

BROKEN ARROW CENTER FOR ARTS, INNOVATION and CREATIVITY
Preliminary Concept Design

13 June 2017



SELSE SCHAEFER  ARCHITECTS

DALLAS STREET

MAIN STREET

NO ACTIVE UTILITIES WILL NEED TO CONTINUE THROUGH THE ALLEY WHICH ALLOWS THE BUILDING TO EXPAND INTO THE EXISTING ALLEY. IF CULINARY ARTS IS TO BE INTEGRATED INTO THE FACILITY, ALLEY EASEMENTS WILL NEED TO BE VACATED

CULINARY ARTS WING IS STRATEGICALLY LOCATED SO THE PROGRAM CAN BE EASILY BE INTEGRATED INTO THE FACILITY IF DESIRED
EVENT SPACE PROTRUDES INTO EXISTING AVB GREENSPACE BUT RETAINS A MINIMUM 30 FOOT CLEAR DISTANCE BETWEEN BUILDINGS TO MITIGATE NEED FOR EXTERIOR RATED WALL CONSTRUCTION

FIRST FLOOR PLAN: PHASE TWO



0 10 20 40 NORTH

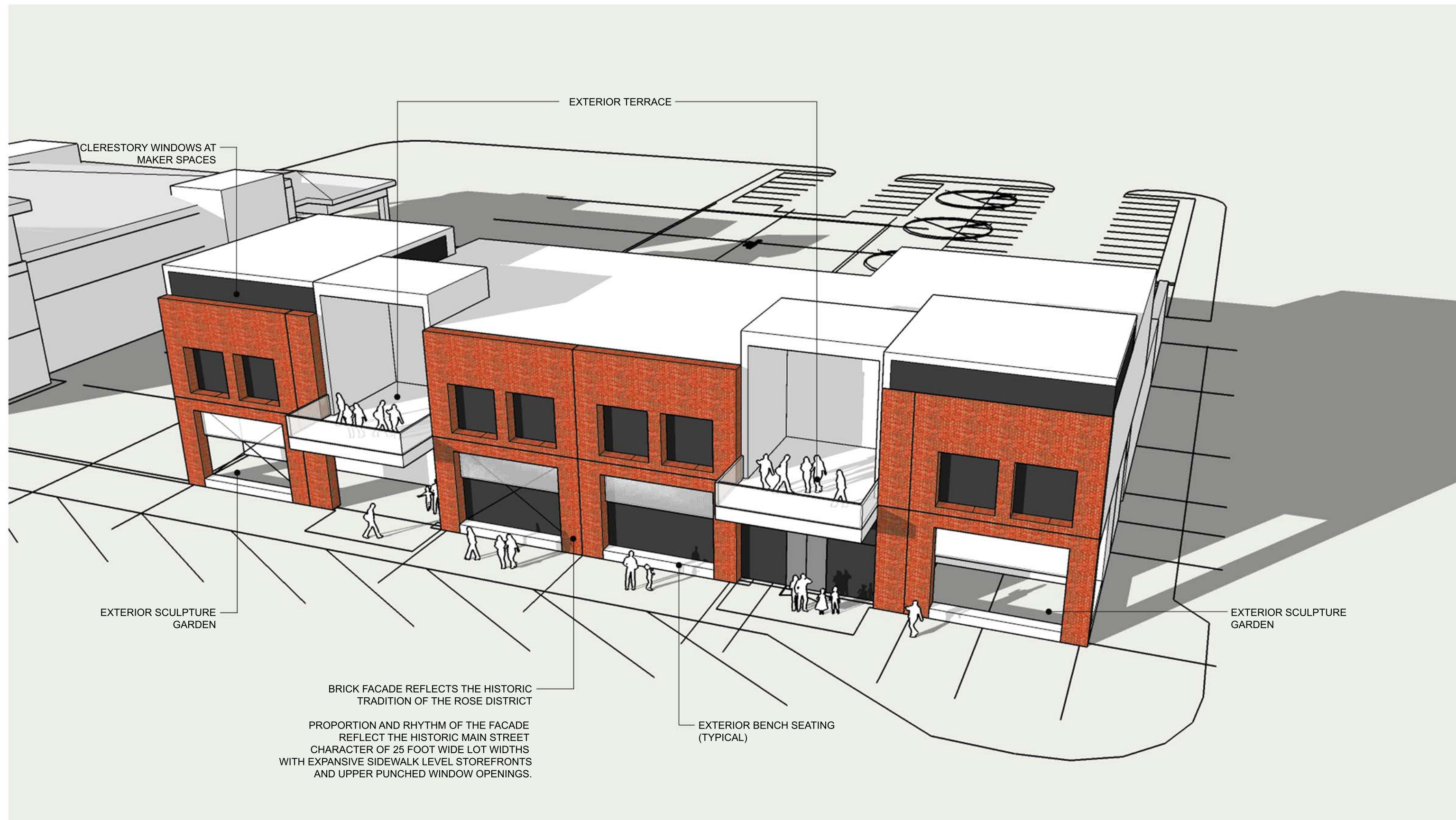
SECOND FLOOR PLAN: PHASE TWO



0 10 20 40 NORTH

CONCEPT ONE

CITY OF BROKEN ARROW
BROKEN ARROW CENTER FOR ARTS, INNOVATION AND CREATIVITY
BROKEN ARROW, OKLAHOMA
08 MAY 2017



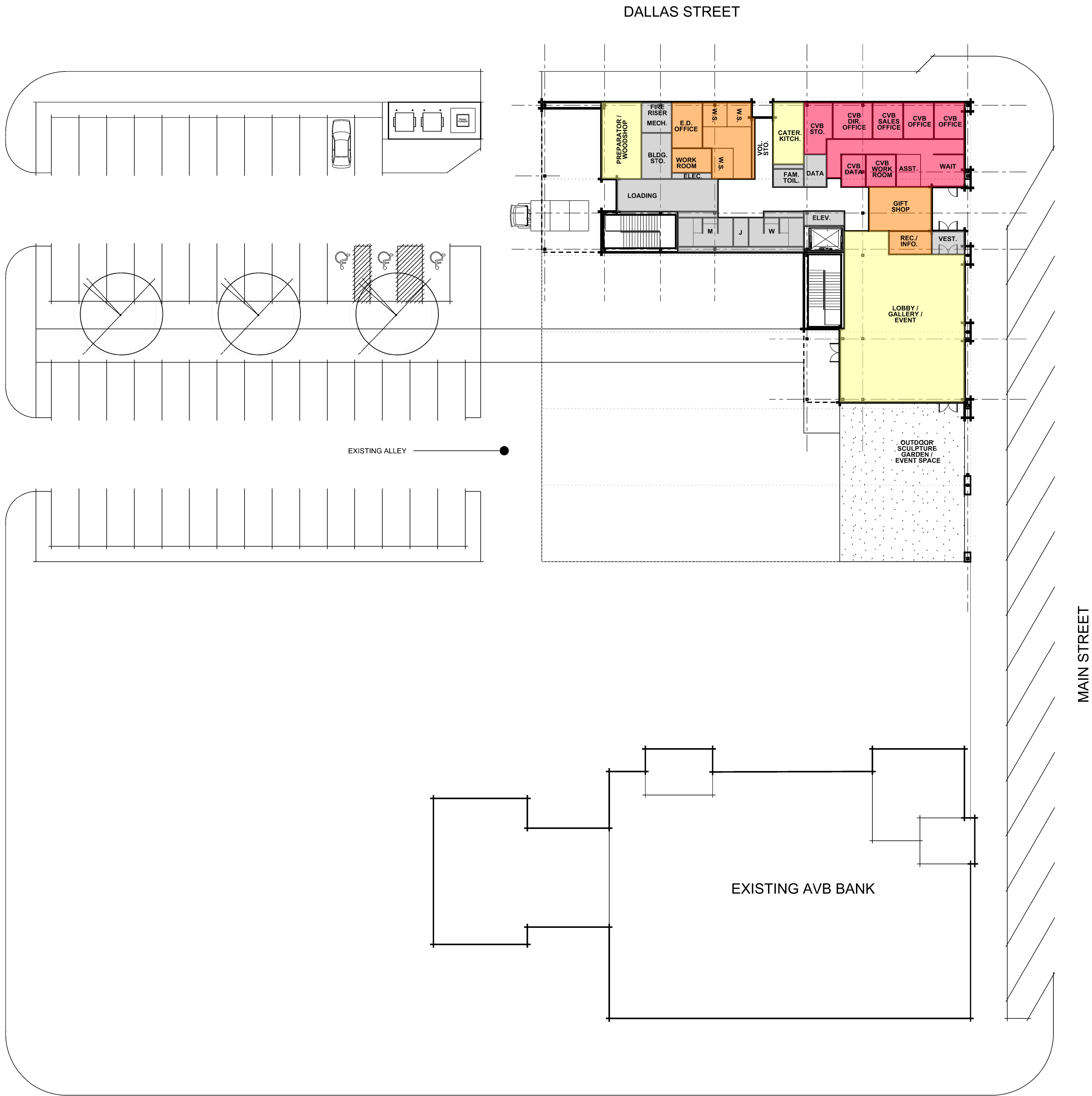
