TOTAL (Estimate) 1,100

5. Hospitality Area

a.	Dining Area (100 capacity)	1,500
b.	Meal Production Area	500
c.	Serving Area	100
d.	Receiving and Storage	300
e.	Waiting/Cashier/Telephones	200

TOTAL (Estimate) 2,600

Optional Restroom Facilities  
(restrooms could share centralized  
Cultural Center location) 300

### III. DESIGN

### III. DESIGN PROCESS

Design of the Muckenthaler Cultural Center Master Plan has involved close coordination with the City and the Master Plan Committee; extensive interviews with various members of the Cultural Groups Foundation; research and analysis of all available pertinent information; evaluation of site characteristics; and the preparation and refinement of alternative conceptual plans.

#### A. Research and Analysis Summary - See Exhibit 1, Opportunities and Constraints

The Muckenthaler residence, built in the early 1920's, occupies the southeast corner of the 8.5 acre site located one mile west of downtown Fullerton. The site is surrounded by single family detached homes and contains a wide variety of mature vegetation in a park like setting. The Mediterranean style residence currently undergoing extensive interior and exterior restoration, is listed on the National Register of Historic Places and has been designated a significant historical building by the State Office of Historic Preservation.

The grounds contain remnants of a formal garden, rose garden, avocado grove, and lemon groves. The site also contains two temporary modular units, an asphalt parking lot, and a temporary stage and seating area. The long range goal of the City is to move all of the activities utilizing these "temporary" facilities to permanent structures elsewhere on the site. The residence will be restored to period decor and used to display a permanent art collection.

#### 1. Topography

The site occupies a south facing bluff having 45 feet of elevation change, with a high point on Buena Vista Drive to the north and a low elevation at Malvern Avenue to the south. The north 3/4 of the site is at the higher elevation and relatively flat, with steep slopes along Malvern Avenue on the south and Buena Vista Drive on the east. An 8' high retaining wall is located at the bottom of the slope parallel to Malvern Avenue. The higher portions of the site command a panoramic view toward the south.

opportunities  
and constraints  
**legend**

**VIEW OPPORTUNITY**

1. PROBABLY BEST VIEW FROM PROJECT SITE SOUTH ON STB
2. VIEW POTENTIALLY DIMINISHED AGAIN NEARLY 1/2 MILE TO THE SOUTH
3. IF SOUTHERN END "POUCHES" MEET VISION CORRECT WITH CURRENTLY EXISTING FEATURES

POTENTIALLY SIGNIFICANT ACCESS

1. ONE SPECIAL TOPIC ONLY, ADDITIONAL, ADDING TO AND NOT REINFORCING OF THIS LECTURE, SUCH AS: "WHEELS" FROM PARTIAL IMPACT THEORY, PLAN AN "IMPACT", "POOR ORIENTATION TO LACONICNESS, HUBS"
2. "ALTERNATE" THIS LECTURE WITH LECTURE 10, BECAUSE TOPIC AND RELEVANCE, FROM, VIEW PERSONAL
3. THIS LECTURE WILL, MINIMIZE TOPIC, MINUTE TO SUBSTANTIVE, MINUTES, AND, TOPIC, FROM
4. BEST REPLY, TO, TOPIC, LECTURE, AND
5. BEST REPLY, TO, TOPIC, LECTURE, AND

USABLE, ADDS, FROM, HUBS, AND, ORIENTATION, TO, LACONICNESS, FROM, RELEVANCE, WITH, A, STEP, TOPIC, WOULD, ADD, LECTURE, LOTS, TO, SUCH, A, LECTURE.

