



# THE FRASER CENTER FOR CREATIVE ARTS

CONCEPT DESIGN :: APRIL 3, 2024 [DRAFT]





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# INTRODUCTION:

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Residents of the Town of Fraser,

“[We are] not blind to the worth of the wonderful idea of [your Center for Creative Arts]. [We] find it [has the potential to be] the most extraordinary piece of [public architecture] that [Fraser] has yet contributed. [We are] very happy in [being a part of] it, as great power makes us happy. It meets the demand [we are] always making of what seemed the sterile and stingy Nature, as if too much handiwork or too much lymph in the temperament were making our western [environment] fat and mean. [We] give you joy of your free and brave thoughts. [We] have great joy in it. [We] find incomparable [ideas expressed] incomparably well, as they must be. [We] find the courage of treatment, which so delights us, and which large perception only can inspire. [We] greet you at the beginning of a great [opportunity], which yet must have had a long foreground somewhere for such a start. [We] rubbed [our] eyes a little to see if this sunbeam were no illusion; but the solid sense of the [place] is a sober certainty. It has the best merits, namely, of fortifying and encouraging”.

letter based upon Ralph Waldo Emerson's letter to Walt Whitman on receiving a complimentary copy of the first edition of Leaves of Grass from the poet  
... one of the most famous letters in literary history ... but modified to apply to your Fraser Center for Creative Arts Project

We greet you at the beginning of a great opportunity indeed! — an opportunity to embark on the journey to build a Center for Creative Arts in Downtown Fraser that will serve as a catalyst for future development in the downtown area and will showcase the budding community of artists that live and work in Fraser but have been “siloe” to this point. Thank you for allowing us to be a part of this opportunity!

Per your request for proposals issued on May 7, 2018, the intent is that “The Center for Creative Arts will be an iconic place that inspires the creative spirit, serves as a nucleus of creative industries in the Fraser Valley, and helps further the goals of the Fraser Downtown Strategic Plan by bringing additional interest, investment, and momentum to the area”. This spirit continues on in the 2024 revision to the concept design contained within this book. We are proud to be the architectural firm selected to assist you with your wonderful project!

The following information is the culmination of ten weeks of work and represents the vision for your Center for Creative Arts as determined by Town of Fraser Staff, The Project Stakeholder Group, and the design consultants fortunate enough to be selected to assist with painting this vision. Enjoy!

Sincerely,

Dan Orecchio, Owner, DAO Architecture





## FOCUSED SOCIAL BONDS & BELONGING



### Notes for the design brief

# WE WILL CREATE:

A new focal point and “Icon” for the town of Fraser. The position and posture of this building will reflect and honor the amazing work it accommodates and grand community it resides within ...

We will look for ways to offer connections in all directions with the adjacent properties in a thoughtful manner.

We will consider how the operation and function of this building will affect and enhance its neighbors as we plan and design.

We will continually prompt input from the stakeholders, partners, and other team members to arrive at a collaborative conclusion to the programming and concept design for the building.



Notes for the design brief

# THE VIBE:

The Fraser Center for the Creative Arts will include and encourage everyone to partake in the energetic and collaborative processes initiated by Fraser's THRIVING AND DIVERSE community of artists and craftspeople.

It will stand in our community as a CALL TO CREATE AND ENGAGE.

Here, there will be a common bond shared among people that arrive to practice their craft, to learn, to experience, and to present their best work.

Here, it will be warm and inviting and will always be 'humming' with activity and brimming with creative energy...







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# FINAL CONCEPT DESIGN:

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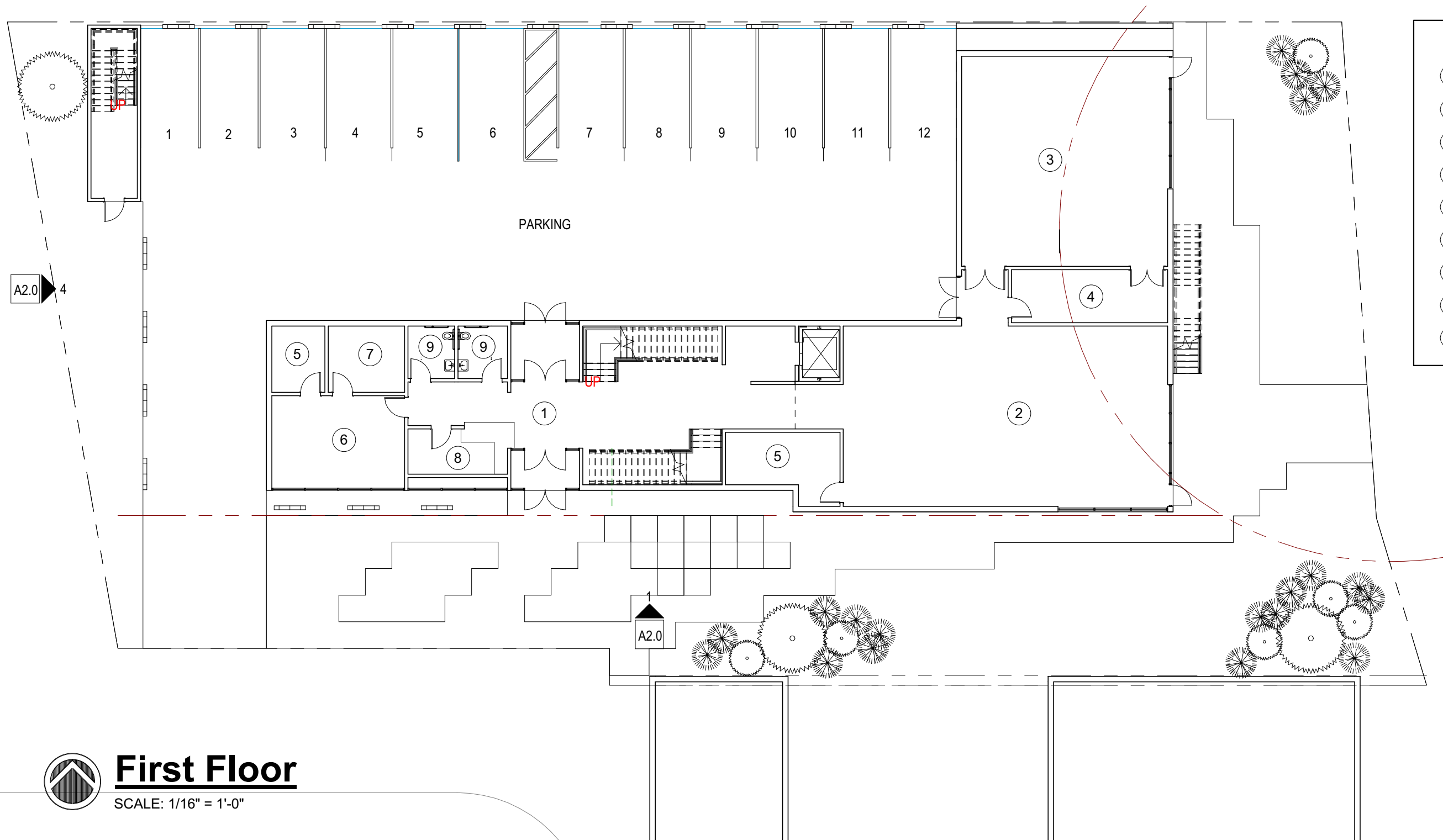
The design team refined the initial concept design by focusing on defining the materiality of the exterior of the building, determining what additional support spaces were needed in the building, and looking at the building from a realistic perspective with regards to constructibility and building code.

