

NEW BUILDING UPDATE

- I. Updated Design Direction (Daniel Aizenman)
- II. Feedback & Q & A on Design Direction
- III. Fundraising / Next Steps in Process / Timeline (Jeff Gan Levy)
- IV. Q & A
- V. Ways to Get Involved (Jeff Gan Levy)
- VI. Q & A

JEWISH
COMMUNITY
CENTER

EXISTING
CONGREGATION
BONAI SHALOM

Milk &
Honey Farm

PROPOSED BONAI SITE



Dec 2021 Concept Plan Rendering



CONGREGATION
BONAI SHALOM
ביתנו של שלום

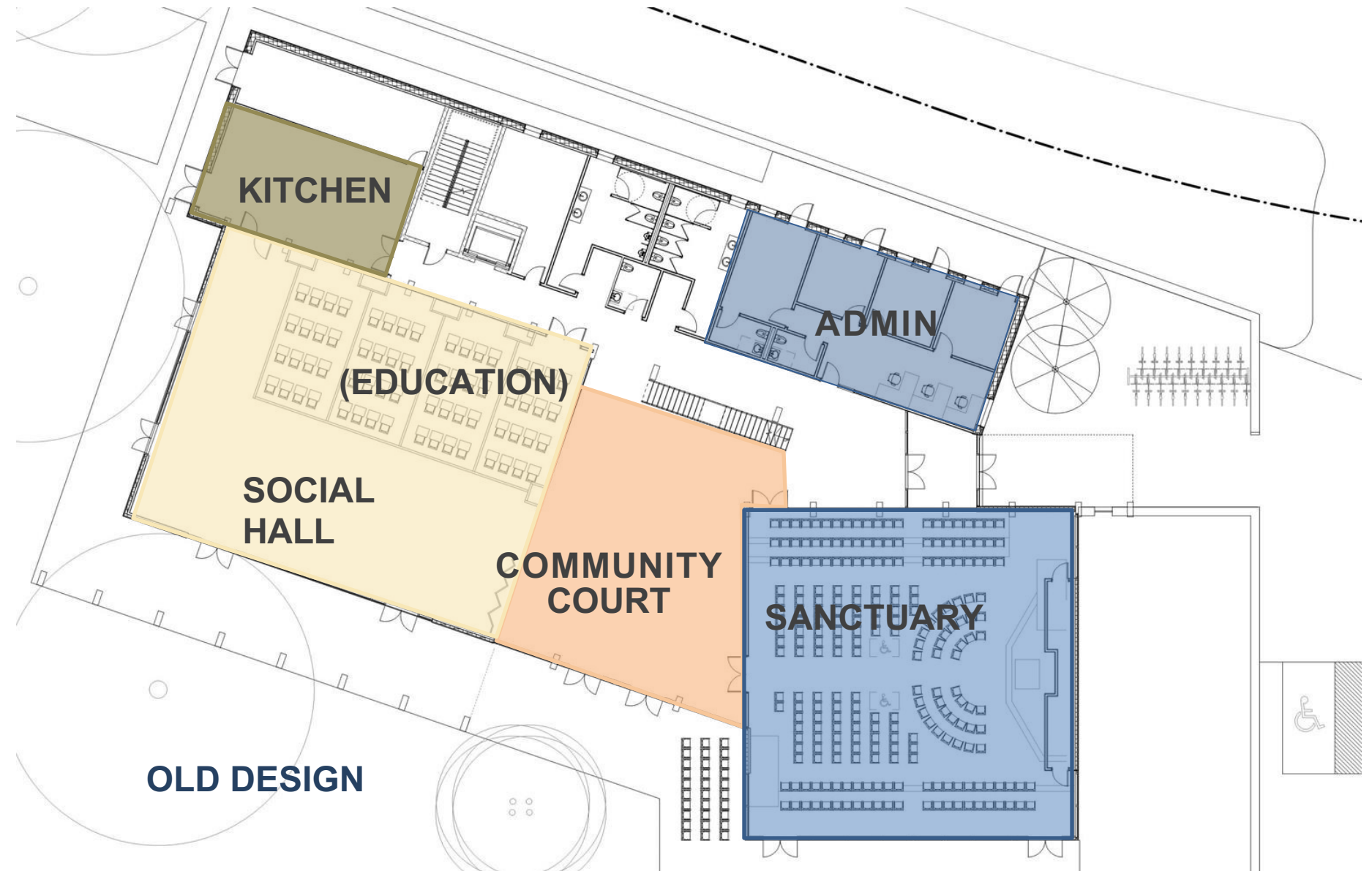
December 2021 Concept Plan: **why the new design?**

- **We only have one chance to do it right**
- **Bonai Shalom's community feedback received**
- **Cost of construction is escalating**

December 2021 Concept Plan: why the new design?

Sanctuary:

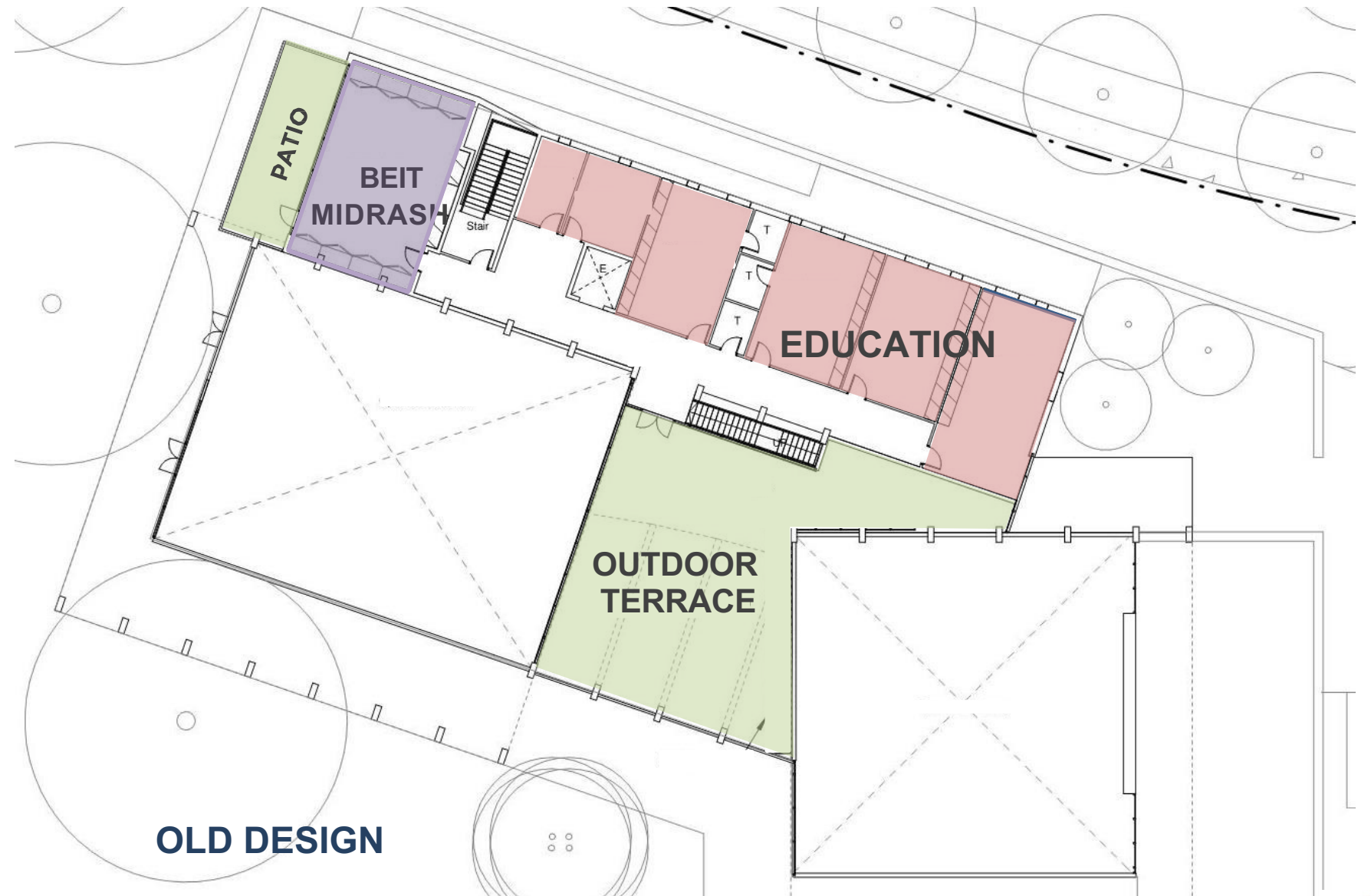
- Capacity. Not obvious how sanctuary expands into community court and/or outside.
- Not clear High Holidays could be accommodated in new building, and some felt this was very important.
- Community Court creating noise concerns.
- 4 classrooms in the social hall (not formal classrooms)



December 2021 Concept Plan: why the new design?

Education Center:

- Only 8 classrooms—
4 dedicated only.
- Operational challenge of Social Hall serving a dual function.
- Some kids upstairs / some downstairs.
- Expansion on education with a second floor or going west- education wing (education center)