[illegible]

THE NUCLEAR POWER REPOSITORY IS LOCATED ON AN 8 1/2 ACRES SITE AND IS THE FIRST OF DOWNSTREAM FACILITIES. THIS SITE REPRESENTS AN EXTENSIVE RADIATION HAZARD, CONTAINING A WIDE VARIETY OF RADIOACTIVE MATERIALS, INCLUDING HIGHLY RADIOACTIVE BY-PRODUCTS FROM NUCLEAR REACTORS, AND FUEL RODS. THE REPOSITORY WAS DESIGNED TO STORE AND MAINTAIN THE REACTOR FUEL RODS IN THE CITY OF PLEASANTON IN 1965. THE REPOSITORY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, IS BEING RESTORED TO ITS ORIGINAL CONDITION, CULTURAL RESOURCES MAINTAINED, AND USED AS A VISITING CENTER. THE REPOSITORY IS BEING RESTORED TO ITS ORIGINAL CONDITION AND IS BEING RESTORED TO ITS ORIGINAL CONDITION AND IS BEING RESTORED TO ITS ORIGINAL CONDITION.

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2. Vegetation

The site contains significant vegetation with a mature stand of eucalyptus trees along Wesley Drive to the west; remnants of an avocado grove, to the south and east of the residence, containing scattered jacaranda, palms, and numerous other species; and a relatively new planting of trees to the north along Buena Vista. Future development should preserve the existing trees to maintain a park like setting.

3. Access and Circulation

Public vehicular access to the site is from the north at the intersection of Buena Vista Drive and Rose Drive. The old driveway to the east is utilized for service vehicle access. Malvern Avenue is a major east west arterial with four lanes. Buena Vista Drive, Wesley Drive, and Ramona Drive are all narrow, two lane, local residential streets.

4. Noise

Noise generated by traffic on Malvern Avenue is indicated on the Opportunities and Constraints Exhibit by the C.N.E.L. Noise Contours of 60 and 65. This information is from the City of Fullerton Noise Abatement Plan and is very general in nature. The noise contours do not take into account the significant noise barriers created by the steep slope and existing vegetation. However, noise sensitive land uses should be avoided within the impact area unless physical mitigation measures are taken.

The large open areas of the site, as shown on the Opportunities and Constraints Exhibit, offer excellent opportunity to expand the cultural center facilities and maintain a park like buffer to the surrounding residential neighborhood.

B. Design Criteria

During the analysis phase of the work, certain design criteria was established which was later utilized in the preparation of four (4) alternative conceptual plans. All of the conceptual plans are based upon the following design criteria:

1. Relationship of the new facilities to the Muckenthaler residence.
  - a. Avoid locating new facilities too close to the existing residence to avoid potential damage or disruption to the historical setting.
  - b. Create visual link between new facilities and existing residence through site location and use of similar architectural style.
2. Consideration of site access alternatives.
3. Interrelationship of new facilities to each other.
  - a. The exhibition gallery should be linked to the arts and crafts center.
  - b. Administrative offices should assume a "control" function within the center.
  - c. Close proximity of the indoor and outdoor theater areas is desirable to allow sharing of common facilities. (green rooms, set storage, prop room, etc.)
  - d. Relatively close proximity of hospitality area to exhibition gallery, and the indoor and outdoor theater as a support facility.
4. Relationship of new facilities to proposed access.
5. Visual exposure of the proposed facilities.
  - a. To Malvern Avenue and the greater community.
  - b. To the adjacent single family neighborhood (negative exposure).
6. Location of new facilities and preservation of desirable elements in relation to the adjacent neighborhood.

7. The outdoor theater requires a quiet setting and should be audibly screened from the noise generated by traffic on Malvern Avenue. The outdoor theater is also a noise generator and should be audibly screened from the surrounding neighborhood.
8. The hospitality area should function as a "hub", since it provides support services to the other primary activity areas. It should be in relatively close proximity to the Muckenthaler residence to allow for potential interim use of the existing kitchen facilities.
9. Parking is a major concern since it occupies a substantial portion of the site. It should be visually screened from the surrounding neighbors to minimize any adverse impacts. An analysis of estimated parking requirements by activity is included as Appendix B to this report.

