

Waterloo Art Center

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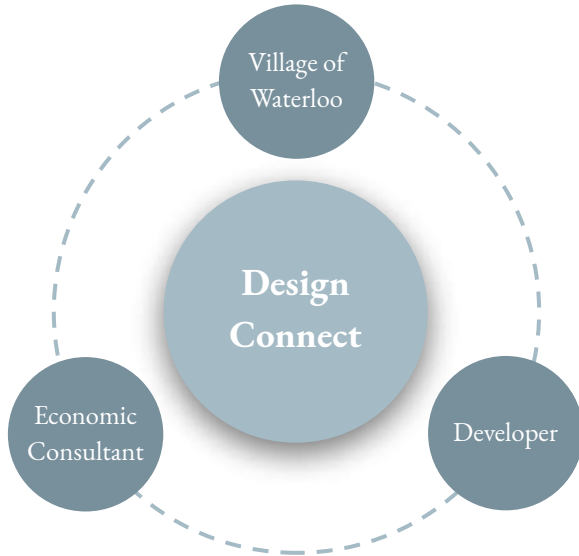
Dec 2020
Presentation



Design Connect

Project Brief

Client structure + vision



New destination accessible by water taxi

Draw life from main street to the canal

Bring people to Waterloo from one hour travel vicinity

Build awareness of Waterloo history

Provide workshop and gallery spaces for local artists

Downtown revitalization

Project Vision

Referenced projects



Site Analysis

Water connection



WATERLOO

CAYUGA
LAKE

SENECA
LAKE



Site Analysis

Building history



1870s

1897

1970s

Future

Waterloo Yeast Company

Manufactured for Twin Brothers' Yeast.

Waterloo Organ Company

The current building was built after a fire burnt down the piano finishing factory.

Moore's Furniture

The building was sold several times for various uses, most recently Moore's Furniture.

Waterloo Art Center

A Place to create and exhibit, showcasing work from local artists in the region.

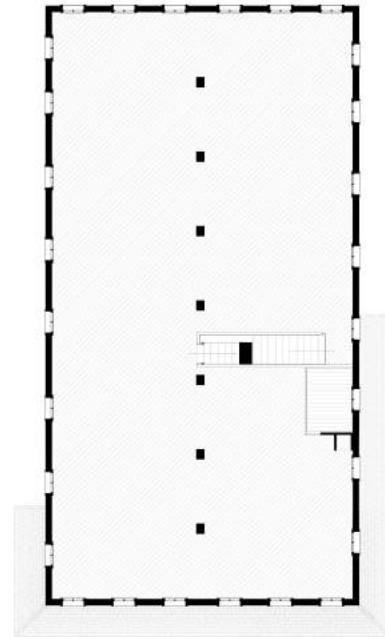
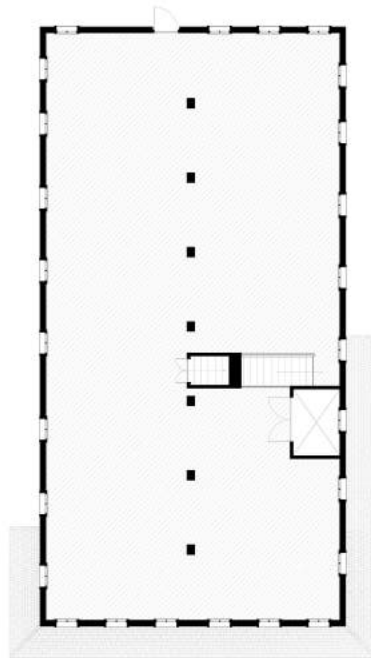
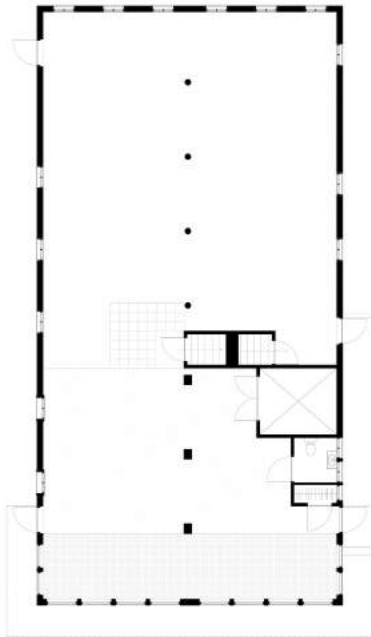
Site Analysis

