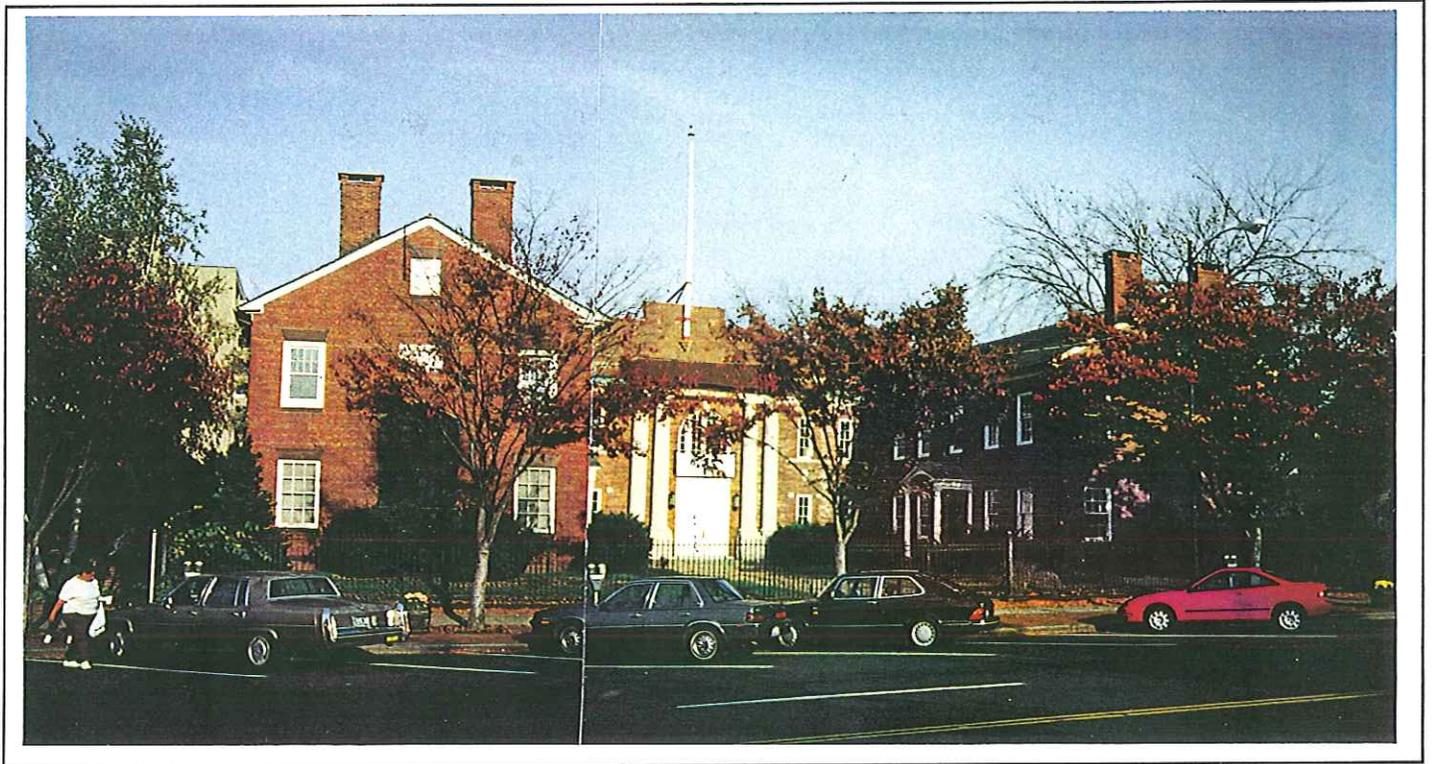


Preliminary Planning Update
13 May 1996



THE ARMORY COMMUNITY CULTURAL CENTER
Middletown, Connecticut

an adaptive rehabilitation of the former
CONNECTICUT NATIONAL GUARD ARMORY

PRELIMINARY PLANNING UPDATE

Phased Development Strategy

The key to the success of the Armory Community Cultural Center would be a revenue generating approach to the facility. The property will need to be developed into a mix of spaces some of which could be leased commercially and some could be leased at a discount to local arts and cultural groups on either an annual or day to day basis.

