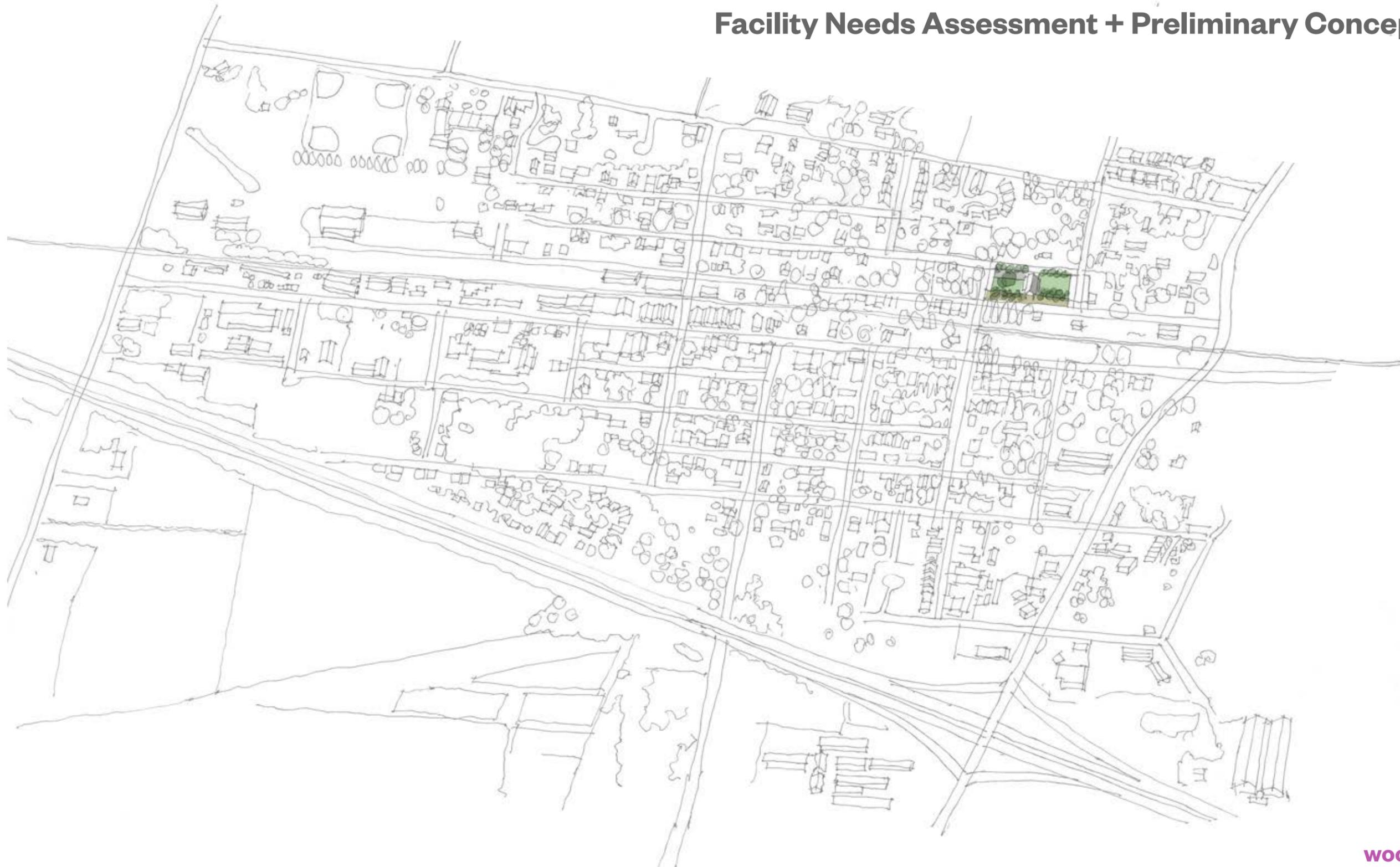


JESSIE MAYS COMMUNITY HALL + PARK

Facility Needs Assessment + Preliminary Conceptual Design

Final Report
December 12, 2014





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City of North Plains

Parks Board

Teri Lenahan, Councilor
Charlynn Newton, Councilor
Heather LaBonte, Planning Commissioner
Douglas Nunnenkamp, Planning Commissioner
Hildegard Miles, Parks Board Member
Joanna Orgill, Parks Board Member

Staff

Blake Boyles, Public Works Director
Margaret Reh, City Recorder

Parks Board Meeting Visitors

Marrina Abeln
Debra Brodie
Patti Burns
David Hatcher
Carolyn Leavitt
Sherrie Simmons
Norma Tucker

Design Consultant Team

Woofter Architecture

Jonathan Bolch
Willis DeWitt
Miles Woofter

Mackenzie

Ralph Henderson, Civil Engineer
Josh McDowell, Structural Engineer
Steven Tuttle, Landscape Architect



Existing Site and Building Plan



Selected Conceptual Site and Building Plan

Overview

The Jessie Mays Community Hall (JMCH) is the City of North Plains' primary community center and located within the City's largest park. Formerly a gymnasium for an elementary school, the facility is operated by the City and hosts a variety of events that vary in scale, type, and duration, the largest being the annual Garlic Festival.

The City is considering a renovation and expansion of Jessie Mays Community Hall to best accommodate its current uses and projected future need. Woofter Architecture was retained in September 2014 to assist the City with a needs assessment of the facility and to develop a preliminary conceptual design for the expansion of the building. As the Community Hall and Park are linked amenities, the design concepts were developed as a comprehensive vision to maximize opportunities for connections between site and building so that the two reinforce each other and form an integrated whole.

This report is the result of a three-month process that included a review of the existing Parks Board Master Plan, touring existing facilities, and a series of meetings with the Parks Board, City staff, and members of the community. During these sessions, needs, goals, and priorities were validated and refined. Precedents were considered and design concepts were presented and discussed. The larger North Plains community was engaged through questionnaires and visual displays developed for the annual Chili Cook-off held at Jessie Mays Community Hall. This process resulted in the selection of a conceptual design encompassing both building and park.

Conceptual Cost Opinion

Based on the preferred conceptual design selected, a conceptual cost opinion was developed based on square footages of work proposed for site and building improvements. With the inclusion of margins and adjustments, this overall total construction cost is estimated at \$3,122,655.

Typically, the total construction cost (hard cost) for a project of this type are 75 percent of the overall total project costs. In addition to this hard cost, approximately 25 percent of the total construction cost should be allocated to project soft costs (design fees, geotechnical report, site survey, etc.). This total is \$780,664, resulting in an overall estimated project cost of \$3,903,319.

Conclusions

- North Plains residents highly value Jessie Mays Community Hall and Park and recognize their importance in enhancing their quality of life and in helping to strengthen a sense of community.

- Jessie Mays Community Hall is currently undersized relative to its demonstrated need and its significance as a central public resource for the City. Its entry is not easily identified (and non-ADA accessible) and the building does not visually or physically engage with the surrounding park and activities. As a centrally-located structure, it currently is more of a divider than a connector.

- Expanding and upgrading Jessie Mays Community Hall will significantly enhance the facility's ability to serve a rapidly-growing community and to accommodate events of many types and sizes. Improvements such as creating a welcoming and accessible entry and enlarging the existing meeting hall, kitchen, restrooms, and storage, combined with adding new areas such as an entry lobby, smaller meeting space, and outdoor-accessed restrooms, will greatly add value, function, and flexibility to the building.

- Jessie Mays Community Park is in need of stronger pedestrian connections to the surrounding neighborhood, to the Community Hall, and between the east and west sides of the park. There is a lack of covered outdoor spaces and shade, playing surfaces require repair, and vehicle parking is both undersized and poorly located.

- Improvements to Jessie Mays Community Park including providing more gracious pedestrian access and circulation, relocating parking to the perimeter, upgrading existing recreation areas, and the creation of a variety of gathering areas, will greatly benefit the experience and usefulness of the park both for daily visitors and larger events.



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Architectural

Jessie Mays Community Hall and Park are central and essential resources to the City of North Plains and reflect the importance of public spaces and recreation as essential to quality of life and creating a sense of community. The conceptual design for the expansion and renovation of the Hall significantly improve the flexibility and function of the facility, honor and extend its existing architectural character, and greatly enhance its visual and physical connections to the park and community beyond. Key design features include:

Exterior Design The expansion continues the character of the existing structure by extending its central roof form and then adding a lower roof on either side. On the east this provides a new covered entry porch and expanded central meeting space. On the west this creates a long covered porch connected to the central meeting space and overlooking the large playing field. These covered porches provide spaces that overlook the adjacent outdoor areas with shade from the sun and protection from the rain. Windows in the new building will continue the vertical proportion of the existing glazing but be enlarged to provide better interior daylighting, more visual connections to the exterior, and a better expression of the civic importance of the building.

Building Entries As the Community Hall sits in the center of the park, people will approach it from both sides. The design encourages this by providing welcoming and ADA accessible entries facing both directions, each sheltered by a generous covered porch. A glazed set of double-doors on both sides leads from the porches to a new lobby space. This provides access to both the meeting spaces and to two new enlarged, accessible restrooms.

Large Meeting Room The existing meeting room expands west to provide approximately 50% more space to better accommodate existing functions and to provide more capacity as the community grows. The existing dropped ceiling will be removed to expose the existing timber trusses concealed above, adding greatly to the height, character, and identity of this central gathering space. To increase the flexibility of the space, the existing stage area is removed and a portable/storable stage is proposed. Expanded storage for tables, chairs, and stage is provided directly adjacent to this room. To better connect this space to the exterior and further extend the size and flexibility of this area, the east wall is envisioned as a series of large doors (conceptually shown as overhead doors in the drawings) that can be opened to the adjacent covered porch. These doors could also be sliding doors,

French doors, etc.

Small Meeting Room (Community Room) A new meeting room is created at the south end of the building directly across the lobby from the Large Meeting Room to accommodate smaller functions and events.

Kitchen The existing kitchen is significantly expanded to better serve both interior and exterior events. Large concession windows face both into the Large Meeting Room and outside to the covered porch. A new door and overhead door connect the kitchen directly to the exterior loading area at the north end of the site.

Outdoor Restrooms Two new accessible restrooms directly accessible from outside are created facing east toward the playground and court area.

Other Spaces and Considerations Expanded support spaces such as mechanical and electrical areas are provided at the north side of the building, along with a sink directly accessible from the outside. An enclosed trash room adjacent to the kitchen and also directly accessible from the outside is provided. During the next phases of design, mechanical, electrical, and plumbing systems will be designed including site lighting, electrical outlets, and hose bibs on all sides of the building.

Site Design and Landscape

The 1.84 acre site has been redesigned in a way that accommodates known activities on the site, such as the Garlic Festival, while allowing for flexible, daily use of the site. An open lawn on the east side of the site allows for open recreation and event performances while the west side accommodates programmed uses like basketball and a playground.

An east /west axis along the southern edge of the site connects users from the parking lots to the main building entries and a double row of trees reinforces a framework for event tents during festival times. Benches incorporating electrical outlets for events are proposed on a repetitive spacing to accommodate event tents. Emphasis is given to the paving and planting at the center of the axis to signify the building entry. West of the building, large shade trees provide relief for playground users and nearby picnic tables. Corner entries to the site offer valuable connections to the adjacent properties and encourage pedestrian access to the park.

Vehicle parking has been relocated to the perimeters of the site to maximize the amount of contiguous recreation area and to replace

the existing parking lot with a direct and welcoming pedestrian pathway from the primary point of site entry, the southwest corner. By providing parking stalls on the east, west, and south edges of the site, the amount of parking is greatly increased and the streets themselves become the drive aisles for the parking, increasing the site utilization for recreation.

Plant material on the site should be well adapted to local conditions and tolerant of drought. Near the play areas, thornless and berry-free plants will be most appropriate. Shrubs throughout the site should be maintained to three to four feet in height to allow for visual access from the exterior of the site. Upright-branched trees along the southern axis will reinforce the NW Hillcrest Street corridor and minimize disturbance with event tents. Trees near the playground should be long lived species with a high canopy.