Building condition



Site Analysis

Building condition



First Floor



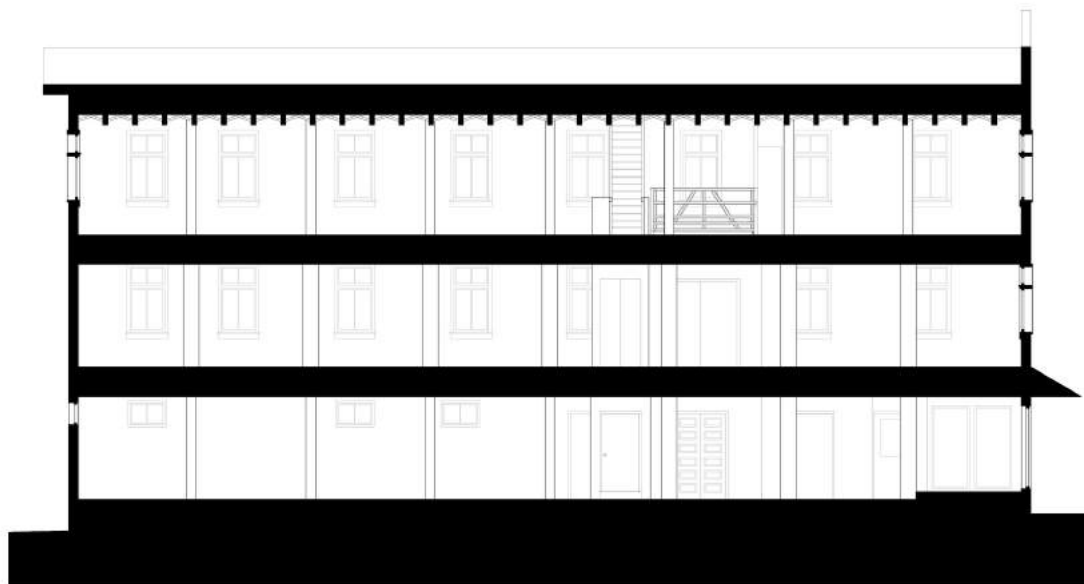
Second Floor



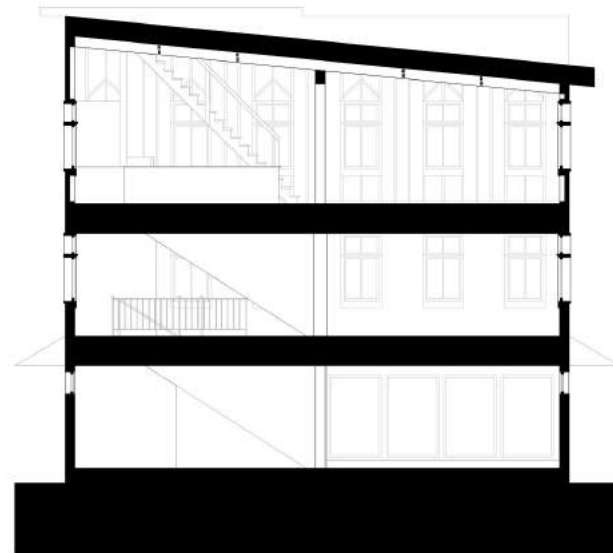
Third Floor

Site Analysis

Building condition



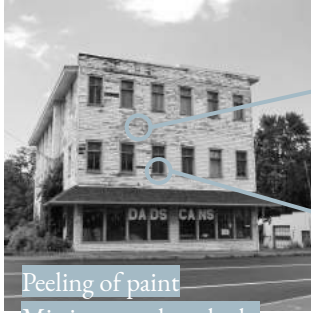
Longitudinal Section (E-W)



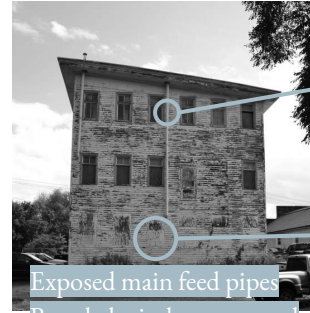
Transverse Section (N-S)

Site Analysis

Building condition



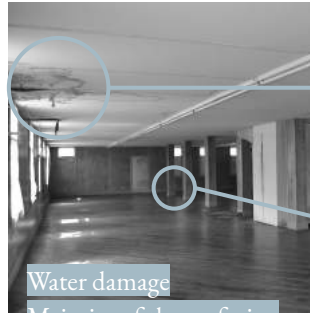
Peeling of paint
Missing wooden planks
Deterioration of window sills



Exposed main feed pipes
Boarded windows exposed



Minimal daylighting
Inconsistency of finish materials



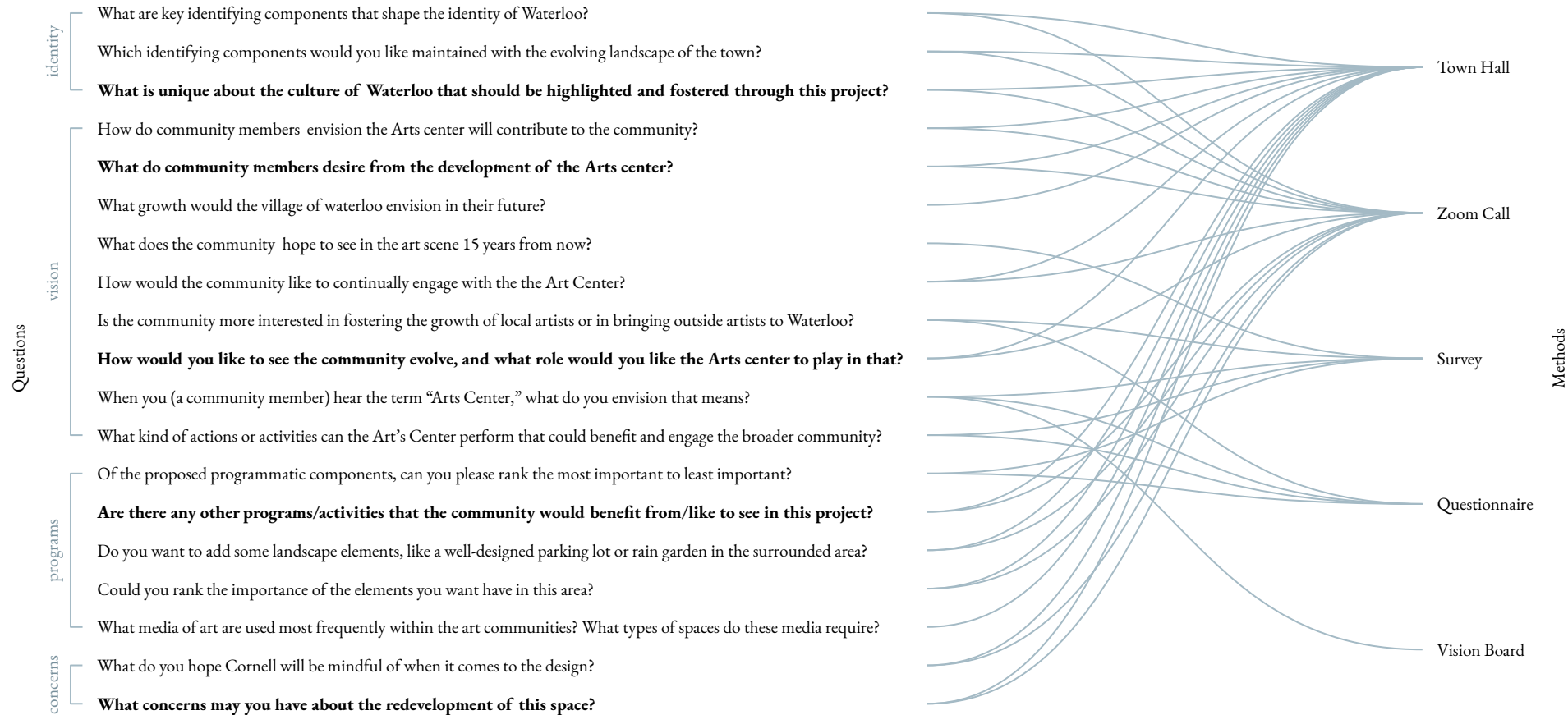
Water damage
Majority of the surfacing
has been cladded in wood