### C. Conceptual Plan Alternative

The conceptual plans presented here are to illustrate the process through which the master plan (concept 4) evolved. Each alternative concept reveals various positive and negative aspects. A description of each alternative follows, with a brief discussion of the design evaluation.

#### 1. Design Concept 1

Primary access from Malvern Avenue provides excellent visual exposure of the proposed facilities to the greater community, allows for an "approach" view of the Muckenthaler residence, and minimizes traffic impact of the proposed development on the adjacent neighborhood. However, because of topographic constraints, Concept 1 will result in relatively high construction costs.

The proposed facilities, located in approximately the center of the site, are clustered around a pedestrian court which serves as a drop-off and a link to all facilities. Parking areas are split to the north and south to reduce the visual impact of one large parking lot.

The Muckenthaler residence acts as a dominant visual element in front of the proposed facilities as seen from Malvern Avenue.

#### Evaluation of Design Concept 1

The visual impact of a dramatic entry, directly off Malvern Avenue, provides excellent visibility and public exposure to the new Cultural Center facilities, and reduces the traffic impact on the surrounding local streets.

The cost and technical difficulties required to accomplish it were judged to be prohibitive. The location of the outdoor theater could generate increased noise levels in the surrounding neighborhood.

2.

#### Design Concept 2

Primary access from Buena Vista Drive utilizes the existing parking area, thereby minimizing site improvement costs. However, this alternative brings increased traffic into the surrounding residential neighborhood, and minimizes the potential visual exposure of the cultural center to the greater community.

The proposed facilities are located just west of the Muckenthaler residence. The indoor and outdoor theater areas take advantage of the natural slope. The potential noise generated by the outdoor theater is screened from the surrounding neighborhood by the new facilities and the Muckenthaler residence. Noise from Malvern may require mitigation measures for the outdoor theater in this location.

#### Evaluation of Design Concept 2

The use of the existing parking area provides an excellent opportunity for a phased development utilizing existing site access. Noise generated by the outdoor theater would be "screened" from the surrounding neighborhood by the existing and proposed buildings. The traffic impact on surrounding local streets is deemed to be unacceptable.

3.

#### Design Concept 3

Primary access from Wesley Drive allows more direct visual impact than Concept 2 and avoids the high cost of Concept 1. Traffic impact on the surrounding residential neighborhood is minimized, although it lacks direct access from Malvern.

As in Concept 1 the proposed facilities are centrally located on the site, with parking split to the north and south.

#### Evaluation of Design Concept 3

The location of the outdoor theater presents the same potential noise impact to the surrounding neighborhood as alternative 1. Although the traffic on local streets is limited, it still directly impacts several residences on Wesley Drive.

#### 4. Design Concept 4

This Design Concept represents a consensus of the City staff, Master Plan Committee, and the consultant, as to a plan that best meets the overall criteria established by the Master Plan Program. It is also the Concept that was approved by both the Planning Commission and City Council.

Primary access from Malvern Avenue at Wesley Drive requires realignment of Wesley Drive to the east, terminating the present Wesley Drive in a cul-de-sac. This solution takes advantage of the minimum traffic impact on neighboring residential areas that Concept 1 provides, while allowing for increased visibility and exposure of the proposed facilities to the greater community.

The proposed facilities are located directly west of the Muckenthaler residence surrounding a pedestrian court that is a visual extension of the formal garden. Centrally located on the site, the new facilities are surrounded by a park like greenbelt.

#### Evaluation of Design Concept 4

The location of the outdoor theater reduces potential noise impact to the surrounding neighborhood. And utilization of the existing parking facilities creates an opportunity for phasing the development.

## **IV. MASTER PLAN**

IV. MASTER PLAN: See Design Concept Exhibit and Sections Exhibit

A. **Description**

Further refinement of Concept 4 resulted in the Master Plan illustrative. It provides for all of the program criteria established by the Master Plan Committee Report, and the design criteria developed through numerous meetings and interviews.