Civil

The storm water facilities adjacent to the parking areas will be swales with drought tolerant planting. Vegetated basins will be located at the south end of the plaza and at the intersection of NW Hillcrest and NW 309th. Storm water planters at the building downspouts will treat the storm water coming from the roof. Additionally, there will be different types of pervious hardscape surfaces at the event areas and basketball court. By showcasing several different types of storm water facilities on the site, the site storm system can become a beautiful and educational amenity.

Revisions to the existing plumbing fixtures in the updated building should be accommodated with modifications to the existing sewer and water services within the building. This approach will need to be confirmed during design development when sewer elevations are determined and water pressures are known.

Grading throughout the park would be designed to provide suitable slopes to accommodate all the various event activities, as well as ensuring positive drainage from the site to all the storm water facilities.

Prior to further design work it is recommended that a full site boundary, topographic, and utility survey be completed.

Structural

The existing Jessie Mays Community Hall is typical wood framed construction from the mid 1900's and appears to be in reasonably good conditions. This building appears to have met the code under which it was constructed, but there have been significant changes

to the force levels and detailing requirements over the years. The proposed modifications to the community center structure are significant and would require that the building is analyzed for conformance with the current building code requirements, including Chapter 34 of the Oregon Structural Specialty Code as well as the ASCE 41 Standard for Rehabilitation of Existing Structures.

Based on our limited review of the existing drawings and our visual assessment of the current existing conditions, it would appear that the proposed expansion of the facility would require upgrades to the existing structure:

- The existing roof and floor framing will likely need to be modified to support the expansion on all four sides of the existing structure.

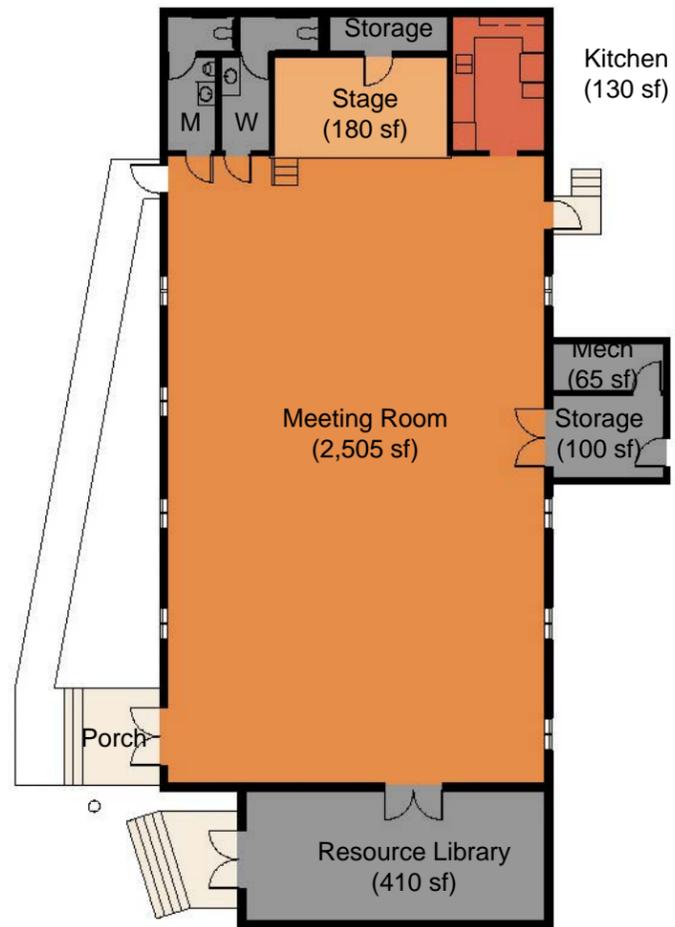
- The existing walls act as shearwalls and resist the code required wind and seismic forces. In a number of locations, a significant amount of wall is being removed to open up the space and improve the functionality of the space. There appears to be adequate wall remaining on each elevation that can be improved to support the new loads and meet the current code requirements.

- The roof sheathing is acting as a diaphragm to transfer code required wind and seismic forces to the shearwalls. With the increases in code loading and the addition of new loads, it appears that this sheathing will need to be re-nailed and straps added to meet the current code requirements. In addition, new drag elements will be required to transfer loads across the openings in the walls to the upgraded shearwalls. It is recommended that the roof shingles are removed to complete this work.

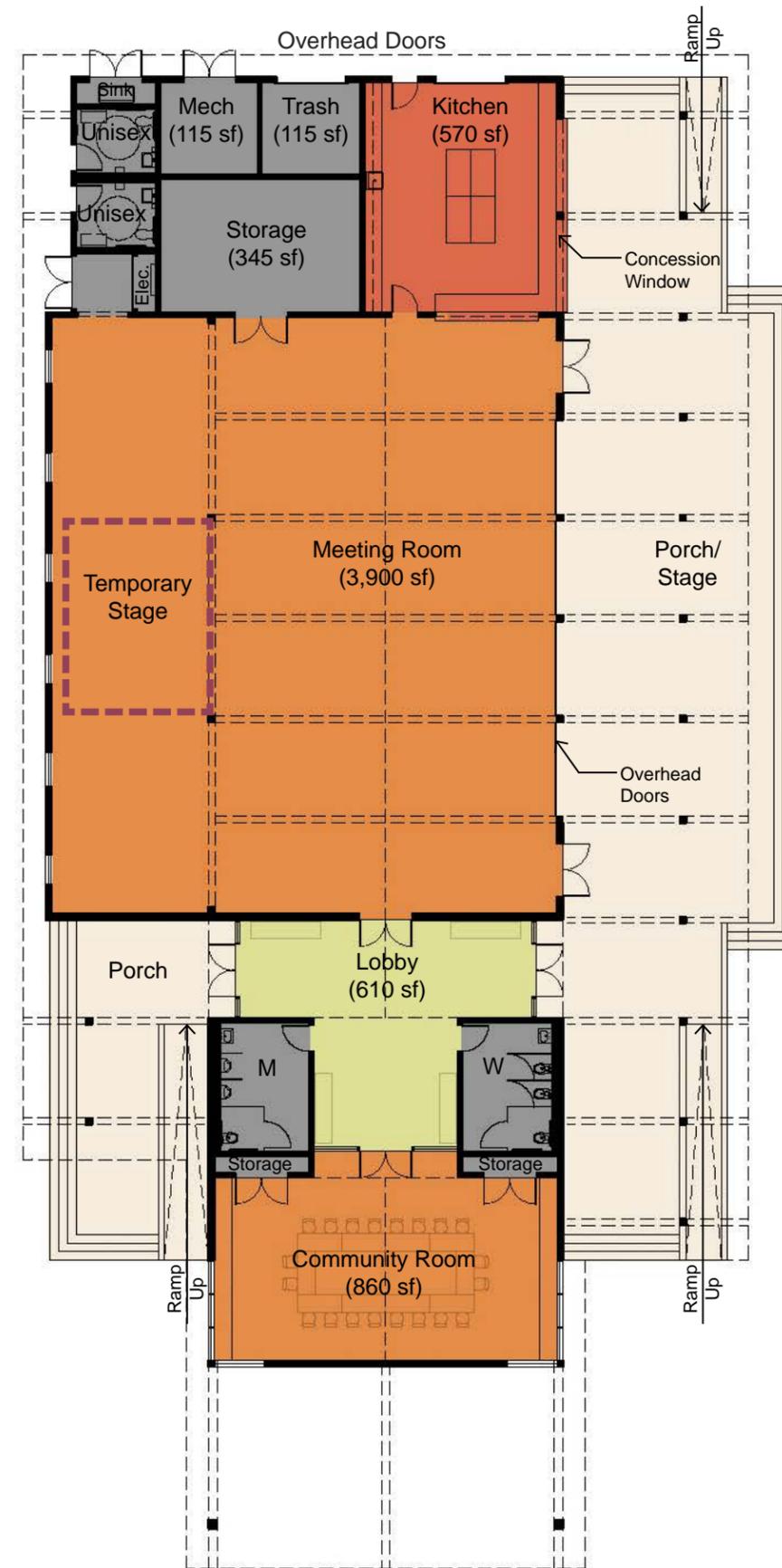
Based on our experience with similar renovation projects, it is our opinion that the cost to complete a seismic upgrade would be approximately \$12 - \$17 per square foot of the existing building. This does not include the cost to replace finishes or build the new expanded structure.

These findings are based on a visual observation of the project and a review of the drawings and reports as noted above for the project. Only readily visible and accessible elements were observed, and no material testing was performed. The conclusions in this report are based on the professional experience and opinions of the Design Team.





Existing Building





South



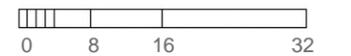
East



North



West







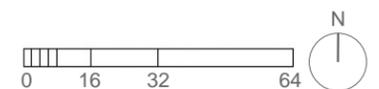
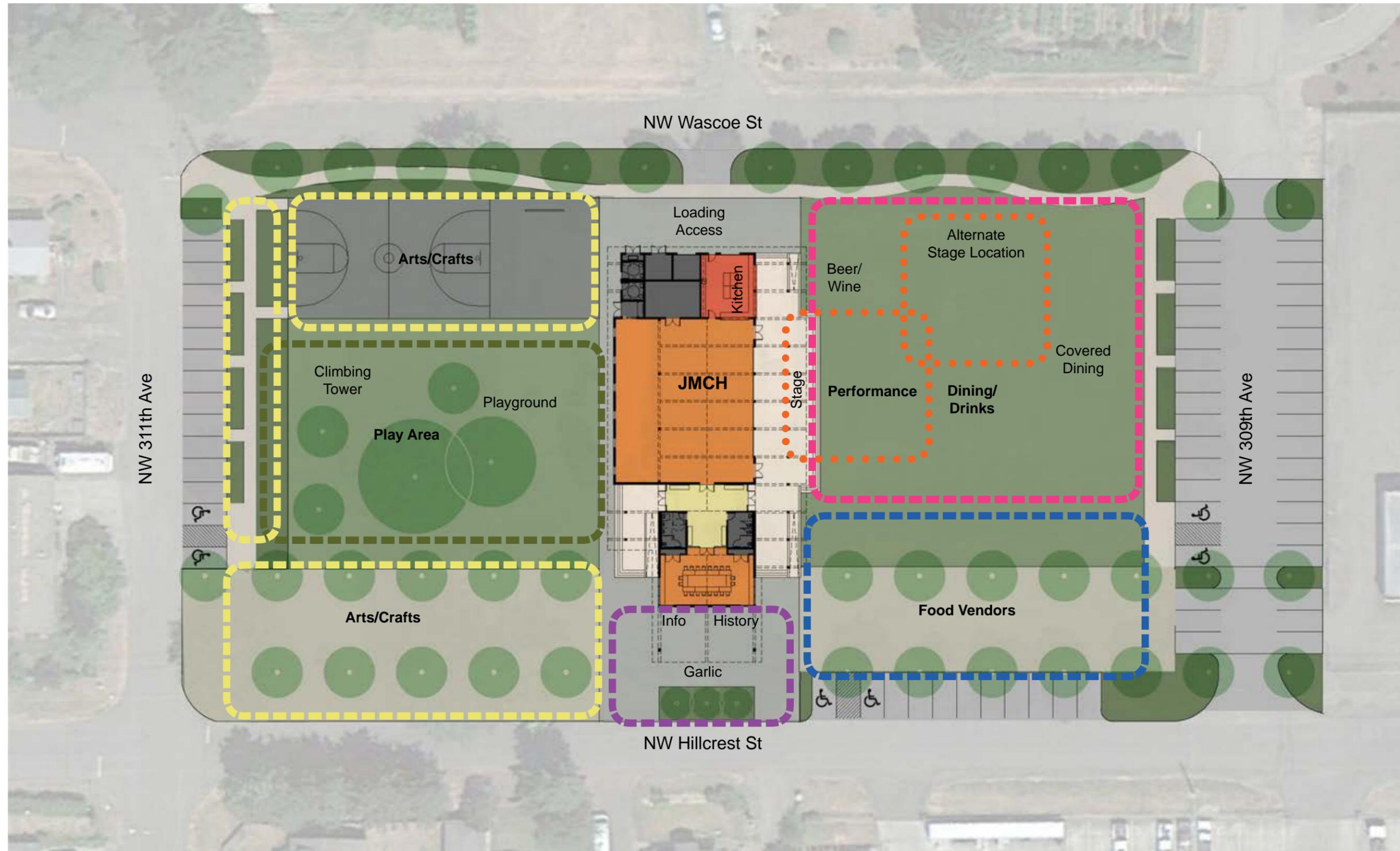