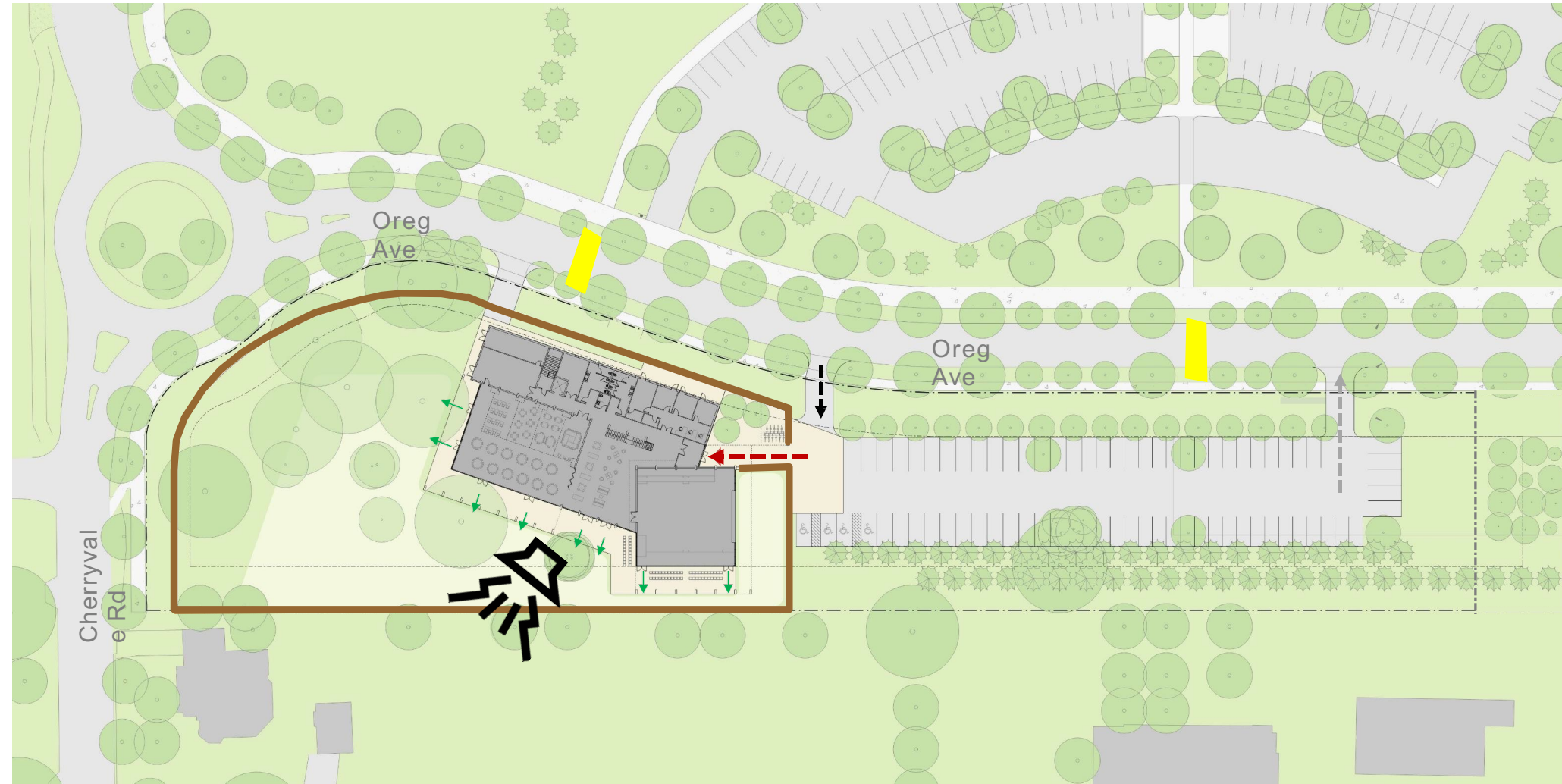
December 2021 Concept Plan: why the new design?

Neighbor Concerns & Entitlement Risk:

- Neighbor concerns with scale/volume of spaces along property boundary and noise from outdoor gatherings.

Future Expansion:

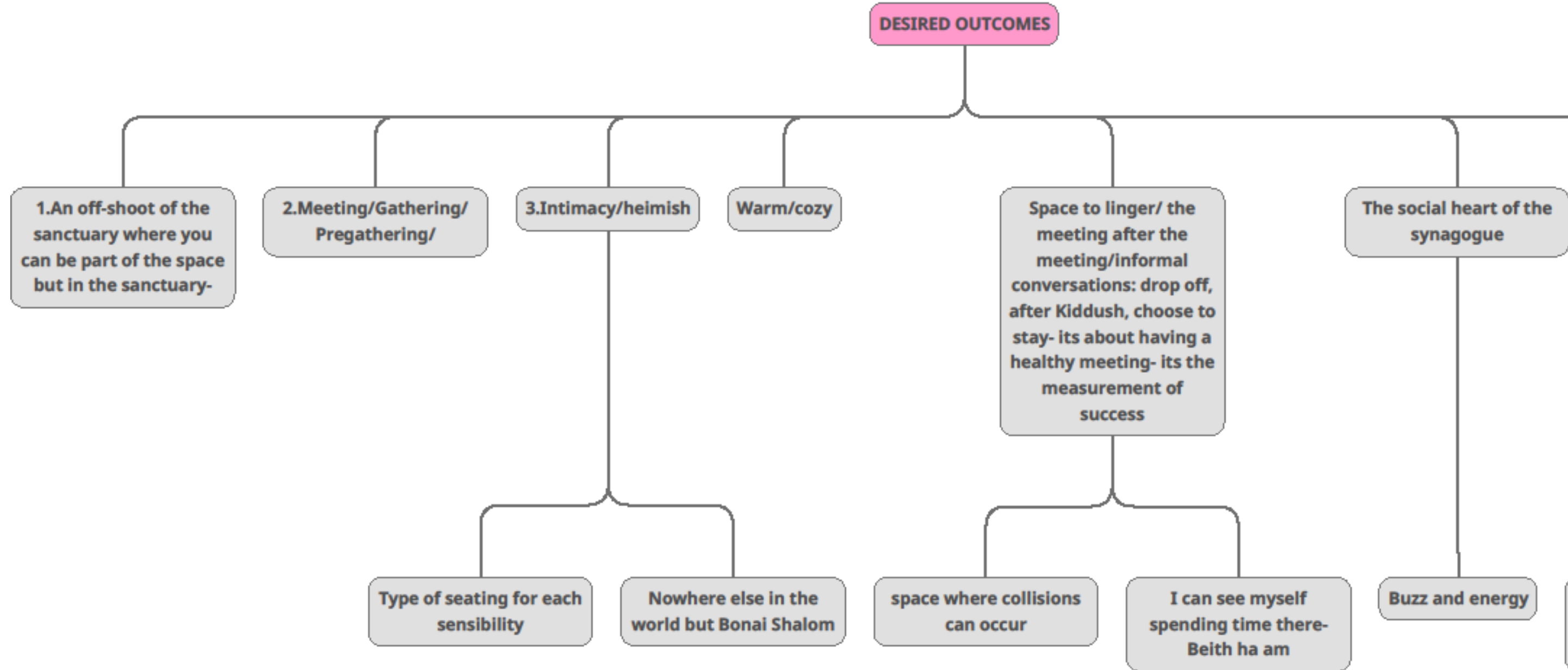
- Not clear how the building expands in future if need be.



OLD DESIGN

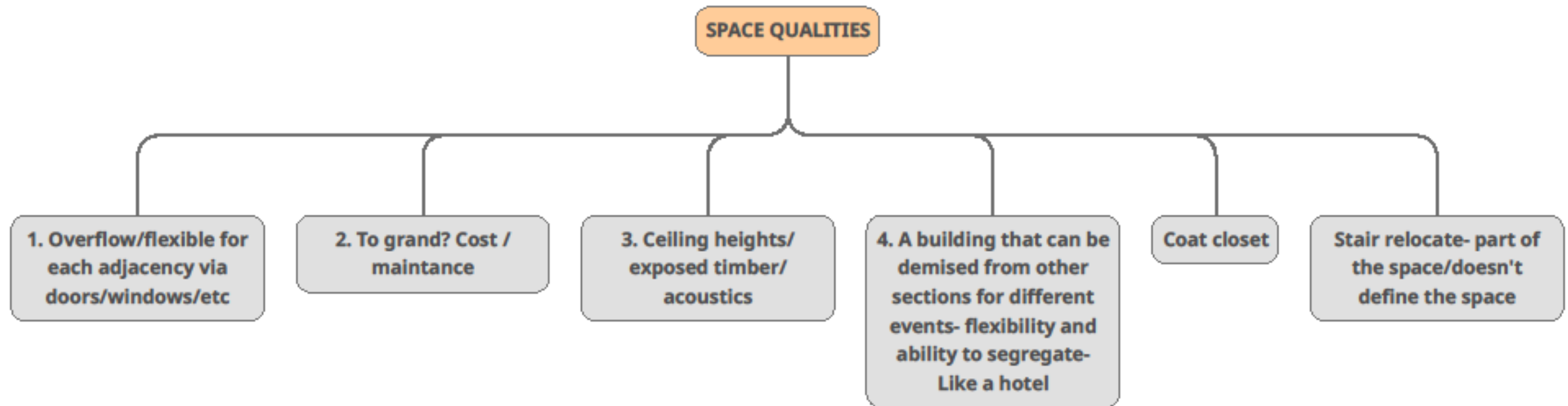
Visioning Effort: Arch. & Design Committee + Leadership

A conversation about Desired Outcomes:



Visioning Effort: Arch. & Design Committee + Leadership

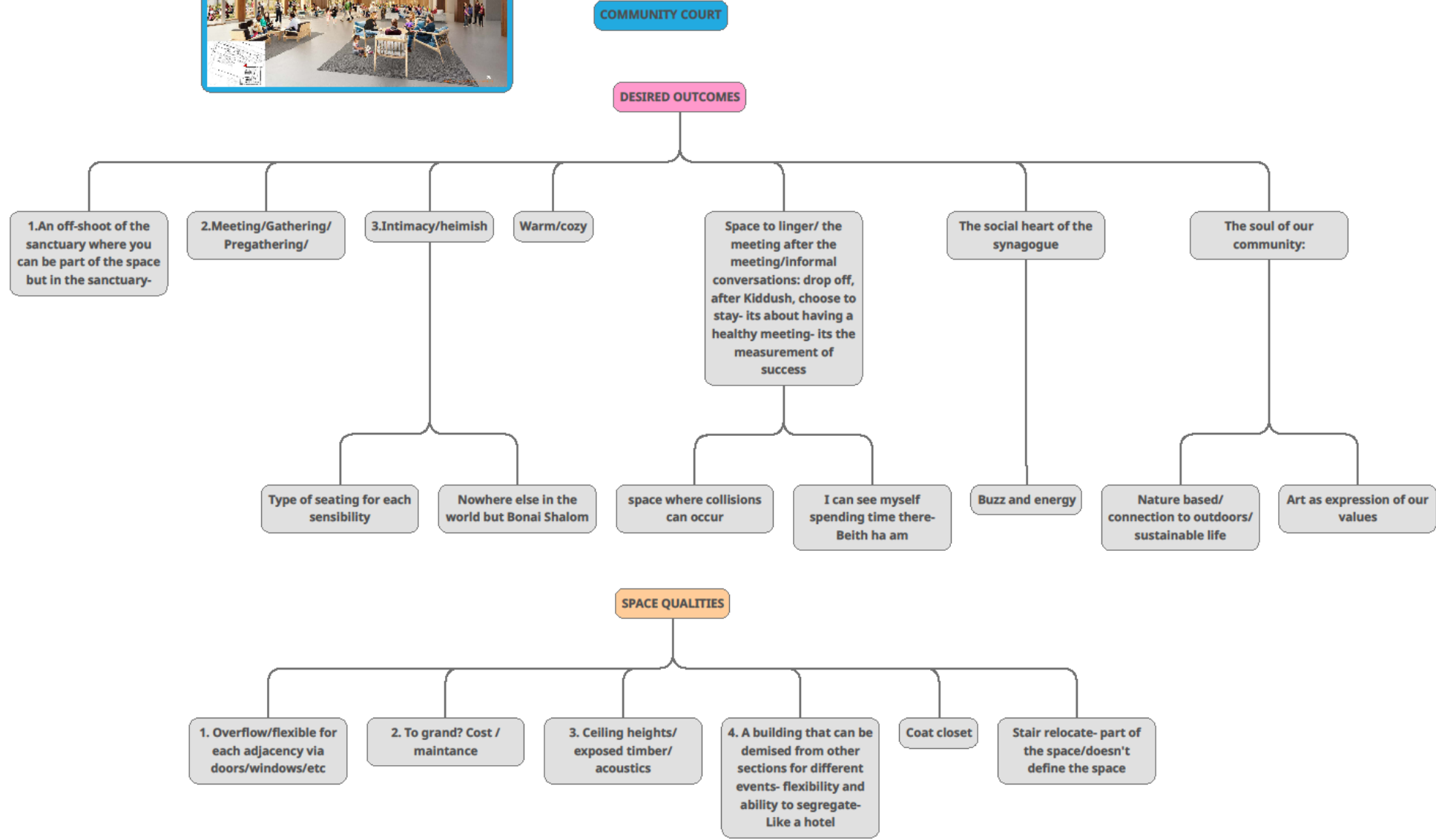
A conversation about Space Qualities:



