

# MY VISION FOR THE CBE

NOT THE COUNCIL'S, MINE



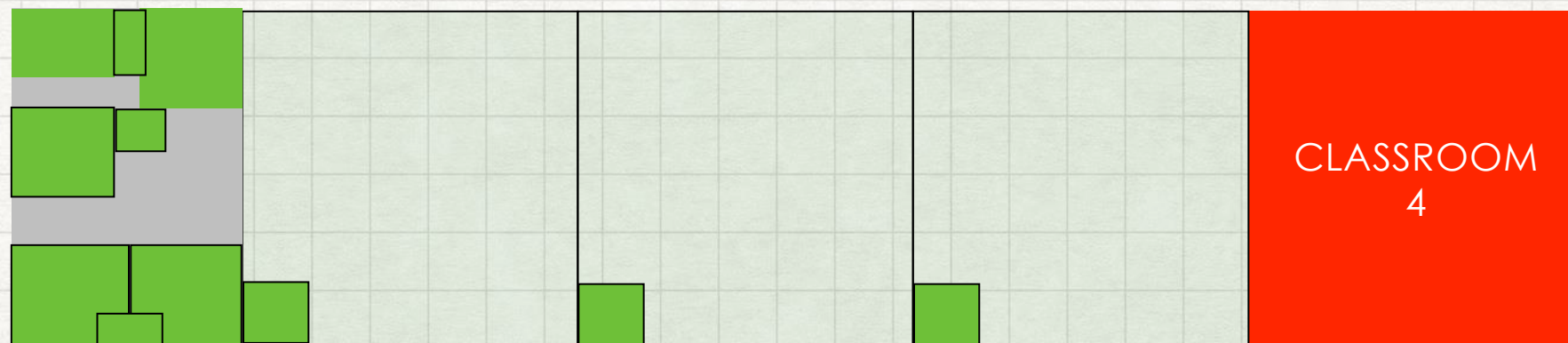
# CBE VISION

- Introduction of my combined concept for the spaces within the CBE complex, buildings and grounds.
- I do this after hearing the many Community input/comments.
- Presented, one by one, but creating a site wide concept.



# THE ART PROJECTS ROOM

## CURRENT CLASSROOM 4

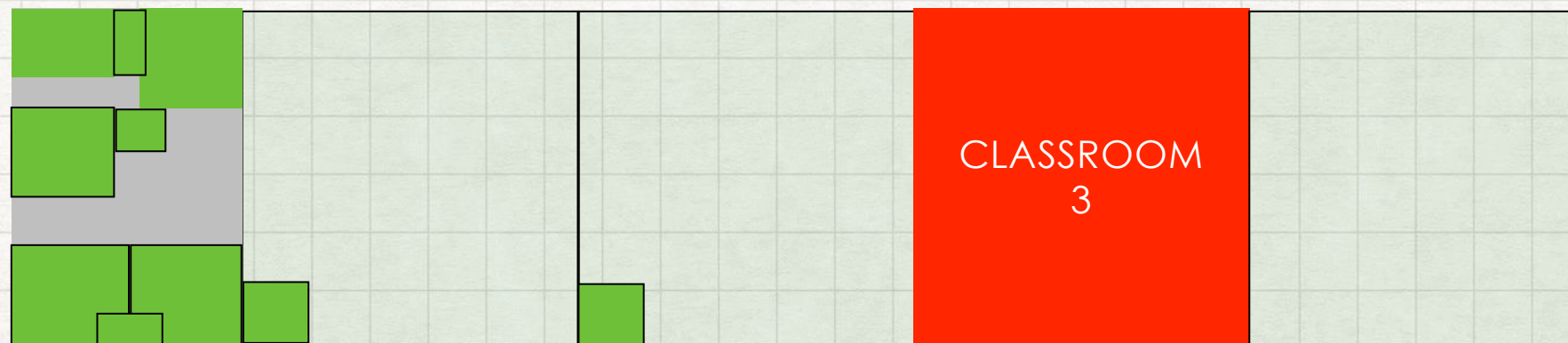


LEAVE THE FLOORS AS THEY ARE  
LEAVE THE WALLS AS THEY ARE  
REBUILD THE SOUTH WINDOW WALL  
KEEP THE SINK IF POSSIBLE  
REMOVE THE BATHROOM \*MORE ON THIS LATER  
ADD LOCKERS AND A SUPPLY CLOSET  
ADD MORE ELECTRICAL FIXTURES  
EXPECT & ENCOURAGE PAINT TO SPILL AND PLASTER DUST  
AND WAX AND INK AND SAND AND SAWDUST  
AND ALL MANNER OF ARTISTIC MESSES TO OCCUR



# THE PRESENTATION ROOMS

## CURRENT CLASSROOM 3



## UPGRADE THE FLOORS WITH A NICE DURABLE CARPET

## UPGRADE THE WALL SURFACING

CREATE AN OPENING IN THE EAST WALL AND INSTALL A SLIDING DOOR BETWEEN ROOMS C2&C3

# REBUILD THE SOUTH WINDOW WALL WITH LESS WINDOW

## CONSIDER A SOUTH FACING ENTRANCE

## MAXIMIZE THE SPACE FOR MULTI USE CLASSES AND RECEPTIONS

## REMOVE THE BATHROOM AND ALL FIXTURES

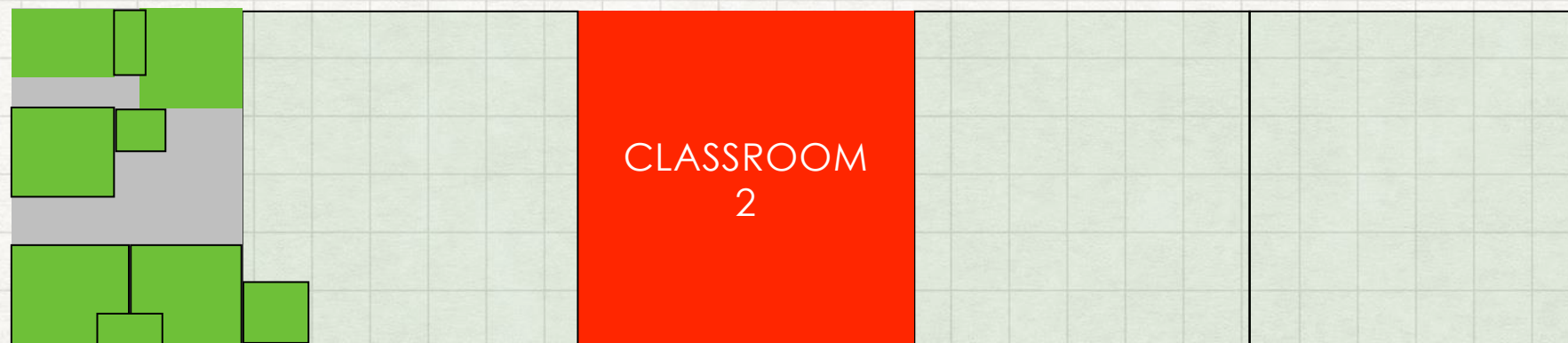
# UPGRADE THE LIGHTING

INSTALL A SEMIPERMANENT ENVIRONMENTAL EXHIBIT THAT MAY BE  
DISMOUNTED ALLOWING FOR VARIOUS OTHER SCHEDULED EVENTS



# THE PRESENTATION ROOMS

## CURRENT CLASSROOM 2



**U**PGRADE THE FLOORS WITH A NICE DURABLE CARPET

**U**PGRADE THE WALL SURFACING

**C**REATE AN OPENING IN THE WEST WALL AND INSTALL A SLIDING DOOR  
BETWEEN BOTH ROOMS

**R**EBUILD THE SOUTH WINDOW WALL

**C**ONSIDER A SOUTH FACING ENTRANCE

**M**AXIMIZE THE SPACE FOR CLASSES AND RECEPTIONS

**R**EMOVE THE BATHROOM AND FIXTURES

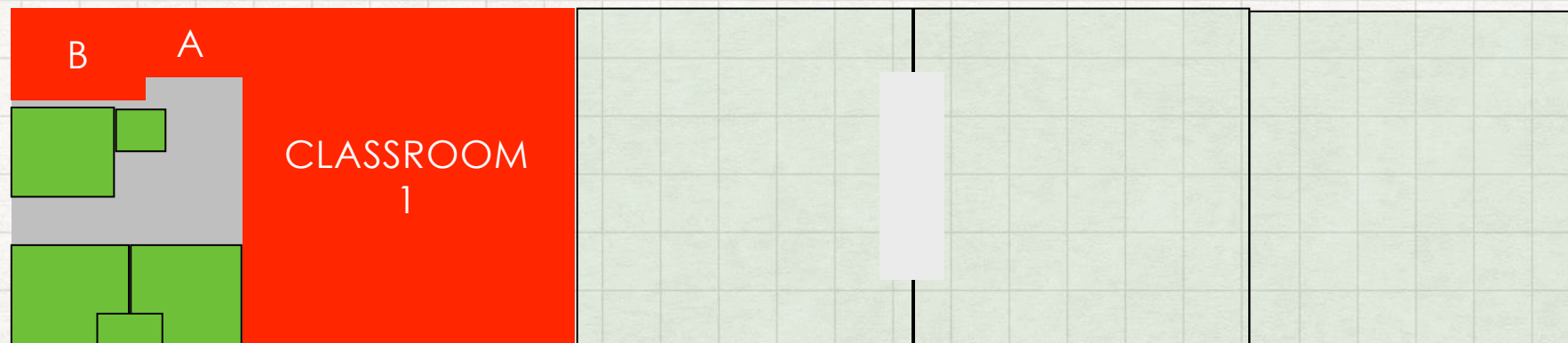
**U**PGRADE THE LIGHTING

**I**NSTALL A SEMIPERMANENT HISTORICAL/CULTURAL EXHIBIT THAT MAY BE  
DISMOUNTED ALLOWING FOR VARIOUS OTHER SCHEDULED EVENTS



