

A high-angle, wide shot of a bustling outdoor market or festival. In the foreground, a large white tent is partially visible on the right. A dense crowd of people of various ages and ethnicities fills the middle ground, many holding drinks. To the left, a food stand with a menu board is visible. The background shows more people and trees under a bright sky. A semi-transparent white banner with black text is overlaid across the center of the image.

Niagara Falls Cultural Hub + Farmers' Market Detailed Design Presentation to City Council

SITE AREA



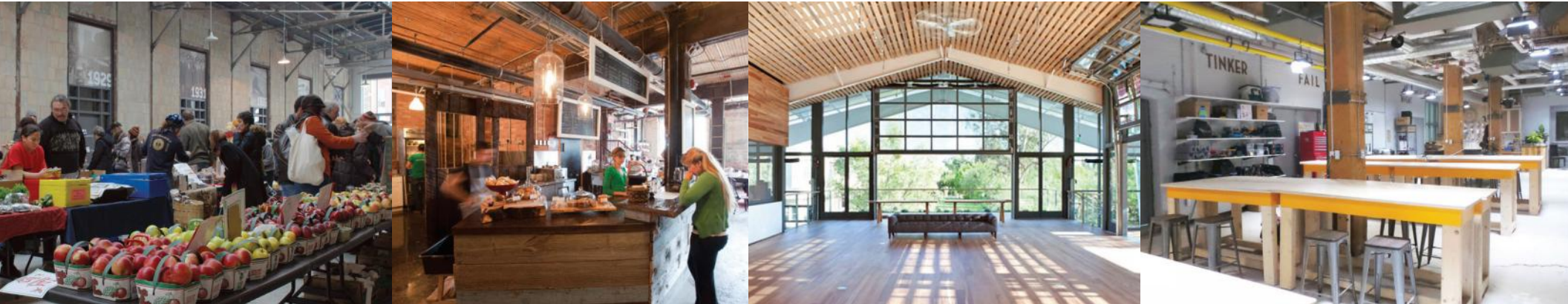
ORIGINAL VISION



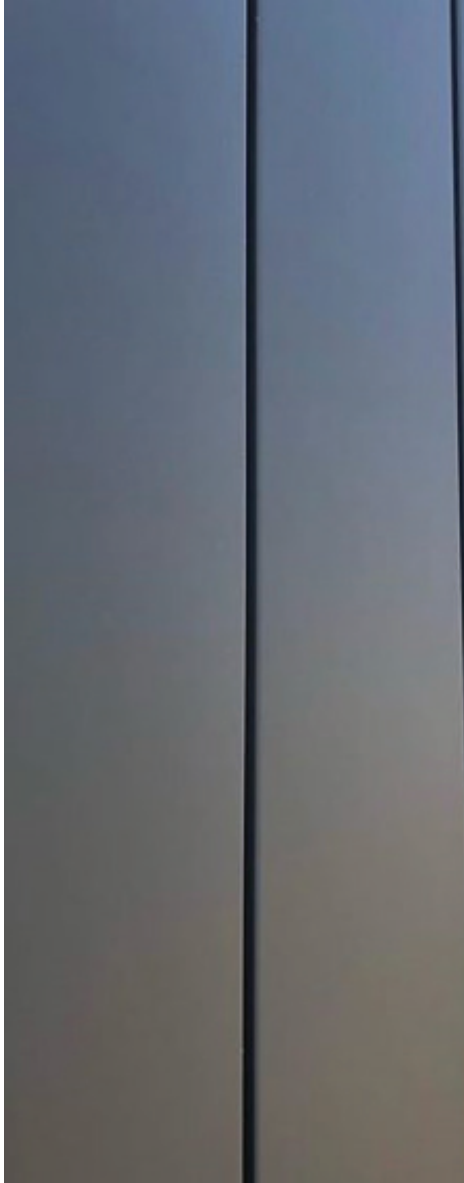
INDOOR BUILDING PROGRAM

TOTAL INDOOR AREA = 1,951 m² / 21,000 SF

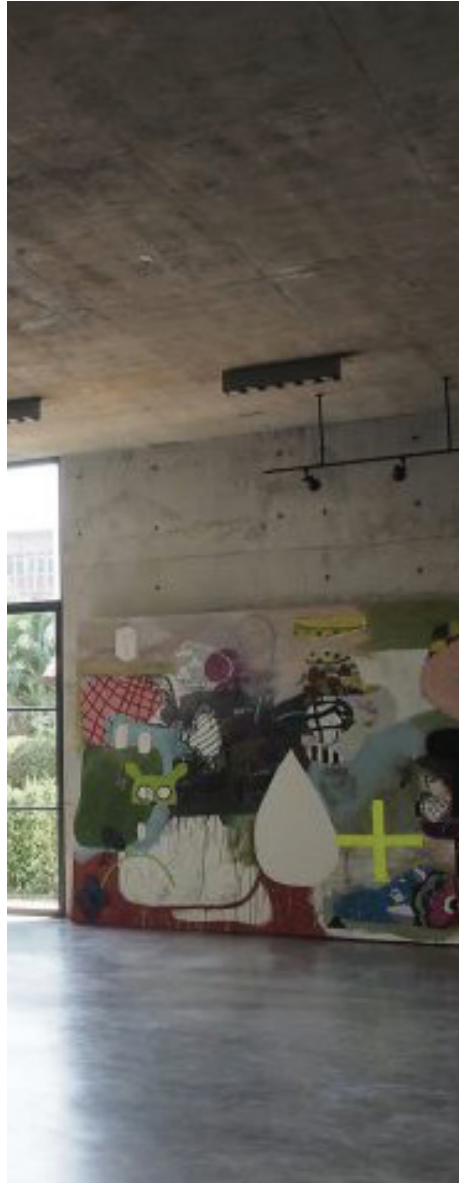
- MARKET HALL + CATERING/STORAGE = 389 m² / 4,190 SF
- CAFE / LOUNGE = 190 m² / 2,045 SF
- WORKSHOP = 115 m² / 1,235 SF
- ARTIST STUDIOS = 370 m² / 3,980 SF
- BASEMENT STORAGE = 280 m² / 3,015
- PUBLIC WASHROOMS, ADMINISTRATIVE OFFICE SPACE, UTILITY SPACES