Surfaces remain unfinished
Unsafe for user occupancy
No insulation

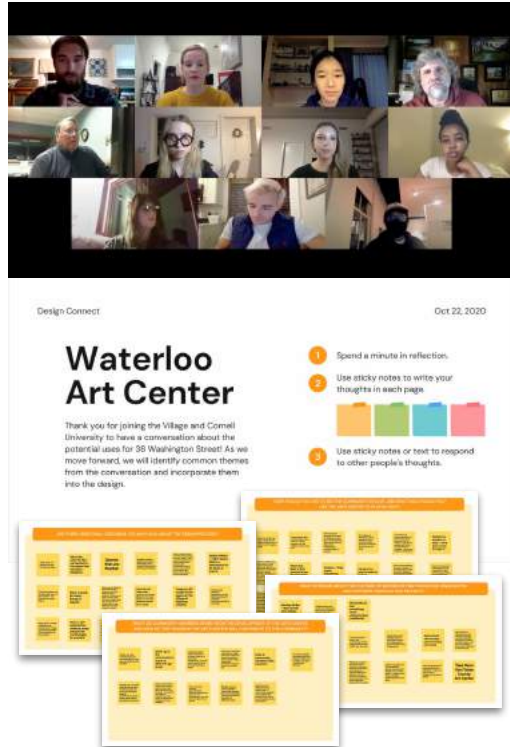
Community Engagement

Initial step



Community Engagement

Methodology



Zoom call with artist focus group



Video presentation + survey for general public

Community Engagement

Findings

Proposed Uses

80% Art classes
60% Gallery Space
50% Rentable Event Space
50% Public Movie Showings
10% Kitchen for Pop-up kitchens

Art Forms Practiced

Painting/drawing
Sculpting/pottery
Quilting
Sewing and knitting

Waterloo is an agricultural town

50% Have purchased art from
local artists or art venues

60% Have visited the waterfront
three or more times a month

Food Trucks, Local Concerts,
Closeness to Canal, Outdoor Space

Kinds of Classes

89% Painting of all kinds
78% Pottery/Ceramic
67% Photography
56% Textiles
11% Cooking classes