# THE COMMUNITY KITCHEN

## CURRENT CLASSROOM 1



**UPGRADE THE FLOORS**

**UPGRADE THE WALL SURFACING**

**REBUILD THE SOUTH WINDOW WALL**

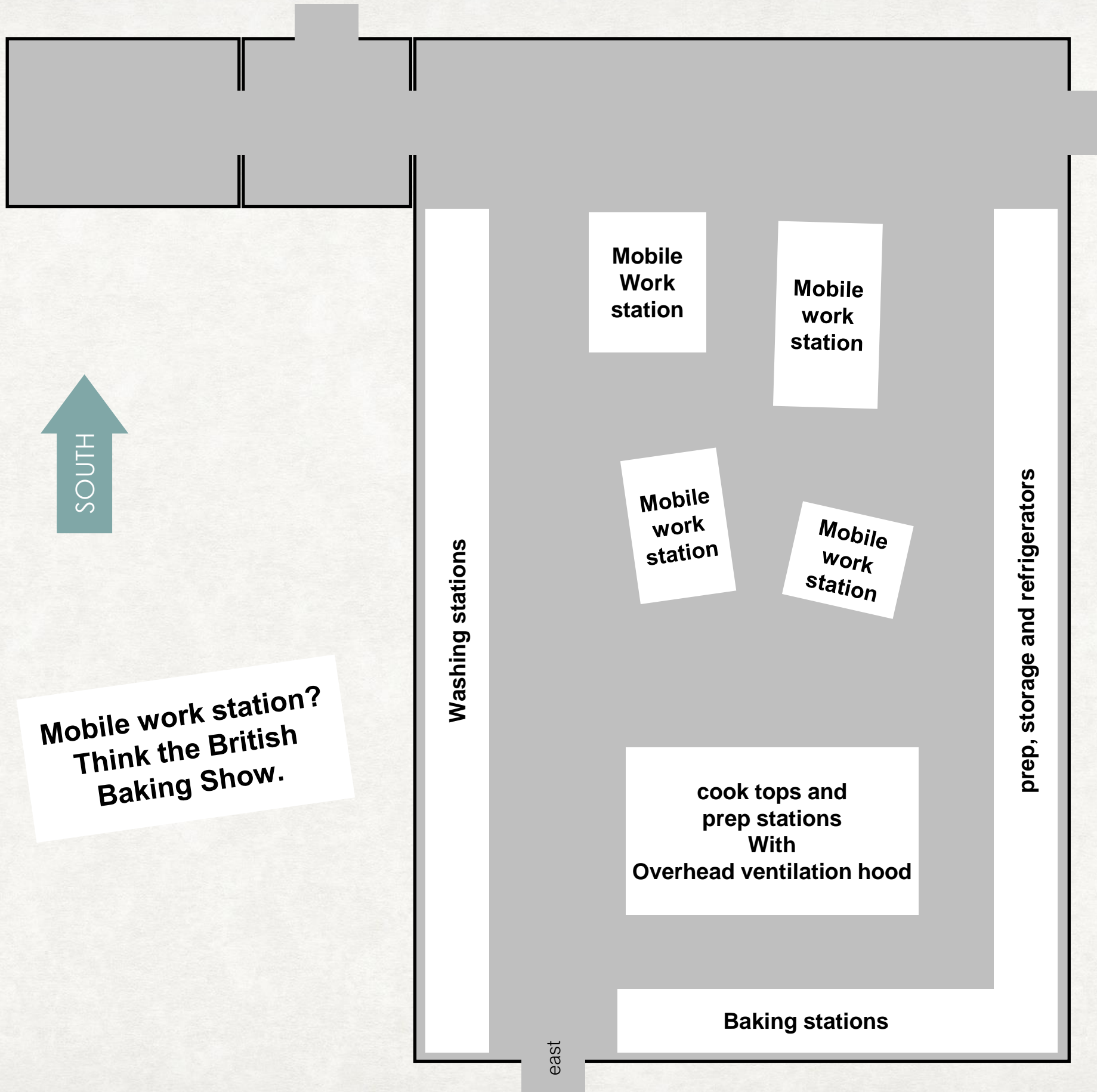
**REMOVE THE BATHROOM AND FIXTURES**

**ADD SERVICE ENTRANCE[A] AND STORAGE/COLD ROOM[B]**

**MAXIMIZE THIS SPACE TO BECOME; A COMMUNITY KITCHEN/  
TEACHING KITCHEN/ FACILITY SERVICING KITCHEN**

SEE THE NEXT SLIDE FOR A POSSIBLE LAYOUT





**Mobile work station?  
Think the British  
Baking Show.**



# **\*THE RESTROOMS**

## **CURRENT RESTROOMS AND OFFICES**



**U**PGRADE THE FLOORS WITH GOOD DRAINAGE

**U**PGRADE THE WALLS

**M**AXIMIZE THE SPACE TO BECOME A FULL SERVICE  
RESTROOM FACILITY FOR THE ENTIRE SITE

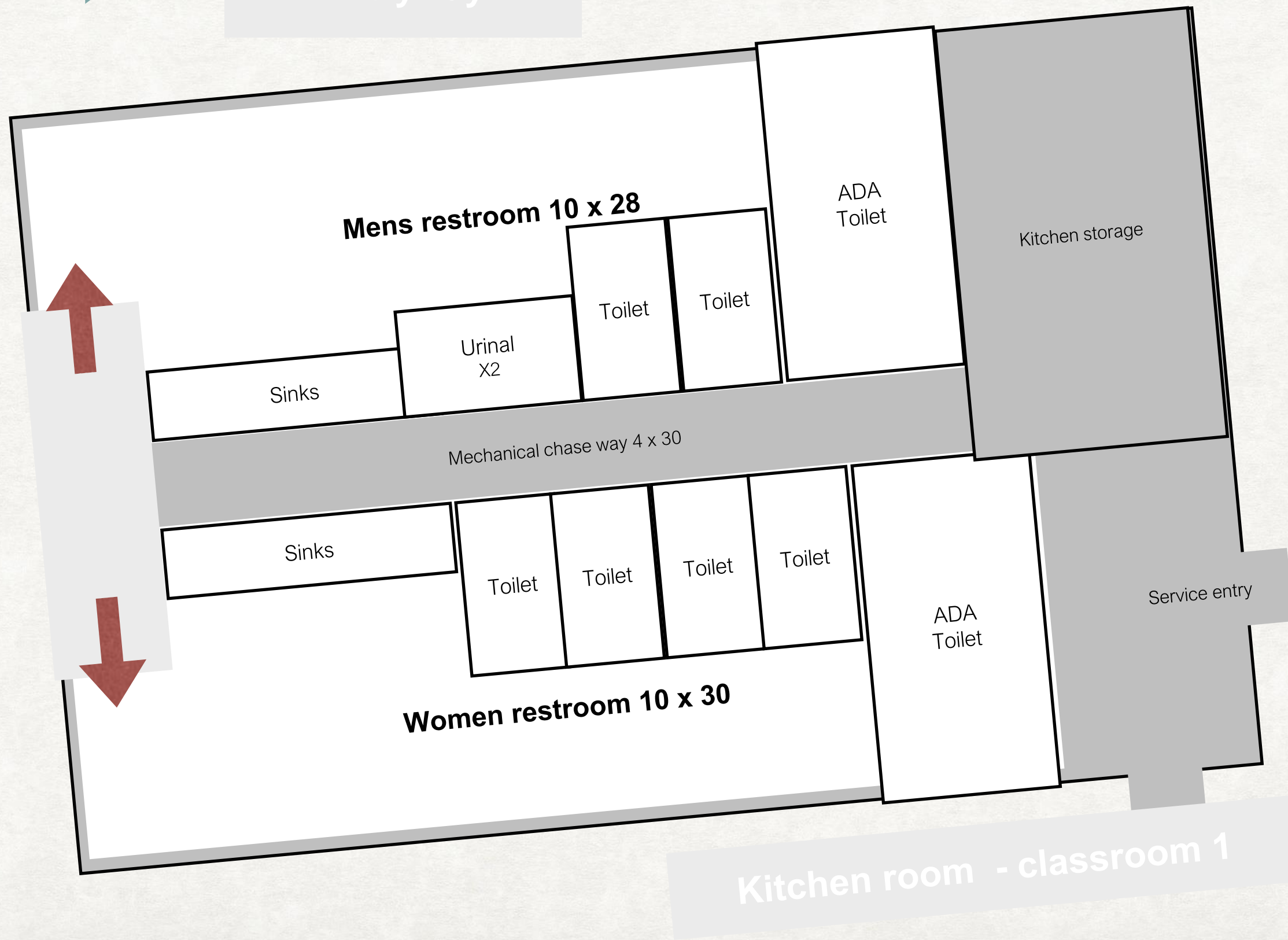
**F**OCUS ALL NEW PLUMBING IN THIS ONE LOCATION AND  
**A**LONG THE WEST WALL ADJOINING WITH THE KITCHEN  
PLUMBING

SEE THE NEXT SLIDE FOR A POSSIBLE LAYOUT



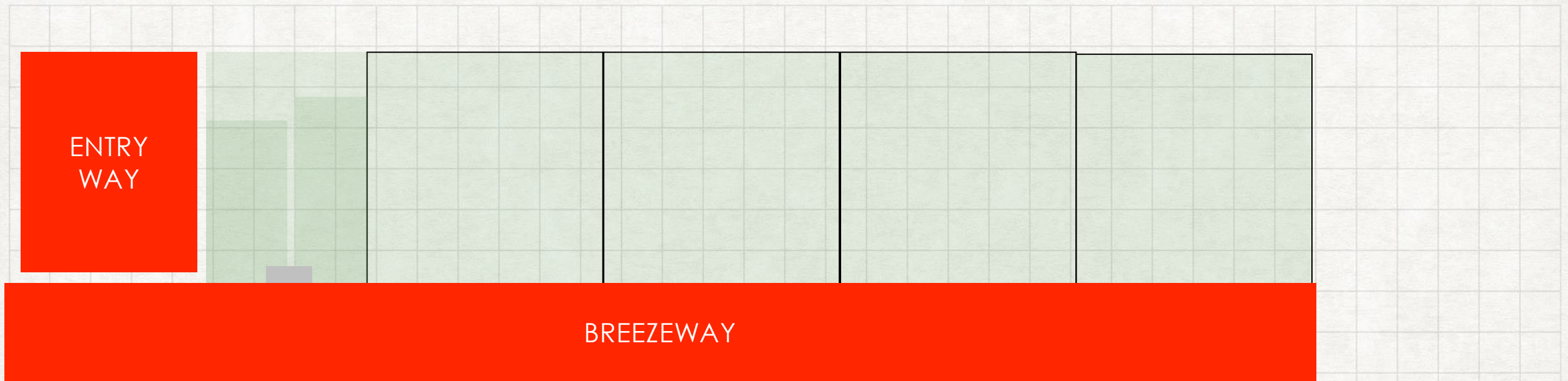


Entryway





# THE BREEZE WAY AND ENTRYWAY



**REBUILD AND RE-ROOF THE BREEZEWAY**  
**PLAN FOR ARTISTIC DOWN SPOUTS**

**REMOVE THE ENTRY WAY ROOF STRUCTURE**

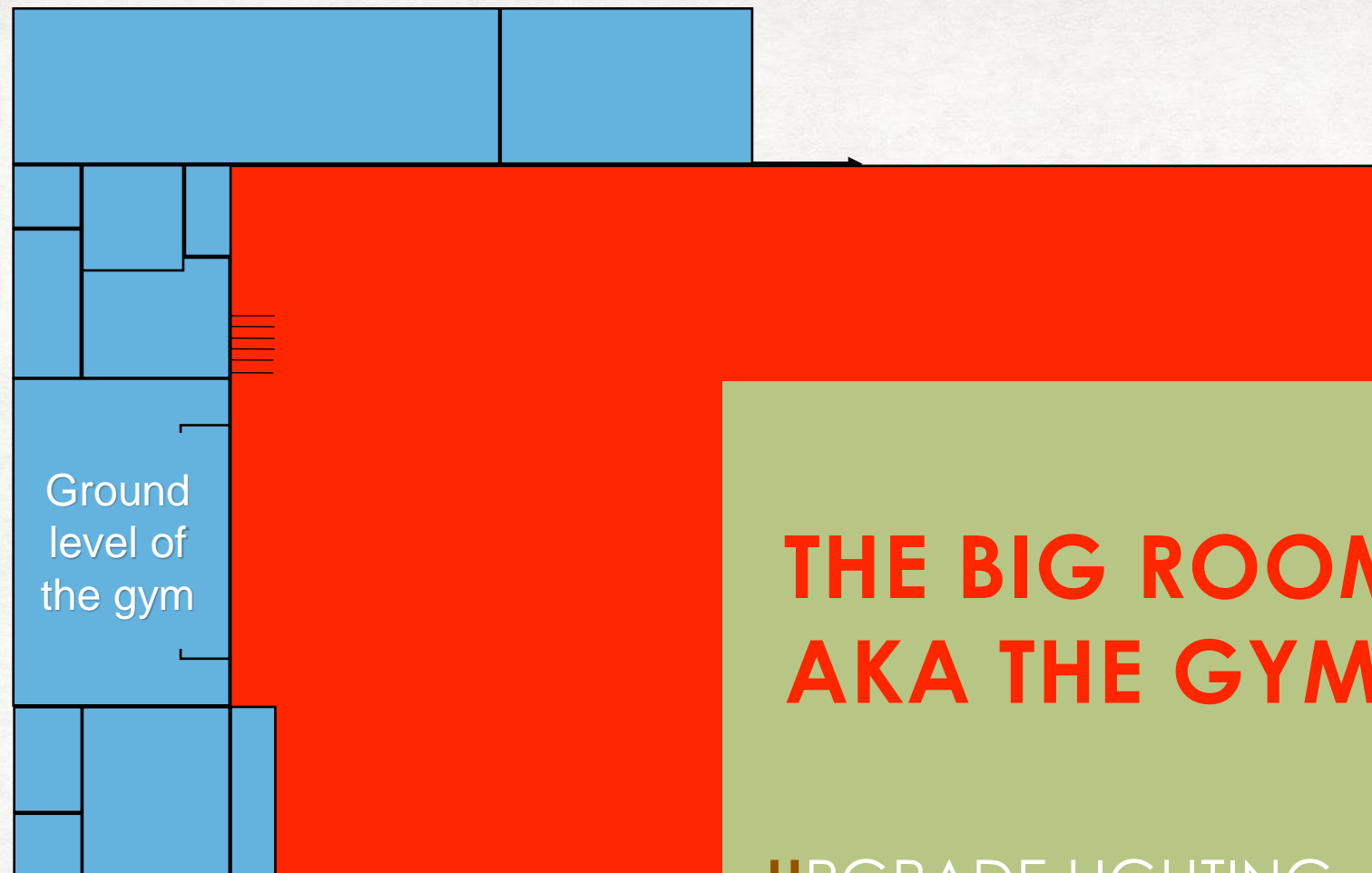
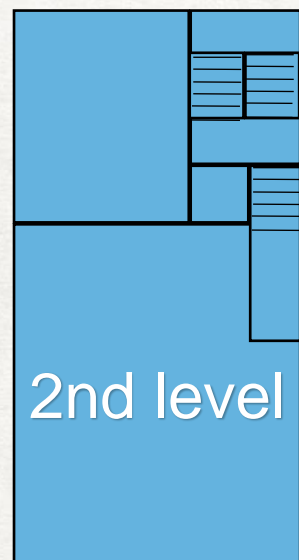
**TAKE TIME AND DESIGN A SIGNATURE ENTRYWAY AFTER THE FACILITY BEGINS TO ADOPT AN AESTHETIC. LET IT GROW A LITTLE BEFORE WE DEFINE IT**



