This Conditions Assessment and Recommendations Report for the Byron Carlyle Theater will evaluate the current conditions of the building, and provide recommendations for improvements. The report will briefly recount the history and evolution of the theater leading to a description of its current condition; and how it may operate in the future, or be replaced with new construction, along with associated conceptual cost data. The report will provide recommendations to bring the existing building into an operational state and into compliance with current codes. This Study will also provide one building replacement concept. All scenarios presented will include a theater and / or cultural component to benefit the citizens of Miami Beach, and the region.

The Architect Engineer team reviewed available as-built documentation and visited the site to observe the current conditions of each building system. The existing building conditions, including a hazardous materials survey, are detailed in this report, along with recommendations for repairs and improvements to the venue, or building replacement.

Past studies for this site have ranged from a partial building renovation to a development proposal which illustrated maximizing the current development rights of the site. As the building has been largely underused since the City purchased it in 2001, and it has been completely vacant for approximately two years, this report considers what is required to extend the entire existing building's life, and an option to replace the building with one of similar size and programming as new construction. There is no current program for the building. Use as a theater, a cultural center, arts or film center, a museum, a business incubator, university use, and / or leasable tenant space for commercial or educational uses are some possibilities.

This Study was conducted in the compressed time frame of six weeks. Partial drawings provided from the original construction were not completely legible. Overall, the building structure appeared to be in good condition for its age. Additional testing of the existing structural systems, particularly at the ground floor where flooding has occurred over time, will be a critical element in any future development of the building.

The AE team includes:

- M. C. Harry & Associates, the Prime Consultant – Architecture, Planning and Interiors services
- Miller Legg - Civil Engineering & Flood Proofing consulting related services;
- Douglas Wood Associates - Structural Engineering related services;
- Basulto & Associates Consulting Engineers - Mechanical, Electrical, Plumbing and Fire Protection related services;
- Edward Dugger + Associates - architectural acoustics, AV systems, theatrical design related services;
- Gallagher Bassett Technical Services - materials testing services including asbestos, mold/mildew, and lead paint.

HISTORY OF THE BUILDING

1968: Byron and Carlyle Theaters designed by A. Herbert Mathes for Wometco Enterprises opens with two movie theaters; Byron Theater with 590 seats and Carlyle Theater with 993 seats.

1979: Theater developed into a triplex theater.

1986: Theater developed into a multiplex theater, with a total of 7 theaters.

1991: Remodeling of theater including interior restrooms, exterior North Elevation marquee parapet and new sign, addition of decorative circular and square “portholes” on all elevations, and addition of neon.

2001: Theater purchased by the City of Miami Beach. Interior of Lobby remodeled for City offices which remain today.

2004: East (Byron) Theater renovated to accommodate performance art and movies. Stage Door Theater Company begins operations.

2006: Feasibility Study conducted for development of West Auditoriums. Project was not built.

2014: O Cinema begins operations at the Byron Theater for film presentations.

2017: Miami Beach voters approve Town Center upzoning which includes Byron Carlyle site.

2018: Electrical 50 year recertification study and Structural study limited to electrical room, completed. Water Damage Assessment and Remediation study completed.

2019: Theater Closed. City advertises RFP to redevelop the Theater site.

2021: City Commission rejects proposal to redevelop / sell the Theater.

The building is not classified as Historic. Throughout the proposals over the years that have involved possible redevelopment of the Theater, the community has consistently demonstrated a strong interest in retaining the building as a performing arts space and / or a Cultural Center for the North Beach neighborhood, the City of Miami Beach, and the region.

EXECUTIVE SUMMARY

The Byron Carlyle Theater building's structural shell is in good condition considering its age, but all exterior doors and storefronts, and all interior systems and finishes must be replaced to extend the life of this building. As such, this report examined two options for the complete renovation of the building, and one option to replace the building.

The North Beach community and the Miami Beach City Commission have expressed interest in exploring various uses for the building, primarily as a theater or cultural center, but also considering potential use as a museum, a business incubator, university use, gallery space, artist studios, a film or arts center, retail, or office space.