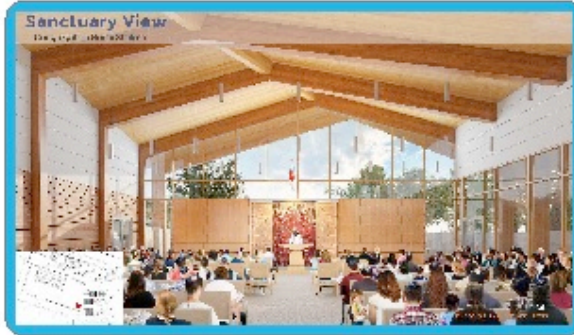
Visioning Effort: Community Court



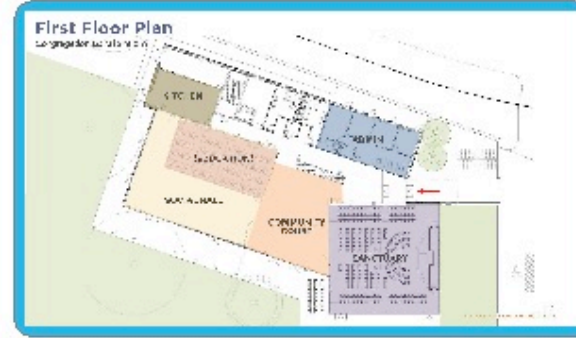
GROUND FLOOR



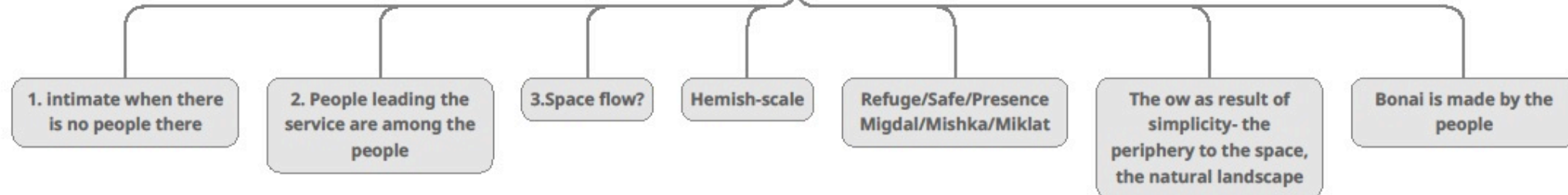
Visioning Effort: Sanctuary



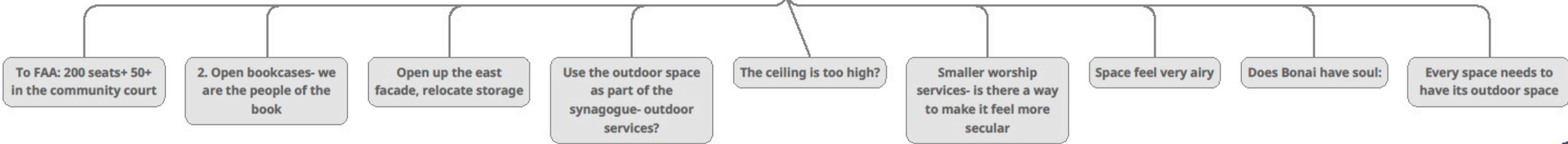
SANCTUARY



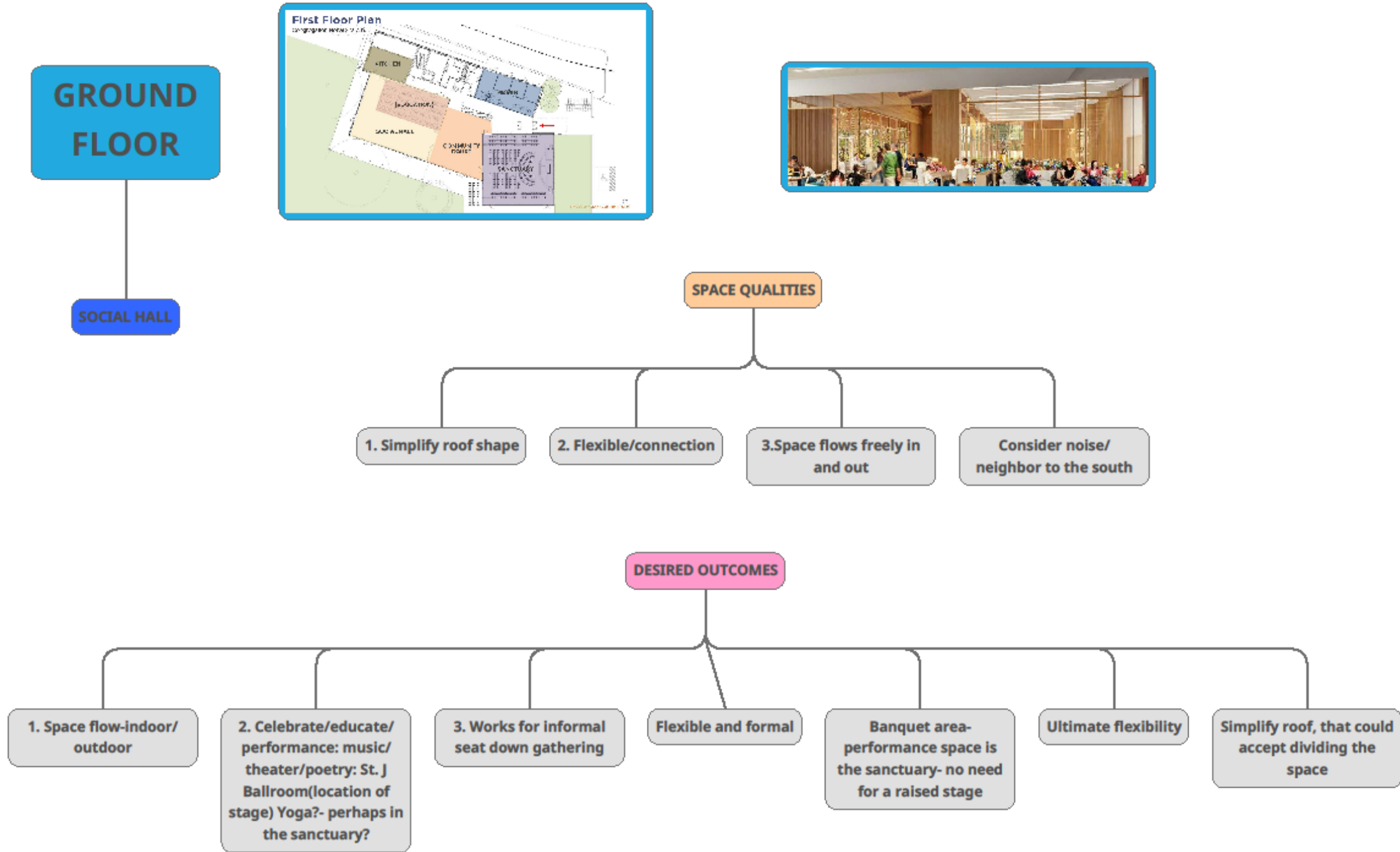
DESIRED OUTCOMES



SPACE QUALITIES



Visioning Effort: Social Hall



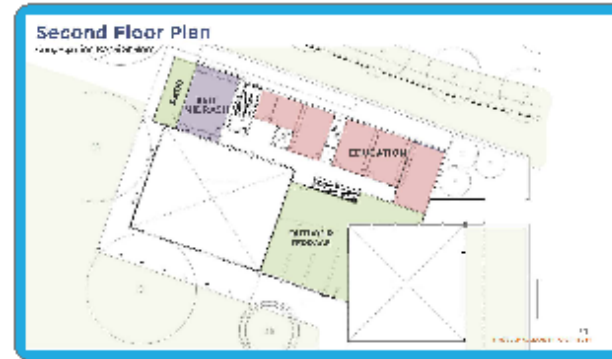
Visioning Effort: Education Center

EDUCATION

DESIRED OUTCOMES

Education is every where and easy find

A threshold- education is not anonymous



SPACE OUTCOMES

Could be us for rental- evenings and weekends?- Would require looser security

