

**CITY OF NORTH PLAINS PARKS BOARD
Jessie Mays Community Hall Renovation Project
DECISION MAKING TEAM AGENDA**

Wednesday, September 23, 2015, 7:00 P.M.

Jessie Mays Community Hall 30975 NW Hillcrest Street

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT AGENDA:** *(The items on the Consent Agenda are normally considered in a single motion. Any item may be removed for separate consideration upon request by any member of the Council.)*
 - A. Approval of Decision Making Team agenda
 - B. Approval of minutes of 06/30/2015 Jessie Mays Community Hall Renovation Project Decision Making Team Minutes
3. **PUBLIC COMMENT:** *(Persons wishing to speak on matters not on the agenda may be recognized at this time. Speakers must complete a "Public Comment Registration form" prior to the meeting. You are not required to give your address when speaking to the Parks Board, only your name. Presentations are limited to five minutes.)*
4. **UNFINISHED BUSINESS**
 - A. Review with Woofter Architecture of the Jessie Mays Community Hall and Park Expansion Project and discussion of details of design review.
5. **ADJOURNMENT**

If you require special accommodations to permit your attendance at a meeting, please contact the City Recorder by calling (503) 647-5555 or e-mailing margaret@northplains.org before 4:00 p.m., five calendar days prior to the meeting.

Future City Parks Board Meetings are tentatively scheduled to be at the North Plains City Hall, 31360 NW Commercial Street, North Plains, Oregon, on the 4th Wednesday of the month.

CITY OF NORTH PLAINS PARKS BOARD
Jessie Mays Community Hall Renovation Project
Decision Making Team Minutes
June 30, 2015, 6:00 P.M.
North Plains City Hall
31360 NW Commercial Street

1. **CALL TO ORDER:** Chair Nunnenkamp called the meeting to order at 6:00 p.m.
2. **FLAG SALUTE:** Flag salute was waived as it was conducted in the Parks Board Special Session.
3. **ROLL CALL:**
Board Members: Chair Doug Nunnenkamp; Heather LaBonte; Patti Burns
Decision Making Team: Garth Eimers; Vern Epling; Stewart King; Charlynn Newton; Russ Sheldon; Sherrie Simmons; Norma Tucker; Jim Wieskamp
Excused: Joanna Orgill; Teri Lenahan; Sheila Nelson
Staff: Public Works Director Blake Boyles; City Recorder Margaret Reh
4. **PUBLIC COMMENT**
None were forthcoming.
5. **NEW BUSINESS**
 - A. **Review of the Jessie Mays Community Hall and Park Facilities Assessment and Preliminary Conceptual Design and discussion of details of design review and clarification needs and wants for the project.**

Chair Nunnenkamp welcomed everyone to the committee. Drawings of the conceptual plans for the Jessie Mays Community Hall remodel project were distributed to the tables for the group in addition to what was posted on-line. Nunnenkamp reiterated some of the ideas the Board has previously submitted to Woofter Architecture for this project. Nunnenkamp also explained which parts of the project could be done in the different phases of the project.

Discussion ensued regarding the proposed parking area on 309th. There was a concern that the concrete seating will get in the way of the vendors at the Garlic Festival. However, these also serve as electrical hookups that were actually suggested for the use of vendors at the Garlic Festival. Concern was expressed regarding having adequate storage to handle all the additional equipment, i.e. tables and chairs, for the extra occupancy. Can the size of the mechanical room be adjusted at all? What type of flooring will be put in throughout the building? Do we need an outside sink? Concern was expressed about the removal of the ball field backstop. A comment was made affirming that it was a good idea to not vacate 309th and to leave it as a throughway. Discussion took place regarding eliminating some of the posts in the stage area and looking into ways to open that area up more. The loading area north of the building can

be opened up more by removing the trees north of the building. The Board is hoping that the City will be able to rent out the facility more and that Jessie Mays Hall could become revenue producing. The question was raised if the park should be fully enclosed by a four foot high fence or should it be left open. Just removed the cabling and posts in the park to give the park easier access. Do we want fencing around the ball area—as we don't want kids running out into the street after a loose ball. Not too many trees that are healthy enough to stay. Think through inventory needs and revisit storage requirements. Use the vertical height for storage options. As the expansion areas are developed the City may acquire larger parks in those areas. Security issues were raised with all the doors that are proposed on the east side of the building. Could some doors be designated exit only and not have the option of opening from the outside.

The group came up with the following suggestions:

- Suggestion of diagonal parking for space on 309th (may eliminate a few spaces but much more user friendly)
- Possible two double doors from main room to lobby (concern if 250 people tried to exit at once)
- Selection of HVAC- appropriate space and consider installing a quiet unit to not interfere with events taking place inside the building (maybe mounting on the roof to save space)
- Confirm restrooms are built to normal standards- are amount of stalls/sinks adequate to support occupancy numbers. Do they all contain changing tables
- Possible wall bleachers instead of portable on west side (like Sherwood's new bldg.)
- Janitorial closet- in kitchen or separate; in kitchen would be a water source; could plumb through the wall.
- Possibility of temporary partitioning west side.
- Outside outlets on east side (stage) electrical connections (in concrete steps)
- What would removing more posts on east wall look like- more windows/doors.
- Discuss with Century Link about access to their facility if 309th is modified with current parking design.
- Inform Garbarino's regarding the project and the changes that may be happening at Jessie Mays. May not have a direct impact on the company, but as a good neighbor, they should be informed.
- What type of outside lighting will be installed for security purposes
- Fencing around ball courts- even if only 4' to keep balls inside.
- Will new storage (including garbage area) be adequate for all the new tables/chairs etc.
- Security- how will we secure the building with all the new doors (security system?).
- Some concern about losing the T-ball back stop and the Tennis Court.
- Audio / Video locations and projector screens—which walls would be best for the location of a screen; possibility of having a large screen T.V.
- Electronic reader board sign out front.
- Insure that the drive through area in front of the plaza is easy to access

It might be nice for our next set of drawings to include some actual measurements now that we are getting down to the details.

How much is this going to cost and how will we get there. Purchase bricks and benches. The Community Meeting room could be named after someone for a significant donation. This is a \$3-4 million project. We should use as much wood as possible in this project but will need to be cognizant of the upkeep with wood product. Also need to work on design and incorporate the theme of the city into the project.

6. ADJOURNMENT:

The next meeting of the Parks Board will be on July 22, 2015 and will be with Woofter Architecture. The Jessie Mays Decision Making Team will meet sometime in August. The members of that team will be notified of the next date when decided upon.

The meeting was adjourned at 8:14 p.m.

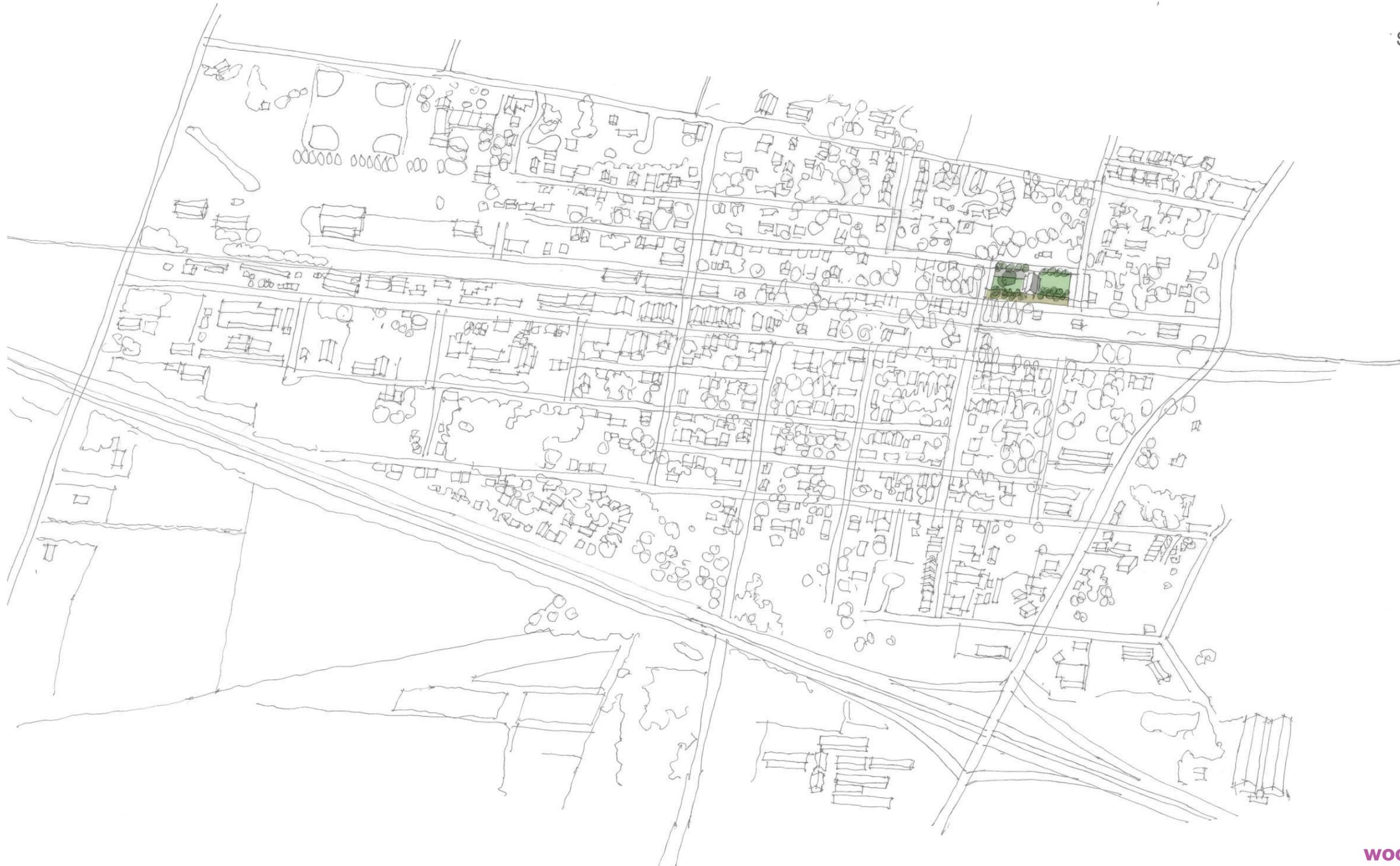
Submitted by:

