

## COMMUNITY CENTER & UPLAND KITCHEN COMMITTEE

# Heart Hearth Home - Kitchen & Meeting Center - FAQ's

### WHERE WE CAME FROM...THE HISTORY BEHIND the PROJECT

Annual attendance at the Fair has been around 45,000 people, making it one of the largest gatherings in the Northwest. We currently use a combination of temporary kitchen spaces, on site existing residential buildings, off site rented facilities, and other outdoor spaces to facilitate the thousands of volunteers that support and enhance our annual programs and events.

The Fair Board has identified the goal of constructing a permanent Kitchen and meeting center to increase support for volunteer activities; a community center. This kitchen and meeting center would accommodate year round activities such as fair related gatherings, retreats, and other events. A committee was formed by the Fair Board of Directors to explore options.

- In winter of 2011 the Board affirmed support of the OCF Community Center Committee's (CCC) current concept with the understanding that it will likely be modified and refined as additional research is conducted and design issues are addressed.
- In the fall of 2014 the CCC hosted a charrette, (a type of meeting in which all stakeholders in a project attempt to resolve conflicts and map solutions), to gather input from the fair family on key questions that needed to be determined before submitting an application for a Special Use Permit (SUP) so that the county's planning department could make a determination if the community center concept for a permanent Kitchen and meeting center could move forward.
- In winter of 2014 from the fall charrette process the OCF board of directors approved fair family recommendations for *approximate target sizes to be used in further development and study of the concept*. They agreed on refined a total indoor/outdoor size of 11,250 square feet that breaks down to:
  - Kitchen: 3000 square feet (sq. ft.) indoor and 1250 sq. ft. outdoor (total 4,250 sq. ft. of space)
  - Indoor meeting and seating area: of 2600 sq. ft. able to accommodate 500 people and 1400 sq. ft. auxiliary support space. Total 4,000 Sq. ft. of space
  - Outdoor covered: 3,000 sq. ft of space

E-Mail comments & input to:  
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### WHO, WHAT, WHY, WHERE...FREQUENTLY ASKED QUESTIONS

**What is the project's purpose?** Our existing seasonal kitchen is located in the flood plain. We currently feed and serve up to 1000 people per meal from our kitchen areas and want to develop a permanent commercial kitchen, in a drier, upland area, that can more efficiently serve us during the summer main camp season and to support on-site crew and volunteer meetings during the rest of the year. It is not an environmentally responsible choice to construct a permanent kitchen and meeting center in a flood plain.

**Why not just build a kitchen?** Lane County land use rules don't allow the construction of a stand alone commercial kitchen without any associated gathering space.

**Why is it called a 'community center'?** Lane County's land use department hasn't defined what exactly a community center is allowing us to use that category to apply for a land use permit for a commercial kitchen and volunteer meeting center.

**Is archeology crew involved?** Yes. Archeology crew has been part of the planning since the preliminary assessment steps to find out about constructing a permanent kitchen and meeting center.

**Where would it be located?** The new kitchen and volunteer meeting center would be located off of Chickadee Road in the upland area to the west of the HUB.

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**Why not rebuild the current kitchen?** For many years, building and rebuilding a temporary kitchen and meeting center in the flood plain was sufficient to meet the needs of the time, at least during main camp, but that is no longer the case. Our areas have become environmentally unsound and inadequate to safely and healthfully feed and serve the increasing numbers of people who eat there now.

**Why not rent / build a mobile kitchen?** The costs for renting / purchasing a mobile kitchen are very expensive. Given the timing of the annual event, adequate rental facilities may not be available due to competition from firefighting operations.

**Why not use a space in Eugene?** This kitchen and meeting center is not intended to replace the need for meeting and gathering space in town. It will be used for our site needs during both pre and post-event, and year-round site meetings.

**Who would use this space?** There are many current demands for a kitchen and meeting center from within the Fair Family. For example reservations for use of our existing structures on the Veneta site for crew, board, and committee meetings, retreats, and trainings are now scheduled many months out. The kitchen and meeting center would also be used for our other events such as the Fair's Culture Jam summer youth program.

