



COMMUNITY WORKSHOP

To identify the additional public uses of Underhill Plaza, the future site of City Hall and Police Department

WHAT WAS THE WORKSHOP ABOUT?

On October 13, 2017, the City organized a community workshop to provide an opportunity to community members to help the City plan for the future. The objective of the workshop was to get a better understanding of the needs of the community it serves as well as to identify what community members want to include at Underhill Plaza and our other two City properties – the old fire station and the current City Hall.

WHY DID THE CITY ACQUIRE UNDERHILL PLAZA?

Beginning in 1946, the City of Manzanita operated from what is now the Pine Grove Community House for several years. Since the 1960's, most City services have been housed in two structures - the City Hall on Laneda Avenue and the old Fire Station on S. 5th Street. Recent inspections have determined that both of these buildings are highly vulnerable to earthquakes, and both properties are within the tsunami inundation zone. In 2017, the City Council decided to acquire the Underhill Plaza at Division Street and Manzanita Avenue for the purpose of relocating City services to a safer parcel outside of the tsunami inundation zone. The City spent \$1.7 million for the 2.67 acre property and is financing it with a bank loan to be repaid from monies within the current City budget over ten years.

WHAT HAPPENED AT THE WORKSHOP?

Achieving the vision for the three City properties is not the sole responsibility of City government; it is a shared responsibility between the city and the community. As such, the participation and input from the community is critical to the development of the properties. To accomplish this, the workshop fostered conversations to inspire all members of the community to be actively engaged in this long-term process. Moreover, it is the starting point to collect ideas that could help build a better community.

However, this also means being realistic about the impact of these plans on taxpayers. While the City needs and wants the input and collaboration from everyone in the community, we asked participants to self-identify themselves as full-time residents (voters), part-time residents, or friends of Manzanita. Friends of Manzanita include members of the community that live either in Neahkahnie, our urban growth boundary or in any of the nearby areas.

The workshop involved two activities: a facilitated large group brainstorming and a small group discussion. For the large group brainstorming activity, the focus was to answer the question, **“How can the city enhance our services or what new services should the City provide given our new property?”** Participants were then asked to prioritize the ideas by voting. Each participant had two votes. The voting along with the conversation resulted in the identification of four priorities:

(1) Cultural center (2) Emergency hub (3) Housing and parking (4) Parks and green space

The small group activity expanded the conversation of the four identified priorities. Participants were divided into four groups and one priority was assigned at random to each group. The questions addressed in this activity were:

- What does “(given priority)” look like? What should it include?
- Considering we now have three City properties, City Hall, Police (old fire station), and Underhill plaza. What would be the best location for some of the features we listed?
- Some of the tools cities use to pay for infrastructures are bank loans, municipal bonds, and local tax levies. What financial tools would you support to fund some of the features we listed?
- What could you do, as an individual or as a group, to help the City accomplish some of the features we identified?

The recorded responses to each of the questions can be found in Appendix A – C. Visit the City website to find the appendices. Website: ci.manzanita.or.us

WHY IS THIS INFORMATION IMPORTANT AND HOW CAN IT BE USED?

With the purchase of Underhill Plaza, the City has the opportunity to better maintain and enhance the community. The City wants to build something for the long-term value and that process relies on an extensive community involvement approach. Community involvement will also be required to finance new or expand existing services. To support the above initiative, the **City encourages every community member to add on or to build on the ideas** already identified on this report and contribute to the identification what the community of Manzanita aspires to become in the future.

WHAT ELSE DO I NEED TO KNOW?

The City has included a City Hall expansion or improvement project as part of their annual Council goals for several years. Each year, Council has discussed the feasibility of accomplishing this goal. In addition, the City has been putting aside funds for a future City Hall expansion for more than 15 years. While we have identified a suitable parcel for the new City Hall, this development it is a long-term plan that will require a long-term commitment from everyone.

WHAT ARE THE NEXT STEPS?

The process of identifying the future uses of the City properties will rely on an extensive public involvement process where a variety of strategies will be used to gain input from the community. The next step will be the creation of a **community committee**. The Mayor will appoint the committee members and their goal will be to continue the conversation with the community and provide recommendations to the City.

The City will also be hiring an architect to perform a feasibility study. This feasibility study will provide information related to the viability of the projects, including an assessment of the potential to re-use existing facilities.

WHERE CAN I GET MORE INFORMATION?

- Follow the City's Facebook page: “City of Manzanita”
- Write down your ideas/comments and send an email to cityhall@ci.manzanita.or.us
- Attend Council meetings and talk to your Councilors