The resulting strategy is to develop the drill shed into a flexible multi-purpose function hall, which would serve a wide range of events including local arts performances, film series, weddings, banquets, collectors and antique fairs, ballroom and square dancing, concerts, and local business, community and charitable functions. This events facility would be a significant source of revenue and the primary focus of the first phase of development, Ia.

The lower level of the drill shed could also provide some revenue from leasable studio space combined with leasable storage areas. However, large areas of this level would be dedicated to supporting the events hall with a catering kitchen, and toilet rooms large enough to serve the hall. The majority of space on the lower level would be renovated in Phase Ib.

The two houses facing Main Street were deemed the most appropriate for commercial leasing, given their presence on the street and their suitability for small office and retail operations. These spaces will be renovated as Phase II, when appropriate tenants are identified. One possible tenant is a cafe or pub on the ground floor of either the north or south house. The cafe/pub could open onto the courtyard facing Main Street and could draw activity into the Center as well as serve the audiences with light foods and beverages before and after performances.

The phased development strategy has two primary aims: 1) to open the Armory to the community as quickly as possible with the smallest possible initial rehabilitation costs; 2) to provide the Armory Community Cultural Center with operating income as quickly as possible.

Phasing Breakdown

Phase IA: It was agreed that the work of Phase IA should be as modest as possible and would include creating a central lobby and ticket office, an office for the Armory Project and public bathrooms on the lower level, and the following work on the drill shed:

- a. window replacement
- b. roof insulation
- c. refinishing the floor
- d. backstage dressing rooms
- e. a caterer's staging area
- f. an elevator
- g. stairs for egress
- h. sprinkler system
- i. heating, ventilation and air conditioning
- j. house lighting system

This phase would result in a 800 performance seating capacity and a 250 to 300 banquet seating capacity within the drill shed structure. Plans reflecting a range of seating and staging configurations from traditional proscenium, to thrust and arena are included. Also planned is a means of dividing the space into smaller areas for smaller groups.

Phase IB: This phase would follow as quickly as funding allows in order to gain optimum use of the events hall and would include the following:

- a. lighting and sound systems
- b. a stage
- c. a catwalk for lighting & sound systems access over performance areas
- d. full prep kitchen on the lower level
- e.. approx 5,000 s.f. of leasable space on the lower level for arts, cultural and civic groups
- f. stabilizing the exterior of the two historic houses

Given the importance of food service in a multi-function hall, several meetings have taken place to determine the appropriate size, general layout and equipment needs for a kitchen and serving area.

Phase II: The work of this phase would be determined by the needs of the tenants and would be done at the time of leasing commitments.

FUNCTION KEY

- 1. Leasing Space
- 2. Arts Commission
- 3. Veterans Room
- 4. Rehearsal Spaces
- 5. Workshop
- 6. Costume Shop
- 7. Kitchen

S.F.