# QUESTIONS

## ABOUT THE CLASSROOM BUILDING?





## THE BIG ROOM AKA THE GYM

**U**PGRADE LIGHTING

**R**EPAIR/REDO THE FLOOR

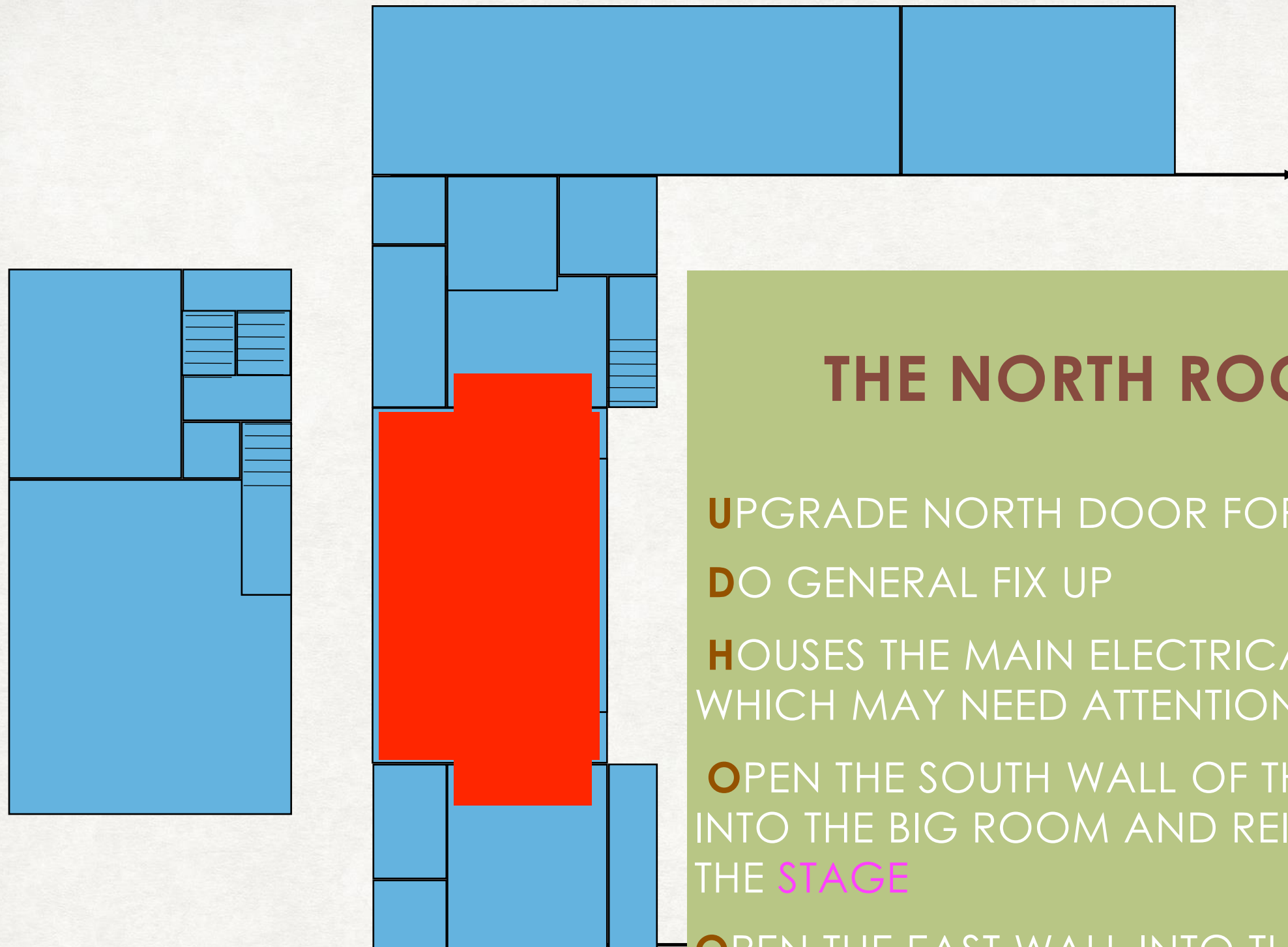
**U**PGRADE DOORS TO ADA

**D**O GENERAL FIX UP

**U**PGRADE HEATING/VENTILATION

**B**EGIN TO STUDY ACOUSTICS





## THE NORTH ROOM

**U**PGRADE NORTH DOOR FOR ADA

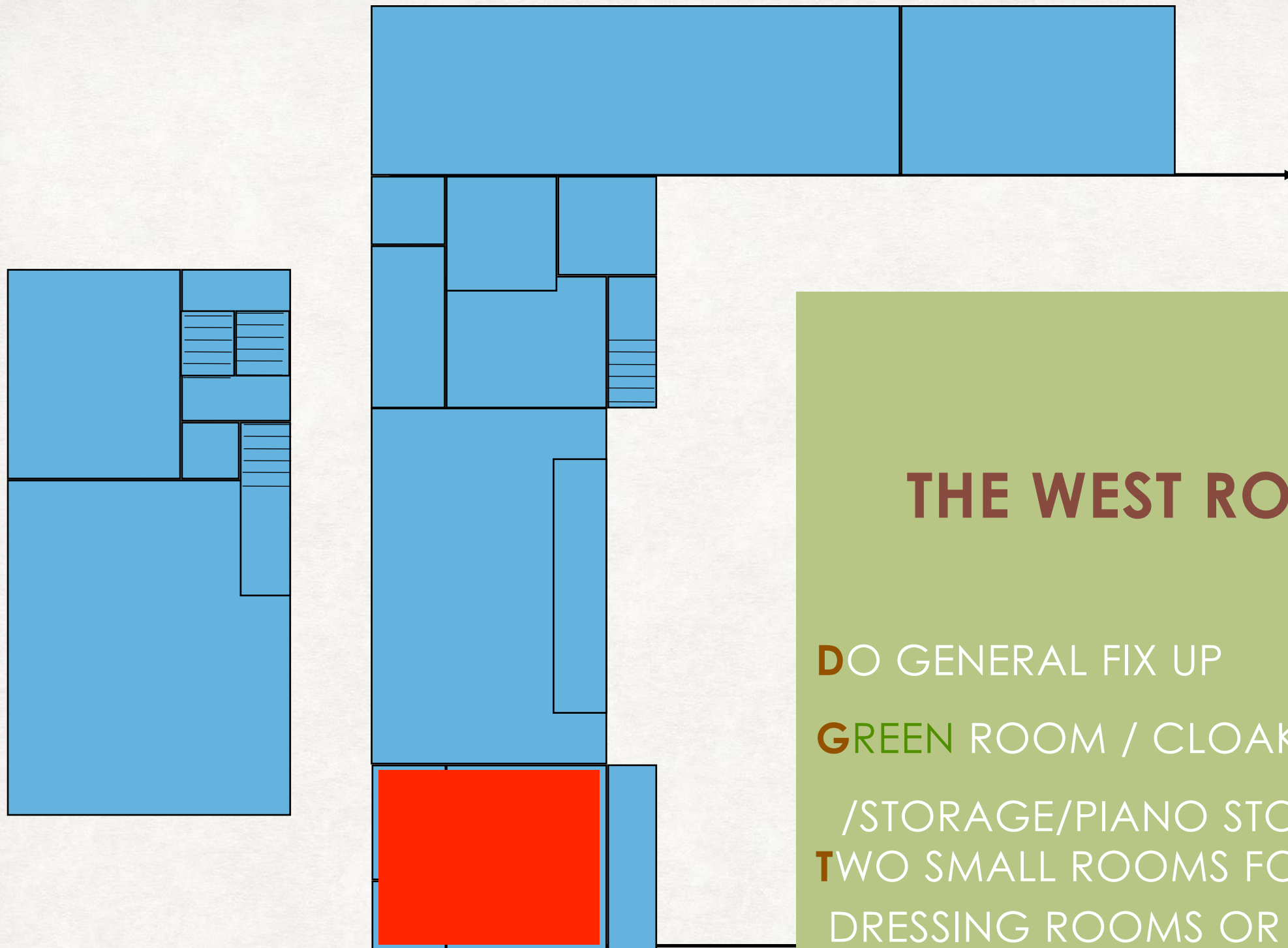
**D**O GENERAL FIX UP

**H**OUSES THE MAIN ELECTRICAL BOXES  
WHICH MAY NEED ATTENTION

**O**PEN THE SOUTH WALL OF THIS ROOM  
INTO THE BIG ROOM AND REINSTALL  
THE **STAGE**

**O**PEN THE EAST WALL INTO THE ROOM  
THERE FOR BETTER ACCESS





## THE WEST ROOMS

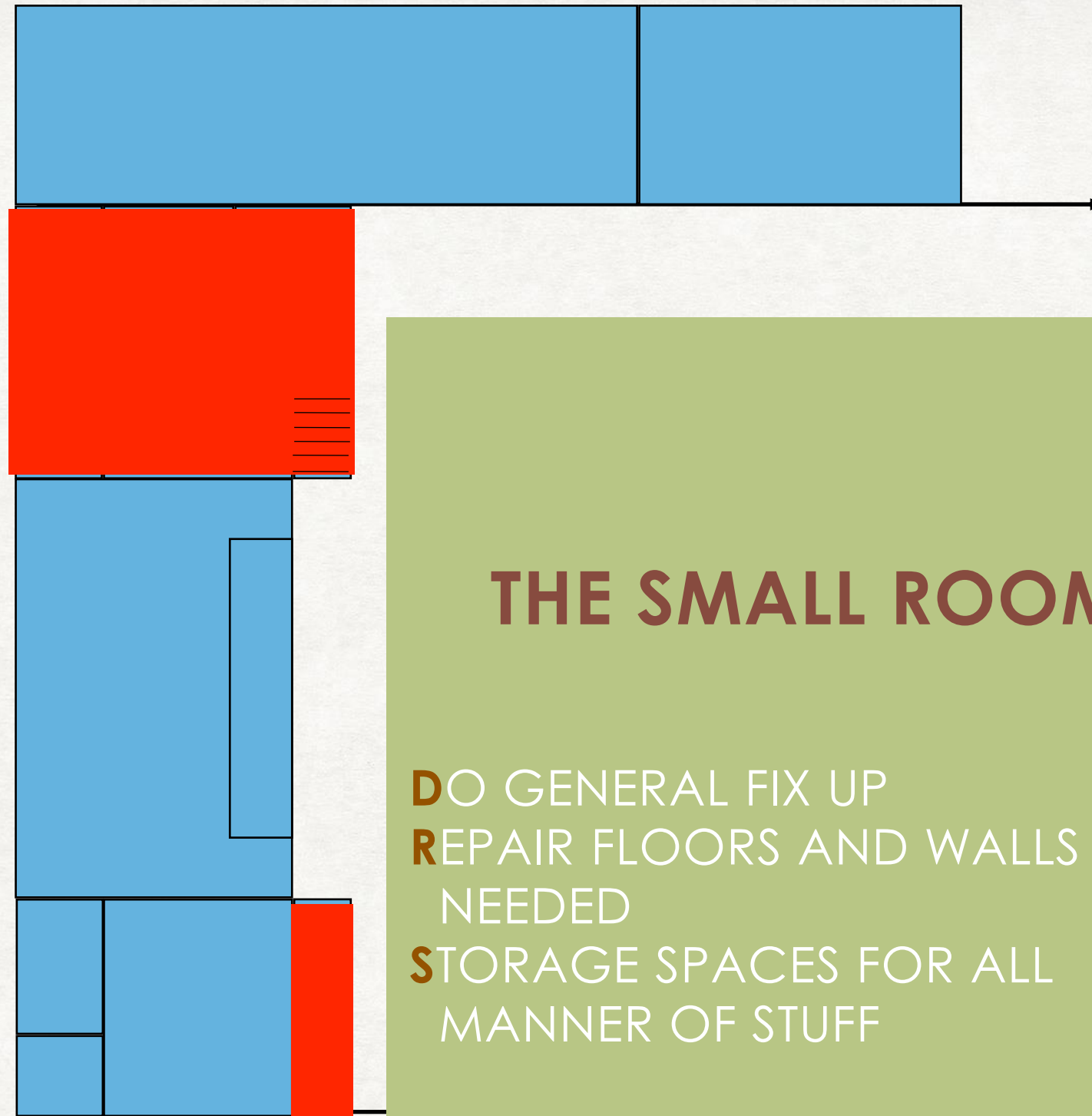
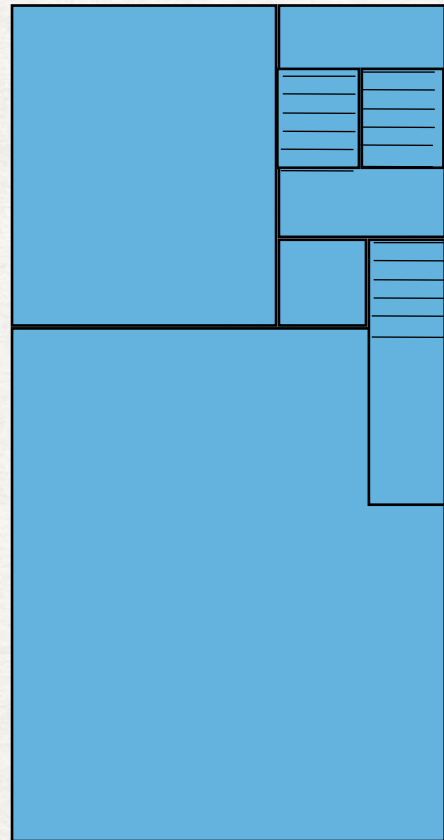
**D**O GENERAL FIX UP

