

COMMUNITY CENTER COMMITTEE MINUTES JANUARY 16, 2012

Begin time: 6:05

Oregon Country Fair Office

Committee Members: Lara, Thom, Hilary, Tony, Andy, Charlie, Chewy, Steve, Indigo

Scribe: Hayley Shapiro

Agenda:

1. Outline regarding next executive session, SUP special use permit discussing how it pertains to the community center, the screen house, and compliance landscape
2. Hilary's plan with hiring design firms, how to spend 25,000 dollars

Thom: I have proposed an outline that highlights the background of the parks special use permit and any uses of the property other than the OCF, we are now trying to apply for a permit that allows the site to serve as a park for other events. We cannot ask for a campground in the F2 zone.

Charlie: Talked about how the SUP helps resolve issues and gives the Fair greater future flexibility.

Thom: The fair event itself is in tact

Chewie: My understanding was for something to be built for year round use

Thom: It's for specificity...

Chewie: We could turn the cow palace into a kitchen, by using that existing structure since it is permitted...I'm looking for a solution

Charlie: The cow palace is not the solution either.

Charlie: Once again park designation encompasses all of that, there is some coverage but not really as much as we should have, there are many places where there are loose ends.

Thom: We need determination or concurrence from the board that the issues will be dealt with. Something needs to be in place to permit. I think the community center takes care of that, takes care of the kitchen, once we have that approval for the replacement kitchen. We have to come up with a solution for this, I don't know how to get a permit for a kitchen on this property

Charlie: and even if you could it would not be an adequate solution.

Thom: To get it permitted as we need is very different than permitting it as an accessory kitchen, to use it for the organizational needs is beyond...its an organic process, we can still go in and get permits but we need a board commitment to provide direction on how they will solve the issue.

Hilary: What kind of commitment do you need?

Indigo enters on web meeting 6:24

Indigo: can you hear me?

Everybody: yes

Hilary: So to start the SUP process where does the board have to be on their decision?

Thom: The board said the kitchen is going in the community center, and the center is a go, so we can apply for the park permit and say we don't use this space because we are replacing it with this new space.

Hilary: So do they need to pass a motion of intent?

Thom: No

Chewie: I so hate the idea of this becoming a kitchen without a community center, is the kitchen a priority with the community center?

Tony: The only way to get a kitchen is through the community center.

Hilary: An indoor kitchen is the only way to go.

Charlie: Everything we have learned puts the spotlight on the community kitchen center, now we know what we need to do, phase one is the kitchen piece of the community center and we have to do whatever needs to be done to pass, we cannot do a site plan without those pieces sketched out.

Chewie: So why don't we go to the board and say here is what we are doing and how we are doing it, not ask permission.

Lara: But we are a committee...

Charlie: Well no, this is me bringing this forward, it reinforces our case of the direction we are going with a community center

Thom: The community center is solving a problem. We cant back off of this idea.

Lara: I really want to know where the boards commitment level is for a phase two, not just the phase one part, phase two is in need, the feedback we have gotten is that we need more indoor space.

Charlie: Jack said if we do phase one we can't just let it go without a phase two, we need a multi-use space that is functional year round.

Lara: This community center will get us there.

Tony: I'm confident that during the feasibility and original design phase it will become clear that the phases come from our ideas and make sense for us, in our case it is more feasible to design and construct a structure from scratch.

Hilary: This process is important and its when we say, what if we do this and that, we need to explore the what ifs...

Indigo: Please don't talk over each other

Chewie: Thom do you feel comfortable that you got what you needed

Thom: Yes, going to the board is about the park permit, but we are letting them know we are putting that on hold until the other part is solved

Charlie: The reason we are talking about this now with the committee is because this is connected and we are being pushed in this direction as a way to solve the screen house issue. We are not spending a lot of time rehashing the history we just need to fix it.

Lara: So as I understand it we need permission from the board to go ahead with the community center permit? And then bring up the park permit later? Because of the kitchen....