Margaret L. Reh, City Recorder

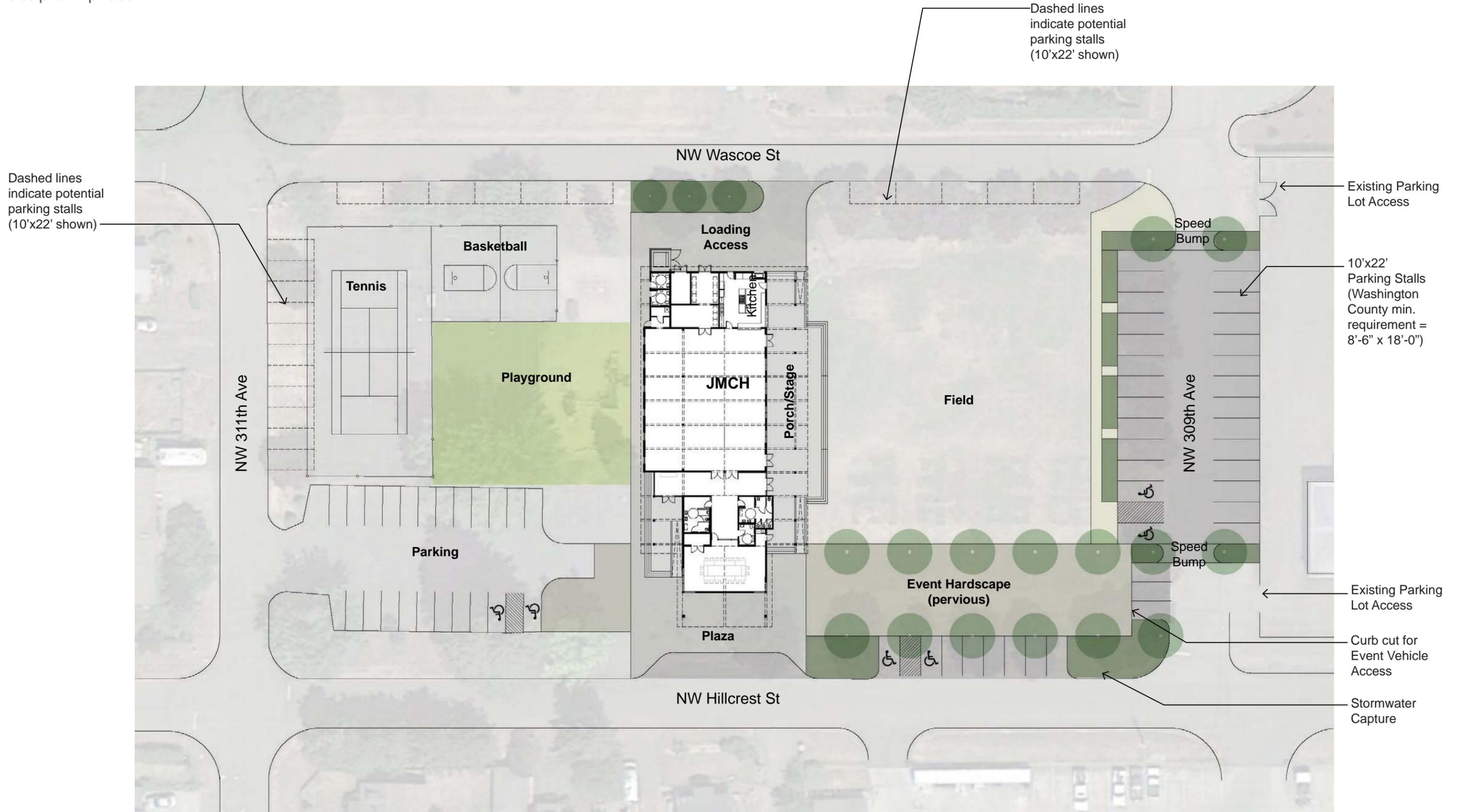
Date Minutes Approved: _____

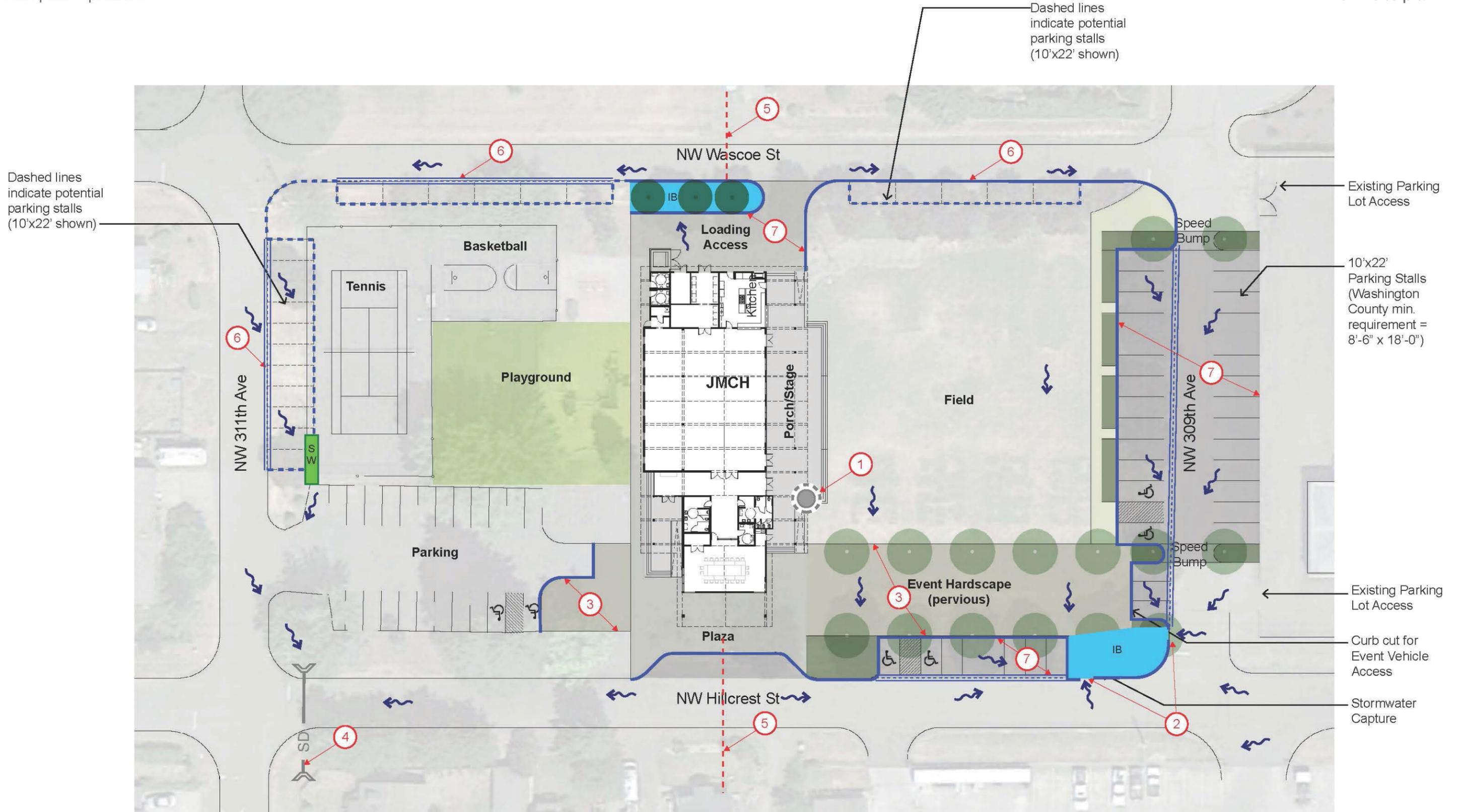
JESSIE MAYS COMMUNITY HALL EXPANSION PROJECT

September 23, 2015









Dashed lines indicate potential parking stalls (10'x22' shown)

Dashed lines indicate potential parking stalls (10'x22' shown)

Existing Parking Lot Access

10'x22' Parking Stalls (Washington County min. requirement = 8'-6" x 18'-0")

Existing Parking Lot Access

Curb cut for Event Vehicle Access

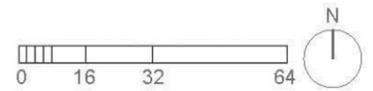
Stormwater Capture

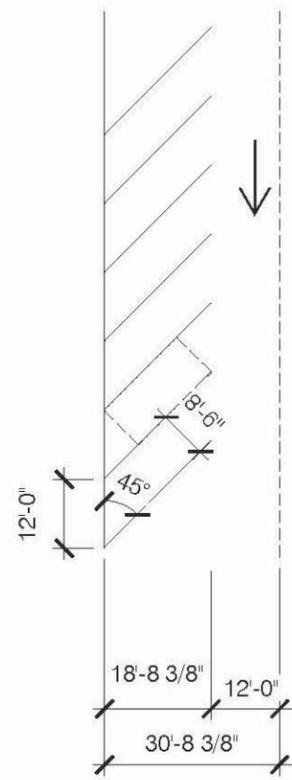
LEGEND

	INFILTRATION BASIN		VALLEY GUTTER
	SWALE WITH OVERFLOW TO STREET CONVEYANCE		NEW CURB OR CURB AND GUTTER
	DRAINAGE FLOW ARROW		POTENTIAL NEW CURB OR CURB AND GUTTER