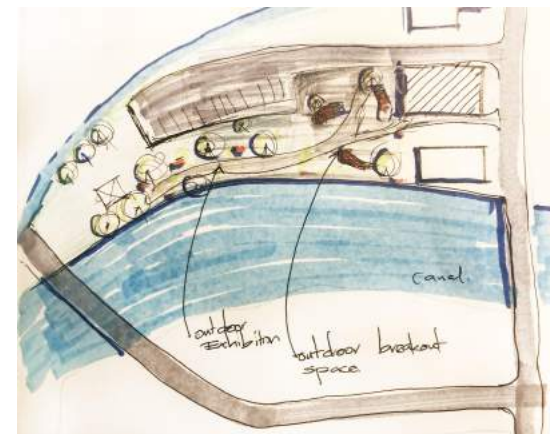
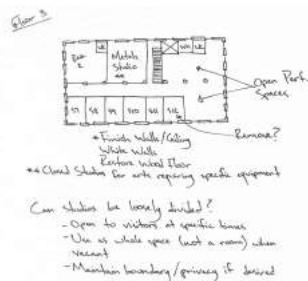
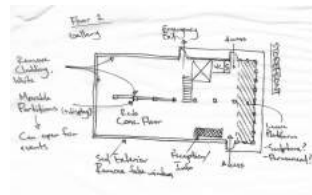
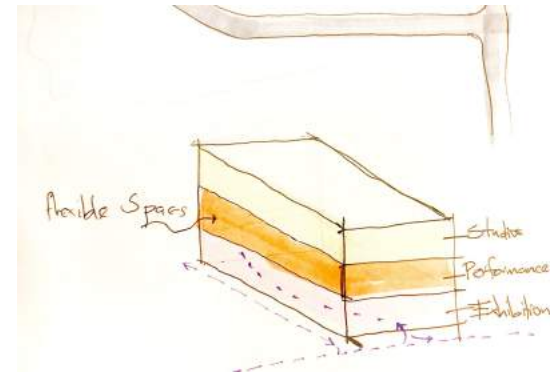
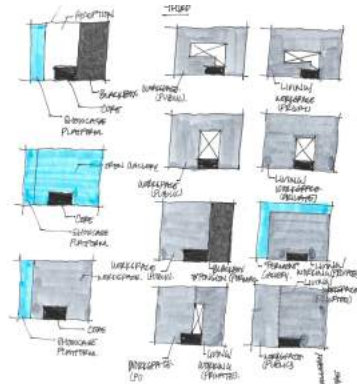
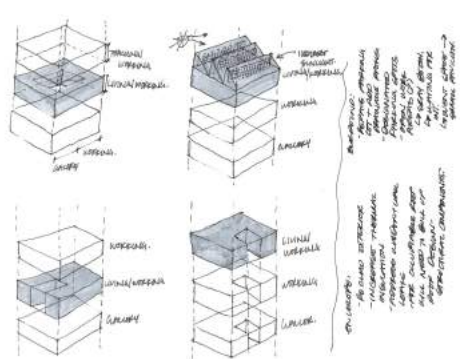
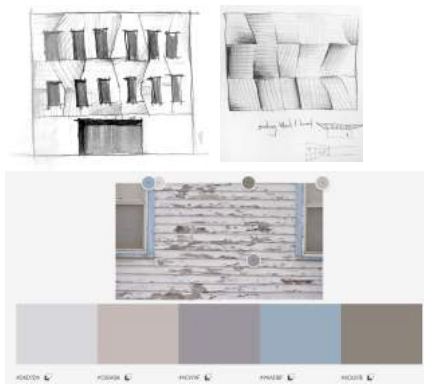
Consider management and
maintenance requirements