This study includes a Theater option in both Renovation scenarios, suggesting a Multi-Use Theater which would offer flexibility of programming for the City with the intent of maximum activation of the building. The space could operate as a traditional theater, and also accommodate banquets, concerts, dancing, fitness classes, theater in the round, films, lectures, or other uses that a large level floor could host. Architecturally, the renovation options suggest returning some of the exterior elements of the building to their original 1968 appearance.

The existing structure is assumed to have been built to 1968 code requirements. Today's code requirements for wind and flood resiliency will require significant reinforcing of the ground floor slab, the exterior walls, and some upgrade to the roof structure. This required work could be considered constructing a building within a building, which is challenging but possible.

The New Construction option considers a new ground-up building of the size and programming included in Renovation Option 2. The existing theater building would be demolished.

Renovation Option 1: Multi-Use Theater + Tenant Space

Total Project Cost: $15,447,257

Renovation Option 2: Multi-Use Theater + Cultural Center

Total Project Cost: $19,921,788

New Construction: Renovation Option 2 with a new building shell

Total Project Cost: $22,014,868

Total Project Cost = Construction Cost, Furniture, Fixtures, and Equipment, Permit Fees, Contractor General Conditions, Overhead and Profit, Insurance and Bond, and Design Fees.

General Description

The Byron Carlyle Theater is currently vacant and contains one large theater on the east side of the building and the remnants of five movie theaters within the single original theater shell on the west side of the building. All theater areas have sloping floors which have a high point at or above existing grade and then slope downward below grade. The theater experiences flooding in king tides and severe storms, and water damage in the large theaters and other below grade areas of the building was evident.

Lobby:

The theaters are connected by a Lobby along 71st Street with varying floor elevations, lower at the east theater lobby and higher at the west theater lobby. In 2001, offices were built out which replaced much of the original Lobby. The east theater lobby as it exists today is only a small portion of the original total Lobby area.

East Theater:

The Byron Theater was originally a 590 seat movie theater and is currently configured for performance and film presentations. Access to the theater is directly from the Lobby, without a sound and light lock vestibule separating the spaces. The sloping floor has some fixed seating remaining though covered with debris, a small storage room, a stage area with a truss support structure for lighting and rigging installed on top of the existing floor slab, two dressing rooms without restrooms, and an exit door and a set of doors for receiving on the south wall. Many support spaces typically needed for a successful performing arts theater use are missing. There is a Parterre raised seating area at the east end of the room accessed only by a mezzanine corridor reached from the Lobby via a stair and ADA wall mounted lift. The east theater is served by restrooms located on a below grade level beneath the Parterre. This area is not ADA accessible and a single occupant ADA toilet room is provided on the lobby level. The below grade level also contains the FPL Vault, main electrical room, mechanical spaces and lift station. Water damage was evident throughout this below grade floor which regularly floods.

West Theater:

The Carlyle Theater was originally a single 993 seat theater and is currently split into five movie theaters. All are vacant, without any screens, furnishings, seating or fixtures. The only constructions remaining are the acoustic tile ceiling and grid, some flooring, the partitions between the theaters and corridor, the mezzanine level that housed the projection equipment, and an associated exit stair. The concrete frame and CMU of the exterior walls are visible. The west theater is served by a set of small restrooms, located between the two theater volumes, which were updated around 2011.

THE SITE

Folio: 02-3211-002-1070
The Theater Building sits on a single property 250 feet wide by 101 feet deep for a total of 25,250 SF. The building takes up almost the entire footprint of the site. According to Surveys received, there is a utility easement along the north edge of the site for an overhead electrical line. In the existing condition, the Theater Building is within the utility easement by approximately five feet. If the Theater site is developed as new construction, it is our assumption that the overhead line and the associated easement could be eliminated as adjacent development projects in progress have indicated removal of this same line on their properties. Per latest Zoning requirements there are 10 foot setbacks on the three street sides of the site, and the theater could not be re-built with the same footprint it has today.

