

**Code Overview:
Issues,
Occupancies,
Existing Areas**

LAKEWOOD COLONIAL CENTER & THEATER

CODE ISSUES

Considerations for resurrecting previous or new uses within the Project building spaces:

- * Structural Upgrades: reuse of the multi-level Theater and Banquet spaces will entail a Code evaluation of the building structure to accommodate current Code uses, load requirements, seismic safety issues and egress routes.
- * Accessibility between levels: elevator or ramp access between all levels that are not presently at grade. Stair access only will not be adequate in a reuse of the vacant spaces. The existing building does not have elevator access to upper or lower basement levels.
- * Accessible Plumbing: Restrooms - accessibility, fixture counts, locations near different use areas are deficient in the existing old spaces.
- * Egress & Code: Stair locations, design and accessibility needs to be upgraded for current Code requirements. New International Building Code (IBC) requirements for July 2010 and after may require increased numbers and sizes of exits, especially for assembly occupancies. (Exit width requirements will increase 50%. This is more critical for large assembly occupancies. This is a revision back to the equivalent of the 1998 UBC, but with sprinklers now a requirement.)
- * Parking: Accessible parking means locations near all main entrances, design of curb ramps, access aisles are dependent on the final form of the parking as related to the rejuvenated building.
- * Lighting: Modernized lighting consistent with new energy code requirements, emergency lighting levels for exiting and general safety. Requirements for exterior lighting require emergency lighting leading all of the way to a public way (not just the to a parking lot or the outside of an exit door. Spaces that accommodate large groups of people need to lead those people out and away from the building in a safe manner through use of lighted sidewalks and exit paths. Exterior lighting should conform to Code and Zoning requirements for time-of-day controls or photocell on/off, light density requirements for safety and exiting, and for pedestrian safety.
- * Pedestrian Access: Getting from public streets and across vehicle traffic and parking lots requires clear pedestrian paths, lighting, crosswalks and curb cuts. Main Theater and retail entrances need accessible hardware and thresholds. ADA now specifies that main entrances are now targeted for accessibility, not just conveniently available existing paths to minor entrances, so existing buildings now need to be carefully analysed for all access points.

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LAKEWOOD ZONING for this Project:

"CBD" - Central Business District is an extended central area encompassing a core area of the City.

"The Central Business District ... is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the district's design, intensity, and composition of the uses in the district. Local character is reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces, that foster a sense of community." (Municode, 18A.30.510)

Maximum building height - 90 feet

Minimum setbacks - 0 feet

Allowed site coverage - 100%

Allowed impermeable area - 100%

Parking Requirements - vary with the intended uses and sizes proposed. See Municode section 18A.50.560 for specific standards per use. Also see section 18A.20 for use Levels that will also determine the minimum number of spaces required.

Level 3 & 4 Eating & Drinking Establishments - 1 per 100 gsf

Level 1 & 2 Community & Cultural Services (i.e. theater) - 1 per 250 gsf

Structured parking counts as 1.25 towards any requirements of surface parking.

Shared Use Parking, Off-Site Parking or Satellite Parking - see Municode 18A.50.550

Landscaping standards - pertain to all new and remodel work and are controlled by zoning and use types.

Landscaping requirements by Zoning Districts - Municode 18A.50.430

Landscaping type & density - Municode 18A.50.425

Street tree standards - Municode 18A.50.440

Significant tree preservation - Municode 18A.50.320

All other municipal zoning issues are available at this link -

<http://www.cityoflakewood.us/departments/general-services/city-clerk/municipal-code.html>

LAKEWOOD COLONIAL CENTER & THEATER

CODE OCCUPANCIES for Current & Proposed Uses:

"A" - assembly area uses:	Theater, Stage, Theater Foyer, Restaurant, Terrace Bar, Cafe, Terrace Foyer York Room Ballroom, BackStage, Banquet/Lounge Balcony, Balcony Foyer, Terrace Banquet Room
"Accessory" to assembly areas: see Code Sect. 508.2	Theater Kitchen, Main Kitchen Basement Kitchen, Utilities, East Utility Basement
"R" - residential use:	Apartment
"S" - Storage uses:	Basement Storage
"F2" - Brewery (proposed new):	Addition in Basement or First Floor
"M" - Mercantile uses:	General Retail
"B" - Business uses:	General Office uses, beauty & barber, banks, civic admin, professional services, etc.