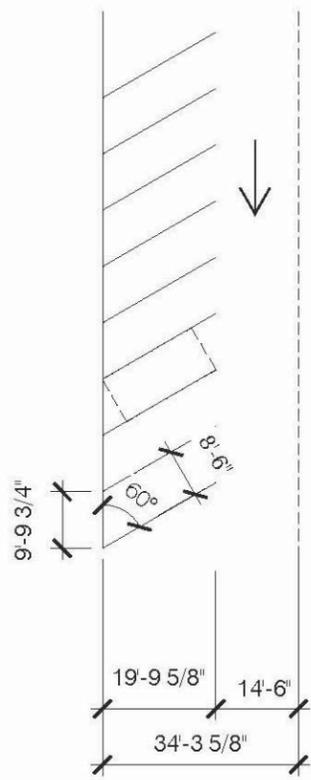
X CONSTRUCTION KEY NOTES

- | | |
|-------------------------------|--|
| 1 EX. DRYWELL TO REMAIN | 5 ASSUMED HIGH POINT |
| 2 CURB CUT | 6 VALLEY GUTTER NEEDED IF PARKING SPACES INSTALLED |
| 3 HARDSCAPING - SEE LANDSCAPE | 7 NEW ASPHALT PAVING |
| 4 EXISTING STORM PIPE | |