The proposed illustrated facilities include the EXHIBITION GALLERY and ADMINISTRATION OFFICES north of the pedestrian entry court. These facilities will incorporate an arts and crafts center, gift shop, storage, lobby, administrative offices, and sculpture garden. The proposed building orientation allows for natural north lighting in the exhibition area, and visitor access from the court. The office area is critically located for control purposes.

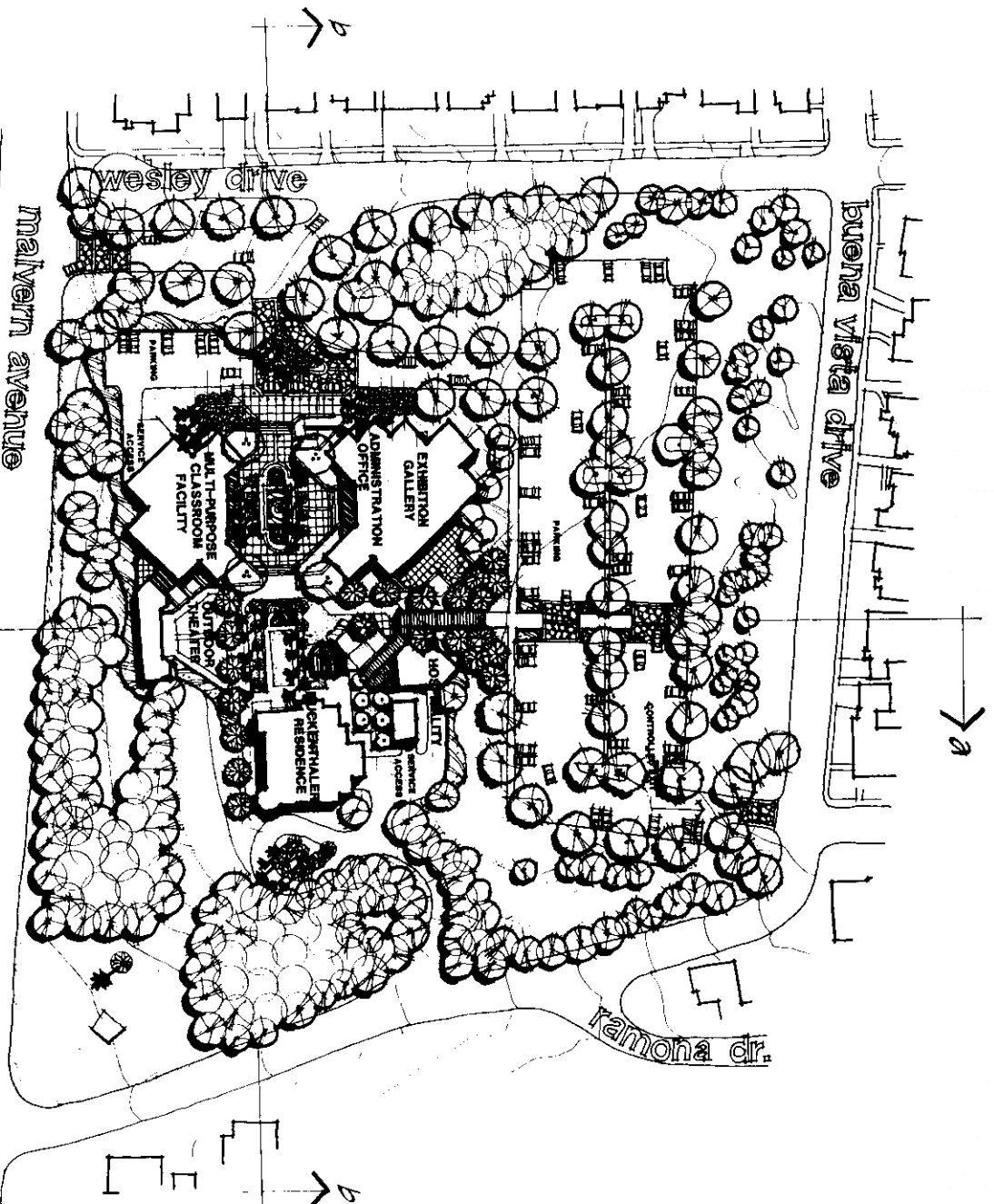
INDOOR and OUTDOOR THEATER facilities are located side-by-side to take advantage of shared utilization of support areas. Seating and stage areas are oriented to take advantage of the natural slope. The potential noise impact from Malvern Avenue should be minimized by utilizing a sound attenuation barrier such as a band shell at the outdoor theater. The indoor theater is located within the MULTI-PURPOSE CLASSROOM FACILITY which also incorporates theater support areas, and additional classroom facilities.