Some of the major changes that occurred through this refinement were:

1. The program was re-arranged to take advantage of the volume above the parking area.
2. The building entry is now at ground level.
3. The amount of on-site parking decreased in line with anticipated Town modifications.
4. Means of egress requirements were calculated and incorporated into the design.
5. Covers are provided to increase the usability of the roof top decks.

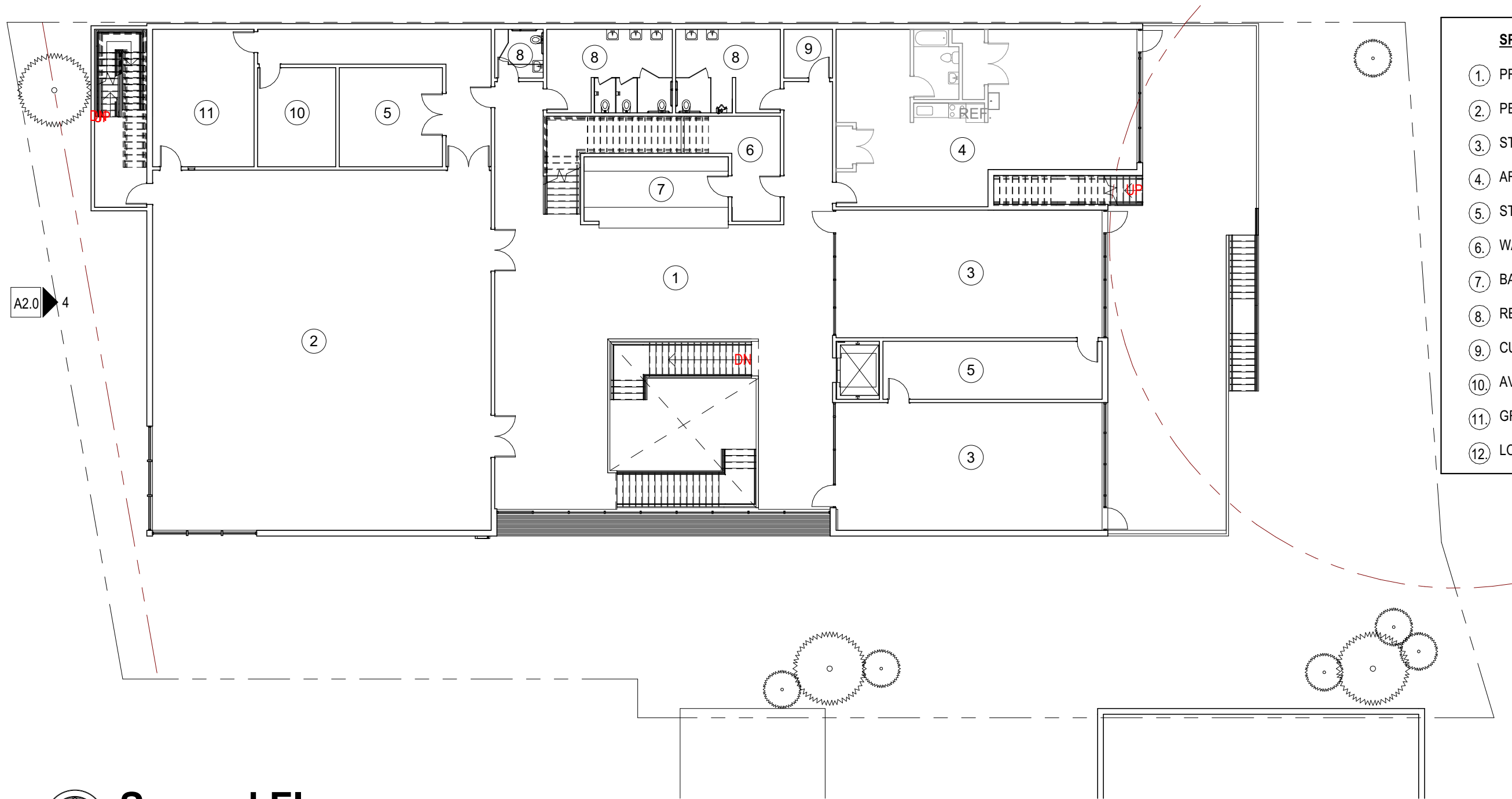
(See final concept design images for further information).