Consider locking off the second floor/ multiple configurations

Flexibility for a small brides/groom room- sink- mirror

Less glass/distracting/ expensive

Signage as education

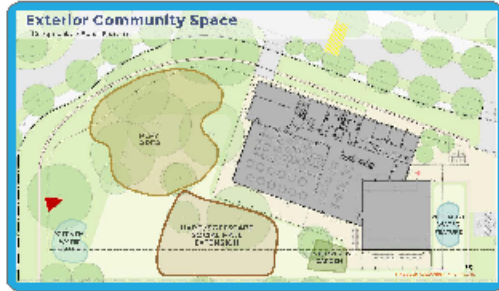
Youngest on the ground floor

Flexible for adults and kids

6&7 shared with adults education class

Visioning Effort: Backyard

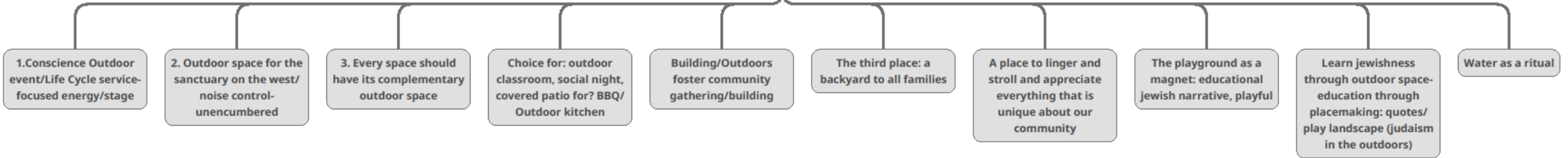
OUTDOOR



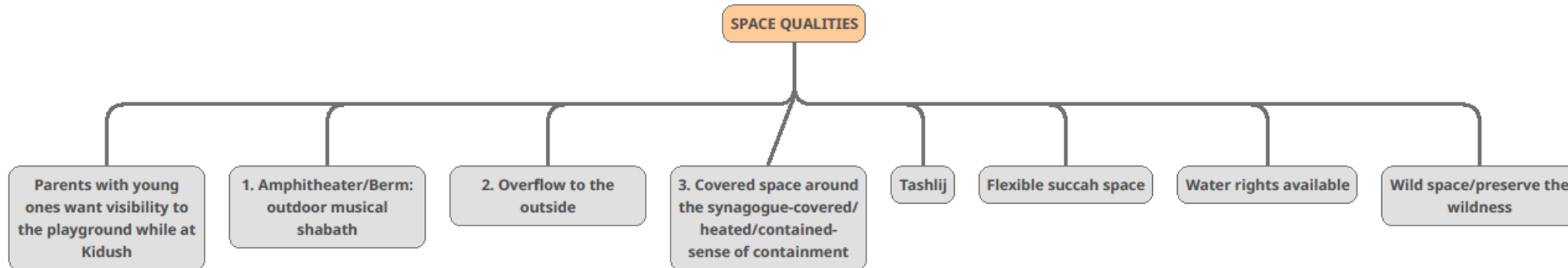
A community backyard



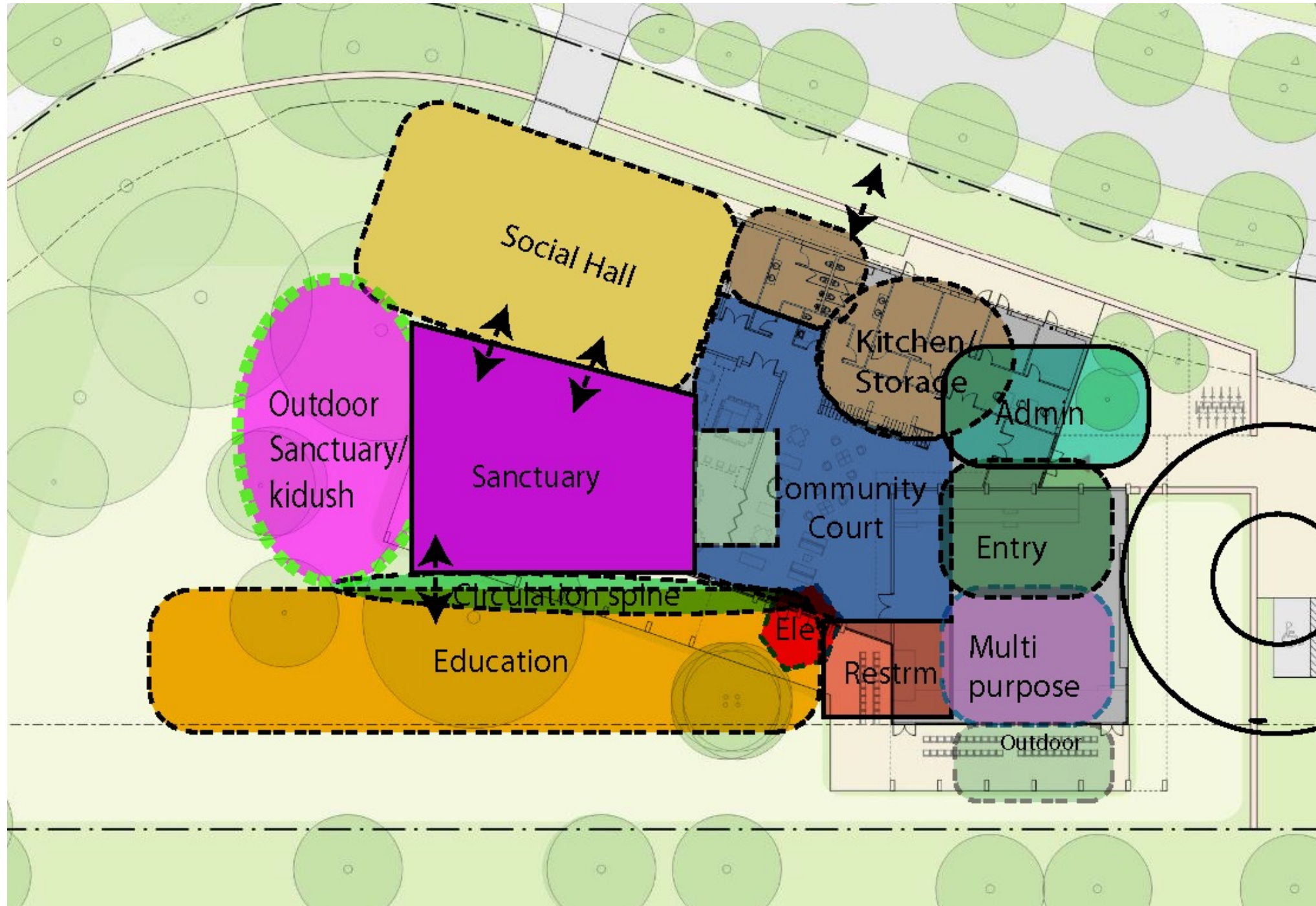
DESIRED OUTCOMES



SPACE QUALITIES



Visioning Effort: Bubble/Adjacency Diagram

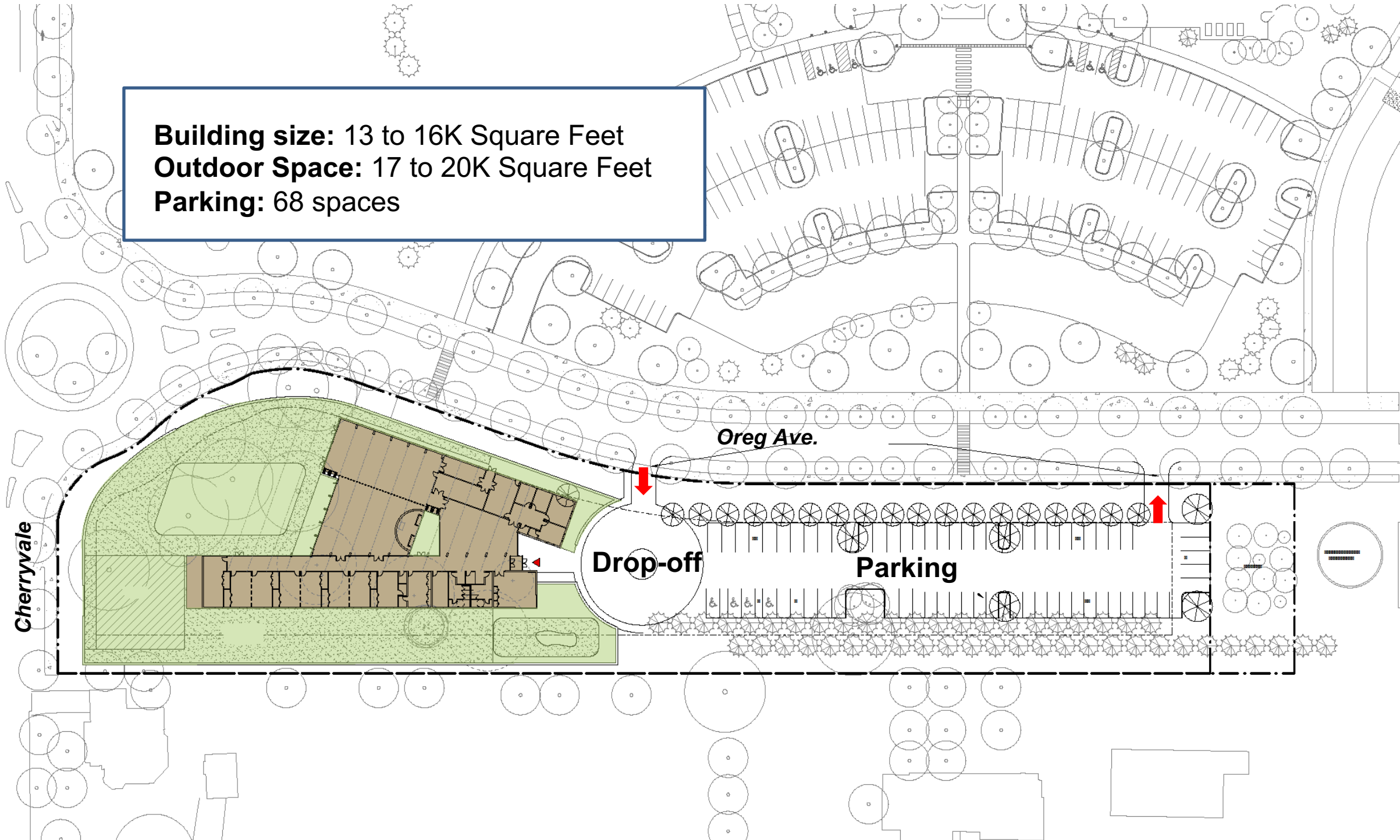


BENEFITS