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### WHERE WE ARE...COMMITTEE ACTIVITIES

The OCF Board of Directors (BOD) tasked the Community Center Committee (CCC) with research into design and funding for an uplands kitchen & community center. Here's what we've been up to so far:

- Current task: Putting together the land use application for a special use permit
- Current task: Land Survey with engineering professionals and OCF general manager
- On Going: Engaging in dialogue with fair family
- Completed: Traffic survey with engineering professional
- Completed: gathering fair family operational input (kitchen crew, crew coordinators, etc)
- Completed: Consulting with architectural and engineering professionals to prepare a preliminary site report
- Completed: Preliminary research for the Board on the fund raising process
- Future: Recommendations to the Board about the process for designing & constructing the center

Find more info at: <http://oregoncountryfair.net/communitycenter>

US Mail: Oregon Country Fair

Community Center Committee

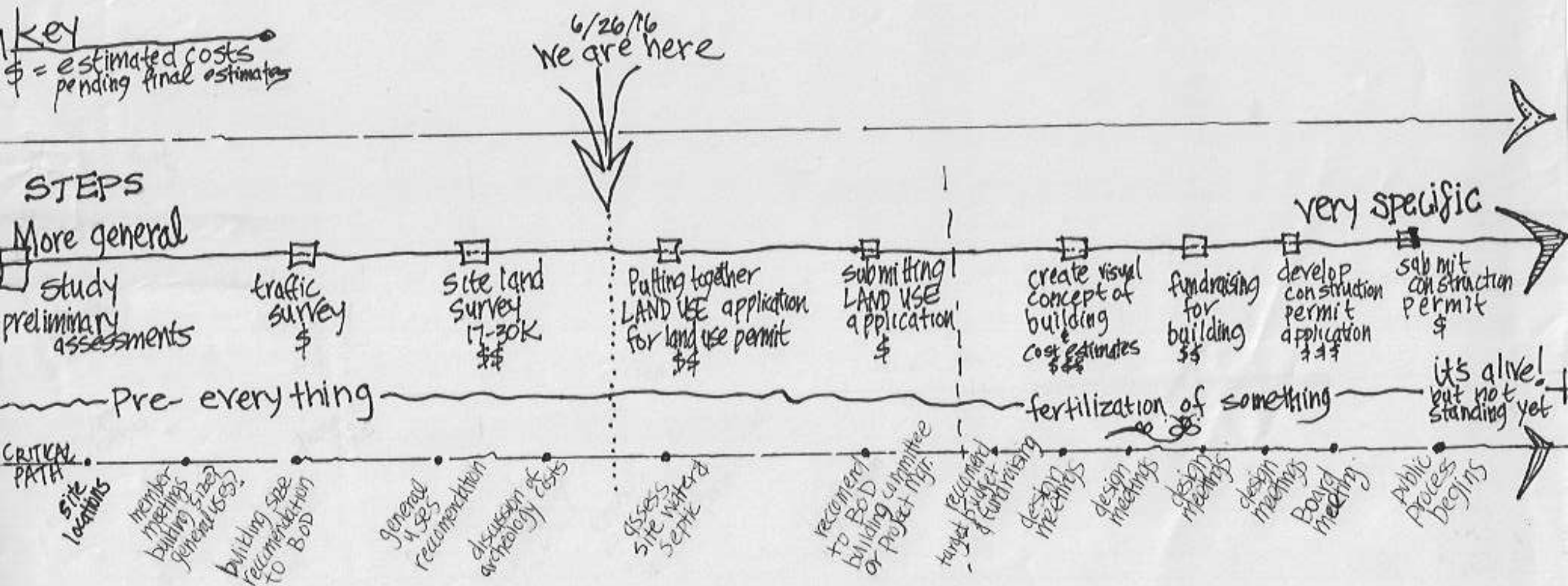
442 Lawrence Street, OR 97401

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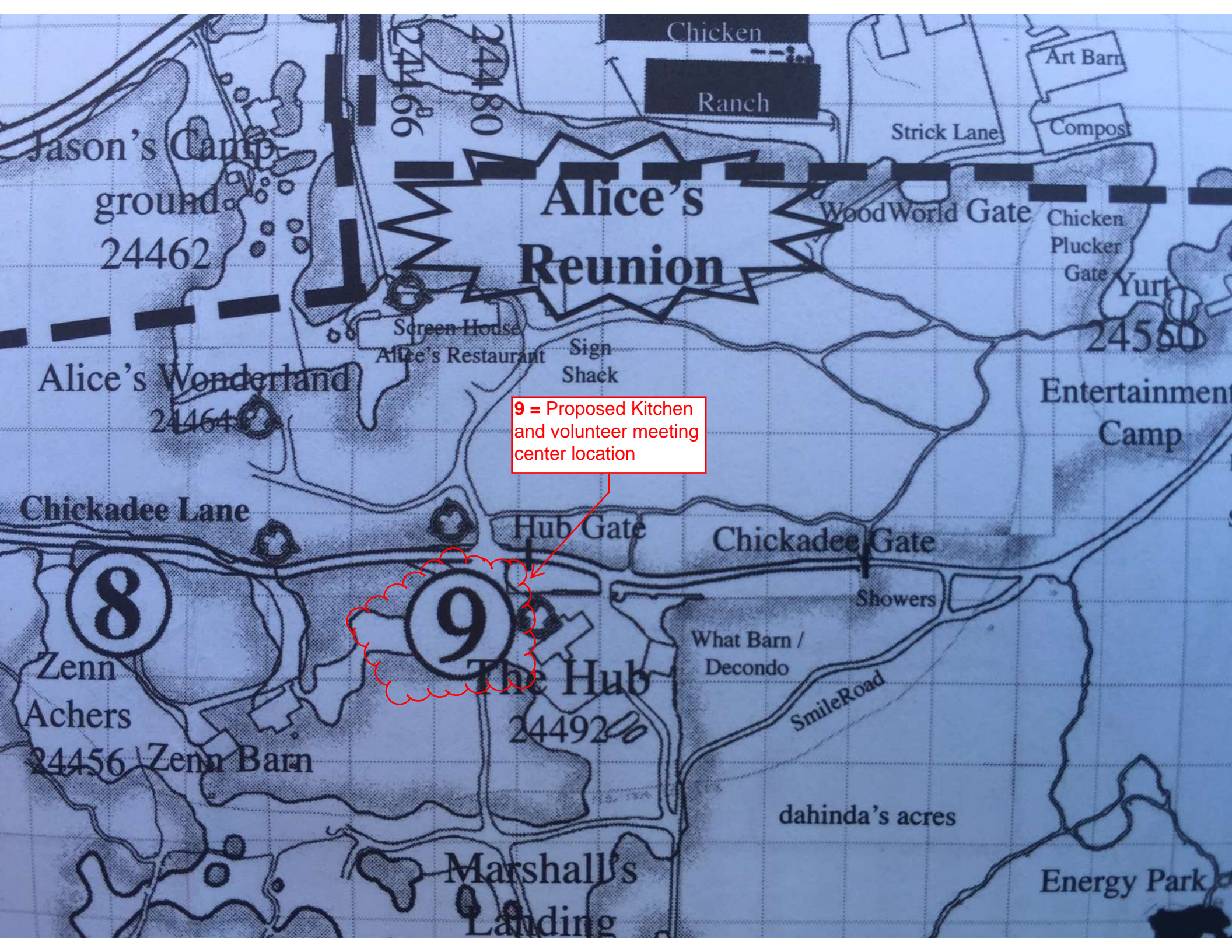
Where are we . . . .

home hearth home - volunteer support center

. . . . on the journey to a new kitchen & volunteer meeting center. (AKA Oregon Country Fair's Community Center)