This final concept design represents the vision that the Town of Fraser and the Stakeholder Group have for the Fraser Center for the Creative Arts. Their vision is bold and considers the interests of the entire community. With their vision defined, they are poised to take the next steps required to make their vision a reality!



SPACE	AREA SF
1. ENTRY	934
2. GALLERY	1435
3. MAKER SPACE	982
4. STORAGE	188
5. SUPPORT	236
6. MEETING/STAFF	282
7. OFFICE	115
8. WILL CALL/COATS	106
9. RESTROOM	110

 **First Floor**  
SCALE: 1/16" = 1'-0"



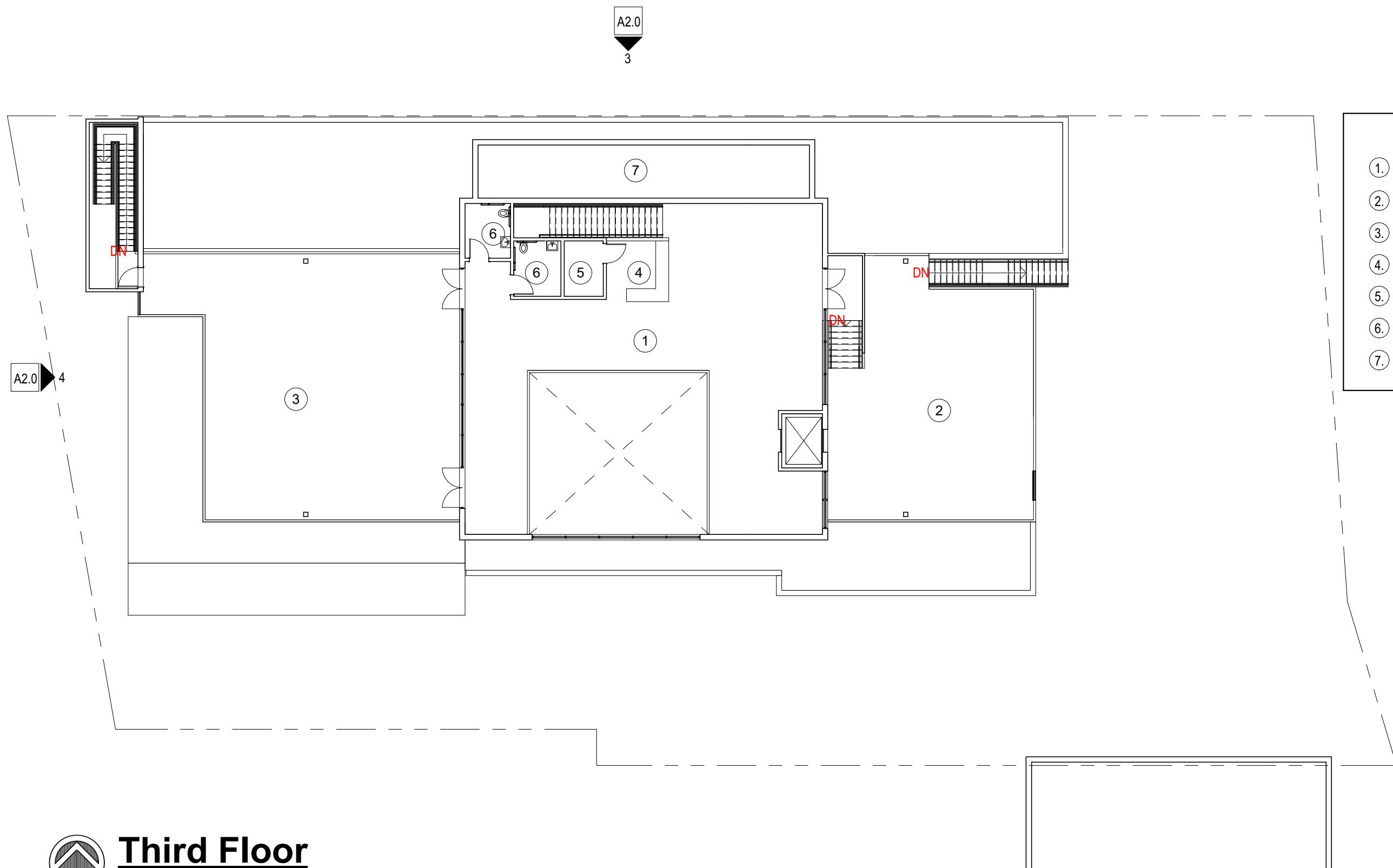
SPACE	AREA SF
①. PRE-FUNCION	1830
②. PERFORMANCE	2519
③. STUDIO	1402
④. ARTIST-IN-RESIDENCE	989
⑤. STORAGE	474
⑥. WARMING KITCHEN	141
⑦. BAR	197
⑧. RESTROOMS	439
⑨. CUSTODIAL	49
⑩. AV CONTROL	160
⑪. GREEN	288
⑫. LOWER RIVER DECK	1267



## Second Floor

SCALE: 1/16" = 1'-0"





SPACE	AREA SF
①. PENTHOUSE	1665
②. UPPER RIVER DECK	1100
③. TOWN DECK	1670
④. BAR	80
⑤. STORAGE	50
⑥. RESTROOMS	122
⑦. MECHANICAL/STORAGE	416