IBC Code Required Fire Separation Between Occupancies:

"A" to "R"	= 1-hr construction in sprinklered building
"A" to Accessory	= 0-hr separation, or 1-hr if "Incidental" use (see Table 508.2.5)
"A" to "S"	= 0-hr or 1-hr separation, sprinklered building, depending on S-1/S-2 hazard type(s) of storage items
"A" to "F2"	= 0-hr separation in sprinklered building
"A" to "B" or "M"	= 1-hr construction in sprinklered building

See Code Table 508.4 for other occupancy separation combinations.

Areas of a proposed design, their occupant use category, and their sizes will determine the exit requirements, number, locations and sizes of new egress exits.

Assembly occupancies require careful exit design due to higher numbers of occupants, requirement for multiple exits (in most cases) and requirements for protected exit paths to the exterior of a building.

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BUILDING AREA OVERVIEW

Approx. Existing Sizes -	Ground Floor		
	Theater	=	2,700 net SF
	Stage	=	950
	Theater Foyer	=	400
	Restaurant	=	780
	Terrace Bar	=	700
	Cafe	=	500
	Theater Kitchen	=	400
	Main Kitchen	=	1,160
	Terrace Foyer	=	<u>580</u>
			8,170
	Basement Floor		
	York Room	=	2,400 net SF
	BackStage	=	900
	Kitchen	=	400
	Banquet/Lounge	=	1,050
	Utilities	=	800 +
	Storage	=	900
	East Util. Bsmt	=	<u>1,000</u>
			7,450
	Second Floor		
	Balcony	=	1,220 net SF
	Balcony Foyer	=	500
	Apartment	=	750
	Terrace Banquet Rm	=	<u>1,470</u>
			3,940
	Project Building Total	=	19,560 net SF +/-

These area sizes are rounded approximations and do not represent a measured calculation. They are intended to serve as a diagrammatic tool. They do not reflect any wall thicknesses or attic areas, and do not subtract out areas for existing or proposed stairs or other vertical shafts.

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BUILDING ISSUES

The Project buildings were built in 1936-1937. That age alone makes it obvious that upgrades for modern Codes and uses will probably be required. Past adaptations and changes for new tenants in 1957, 1985, 1987 and others have revised certain areas to meet the Code requirements at that time for a particular tenant, but few have addressed the main Theater use.

The last active uses were in the restaurant areas, but even the kitchen facilities and dining and banquet areas are outdated by today's requirements and standards. Most moveable equipment has already been removed, so kitchen reuse will require an on-site assessment of what would need to be brought in, what updated and what would need to be removed or remodelled.

Any proposed new use or uses should take a wholistic approach to revitalizing these spaces to gain the most synergy from any major investment such as a new elevator or replacement HVAC systems.

CONCEPTUAL PROPOSAL

The included diagrammatic interior plans illustrate one possible concept for renewal of these spaces. Others should be equally viable depending on the overall design aimed for a viable target audience or patronage, the amount of both interior and exterior renovation to create an attractive Place and destination, and the amount of phased construction and growth for the final Project.

The inclusion of a new elevator, new stair locations, and rebuilding existing stairs are all to facilitate access to the different parts and levels of the Project. Careful reuse and rebuilding of areas, such as the kitchen, into modern and efficient new spaces is essential to the viability of the total Project.

The exterior diagrammatic plans illustrate a range of concepts, all of which could be programmed for incremental growth as conditions and funding allow. Marketing studies or City and Public input may very well point towards one concept or vision over others. All of the ideas included herein are concepts for public and private vetting, with change to be expected and the melding of new ideas and inspiration. This concept has not been cast in stone or predetermined to be the final answer in this Project overview.

Thank you.