**G**REEN ROOM / CLOAK ROOM

/STORAGE/PIANO STORAGE

**T**WO SMALL ROOMS FOR  
DRESSING ROOMS OR CLOSETS

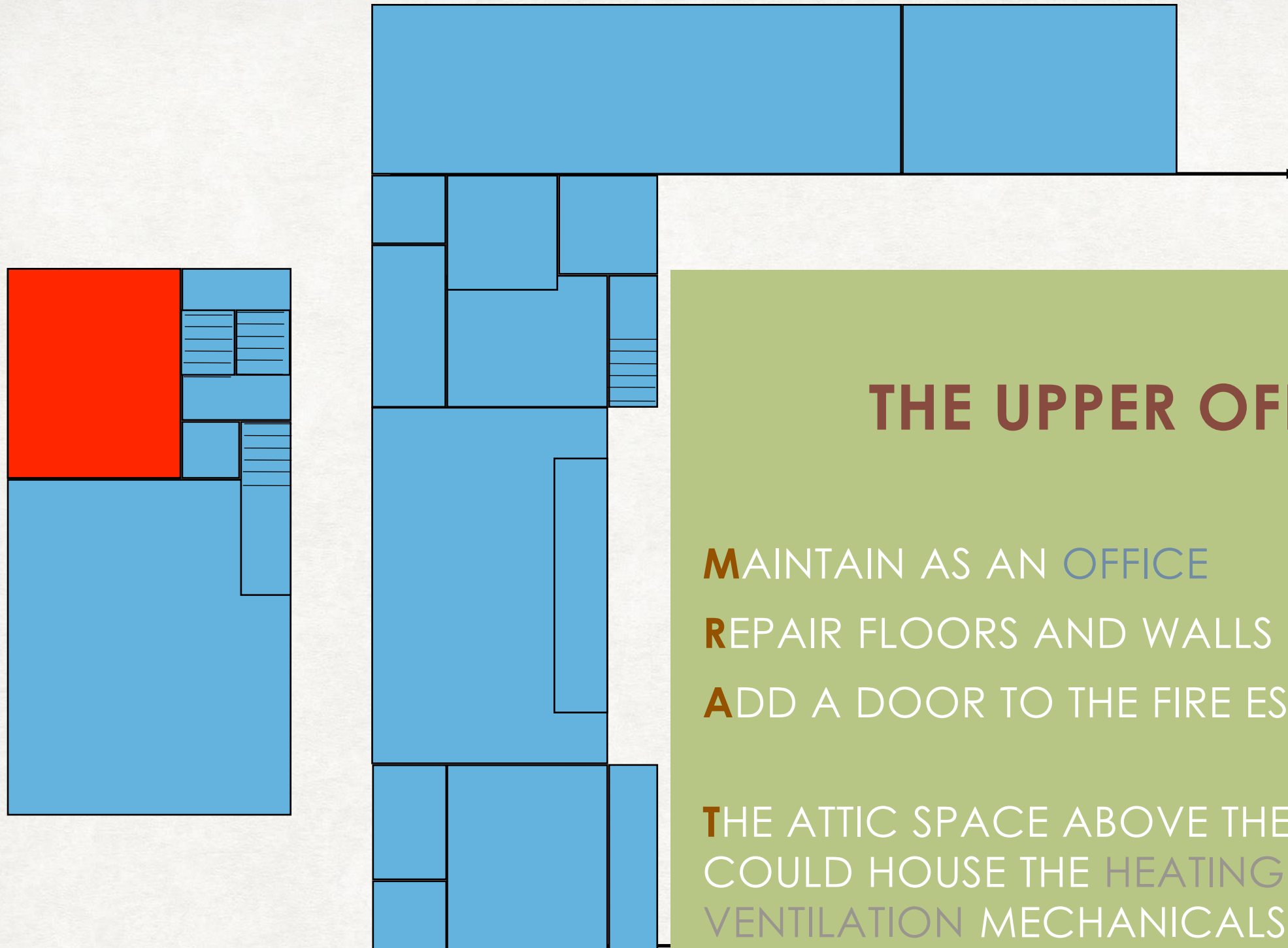




## THE SMALL ROOMS

**D**O GENERAL FIX UP  
**R**EPAIR FLOORS AND WALLS AS  
NEEDED  
**S**TORAGE SPACES FOR ALL  
MANNER OF STUFF





## THE UPPER OFFICE

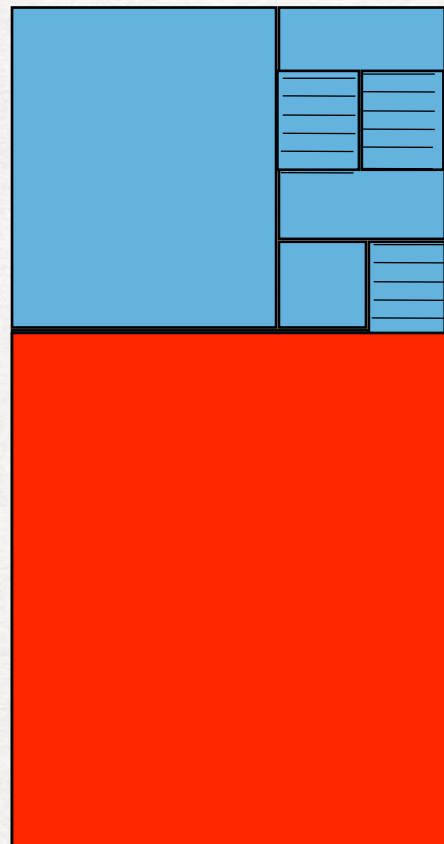
**M**AINTEIN AS AN OFFICE

**R**EPAIR FLOORS AND WALLS AS NEEDED

**A**DD A DOOR TO THE FIRE ESCAPE

**T**HE ATTIC SPACE ABOVE THE OFFICE  
COULD HOUSE THE HEATING AND  
VENTILATION MECHANICALS FOR THE  
BUILDING





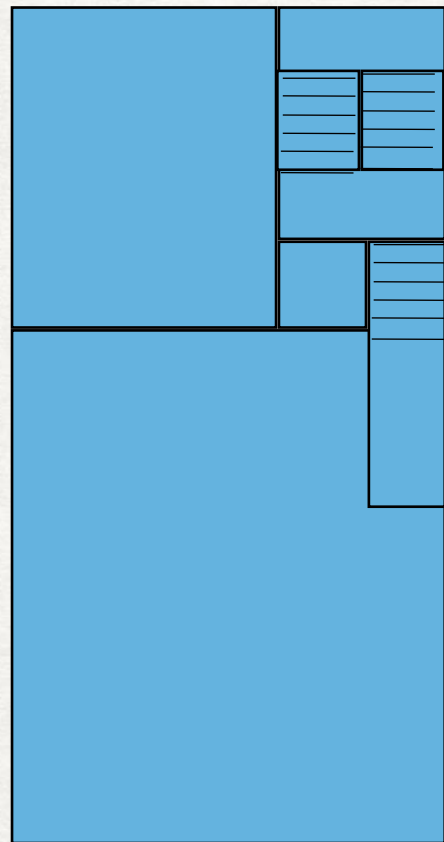
## THE LOFT

**R**EPAIR FLOORS AND WALLS AS NEEDED

**U**PGRADE THE WINDOWS FOR A BETTER RELATIONSHIP TO THE PARK GROUNDS BELOW

**U**SE FOR FACILITY OPERATIONS AND STORAGE





## THE EAST ROOM

**R**EDO THE WINDOWS TO RELATE  
EASTWARD WITH THE GARDENS

**J**OIN THE TWO ROOMS

**U**PGRADE DOORS ALL TO ADA  
STANDARDS

**M**AKE INTO A PERMANENT  
INTERPRETIVE CENTER

**S**OUTH DOOR LEADS TO PARKING

**N**ORTH DOOR CONNECTS WITH THE  
INTERPRETIVE TRAIL AND GARDENS



## ABOUT THE GYM BUILDING?

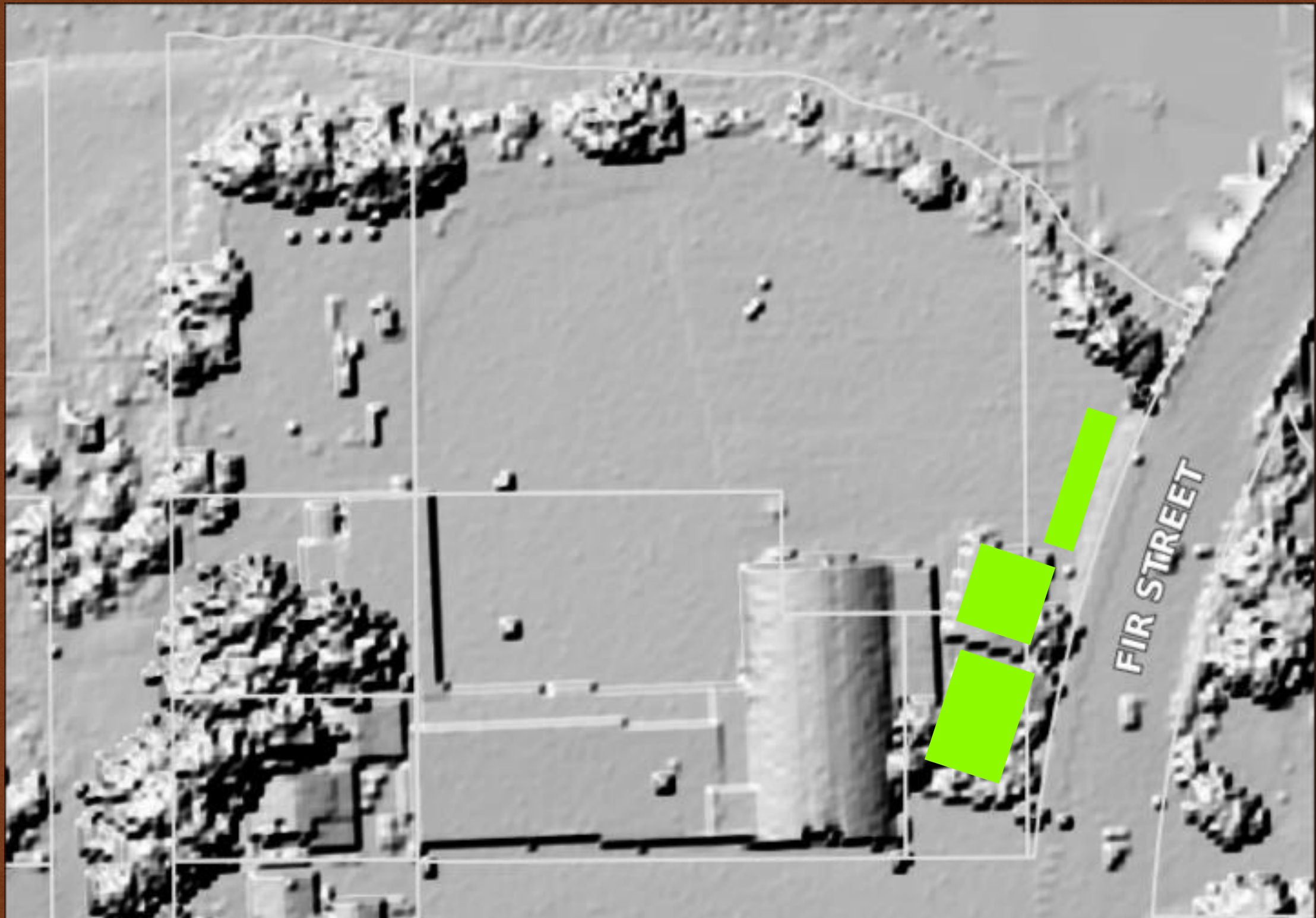
## ABOUT THE GYM BUILDING?