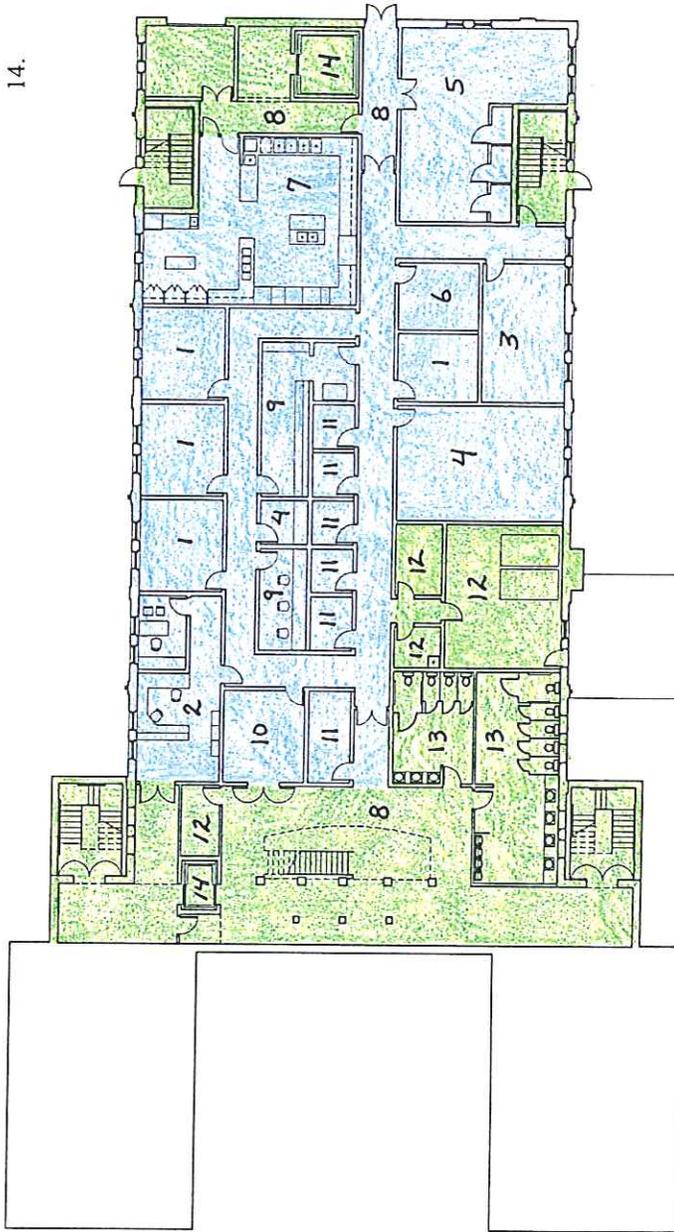
- 766
- 434
- 306
- 560
- 760
- 1,545
- 891

FUNCTION KEY

- 8. Gallery/Corridor/Lobby
- 9. Common Office
- 10. Computer Room
- 11. Conference
- 12. Storage
- 13. Mechanical
- 14. Toilets
- 14. Elevators

S.F.