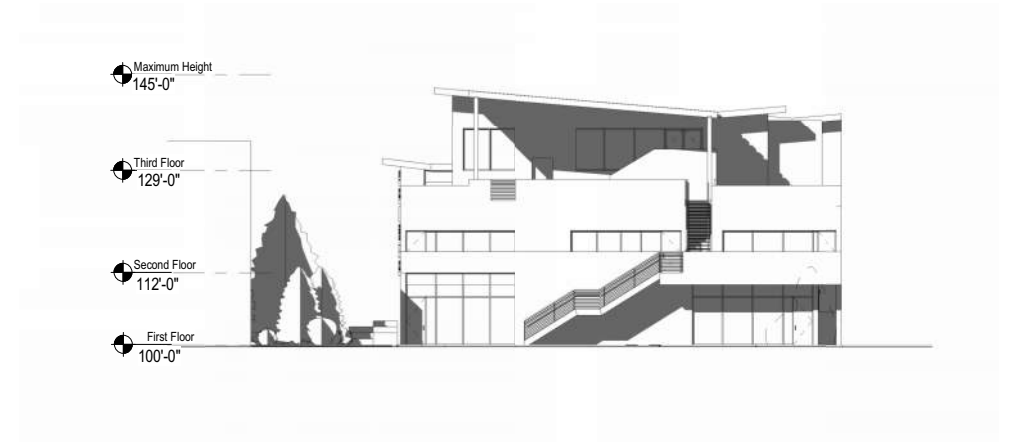
**Third Floor**

SCALE: 1/16" = 1'-0"

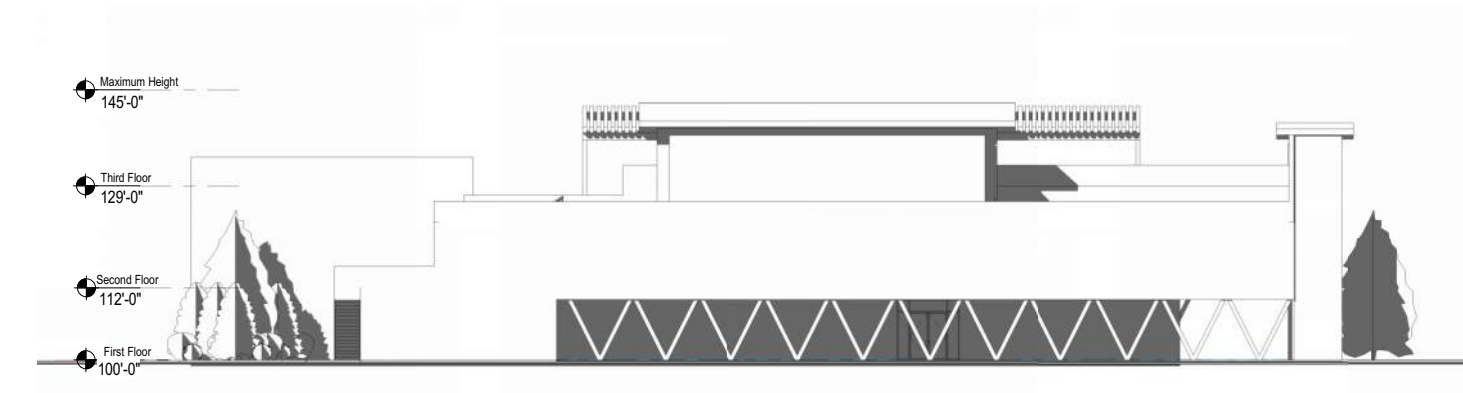




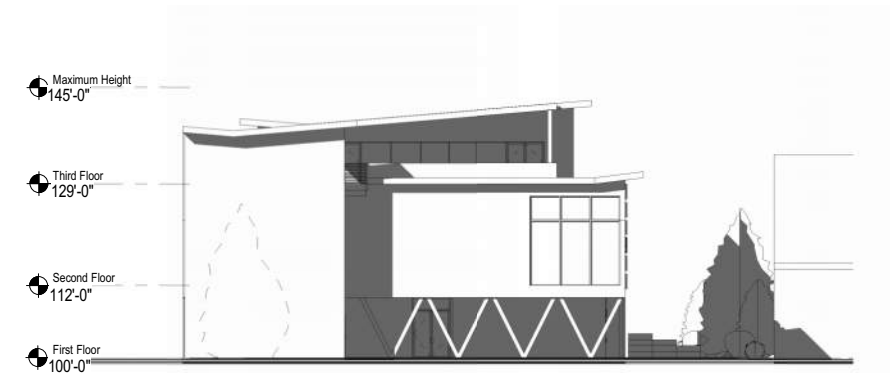
**1 Elevation - South Exterior**  
SCALE: 1/32" = 1'-0"



**2 Elevation - East Exterior**  
SCALE: 1/32" = 1'-0"



**3 Elevation - North Exterior**  
SCALE: 1/32" = 1'-0"



**4 Elevation - West Exterior**  
SCALE: 1/32" = 1'-0"





# 1 South Elevation

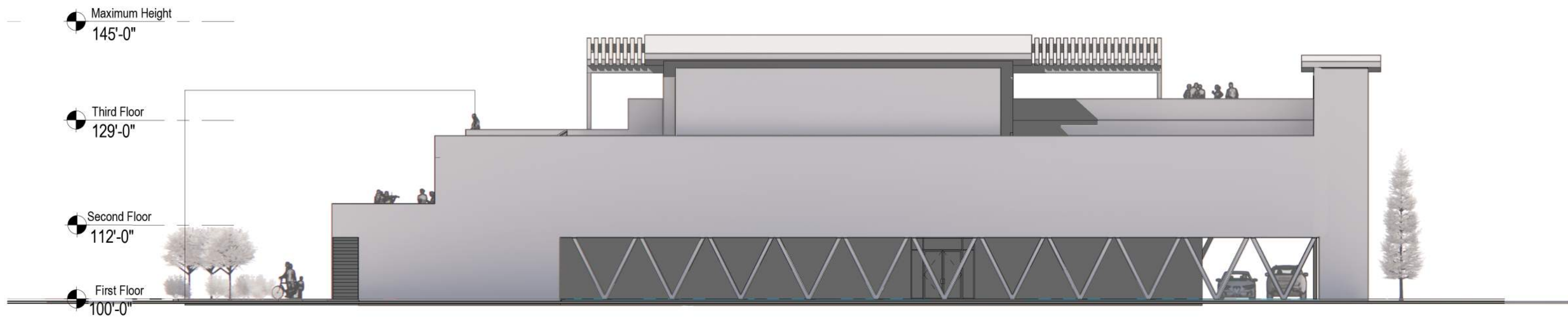
SCALE: 1/16" = 1'-0"