The HOSPITALITY area is located along the pedestrian walkway linking the parking area to the main court. It will provide reception facilities for theater and exhibition galas. Its location in relatively close proximity to the Muckenthaler residence allows for utilizing existing kitchen facilities on an interim basis if necessary.

The entire cultural center complex is organized around a series of landscaped open spaces. The existing formal garden and the new entrance court are on an axis, with the Muckenthaler residence as a backdrop.

The entrance court provides for drop-off at the main vehicular entrance near Malvern Avenue at Wesley Drive providing good visibility and exposure to the greater community.

**EXHIBIT 2**  
*design*  
*concept 4*  
*illustrative*



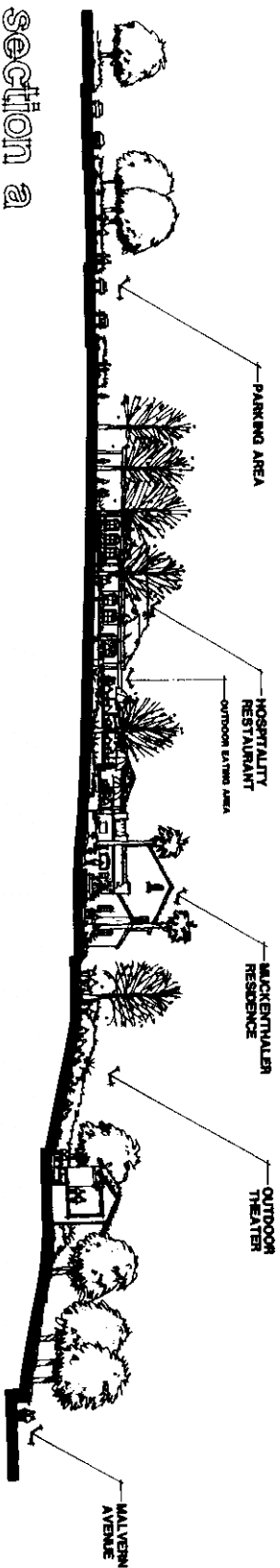
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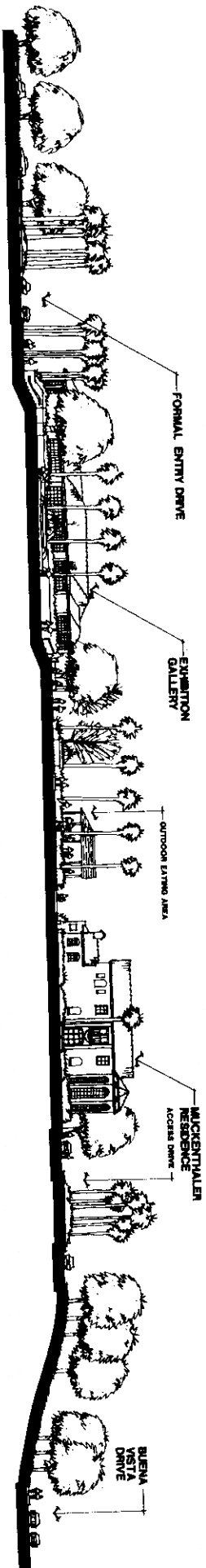
**MUCKENTHALER**  
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EXHIBIT 3  
**design  
 concept**  
 sections



section 2



section 1b

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MUCKENTHALE  
 CULTURAL CENTER  
 TULFERTON, CALIFORNIA

Parking is screened from surrounding residential areas by landscaped berms and existing trees. Rejuvenation of the existing gardens; development of new courtyards and landscaped plazas; and additional perimeter landscaping will enhance the park-like quality of the entire complex.