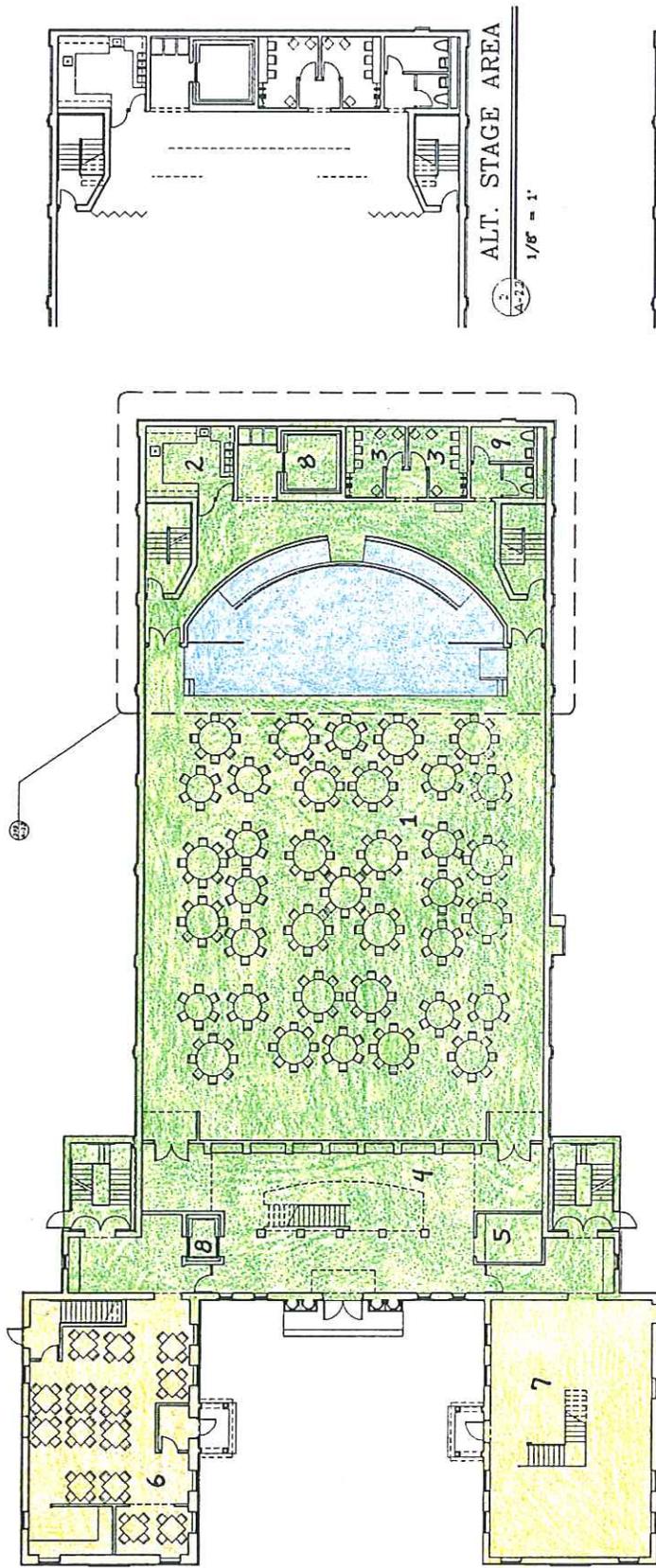
- 2,750
- 472
- 272
- 444



PHASING KEY

- Phase IA
- Phase IB
- Phase II

Lower Floor Plan (Preliminary)
 Armory Community Cultural Center
 Middletown, Connecticut



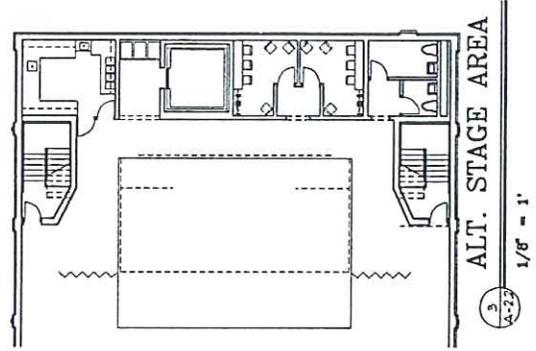
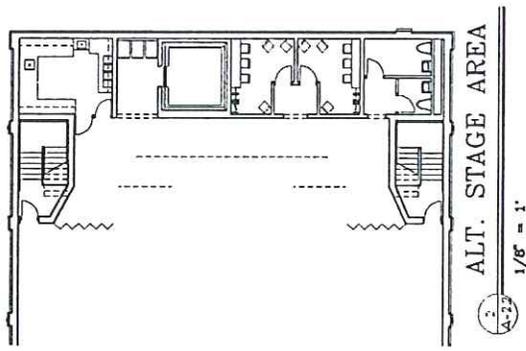
PHASING KEY

- Phase IA
- Phase IB
- Phase II

FUNCTION KEY

1.	Events Hall/Stage	S.F.	6,990
2.	Catering Set-Up		200
3.	Dressing Rooms		230
4.	Gallery/Corridor/Lobby		2,400
5.	Ticket/Information Booth		100
6.	Concession		1,296
7.	Leasing Space		1,296
8.	Elevators		
9.	Toilets		
10.	Mechanical		