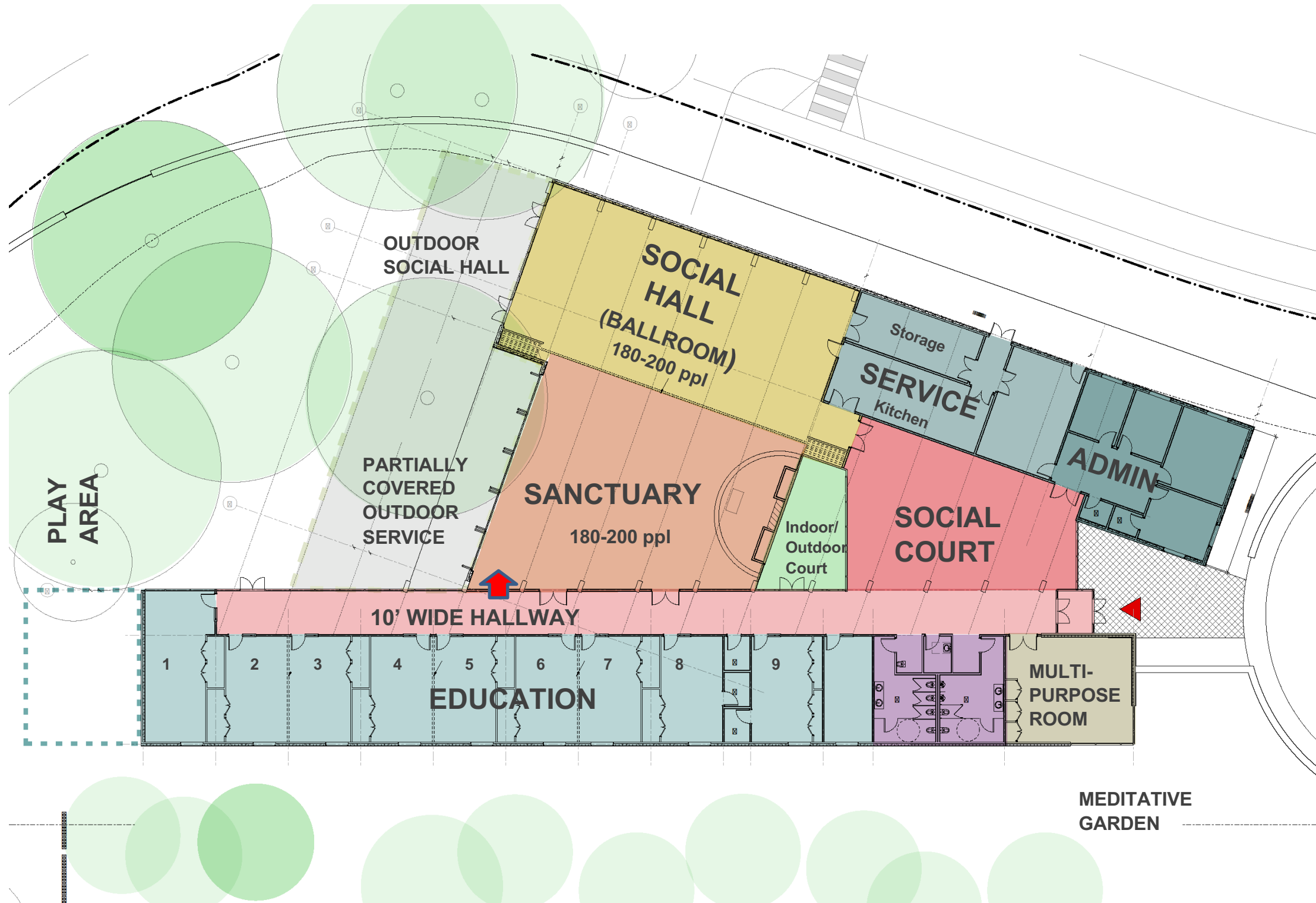
- One story building
- Community Court at the heart
- Access to outdoors from Sanctuary, Social Hall & Education Wing
- Better security
- Easier to service
- Social Hall is away from neighbors
- More flexibility: Sanctuary and Social Hall are interconnected

Revised Concept Plan: Single-Story Design – Concept Site Plan

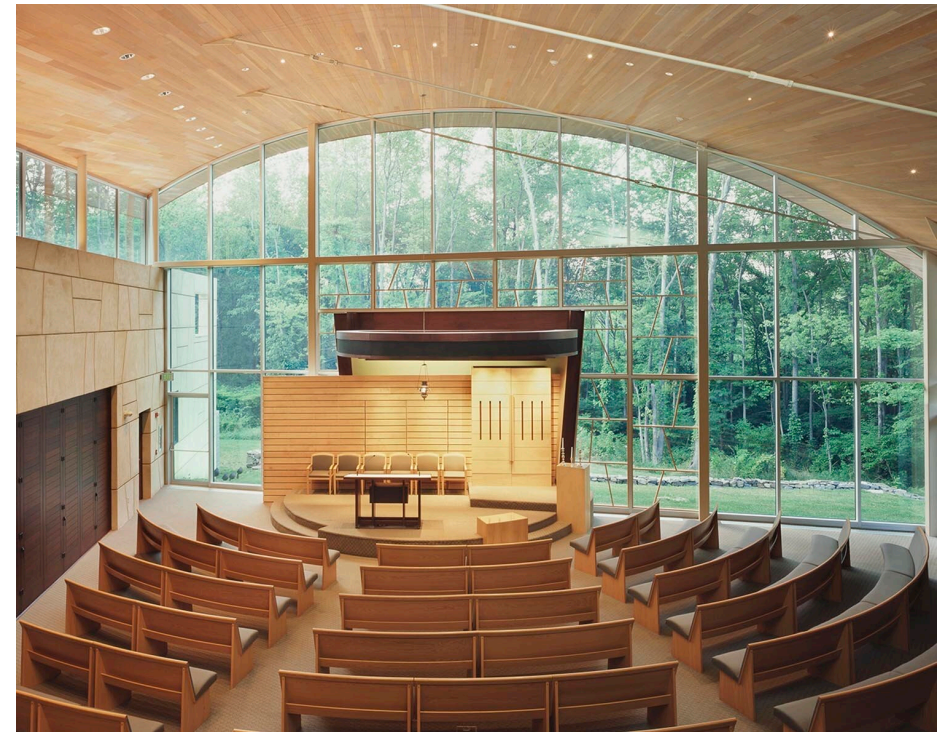
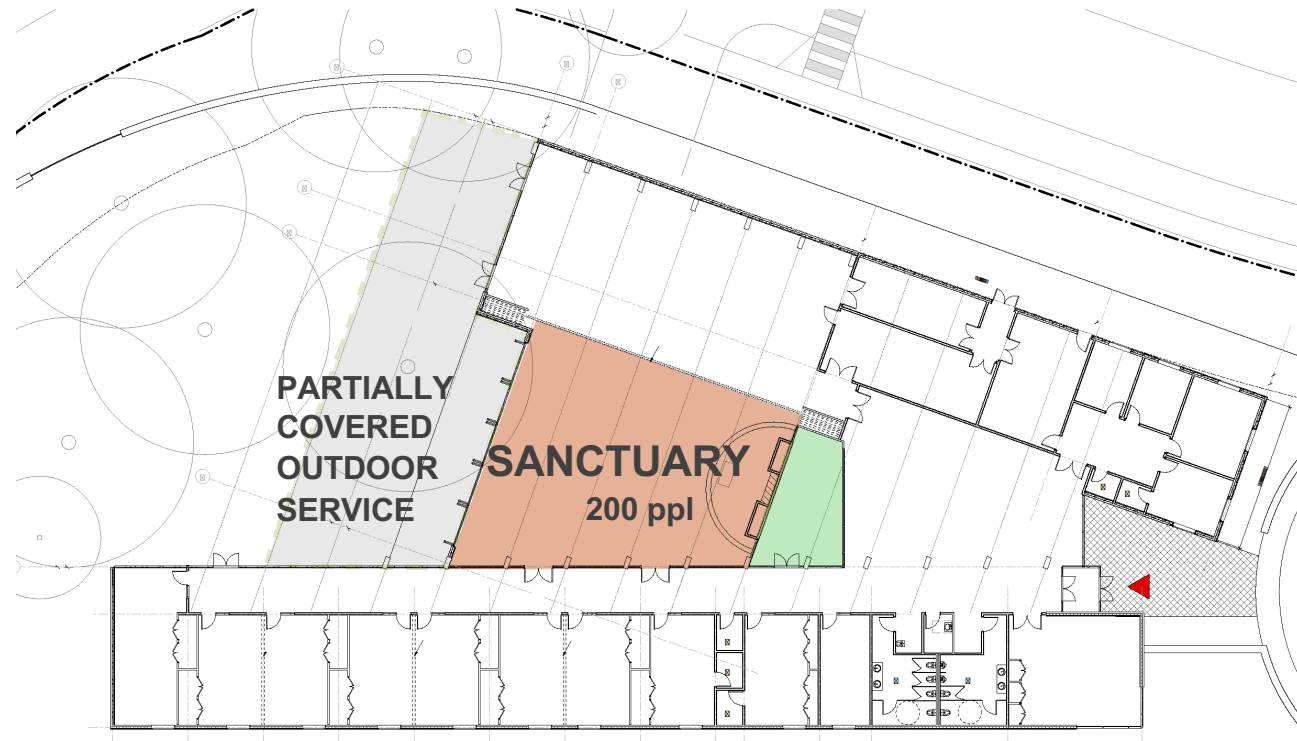
Building size: 13 to 16K Square Feet
Outdoor Space: 17 to 20K Square Feet
Parking: 68 spaces



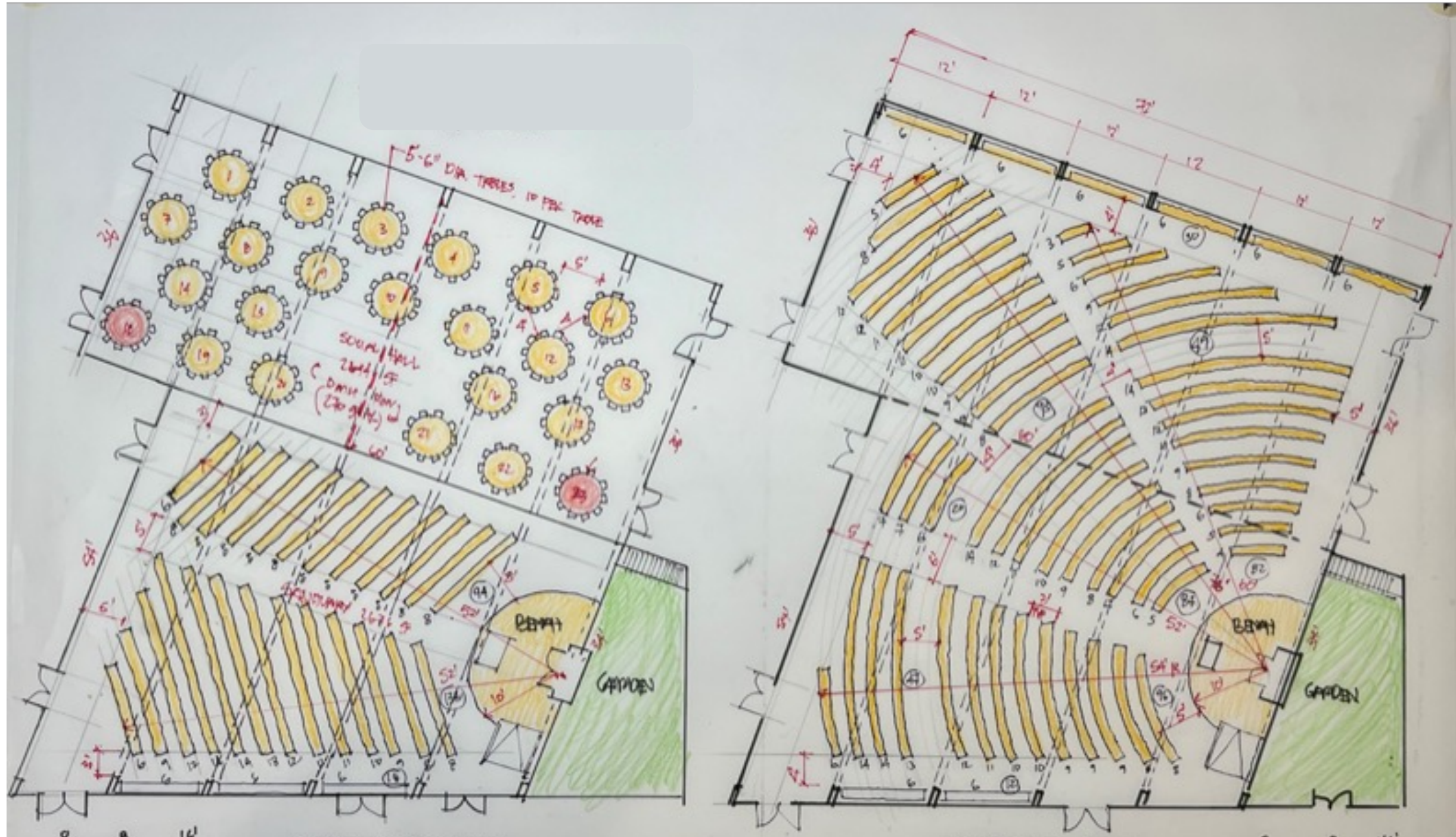
Revised Concept Plan: Single-Story Design – Concept Floor Plan



