

MALDEN CENTER FOR ARTS & CULTURE

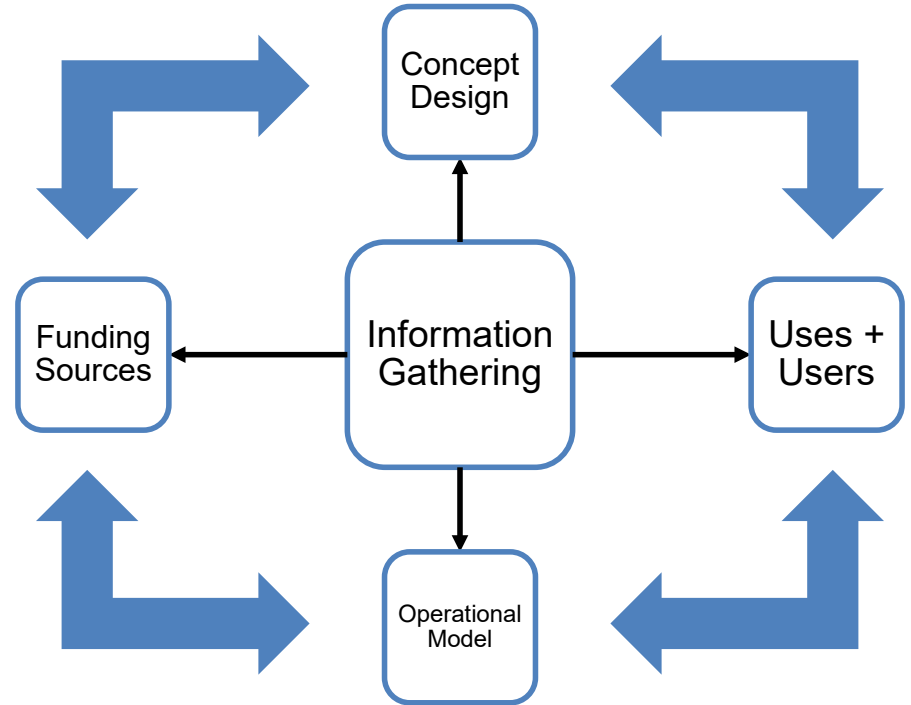
Concept Plan Overview

Steering Committee Meeting

June 9, 2021

Planning Process

- Set values and vision
- Information gathering
- Feasibility study + concept design
- Develop operational model
- Identify funding sources for acquisition, renovations, and operations



Information Gathering

- Artist Space Needs Assessment
 - What kinds of spaces do consumers want?
 - What kinds of spaces do artists need?
- Arts Center Precedents
 - Research similar centers in other communities to understand program and operations
- Funding Research
 - Sources for acquisition/renovations/operations

Feasibility Study + Concept Design

- Design consultants needed
 - Architect + structural engineer + code consultant
- Scope
 - Analyze existing building conditions
 - Develop 2-3 alternatives for building program and design
 - Gather community feedback on alternatives
 - Develop conceptual and schematic drawings

Operational Model

- Define building operations
 - What is the management structure?
 - How do the spaces interact with and support each other?
- Develop sustainable business model
 - Iterate on design and program to create sustainable mix of higher- and lower-revenue generating spaces

Identify Funding Sources

- Acquisition
 - Make a plan to purchase building from the Commonwealth
- Renovations
 - Identify grant opportunities to fund renovations including application timelines
- Operations
 - Identify other creative opportunities to sustain operations beyond building program – grants, fundraisers, etc.

Components

1. Program → *What kinds of uses?*
2. Design → *How do the spaces fit together?*
3. Operations → *How does it work?*
4. Financing → *How do we pay for it?*