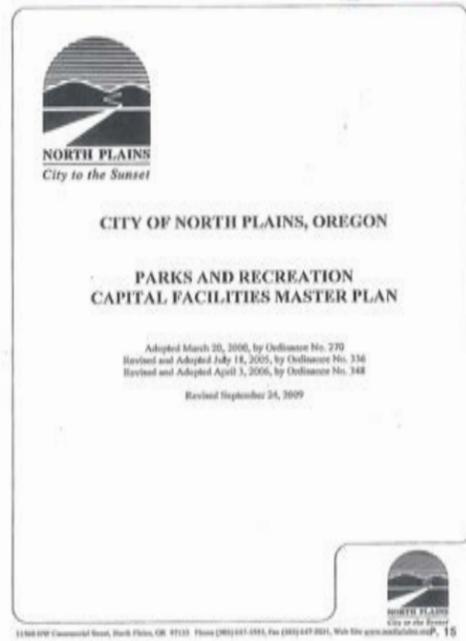




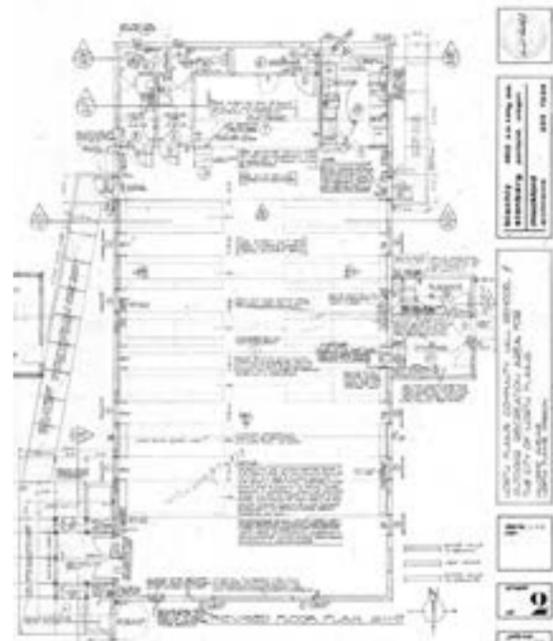




needs assessment: process



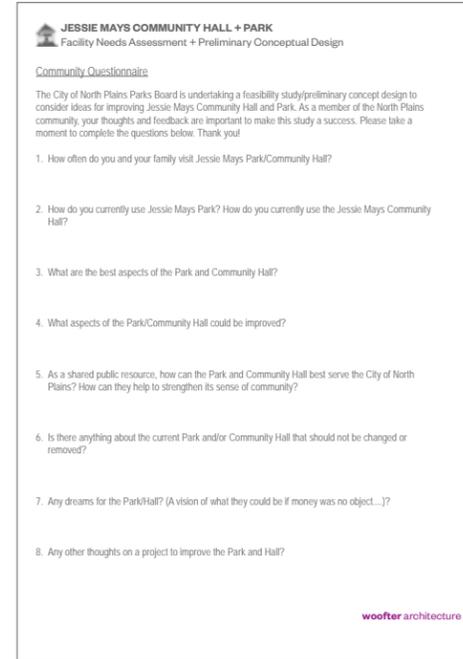
Parks Master Plan



Existing Documentation



Tour of Site



Community Questionnaire

Review of Existing Information and Conditions

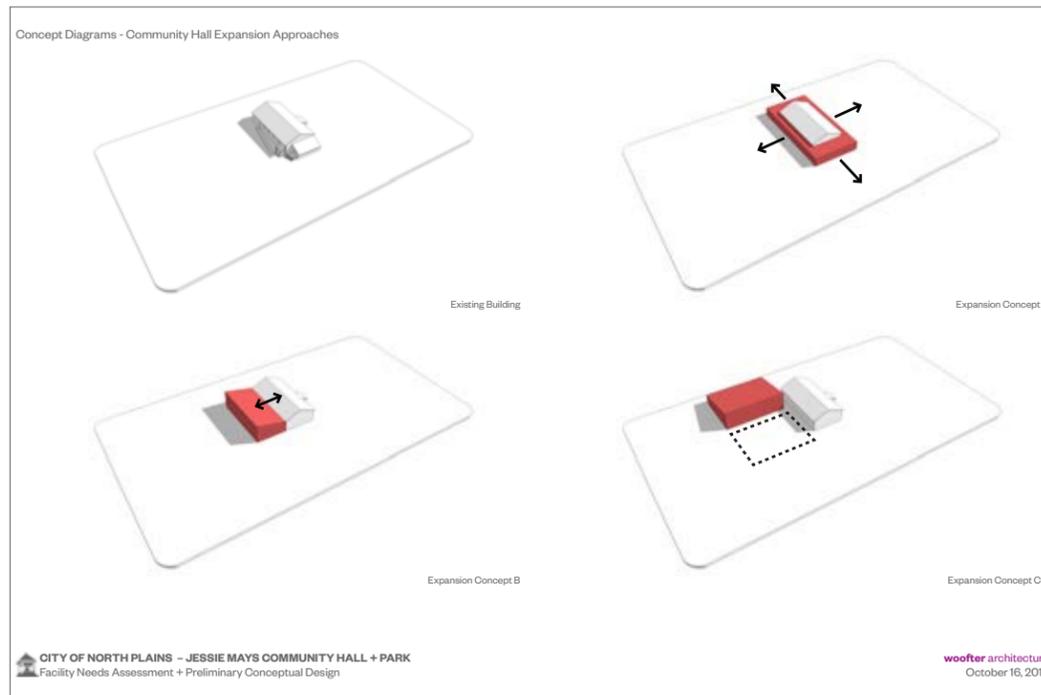
The Design Team reviewed the Parks Master Plan and drawings of a 1981 remodel to Jessie Mays Community Hall provided by the City. The Team met on-site and conducted a visual assessment of the building and park and held a worksession within Jessie Mays Community Hall. The visit included a walking tour of the City to better understand the project's context and relationship to the neighborhood and City.

Community Engagement

To build on previous survey information contained in the Parks Master Plan and gain valuable input regarding specific needs and goals for the Hall and Park, the Design Team developed questionnaires for community members and organizations. Additionally, visual displays diagramming the existing Hall and Park and a list of goals and priorities were developed along with three conceptual expansion approaches. All of these documents were made available to the public for review and comment and displayed at the annual Chili Cook-off in the Jessie Mays Community Hall.



Design Team Worksession at JMCH



Initial Conceptual Design Diagrams

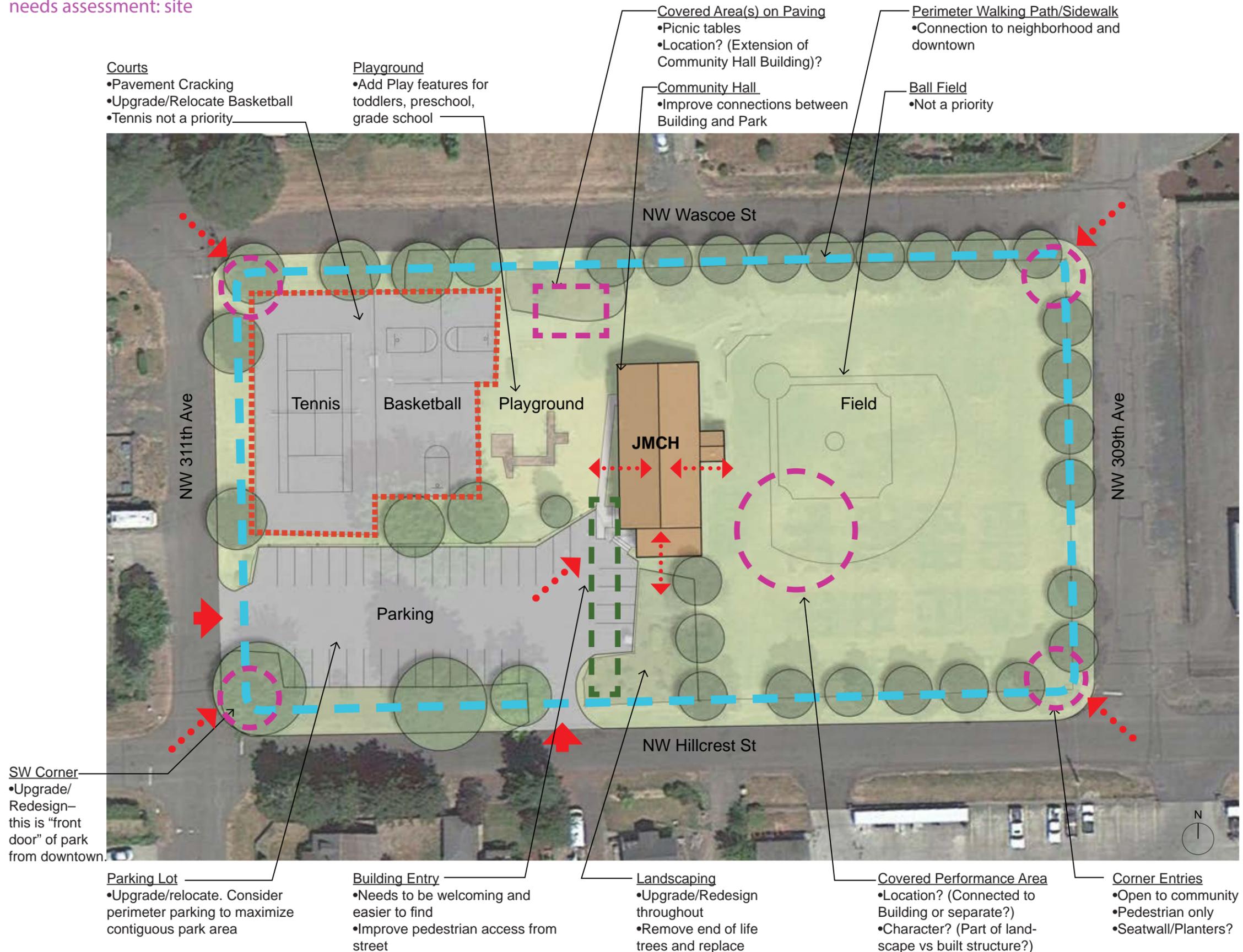
Needs, Goals, and Priorities

An initial list of project needs and goals was provided by the Parks Board. Through a series of collaborative meetings with the Board, City Staff, and members of the community (such as representatives from the Garlic Festival and Friends of the North Plains Library), these needs and goals were refined and a set of project priorities was established.