Folio: 02-3211-002-1090
Immediately to the south and toward the west half of the Theater Building site, the City of Miami Beach owns a surface parking lot 50 feet wide by 125 feet deep for a total of 6,250 SF. The lot is currently configured with as parking with 13 standard spaces, 1 ADA space, 1 motorcycle space, and a turn around and building loading area for the Theater.

Across Byron Avenue toward the east, the City owns a surface parking lot with 28 standard spaces and 2 ADA spaces. This lot is only considered in this Study for its potential use as parking for the Theater. The development of this lot is not included in this Study.

NEIGHBORHOOD / ZONING

The Byron Carlyle Theater is located in the Town Center Central Core District of the North Beach neighborhood in the City of Miami Beach. Planning efforts for North Beach included the 2016 Plan NoBe by Dover Kohl & Partners which engaged with the community and identified opportunities for development of the neighborhood. In that report, the Theater site was recommended for the City to develop as a potential catalyst project to encourage further development in the area. In 2017, voters approved the zoning change which created the North Beach Town Center Districts, which increased development rights in the area. This zoning change has resulted in several multistory multiuse projects in various states of development and approval in the Town Center Districts.

Zoning:

GU Government Use District

The Theater site and adjacent south and east City owned parking lots are GU zoning.

Main Permitted Uses: Government buildings and uses, including but not limited to parking lots and garages; parks and associated parking; schools; performing arts and cultural facilities; monuments and memorials.

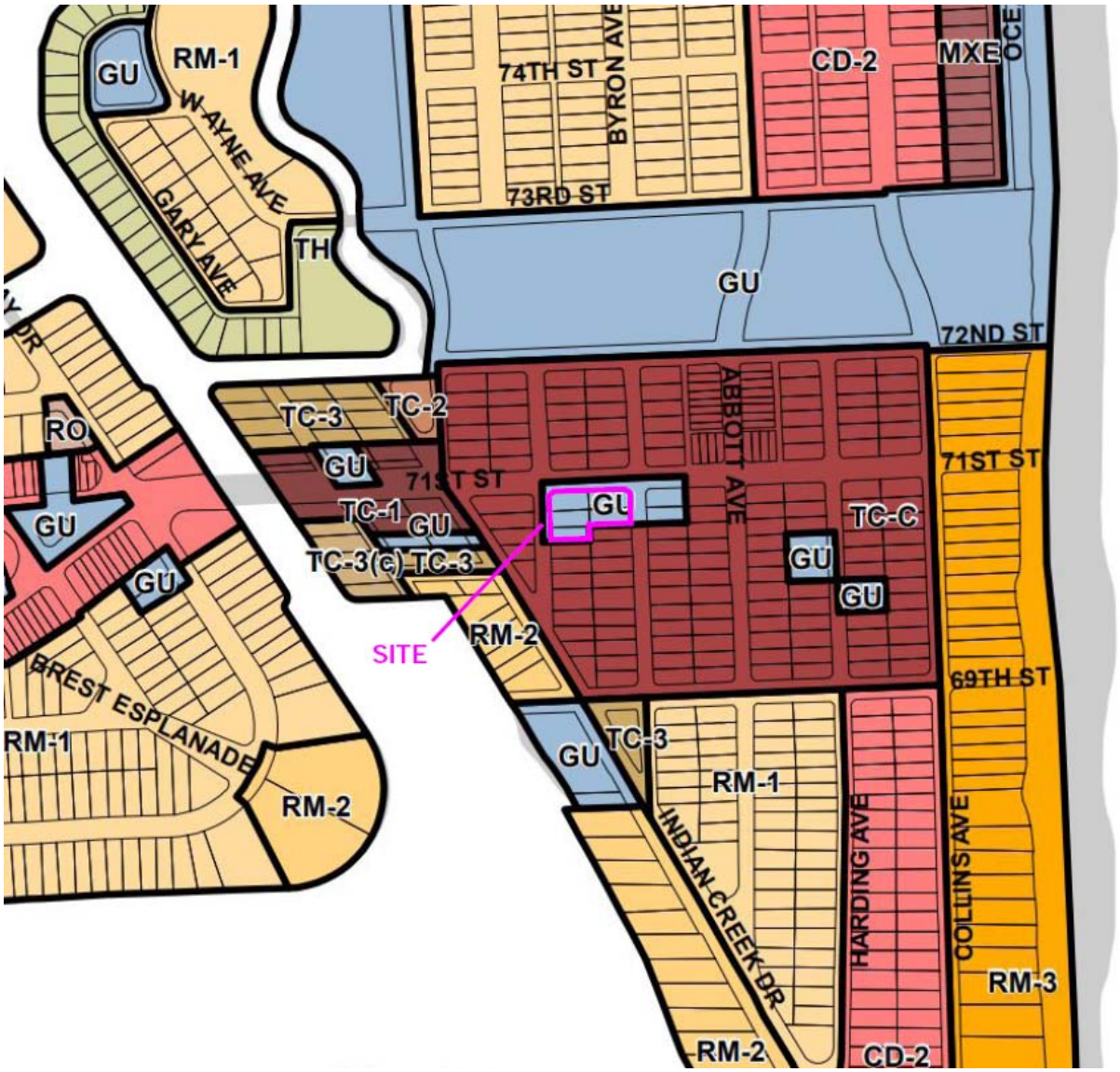
Development regulations shall be average of surrounding districts requirements.
The Theater site is entirely surrounded by TC-C Town Center Central Core District.