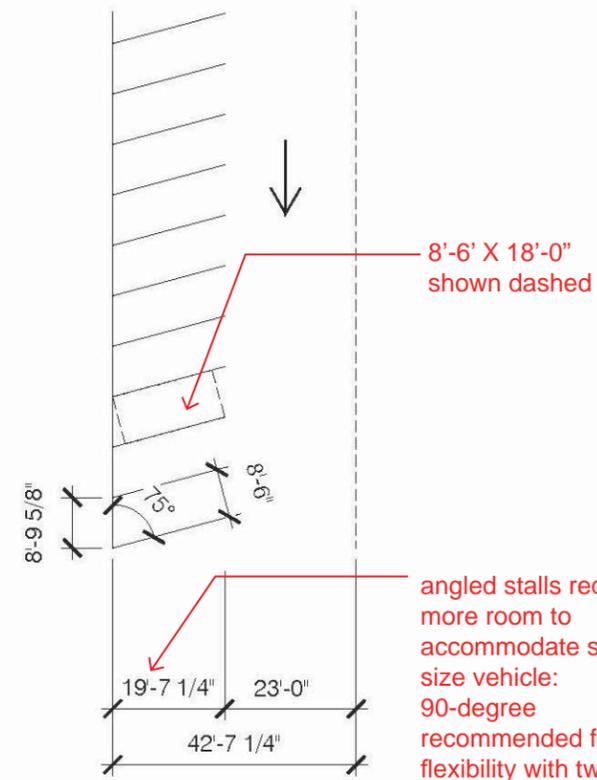




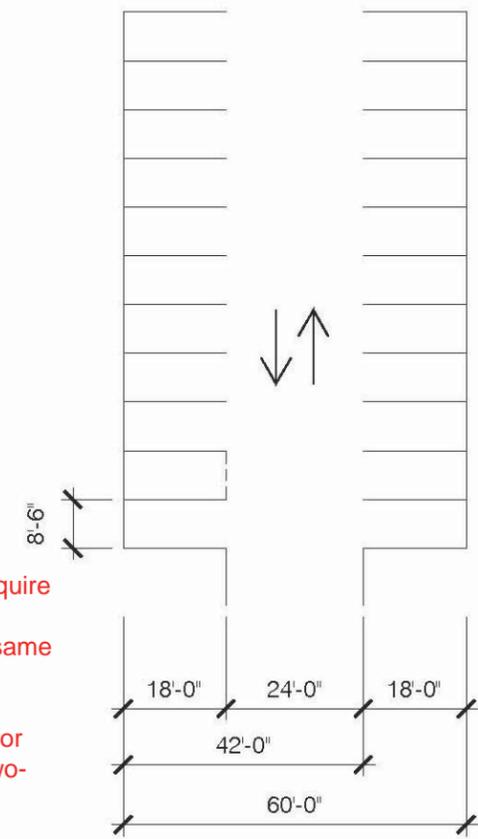
45-DEGREE STALLS



60-DEGREE STALLS

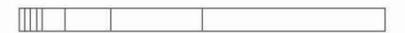


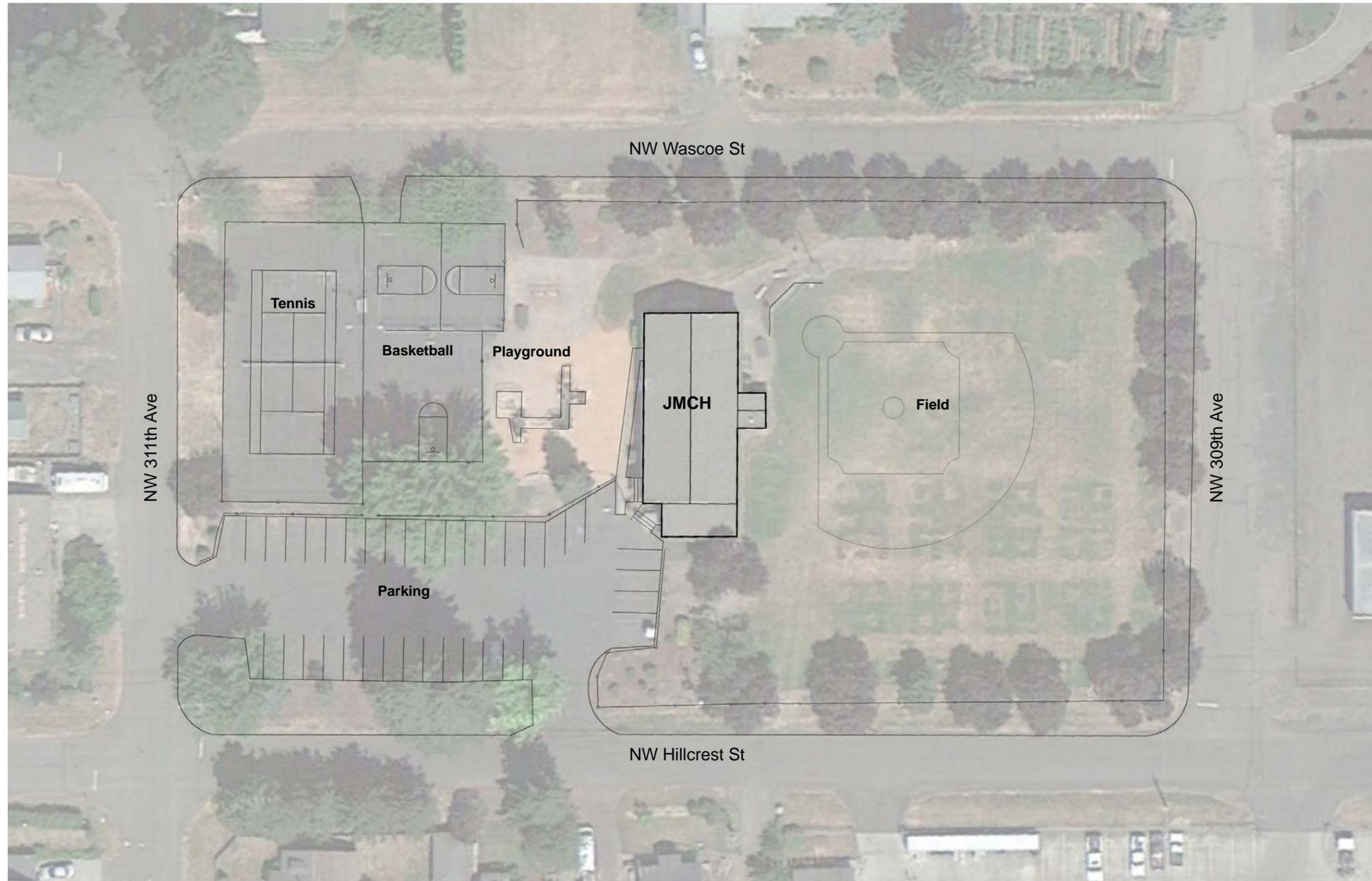
75-DEGREE STALLS

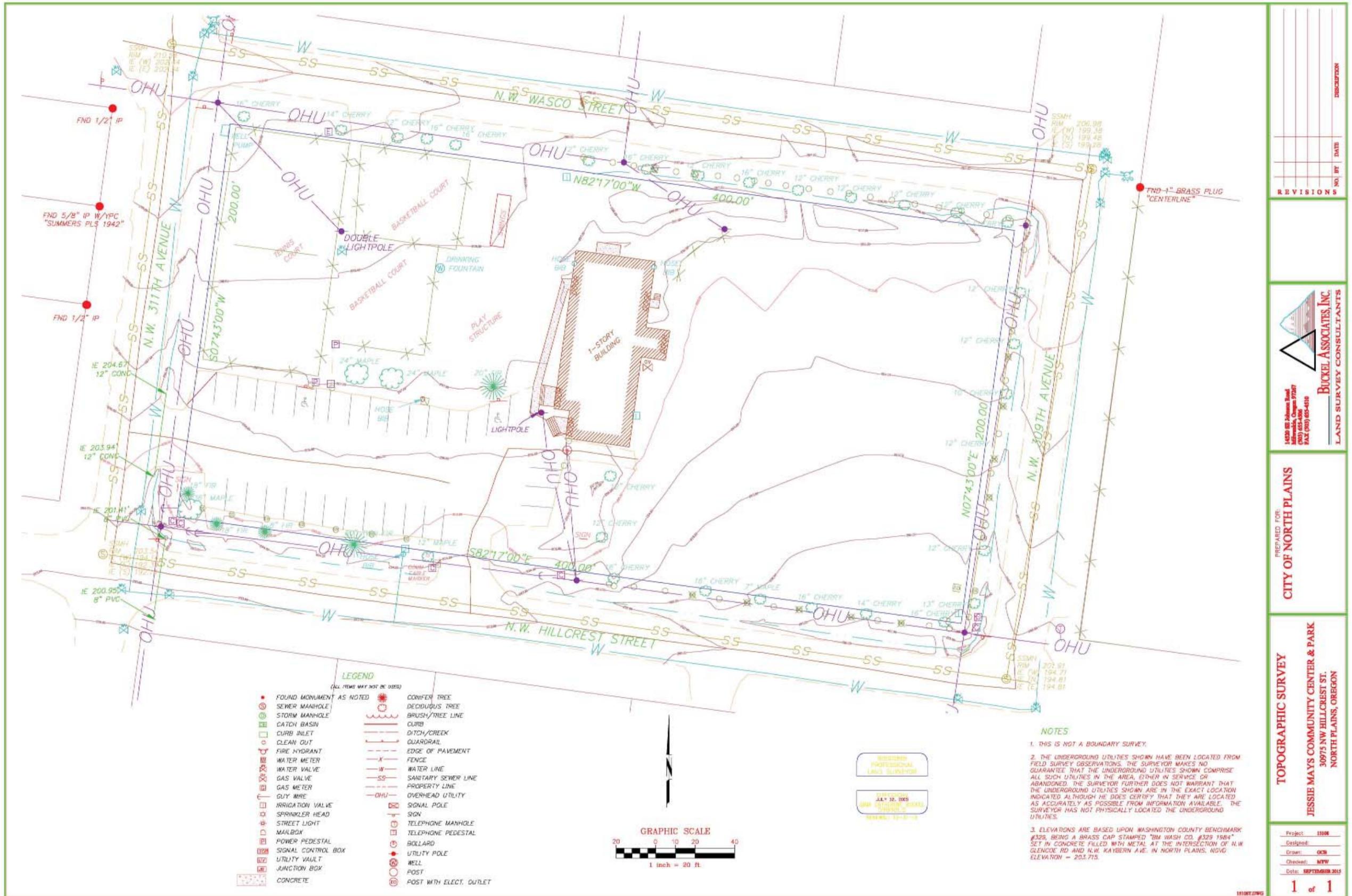


90-DEGREE STALLS

washington county parking standards







NO.	BY	DATE	DESCRIPTION

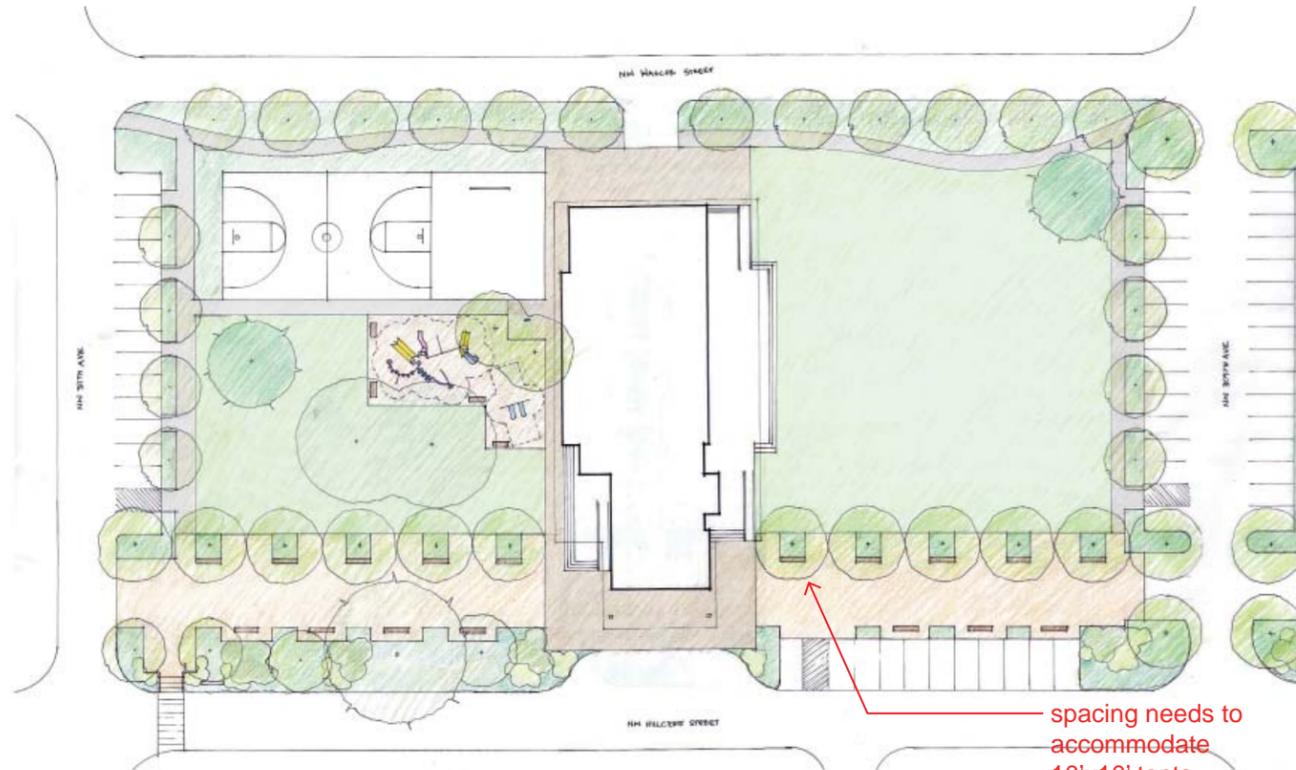
14200 NE Johnson Road
Astoria, Oregon 97107
Phone: (503) 325-4411
Fax: (503) 325-4410

BUCKEL ASSOCIATES, INC.
LAND SURVEY CONSULTANTS

PREPARED FOR:
CITY OF NORTH PLAINS

TOPOGRAPHIC SURVEY
JESSIE MAYS COMMUNITY CENTER & PARK
30975 NW HILLCREST ST.
NORTH PLAINS, OREGON

Project:	11006
Designed:	
Drawn:	OCB
Checked:	MTW
Date:	SEPTEMBER 2015



Concept 1

Concept 1 includes the three parking areas from the preliminary conceptual design, with a rectilinear play area that includes a small 'entry plaza' of permeable pavers and a drinking fountain. There is also a small entry plaza at the southwest corner of the park in this option.

Concept 2 treats the frontage along NW Hillcrest as a swale, with concrete, boardwalk or decomposed granite pathways connecting the street to the event space. The play area takes on a more organic form in this option.

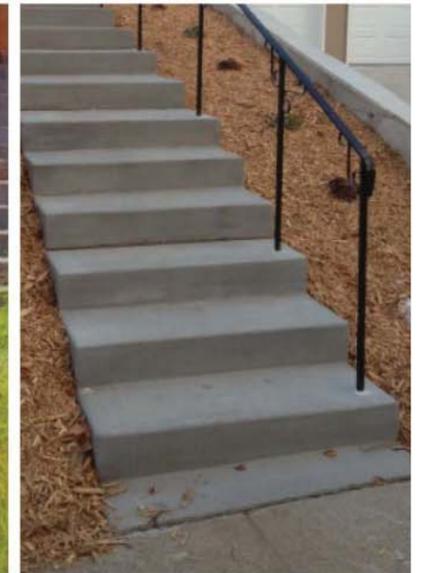
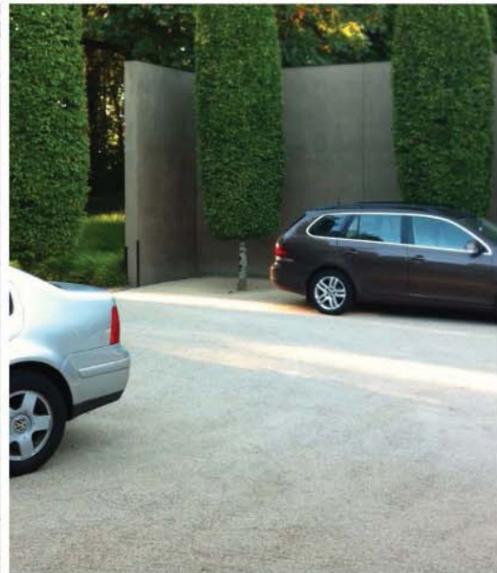
Concept 3 repeats the form of the pathway on the north side of the site, and meanders above a swale or naturalistic planting area.