SANCTUARY



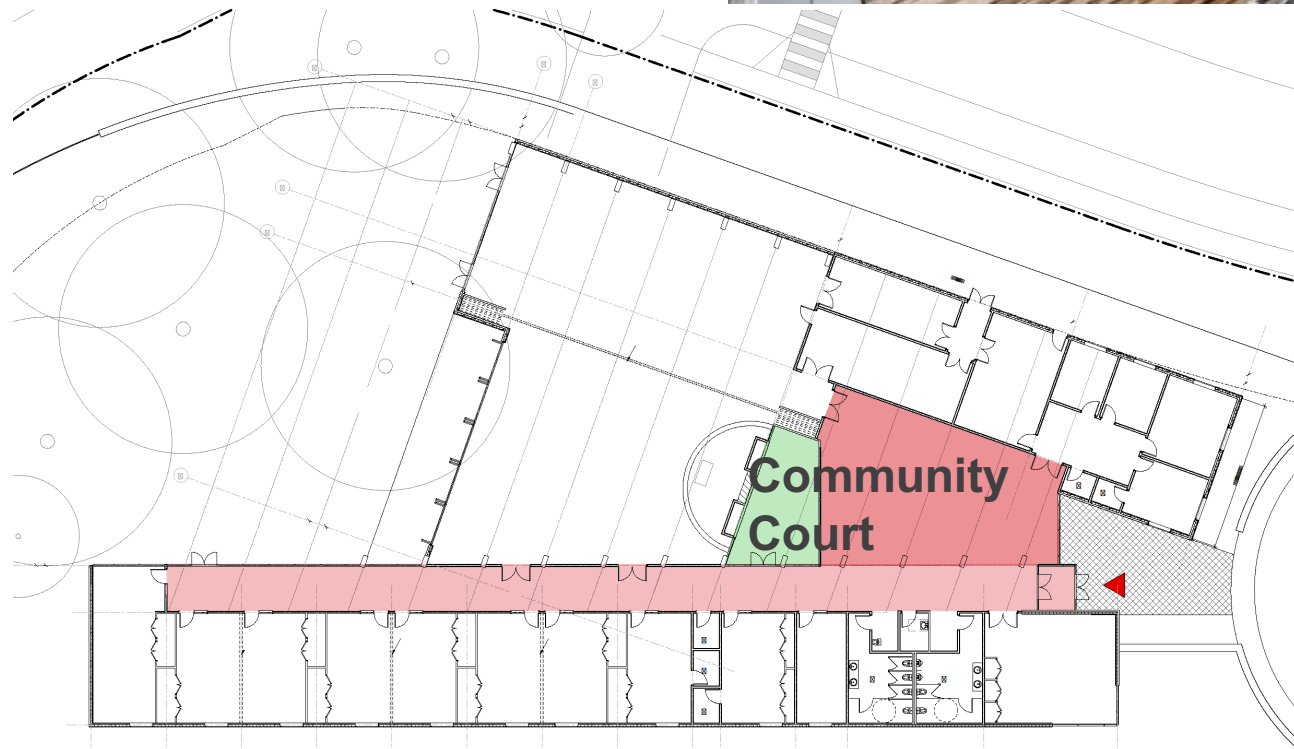
Revised Concept Plan: Single-Story Design – Seating Capacities