# OUTDOOR IDEAS

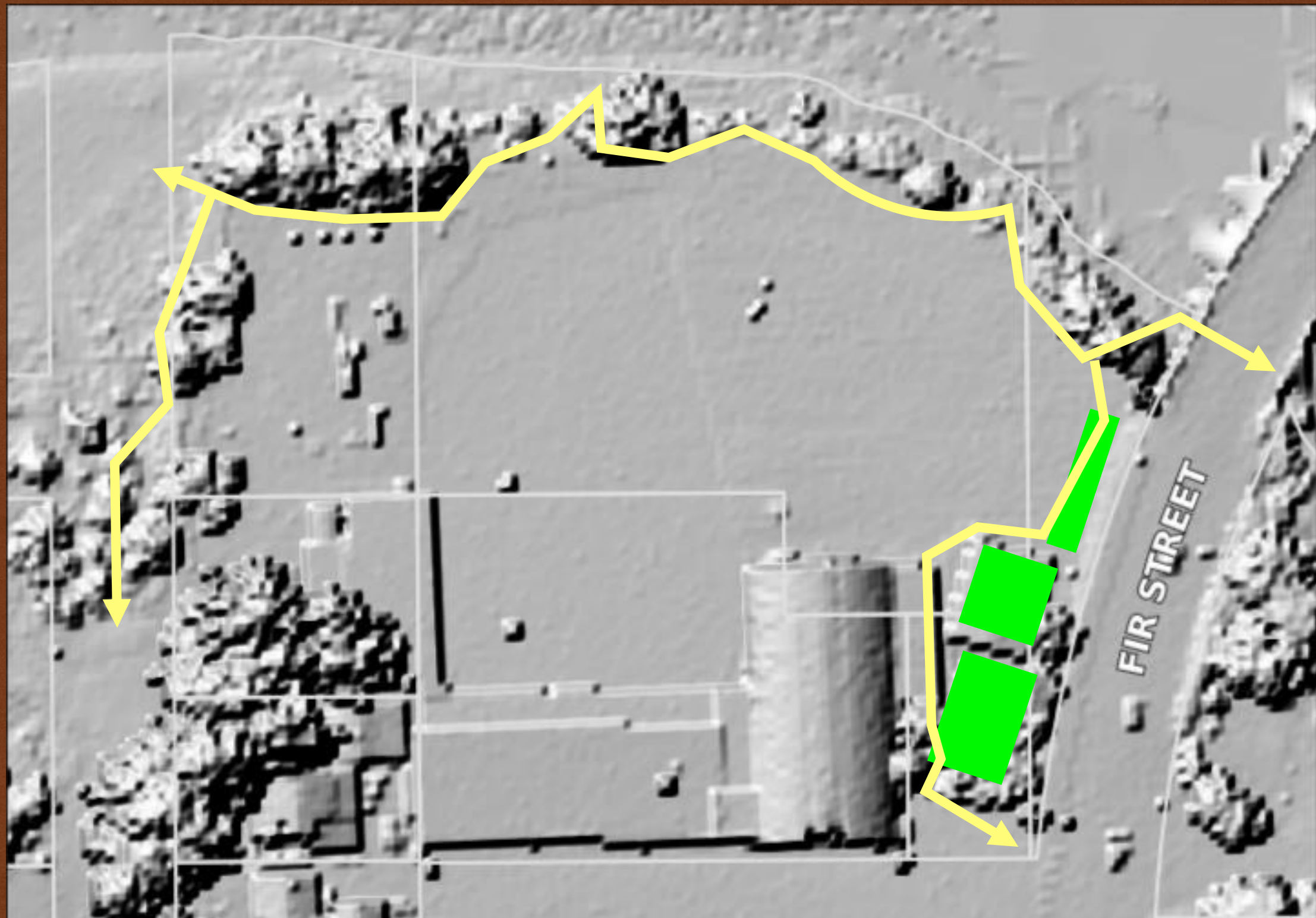


# THE GARDENS



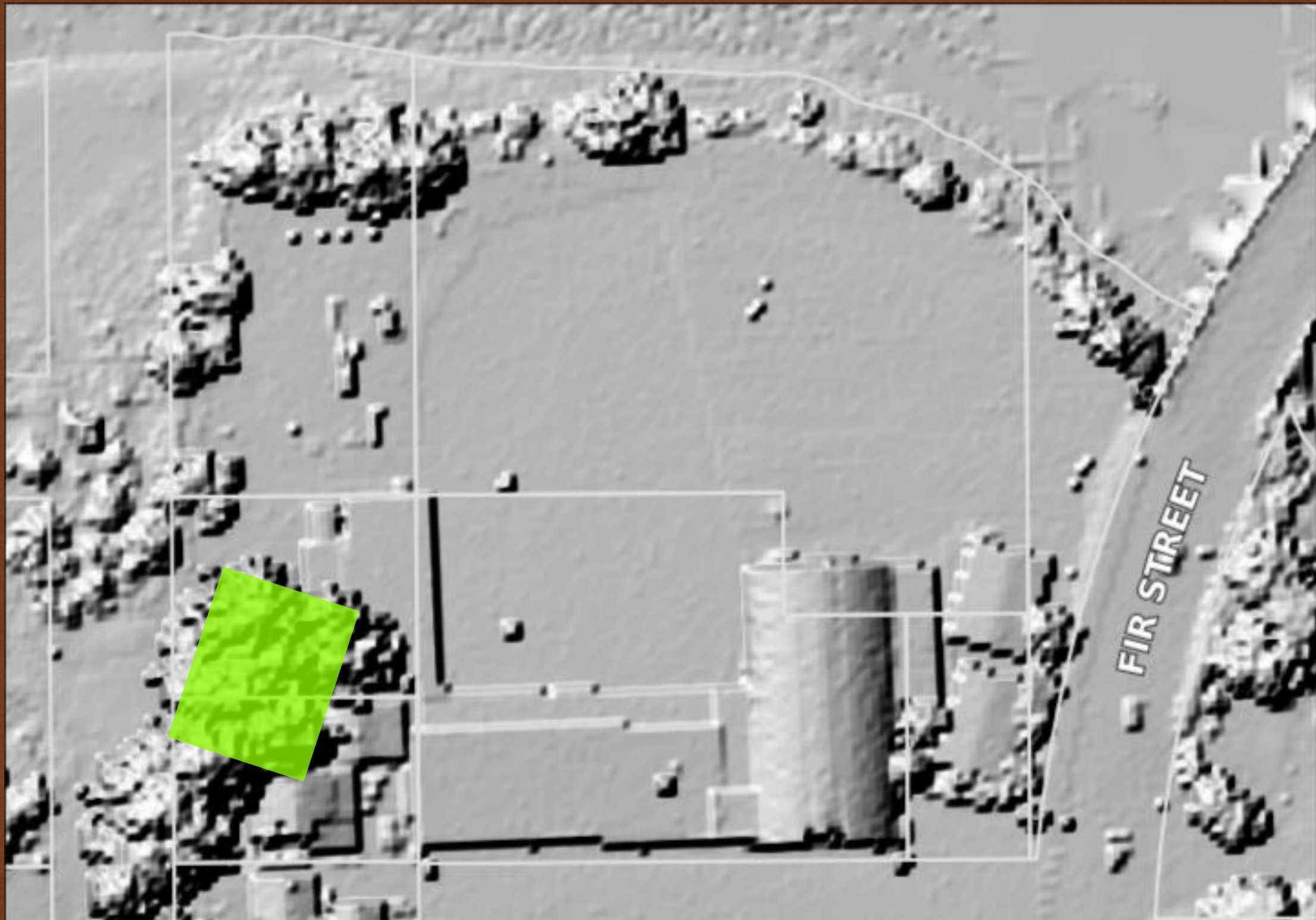


# THE INTERPRETIVE TRAIL



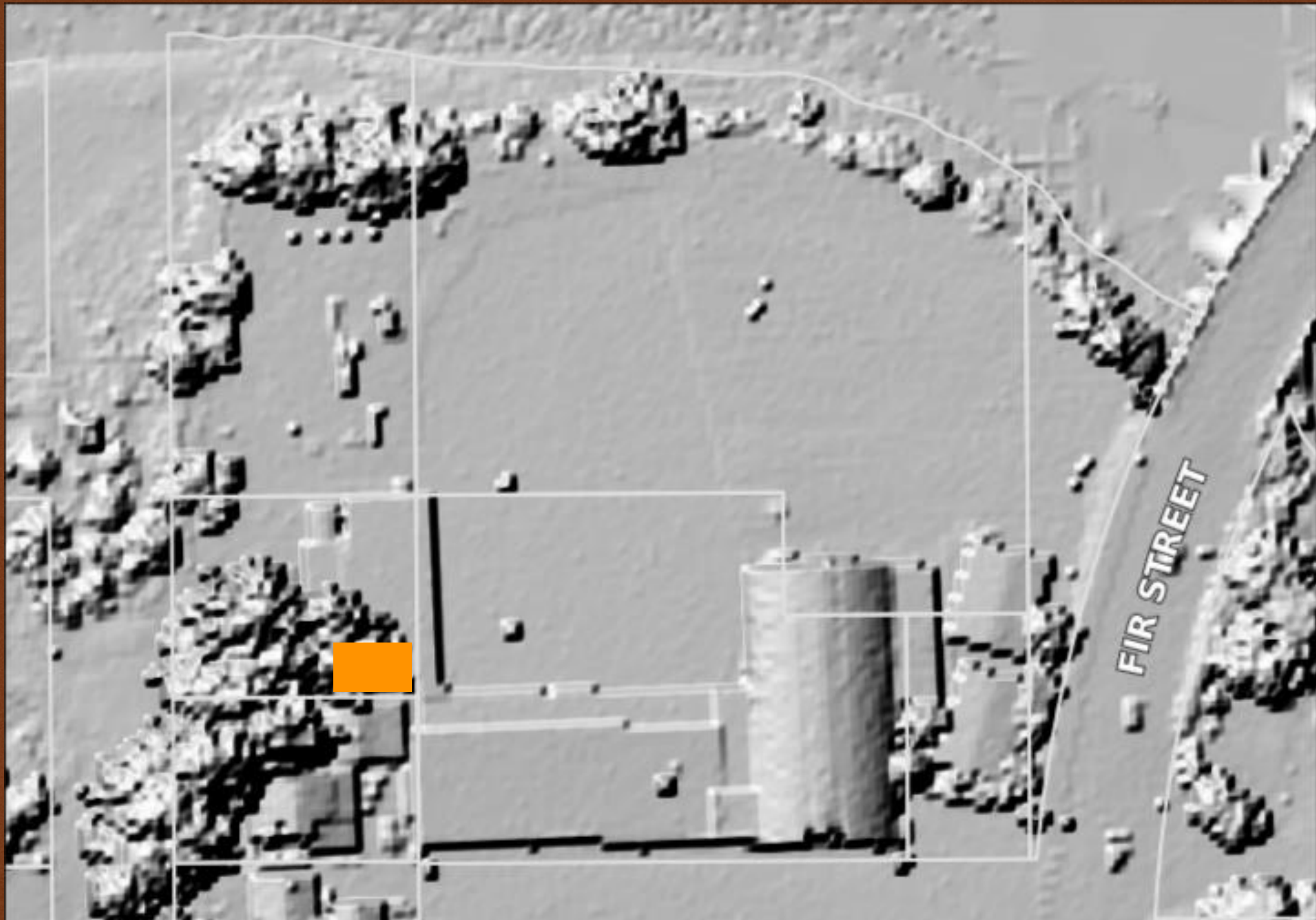


# THE GROVE, AN OUTDOOR CLASSROOM



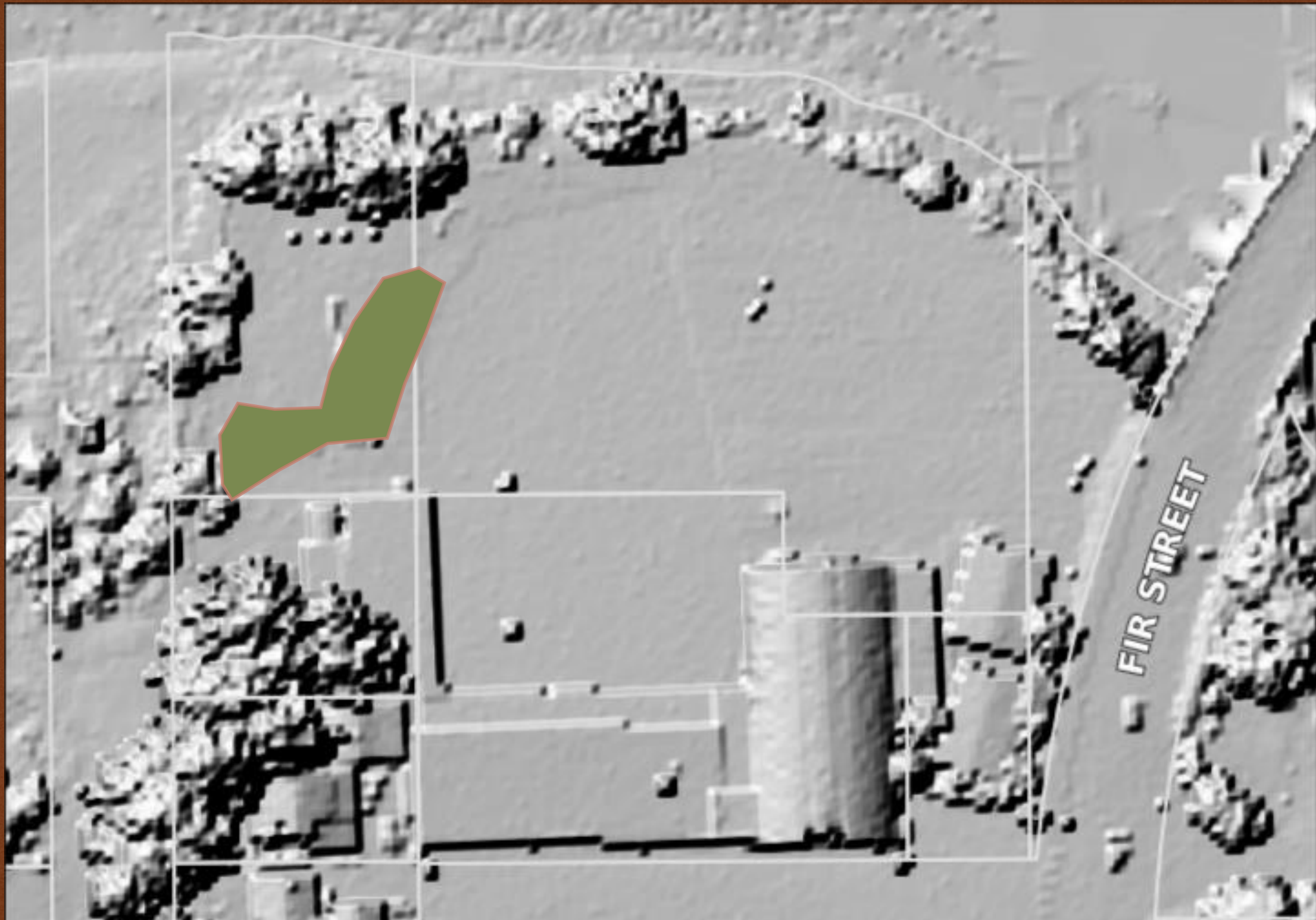


# A KILN/FOUNDRY ENCLOSURE



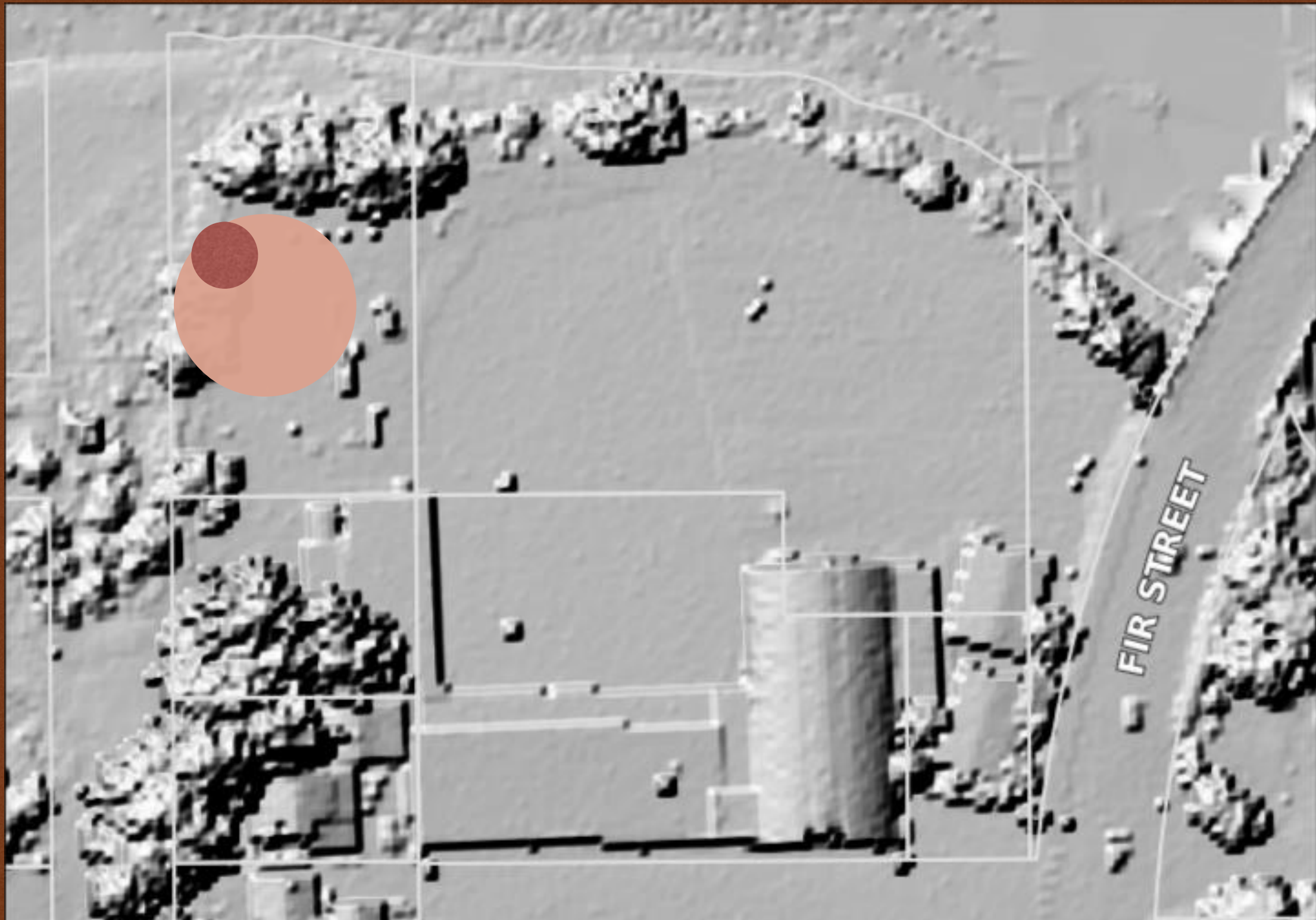


# A BERM WITH NATIVE SHRUBBERY



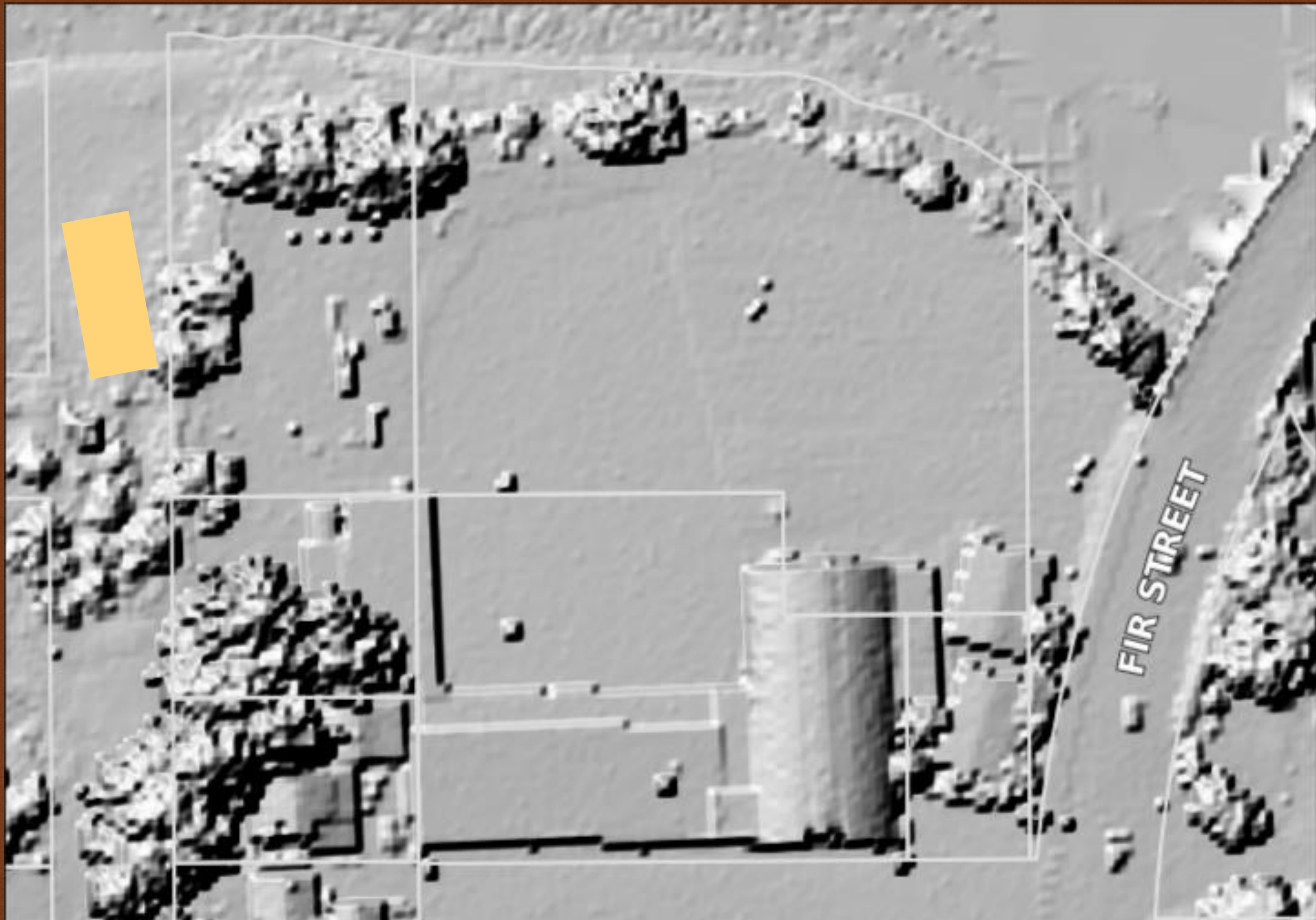


# THE OUTDOOR MUSIC VENUE





# A HISTORICAL REPLICA





## ABOUT THE OUTDOOR IDEAS?

## ABOUT THE OUTDOOR IDEAS?



THIS ENDS MY CONCEPT DETAILS

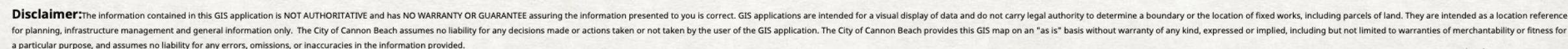
A COMMENT ON PARKING...

THE APPLICABLE SQUARE FOOTAGE OF THE  
COMBINED USABLE SPACES IN THE BUILDINGS  
**MAY** REQUIRE SUBSTANTIAL PARKING, DURING  
A **FULL** FACILITY EVENT.

EVERYDAY USE WILL NEED **FEWER** SPACES.

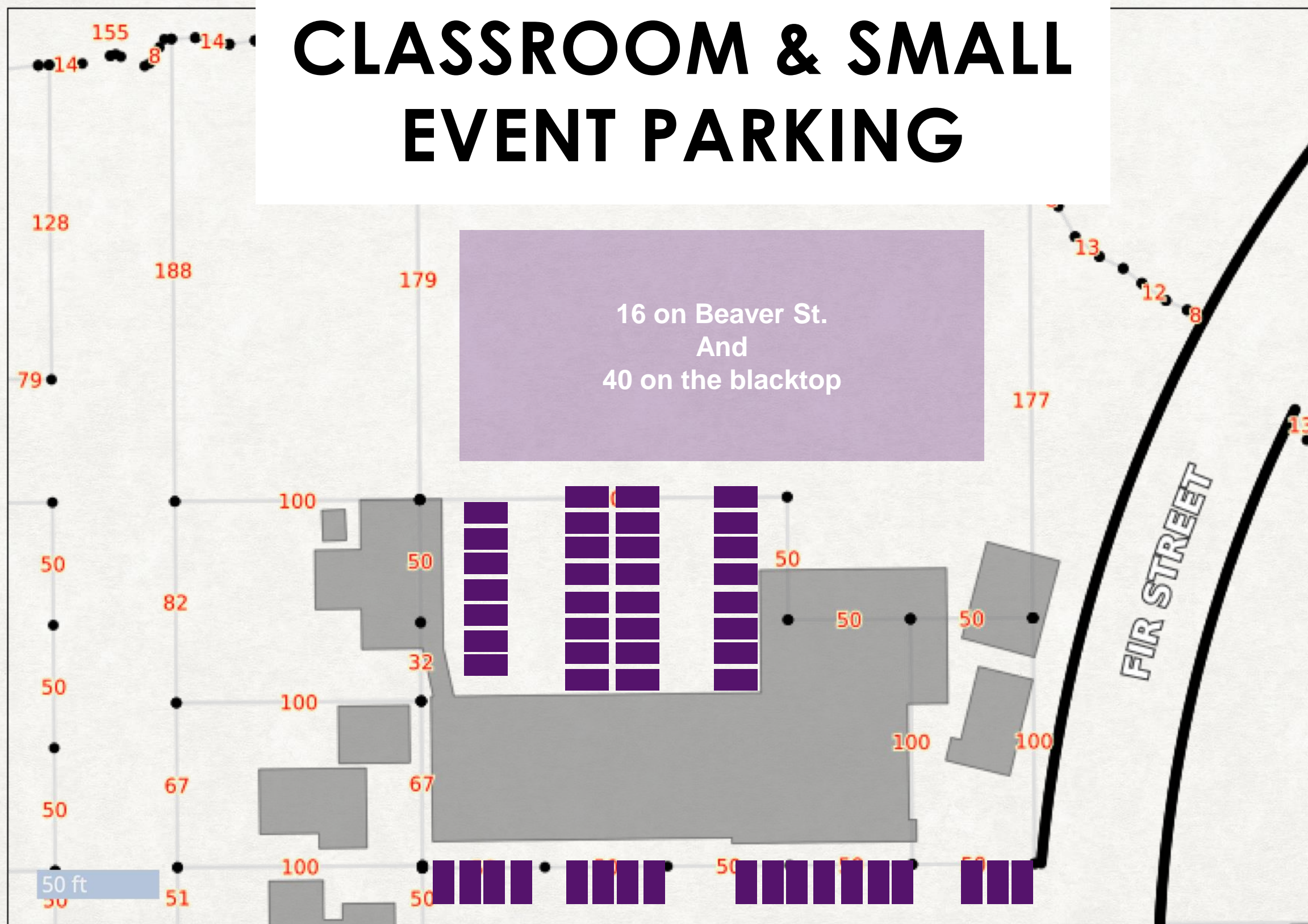
MY CALCULATIONS COME FROM AN EXPERIENCE OF DIRECTING PARKING  
AT LARGE EVENTS.