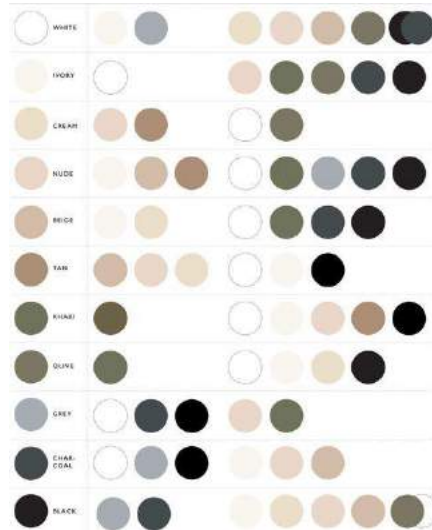
Zoom call with artist focus group



Video presentation + survey for general public

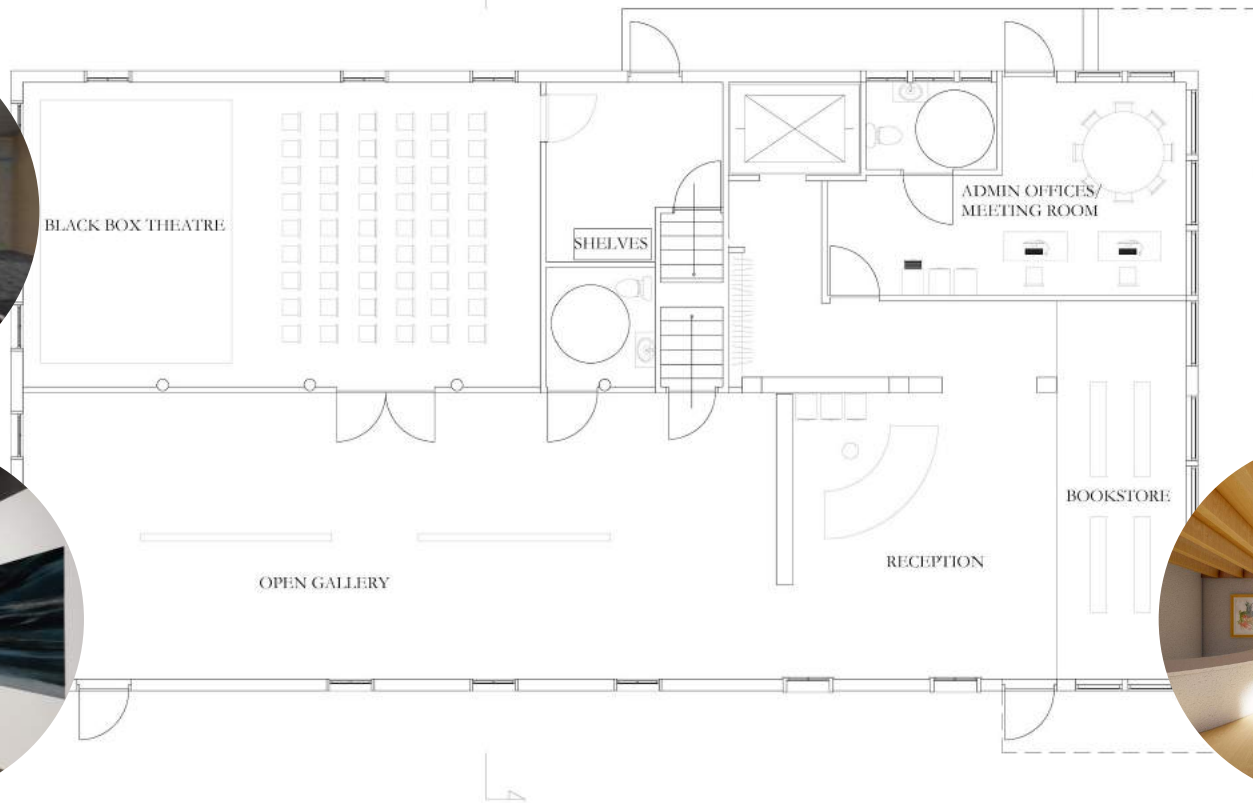
Initial ideas





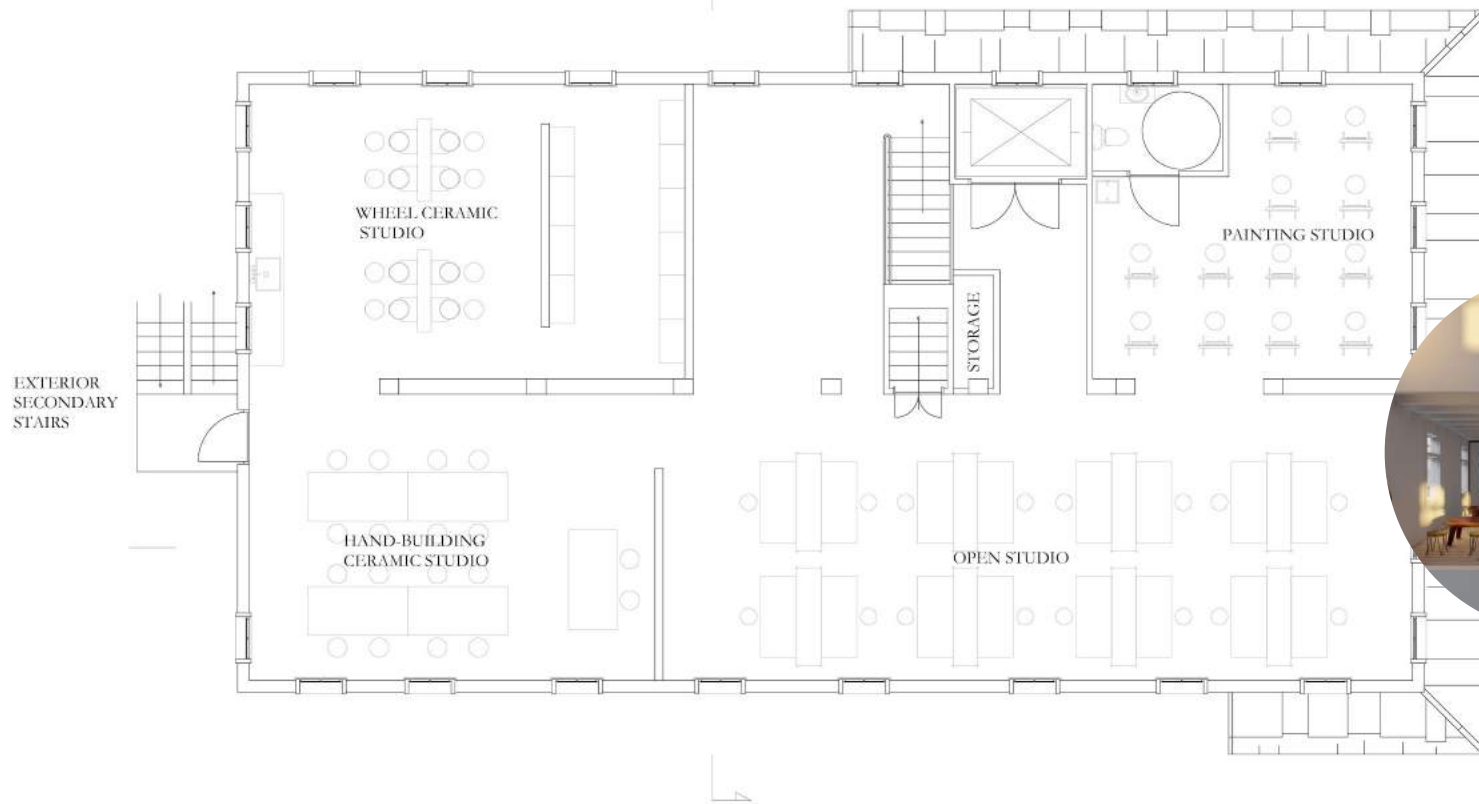
Schematic Design

First floor