The architectural character of the new facilities shall be in keeping with the mediterranean style of the Muckenthaler residence. All new facilities shall be residential in scale with a low profile to blend with the residential character of the neighborhood, and will not compete with the existing residence.

The sections and perspective sketch illustrate the design intent of the Muckenthaler Cultural Center Master Plan.

Suggested Materials:

- stucco walls;
- tile roof;
- wood overhead structures;
- architectural detailing should be harmonious with the existing residence.

**B. Phasing**

It is anticipated that the Master Plan may be implemented on an incremented basis over a period of years. Four phases have been identified.

Phase 1 - Hospitality

Funds are presently being raised for the hospitality area and entrance from the parking lot.

Phase 2 - Outdoor Theater

The present theater facility will be relocated and improved with interim support facilities provided in the back stage area.

Phase 3 - Multi-purpose Classroom Facility (indoor theater)

As the theater program expands to include a winter program, so will the theater facilities. All shared support activities will be included in this phase, in addition to classroom and indoor theater facilities.

Phase 4 - Exhibition/Administrative

The exhibition gallery, arts and crafts area, gift shop, sculpture garden, and administrative offices will complete the complex.

**C. Final Master Plan Adoption**

The Muckenthaler Master Plan was adopted by the Planning Commission on May 23, 1984, and adopted by the City Council on June 19, 1984. See Appendix A for adoption details.

# APPENDIX

## Appendix A

### MUCKENTHALER CULTURAL CENTER

#### Final Adoption Details

The final adoption of the Master Plan by the Fullerton City Council occurred on June 19, 1984. The adoption action by City Council consists of approval of the Master Plan as presented herein with the direction that the indoor theater be eliminated, thereby scaling down the size of the multi-purpose classroom facility. This modification will be made at the subsequent site plan approval stage.

## Appendix B

### MUCKENTHALER CULTURAL CENTER

#### Acknowledgements

The following organizations are acknowledged for their contribution to the completion of the Muckenthaler Cultural Center Master Plan Report.

#### City Council

Mayor A.B. Catlin  
Mayor Pro Tem Richard C. Ackerman  
Linda LeQuire  
Molly McClanahan  
Chris Norby

#### Planning Commission

Dan Baker, Chairman  
Chester Schutz, Vice Chairman  
James Blake  
Robert Gilbert Jr.  
Cindy Ranil  
Charles Wolf  
Susan Zepeda

#### Master Plan Committee

Ann Myles, Chairperson  
Ron Hagan  
Kathy Greco  
Marilyn Paris  
Phillip Gold  
Carolyn Loe

#### Community Services Commission

Harvey Boettcher, Chairman  
Dave Callaghan, Vice Chairman  
Bob Bergstrom  
Florence Blitch  
Sylvia Jarvi  
Kim Kocman  
Dave Walkington

Cultural Groups Foundation  
of Northern Orange County  
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Marilyn Paris, 1st Vice President  
Dr. Ronald Jue, 2nd Vice President  
Marilyn Baroffio, 3rd Vice President  
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Kent Gordon  
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Dr. Ronald Jue  
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Karen Nicols  
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Florian/Martinez/Elfend

Gil Martinez, Principal in Charge  
Bob Muetting, Project Manager  
Diana Needham, Planner  
Alvin Johnson, Landscape Architect