Conceptual Design Options

Based on the information gathered from the City of North Plains, the Parks Board, and the community, the Design Team developed three conceptual design options for both building and site as well as a collection of precedent imagery. Through discussing these, goals and priorities were further refined, and a preferred design concept was identified for both building and park. This scheme was developed into a series of 2-d and 3-d drawings showing the main design concepts for both the Community Hall and Park. These drawings were used to establish a conceptual cost opinion for work to both building and site.

needs assessment: site



VISION

- Enhance identity of park and its sense of place
- Strengthen connections between park and surrounding neighborhood and larger North Plains community
- Improve indoor/outdoor connections between Park and Community Hall building

GOALS/PRIORITIES

- Open up perimeter and corners of park to improve connection to neighborhood
- Improve pedestrian circulation/paths at perimeter of park
- Improve pedestrian access to Community Hall
- Improve visual and physical connections between building and park
- Better unite two halves of park
- Enhance ability of park to host a variety of events of varied type and size (Garlic Festival, etc)
- Provide covered exterior space(s) that can flexibly accommodate a variety of uses such as eating, performances, etc.
- Provide a variety of seating/gathering areas
- Upgrade/relocate parking
- Upgrade/relocate basketball courts
- Improve playground adding additional play features for toddlers, preschool, and grade school
- Provide outdoor restroom facilities
- Upgrade/redesign landscaping to reinforce overall vision

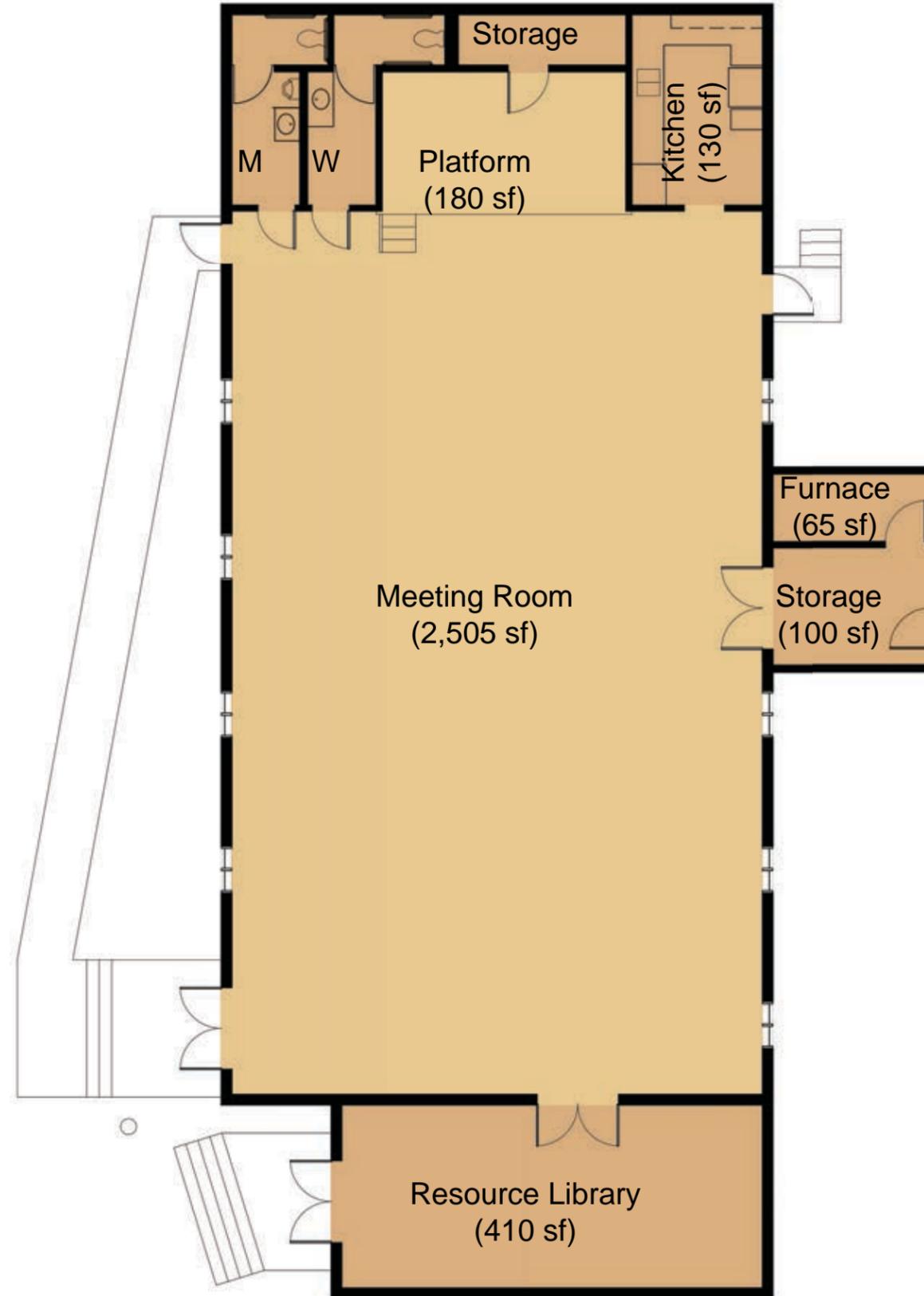
needs assessment: building



View from Southeast



View from East



VISION

- Expand and upgrade building to better serve community now and in the future
- Create front entry that is easily identified and welcoming
- Improve indoor/outdoor connections between Building and Park

GOALS/PRIORITIES

- Improve pedestrian access to front entry
- Expand large meeting room by approximately 50% (total 250 occupants)
- Provide flexibility to accommodate gatherings/functions of various sizes—with movable partitions and/or by adding a new smaller meeting space
- Improve visual and physical connections between building and park
- Create lobby/transition space between front entry and meeting space(s)
- Upgrade and enlarge restrooms
- Upgrade and enlarge kitchen
- Provide adequate storage
- Provide any required seismic and ADA upgrades
- Provide required exterior maintenance

Site Context - Aerial Photo Looking North



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Facility Needs Assessment + Preliminary Conceptual Design

wofter architecture
Meeting 1 September 24, 2014

Existing Site - Context



CITY OF NORTH PLAINS - JESSIE MAYS COMMUNITY HALL
Facility Needs Assessment + Preliminary Conceptual Design

wofter architecture
Meeting 1 September 24, 2014

Site Context - Aerial Photo Looking North



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Existing Conditions - Exterior



View from East



View from Northwest



View from Southeast



View from Southeast

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Existing Conditions



View from South

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Garlic Festival



Field View looking East



Court Area View looking North



Parking Entry View looking Northwest

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Existing Conditions – Interior



View looking South

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Existing Conditions – Interior



View looking South



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Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
Meeting 1 September 24, 2014

Building Program Confirmation

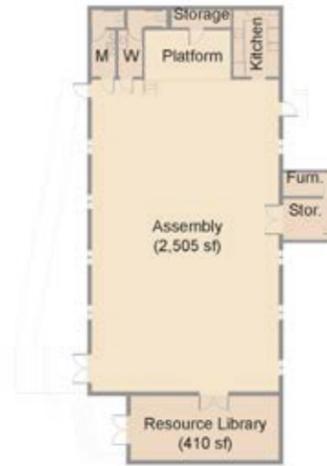
New and/or Expanded Program



Facility Needs Assessment + Preliminary Conceptual Design

Goals/Priorities

- New Entrance
- Expand Building
- Enlarge Restrooms
- Enlarge Kitchen
- Meeting Room/Partition
- Fitness Studio
- Storage
- Sound System/Projector Screen
- Signage on side of building
- Outside Restroom(s)



woofler architecture
Meeting 1 September 24, 2014

Building Program Confirmation - Size Comparisons



Goals/Priorities

- New Entrance
- Expand Building
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- Enlarge Kitchen
- Meeting Room/Partition
- Fitness Studio
- Storage
- Sound System/Projector Screen
- Signage on side of building
- Outside Restroom(s)

Program Components

- 1 Existing Building
- 2 New Entrance/Lobby
- 3 Kitchen
- 4 Restrooms/Shower
- 5 Storage
- 6 Assembly/Meeting Hall
- 7 Fitness Studio
- 8 Meeting Room

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Facility Needs Assessment + Preliminary Conceptual Design

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Existing Site - Masterplan Needs Assessment Diagram



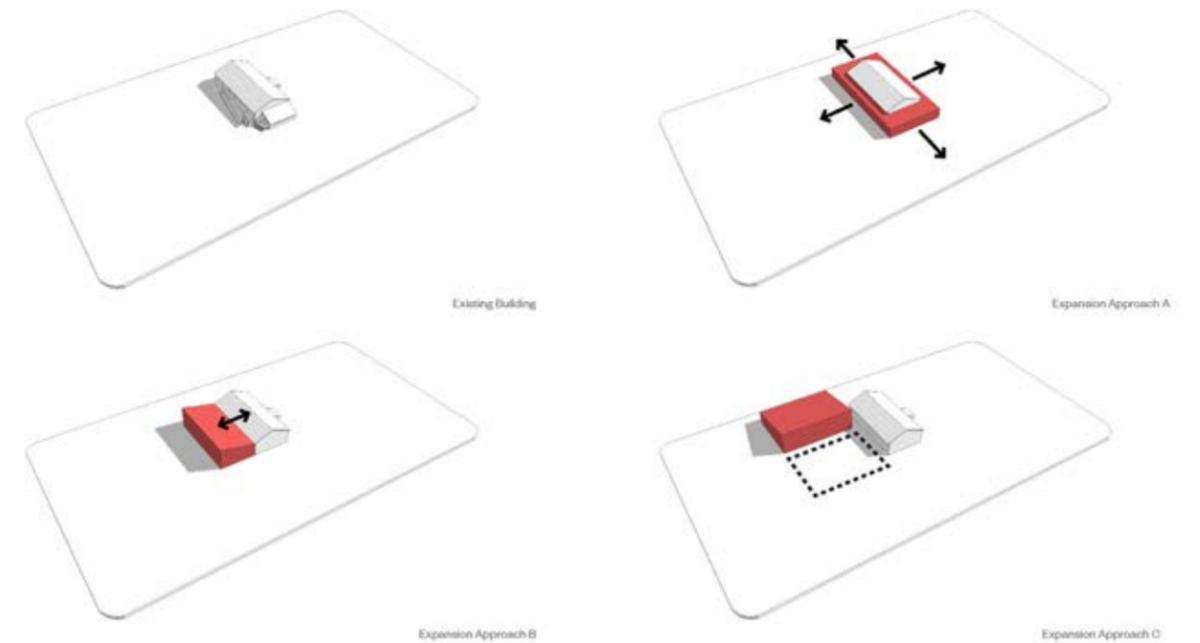
CITY OF NORTH PLAINS - JESSIE MAYS COMMUNITY HALL
Facility Needs Assessment + Preliminary Conceptual Design

Goals/Priorities

- Signs: update & relocate
- Entry Signage
- Open entrances on east side: pavers
- Removal of end of life trees & replant
- Nice metal benches (sponsored)
- Picnic Benches
- Large gazebo/covered area on concrete pad, oversized picnic tables (rental?)
- Amphitheater
- Redesign parking lot (keep handicap up next to building)
- Sidewalk up to entrance
- Walking Path Around Perimeter of Block
- Retaining wall and landscaping around SW corner of complex
- Drinking Fountain
- Play features for toddlers, preschool & grade school
- Upgrade Basket Ball & Tennis Courts (relocate?)
- Wall Ball wall or rock climbing wall
- New landscaping throughout—Upgrade/Redesign Landscaping
- Covered Area with Picnic Benches

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Building Diagrams - Expansion Approach



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Facility Needs Assessment + Preliminary Conceptual Design

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Site Perimeter and Context



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Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 2 October 22, 2014

Precedents – Holly Farm Park



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Facility Needs Assessment + Preliminary Conceptual Design

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Precedents – Centennial Park



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Precedents – Ankeny Plaza



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Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 2 October 22, 2014

Precedents - Columbia Gorge Community College



CITY OF NORTH PLAINS - JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 2 - October 22, 2014

Precedents - Mt Tabor Park



CITY OF NORTH PLAINS - JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

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Precedents - Covered Outdoor Space



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Facility Needs Assessment + Preliminary Conceptual Design

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Precedents - North Plains Context



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Precedents-Event Hardscape-NO Museum of Art



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 3 November 10, 2014

Precedents-Event Hardscape-NO Museum of Art



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Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 3 November 10, 2014

Precedents - Farmers' Markets



Beaverton Farmers' Market



Sprout Marketplace, Springfield, OR

CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 3 November 10, 2014

Precedents-Picnic and Play Areas-Westmoreland Park



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Facility Needs Assessment + Preliminary Conceptual Design

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Meeting 3 November 10, 2014

Floor Plan - Concept A



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 Facility Needs Assessment + Preliminary Conceptual Design
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Sections - Concept A



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Views - Concept A



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Views - Concept A



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Floor Plan - Concept B



Sections - Concept B



Views - Concept B



Views - Concept B



Floor Plan - Concept C



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woofter architecture
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Sections - Concept C



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Meeting 2, October 22, 2014

Views - Concept C



CITY OF NORTH PLAINS - JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design
woofter architecture
Meeting 2, October 22, 2014

Views - Concept C



CITY OF NORTH PLAINS - JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design
woofter architecture
Meeting 2, October 22, 2014



