

Project Narrative: Kaufmann Center Renovations & Addition

Project Overview

ACH Clear Pathways approached R3A Architects to help modify the existing Kaufmann Building to accommodate an artistic programming for local Hill District youth & families. The existing building has many components that work well for the program but needs to be expanded to allow for program growth and for a revenue generating tenant in the basement of the building.

The design team prepared the following list of primary project drivers based on information gathered from ACH Clear Pathways:

1. To create a socially and educationally engaging place that inspires inclusivity among all members of the community.
2. To create a flexible and adaptable learning environment that can easily accommodate a variety of visual and performing arts.
3. To create an environment that is welcoming, fun, productive and expresses the spirit of ACH Clear Pathways.
4. To create an engaging environment that inspires youth & families to be creative.
5. To efficiently utilize new and existing spaces to maximize square footage for program needs.

All of these project drivers are meant to create a facility that supports The ACH Clear Pathways Mission and Vision -

Mission:

- *To nurture creativity through the visual and performing arts to underserved youth and families.*

Vision:

- *Engage youth in and expose youth to visual and performing arts.*
- *Develop and unveil talent*
- *Help youth invest in their future*
- *Provide enriching new experiences through the arts*
- *Develop partnerships with agencies that complement the mission and vision of ACH Clear Pathways.*

Existing Building and Project Scope

The area of work for this project consists of renovation of portions of the existing Kaufmann Program Center as well as a proposed addition on the east façade of the building. The Kaufmann Building was originally constructed in 1926 as part of the Irene Kaufmann Settlement and subsequently renovated in 2010 to include, classroom spaces, conferencing center and the Elsie H. Hillman Auditorium. The existing Kaufmann Center Building is approximately 17,640 square feet distributed over four levels. Work per floor is as follows:

1. The basement level (approximately 6,700 square feet) will be mostly left in kind and leased to a tenant yet to be determined.
2. The ground level of the existing building will be left mostly in kind aside from construction associated with integrating the proposed addition.

3. The second floor will be renovated to accommodate the education spaces including ensemble room, recording studio and multi-purpose meeting space.
4. The third floor will be renovated to accommodate the administration offices for the program center.

In addition to renovations of the existing Kaufmann Center Building, a one-story addition with a basement is proposed for the east façade. Project scope for the addition per floor is as follows:

1. Basement Level = 2,000 square foot addition to accommodate community education program space, additional restrooms, and building storage.
2. Ground Level = 2,000 square foot addition to accommodate the library and the cafeteria.

Vertical circulation for the renovation and addition will be accommodated via the existing building egress stairs and existing elevator. The project will include full mechanical, electrical and plumbing design prepared by R3A's engineering consultants and is compliant with all accessibility codes and requirements.

Proposed Design Approach

Several program strategies were explored to meet the project requirements. The primary driver for each option was to explore ways in which additional square footage could be added to the building in order to accommodate the project program needs. The design approaches considered the following influences:

1. To preserve the nature and character of the original Kaufmann Center Building as well as the renovations funded in part by the Hillman Family.
2. Preserve the existing auditorium space and its associated components for continued use by the community for events.
3. Preserve the windows into the auditorium which as a significant feature for the Hillman Foundation.
4. Preserve the existing Roy A. Hunt Foundation Amphitheater and enhance the existing open space that is created for community use and engagement.
5. Maintain the basement floor for use by a revenue generating tenant for program financial stability.

The proposed addition is intended to touch the existing building lightly, complimenting the historic and cultural significance of what has been an anchor to the neighborhood for over 100 years.

Community Connections

ACH Clear Pathways has deep and meaningful connections to the Hill District Community at large. The programs offered is exclusive to youth living in this neighborhood and exposes them to a wide variety of art programs at a young age. ACH Clear Pathways is also committed to the adults in the community. The Kaufmann Center Building and it's amenities will still be available for public rental and use. ACH Clear Pathways will work closely with the community to set up a calendar of events to encourage and allow for as much use by the public as well as the program as possible. The proposed addition is intended to touch the existing building and site lightly; complimenting the historic and cultural significance of what has been an anchor to the neighborhood for over 100 years.