Thom: No, they just need to be informed and understand what's going on

Charlie: The board wants to sign off on whatever goes inside the SUP piece and they need to hear back before we move on, now we are stuck until we resolve this issue.

Indigo: The screen house is in the way with moving forward with SUP permit?

Everybody: Yes

Indigo: So in order to resolve that we need to make it not what it is?

Charlie: The additional layer is that we are trying to approach this SUP from the cleanest most strategic place.

Charlie: Unless we move forward with the community center kitchen place and do it as a two-step project and parallel process.

Indigo: So we can apply for the SUP and then build a community kitchen center, or build the community center and then apply for the permit.

Thom: I say that we apply for the permit for a community center, and once that is approved we go ahead with a park SUP

Chewie: By applying for the community center we have a plan in place that will simultaneously help with the other steps.

Charlie: We didn't really feel that the board understood what we were grappling with; I think we have now covered it. Next.

Hilary: I'm not attached to doing this exactly, but this is some way we can streamline and still have a process. Step one: compile list of firms to consider. Solarc is really heavy in energy efficient design, Rainbow Valley is a design and construction firm, and the remaining firms are

pretty big firms that are local companies, the last two are actually engineering firms, but they may still offer some of the services that we need as far as design goes. One question I have is are there other firms we should try and include and research? Step Two: committee members do some internal research on these firms to just learn and gather information. Step Three: once we come back with a bigger sense of what these firms have to offer we pick out say, six firms and send them a packet of our information to orient them with what we are looking for in the process, and have committee members go and meet them and grill them as much as possible, I put Tony and Thom down based on their expertise. Then, people on the sub committee come and share the info with the rest of the group and then the whole committee would vote on the firm.

Chewie: Kurt Albretch works for a firm and he does construction at main stage, they are a small firm, Kurt said he would do all the pre-planning and drawing without charge.

Hilary: Talking with the two firms I talked to was eye opening and I learned that this phase is not really about drawings...

Chewie: Ok yes, but he is also an architect on main stage crew, with a crew who is willing to invest time in this project, so that's why I'm throwing out his name.

Hilary: Ya, I agree in this process we should get consensus from fair family.

Thom: Yes, and Anna at our last meeting said she is part of some group or meeting that can help...

Lara: Yes, I need to add Anna Scott to our list.

Hilary: I am open for suggestions and can keep a master list going, so if we all work hard for two weeks, by the end of January I can send out a resource list to everybody so we can all get a sense of what we are dealing with.

Indigo: I will be gone for the next meeting because I will be in Egypt, but I am willing to go interview people or do whatever once I get back.

Charlie: Well that is it for our agenda....

Lara: I am adding people to our mailing list, Anna, Bear, Kirk, Brooks?

Hilary: What is Kirk's role? I thought he could help internally not as an outside vendor.

Chewie: He is only a licensed architect in Washington

Steve: I understand that there is some agreement between Oregon and Washington...

Hilary: We can talk to Kurt and see if he is interested in that but what are you suggesting Steve?

Steve: I will talk to Kurt, I am still keeping in mind a designer who is within the fair family

Lara: Well the board will end up picking whoever comes out on top, and I think we are at a meeting adjourned point.

Indigo: I like the idea of an internal design group, but I think it will also be helpful to bring a firm in from the outside that is less attached and can provide an outside perspective on this.

End Time: 6:55

Next Meeting: February 16, 2012

Meeting Summary: The committee will go forward with proposing to the board a plan for the community center that includes a kitchen. This proposal will solve our current issues. Once the board gives their consensus and commitment to this idea of the community center, the committee will go forward with applying for the permit for the community center. Therefore, applying for the park SUP permit will be put on hold until the community center permit is granted. As for finding a firm to design, and build the community center, there is a three-step plan. This plan includes identifying potential firms, researching the potential firms and narrowing the list down, and then sending the appropriate committee members to meet in person with the firms to gather more information. The committee members emphasized that working with designers, and architects from fair family will be in the best benefit of the whole project, but that it is still advantageous to have outside resources to point out specific things that may otherwise go unnoticed.