CONCEPT ONE: PHASE ONE AERIAL



CONCEPT ONE: PHASE ONE MAIN STREET FACADE



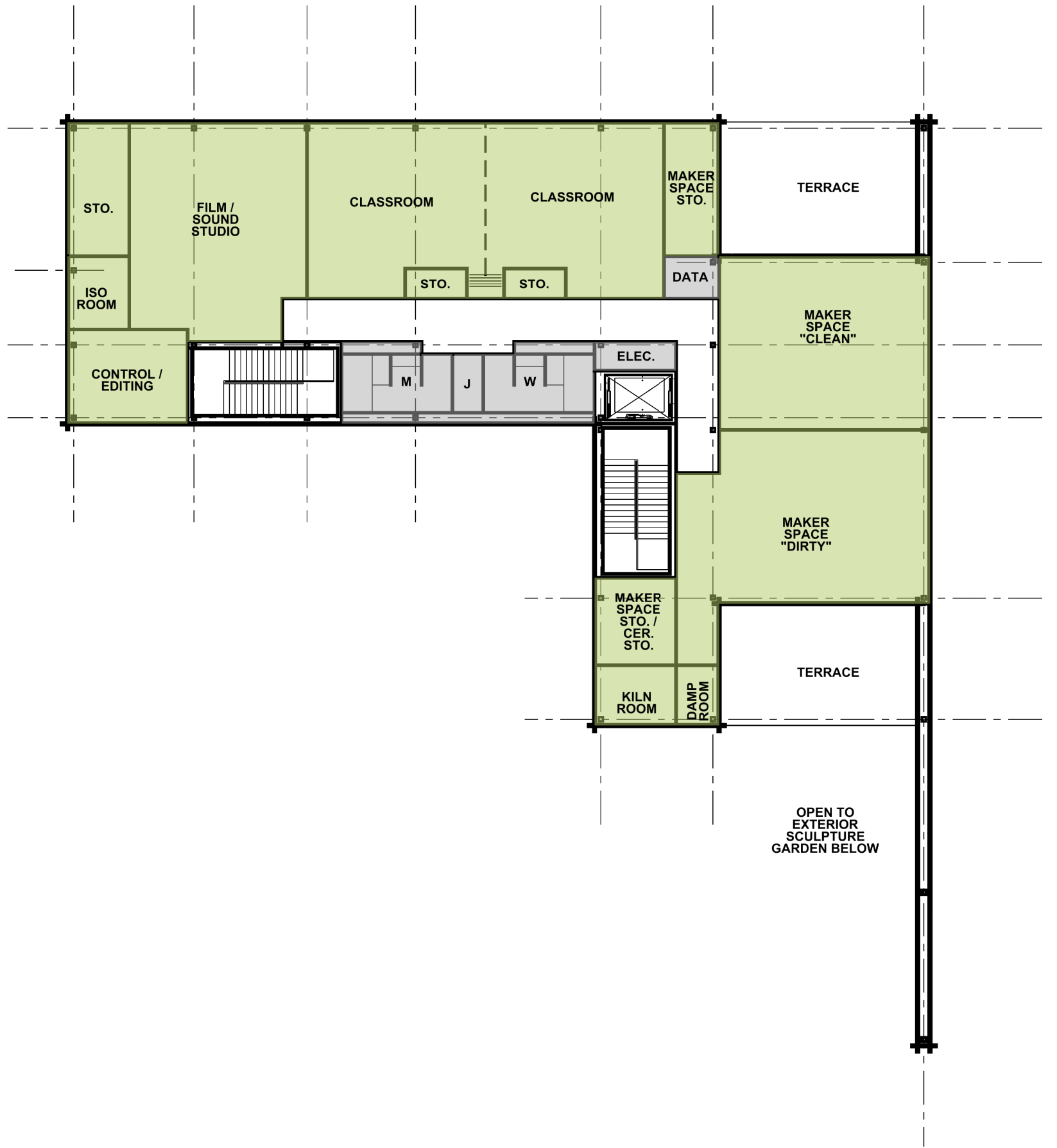
CONCEPT ONE: PHASE ONE AND TWO AERIAL



FIRST FLOOR PLAN: PHASE ONE



0 10 20 40 NORTH



SECOND FLOOR PLAN: PHASE ONE



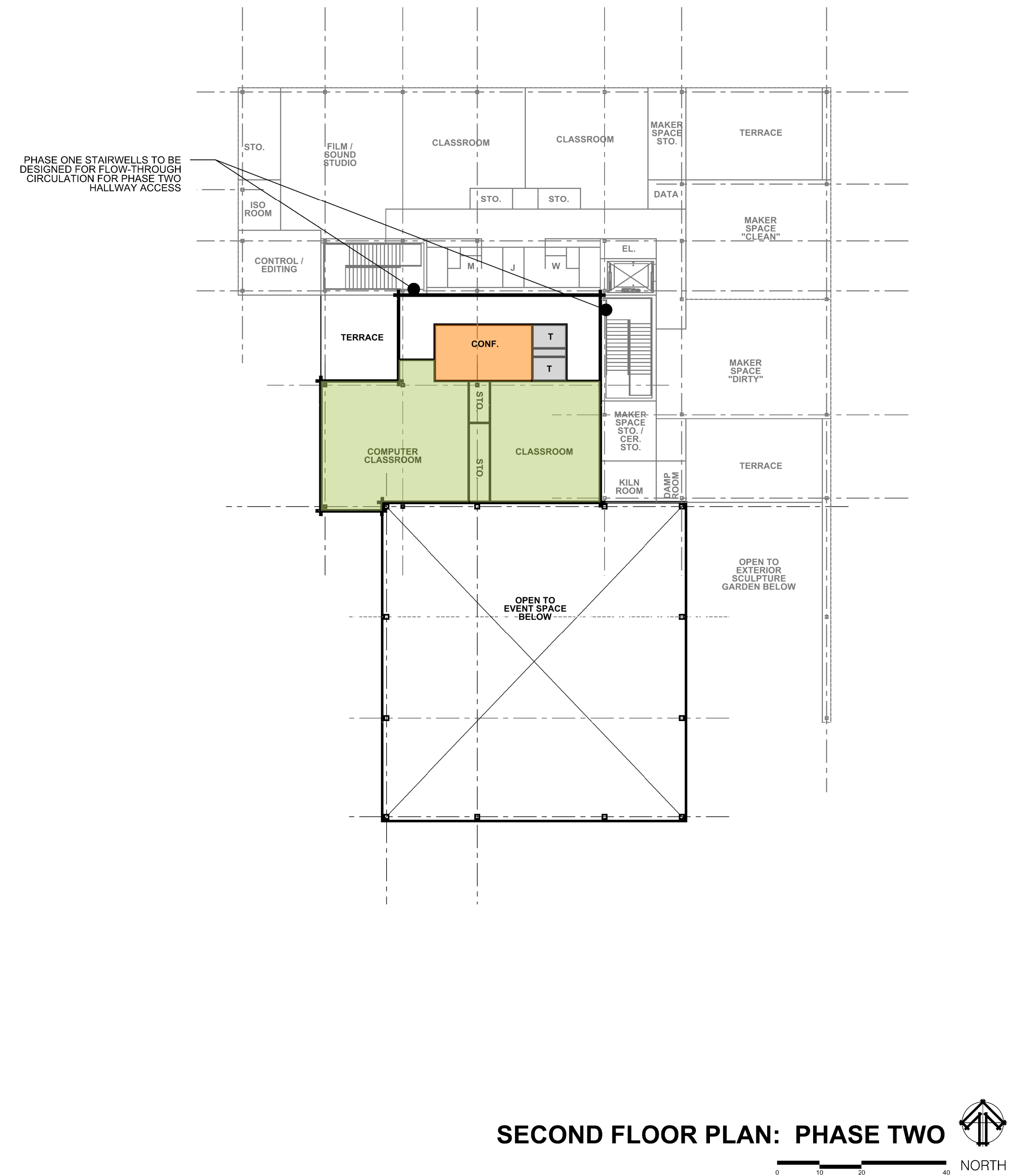
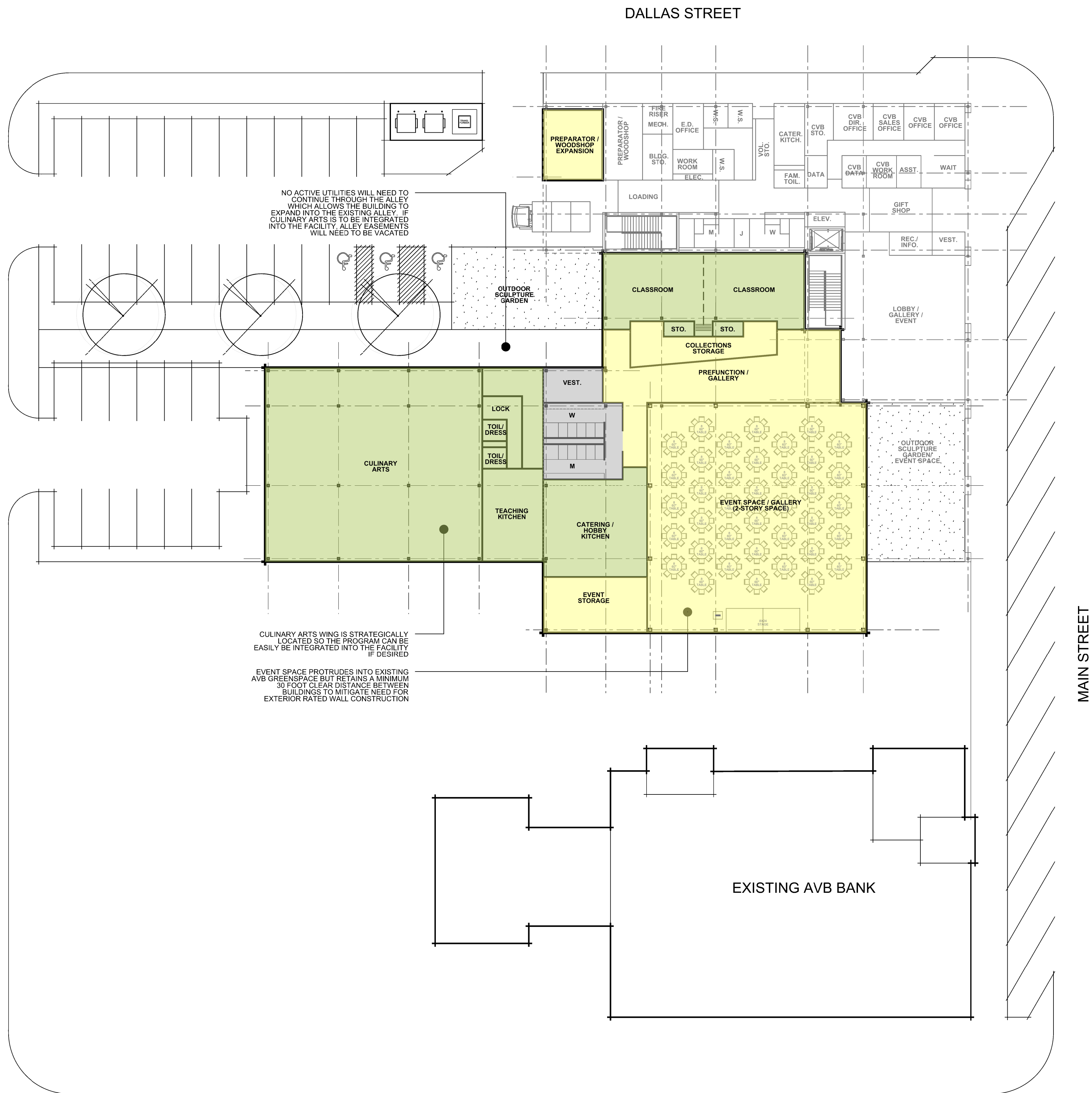
0 10 20 40 NORTH