9 = Proposed Kitchen and volunteer meeting center location

# Alice's Reunion

The Hub  
24492

Jason's Campground  
24462

Alice's Wonderland  
24464

Chickadee Lane

8  
Zenn Achers  
24456  
Zenn Barn

Marshall's Landing

dahinda's acres

Energy Park

Entertainment Camp

Yurt  
24550

Chicken Plucker Gate

WoodWorld Gate

Strick Lane

Art Barn  
Compost

Chicken  
Ranch

24480  
24466

Screen House  
Alice's Restaurant

Sign Shack

Hub Gate

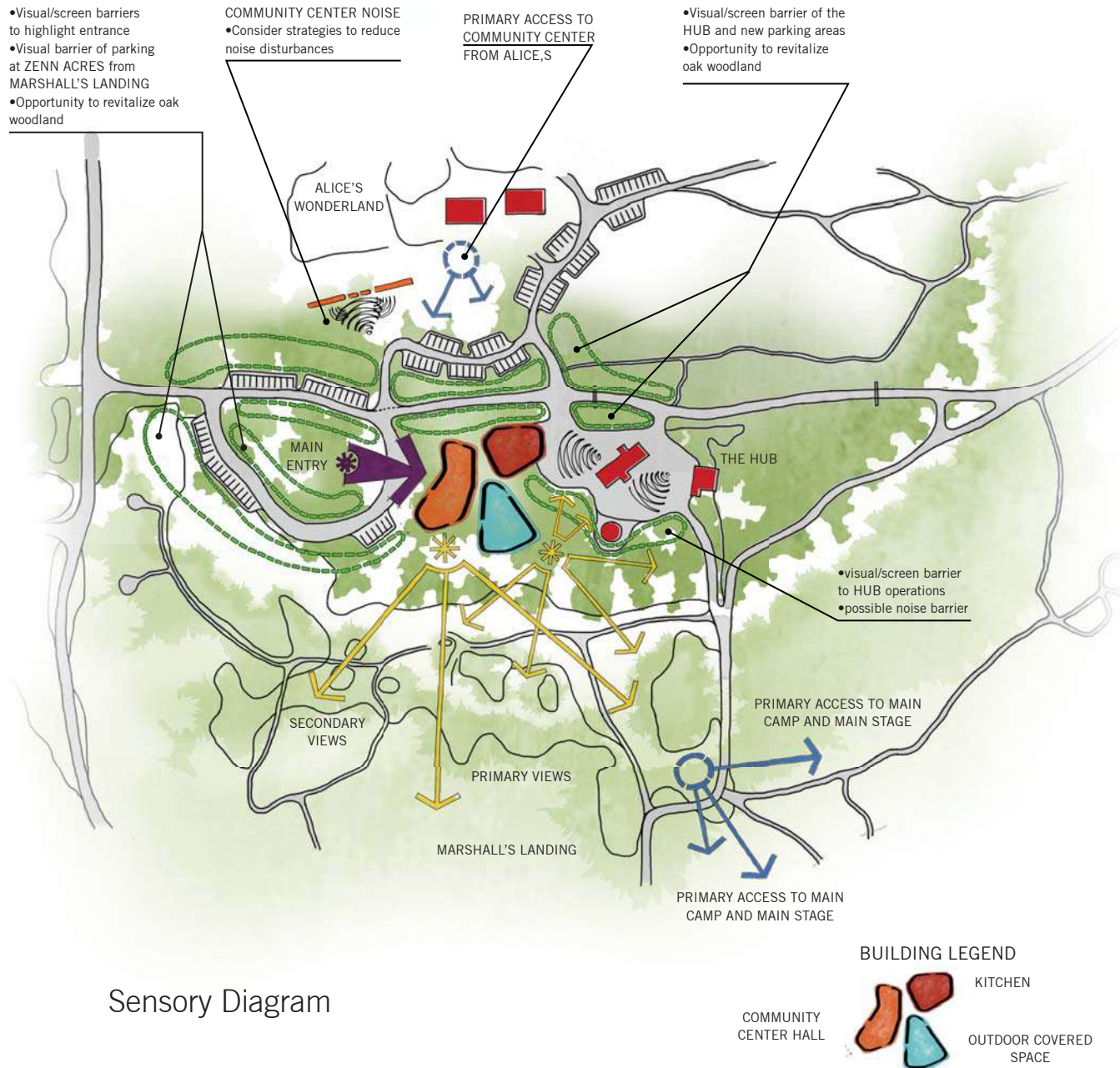
Chickadee Gate

Showers

What Barn / Decondo

Smile Road





Sensory Diagram






### Sensory Diagram

This diagram records some of the factors that effect the user's experience of the site.

As the site is developed for the Community Center there is an opportunity to shape the experience by opening views to some elements while screening others.