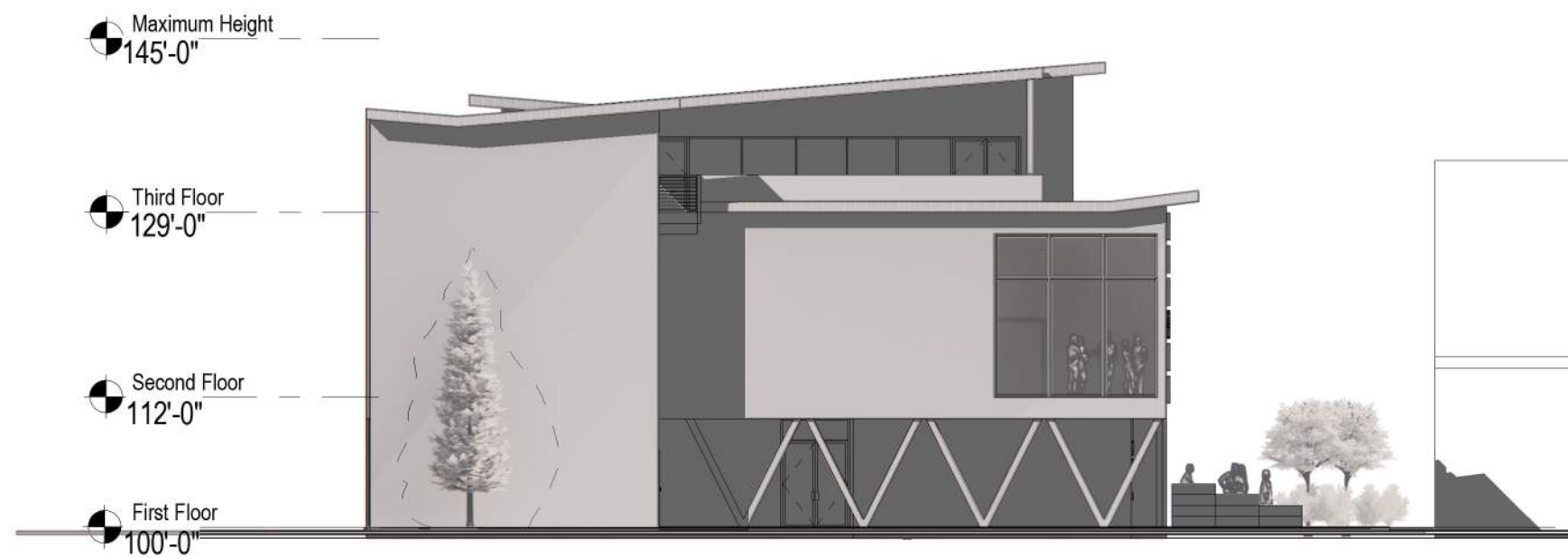
**1 East Elevation**  
SCALE: 1/16" = 1'-0"





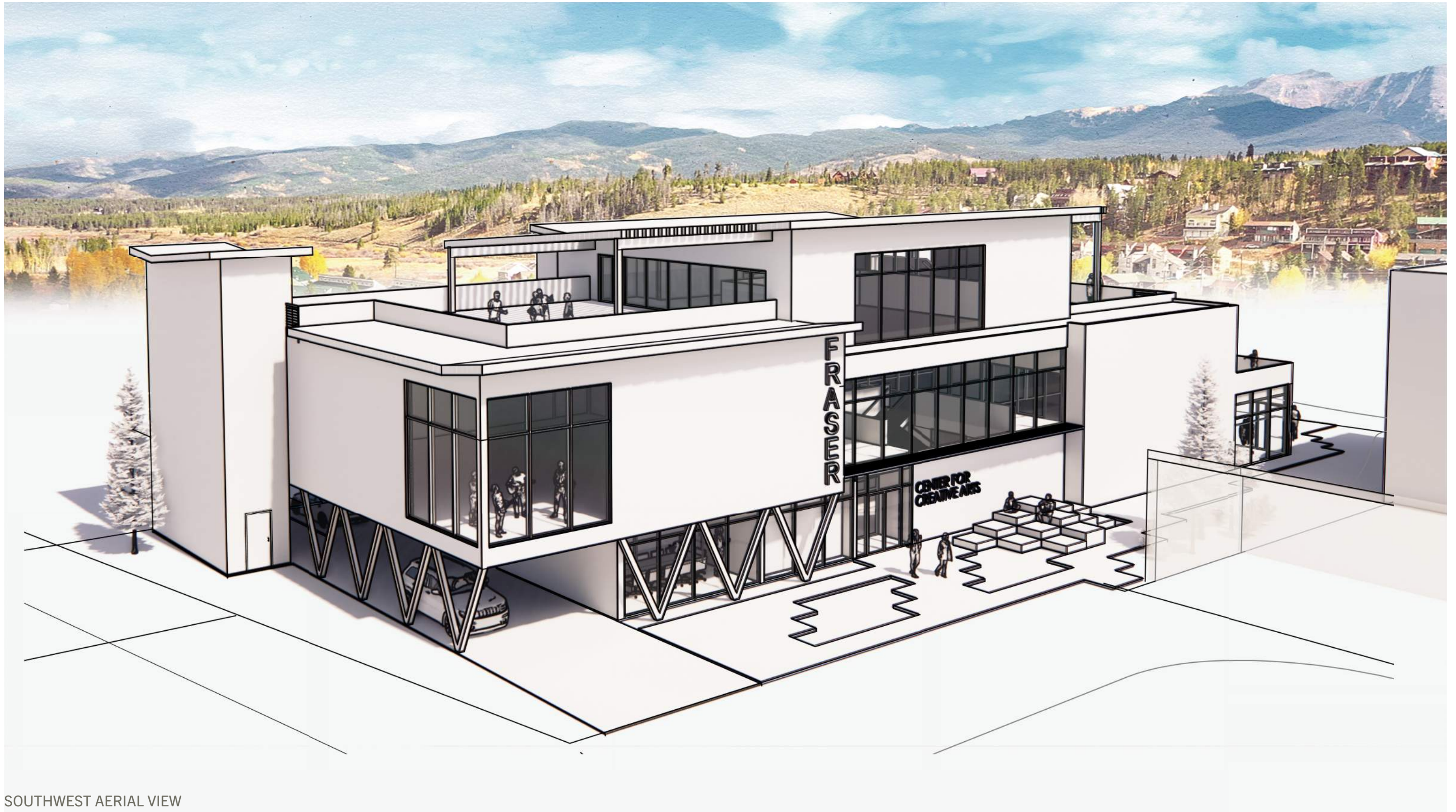
**1 North Elevation**  
SCALE: 1/16" = 1'-0"