AREA CALCULATIONS:

PHASE ONE:			
TOTAL FIRST FLOOR =	7,840 GSF	(1,350 GSF CVB)	
TOTAL SECOND FLOOR =	8,120 GSF		
TOTAL PHASE ONE AREA =	15,960 GSF		
PHASE TWO:			
TOTAL FIRST FLOOR =	12,170 GSF	(NO CULINARY ARTS)	
FIRST FLOOR CULINARY ARTS=	5,780 GSF		
TOTAL SECOND FLOOR =	2,900 GSF		
TOTAL PHASE TWO AREA =	20,850 GSF		
TOTAL PHASE ONE + PHASE TWO AREA =	36,810 GSF	(NO BISTRO / RETAIL MODULES)	

CONCEPT TWO

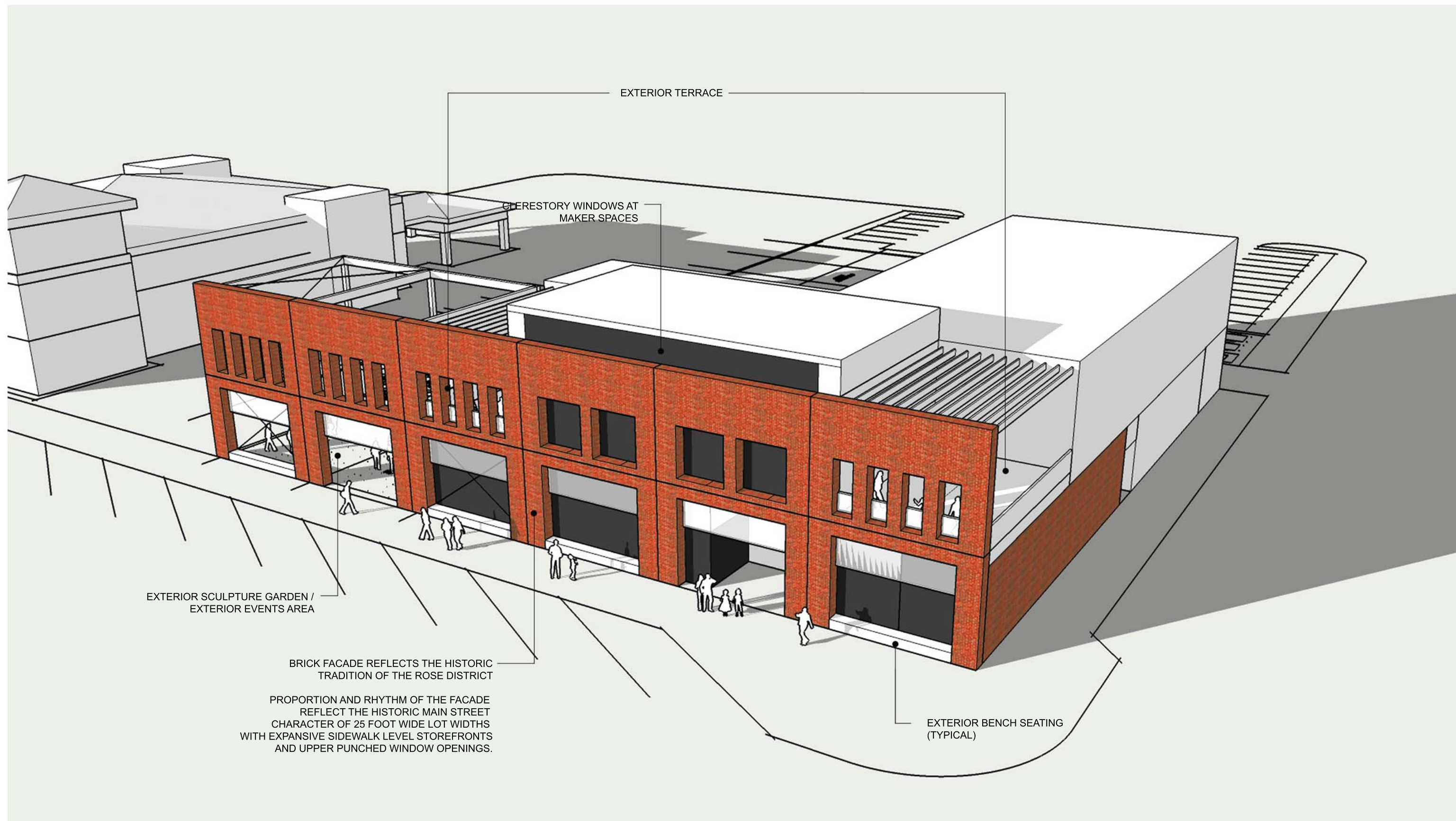
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CONCEPT TWO

CITY OF BROKEN ARROW
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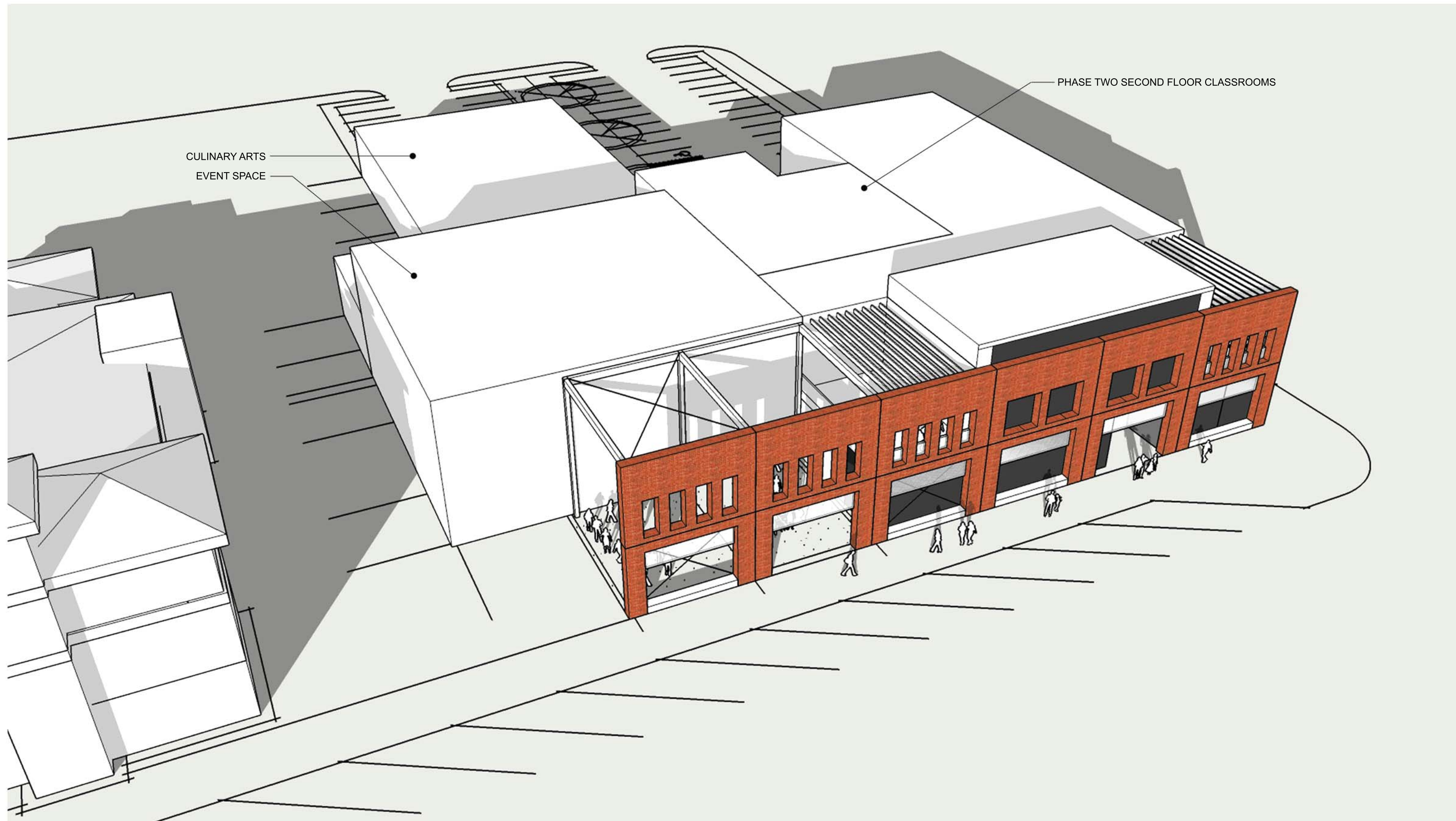
BROKEN ARROW, OKLAHOMA
08 MAY 2017