Concept 2



Concept 3







Zelkova serrata 'Schmidtlow'
Wireless Zelkova



Cercis canadensis
Eastern Redbud



Pseudotsuga menziesii
Douglas Fir



Podocarpus lawrenceii 'Purple King'
Purple King Mountain Plum Pine



Microbiota decussata 'Condrew'
Drew's Blue Syberian Carpet Cypress



Fothergilla gardenii 'Blue Mist'
Blue Mist Dwarf Fothergilla



Miscanthus sinensis 'Little Kitten'
Little Kitten Dwarf Maidenhair Grass



Mahonia eurybracteata 'Soft Caress'
Soft Caress Mahonia



Deschampsia caespitosa 'Northern Lights'
Northern Lights Tufted Hair Grass



Physocarpus opulifolius 'Donna May'
Little Devil Ninebark



Buddleia x 'Podarus'
Tutti Frutti Petite Butterfly Bush



Panicum virgatum 'Heavy Metal'
Heavy Metal Blue Switch Grass



Veronica longifolia 'Evaline'
Evaline Speedwell



Penstemon 'Prairie Dusk'
Prairie Dusk Penstemon



Salix purpurea 'Nana'
Dwarf Blue Arctic Willow



Polystichum munitum
Western Sword Fern



Rosa gymnocarpa
Bald Hip Rose



Cornus alba 'Bailhalo'
Ivory Halo Dogwood



Ribes sanguineum 'King Edward'
King Edward Flowering Currant



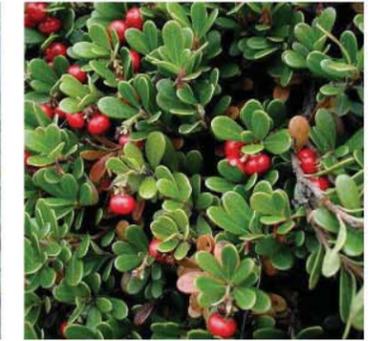
Camassia quamash
Common Camas



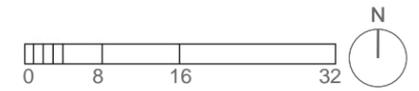
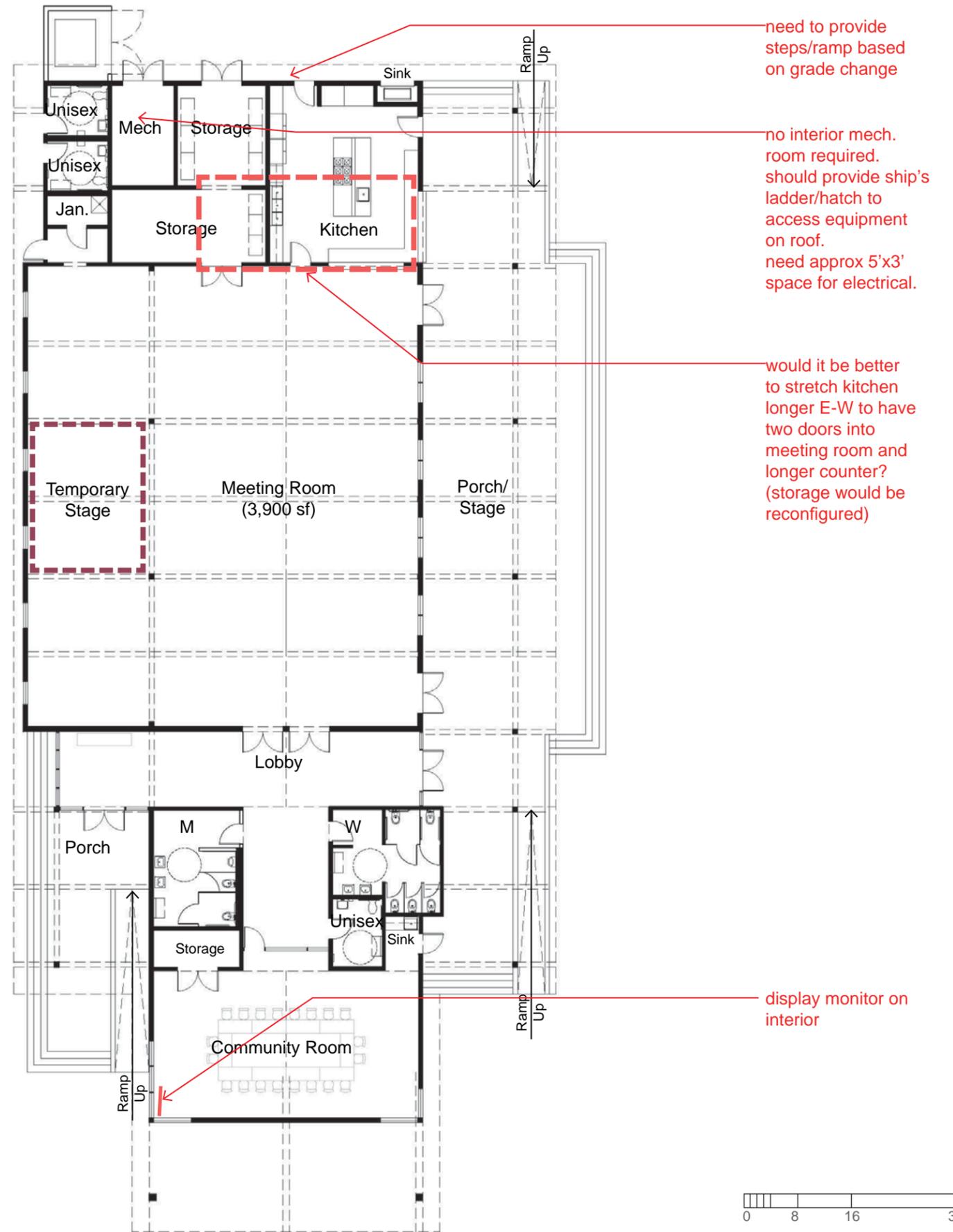
Juncus patens
Spreading Rush