Site Plan



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
 November 26, 2014

Floor Plan



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
 November 26, 2014

Aerial View from SW



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
 November 26, 2014

Aerial View from SE



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
 November 26, 2014

View of Entry from SW



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

wofter architecture
 November 26, 2014

Proposed Site Plan – Garlic Festival Diagram



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

wofter architecture
 November 26, 2014

Aerial View from NE



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

wofter architecture
 November 26, 2014

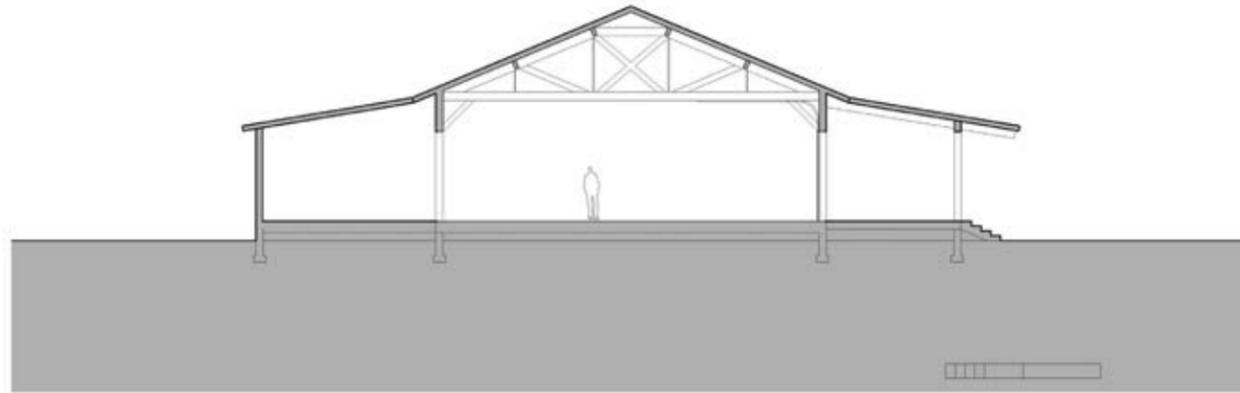
Aerial View from NW



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

wofter architecture
 November 26, 2014

Building Section



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
Meeting 3 November 19, 2014

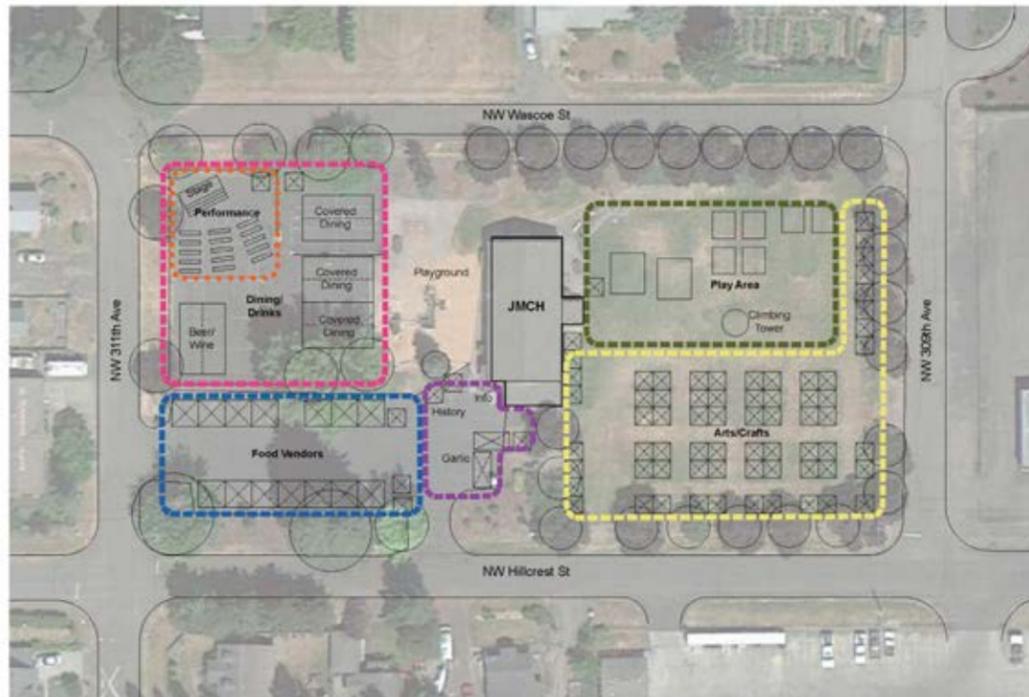
Assembly Space – Ceiling Structure Exposed



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
Meeting 2 October 22, 2014

Existing Park – Garlic Festival Diagram



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
Meeting 3 November 19, 2014

Proposed Site Plan – Garlic Festival Diagram



CITY OF NORTH PLAINS – JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

woofter architecture
Meeting 3 November 19, 2014

North Plains
Jessie Mays Community Hall

Cost Opinion

Woofter Architecture developed the included Conceptual Design Cost opinion based on the included site and building floor plans as well as the Architectural, Civil, Structural and Landscape Concept Design narratives. The work comprises approximately 113,740 square feet of site work including the new parking area along 309th Avenue. The area of work on the Community Hall includes 2,600 square feet of new enclosed construction, 2,040 square feet of exterior covered porch and the remodel of 3,600 square feet of the existing building. This estimate is based on December 2014 construction costs and our recent construction cost information from Portland area projects with similar systems. In addition, this Conceptual Cost opinion has been reviewed by a third-party construction industry partner and the numbers adjusted based on their input.

The estimated cost for the work for Conceptual Design Site Work is \$1,199,424. The Jessie Mays Community Hall addition and renovation cost is estimated at \$966,960. These numbers combined establish the total estimated direct construction cost of \$2,166,384. With the inclusion of margins and adjustments, the overall total construction cost is \$2,956,921.

Typically, the total construction cost (hard costs) for a project of this type are 75 percent of the overall total project costs. In addition to this cost, approximately 25 percent of this total construction cost of \$3,122,655 should be allocated to project soft costs (design fee, geotechnical report, site survey, etc.). This total is \$780,664, resulting in an overall estimated project cost of \$3,903,319.

	Length	Height	Qty	Total		Rate	Cost	
Proposed Site and Building Plan dated November 26, 2014								
Site Work								
Site Construction			113,740		gsf		\$0	
Major Site Construction		60%	68,244			\$10	\$682,440	
Amphitheater			1			\$25,000	\$25,000	
Basketball Court			1			\$40,000	\$40,000	
New Parking Lot			60		stalls	\$4,500	\$270,000	
Minor Site Construction		40%	45,496			\$4	\$181,984	
							\$1,199,424	
Jessie Mays Community Hall								
Existing Interior Remodel			3,604		nsf	\$90	\$324,360	
New Addition - Core/Shell + Interior Build-Out			2,601		nsf	\$200	\$520,200	
New Construction Exterior Porches			2,040		nsf	\$60	\$122,400	
							\$966,960	
							Subtotal	\$2,166,384
Margins and Adjustments								
GC General Conditions/Supervision						7%	\$151,647	
Bonds and Insurance						2%	\$46,361	
Overhead and Profit						3%	\$65,021	
Construction Contingency						7%	\$151,647	
Estimating Contingency						15%	\$324,958	
Owner Contingency						10%	\$216,638	
						Subtotal	\$956,271	
TOTAL DIRECT CONSTRUCTION COST								\$3,122,655
OVERALL TOTAL PROJECT COST								
Project Soft Cost Opinion			25% of Total Direct Construction Cost			25%	\$780,664	
							OVERALL TOTAL PROJECT COST OPINION	\$3,903,319



notes

Project: City of North Plains
Jessie Mays Community Hall and Park Feasibility and Concept Design Study

Regarding: Goals and Priorities

Date: October 10, 2014

Overall

Connect the Park to the surrounding neighborhood and community

- Open up perimeter and corners
- Improve perimeter pedestrian circulation/paths

Connect the Community Hall to the Park

- Provide visual and physical connections between building and park
- Unite the two halves of the park, making the Community Hall a connector instead of a divider

Enhance Flexibility of Community Hall and Park

- Strengthen their ability to accommodate a variety of events of many types and sizes
- Reinforce their role as central and essential community resources

Park

Provide covered exterior space(s) that can flexibly accommodate a variety of uses

- Eating/picnic tables
- Performances—amphitheater
- Watching activities in park

Provide a variety of seating/gathering areas in park

- Benches, seat walls
- Hard surfaced area (pavers, etc)

Improve Parking and access from parking to Park and Building

- Upgrade and/or relocate parking
- Provide better pedestrian experience/access to park and building

Improve Courts

- Upgrade or relocate basketball
- Tennis court not a priority and can be eliminated

Improve Playground

- Add play features for toddlers, preschool, & grade school

General

- Upgrade/redesign landscaping to reinforce overall vision
- Provide restrooms accessible from outdoors
- Baseball field not a priority and can be eliminated

Community Hall

Improve entry

- Create front entry that is easily identified and welcoming
- Improve access to front entry for pedestrians

Enlarge Building

- Expand large meeting room by approximately 50% (to 250 occupants)
- Provide flexibility to accommodate gatherings/functions of various sizes—movable partitions or add new smaller meeting space
- Create lobby/transition space between front entry and meeting space(s)
- Enlarge restrooms
- Enlarge kitchen

Provide required upgrades/maintenance

- Seismic
- ADA Accessibility
- Siding
- Roof

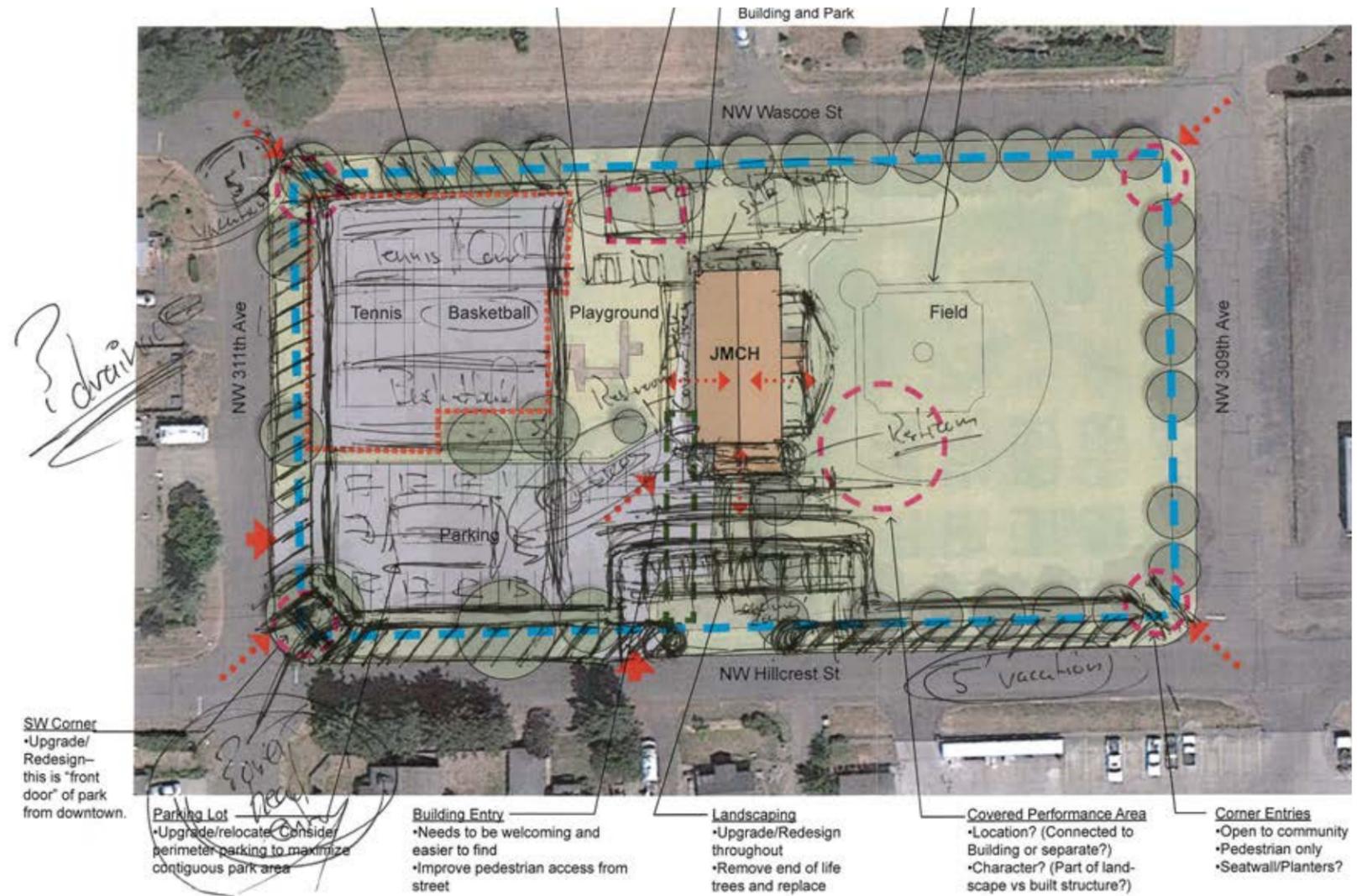
Please let us know what you think about Jessie Mays Hall and Park by filling out this questionnaire:

JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

Community Questionnaire

The City of North Plains Parks Board is undertaking a feasibility study/preliminary concept design to consider ideas for improving Jessie Mays Community Hall and Park. As a member of the North Plains community, your thoughts and feedback are important to make this study a success. Please take a moment to complete the questions below. Thank you!