Appendix C

MUCKENTHALER CULTURAL CENTER

Estimated Parking Requirements per Activity/Function

EST. PARKING

PEAK PARKING  
DEMAND PERIOD

Theaters: 1 space per 3 seats  
200 seat capacity indoor theater  
200 seat capacity outdoor theater  
(assumption: indoor and outdoor theaters  
will not be in use simultaneously)  
Parking Requirements Generated:

70

Evenings

Exhibition Gallery: Two formulas are given  
1 space per 100 square feet  
(approximate size of the exhibition  
gallery is to be 3,000 sq. ft.)  
Parking Requirements Generated:

30

Day & Evening  
(weekends)

-or-

1 space per 3 users  
(Ann Myles of Master Plan Committee  
estimates 250-400 maximum users at  
one time generated during an  
exhibition or theatrical "gala"  
opening. If this were to be the  
case, openings should not be  
scheduled to occur simultaneously  
with theatrical events.)  
Parking Requirements Generated:

100

Special Exhibi-  
tion Opening



Estimated Parking Requirements per Activity/Function (Continued)

EST. PARKING

PEAK PARKING  
DEMAND PERIOD

Classrooms: 1 space per 3 students

Four classrooms are proposed

Multi-purpose room (50)

Craft facility (28)

Meeting/lecture room (28)

"Empty space" classroom (28)

Total Student capacity: 134

assume 4 faculty spaces

Parking Spaces Generated

47

Day & Evening  
(weekends)

Note: Because of the nature of the cultural center, it may be assumed that class orientation will be toward adult education. If this were to be the case, a different ratio should be applied (a parking ratio for college/adult education facilities was not available in background material). This use requires further definition

Hospitality: 1 space per 100 gross square feet

maximum capacity of hospitality: 100

estimated gross square footage: 3,000

Parking Requirements Generated:

(Anticipated heaviest use during exhibition

"opening" or "theatrical 'gala'")

30

Day & Evening

Administrative:

Estimated number of administrative

staff: 10

Parking Requirements Generated

10

Day

Estimated Parking Requirements per Activity/Function (Continued)

EST. PARKING

PEAK PARKING  
DEMAND PERIOD

Muckenthaler Residence (Tours):

1 space per 100 sq. ft.

Square footage of residence: 4,200

Parking Requirement Generated:

42

Day  
(weekend)

Comment: If receptions are to held in the Muckenthaler residence (i.e., weddings, misc. banquets, etc.) they should not be held concurrently with theatrical events because they generate substantial numbers of guests.

Parking Summary:

spaces

Indoor Theater	70
Outdoor Theater	70
Exhibition Gallery	30-100
Classrooms	47
Hospitality	30
Administrative	10
Muckenthaler residence	42

Do not anticipate concurrent use of indoor and outdoor theater facilities.

Assumed Maximum Day Parking Demand:

Exhibition Gallery	30
Classrooms	47
Hospitality	30
Administrative	10
Muckenthaler Residence	<u>42</u>
	159

Estimated Parking Requirements per Activity/Function (Continued)

Assumed Maximum Evening Parking Demand:

Theater (Indoor or outdoor)	70
Exhibition Gallery	30
Classrooms	47
	<u>147</u>

Special Event Parking Demand:

Theater "Gala" or exhibition Opening	100
Classrooms	47
Hospitality	30
Administrative	10
	<u>187</u>

Site Capacity

The site presently accommodates 64 autos on the existing asphalt parking lot, and additional 68 autos on a grass overflow area. Total present parking capacity is 132 cars.

Preliminary parking studies indicate approximately 150-180 cars can be accommodated on the site with the expanded cultural center facilities.

Parking Alternatives:

Suggested alternatives to providing on-site parking for the estimated peak demand are as follows:

- A. Coordinated scheduling of activities to reduce peak demand.
- B. Valet parking during special events such as theater gala or exhibition openings.
- C. Shuttle bus service from remote parking areas.