# CLASSROOM & SMALL EVENT PARKING



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# PEAK EVENT PARKING



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# CBE VISION

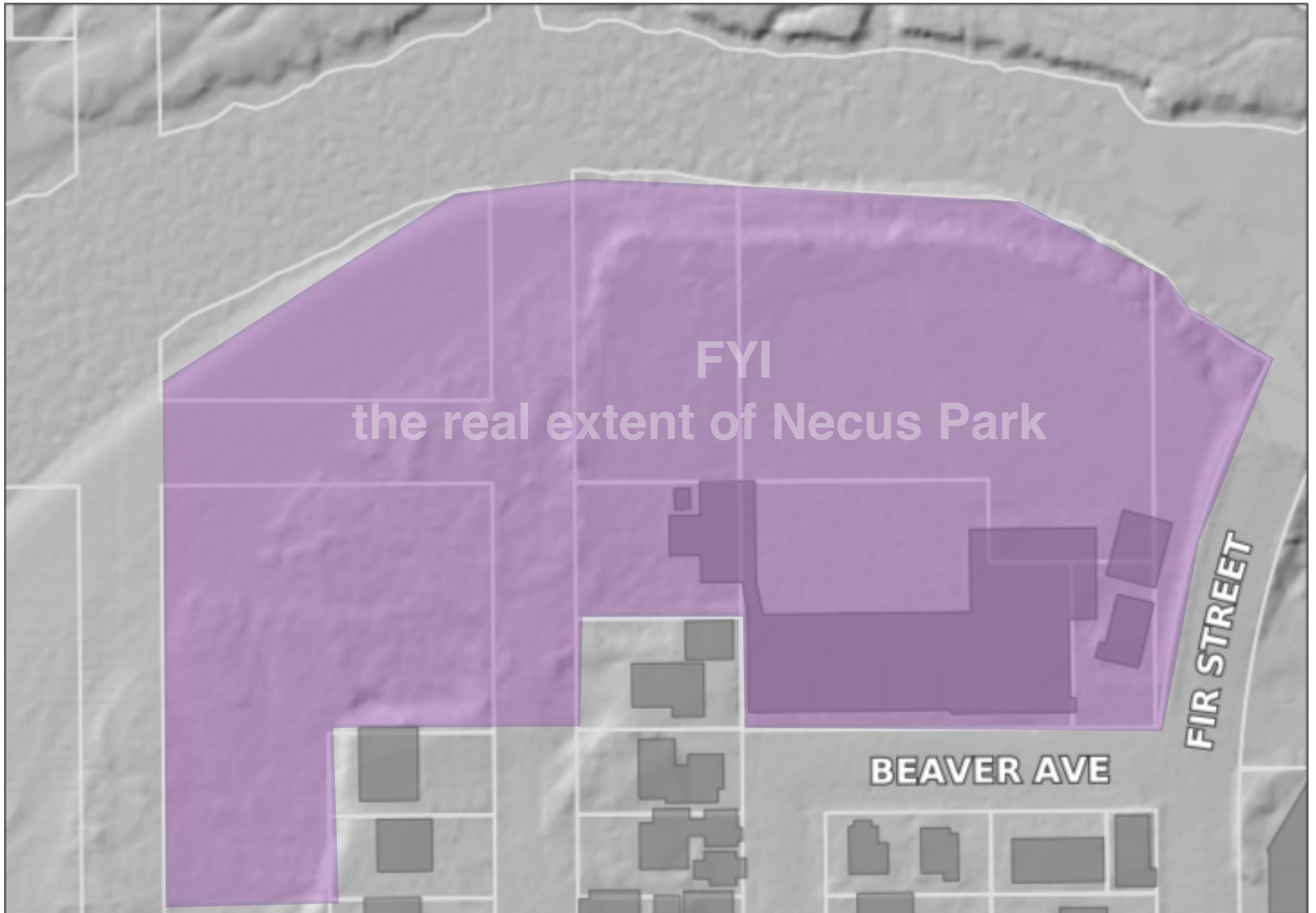
- I hope this may be an enlightening concept idea.
- I hope the Council and Community might take my ideas and debate their merits.
- There are nine spaces, including the Gym big room, that hold the size and potential for multi use; classroom, reception, lecture, conference, rally, market, fair, music, show, presentation, etc.
- Of all the ideas I set forth only one has a dynamic essentialness as it concerns all the others. The restrooms.
- As you may see, I am focused on the diverse capability inherent in the facility and its massive multi functioning capacity
- I have laid out more reasoning details in my hand out.



# CBE VISION

- Questions?



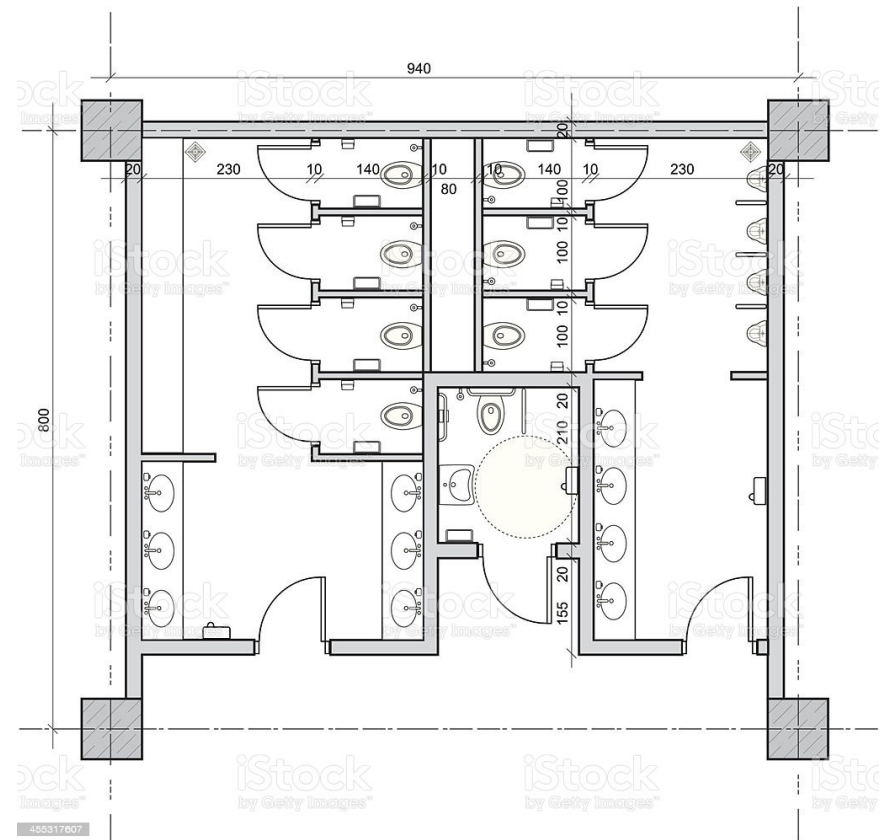
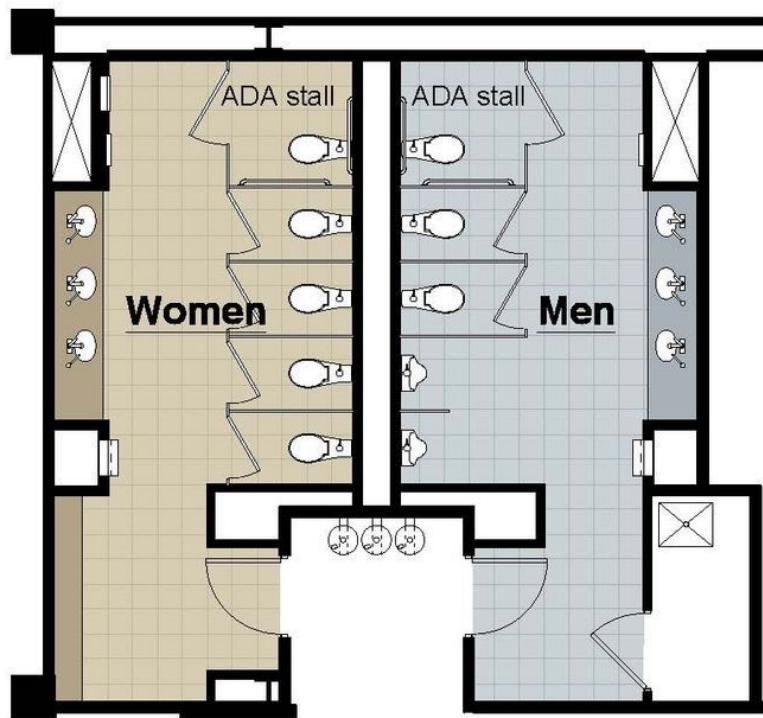




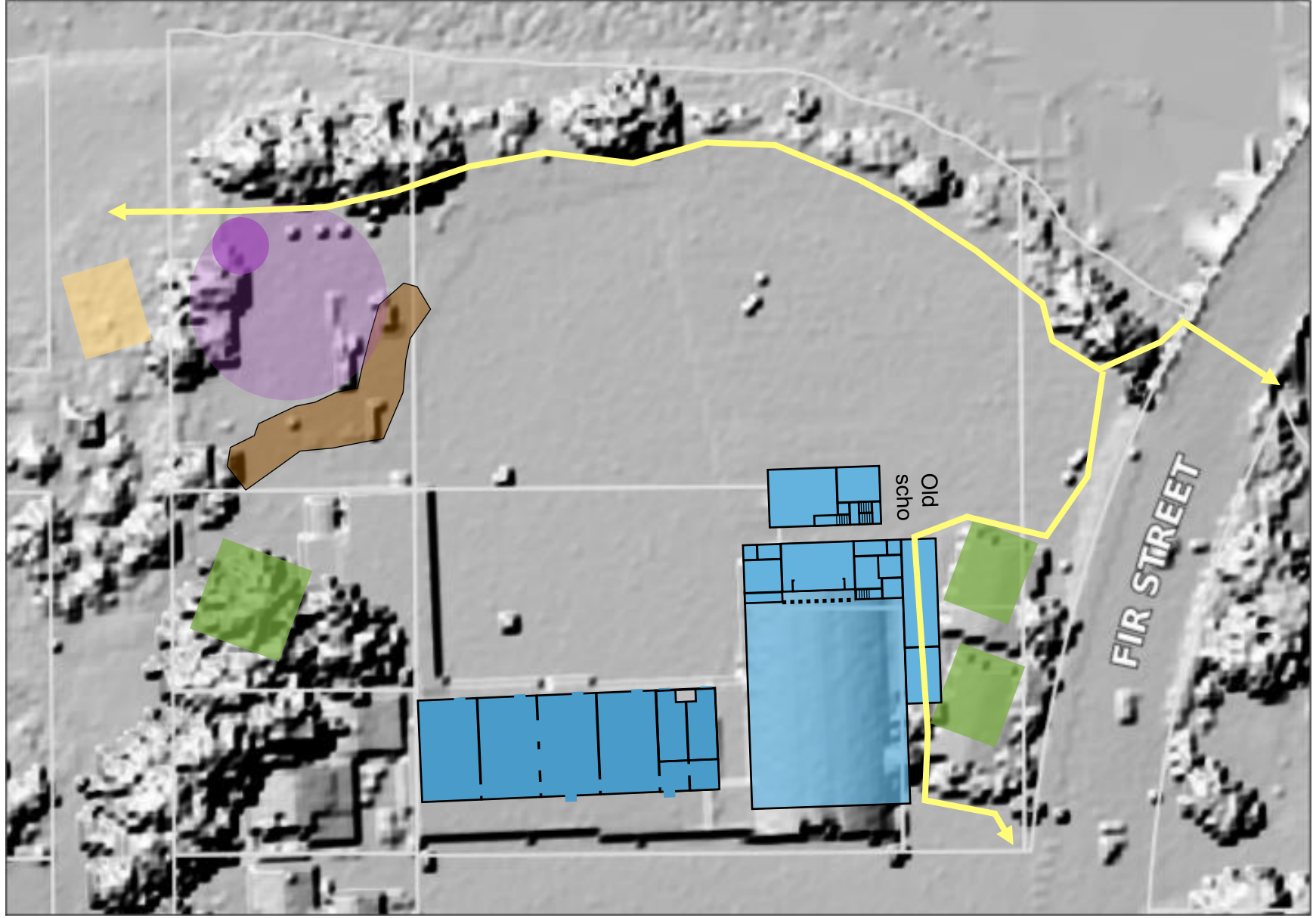


A raised bed example

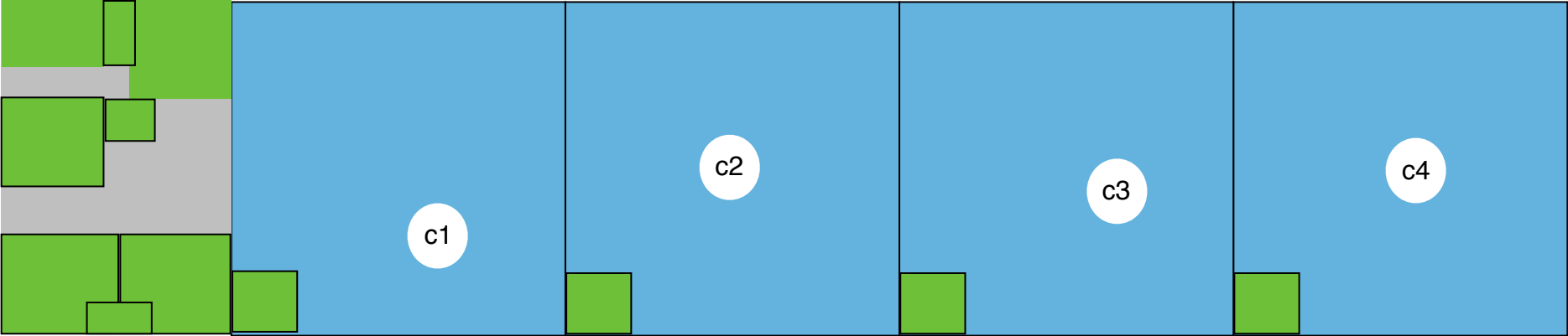
Two restroom examples









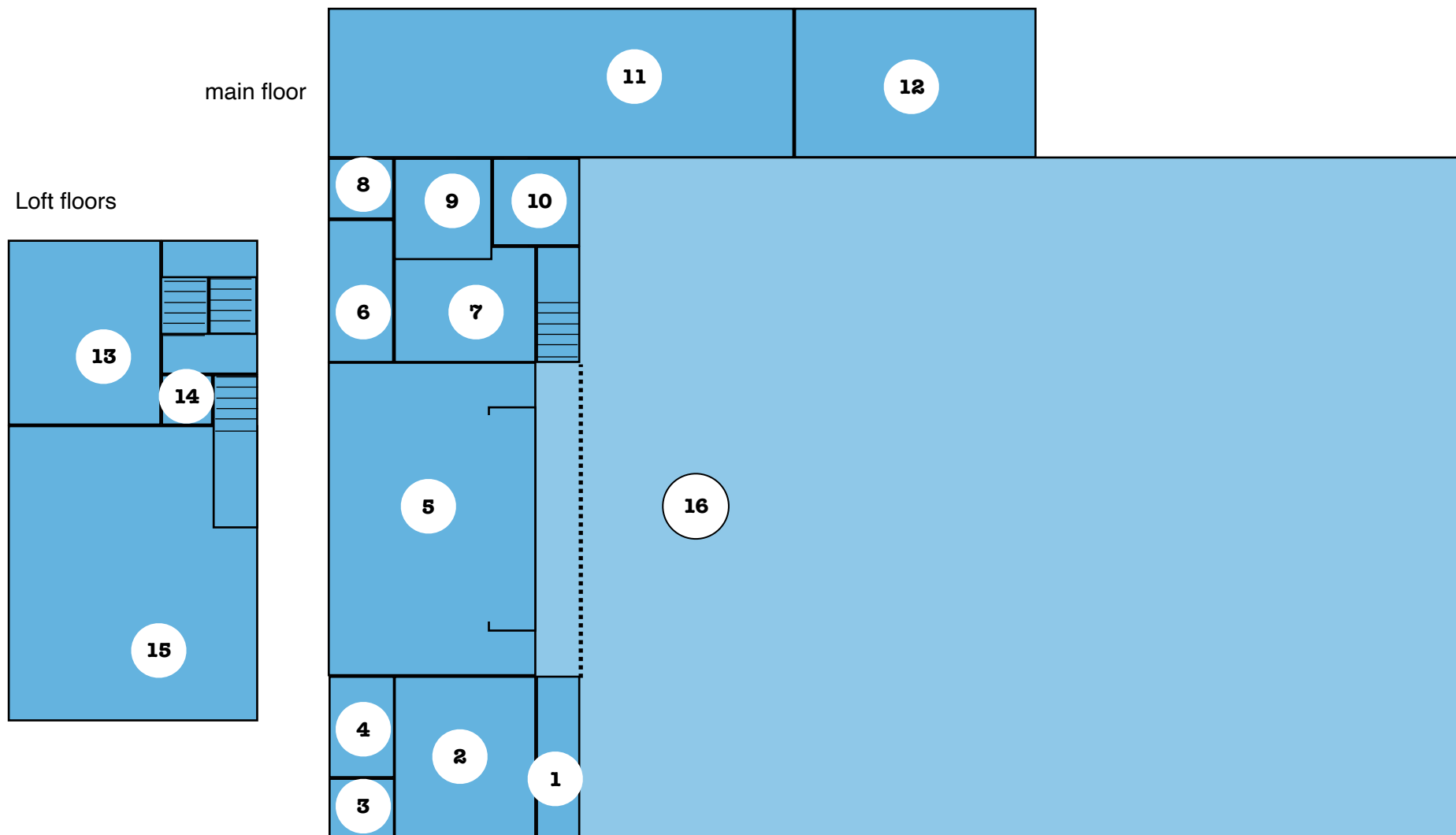




Old school Gym Building  
internal floor plan

main floor

Loft floors





## CBE relevant activities

( **Visitor** ) = event or use with a specific intent to draw Visitors from 50+ miles away and to stay a night or two

( **Community** ) = Event or use that has a specifically resident orientation

( **Both** ) = event or use designed to offer education or entertainment to both residents and visitors

Spaces could be used for...