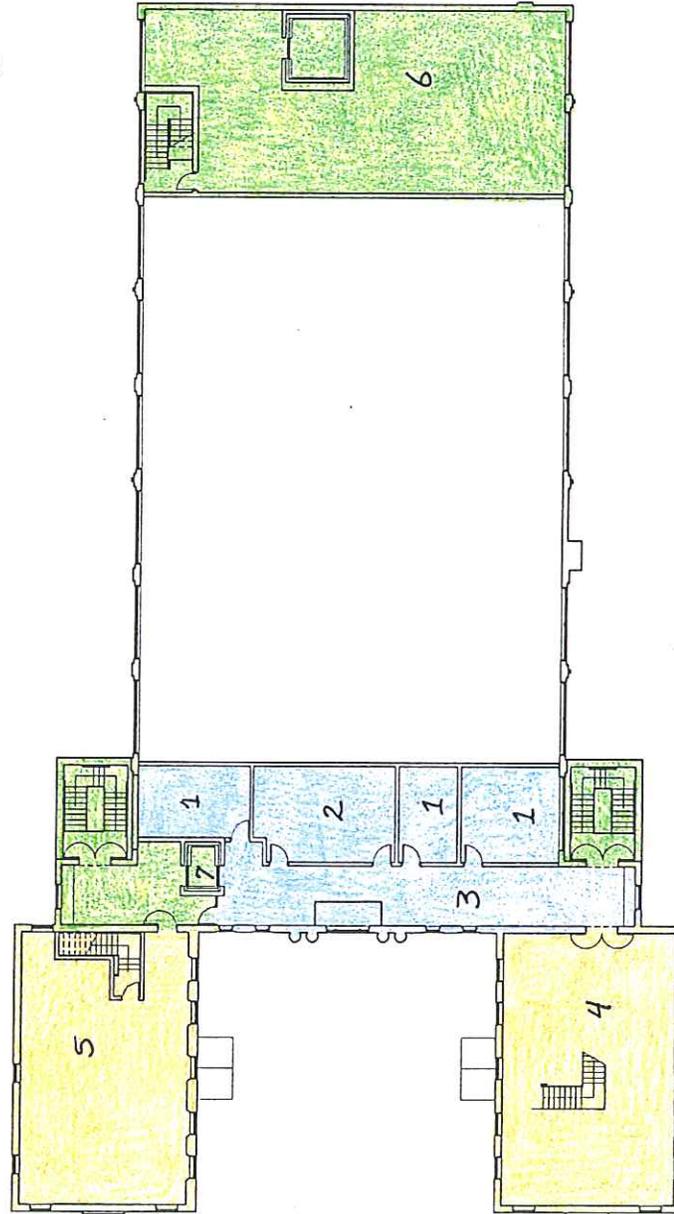
**First Floor Plan (Preliminary)
 Armory Community Cultural Center
 Middletown, Connecticut**



FUNCTION KEY

S.F.

1.	Armory Board	638
2.	Management Office	416
3.	Control Booth	985
4.	Gallery/Corridor/Lobby	1,296
5.	Leasing Space	
6.	Performance	1,296
7.	Researchal Space	
	Mechanical	
	Elevator	



PHASING KEY

	Phase IA
	Phase IB
	Phase II

Second Floor Plan (Preliminary)
 Armory Community Cultural Center
 Middletown, Connecticut

ANTICIPATED CONSTRUCTION COSTS

Phase IA - Drill Shed, Code Work & Support Areas	1,408,000	\$1,408,000
Phase IB - Staging, Kitchen, Lower Level	1,127,000	
Phase II - North & South Wings (interiors)	416,000	
Total Construction Costs	\$2,951,000	

ANTICIPATED/POTENTIAL SOURCES OF FUNDS

Middletown CDBG Awards to date:	240,000	
Middletown CDBG 1996 Requests	250,000	
CT State Appropriation Request	500,000	
Wesleyan University Matching Grant	50,000	
	\$1,040,000	\$1,040,000

FUNDING DEFICIT FOR PHASE IA \$368,000

Note: The Armory Board anticipates a successful capitol campaign to eliminate the funding deficit for Phase IA.