TC-C Town Center Central Core District

The proposed uses being considered for this site in this report are allowed either as a Main Permitted Use or as a Conditional Use.

Maximum FAR: 3.5
Maximum Building Height: 125 feet (base maximum height)

Setbacks:	Grade to 55 feet	55 feet to max. height
71st Street	10 feet	25 feet
Byron Avenue	10 feet	10 feet
Carlyle Avenue	10 feet	10 feet
Interior Side	0 feet	30 feet
Rear abutting parcel	0 feet	30 feet



THE BUILDING

Occupancy

The Theater is an Existing Assembly space and is currently vacant.
When it was last operational, the building was used for its intended function.

Existing Occupancy:

Assembly Group A-1	FBC-B 303.2

Possible Future Occupancy:

Assembly Group A-1	FBC-B 303.2	Theater
Assembly Group A-3	FBC-B 303.4	Cultural Center (Community Hall, Exhibition Hall)
Mercantile	FBC-B 309.1	Tenant (Retail, Market, Department or Drug Store)
Business	FBC-B 304.1	Educational occupancies above 12th grade

FBC 508: Mixed Use and Occupancy:
508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building.

Construction Type

Florida Building Code 7th Edition, 2020

Existing Building: Area: 25,360 SF Type II-B Construction minimum required
2 stories above grade
Height: 38 feet
Equipped throughout with an automatic sprinkler system per 903.3.1.1
Roof structural members do not have fire protection

Renovation Option 1: Area: 25,314 SF
Renovation Option 2: Area: 32,470 SF
New Construction: Area: 32,470 SF*
* same area as Ren. Opt. 2 to simplify cost comparison

Type II-A Construction	FBC-B 602.2, Table 504.3, Table 504.4, Table 506.2	
Maximum Height Allowed	85 feet	Occupancy Type A-1, A-3, M, B
Stories Allowed Above Grade	4 stories	Occupancy Type A-1, A-3
	5, 6 stories	Occupancy Type M, B
Maximum Area Allowed	46,500 SF	Occupancy Type A-1, A-3
	64,500 SF	Occupancy Type M
	112,500 SF	Occupancy Type B
Fire Resistance Requirements	Type II-A	FBC-B Table 601
Primary Structural Frame	1 hour	
Bearing walls, Exterior	1 hour	
Bearing walls, Interior	1 hour	
Floor Construction	1 hour	
Roof Construction	1 hour (or 0 hour)*	

* Table 601 Footnote b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below.