Schematic Design

Second floor



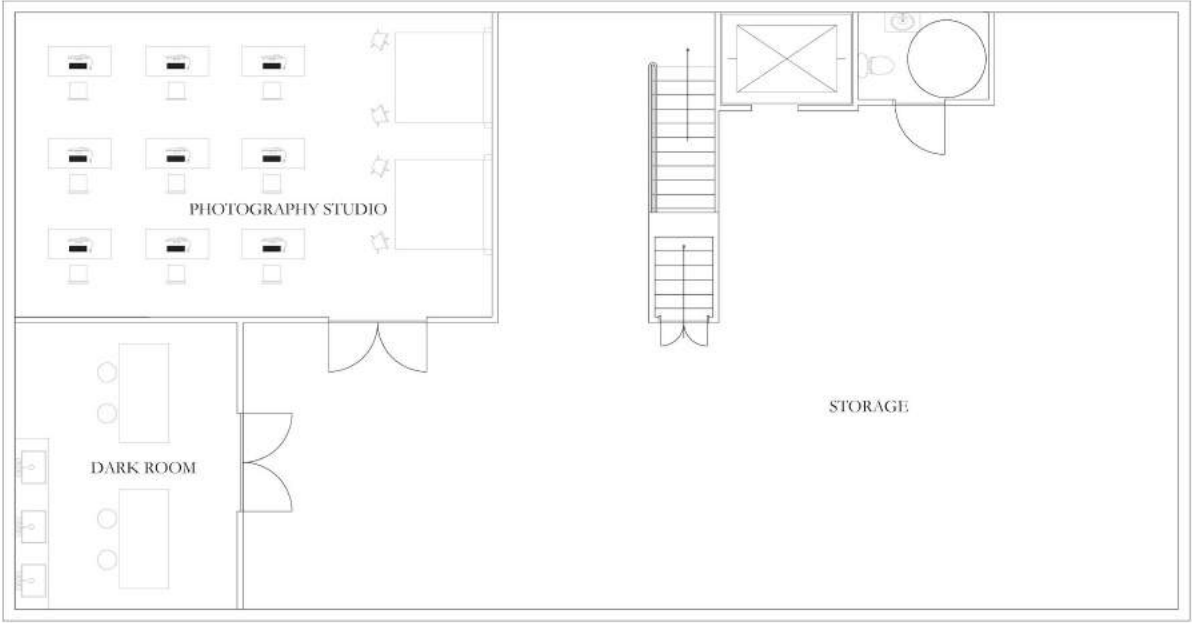
Schematic Design

Third floor



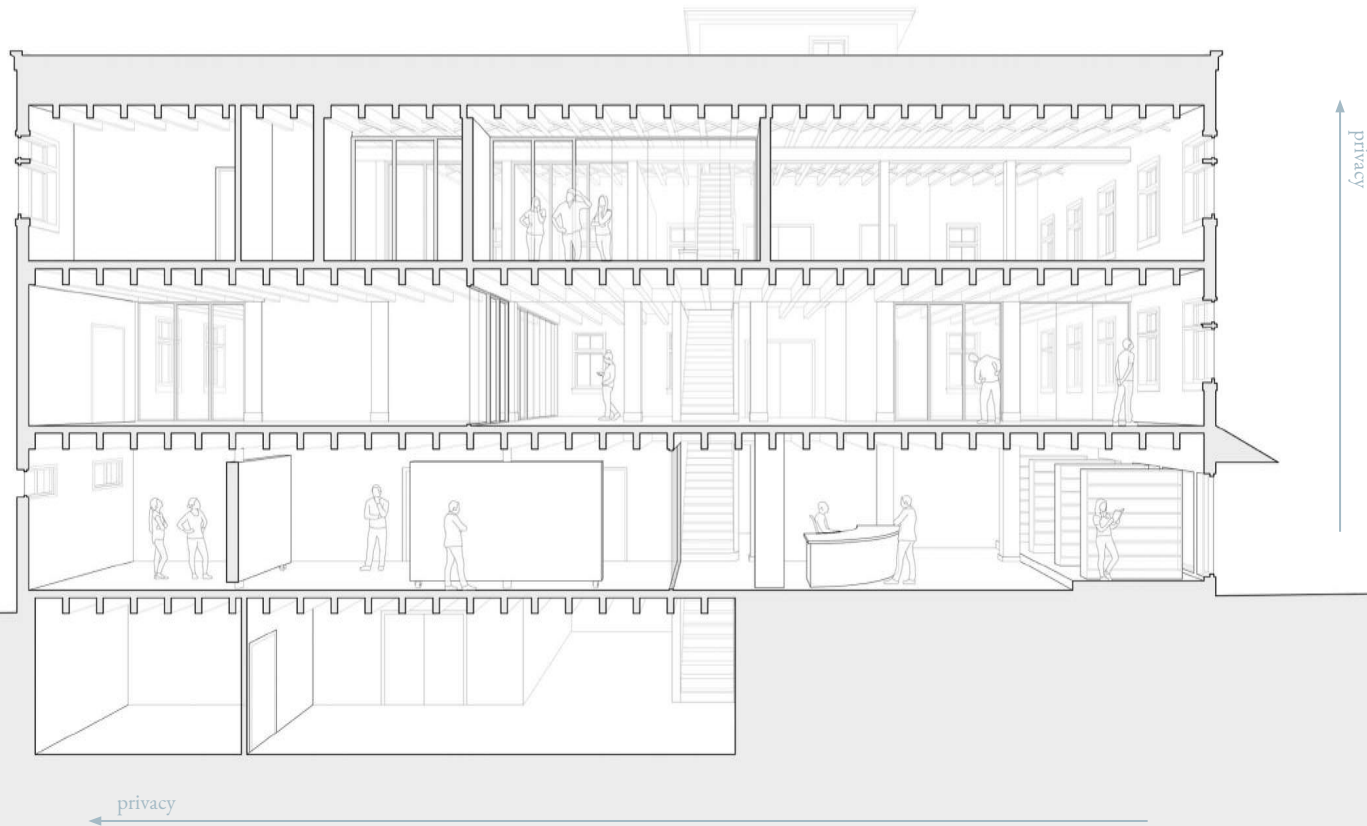
Schematic Design

Basement



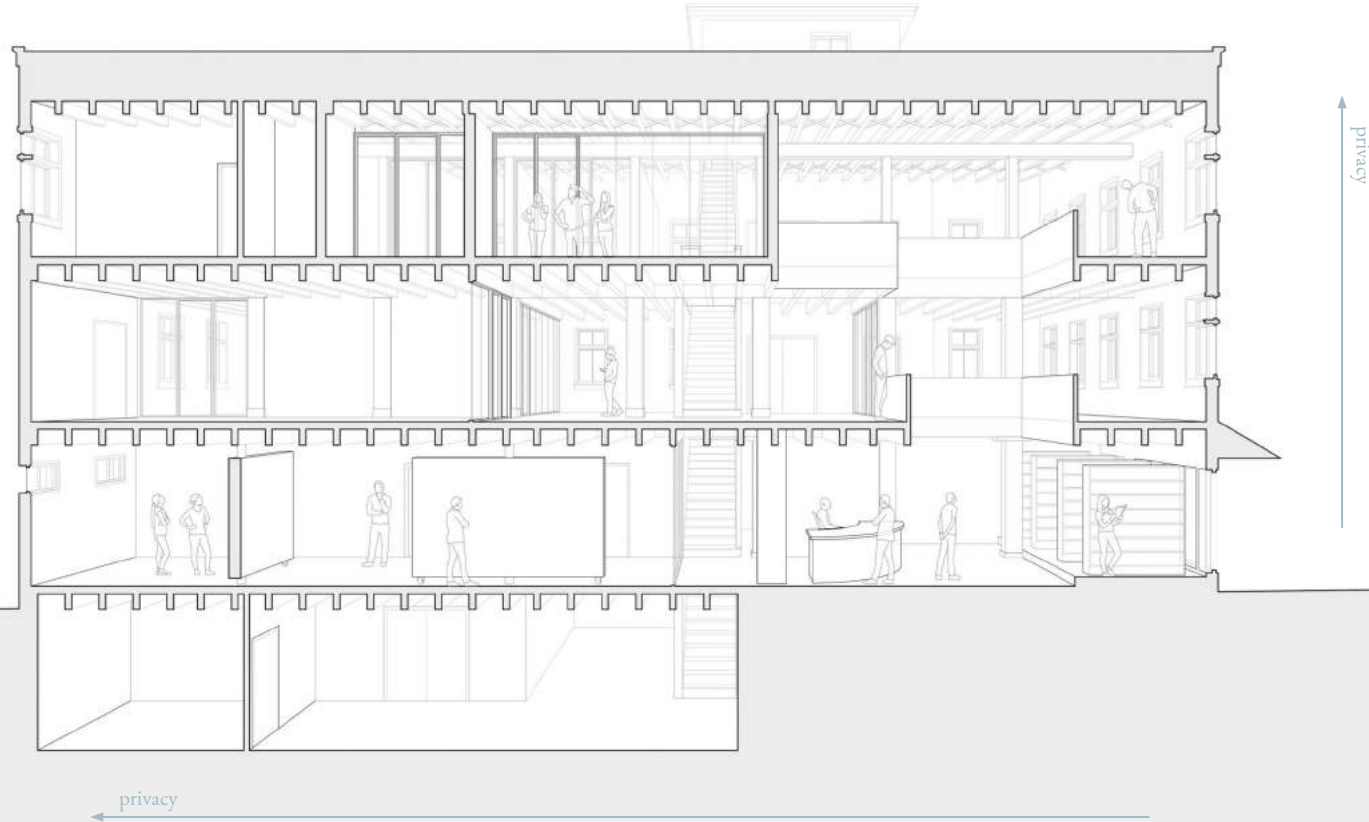
Schematic Design

