



CLACKAMAS COUNTY

## Soil and Water Conservation District

Approved November 18, 2014

### ***Clackamas County SWCD Special Meeting Minutes for November 4, 2014***

**Present:**

**Directors:** Roger Fantz, Don Guttridge (Secretary), Jesse Nelson (Treasurer), Ron Oberg (Chair), Joan Zuber (Vice Chair)

**Staff:** Lisa Kilders, Clair Klock, Cathy McQueeney, Tom Salzer

**Guest:** Amy Herman

Chair Oberg called the meeting to order at 3:07.

Amy Herman (Cleary) provided a handout – a table to organize the conversation so the Board could develop some basic ideas for the building they ideally envision at the Beaver Creek Farm property. This information will be given to an architect or builder so they can provide numbers and costs associated with building to the Board.

Director Fantz pointed out some concerns that have come up repeatedly in the past:

- Question of whether the District is going to remove the existing farm house or not
- One or two stories – research on cost of elevator LULA or a lift– smaller style, hydraulic system about \$60K – company in Gladstone
- Build on the footprint of existing dwelling or elsewhere on the property
- Style – country style? Keep character of existing dwelling?

Director Zuber would prefer a two-story office. The farm property drops off at the back of the property. Maybe a second entrance can be established on ground level which could incorporate a daylight basement. She suggested the District investigate use of a “lift” rather than an elevator. As far as the house, she would prefer not to tear it down to start. She is not interested in a concrete tilt-up. What would the District require in the way of parking – what does it need legally versus what does the District want? (Based on occupancy) She would also like to hear staff input on the building.

Director Guttridge wants the building to be low maintenance, energy efficient, with ample parking (gravel, permeable pavement) by the main entrance, a larger board room for workshops which will need to be close to both the main entrance and the bathrooms. He noted that the structure needs to

be comfortable for staff, safe, have a sloped roof for good water drainage and potable tanks. He would like the building to be sustainable and low impact – the District should walk its talk. This will finally be the District’s permanent home. It should be built with flexibility for future expansion and partners. He suggests that the building be constructed in the built corner of the property. He views this as a great opportunity to demonstrate conservation practices on many levels.

General Manager Salzer recommended that the Board work thru Amy’s table as it provided structure to help them make headway at this meeting. He suggested that the Board assume that District partners will be relocating along with the District. If they don’t, the District can find another tenant. The District offices currently encompass 6000 sq. ft. for the District, FSA, and NRCS combined.

Staff present suggested that the building be sustainable and include provisions for security, that the practices utilized in construction reflect the District’s conservation values, that it have good ventilation and quiet work spaces, and that it preserve the rural character of the property and surrounding community.

#### **Building Capacity Assumptions:**

- 30 people (staff and partners)
- 8,000 – 10,000 sq. ft.
- Private offices for District Manager, financial administrative/human resources, a few other private offices/quiet work spaces. Three (3) private spaces for NRCS and FSA. (approx. 8x10)
- Two unisex bathrooms (multi stall?). Also 1 bathroom with a shower by the backdoor.
- LEED certification? Different levels. Does this really have much meaning for the District?
- Meeting space for 100 people? 2-30x20 spaces side by side with a divider? 3 spaces that could hold approx. 35 people each? Similar to Gregory Forum at Clackamas Community College. Flexibility is highly valued. Multiple meeting rooms that can be opened up into a large space. Could be used as a community meeting space.
- Reception area which could control access to work space and meeting rooms.
- Kitchen – commercial kitchen? Stainless steel, easy to keep clean, dishwasher, stove. Use for classes, demonstrations?
- A break room separate from the kitchen and meeting spaces with a hard floor
- Separate server room
- Separate HV/Cooling space, water heater, mechanical room
- Mud room/locker room
- Storage room for education materials, displays, publications, etc. – things used frequently
- Taller ceilings than a residential dwelling – ventilation, managing larger crowds, improved sound/air quality
- Windows – maximize natural lighting
- Vestibules/air locks at exterior doors (double entry)

- Wrap around porch

### Building Materials:

- **Slab foundation** is most cost effective, typical for commercial business. We could still have a daylight basement/server area. Existing farmhouse does not have a “real” existing foundation. **Consensus**
- **Stick-frame building** (cheaper than steel), “Hardi Plank” siding, deep eaves **Consensus**
- Lap siding – low maintenance
- Pitched roof (NOT a flat roof!)
- **Metal roof** and rainwater catchment with some green roof for demonstration? **Consensus**
- Composite deck construction or stamped/stained concrete deck - 8” wide?

### Aesthetics

- High ceilings for meeting rooms- acoustic tile
- Farmhouse-style porch
- Good heating and cooling
- Style? Traditional white “country-style” farmhouse OR lodge style w/timbers, natural colors
- Deep overhangs and gutters
- Floors? Mixed throughout building – carpet in meeting rooms for improved acoustics, wood/radiant floor in work space? Appropriate flooring for each room’s use.
- Energy efficient, adequate lighting. Natural lighting. Skylights?
- Preserve old walnut tree? Not necessarily.

### Heating and Cooling

- Hot water, radiant heat in some areas like work spaces (needs to be costed). Heat pump in other areas.
- Good insulation and ventilation in walls and ceilings
- Take advantage of passive solar where possible
- Most energy efficiency District can get and still remain comfortable year round.
- Photovoltaic panels on roof – grid tied feed-back system
- On-demand hot water heater
- Energy Trust grant?
- All electric. Unless natural gas is available.
- Ceiling fans

### Landscaping and Location

- Keep or remove original farm house? Two possibilities:
  1. Single story hidden in back corner of property?
  2. Two story to replace original farm house? (Ron thinks tearing down old house will be a public relations issue. Jesse – the old house is high maintenance, a money pit. District

needs to engage the public in the process, consider public perception, but not let it dictate best decisions)

- Sell the house and move it off the property? Don't tear it down – offer to the public.
- Visually screen building/parking area from Beaver Creek Road.
- Agriculture demonstration areas
- Urban conservation demonstration up near the building – water catchment, permeable surfaces
- Tree-lined driveway is highly valued by Board, staff, and community

After discussion, the Board took time to review Director Guttridge's conceptual drawings. The next step is to begin a Qualification Based Selection process (QBS) to secure an architect/designer. The District won't have any sense of costs for building at the Beaver Creek Farm for at least 60 days.

Chair Oberg adjourned the meeting at 5:59 p.m.

The Watershed Council Support Grant Committee Meeting will be held on November 5, 2014 at the District office at 2:00 p.m.

Respectfully submitted,



Cathy McQueeney