In general, all parking and vehicular storage should be nested into the landscape such that it will not mar the rural nature of the existing environment.

The areas around the building site that will be impacted by the project offer a great opportunity to re-introduce pre European ecosystems and undertake restorative habitat projects, such as returning the oak savannah ecosystem.

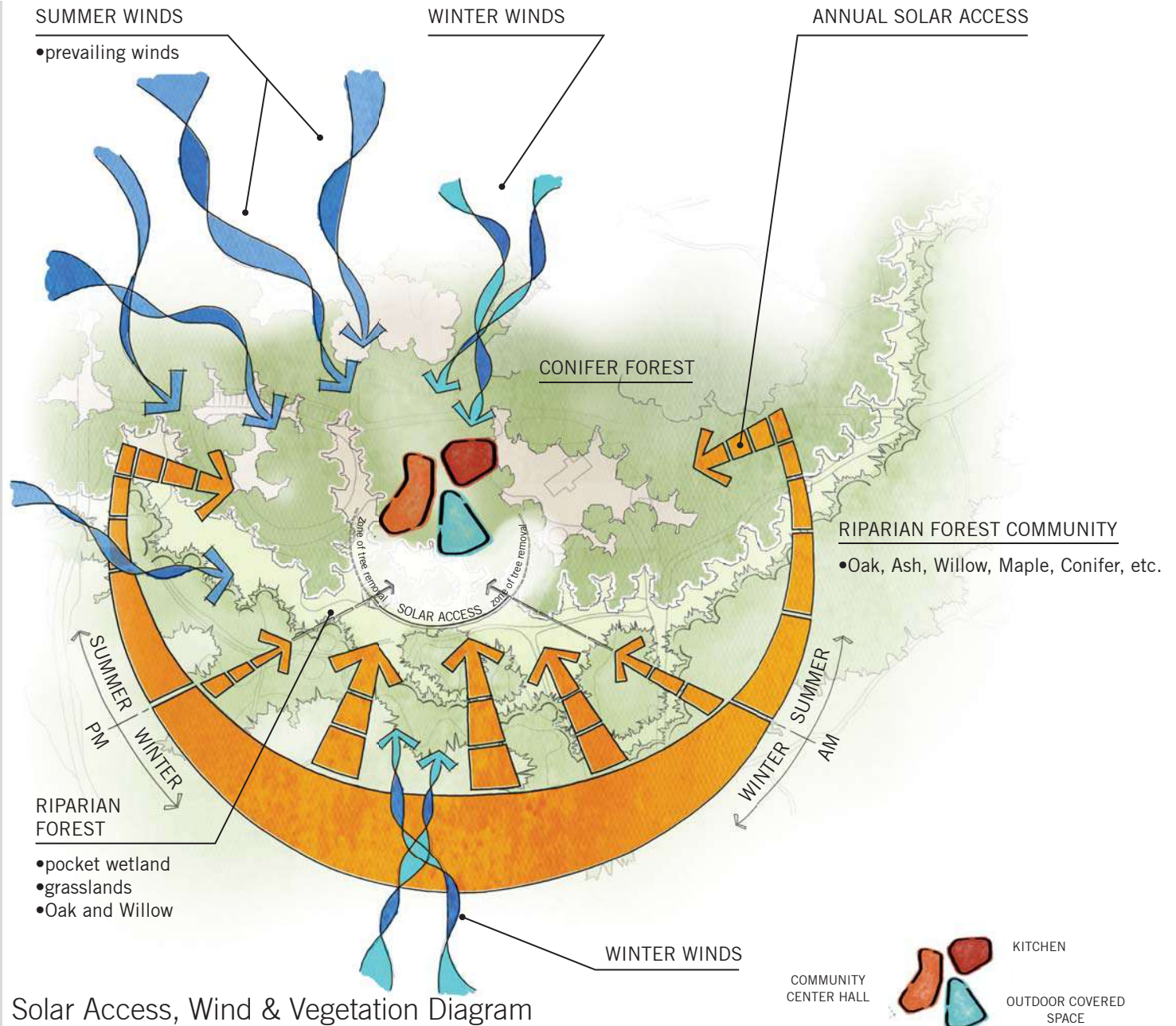
-  LANDSCAPE IMPROVEMENT ZONE
- 
-  CONNECTION
-  EXISTING BUILDINGS
-  VIEW

### Solar Access, Wind & Vegetation

This diagram records some of the environmental factors that should be considered when developing the site. Shown are the solar access, summer winds, and winter winds.