Type II-B Construction	FBC-B 602.2, Table 504.3, Table 504.4, Table 506.2	
Maximum Height Allowed	75 feet	Occupancy Type A, M, B
Stories Allowed Above Grade	3 stories	Occupancy Type A-1, A-3, M
	4 stories	Occupancy Type B
Maximum Area Allowed	25,500 SF	Occupancy Type A-1
	28,500 SF	Occupancy Type A-3
	37,500 SF	Occupancy Type M
	69,000 SF	Occupancy Type B
Fire Resistance Requirements	Type II-B	FBC-B Table 601
Primary Structural Frame	0 hour	
Bearing walls, Exterior	0 hour	
Bearing walls, Interior	0 hour	
Floor Construction	0 hour	
Roof Construction	0 hour	

The following options are only based on the conceptual designs included in this Study.

No program or design has been developed beyond conceptual level.

Options:	Renovation Opt. 1	Renovation Opt. 2	New Constr.
SF Approximate	25,314 SF	32,470 SF	32,470 SF
	A-1: 15,742 Other: 9,572	A-1: 15,742 A-3: 16,728	A-1: 15,742 A-3 or M: 16,728
Main Occupancy:	A-1	A-3	A-3 or M or B
Occ. Separation FBC Table 508.4	1 hour if M or B	None	A-3 & A-1: None M / B & A-1: 1 hour
Construction Type Required	II-B minimum	II-A minimum	A-3: II-A min. M or B: II-B min.

Alteration Level

Depending on the extent of renovation undertaken during a fixed period of time, the applicable Alteration Level for construction projects at the Theater per FBC-Existing Building could vary.

Alteration Level 1:	A project to replace finishes and equipment to serve the same purpose. Example: An interior design project that does not affect building systems.
Alteration Level 2:	A project that includes the reconfiguration of space, window or exterior door replacement, reconfiguration or extension of any system, or the installation of additional equipment.
Alteration Level 3:	A project where the work area exceeds 50 percent of the building area.

Based on the anticipated renovations identified in this report, the scope would be Level 3.

Flood Elevation

See Site Civil section of this report for additional information.

Current Required Minimum Finish Floor Elevation at the project site is 9.0' NGVD.

A Survey of the Building elevations was provided for this Report. Based on survey information, the existing floor slab at east part of lobby is approximately 4.5' below the required elevation.

The renovation options in this Study suggest "substantial improvement" per code. Due to the significant elevation difference between the existing building level and the required minimum elevation, all renovation options for in this Study suggest the building be floodproofed as permitted by City of Miami Beach Ordinance Sec. 54-48. This study proposes the complete removal of all existing below grade spaces and all ground floor slab assemblies throughout the building, to be replaced with a single, continuously level slab at roughly the elevation of the existing east lobby. The new slab will be designed to resist hydrostatic and hydrodynamic loads as required by code. All exterior openings, whether existing or proposed, would be floodproofed with the use of a flood panel system. Existing exterior walls would be treated up to the current required flood level height with waterproofing, and be reinforced to resist flooding loads.

Amount of Exits and Plumbing Fixtures Requirements

The building last functioned for its intended use. A complete Life Safety study was not part of this Report's scope. Our assumption is there was adequate egress provided from the building for its current configuration. For any future renovations proposed at the building, the egress capacity should be reviewed at that time.

Similarly, a plumbing fixture study was not included in the scope of this report. This report's renovation options suggest the relocation of all public restroom facilities in the building to improve resiliency in the case of the east restrooms, and to free up space for theater support areas at the west restrooms. Future renovations will need to provide code compliant fixture count at a minimum.