- How often do you and your family visit Jessie Mays Park/Community Hall?
At least once or twice a week.
- How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall?
Basketball & open space use for football and soccer.
- What are the best aspects of the Park and Community Hall?
Large open grassy area for multi-use / Basketball Court
- What aspects of the Park/Community Hall could be improved?
Improve Kitchen Area. Basketball Court and hoops / Outdoor cooking & sink area. Move picnic area w/ cover area.
- As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community?
Keep large open space grassy area. Move picnic use area plus cooking & cleaning area plus outdoor bathroom facilities
- Is there anything about the current Park and/or Community Hall that should not be changed or removed?
Large open grassy area. Prune large or remove trees along North Basketball area.
- Any dreams for the Park/Hall? (A vision of what they could be if money was no object...)?
Improve and accent South Entry to Jessie Mays. Move internal parking to external street parking with diagonal parking.
- Any other thoughts on a project to improve the Park and Hall?
*Take advantage of open grassy area and open East Side of Jessie Mays to Extended decks, covered area and an amphitheater seat to grassy area. woofter architecture
 Move picnic use on North side of Jessie Mays.*



peoples dispositions & their sense of community pride get better when they are around beautiful areas. like those fall colored trees. Water features relax & make people feel more contented.



JESSIE MAYS COMMUNITY HALL + PARK

Facility Needs Assessment + Preliminary Conceptual Design

Community Questionnaire

- a park that provides fun for family & kids & a relaxing place for the adults too. That's what I envision for Jessie Mays

The City of North Plains Parks Board is undertaking a feasibility study/preliminary concept design to consider ideas for improving Jessie Mays Community Hall and Park. As a member of the North Plains community, your thoughts and feedback are important to make this study a success.

more shade is needed (picnics). Those cherry trees are messy & not placed in the right places

Please take a moment to complete the questions below. You can drop it off at City Hall, email it to info@northplains.org or complete the online form at www.northplains.org

Thank you!

1. How often do you and your family visit Jessie Mays Park/Community Hall? 2x a wk. or more

2. How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall? We don't use the hall, we use the park only. Summer: needs more picnic tables & shade. We play soccer on the field with our son, basketball, or play structures

3. What are the best aspects of the Park and Community Hall? Right now there's nothing special about this park. However it is the main & biggest park in No. Plains & it has tremendous potential. It should be developed with many more amenities & be turned into a beautiful park

4. What aspects of the Park/Community Hall could be improved? - reface asphalt in tennis & basketball courts are with smooth surface (badly skinned up knees) Trees: take out the cherry trees that drop fruit, replace with beautiful yellow fall trees all over the park

5. As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community? like at N.W. Curtis St park has (No Plains). There's nothing better than a community takes more pride in than a beautiful relaxing park for kids & adults. It would be nice to go to our local city park & unwind & relax

6. Is there anything about the current Park and/or Community Hall that should not be changed or removed? - please do not bring back another skate area - it was nothing but a big problem.

7. Any dreams for the Park/Hall? (A vision of what they could be if money was no object...)? a big waterfall water feature or pond... a cemented walk & bike path around the park... pool... sprinklers (like NW Curtis St No. Plains)... a fall colored tree lined park... more picnic tables... miniature golf course

8. Any other thoughts on a project to improve the Park and Hall? ... handball court take out base ball area, It is only used a few times a year. This could free up alot of room that could be used regularly for something else

I would also like to see the city purchase a large amount of land (North Ave) for a beautiful city nature park. Once the lands in No. Plains have been developed with houses then it will be to late. Wouldn't it be wonderful to have a huge park right in the city

Also I would like to see sidewalks or some sort of safe walking area going up N.W. Shadybrook Ave. It is beautiful scenery but can't be safely accessed by the general citizens to enjoy because of fast traffic

Mr & Mrs Rittenhouse
503 647-9016

REC'D NOV 10 2014

 **JESSIE MAYS COMMUNITY HALL + PARK**
 Facility Needs Assessment + Preliminary Conceptual Design

Community Questionnaire

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Please take a moment to complete the questions below.
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 or complete the online form at www.northplains.org
 Thank you!

- How often do you and your family visit Jessie Mays Park/Community Hall?
Frequently
- How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall?
Playgrounds, bazaars, festivals, library events
- What are the best aspects of the Park and Community Hall?
Plaground, building for events
- What aspects of the Park/Community Hall could be improved?
Permanent restroom bldg
- As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community?
Make the rental fee less expensive for the building
- Is there anything about the current Park and/or Community Hall that should not be changed or removed?
The character of the building
- Any dreams for the Park/Hall? (A vision of what they could be if money was no object...)?
New larger kitchen
- Any other thoughts on a project to improve the Park and Hall?
*Basketball area could use updating.
 Field could offer more than baseball.*

November 2014 North Plains Community News - [9]

REC'D NOV 14 2014

 **JESSIE MAYS COMMUNITY HALL + PARK**
 Facility Needs Assessment + Preliminary Conceptual Design

Community Questionnaire

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Please take a moment to complete the questions below.
 You can drop it off at City Hall, email it to info@northplains.org,
 or complete the online form at www.northplains.org
 Thank you!

- How often do you and your family visit Jessie Mays Park/Community Hall?
Monthly
- How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall?
In good weather, I bring my little friend to the "big" park. Once a year I use the hall weekly for 6 wks
- What are the best aspects of the Park and Community Hall?
It is very clean.
- What aspects of the Park/Community Hall could be improved?
Another picnic table or 2?
- As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community?
Offer courses at the Hall. Start a community theater!
- Is there anything about the current Park and/or Community Hall that should not be changed or removed?
- Any dreams for the Park/Hall? (A vision of what they could be if money was no object...)?
Make the Stage have access to the kitchen so a play could go, start a North Plains Players or theater group
- Any other thoughts on a project to improve the Park and Hall? (NOTE I have a great
Have afterschool classes for children! Nance already!



JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

REC'D NOV 19 2014

Community Questionnaire

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Please take a moment to complete the questions below.
 You can drop it off at City Hall, email it to info@northplains.org,
 or complete the online form at www.northplains.org
 Thank you!

1. How often do you and your family visit Jessie Mays Park/Community Hall? *About 20 times a year*
2. How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall? *Playground, basket ball hoops, I've rented hall 5 yr. ago.*
3. What are the best aspects of the Park and Community Hall? *convenience*
4. What aspects of the Park/Community Hall could be improved? *Bathrooms outside - Indoor hall rental fee lowered.*
5. As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community? *the use of more family things i.e. - Bingo?*
6. Is there anything about the current Park and/or Community Hall that should not be changed or removed?
7. Any dreams for the Park/Hall? (A vision of what they could be if money was no object...)? *possible swim center + exercise area. - similar but not as big as HLB*
8. Any other thoughts on a project to improve the Park and Hall?



JESSIE MAYS COMMUNITY HALL + PARK
 Facility Needs Assessment + Preliminary Conceptual Design

REC'D NOV 20 2014

Community Questionnaire

The City of North Plains Parks Board is undertaking a feasibility study/preliminary concept design to consider ideas for improving Jessie Mays Community Hall and Park. As a member of the North Plains community, your thoughts and feedback are important to make this study a success.

Please take a moment to complete the questions below.
 You can drop it off at City Hall, email it to info@northplains.org,
 or complete the online form at www.northplains.org
 Thank you!

1. How often do you and your family visit Jessie Mays Park/Community Hall? *Approx. 2 time a week*
2. How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall? *• THRU the Years - Grand children / dogs
• meetings
• dances*
3. What are the best aspects of the Park and Community Hall? *GREAT FACILITY: We are so Blessed to have and use for all Seasons / reasons*
4. What aspects of the Park/Community Hall could be improved? *maintain!*
5. As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community? *It already does. more Events.*
6. Is there anything about the current Park and/or Community Hall that should not be changed or removed? *I am happy with facility. Perhaps street parking around facility improved.*
7. Any dreams for the Park/Hall? (A vision of what they could be if money was no object...)? *no dreams just grateful.*
8. Any other thoughts on a project to improve the Park and Hall? *just maintaining so we do not loose it.*



Community Questionnaire

The City of North Plains Parks Board is undertaking a feasibility study/preliminary concept design to consider ideas for improving Jessie Mays Community Hall and Park. As a member of the North Plains community, your thoughts and feedback are important to make this study a success. Please take a moment to complete the questions below. Thank you!

1. How often do you and your family visit Jessie Mays Park/Community Hall?

- Garlic Festival
- 2-3 times per month
- 2-4 times per month
- 6-8 times per year
- 3 times a year
- Regularly
- 5 to 7 times per year
- Several times a month
- 2 times a year. Garlic Festival and Chili Cook-Off
- 2 times a year
- 10-15 times

2. How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall?

- Book Fair, Garlic Festival
- Park: Sports practice, recreation; Hall: Community Events
- Picnics, Community events
- Social events; Play at the park
- Community events
- Bring grandkids to park pretty often when not raining
- Play tennis, ball; attend two different events
- Sitting in quiet space; Events
- We have a 3 year old that likes the playground
- We come to events

3. What are the best aspects of the Park and Community Hall?

- Community brought together.
- Proximity to home
- Picnic tables, grass, play area, nice layout in hall.
- Close to home, clean
- A great place for local events
- It is a place for Garlic Fest and other community events
- Garlic Festival, Chili Cook-off / a place for community to gather. Sense of Community
- Works great for Garlic Fest. Center of City is used for City events
- I like the big open room with a stage.
- Garlic Fest
- It is close, brings people together, it is clean, nice floor for dancing.

4. What aspects of the Park/Community Hall could be improved?

- Everything great!
- Stage should be opposite of kitchen and bathrooms
- Maybe another stall in women's bathroom
- More space in the hall, update the park (new play area); New tennis court.
- Enlarged and Updated
- Although I like old fashion, building needs updating—tennis court too. More benches.
- Jessie Mays siding is falling part; Front entrance
- The current playground has a couple of structures that are a little difficult/dangerous for small children. There is also only one infant swing.
- The size; bigger and more bathrooms inside and outside, more parking, better signage; covered area outside.

5. As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community?

- More festivals like this one.
- Continued advertisement of events locally.
- Healthier Community, Exercise area / classes
- A good place for community events
- Perhaps classes or more activities for different ages and or topics
- Music in the park into September (6 weeks long)
- Using the space for children's art / dance classes
- More community events; rent it out for cheaper; more space inside.

6. Is there anything about the current Park and/or Community Hall that should not be changed or removed?

- The wooden flooring. I like it. It is in great condition.
- The grass field.
- I like it the way it is! Easy access.
- Tennis court and Park
- Leave and improve the playground
- The sense of community and whatever signature it might have had in the past shouldn't be forgotten
- The floor of Jessie Mays; Keep basketball courts and tennis courts
- Definitely do not make the park any smaller. It needs to be expanded, if anything.
- Friendly people.
- Needs covered area outside; updated basketball courts; more trees; more parking; nicer entrance.

7. Any dreams for the Park/Hall? (A vision of what they could be if money was no object....)?

- Needs more thought.
- The resource library could be reassigned as a community meeting/small group space with some remodeling; it should be well lit, open and possibly offer wifi, fax, copier services.
- Bigger, newer, social events (new); rental space.
- Skate park for mid-aged kids
- A place for community; safe, friendly and place to learn and develop
- Buy land around park to expand size.
- Multiple restrooms; nice snack bar by the baseball field.
- Pavilion outside for music and entertainment.