### **Classroom C<sub>4</sub>. A space for active art pursuits, i.e. messy**

Painting, collage, printmaking, drawing, indoor sand sculpture (classes?)

casting, sculpture, stone carving, wood carving, pottery, metal fabrication art,

craft construction, wood working, paper making, soap making, glass crafts, costumes, jewelry,

puppy training (messy), archeological demonstrations, potting plants, Bicycle maintenance, Micro plastic training, indoor sandcastle instruction, I could go on ...

All may be open to Community and Visitor alike, either as classes or scheduled artist work space. ( all **Both** )

### **Classrooms C<sub>2</sub> & C<sub>3</sub> 600+/- sq' each , or optional joined reception room configuration at 1200 sq'**

Sit down Lectures, seminars, work shops, study groups, club meetings, forums, symposiums, story telling, etc ( **Both** )

Environmental awareness education with permanent motif and rotating exhibit in C<sub>3</sub> ( **Visitor** )

Cultural/historical education with permanent motif and rotating exhibit in C<sub>2</sub>. Such as an interior mural. ( **Visitor** )

Art shows, invitational artist shows, book signings, unveilings, photography, knitting/weaving, ( **Both** )

Rentable for - receptions, Estate sales, small markets, reunions, parties, services, games, ( **Both** )

Lewis & Clark National Parks partnership education programs. ( **Visitor** )

Visiting lectures, classes, seminars and living history Oregon Historical Society ( **Visitor** )

Early Cannon Beach, History Center partnership and special events. ( **Visitor** )

State Parks Partnership beach events and Oregon beach bill education. ( **Visitor** )



## CBE relevant activities

Wellness activities/presentations for seniors and /or general residents, such as Diabetic nutrition classes. ( **Community** )

Archeological education and local observations, PSU partnership. ( **Both** )

Potlucks and Thanksgiving community gathering. ( **Community** )

Business training for businesses without space of their own ( **Community** )

Game night, chess competition, bingo, Game storm. ( **Both** )

Open mic, spoken word or music. ( **Both** )

## Community Kitchen room C1

Community teaching kitchen, for education and presentations, partnering with CCCC, SHSCA, EVOO? ( **Both** )

Canning kitchen, for preserving/canning education and neighborhood projects, cheese making, emergency support

Volunteer kitchen, for volunteer organizations to use to support fundraising efforts

Facilities kitchen, for serving event on site ( **Both** )

Garden kitchen, for the processing of garden harvests

## Bigroom/Gym

Climbing wall, senior walking hour, roller skating?, etc. ( **Community** )

Athletic fitness, Winter indoor facility, basket ball, volleyball, pickle ball, ping pong, badminton, etc. Could have Residential membership and visitor fees. ( **Both** )

Activity classes/groups, ti-chi, yoga, fitness with music, dance classes, dance for exercise, etc. ( **Both** )

Large gatherings of - Lectures, seminars, work shops, study groups, club meetings, forums, Rally, Town hall, symposiums, readings, round tables, speakers, panel discussions etc ( all are **Both** )

HRAP inclement weather backup use - mobile displays. ( **Both** )

Summer child care, or an indoor foul weather option. ( **Both** )

Indoor Movies, sponsored movie night? Astoria Film festival partnership. ( **Both** )



## CBE relevant activities

Concerts for performance, practice space for choir, symphony or local bands. ( Both )

Drum circle, strum circle, ( ? )

Quilt show and hands on program. ( Both )

Sound recording studio, using the amazing acoustic quality. ( Both )

Swap meets, sports show/market. Fishing, cycling, exercise equipment, Kites. ( Both )

Book Fair, used book sales, swap books, Author signing event. ( Both )

Hobby show/fair/swap meet. ( Both )

Craft fair. ( Both )

Food Fair, Beer making fair, Spirit Fair, Desert/bake sale. ( Both )

Business trade show. regional businesses and/or nonprofits showing their offerings. (?)

Youth job fair, local, state and regional business relationships.

Dog show i.e. Corgi day . ( Both ) We do have our own announcer.

Farmers Market inclement weather and longer season option or new home. ( Both )

Health fair - Nutrition fair, Providence Health Care Partnership,

Education fair, District and Clatsop Community College partnerships. ( Both )

Return of the Salmon annual ceremony. ( Community ) Outgrew the chamber hall and has beach access

Halloween festival / costume party. ( Community )

Christmas town Party. ( Community )

Christmas events/fair/market ( Both )

New Years eve gala. ( Both )

Chef's night out. ( Both )

Mardi gras masquerade party (?). ( Both )

Valentines Day Dance - adult and/or teen party. ( Both )

Get lit, writers workshops, reader clubs, Local author roundup. ( Both )



## CBE relevant activities

Antique show or Found item auction ( Both )

Art Auction - any Auction. ( Both )

Game night, chess competition, bingo, Game storm. ( Both )

Open mic, spoken word or music. ( Both )

Non fireworks 4th of July picnic. ( Both )

Memorial day ceremonies. ( Community )

Labor day observances. ( Community )

End of Summer bash. ( Community )

### North end gym support rooms

Storage, equipment, maintenance, staff support, Green room (operations centered uses)

Stage? - performance centered amenity for any big room use

### Loft office and meeting room ( if ADA possible with the other spaces available)

Office to be the site management office.

Loft for management storage, and operations, if possible non-ADA accessible meeting room

### East rooms

Interpretive center with Historical and Environmental and Cultural static displays. ( Visitor )

Possible gift shop aspect for these specific topics? ( Visitor )

Has a very noticeable visible location for incoming visitors. Could act as the ambassador site to community

### Outdoor venue

Garden program, Native garden, producing garden, plant identification, herb garden, ( model composting?) ( Community )

Sculpture garden, or a whole site sculpture program/plan with Historical and Environmental focused offerings ( Both )

Long house replica/display and CNCT Canoe launching ramp. ( Visitor )

Visiting outdoor lectures, classes, seminars and living history displays. ( Visitor )



## CBE relevant activities

Handicap accessible fishing platform ( **Both** )

Birding hub, Bird feeders/houses ( **Both** )

Interpretive walk, trail network with information signs and unique detail notes. ( **Visitor** )

Farmers Market new home. Opening up Gower city parking. ( **Both** )

Performance venue for music and talks with platform/audience seating slope, associated picnic site, bbq pits? ( **Both** )

Field for - soccer, frisbee, base ball, Children's games, outdoor fairs and markets. ( **Both** )

Welcoming Kiosk with visitor orientation maps, South east corner of site ( **Visitor** )

Blood Drive. Very obvious parking location. ( **Community** )

Car club concourse. Tom's group. ( **Both** )

Bonfire circle east of the trees by the life guard tower storage spot. ( **Community** )

Permanent beach volley ball posts. ( **Both** )

## total facility sized events

Historical/Cultural education events in partnership with the Clatsop Nehalem Confederated Tribes ( CNCT ) such as...Tribal homeland semi static display in C2, Daily life living history events on the grounds, Tribal ceremonies. ( **Visitor** )

Spring unveiling associated events. Big room and classrooms and grounds. ( **Visitor** )

Sand castle associated events. Big room and classrooms and grounds. And direct beach access. ( **Visitor** )

Stormy weather associated events. Big room and classrooms and grounds. ( **Visitor** )

Earth week and associated events. Big room and classrooms and grounds. ( **Visitor** )

Summer camps, weekend youth camps, special education camps, special needs beach camp, theater camp and/or nature camp.

Dances or parties, Either the big room or the classrooms, has controlled access for beer & wine ( **Both** )

Non-profit auctions to help local charities. ( **Both** )

Fund raising events... ( ideas specific for this facility fund raising.

- New Roof Auction, brick sales, founder tiles. ( **Both** )
- Wifi Access & New Tech Concert. ( **Both** )



## CBE relevant activities

- New Paint Festival. ( Both )
- The new folding backboard hoop challenge. ( Both )
- Casino night, Bingo night, poker challenge, ( Both )

Rent spaces for any resident or visitor for a use that fits...

- Weddings, family reunions, club gatherings. ( Both )
- Quinceanera. ( Community )
- Conferences, lectures, round tables. ( Both )
- Corporate escapes. ( Visitor )

Film industry staging should a movie be made near by.

Emergency support;

- Emergency Shelter for fire, storm or land slide. ( Community )
- All year indoor Training facility for PD/FD. ( Community )
- Emergency staging (forest fire support, Search & Rescue),
- Is Helicopter accessible to Coast Guard and Life Flight. ( Community )
- Emergency fair: County, OEM, FEMA partnerships ( Both )
- Police, Fire, Life guard - Safety Expo. ( Both )



## Mayor Sam, my Vision for CBE

When I consider what should happen at the CBE the term Vision often comes up. I will own that I do have a vision. A biggie. In truth I had one years ago and also in honesty it has dramatically altered since the recent input sessions. Thanks all who made comment.

I love to plan. Planning is a puzzle. Often there are parts of the puzzle that become dependent on previous decisions, I am wary of that. My preconceptions. Plans are quite subject to inevitable change which makes for the kind of puzzle that has endless dimensions.

In the case of the Old Gym for an example, the floor of the Gymnasium. A beautiful old cork floor laid, I think, in sixty nine or seventy. Best case is we could save it. There has been water damage though. It does not like water. Question is, can we find the same material to fix it? If not, then what? Is there abatement needed? What about the underlayment? What are the choices for new...

And so on. Every question has an answer that leads to two more questions.

I would hope to save the floor. That though may not be possible. Goals changes.

That said, there are broad options that are best laid out as a rank of choices. First choice is the most desired, until it is unavoidably impossible or too costly. Move to the second choice.

There are also choices that are straightforward, it happens or not. Trick with these is that each necessary choice often affects other things down the line. Like the floor.

Say the old floor must go, do we keep the idea of a gymnasium or go with a carpeted conference type space? That choice really stacks the cards for what new amenities in the big room we consider and what might limit it's multifunction capability. such as indoor sports.

How do we organize the lineage of choices? How do I? Well since you ask...

I have produced the presentation below and adjoining Power point presentation ( because Jeff has made them fun again ).

This is my Vision and not, repeat not, the Council's decision. This is my opening Vision. So we have an overall concept that reveals the complexity of the project and so we have a jumping off place do begin discussions.

I present this as an entire site program. In order do do this I have broken the spaces within the buildings and on the grounds into use topics. Each use/space may weave into the function of another space/use. The overlapping decision making.

Thus I present them individually before we get bogged down with item by item details that might loose sight of the over all picture.



One the broad concept is in view then the details may be knocked off one by one.

My order is set west to east. Beginning with the buildings then back around the site. I add a few comments about concerns on the end.

#### **Classroom C4**

power point slide 3

The western most classroom in the classroom building. Leave it as is, rough, use as a messy craft/art classroom. Keep the sink if possible. Wall up most of the south window wall to better the seismic strength. Add a door in the south wall and better window treatment. Possibly have rentable lockers for regular visiting students and teachers. Promote as a venue for hands on art, crafts, project oriented classes and functions.

Imagine the old College art room that smells of oil paint and has a still life poised in the corner.

Consider also all the other possibly messy projects. Puppy training and flower potting. Birders in muddy boots or beach clean up. Kayak building seminar with hands on shaping. Micro plastic training and indoor sandcastle instruction.

#### **Classrooms C3**

power point slide 4

Clear the room of all fixtures and upgrade for basic presentation quality use, nice durable carpet and clean walls. South window wall should be altered to better insulate the room. Possibly better windows and a south facing entrance. Upgrade lighting.

Then...

Add decor to the room emphasizing Environmental themes. During peak season establish this as the Environmental Interpretive classroom with mobile displays. During shoulder seasons and winter use as a general multi purpose classroom/presentation room.

Or, leave as is and use for storage until better ideas come forth.

#### **Classrooms C2**

power point slide 5

Clear the room of all fixtures and upgrade for basic presentation quality use. South should be altered as like C3.

Then...

Add decor to the room emphasizing Historical/Cultural themes. During peak season establish this as the Cultural Classroom with mobile displays. During shoulder seasons and winter use as a general multi purpose classroom/presentation room.

With the opening between rooms C3 and C2 and added sliding or french doors the allows for combining both rooms giving a double size space for medium size gatherings/presentation/receptions.

These two rooms C3 & C2 become highly versatile. From Bridge club night to Stormy Weather Art show. Peak season nightly visitor enlightenment presentations such as “Where the Sea meet the Land” or “Clark’s Blubber” or “Cannon Beach in 1650, The residents and visitors then” Winter season comes Christmas craft projects and game nights.

A final consideration may that by leaving the there classroom C4,3,2 essentially empty , should the food pantry building fail there is space the operations could move to while repair or rebuild is performed.

### **Classroom [C1]**

power point slide 6

The east most classroom has plenty of room to become an active Community kitchen or teaching kitchen or full serving kitchen and still be a classroom for other projects. Also upgrade the south wall. Add a delivery access on the south would be direct from Beaver, think from trucks. This location keeps rooms in the gym open for other better uses, while being larger and separate.

Least preferred option for this space would be to forgo the idea of a Community kitchen altogether. We would need some kind of cleanup facility no matter what, possibly incorporated into a Restroom facility? This would keep the classroom open to being another classroom but force another space to be considered for some kind of Catering space.

### **Kitchen layout**

power point slide 7

A simple concept for a room plan that shows how the room could both be an operating kitchen as well as a classroom for many types of presentations from Cake baking to candle making, or Cheese or Beer or Christmas cookies.

### **Restrooms**

power point slide 8

In the space of the Classroom building where the old restrooms, boiler room & offices were, install full site serving public Restroom. Eliminate the restrooms in the classrooms and Gymnasium. Create a sparkling new facility fully ADA compliant and focus the worst of the plumbing effort in one controlled location (*should there be archeological sensitive digging required*). Provides an adequate facility for the whole site, outdoor and indoor combined.

The centralized and independent location allows for total site association. If the gym is not open the restrooms may be for the classrooms or other wise. Gym and Classrooms may be locked up while the food pantry is in operations and the restrooms are then available.

With the need for the east most wall being a fire wall and having seen substantial water damage, work needs to be done here regardless. Eliminate the boiler room door and the east office door. One solid simple fire wall.



Question - Do we save the classroom building in total or just this portion? I say absolutely for this reason alone. The classrooms are a bonus.

With the restroom in each classroom removed this allows the doors into the classrooms to be upgraded ADA compatible without disturbing the mural. The east wall may not be savable (*though I personally doubt the existing wall is not fireproof with the surfacing it has, this needs clarification*)

### **Restroom Layout**

power point slide 9

A quick floor plan of a restroom.

I have reference examples I found online that I used to estimate this plan.

### **Classroom building roof**

Consider what it might take to install an array of solar panels. Quite possibly the building could be energy sustainable, or near to it.

Kitchen may require ventilation equipment.

I would look into Natural lighting like we have on the city restrooms on 2nd street.

### **Breezeway/Entry way**

power point slide 10

Re-do the breezeway [*east/west*] roof, maybe with artistic down spouts. (or at least the consideration for future installation of artistic down spouts)

Redesign the entry way [*north/south*]. Needs new structure in some spots and needs to be relevant to the fire wall. Also the gym sheathing will require some access.