CONDITIONS ASSESSMENT

Exterior Building Elements

Roof:

A Roof Report was not received for this Study. All roofing, terminations, caps, curbs and accessories are recommended for a complete replacement. The roof consists of nine separate flat roof areas with built-up roofing membranes supported by either a concrete deck, or steel deck and lightweight concrete on prefabricated steel bar joists. Over the theaters, the top chord of the joists is sloped slightly to assist drainage slope. Future re-roofing over theater areas should take acoustics into consideration. Based on record documents received, the existing roofing over the east portion of the building is 19-20 years old, and the roofing over the west portion is 25-30 years old. All roof areas were worn, cracking was noted, and the low parapet walls had no caps. For added protection, a future project could consider bringing the roofing up an over the parapet and covering with a new cap. Any new cap locations should be carefully coordinated with the existing architecture. The existing rooftop HVAC equipment and exhaust fans were corroded and not functional and must be replaced, along with new curbs. In at least one location, the equipment was close to the roof edge, where a guardrail is required by current code and was not present. Depending on future design, some existing roof openings will need to be structurally closed, and / or new openings created.

Stucco / Exposed Aggregate Finish:

The building has a two main wall finishes; smooth stucco, and exposed aggregate plaster finish. Some minor cracking was noted, but generally the stucco was in acceptable shape. See Structural section of this report for cracking repair information. Depending on future new roofing design, re-working of the existing stucco on parapets may be needed. The exposed aggregate finish appeared to be in acceptable shape. Along the north wall of the Carlyle Theater, applied boards were present at the location of the former Bas Relief sculpture that was original to the building. Destructive investigation was not performed, so the condition of the wall behind the boards is unknown.

Building Entrance Parapet & Marquee:

The original building had a low profile horizontal parapet with an integral marquee bookended by large building signage on the north face, “BYRON” at east end and “CARLYLE” at west end and additional signage at east and west faces. See photo in Historic Photos section. The currently existing north entrance parapet was constructed in 1991, at which time it raised the height of the original parapet significantly, with a curved element at the center, in part to obscure the new steel beam required to support the blade marquee introduced at that time. Faux ‘portholes’ were installed, as well as a backlit sign mounted to the parapet. Faux portholes in round and square shapes were introduced on all facades in the 1991 renovation.

Stone Facing at North Facade:

On each side of the box office, an existing beige marble stone wall finish original to the building contains movie poster display boxes. The stone turns the corner at each set of entrance doors and continues up to the door or into the interior. The stone is two-toned, with polished faces around the edges and a rough finish in the middle. Two cables supports for the marquee are attached through the stone to the building. The stone is in good condition and is recommended to remain and be protected from damage in a renovation.

Exterior Building Elements (continued)

Lighting:

Generally, architectural lighting was absent from the exterior of the building. Utilitarian lighting was only present along the south side of the building, with one fixture at west façade, and none at the east façade. At the north main entrance façade, other than the marquee and backlit "Byron Carlyle" sign, the only lighting was below the canopy ceiling at the entrance. There is also existing neon on the north façade, which did not appear to be functional. Future renovations should include new architecturally appropriate exterior lighting to meet code required light level standards. The building would also benefit from additional architectural lighting, particularly on the 71st Street side where up-lighting could be located in the existing planters at the east and west ends of the building.

Doors - Storefront:

At the Lobby entrance, the existing storefronts appear to be original to the building, and at the end of their useful life. Following the various heights of the Lobby slab, the bases of doors are at different levels. Where the marble wall finish exists, the stone stops and starts at each side of the existing frame, so careful removal and new installation of storefronts is required to protect the stone, which would remain in a renovation. There are four installation locations; one set at east end of the Lobby, one set at west end of Lobby, and two additional sets, one on each side of the box office. The east and west sets consist of two pairs of 5'-0" width doors, which do not comply with current egress or ADA codes. These doors must be replaced with doors that allow at least 32" clear width each leaf for ADA and egress. This will reduce the amount of leaves which can fit within the existing openings. Future door sizing should be coordinated with egress requirements. New glass sidelights, transom panels, and structural supports will be required.

Doors – Hollow Metal:

Almost all of the existing exterior hollow metal doors were inoperable or required significant effort to open due to rust and deterioration. All exterior doors and frames should be replaced. In two locations, pairs of 5'-0" width doors are provided at egress locations. This size does not comply with current egress codes and must be replaced with doors which allow at least 32" clear width for ADA and egress. This will reduce the amount of leaves which can fit in the existing opening, or may require the enlargement of the existing opening, dependent on future door sizing to be coordinated with egress requirements. Changes in opening sizes may require masonry and finishes work.