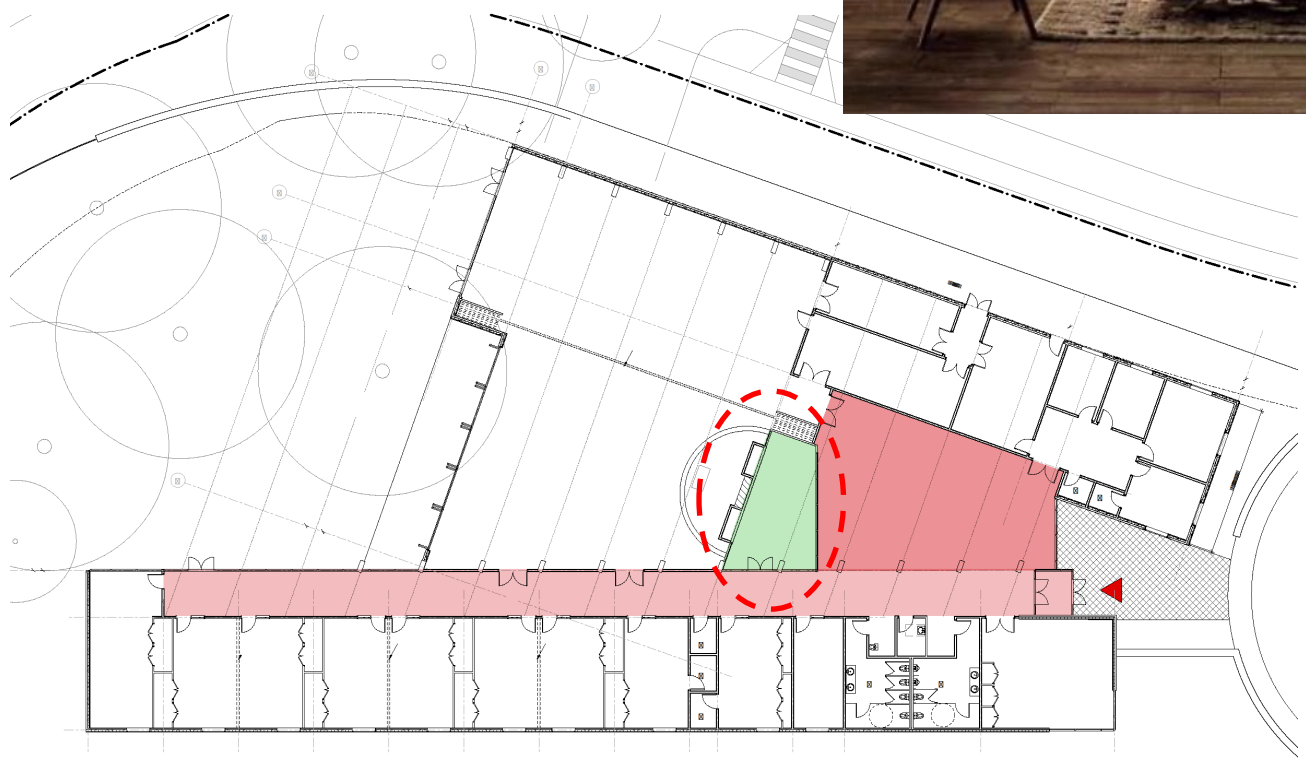
Everyday: 180-200 people

High Holidays: 450 to 500 people + outdoors

COMMUNITY COURT



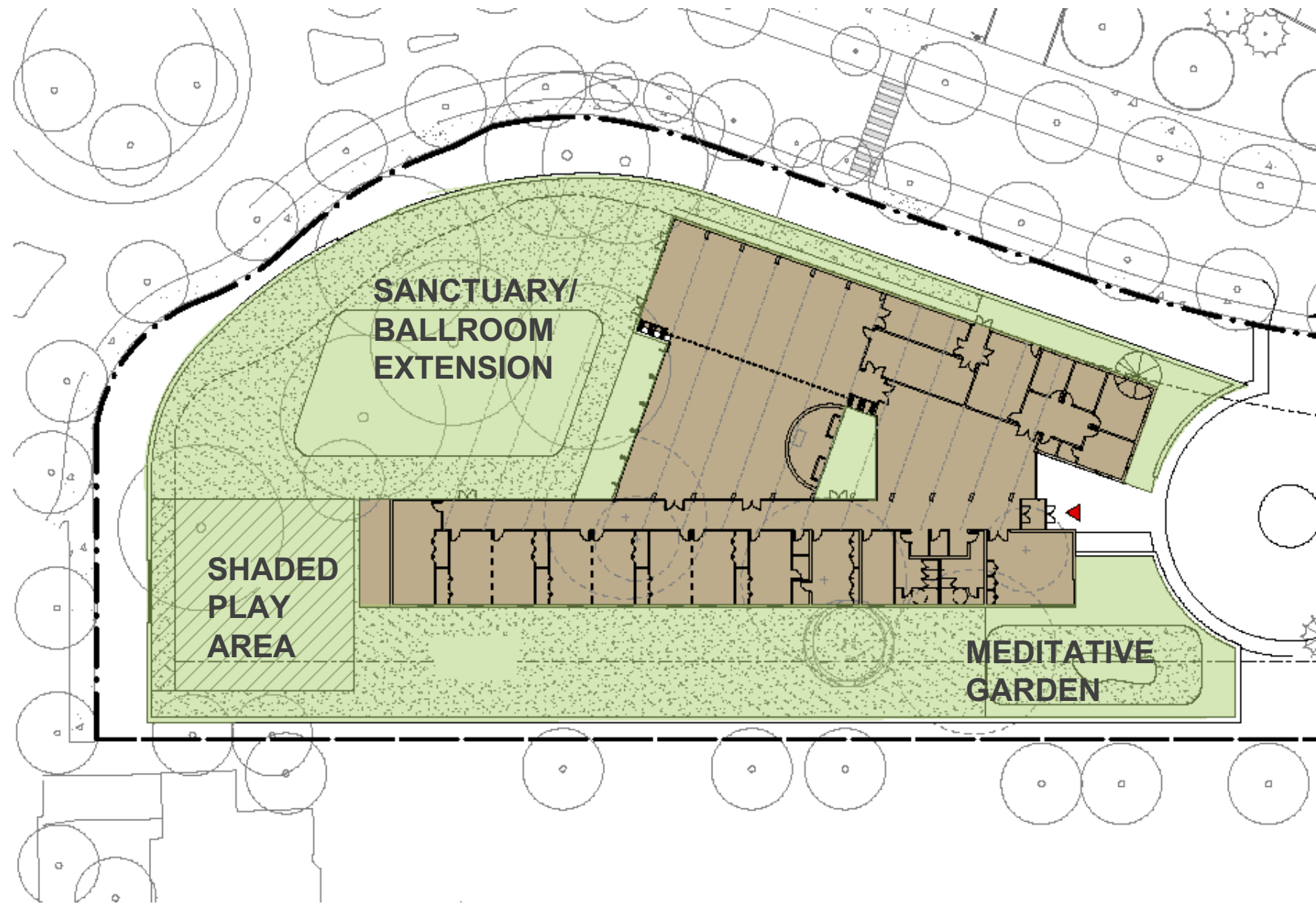
COMMUNITY COURT- indoor/outdoor



SOCIAL HALL



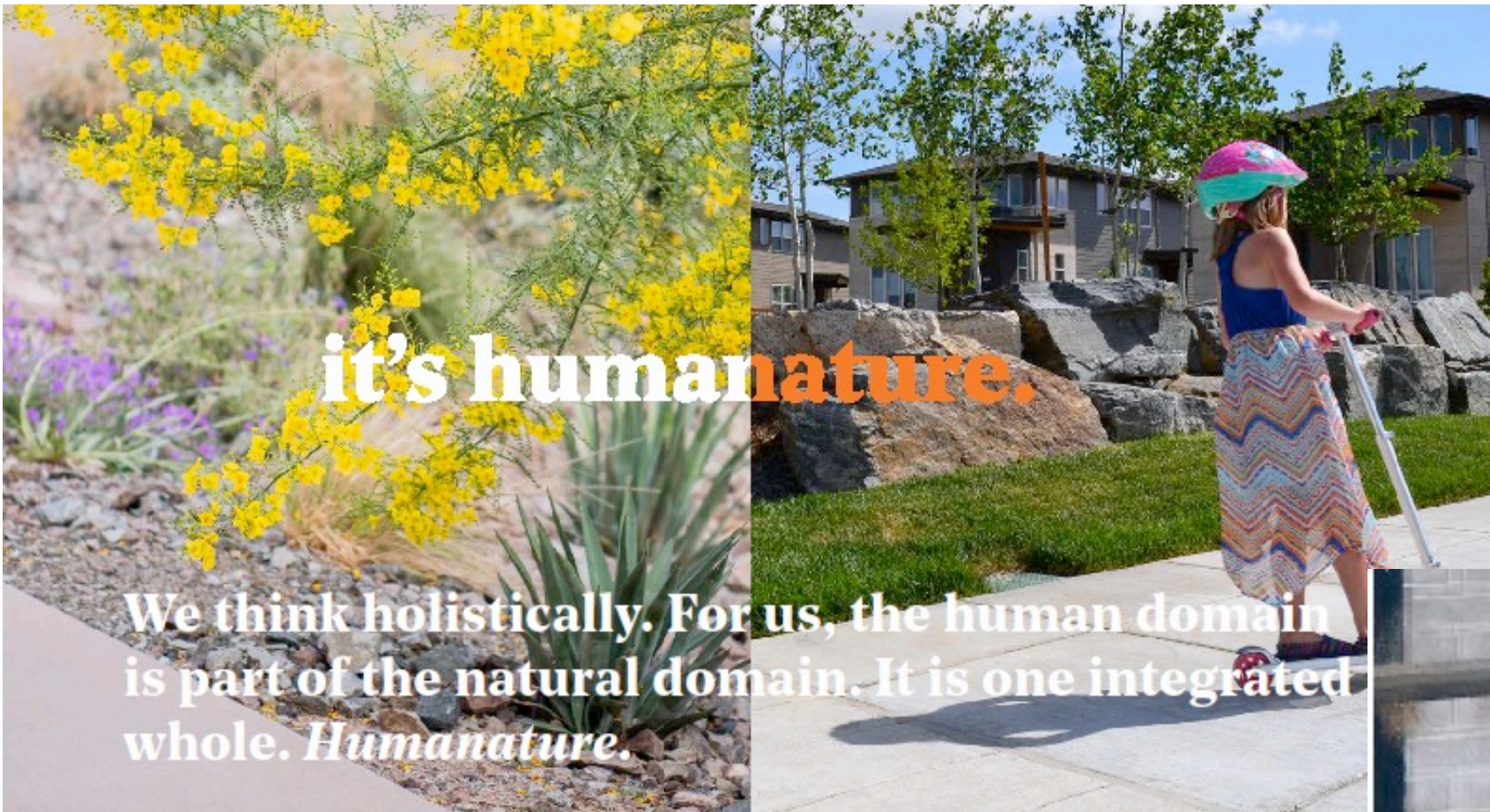
Revised Concept Plan: OUTDOOR OPPORTUNITIES



HIGHLIGHTS:

- 17 to 20K square feet of open space
- Setback from neighbor
- Preservation of healthy trees
- Large open space
- Protected entrance
- Dedicated drop-off
- Views to nature from all spaces

Revised Concept Plan: Landscape Architect



Hired Dig Studio



Carpio-Sanguinette Park

denver, co

Interweaving green infrastructure and recreation for all

The Carpio-Sanguinette Park Master Plan was a joint effort by Dig Studio with the City and County of Denver Department of Parks & Recreation, Denver Public Works and the North Denver Cornerstone Collaborative. The design phase included design and detail of all three zones across the 80-acre park. The community area includes a custom, butterfly themed playground, an alameda with narrative landscape 'rooms' along the perimeter, an amphitheater, and picnic area. The riparian area features a river access trail and boardwalks, and water quality area. The prairie area has a tower overlook, raptor viewing platform, and walking loop path.

Client: Denver Parks & Recreation / North Denver Cornerstone Collaborative



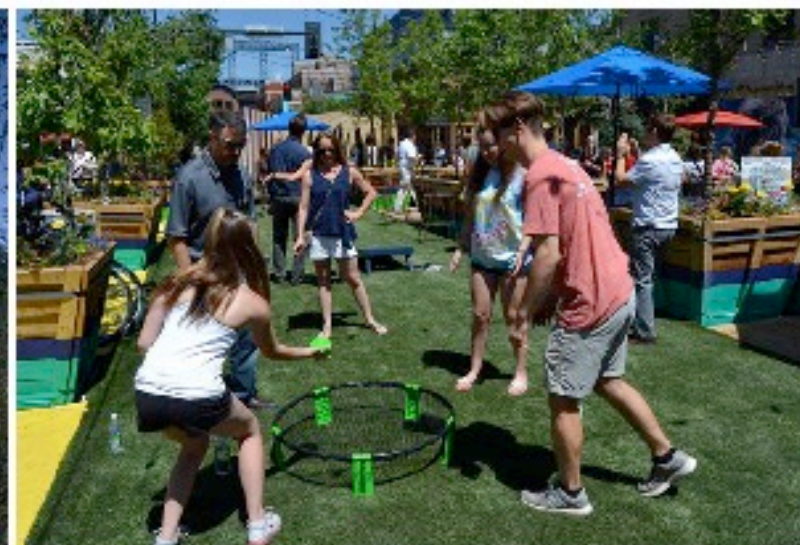
Innovative Play Experiences

Play is an experience enjoyed by all ages, cultures, backgrounds, and abilities. We approach all of our projects as innovative and playful and try to incorporate elements that will be engaging and stimulating for all types of people. We are also seasoned with supporting campaigns and incorporating donor recognition into our design, similar to the image to the right, where the fish served as donor recognition opportunities.





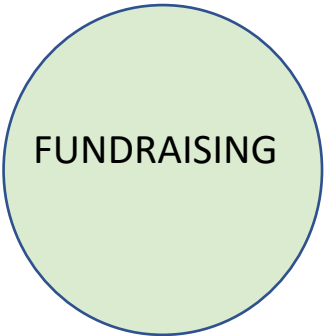
Gathering Spaces

We love to design spaces that facilitate human interaction, encourage activity and foster connection to place and education about the environment. We believe that thoughtful design is essential to the health and well-being of people and the environment. The places that we create should encourage inclusivity, diversity, activity and a sense of belonging to promote positive social interaction and environmental stewardship.



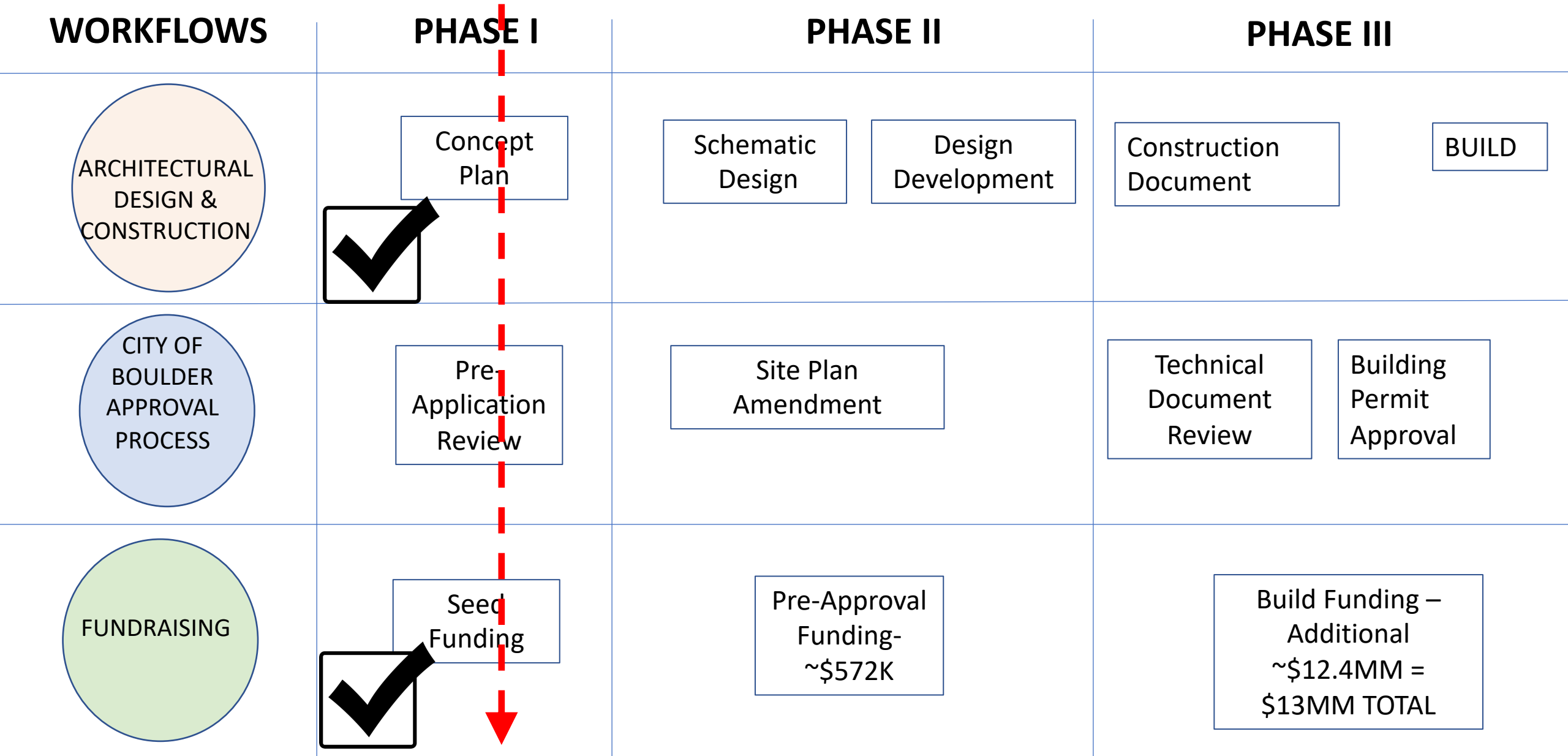
Questions?