Without atrium



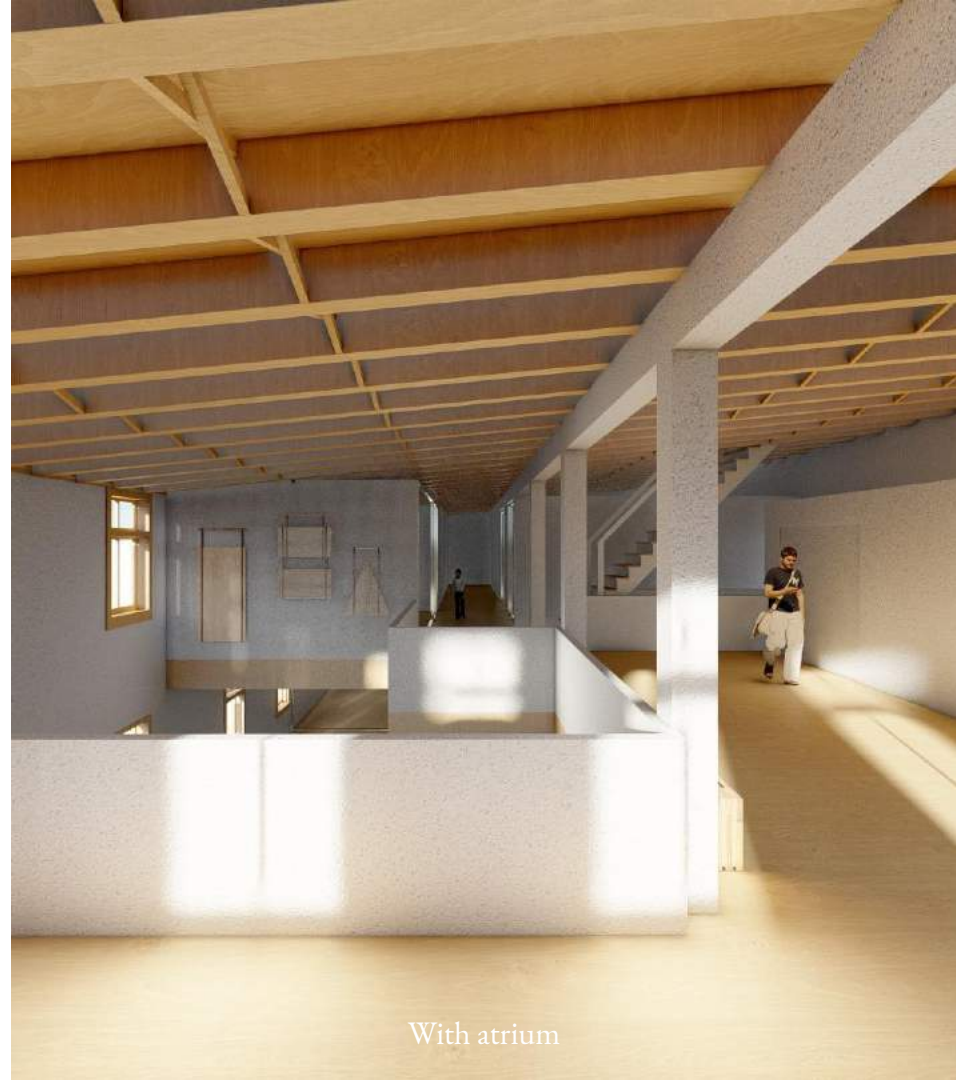
Schematic Design

With atrium





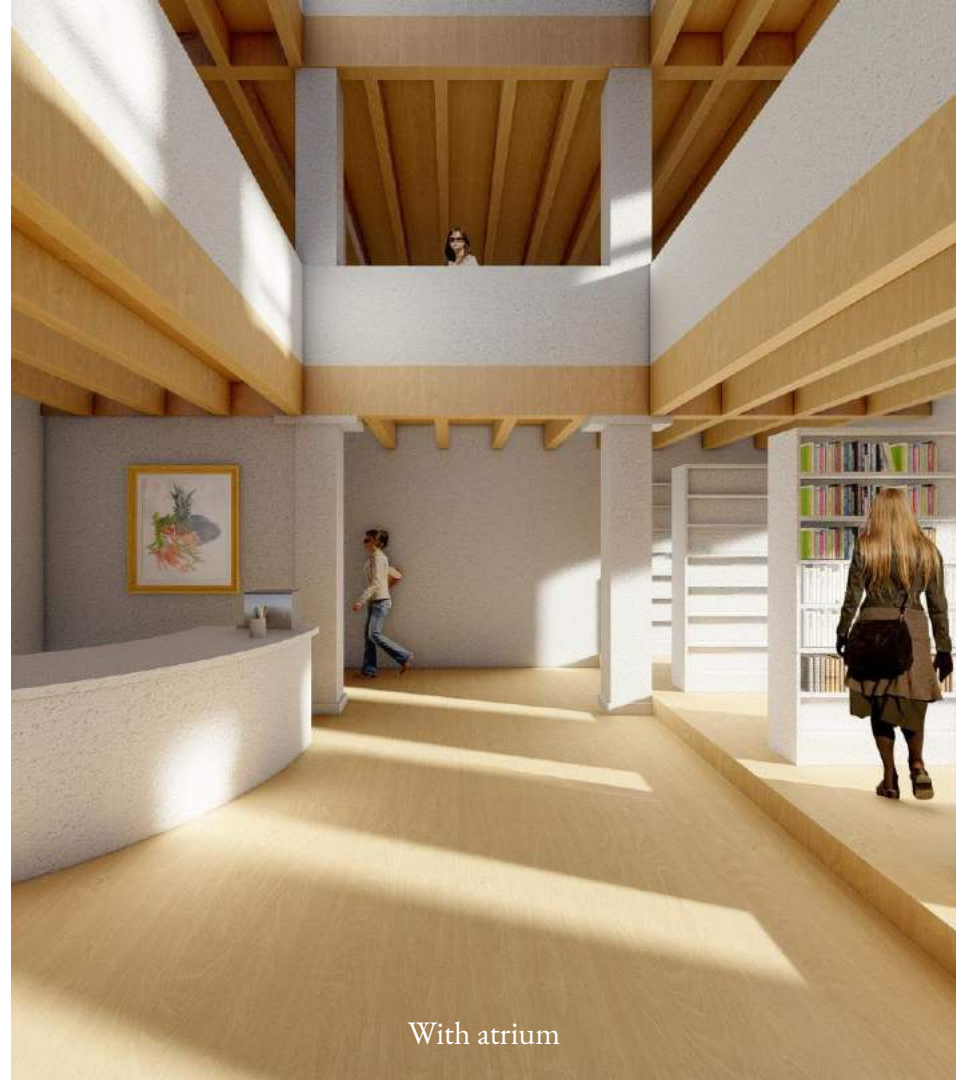
Without atrium



With atrium



Without atrium



With atrium

Next Step

Cost analysis

High Cost Scenario

Atrium
Renovate basement for storage
Conference room
Install new windows
Install skylight

Low Cost Scenario

No atrium
Build exterior shed for storage
Limited admin space
Improve current windows
Reuse existing roof

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