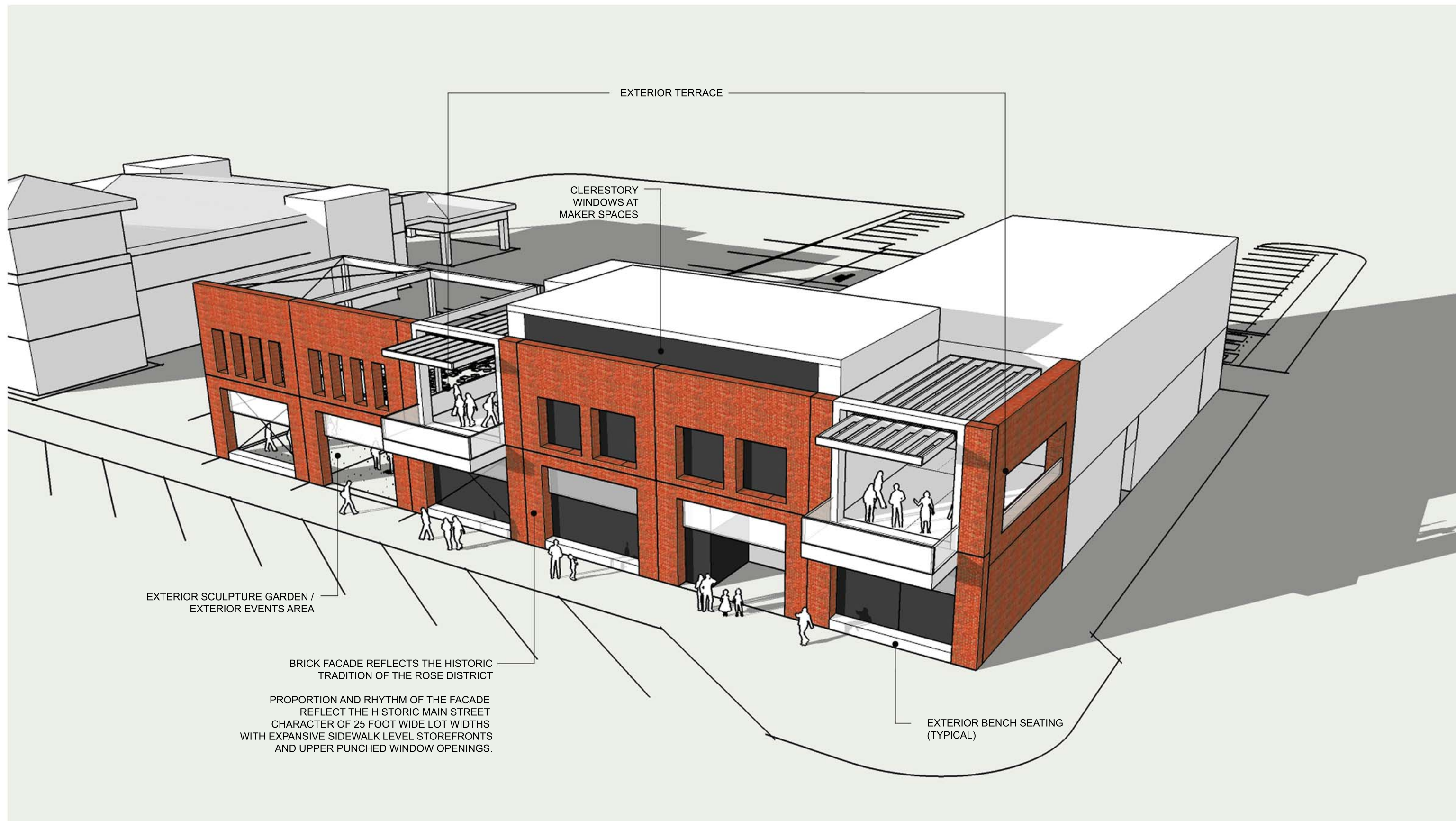
CONCEPT TWO (OPTION A): PHASE ONE AERIAL