The winter winds generally come from the north and south, and the summer winds from the west. This information will be used to optimize the passive heating and cooling of the building by screening the winter winds and allowing a pathway for the summer breezes.

Solar access can be enhanced by selectively removing some of the overstory to the south of the buildings (these trees could become wood for the project) and replacing them with deciduous native oaks.



Solar Access, Wind & Vegetation Diagram

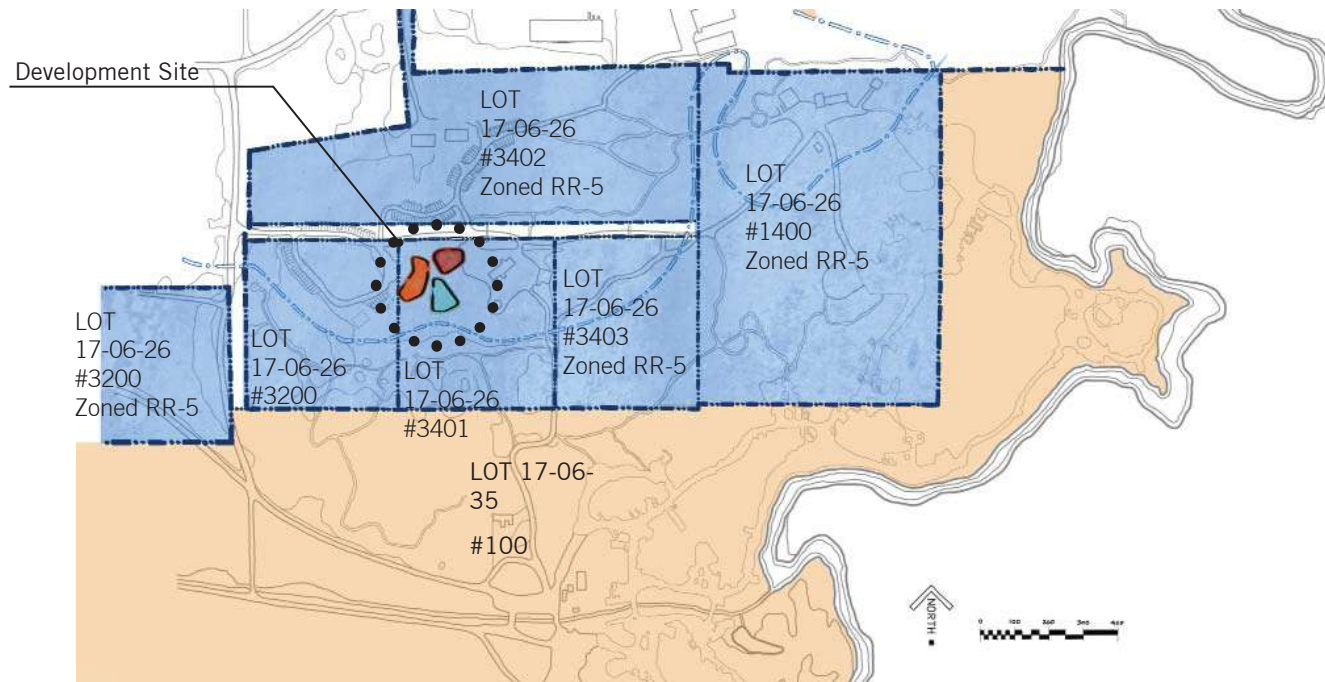


# Understanding the Code

## Planning Code

Planning and Land Use is governed by the Lane County Land Management Division, as provided in the Lane County Rural Comprehensive Plan, dated June 2009, and the Lane Code.

The development site will extend across three existing legal lots (see figure below), all zoned Rural Residential (RR). The development will impact a dedicated County roadway, Chickadee Lane.



Tax map lot Diagram