Windows

The building has no windows, except at Storefronts and Box Office.
See Doors – Storefront and Box Office sections.

Box Office:

The Box Office, an element of the original building, is constructed of lighter construction than the rest of the building; steel and metal infill panels. In a major renovation, this element should be rebuilt to contemporary standards, for wind resistance, flood proofing, and with new transaction windows.

Exterior Building Elements (continued)

Building Exterior Work - for HVAC replacement

The Mechanical section of this report recommends complete replacement of HVAC equipment. Most of the existing HVAC equipment is roof mounted. Significant alteration of the building facades to accommodated new HVAC installation is not anticipated. Some new roof openings or closing of existing openings is expected.

Pedestrian / Vehicular / Bicycle Access:

Primary access to the building is on 71st Street. A vehicular drop off area exists on 71st Street directly in front of the Box Office and extending to Byron Avenue. At the west end of the theater, a bus and trolley stop exists on 71st Street with a dedicated bus lane, and bench. There are five bicycle parking racks in front of the building along 71st Street. There are two City-owned parking lots adjacent to the theater for a total of 44 spaces. Per past reports about the property, from the previous use of the building there is a credit of 165 parking spaces remaining toward future development requirements. This information is from 2006, and would have to be confirmed with the Planning Department. As parking count is tied to building use, when a program is developed for the site, the parking count will have to be addressed at that time.

Interior Building Elements

The building is vacant and most of the finishes and equipment have been removed. In the Byron Theater, the fixed seating, ceiling and grid, and stage truss remain. In the Lobby, the office partitions and floor finishes exist. The restrooms are all tiled on walls and floors and have their fixtures. In the Carlyle Theater, only the partitions, ceiling and grid, some flooring, and the second floor projection booths remain. On the second level, a small AHU, and an existing projector remains. Electrical panels exist throughout the building but were not functional. A fire sprinkler system exists throughout the building.

With the exception of the marble walls in the Lobby, there were no interior finishes or equipment found that are recommended to remain.

Hazardous Materials

Asbestos, mold & lead paint studies were conducted for this report. See Section 12 for reports.

Asbestos:	Low quantities of material were found to contain asbestos, which will require abatement. The amount and cost is small relative to the overall project.
Mold:	No active mold found.
Lead Based Paint:	None of the samples collected had results at or above the USEPA level for lead-based paint.

RECOMMENDATIONS

If retention of the original building structure is pursued, a complete renovation is recommended. Any partial renovation will not address the many deficiencies of the building which have contributed to its current state. The entire building interior should be renovated by removing all remaining partitions, finishes, and fixtures down to the shell of the building. All mechanical, electrical, fire alarm, fire protection equipment, and wiring should be completely removed. The existing floor slab has various elevations, and is below grade in several areas. Complete removal of the entire ground floor slab including below grade areas is recommended. Complete re-roofing is recommended, including replacement of all drains, scuppers and piping. Re-painting the entire building is recommended. Some exterior restoration to approximate its original appearance is suggested, including removal of all decorative 'portholes', and restoration of the marquee parapet to its original height.

Miami Beach Code allows floodproofing in lieu of raising the building floor level to the current flood elevation requirement, which is approximately 4.5 feet above the current floor level. To meet current code requirements and maximize the future functionality of the building, a new continuously level floor slab is recommended. The slab would be built on new piles, and the new structure would support any new reinforcing needed for the existing exterior walls and roof structure to resist current requirements for flood and wind loads. The new slab level would be roughly at the elevation of the existing east lobby. In coordination with the new reinforcing for flood loading at walls, a new flood panel system would be introduced at all doors, storefronts, or new windows. See Site Civil and Structural sections of this report for additional information.