CONCEPT TWO (OPTION A): PHASE ONE MAIN STREET FACADE



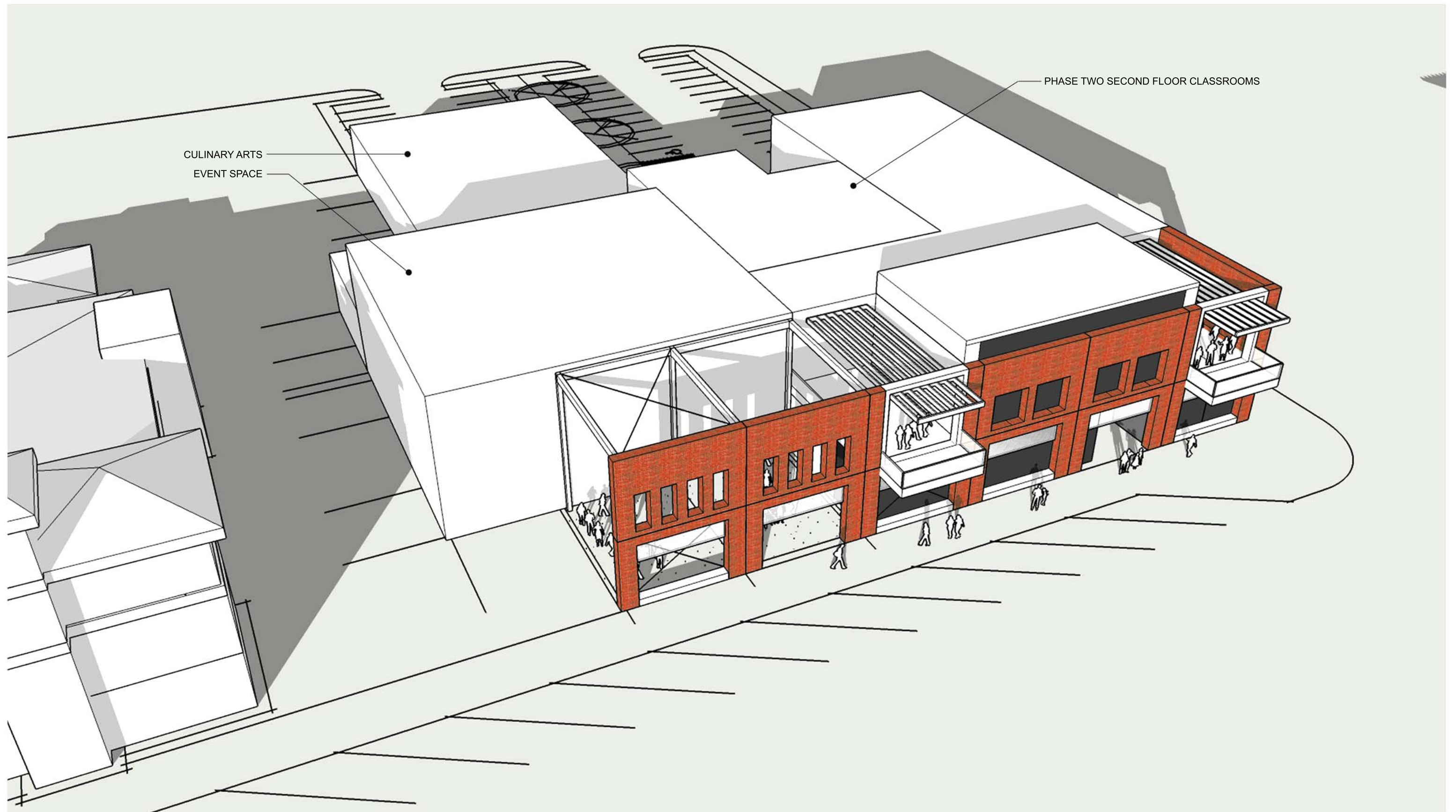
CONCEPT TWO (OPTION A): PHASE ONE AND TWO AERIAL



CONCEPT TWO (OPTION B): PHASE ONE AERIAL



CONCEPT TWO (OPTION B): PHASE ONE MAIN STREET FACADE



CONCEPT TWO (OPTION B): PHASE ONE AND TWO AERIAL