



**MOSIER Center**

**Meeting Minutes August 7 2019**

**Attendees:** **Colleen Coleman**, City of Mosier (MO) **Doug Minarik**, Minarik Architecture (MA)  
**City of Mosier JUF Committee** (MO) **Maria Simon**, Minarik Architecture (MA)  
**City of Mosier Residents** (MOR) **Andy Borell**, Minarik Architecture (MA)

**CC:**

**Purpose:** This presentation and discussion was the first of 4 meetings. The Site Selection process is 50% complete. The Building Design process is roughly 25% complete. Feedback and discussion on progress points was solicited by MA for further development.

Minutes:		Action Items:
1.0	<p><i>Presentation:</i></p> <p>1.1 Key Presentation Points and Questions:</p> <ul style="list-style-type: none"> <li>a. Next Meeting will represent the conclusion of the Site Selection and Planning Phase and will be a progress meeting for the Mosier Center. Sketches, plans, and diagrams will continue to develop for the Mosier Center (MC). Feedback is desirable to produce accurate and responsive work moving forward.</li> <li>b. The design team has started their larger coordination effort including the Net Zero Process which includes setting a date for the upcoming design charette on August 29<sup>th</sup>.</li> <li>c. MA presented their site research and analysis work related to the provided site area and its larger physical, environmental and cultural/historical context.</li> <li>d. A 2+ block long section of street frontage has been identified as the appropriate site for the Mosier Center.                         <ul style="list-style-type: none"> <li>i. The existing access point in line with main street was desirable to maintain and limit additional costs.</li> <li>ii. Off street / onsite parking is desired.</li> <li>iii. MA was asked to reference the TSP for further information on Hwy 30 plans for redevelopment.</li> <li>iv. Building program and circulation patterns were presented and discussed.</li> </ul> </li> </ul> <p>1.2 <i>Comments/Discussion from City, Board and Residents</i></p> <ul style="list-style-type: none"> <li>a. MO Chief recommended tweaking the apparatus bay geometry as needed to match geometry of view corridor/streets.</li> <li>b. MO City Manager said Union Pacific is in addressing potential modifications to the access drive that accesses the railroad from Hwy 30.</li> <li>c. EV parking has been approved for the archeological site parking area. A team of city residents are working on this project. Note that electrical access for on pole transformers are limited. The JUF may be able to use electrical access from the same pole in the future.</li> <li>d. MO did not recommend including public, 24/7 bathrooms inside the building. Instead, they recommended including bathrooms at the back, lower level of the building as an add alternate.</li> <li>e. A potential clerk desk at the entry to the Mosier Center was proposed. The city decided to revisit how this desk will be staffed in the future. The desk may be</li> </ul>	<p>MA to review</p> <p>MA to be aware of potential electrical access availability.</p> <p>MA to review as add-alternate or inclusion based on budget, layout</p>

	<p>able to serve as some kind of info desk/kiosk when not in use.</p> <ul style="list-style-type: none"> <li>f. MO reminded the meeting attendees that we must keep the SF of the building at a reasonable size in order to stay on budget and asked the Architect to maintain awareness of any SF creep.</li> <li>g. The museum program is covered by carefully designed corridor space that will allow display of historical documents. MA will consider how the wall space/area will be used for this function as the design continues.</li> <li>h. MO asked for a few new spaces to be considered as part of the program: 24/7 bathrooms (mentioned above) and a city archive room.</li> <li>i. MO liked the visual access to the river and the visual connection back to the city. They appreciated the idea that the building should serve as a living room for the community.</li> <li>j. Note that MO would like MA to be cognizant of the orientation of restrooms to the clerk desk.</li> <li>k. The city is concerned about being able to control parking along Hwy 30. More research and clear signage will need to be implemented in order to manage future parking issues particularly parallel parking along Hwy 30.</li> <li>l. MA was asked to coordinate with any future changes that might happen along Hwy 30 as the building is likely to be built prior to any future work being completed by ODOT.</li> </ul> <p><i>Parking and Hwy 30. (reference attached TSP section for additional information)</i></p> <ul style="list-style-type: none"> <li>1. The typical TSP street section has been drawn showing the overlap of the 35' apron per the programming document. SEE ATTACHMENT</li> <li>2. Note that the 35' apron overlaps the sidewalk and planting area. The planting zone would not exist within the apron, however the sidewalk would continue through via paving surface, marking, etc. This limits the usable depth of the apron to 25' (without blocking sidewalk).</li> <li>3. IS THE REDUCED APRON DEPTH ACCEPTABLE?</li> <li>4. WHAT EQUIPMENT SIZES ARE DICTATING THE 65' DEEP APPARATUS BAY? IF THAT CAN REDUCE, IT WILL ALLOW MORE ROOM FOR THE APRON.</li> <li>5. Note, the above assume street-facing apparatus bays, vs the bays rotating 90 degrees and requiring a hammerhead apron.</li> </ul>	<p>MA will maintain SF requirements and make MO aware of any SF overages/issues moving forward. MA to consider</p> <p>MA to review</p> <p>MA to maintain</p> <p>MA to incorporate/coordinate.</p>
2.0	<p><i>Schedule:</i></p> <ul style="list-style-type: none"> <li>a. Technical Meeting _ Internal: ETO/Net Zero Design Charette August 29<sup>th</sup>.</li> <li>b. The next meeting is scheduled for September 4<sup>th</sup>.</li> <li>c. The subsequent meetings are scheduled for October 2<sup>nd</sup> and October 23<sup>rd</sup>.</li> <li>d. Final packets will be delivered November 2<sup>nd</sup>.</li> </ul>	
3.0	<p><i>Next Steps:</i></p> <ul style="list-style-type: none"> <li>a. MA will be responding to feedback and putting together the next phase of deliverables.</li> <li>b. Design team coordination will continue to coordinate and develop project through the SD phase.</li> </ul>	

ATTACHMENTS: TSP Street Section and Apparatus Bay Apron Overlay

Please contact Maria Simon with **MINARIK ARCHITECTURE**, 971 319 6249, if there are any corrections to this account of minutes.