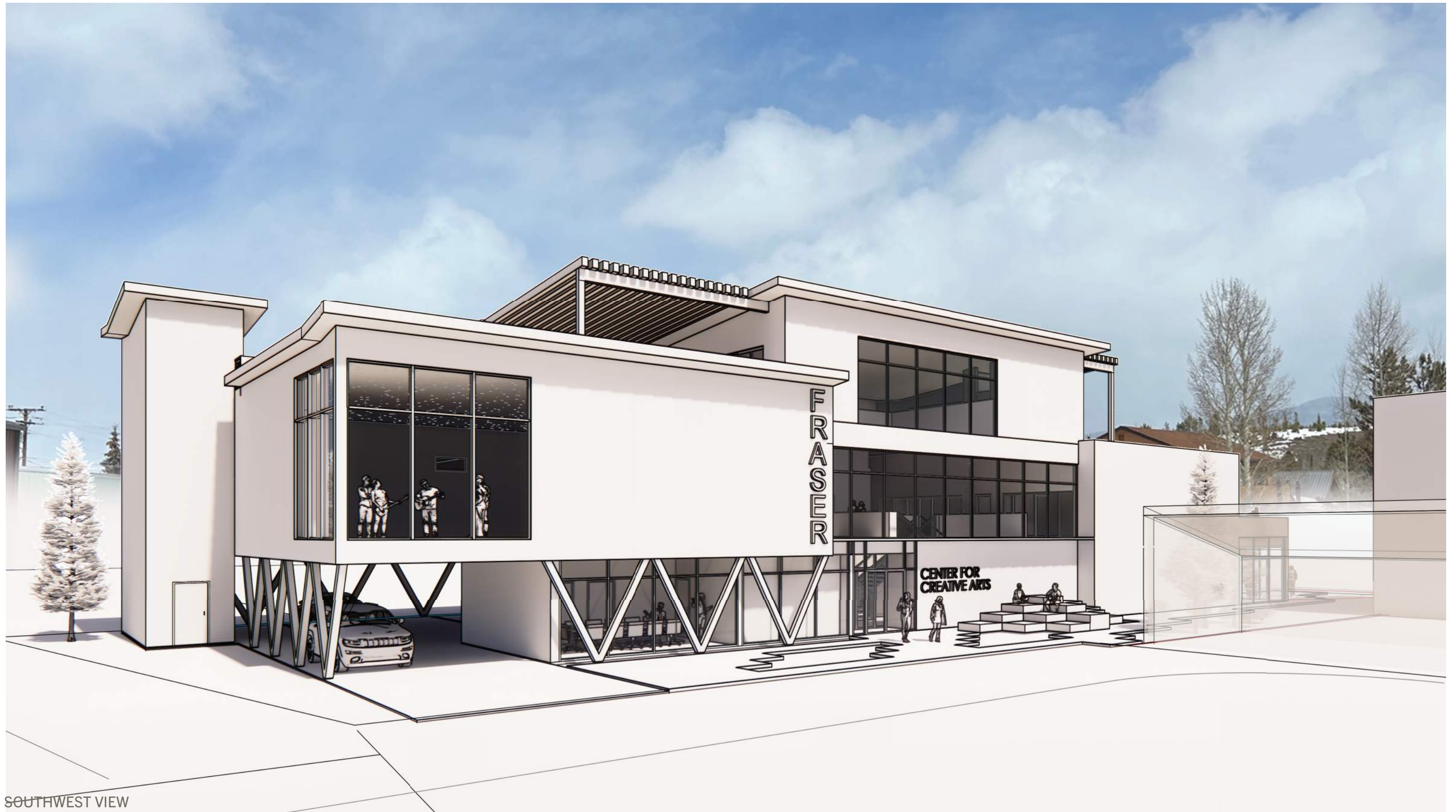
**1** **West Elevaton**  
SCALE: 1/16" = 1'-0"