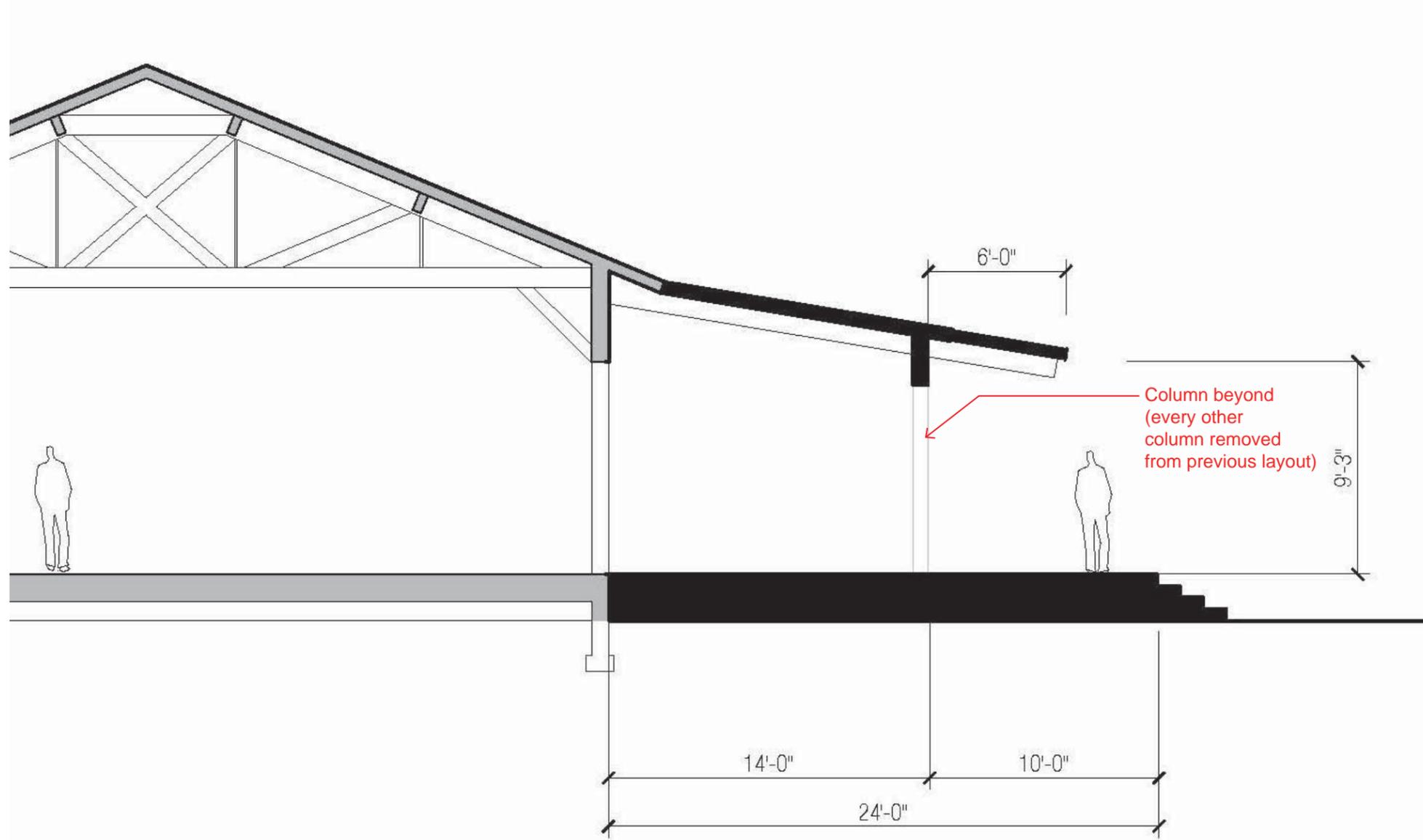
Mahonia repens
Creeping Mahonia

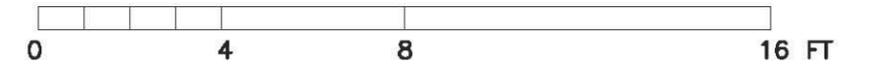
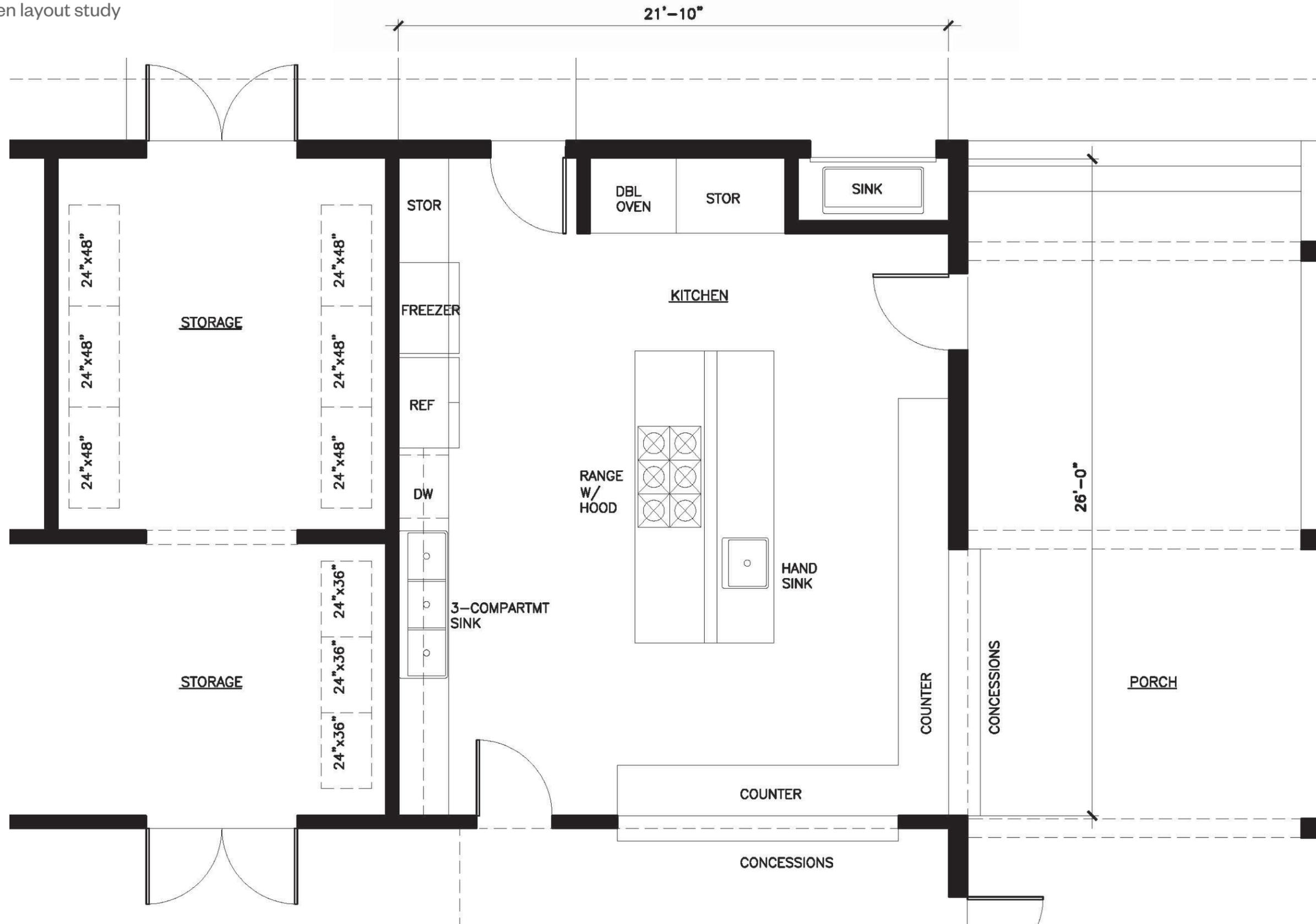