Fundraising/Next Steps/Timeline

WORKFLOWS	PHASE I	PHASE II		PHASE III	
 <p>ARCHITECTURAL DESIGN & CONSTRUCTION</p>	<div data-bbox="649 392 922 526" style="border: 1px solid black; padding: 5px; text-align: center;"> Concept Plan </div>	<div data-bbox="1077 398 1373 532" style="border: 1px solid black; padding: 5px; text-align: center;"> Schematic Design </div>	<div data-bbox="1416 398 1745 532" style="border: 1px solid black; padding: 5px; text-align: center;"> Design Development </div>	<div data-bbox="1811 402 2175 536" style="border: 1px solid black; padding: 5px; text-align: center;"> Construction Document </div>	<div data-bbox="2328 402 2514 479" style="border: 1px solid black; padding: 5px; text-align: center;"> BUILD </div>
 <p>CITY OF BOULDER APPROVAL PROCESS</p>	<div data-bbox="642 762 914 955" style="border: 1px solid black; padding: 5px; text-align: center;"> Pre- Application Review </div>	<div data-bbox="1087 762 1536 896" style="border: 1px solid black; padding: 5px; text-align: center;"> Site Plan Amendment </div>		<div data-bbox="1798 753 2132 946" style="border: 1px solid black; padding: 5px; text-align: center;"> Technical Document Review </div>	<div data-bbox="2175 753 2423 946" style="border: 1px solid black; padding: 5px; text-align: center;"> Building Permit Approval </div>
 <p>FUNDRAISING</p>	<div data-bbox="637 1140 909 1275" style="border: 1px solid black; padding: 5px; text-align: center;"> Seed Funding </div>	<div data-bbox="1225 1136 1533 1329" style="border: 1px solid black; padding: 5px; text-align: center;"> Pre-Approval Funding- \$572K </div>		<div data-bbox="1972 1133 2410 1383" style="border: 1px solid black; padding: 5px; text-align: center;"> Build Funding – Additional ~\$12.4MM = \$13MM TOTAL </div>	




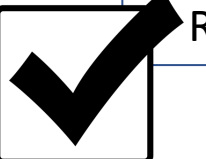
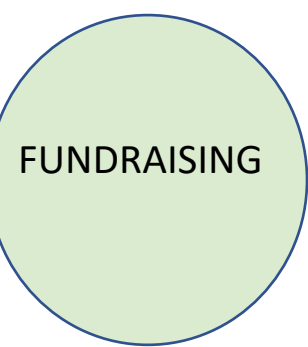

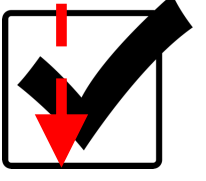
Fundraising/Next Steps/Timeline

06/20/21- CBS ANNUAL MTG

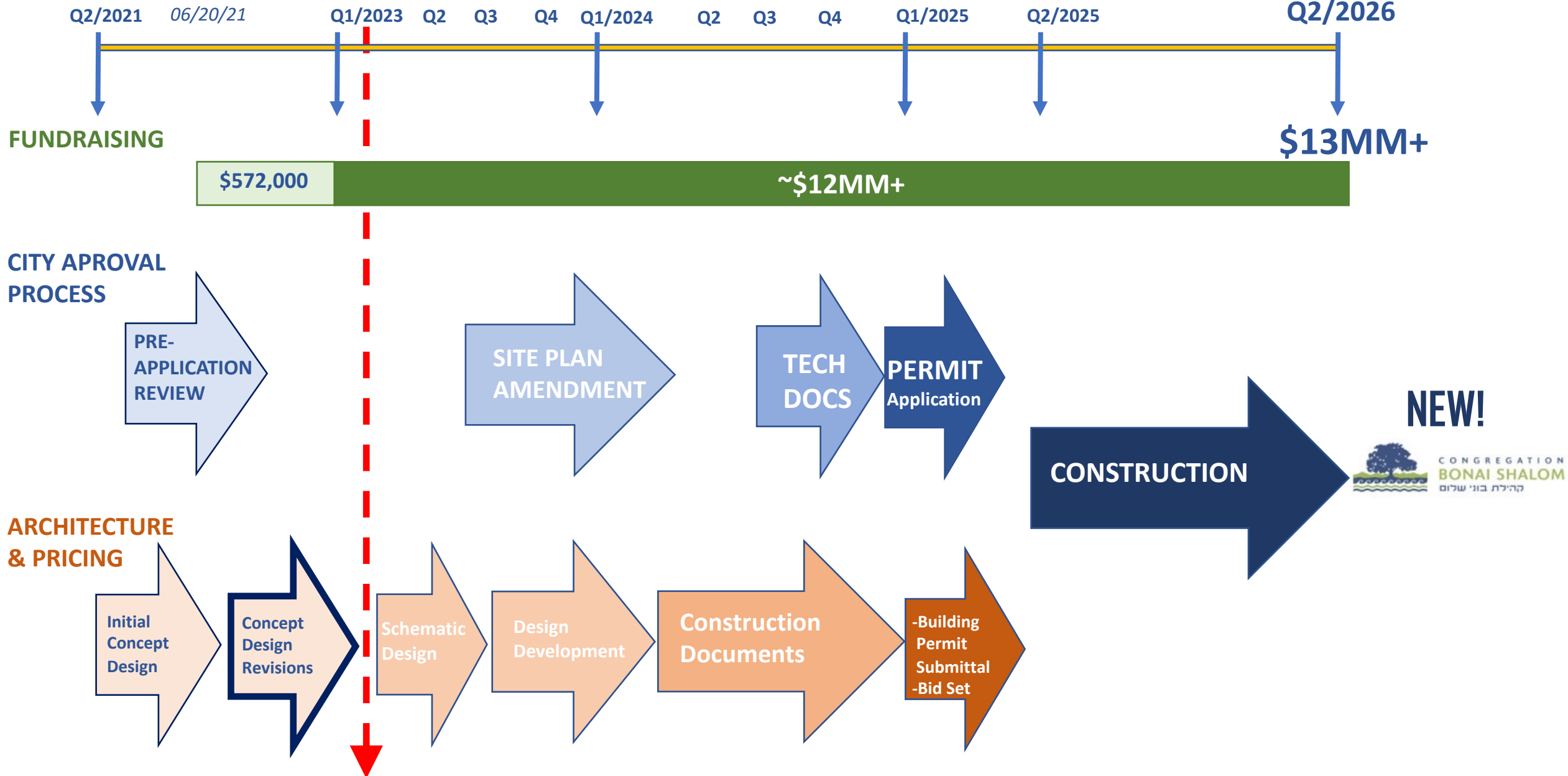


Fundraising/Next Steps/Timeline

TODAY – 03/19/23

WORKFLOWS	PHASE I	PHASE II	PHASE III
 <p>ARCHITECTURAL DESIGN & CONSTRUCTION</p>	<p>Concept Plan</p> 	<p>Concept Plan Revision – IN PROGRESS</p> <p>Schematic Design – STARTING ~MAY 15TH</p> <p>Design Development</p>	<p>Construction Document</p> <p>BUILD</p>
 <p>CITY OF BOULDER APPROVAL PROCESS</p>	<p>Pre-Application Review</p> 	<p>Site Plan Amendment</p>	<p>Technical Document Review</p> <p>Building Permit Approval</p>
 <p>FUNDRAISING</p>	<p>Seed Funding</p> 	<p>Pre-Approval Funding- ~\$572K</p> 	<p>Build Funding – Additional ~\$12.4MM = \$13MM TOTAL</p>

Estimated Schedule – Today to Grand Opening



Opportunities to Engage

- Tell Us What You Think!



Opportunities to Engage

- Tell Us What You Think!
 - At Bonai
 - Online



Opportunities to Engage

- Tell Us What You Think!
- Join An Interest Group.

Opportunities to Engage

- Tell Us What You Think!
- Join An Interest Group.
 - Physical spaces:
 - Outside – landscape design
 - Entry Court / Entryway
 - Community Court
 - Education Wing – Classrooms
 - Sanctuary
 - Social Hall
 - Multi-purpose Room
 - Kitchen
 - Storage
 - Topics / Issues
 - Sustainability
 - Security
 - Placemaking – indoor & outdoor
 - Ritual objects / art
 - Acoustics/AV
 - Accessibility
 - Young families
 - Books & Media

Opportunities to Engage

- Tell Us What You Think!
- Join An Interest Group.
- Join An Architecture & Design Committee Sub-Committee.
 - Security (*Existing*)
 - Sustainability / Green Team (*Existing*)
 - Hospitality (*Existing*)
 - Ritual (*Existing*)
 - Education (*Existing*)
 - Art & Placemaking
 - Audio / Visual

Opportunities to Engage



- Tell Us What You Think!
- Join An Interest Group or
- Join A Sub-Committee.
- Volunteer.
 - Bonai Community Engagement Coordinator
 - Communications – Public Relations
 - Budgeting / Accounting

Questions?