SOUTHWEST AERIAL VIEW





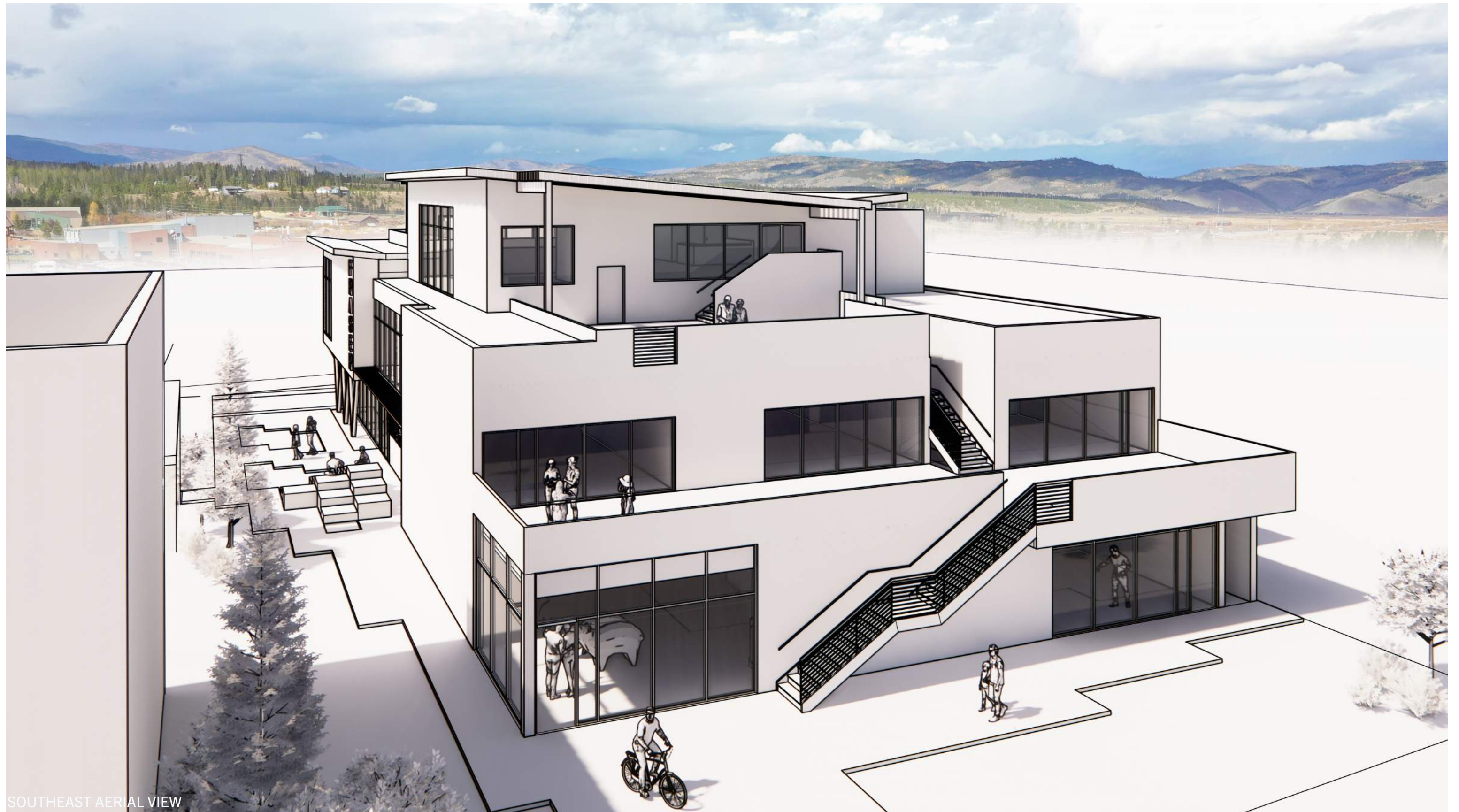
SOUTHWEST VIEW





SOUTH VIEW





SOUTHEAST AERIAL VIEW





ENTRY VIEW





GALLERY VIEW