Arctostaphylos uva-ursi
Kinnikinnick

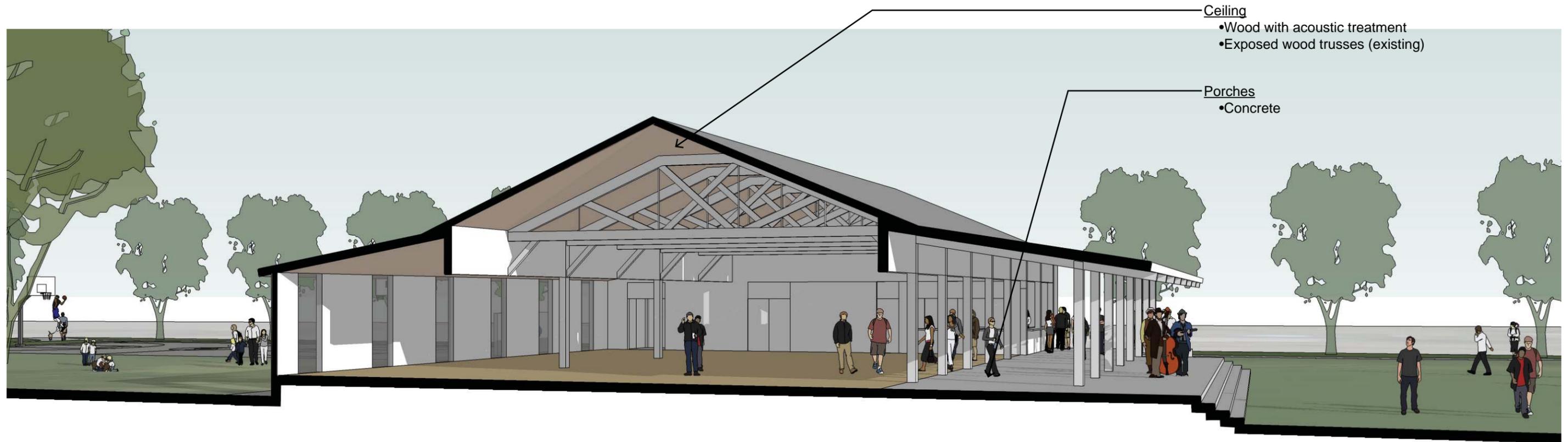


section at stage

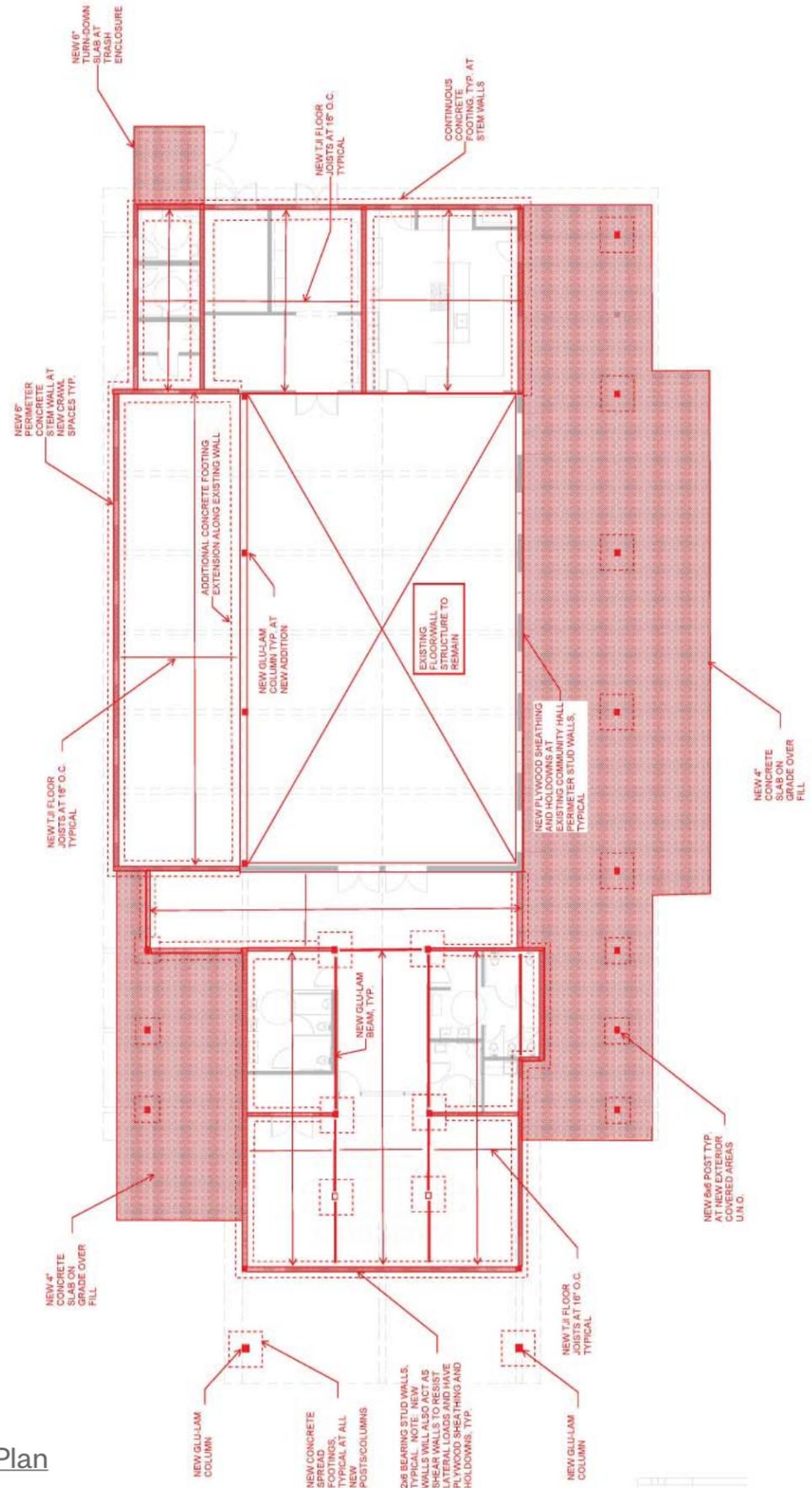




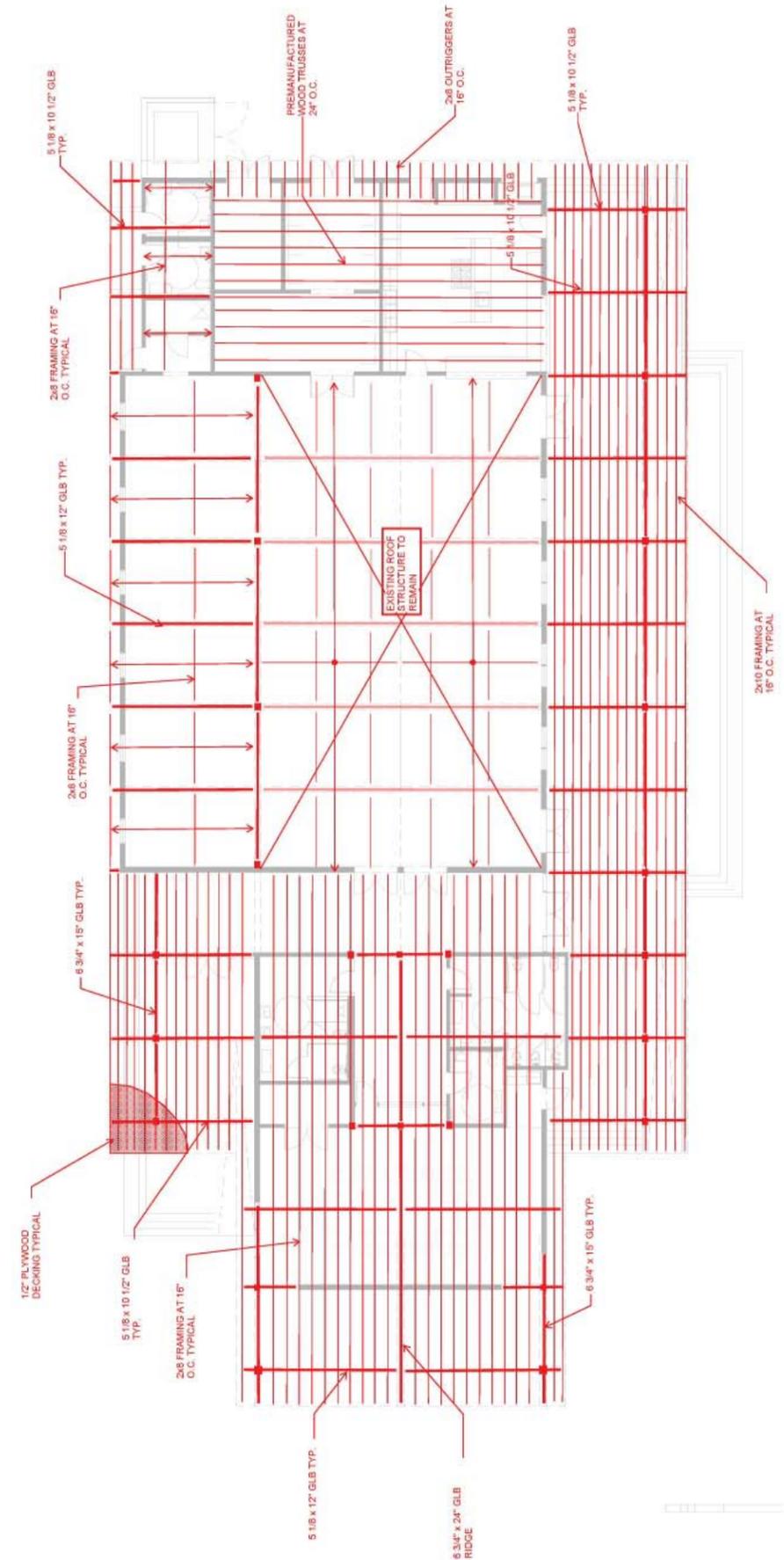
materials

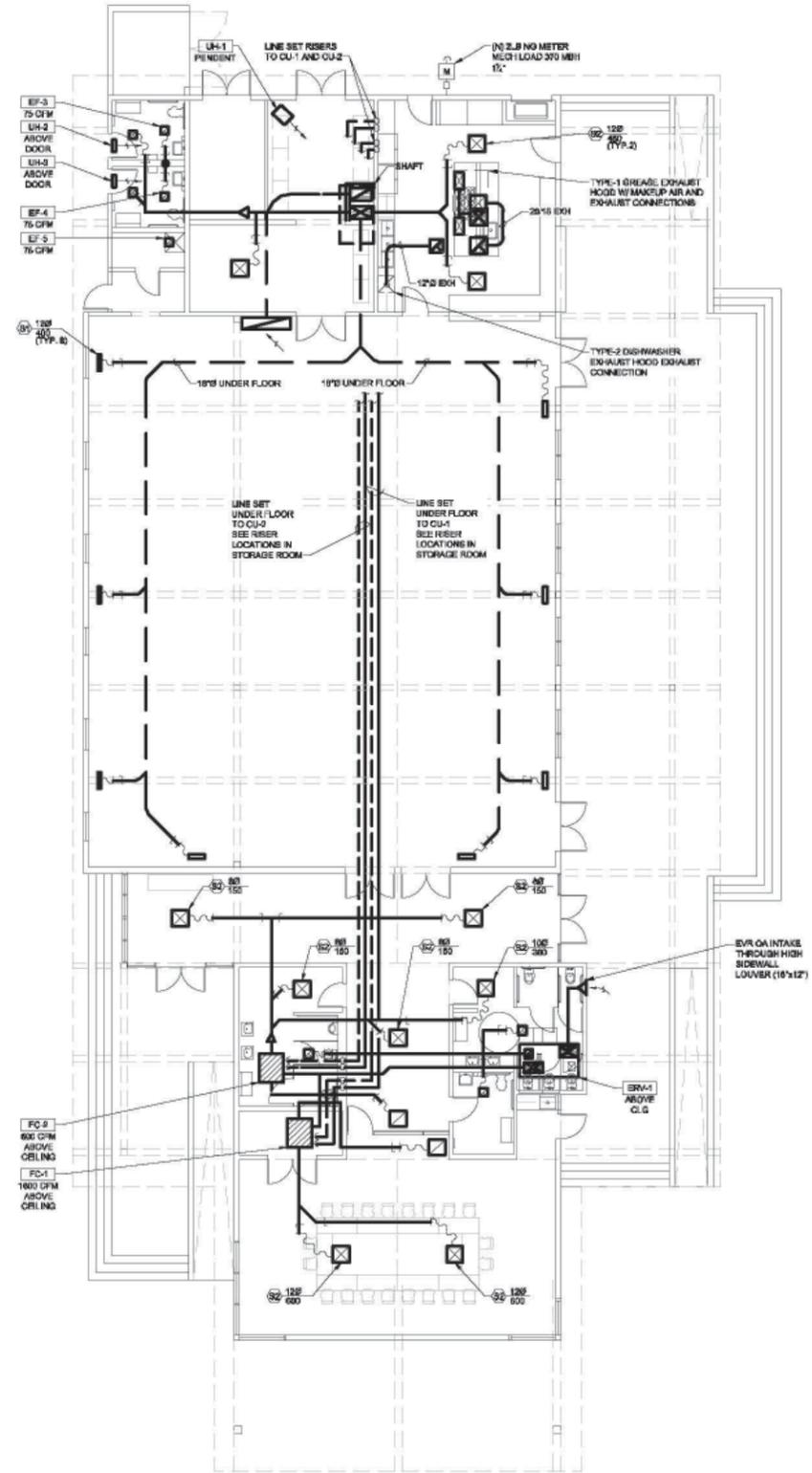


