Areas for Improvements: A Proposal of Exterior & Interior Concepts
CONCEPTS for the FIRST FLOOR

Here is a possible infill concept for the vacant interior spaces.

It assumes a major tenant who will utilize the Theater space as a venue theater, with movies, simulcasts, and smaller stage acts playing to a restaurant audience. Existing fixed theater seating is modified to 1/3 capacity by removing 2 out of every 3 rows and adding a long bench-type table in front of the remaining rows for food and drink service.

The ground floor west space is converted to food & bar service for Theater patron service and booth & table seating.

The large main kitchen is modernized for both hot and cold food prep, and a new pizza oven to service all venues. The Terrace Restaurant is opened up to the Back Bar area, and the whole space becomes a food service Pub and Bistro. A visible new Brewery is added at the rear.

The front Cafe becomes CafePub with new full height windows/doors opening out to exterior seating along the front of the building.
CONCEPTS for the SECOND FLOOR

The Second Floor areas could potentially be a much harder level to successfully integrate into the whole Project. The choice of possible uses has to be synergistic with the ground floor uses to attract people to the upper level. The reuse of the former upper banquet room as an extension of the ground floor brewpub is augmented by opening up a portion of the floor above the ground level to visually and audibly link the two levels.

The main kitchen on the ground level serves multiple areas of the Project, and needs to be sized and set up to serve those larger needs. The addition of a pizza oven widens the menu, and also relieves kitchen pressure with a less labor intensive food that will sell well in the theater venue, or downstairs in the minor venue spaces.
CONCEPTS for the BASEMENT

The Basement, in this proposal, reuses much of the original York Room design as a new minor venue for dances, seminars, conferences, meetings, banquets, smaller musical or performance acts, and other events.

A small food bar off of the foyer provides food and drink service for the venue, and can operate as an independent location entity within the whole complex when there is no event scheduled for the York Room.

An optional smaller kitchen at the basement level takes pressure off the main kitchen upstairs, or could be set up as just a cold prep kitchen.

In these proposals, the introduction of a new access to an elevator allows quick access to all of the levels, from the Basement up to the balcony restroom foyer level which is the highest building level at this time. This elevator can also double as a service elevator to stock the various levels with food and drink while consolidating the kitchen functions on one level.

BASEMENT PLAN CONCEPT
CONCEPTS for THE OUTSIDE

The Colonial Theater provides an opportunity for the City of Lakewood to create a new center and focus for its identity, or rather, to re-establish the original center and focus for the City. To do this, the Lakewood Colonial Center and Theater must become more than just a well-kept façade, it must provide a special destination for residents and non-residents alike - a place that people are drawn to and enjoy being at, a place that provides an opportunity for celebration and fun, a destination where people can come together to enjoy life.

The following photographs illustrate how this concept has been manifested in other locations throughout the world:
LAKEWOOD COLONIAL CENTER & THEATER

North Elevation of Lakewood Colonial Center and Theater

South Elevation of the Best Western Lakewood Motor Inn Across the Street

CONCEPTS for THE OUTSIDE

The Colonial Theater is the hinge for the City of Lakewood to create a new center and focus for its identity. To do this, the Lakewood Colonial Center & Theater must become more than just a well kept facade, it must become the focus of a more Civic vision.

This suggests that the Theater's renovation and reuse should also be the starting point to an exterior concept of Civic Center or Civic Plaza, and become more than just a Building focal point, but a Place focal point. The integration of a concept that blends the new interior with a new exterior with a Civic focus will uplift both the Project, the City and all of the neighboring properties and businesses.

There are plenty of precedents, both local and from around the world, of places that have become a focal public identifier of the city they are within.

The Lakewood Colonial Center can once again become a point of reference and a destination for Lakewood and the surrounding area.
LAKEWOOD COLONIAL CENTER & THEATER

Streetscapes, Focal Plazas

Bridgeport Village, Portland, Oregon

City Place, West Palm Beach, Florida

Santa Monica, California
LAKEWOOD COLONIAL CENTER & THEATER

Streetscapes, Focal Plazas

Stanford Shopping Center, California

TownHall, Yorkshire, England

Leal Senado Square, Macau, China
CONCEPTS for THE OUTSIDE

This is a minimal focal point plaza in front of the Theater.

Access for local businesses is kept, but disruptive through-traffic is encouraged to go around.

Existing open site parking gets renovated to more current concepts of parking separation and pedestrian accessibility.

Landscaping is added and revised to include lower maintenance plantings with better shop front visibility.

The beginnings of a connection with neighboring businesses creates the kernal of a City Center that can grow larger and brighter in the future.
CONCEPTS for THE OUTSIDE

This concept starts the evolution of a Place.

It allows for minimal construction confusion by confining most changes to the overall building site, but relocating Motor Ave SW slightly to give enough depth to the new public plaza.
It allows more Public area by consolidating the parking requirements of vehicles into a smaller parking building footprint, thus opening up space for pedestrians and the creation of a Public Place, while leaving Motor Ave as a viable through street.
CONCEPTS for THE OUTSIDE

This concept opens up both ends of a new City Center Park space and runs a diagonal reflecting pool from the Theater front towards an existing low brick motel pool wall with the swimming pool beyond. It doesn't hurt to remind people that this is the center of LAKEwood.

Parking is concentrated within a new parking structure, but the new structure is held parallel to the existing Colonial Center building. Pedestrian space between the Colonial Center and the parking building could be a "greenwall" on the parking side, or it could hold multiple small retail frontages to create a two-sided shopping street.