I believe the entry facade needs time, to discover how the gym and classrooms might develop. This is the one place where clever artistic design may highlight the CBE as a signature venue. This must have time to happen. This could be combined with the South facing wall of the classrooms and any 'dressing' up of the south gym wall.

### **Big room Ideas, the Gymnasium**

power point slide 11

The gym space needs some clean up and tender care. The floor and the lighting, some ADA considerations and the mechanicals such as heating and ventilation. Sound systems can come along as we relearn how to use the space. This space is so multi-use capable I need not list all the ideas here. Ideas I would lay out for discussion are;

A South wall door. Large barn door so access may be direct from Beaver street. So possibly parade floats may be built inside and moved out, not huge ones but CB size ones. Not suggesting vehicles drive in but lighter weight items of size may. Include a possible cover over the barn door to give a new grand entrance. Like a porte cocheres.

Look into a clearstory or skylights or eyebrow dormers and/or cupola for air venting and natural light. Create this structure above the arches so strength is not compromised. Or Solotubes.

Other wise make no dramatic changes in the gym space. Make it serviceable and grow into it. Study the sound, do activities and let it be what it was. As we use it we will learn it, then we can consider a long range improvement process.

### **North rooms**

power point slide 12, 13, 14

In the gym, behind the north wall under and behind the basket ball hoop rig. Reestablish the stage where it used to be, or storage, or both. All the little adjoining rooms become various storage units. Open the east wall of this room into the small rooms with a larger opening.

Use a roll out stage, I would do four eight by eight platforms. These would stay in place or roll partially out or roll fully out into the center of the room. Essentially a rolling platform stored in the north room with an opening into the big room.

Also this room has a direct access to the park grounds out the north door, good for interaction with the outdoors. Equipment or venue back drop.

To the west is an room that could act as a cloak/green room with closets and/or dressing rooms. It is proposed the Choir would need a piano, this is a good place to store it. I would place the piano on it's own platform for easy shuffling around.

To the east is another set of rooms, open the all into these would allow better large item storage. Like tables and chairs.

### **Upper office**

power point slide 15

Should become the site management office. Add a better window or door to the fire escape. In the attic space above this room install the heating and venting mechanicals for the whole building.

### **Library**

power point slide 16

Best use is as a meeting room/class room. If the ADA rules do not allow for a meeting space here, (*without the huge costly space killing effort of an elevator*) use the space for storage. Create a loft door into the big room and install a hoist big enough for lowering down a pallet size platform on a two point harness. Store chairs, tables and platforms up in the old library.

Another idea, an Orchestra balcony, open south wall of the library and design a sound shell behind a balcony. Might loose the north basket hoop rig doing this.

Another idea, if this room is allowable to be a meeting space, enhance its north exposure and open out onto a deck overlooking Necus and the creek. Incorporate the fire escape and design a outdoor venue patio under this. Having power and access to the



North room, perhaps by another big door makes for in building venue with outdoor seating.

### **East rooms**

power point slide 17

On the east side of the big room is a narrow set of rooms. Initially these make good storage. As one space though, they have a unique orientation that leads me to a unique application. The space is 10-ish by 36-ish. With access on the south directly toward the parking on Beaver Street. The north end leads directly onto the park grounds.

Also there is access into the big room. If this were to become the Interpretive Center its geometry lends itself for a pass through display orientation. It could present 72+/- feet of display wall space. It could act as a lead in for the interpretive trail.

It would be separate as well as selective from the Big room happenings or not. Open independent from the gym or open into the gym. Directly visible from the entrance to town. This space of all the others could be specialized and permanently set for this use.

### **Gardens**

power point slide 19

Along the east side from Beaver street to the bridge. East of the gym building and along the slope down from the Road. Native plantings, and community raised beds. Give the park some enclosure from the road but not too much. Have a garden walk and courtyard. Have mobile elk proof beds ( see photo example).

### **The interpretive trail**

power point slide 20

Circling the property west, north, and east. From the Gardens and Beaver street to under the bridge and joining the creek trail ( as was planned some time ago ) West ward from the bridge along the creek bank with drop downs to the water, with stations for description plaques and sculptures. Possibly a handicap platform for birdwatching and fishing.

Onto the beach or down thru the beach grass where points of interest are found.

### **The Grove**

power point slide 21

In the grove behind the Food pantry. Create an outdoor classroom picnic area. Instal a nice wood fence on the south line, and possibly a nice short fence along the drive way to contain Kiddos, and hide the drive way.

### **Art project enclosure**

power point slide 22

In the location between the food pantry and the south fence where the old sand pit sits. ( first Do an archeological dig in the sand pit, if the potential is there.)

Because this space is easily enclosed possibly put a permanent gas fired Kiln/foundry structure there. This is not urgent but is an idea to discuss to long range potential.

### **A Berm**

power point slide 23

Mound up the norther edge of the drive way. Plant along the crest some native shrubbery.

### **Outdoor venue**

power point slide 24

On the north West corner beside the Welcoming man lay a platform. Say 12 x12 or there about. Create a dismountable sound shell/half gazebo ( remove during storm season ). South and east of the platform berm up the ground to create a mildly sloping or terraced natural sitting area. Native plants along the crest and south edge building a visual barrier from the drive way. Fit in a few picnic tables and fire/BBQ pits.

Platform will need to have electrical source. I could have a heritage motif of either native culture or natural materials or both. The audience will be facing away from the sunset and have the creek as a back drop.

### **Cultural learning site**

power point slide 25

West of the lawn, including the grove west of the gate where the trail wanders through and on north to the creek. Reserve this space for the potential of a longhouse learning replica. Possibly designed as a three sided cedar plank structure facing the Welcoming man, and capable as a learning venue while also being a covered seating for the music venue.

I am thinking similar to the one that used to be at Ft. Stevens. A section of the interpretive trail would go thru this and on the beach grass more westward. Do not forget city property goes quite aways west from the vegetation. Include a permanent fire pit well west of this. ( need a better definition of where the city property is and where the beach begins)

Need to find a better home for the life guard tower. ( it also needs some tender care, why not make it trailerable and give it a roof? )

### **Beaver street Parking**

power point slide 27

Make Beaver one way west bound. Not a big deal to go around the block to get in or out. Nose in parking doubles the number of existing spaces. And/or makes room for a new signature entrance to gym with a covered landing.

### **Other parking**

power point slide 28, 29

The existing black top can hold quite a few and the grassed area is well drained and solid for site specific special event parking. The black top should well handle every day



classroom or gym use. Scheduling is the determining factor. Such as not scheduling a concert on Wednesdays while the Food Pantry is in operation.

Keeping the grass field open to sports or happenings or simply open is far preferable to paved and curbed parking lot. Yet, it still serves for large events.

The odd outdoor event may be an issue. That it is not essential in calculating parking for the buildings is no excuse. It would be advisable to set a guideline that large outdoor events fit into a non peak parking schedule.

## **Management partnership system**

Friends of [Gym, Necus, gathering place, CBE?] a 501c3 not for profit

Would contract with city for use of the buildings, long term, really long term

Would be a small board with the direct purpose of Facilities Operations, such as:

- Scheduling, Create and Manage a booking procedure

- Maintain accounting

- Devise rules and guidelines for all events and functions

- Manage Staff/contractors for cleaning and small maintenance

- Plan and design future concepts for events and facilities amenities

- Present these concepts to the city council

- Coordinate with Chamber and other city groups for events

- Ensure the balance of public venue/community gathering uses

- Manage volunteer wrangling for fundraising events

- Facilitate operations of community functions

- Provide advertising and messaging about building use(s)

- Be a focus for donations toward operations and capital needs

- Constantly research/hunt for grants and awards

City would be hands off, except for:

- Landscape and Necus grounds maintenance (Parks)

- Building maintenance of a substantial nature (Council approval)

- Holding the pursestrings of the TRT funding portion

  - Establish a firm percentage to be a permanent allocation (Loan payment?)
  - and a percentage to be placed in a facilities reserve (Council control)

My suggestion is a five member board, one each from:

- A City Council member, or city council appointed participant.

- A Chamber Board member, or Chamber Board appointed participant.

- A CNCTC member, or CNCTC Board appointed participant.

- A GENA member, or GENA Board appointed participant.

- A Tolovana Arts member, or Tolovana Arts Board appointed participant.

No more than this, to many voices bog down decision making process. If there is trouble with attendance assign back ups or alternates.

Parks department has oversight of the grounds. CBE board has oversight of the buildings and operations of the outdoor venues.

Possibly, being a not for profit organization and not a city commission, there could be a community membership program developed. Benefits for membership include more open use of the facility. This would then entail an annual membership meeting for a vote of confidence on the appointed Board positions.



## Competition concern

When I consider the variable spaces offered in the CBE, and consider the comments about competition I find I am filled with an internal debate.

I agree we have several good places for meetings and such. These may be struggling to draw customers. We have several facilities with unique qualities. I also see limitations.

The big lodging venues may desire corporate clients, weddings and retreats, but; Do they offer a gym for pickle ball? Do they offer the choir a place to practice and perform? Do they offer a room where paint may be spilled freely and sculpture carving dust flies all over? Have they invited the National Parks folks up at Ft. Clatsop for a talk on whale blubber rendering? Or State parks for a presentation on where the Beach bill began. Or the Clatsop Nehalem folks for some history?

The chamber might, but do they have 4000+ square feet to offer? Who will offer a senior walking hour every Monday Wednesday Friday mornings? Or allow a few hundred wet sandy grade schoolers from Banks to see a presentation on how the climate cycle depends on the ocean currents?

The CBE project is being viewed by our host partners with blinders on. My belief. People need to dig into their imagination bags. CBE will be an additive component to what they already offer. A bonus. CBE is a public entity, what it may bring to the market place may surmount the barrier felt by the customers lodging has to offer.

Example: Get lit. (*disclaimer, this is just an example and I have spoken to **no** one from the Get Lit creators*) Get lit is constrained by the available spaces and costs of those spaces. They do still need the lodging partners to house all the attendees, off peak season I might add. The theater is still the best place for the Q&A, the Surfsand has the classy dinning hall, the gym would be suited for a large gathered lecture, the classrooms could enhance the author meetings and book signing. The chamber still holds the meet and greet. Or all kinds of versions of this arrangement. I am not sure the Get Lit creators want to expand much but as an example of how an existing event might incorporate all our venues is where I am heading. I could pick Savor, Earth and Ocean, Stormy.

I mean to stress, the CBE is an adding component, NOT a detracting competition.

Sure there might be a wedding or reception or retreat or two. Most likely these are because the CBE offers a unique capability; size, beach access, indoor outdoor, whatever. The clever part we need to cling too is how to use all our venues as if from one tool box. In order to be competitive in the Oregon costal market we must band together our resources. Think Cannon Beach as the resort it is, not as a collection of several venues tussling for this reception or that retreat.

Imagine a retreat that has an interpretive walk as a scheduled break out. Or a hands on spruce sapling potting class as a wedding party feature, or a place to keep the kiddos occupied while dad is in his conference.

So, some thoughts on the CBE. As a adding component. First and foremost I believe the spaces made available in the CBE project must remain as flexible as possible. Any singularly specific use/focus limits the space to that one engagement.

I also believe that we need time to let the CBE evolve, grow into its self. The more we try to define it now the more we pen up the potential. I will call out the Children's Museum concept, a great concept, as long as the space may easily transition for the choir, or pickle-ballers, or the Interpretive center, or for a ceremony, or a Christmas craft fair.

Sure we could parse bits of space out here and there for every desired use permanently. No one gets enough and the experience of each is degraded. Better to have a space so everyone may bring in their effort for a select time slot.

Timing. This is a critical enlightenment.

Say during the peak season the classrooms are designated as interpretive focused displays for History/Culture/Environment/Children. Staffed by locals, open to the public. Marketed to our visitors. Presenting hands-on and living history and in person ( *post Covid* ) interactive displays. Including active play, lectures, classes, you know, all that stuff Kelli mentioned plus some.

Then, when the season fades we clear away the displays and offer empty rooms for art programs, sing alongs, potlucks. Shoulder season events, rainy day community stuff as well as visitor marketed stuff. Concerts, seminars, craft fairs, art auctions, etc.

Timing is a tool to mess with, no one space should be committed to the point it lays slumber because it's focus is out of season.

Flexibility also comes in play by the simple fact we do not know what tomorrow might bring. Some fascinating new event idea is just around the corner.

I'll offer a bad example; if we were commit the gym to a swimming pool. Forget all the pros and cons about having a pool. Having a pool alone vacates all consideration of indoor P-ball, B-ball, V-ball, choir concerts, fairs, etc. You get my drift, one singular use is a waste. Many uses, many opportunities.

The challenge with being flexible is that it takes effort and planning without definitive clarity. We're human, we're notoriously bad at that and avoid the effort part most and focus in on overly minute details. Especially in a committee style development. So...

How could an environmental center be set up in the spring and taken down in the fall, you might ask? I agree, not as easy as having a permanent fixture, or as straightforward. Set 'er up and open the doors and sit back.

I would counter this by having the ability, no, the built in proviso to upgrade and rethink the displays every year. Make it a clever challenge. How better to bring back annual summer home visitors? Or draw in day trippers who swing by every hot august day.

CBE is an additive to what we have. All we need to do is expand our vision.



## **Other concerns From Jim's Chamber report...**

Is the TRT use legal?

We have been told many times that facilities development funding is applicable if a majority of events provided are accessible and marketed toward visitors from 50 miles or more. Operative words here are Majority and Marketed. My personal analysis easily finds the majority of inclusive events are marketable and may draw new visitors. See my compiled list of uses

Adding new TRT?

There has been no talk along this line and if I were to guess the current Council would be quite reluctant to do so. I would add that if the TRT 70% of the 1% established by the County was not available, we would be talking about a bond placed on the businesses and residents of CB. The service tax is a topic for future debate, but this project does not hinge on that discussion, other things do.

Parking?

The project will require parking on site. That is a debate to come once we know what will come of this Vision discussion. Will it relieve downtown parking during peak demand? No. Will it compound peak demand? I think not but that too is a debate to come. It will suffice to provide parking for shoulder and off season visitor/community events. Any downtown parking structure is off the table due to the immense cost per space and the unstable geology. This site more than most. Also there would be resident riots if we even mention this further.

Workforce housing?

This is to be either a community event facility or a park. Housing on site puts homes in a danger zone full time. An event space is an optional short visit use that allows people to visit or not. Tsunami hazard is still a threat but it is limited and offered for choice. Same goes for reverting back to a school or a city hall. As a city we must not require any person to be on this site in the danger zone by job or residence. We can offer attendance for short intervals, by their choice.

Timing of stays?

First off, the TAC rules should be held to heart by the management of this facility. No large draw events during peak season. Huge focus on shoulder and off season. Provides a sorely lacking indoor space so off season weather is made less of a deterrent. The events currently held such as Stormy, Get Lit, Unveiling, Fat tire, all would get some consistency guarding from weather related slumps. As would new events yet to be created.

MCR? ( *meetings, conferences, retreats* )

Personally I have not been to a conference that did not offer off site entertainment options, we could offer tours of environmental impact or cultural heritage to even Lodging partner MCR. Our lodgers with facilities should see this as bonus space not competition.

Also there are many Lodging establishments who do not have space for meeting and seminars. If they might band together this is a space which may induce them to offer too their customers a potential they currently do not have other than the Chamber room. Are the large lodgers afraid of competition with their neighboring small lodgers?

CBE is not dependent on MCR. It is dependent on ECI ( *Events, Concerts, Interpretive visits* ) As generic space the project may offer so much more and will be centered around; it's environmental location, its Historic Location and the arts. Meetings, Conferences and Retreats would be possible but for a large part would be a small portion of all the happenings made available to residents and visitors alike. see my compiled list of uses.

Distance from lodging facilities?

The old haystack program clearly worked, use it as a model. Businesses down town would not mind if your attendees had to come past their storefront. No place in CB is too far away for a venue. Proximity at the Moda-center in Portland is the same as an easy walk to the rock here.