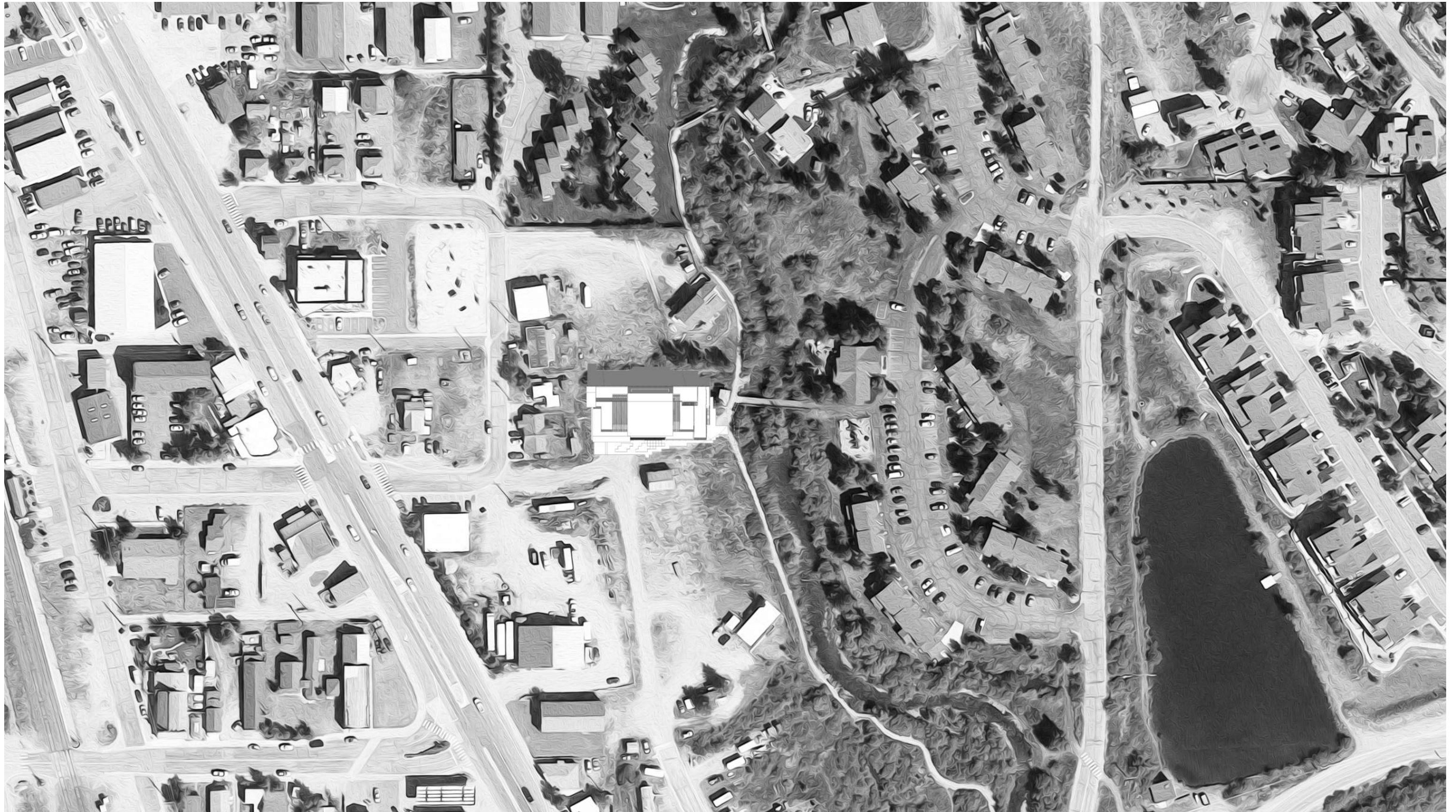
PRE-FUNCTION VIEW



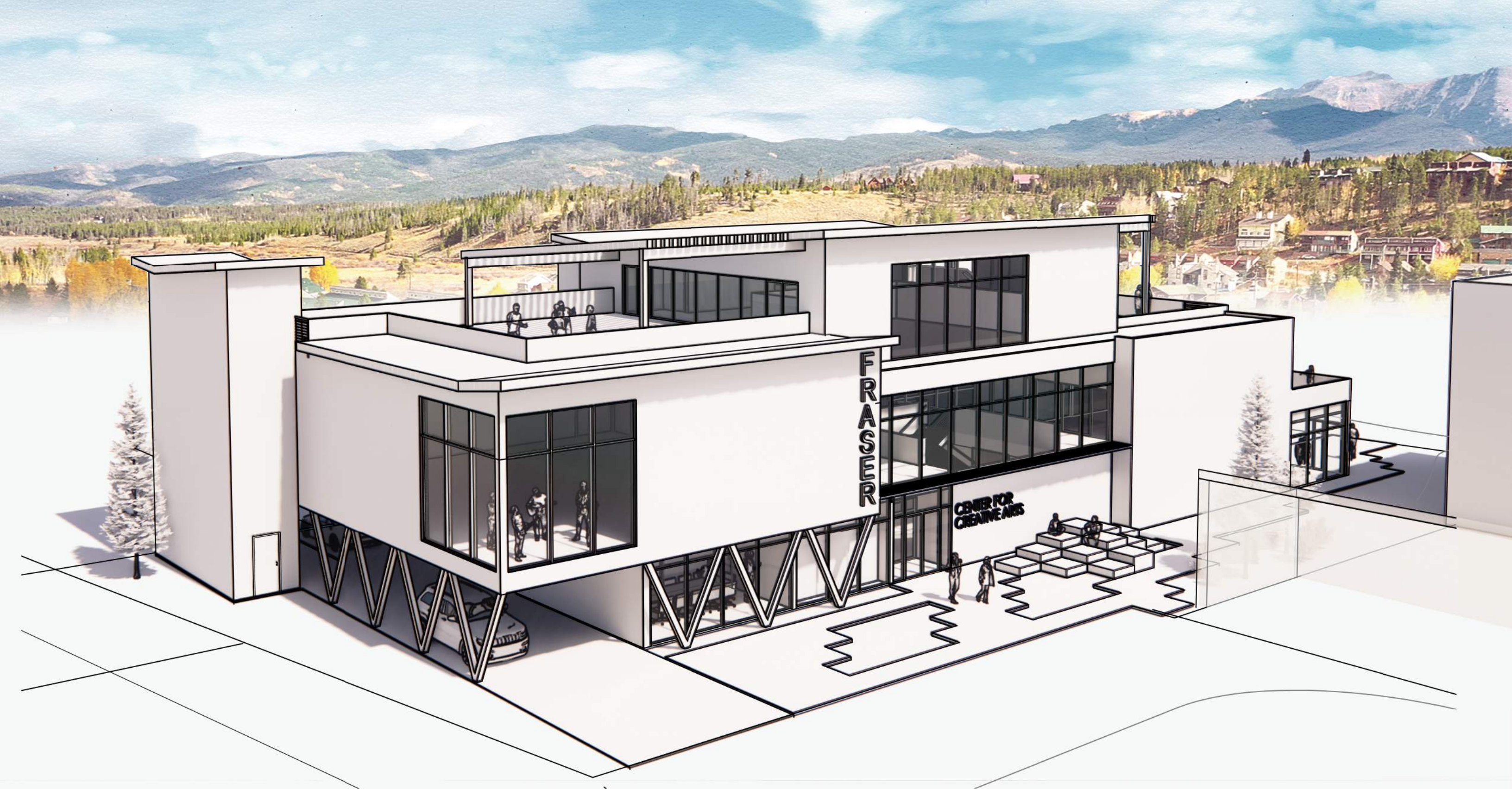


PERFORMANCE SPACE VIEW









THE FRASER CENTER FOR CREATIVE ARTS