Foundation Plan

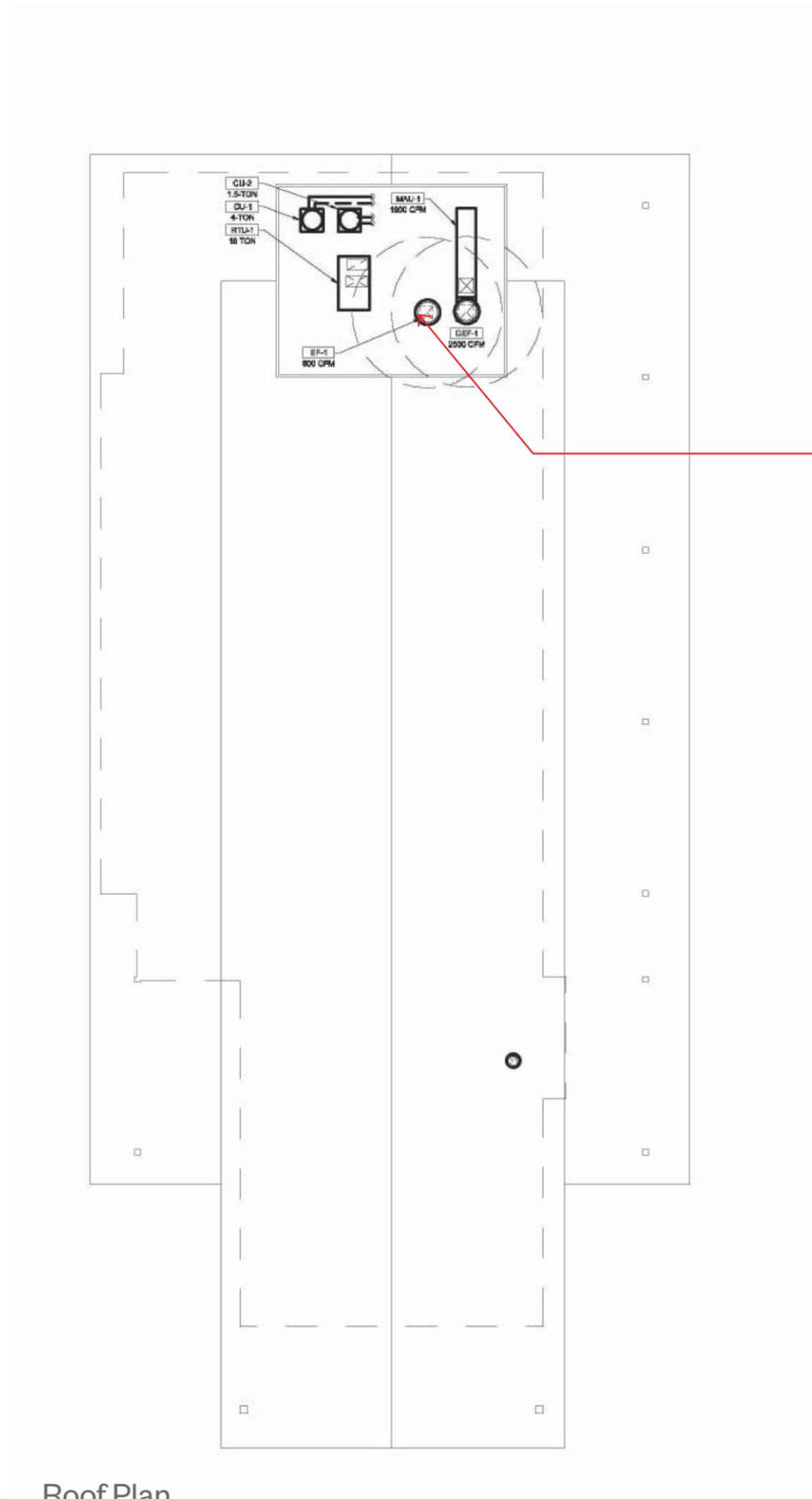


Framing Plan



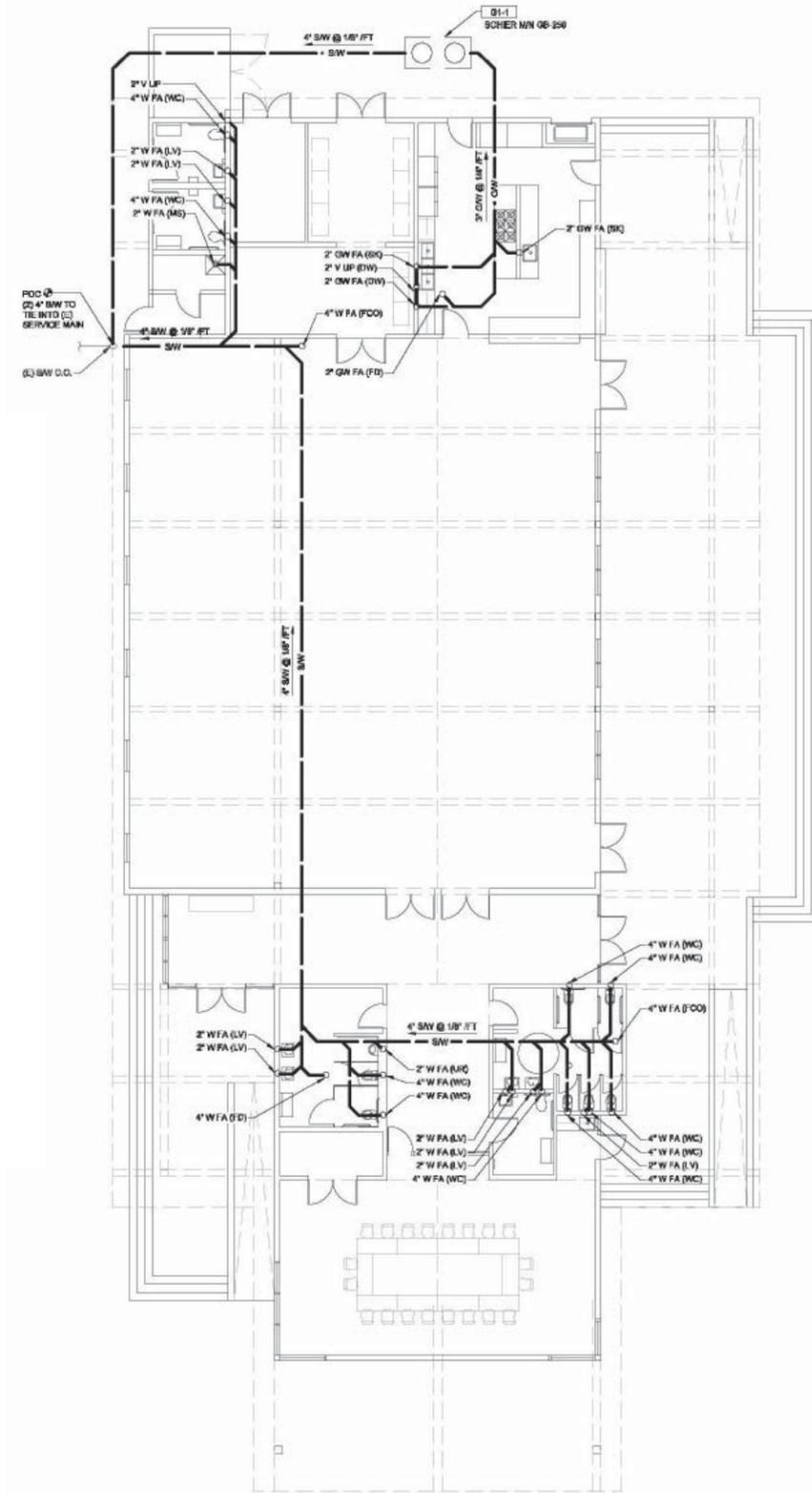


1st Floor Plan

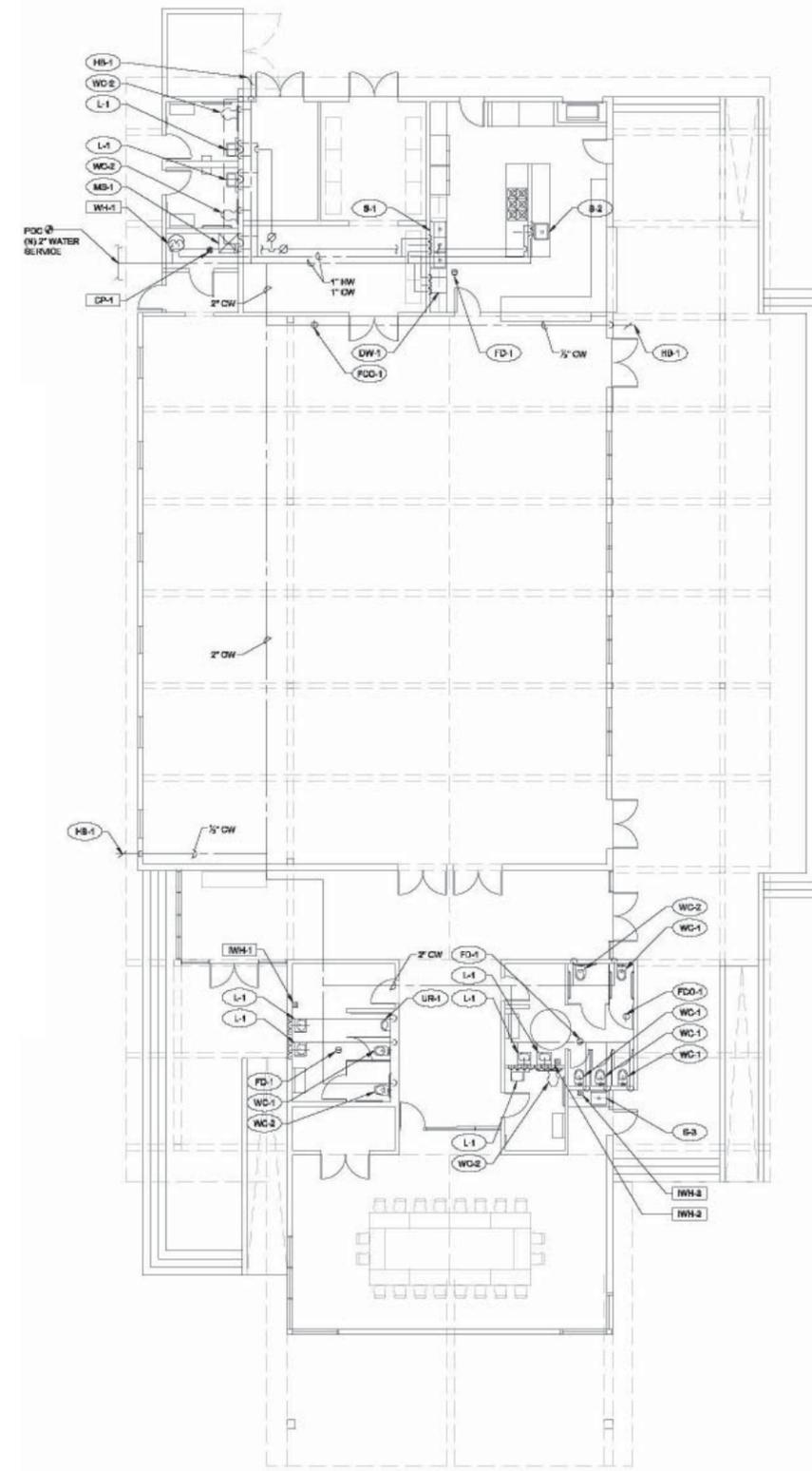


Roof Plan





Underground Plan



First Floor Plan