Byron Theater / Lobby

All interior furnishings, fixtures and equipment are recommended for removal, including acoustic ceiling and grid, seating, and stage truss system. The east wall of the theater at the projection booth is to remain. A new set of retractable seating would be placed on the east wall, and a pipe grid system installed below the roof structure throughout the room to allow maximum flexibility of use, across various possible configurations, supporting new lighting and curtains. The program proposed is a Multi-Use Theater allowing flexibility within a single space to host a variety of uses; various theater / performance arrangements, music rehearsal space, band / dancing venue, lecture / film presentations, gallery, banquet, fitness / dance classes, and community gatherings. See Theatrical Consulting section of report for additional information.

Below Grade Areas:

At east side of the building, the below grade area which includes the theater restrooms, FPL Vault, Main Electrical Room, mechanical space, and lift station should be demolished entirely and all those functions raised up to the new floor level, or some equipment located above current minimum flood level. The FPL Vault and Main Electrical Room could be re-constructed above 9.0' NGVD.

Parterre:

The Parterre is the existing raised seating area built of concrete at the east end of the Byron Theater. It is located over the Below Grade Areas noted above. To maximize the functionality of the building for the community, the Parterre is suggested for complete removal, and replacement with a level floor slab at the new building-wide elevation. The associated vestibule, stair and ADA lift would be demolished. New supports would be installed to carry the Second Floor Projection Booth structure above. This will create a larger flat floor within the same building volume, to allow for the implementation of a multipurpose space.

Lobby:

The Lobby is recommended for a return toward its original size, creating a pre-function space while also accommodating the functional needs of a theater including a sound and light lock entrance to the Byron Theater, accessible restrooms with ample fixtures, offices, storage, and box office. The Lobby should be able to function as a venue on its own, and also offer connectivity to the Carlyle Theater as it was originally designed. As the program of the Carlyle Theater is unknown, this report considers the possibility of a Cultural Center or a Tenant Space.

Concession:

A new concession is proposed along the 71st Street lobby between the two theaters, to allow operation independently or while either or both venues are in use.

New Backstage:

The existing venue is lacking many backstage functions essential to the successful operation of a theater. See Ancillary Space Architectural Criteria in the Theatrical Consulting section of this report. Between the existing theater volumes, at the current location of restrooms for the west theater, the renovation options propose this location for a new, entirely ADA compliant backstage area including receiving area, scene shop, green room, dressing rooms with restrooms, and prop and lighting storage on the second floor. To allow access between the receiving area and the storage spaces, and to provide a code compliant exit from the second floor, a new stair is proposed in this area with direct egress to the exterior.

Carlyle Theater

Option 1 - Tenant:

In this option, the east theater would be leased. The single volume space of over 9,500 SF with approximately 30’ clear height to structure could appeal to a tenant such as a market, drug store, large retail store, or food hall. The space could also be divided up into smaller tenants.

Option 2 – Cultural Center or similar:

In this option, the east theater would be developed into a community space. In this study, Cultural Center programming is indicated as an example. With the height available, a second floor level is built within the space. Suggested programming includes additional support areas and a rehearsal space for the Multi-Use Theater, which could also be used as a performance or meeting space, a public Community Lobby, adjustable sized meeting rooms or classrooms, gallery space, artist studios and a maker space. Other potential uses for the east theater are a film or arts center, a museum, a business incubator, university use, or office space.

Stairs:

In the east theater, an existing stair installed in the 1980s for the second floor projection booths would be removed. In Renovation Option 2, new stairs would be required for second floor egress directly to the exterior, and a new public grand stair is also proposed.

New Construction

In the renovation options, working within the existing building shell in order to preserve the original architecture and maintain the familiarity of the existing building within the community will present logistical and physical challenges during construction. Additionally, hidden and unforeseen conditions may exist that could affect the project.

As an alternative, this report considers constructing the same size building as presented in Renovation Option 2 as New Construction. The current zoning requirements reduce the site buildable area slightly, though the same program can fit. This option assumes the existing FPL overhead line along the south side of the site can be removed as is occurring on neighboring development sites for the same line. As the City owns the parking lot directly to the south, a new construction project could include that lot. This project only considers building new on the existing theater lot.

- END OF DOCUMENT -