8. Any other thoughts on a project to improve the Park and Hall?

- Needs more thought.
- I think as it is works.
- More space; additions or updates to accommodate more people or different / alone events.
- Resurface tennis courts; Parking-increase numbers.
- Keep it simple, preserve original building; don't need a stage.



JESSIE MAYS COMMUNITY HALL + PARK
Facility Needs Assessment + Preliminary Conceptual Design

REC'D DEC 01 2014

Community Questionnaire

The City of North Plains Parks Board is undertaking a feasibility study/preliminary concept design to consider ideas for improving Jessie Mays Community Hall and Park. As a member of the North Plains community, your thoughts and feedback are important to make this study a success.

Please take a moment to complete the questions below.
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or complete the online form at www.northplains.org
Thank you!

1. How often do you and your family visit Jessie Mays Park/Community Hall?

about once a month

2. How do you currently use Jessie Mays Park? How do you currently use the Jessie Mays Community Hall?

playing w/ granddaughter when visiting / sewing Saturdays w/ Westside Quilter Guild & community events

3. What are the best aspects of the Park and Community Hall?

nice accessible park, close to home, large hall w/ space to have big events

4. What aspects of the Park/Community Hall could be improved?

lighting, wiring & climate control during summer months

5. As a shared public resource, how can the Park and Community Hall best serve the City of North Plains? How can they help to strengthen its sense of community?

it seems in use all the time - I don't see how it might be used better

6. Is there anything about the current Park and/or Community Hall that should not be changed or removed?

I love its charm - don't change exterior/interior to update unless it can be maintained (charm)

7. Any dreams for the Park/Hall? (A vision of what they could be if money was no object....)?

a kitchen available?

8. Any other thoughts on a project to improve the Park and Hall?

ramp to front door? or side door?

Jessie Mays Community Hall
Usage Report
October 28, 2014

Weekly

- Church Of Christ
- For the Love of Dogs – Private Party
- Friends of the North Plains Public Library -

Monthly

- Quilting / Sewing Party -- West Side Quilters Guild
- Cadet Training – North Plains Police Department
- First Friday Flick – North Plains Public Library
- Historical Society -- NPHS
- Super Saturday (Winter Months) – NP Library
- Wacky Wednesday (Summer Months) – NP Library
- Play dates (Winter Months) – City Hall and citizens
- Dances (Winter Months) – NP Senior Center and NP City Hall

Annually

- Garlic Festival – North Plains Event Association (NPEA)
- Concerts in the Park – North Plains City Hall
- Chili Cook Off – Community Event
- Pumpkin Fun Run – Community Event
- Jingle Thru North Plains -- North Plains Event Association (NPEA)
- Volunteer Recognition – Community Event
- Plant Sale – North Plains Community Garden Club
- Clean Up Day – City Event
- Ice Cream Social – Community Event
- National Night Out – Community Event

The Jessie Mays Hall is used approximately 1.5 times per month for private rentals.





JESSIE MAYS COMMUNITY HALL + PARK

Facility Needs Assessment + Preliminary Conceptual Design

Blue = North Plains Events Association-(NPEA)
 Black = Farmers' Market (Vanessa VanDomelen)
 Purple = Planning Commission (Stewart King)

Organization Questionnaire

The City of North Plains Parks Board is undertaking a feasibility study/preliminary concept design to consider ideas for improving Jessie Mays Community Hall and Park. As a member of an organization that uses the Hall and/or Park, your thoughts and feedback are important to make this study a success. Please take a moment to complete the questions below. Thank you!

1. How often does your organization use Jessie Mays Park/Community Hall (Frequency/Typical Time of Day/Duration of Use)?
 Garlic Festival is 4 full days, Jingle is 1 evening, (Potential Easter Egg Hunt outside would be one morning, Garage sale day would be one day, Chili Cook off 1 day.

 None

 Same 2nd Wednesdays of the month when not using Senior Center. Few additional days for special meetings. Use 7:00 pm to 9:00-10:00.
2. How does your organization currently use the Park/Community Hall?
 Use both inside the building and the whole outside. Jingle parade, Santa and cookies. Garlic Festival, Inside vendors, outside vendors, food and arts, children's play area, beer garden and live music and tables for people to sit at in tennis court and basketball area. Potential Easter egg hunt would be outdoors in the park grassy area only. Garage sale day the Garden Club holds their plant sale.

 None

 Use of building for public meetings.
3. For this use, what are the best aspects of the Park and Community Hall?
 As much outdoor area as possible for GF. Grassy area for Egg hunt. Indoors for Santa and cookies, double entry parking lot for Jingle.

 Streets around the park are neighborhood streets. The traffic is slow.
 Large facility and has parking.

4. What aspects of the Park/Community Hall could be improved to better serve your organization's needs?
 For the Garlic Festival - Larger inside building but would like it to be able to open up on the West side so you could walk in from the grassy area. Like big sliding glass windows. That way would not be so separated from the rest of the festival. Would like better use of the Tennis court area. Basketball area is used daily by teens. Better entrance that is more inviting into the building. Get rid of berm in the grassy area. Needs to all be level. Currently it is unusable wasted space. Would be great if you could vacate 309th along the east side of Jessie Mays park and extend it. Trees surrounding the park are nice but are poorly pruned. They look terrible. Suggest new trees that are not fruit bearing to get rid of the mess and bugs. A big covered area over the tennis courts/basketball area would be awesome. Were in Oregon, lets have it covered there for events. Grassy area to remain open.

State approved kitchen that could be a rentable space for small farm producers or made in North Plains products. There would need to be oversight of a kitchen manager. These are called community kitchens. If there could be a garage door entrance to allow ease of bringing items into the building for unloading or loading. Wheelchair accessible bathrooms. It would nice to have a multipurpose space to accommodate an extended season farmers' market or potentially a year around farmers' market. A kitchen space could give an indoor market the ability to host live cooking demonstrations and invite in chefs from the community. This is being done at SPROUT farmers' market in Springfield, Oregon. Their site is within a rehabilitated church. Forest Grove and the Forest Grove Farmers' Market are in this process now with the Times Litho Building and have extended their market season into the holidays. I think it would be great to have enhanced lighting, heat, windows to accommodate having craft fairs, art shows, performing arts groups, musicians, and garden show/sales. I feel strongly about the community kitchen because it would be an income producer for the community as a rentable space and enhance promoting local products. The kitchen would need to be able to accommodate canning.

Sound system and visual aids equipment and display system.

5. Is there anything about the current Park and/or Community Hall that should not be changed or removed?
 Love the big trees in front of the parking area.

 If change were to happen I would want the area looked at to best fit the community for the future. Any item would be up for change.

 The ability to have a large open interior meeting area.
6. Any other thoughts on ways to improve the Park/Hall for your organization? See number 4. Would really like more room somehow. Make the Hall taller with a loft area for additional seating towards the stage.

I think the surrounding roads at the perimeter would need to be improved and enhanced signage added to guide the community and patrons to the facility. A water feature or pool for the community would be a nice feature. Water always draws a community. An example would be the water fountain display next to the Beaverton Farmers' Market and the Beaverton Public Library. A picnic area next to a water feature with playground equipment for the children. One of the most important aspects would be to have ample electricity to accommodate a multitude of activities to serve the community. There are federal grants to create community spaces for towns to feature their own locally made products year around to promote local products and commerce within the community.

Other than #4 above... heated seats!



meeting notes

Project: City of North Plains
 Jessie Mays Community Hall and Park Feasibility and Concept Design Study

Regarding: Meeting/Workshop #1

Location: Jessie Mays Community Hall

Date of Meeting: Wednesday, September 24, 2014

Attendees: Teri Lenahan (TL), NP Park Board
 Charlynn Newton (CN), NP Park Board
 Douglas Nunnenkamp (DK), NP PB
 Heather LaBonte (HB), NP Park Board
 Hildegard Miles (HM), NP Park Board
 Margaret Reh (MR), NP Recorder
 Marina (M), FoNP Library

Carolyn Leavitt (CL), FoNP Library
 Debie Brody (DB), FoNP Library
 Norma Tucker (NT), FoNP Library
 Abeline (A?), FoNP Library
 Blake Boyles (BB), NP PW Director
 Jonathan Bolch (JB), w+a
 Miles Woofter (MW), w+a

Attendees listed in Bold text

Meeting notes are organized by meeting number/section number/item number and collected by according to issue/topic/action versus sequence of meeting. Please communicate any corrections or additions to the Architect within one week of issue.

Mtg#/Sec#/Item# Issue/Topic/Action Responsible

1. Introductions and Roles

1.1.1	Parks Board meeting Call to Order, Flag Salute and Consent Agenda. Introductions: Parks Board Members in Attendance: Douglas Nunnenkamp, Teri Lenahan and Heather Labonte. Parks Board Members excused: Charlynn Newton, Hildegard Miles Friends of North Plains Library representatives: Carolyn and Debie	
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2. Friends of North Plains Library

1.2.1	Representatives from Friends of North Plains Library (FoNPL) in attendance explained historic and current use of Jessie Mays Community Hall (JMCH): <ol style="list-style-type: none"> 1. FoNPL concern that they are potentially losing space in JMCH. 2. Storage of books and computer station for inventory is located on the south side of JMCH. 3. Online sales of \$2,000 from 12/13 – 8/14 4. Friends of North Plains Library is a Non-Profit, volunteer-based group. All proceeds are donated to City. 5. Need area to receive, catalog and sell books on-line. 6. Discussed other City of North Plains options to accommodate space need. Would another location closer to the City Library be more convenient? 7. Existing space is approximately 590 SF. 8. FoNPL was established in 2002 and utilized space in City Library. New Library was constructed in 2006 without sufficient space to accommodate storage and sales of books. At that time an agreement was made with the City to utilize area in JMCH. 9. Area or space for this use needs to be secured and separate from public uses. 10. Space needs to include 2-3 workstations for volunteers to inventory, catalog and update online book information. Volunteers typically use the space for 2-4 hours/2 times a week on Tuesday and Thursday. 11. Space need is similar to current area = approximately 600 sf. 	
1.2.2	Other City of North Plains Library events at JMCH include: <ol style="list-style-type: none"> 1. Children's Programs. Weekly June/July/August, afternoons 100 kids 2. Current meeting in JMCH is too big for most of these events. May want to create smaller meeting space? Moveable partitions? 3. Stage events for kids. Performances, Portland Ballet. 20-30 kids sitting on floor. 4. Children's Movies. 1/month. Need to incorporate projector and screen 5. Library Program Room is too small so often times use JMCH <ul style="list-style-type: none"> • Author Night Series quarterly events 30-45 people • One Book One Community • Art of the Story 6. Monthly Book Club meetings and Writers Group. Currently this works in the space provided by the Library. Small group meetings are held in the Library Program Room. 7. Storage is an issue. Library needs more storage area. Discussed 10x10 storage pod. FoNPL to review and provide current/future storage need 	FoNPL 10/22

appendix: meeting notes

3. Jessie Mays Park and Community Hall Uses and Priorities

1.3.1	<p>Reviewed in general the current uses for Jessie Mays Park and Community Hall (JMP, JMCH):</p> <ol style="list-style-type: none"> 1. Pot Lucks for various City groups and functions. 50 – 60 people. Use of kitchen with is not adequate and space feels too big for more intimate occasions. 2. Movie Night – need access to kitchen and storage area for popcorn bowls etc. 3. Movies in the Park – City of North Plains has not held outdoor movies due to license issue. 4. In terms of Park and Community Hall the City should consider and document other resources so as not to try to duplicate if not necessary. For example: Meeting Halls at the North Plains Library, St. Edward Parish and North Plains School. City to provide plans drawings of these City resources to include in study. 5. North Plains to provide list of events and schedule for JMCH 	<p>BB 10/22</p> <p>BB 10/22</p>
1.3.2	<p>Garlic Festival. Reviewed in general the entire use of the site. Food vendors, other vendors (non-food), stage, climbing wall and kids events. Reviewed photos of event and discussed use of site in general:</p> <ol style="list-style-type: none"> 1. Performance area on tennis court is constrained by chain link fencing 2. JMCH separates/divides event into 2 halves. Building is not inviting and there is really no reason to go into building. NW corner is dedicated to performance, NE corner to kids, SE corner to art, toy, craft vendors, SW corner to food. Information is directly in front of JMCH. 3. Typically it is hot and there is not enough shade 	
1.3.3	<p>Priorities. Refer to attached mark-ups on drawings listing goals and priorities as provided by the City of North Plains.</p> <ol style="list-style-type: none"> 1. Site and building need to invite public in. 2. Hillcrest Street to south is one of the city's only through streets. Primary access will be from Hillcrest 3. Consider perimeter path 4. Consider perimeter parking 5. Covered outdoor area, connected to building or standalone is an important need – picnic tables with hard surface (paving) underneath 6. Outdoor amphitheater. Raised stage – could be grass, would like sloped or tiered seating if possible. Consider setting sun when locating screen and seating area. Amphitheater should be flexible and able to accommodate multiple uses. 7. Baseball field is not necessary. Site is not big enough. North Plains Elementary School has 4 ball fields. 8. Ball wall. Could be included but concrete walls already existing at the Elementary School. Not a priority. 9. Parking: 	