BUILDING MATERIALITY



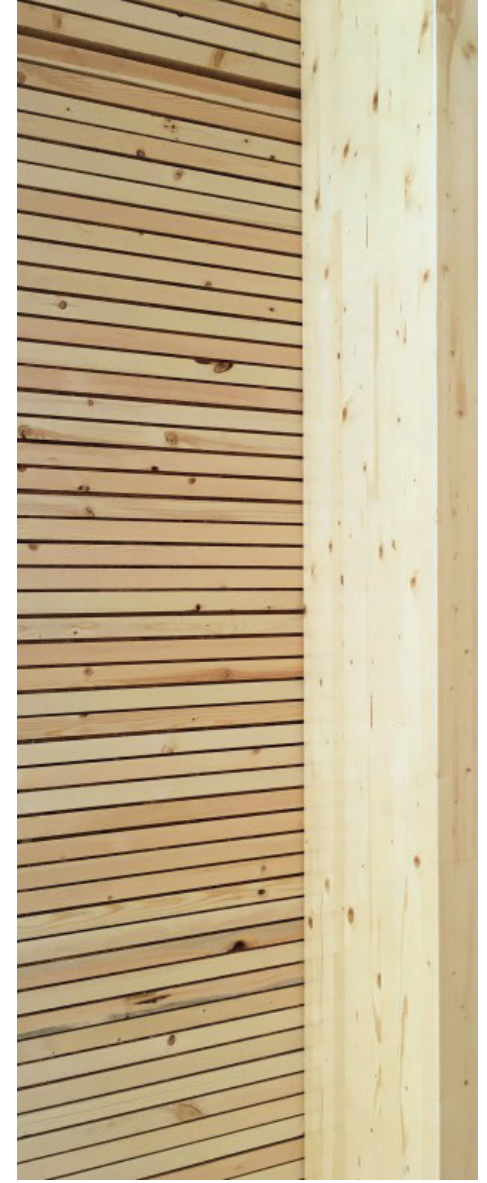
Metal Cladding



Sealed Concrete Floors



Painted Steel Structure



Nail Laminated Timber Deck

MAIN STREET AERIAL



SYLVIA PLACE AERIAL



MAIN STREET PLAZA



STUDIO LOBBY



UPPER STUDIO



PLAZA @ MARKET + STUDIO ENTRY



MARKET HALL



OPPORTUNITIES FOR PERMANENT PUBLIC ART



Precedent: public art telling history



Precedent: public art telling history



Precedent: public art sculpture in plaza



Precedent: whimsical public art



Precedent: public art as wayfinding support

OPPORTUNITIES FOR TEMPORARY PUBLIC ART



Precedent: Outdoor video projection, MoMA



Mural walls integrated into building facade design



Precedent: Catenary-mounted installation



Precedent: Houston Bowery Mural Wall, NYC

OUTDOOR SPACE PROGRAM

- CIVIC PLAZA: OUTDOOR FESTIVALS
- ART ALLEY: CONNECTIVE TISSUE THROUGH THE SITE
- PARKING COURT: FLEXIBLE OPEN SPACE ACCOMMODATING PARKING
- SIGNAGE AND WAYFINDING
- PUBLIC ART
- ADEQUATE POWER, A/V AND LIGHTING TO SUPPORT OUTDOOR EVENTS



OVERALL PROJECT BUDGET

Construction Budget	\$ 10,533,000
Permits and Approvals	\$ 40,269
Base Contract Consultant Fees	\$ 399,415
Other Consultants	\$ 73,000
Signage + Wayfinding	\$ 60,000
FFE	\$ 434,000
Construction Contingency (6%)	<u>\$ 631,980</u>
Subtotal Project Costs	\$ 12,171,664
HST (1.76%)	<u>\$ 214,221</u>
Total cost	\$ 12,385,885

A large, diverse crowd of people is gathered at an outdoor market or festival. In the foreground, a white tent is partially visible on the right. To the left, there's a food stand with a menu board. The background is filled with more people, trees, and a street lamp. The scene is lively and crowded.

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