	<ul style="list-style-type: none"> • Existing lot at a minimum should be reconfigured • Off-site parking is desired. City of North Plains will review Zoning and Planning and provide parking requirements. • Baseline should be to maintain quantity on site while providing accessible parking for Park and Community Hall • w+a will review other community parking standards of other small and or adjacent communities for reference • Consider perimeter parking <ol style="list-style-type: none"> 10. Basketball court will be replaced – this is a priority. Some concern about basketball and noise issue for adjacent residential neighbors. Current adjacency to play area is not ideal 11. Tennis court is not a priority 12. Walking path and connectivity at corners to city and neighborhood. 1 mile and 4 mile walking path. Park should be part of path network. 13. Consider access by path through site 14. Outside restrooms are a priority 15. JMCH meeting space should accommodate up to 250 people. This is projected need based on community growth expectations. Current occupancy is 168. 	<p>BB 10/22</p> <p>JB 10/22</p>
1.3.4	<p>Must look to the long term and accommodate anticipated community growth. 2014 approximately 2,000 people 2027 anticipate 4,000 people</p>	

4. Community Engagement

1.4.1	<p>Discussed process for Community Engagement.</p> <ol style="list-style-type: none"> 1. Chili Cook-off is scheduled for 10/16. Expect 300 people. w+a is not able to attend but will provide information boards and comment sheets to begin the engagement process by keeping the community informed and asking several questions to solicit community feedback. 2. The most important element is to engage the community by providing information on project and asking for input. 	<p>JB MW 10/14</p>
1.4.2	<p>City of North Plains will define/identify Jessie Mays Park and Community Hall stakeholder group and provide information on each.</p> <p>Group includes the following and each group will be invited to attend the 10/22 Parks Board meeting:</p> <ol style="list-style-type: none"> 1. Quilters Guild 2. Garlic Festival 3. North Plains Library 4. Monthly Dance Club 	

2. Summary of Site and Building Goals and Opportunities and Community Engagement

2.2.1	<p>General feedback and discussion based on existing site and building plans, vision, goals and opportunities:</p> <ol style="list-style-type: none"> 1. Perimeter parking is preferred to on-site parking, but need to provide accessible parking spaces as close to building entry as possible 2. Community member likes to play tennis but existing surface is not good enough to play on 3. Patty represents the Garlic Festival (GF) <ul style="list-style-type: none"> • Would like a larger indoor room. Building updated and added square footage • Parking is a significant issue • Updated kitchen to accommodate larger community events. As community grows, so will events • Provide two permanent restrooms accessed from the exterior • Covered area for shade • GF utilizes every inch of Park • Arts and crafts area typically on east side • Berm and trees at perimeter are not ideal – creates a barrier 4. Vacated 309th Avenue is seen as positive 5. Size of main room? Current occupancy seated is posted in the space as 169 table and chairs; concentrated use (standing) is 362. Crab feed serves 325-375 in three seating's. Chili Cook-off served 300-325 people 6. Growth is anticipated at approximately 2,000 new residents in the community with 800 new homes in 5 years. 7. Currently there are 2 or 3 events per year where the existing building is not large enough, building is overflowing 8. Many other events feel like building is at capacity 9. Prefer to expose existing trusses for higher ceiling 10. Community is always looking for more space and a larger community meeting area 11. Typical tent size is 10'x10' for Arts and Crafts and Food Vendors 	
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3. Review of precedent images and three site and building schemes

2.3.1	Miles reviewed consultant workshop that took place on site at Jesse Mays with Civil, Structural Engineers and Landscape Architects as well as the design process	
2.3.2	<p>Jonathan reviewed precedent imagery:</p> <ul style="list-style-type: none"> • Holly Farm Park, Portland • Centennial Park, Redmond • Ankeny Plaza, Portland • Columbia George Community College • Mt Tabor Park 	

	<ul style="list-style-type: none"> • Covered outdoor spaces • North Plains context 	
2.3.3	Review of Concepts A, B and C. Site and Building plans are all intentionally different to highlight pros and cons or one scheme to the other. Refer to document plan diagrams, sections and 3-D images included with presentation.	
2.3.4	<p>General feedback from Parks Board and community members:</p> <ol style="list-style-type: none"> 1. Always looking for more space so prefer Concept B given main room doubles in area 2. Like idea of creating outdoor space in form of porches in Concept A and B 3. Prefer concept A for building as space is larger but character maintained 4. Consider loading area and vehicle access from north side 5. Perimeter walking path is desired 6. Prefer stage on hard surface vs grass field 7. GF has a minimum of 85 vendors 8. Positive feedback received for event hard scape on south side of site shown by scheme B 9. Like the idea of vacating 309th Avenue, utilize as site parking. If vacate, 30' goes to City of North Plains, 30' to adjacent property owner 10. Prefer having parking at perimeter versus on SW corner. Existing parking compromising community access and importance of SW corner. Parallel parking on south and north is an option 11. Parking and access for seniors is important. Provide accessible parking as close to main entry as possible 12. Concern for expense of moving parking area from west side of site to east side- scheme C 13. Provide exterior sink on north side of building 14. Stage use. Would like an elevated stage in the main room of Jesse Mays Community Hall. Could be a portable stage but it is important to maintain have an elevated stage for several events 	

4. Project Schedule, Next Steps/ Meeting

2.4.1	Parks Board requests time to review concepts and provide additional feedback.	PB and BB 11/05/14
2.4.2	Next Park Board meeting is Scheduled for November 19, 2014. w+a will provide recommended Concept site and building plan for review on the 19 th as well as an architectural narrative and draft study but will not attend.	w+a 11/19/14
2.4.3	Park Board Comments to be provided by 11/21/14	PB BB 11/21
2.4.4	Final presentation of Study and findings by w+a on December 2, 2014	

End of Notes

Hildegard Miles:

I like concept # 1 the best. However, we need more square footage for Jesse Mae's building, more parking on the north and west side; perhaps use a combination of parking idea from concept # 3, the stage to be on other side (left) of the park, covered basketball area.

Teri Lenahan:

Concept A:

Like the extension of the building, playground, entrance and walking path. Idea: can we see 1/2 of the parking lot for parking and the other half some concept of the open hard space of Concept B?

Concept B:

Like the basketball area. Ideally, it would be nice to have it covered, but no side walls; it would close the park off. I would like it to be open on the sides. Parking in this concept is ideal. I would like the City to explore vacating 309th and Wasco.

Concept C:

Like the covered area and outdoor seating idea. LOVE the parking lot, but the costs would be incredible.

From the photo suggestions that you presented:

Ankeny Plaza - covered area is ok, as is the seating. At the GF, we sit on hay bales. In my opinion, they are not always comfortable. Concrete might not be either, but if you are allergic to hay it might be a more comfortable situation. Hay is itchy!

Holly Farm Park - the path is cool but we could be wasting some real estate by making it circular. Although, I like the curves, it makes things interesting. How can you incorporate a few curves without eating up too much real estate?

Centennial Park - covered area is open. Like the lines.

Columbia Gorge - seating is nice but the Mt Tabor Park seating is more interesting. How about making some interesting lines around the playground area that could be seating too?

Covered outdoor space - like the park area, the curves and such make it more interesting. The covered walk area could compliment the open rafter theme inside JMCC

JMCC:

Cover both east and west sides but make east side the enclosed area to extend the inside of the building.

Expose the ceiling

Restrooms at the entrance

Outdoor restroom

Larger kitchen with a possible serving window to the outside

Stage

Storage

Artistic stone wall seating on the east side

Handicap ramp

Charlynn Newton:

Pg 5 - Holly Farm Park - Designated areas for our East Field, with spot on SW corner or W center portion of field for performance area, facing East. Perhaps NW corner for covered area.

Pg 12 - Been struggling for months regarding expansion of building itself. Concept B seems to be the only idea that expands the building itself, to allow more square footage to the common room for more occupancy.

Pg 19 - Perhaps keep parking at the "Event Hardscape" area. Eliminate stage on inside of building to allow more kitchen space. I'd like elaboration on the "Stage Porch" area, please.

Pgs 21 & 22 - Building concept, Front Entrance Plaza, Basketball Court area; Concepts look great/clean.

Pg 23 - Playground and Porch area on NE corner of building, or North of building. Parking and Amphitheater areas switched.

Parks Board input to the plans submitted for last night's meeting (11/19/14) (via email)

The North Plains Parks Board met last night and discussed the plans you submitted. Everyone is quite excited. The Board came up with some concerns and ideas. They are below:

EXTERIOR:

Since we have removed the tennis courts, we need to have something for those who will miss it. Maybe we can add an activity wall—some kind of ball wall that an individual could hit a tennis ball against. Move the basketball court to one side or the other to accommodate this wall.

The outdoor bathrooms take up too much real estate. The Board would like to see them not be as large. Perhaps just make each of them large enough for one toilet and have them be ADA accessible. Also, please change the orientation of the entrance to these outside bathrooms to the west wall of the building. It will be easier and safer for children to use the bathrooms adjacent to the play area, instead of having to go around a blind corner to gain access to the bathroom.

Electrical outlets in the hard surface area.

Lighting for the grounds?

Quick connects for water hookups; hose bibs and water availability all around the exterior of the building. Be able to hook up food-safe hoses on both sides of the field.

The parking on 309th is great as it is not actually closing off the street. Century Link will still be accessible. We would not need to vacate the street if there is still access through 309th.

Create a semicircular cement stage, centered and coming off the porch on the east side of the building. Perhaps a dormer or some type of protective covering above the stage area for extra protection for bands and those using the stage. Have steps coming down from the stage in a radius all the way around. Can Woofter let us know how large the stage could actually be? (16 x 20? Maybe larger).

Remove the stage in the middle of the grass.

Need an enclosed area for a dumpster (aesthetically pleasing and lockable) near the kitchen area on the north end of the building.

Clarification that the south end of the building has a U-turn drop off area under the covering and easy access into the building?

Identify and clearly mark handicap parking and accessibility.

INTERIOR:

Reshape the Lobby. We want a warm welcoming lobby. Remove the storage area east of the interior bathrooms. Move the bathrooms apart from each other and have the entrances to the bathrooms face each other instead of out to the lobby. Because of the increase in people who can fit into the building, we need to increase the number of interior toilets.

Have the entrance to the Community Room be double doors between the bathrooms and directly across from the entrance to the large Meeting Room.

Mechanical Room: water heater and furnace; HVAC and AC; heat pump

There will be an increase in electrical usage, where would a large electrical panel be installed? It would need to be lockable.

The kitchen looks too small. The hallway is too large. Not an efficient use of room. Can we combine the two? Is it legal to access a mechanical room from a kitchen area?

Loading Dock-how wide is it? Is it a garage door that lifts up at the loading access on the north end? Is it elevated? Is there egress/ingress around the loading dock for a person to get in and out of that area?

With this increase in the interior space, we will have more items (tables, chairs) that will need to be stowed away. Maybe box in a large area on the east side of the Meeting Room or a portion of the porch that could be used for storage. May have to move the existing door out of the Meeting Room to the porch to accommodate this.

Thank you. We look forward to seeing you on the 2nd.

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