



MANZANITA LISTENS

CITY HALL PLAZA PROJECT

Public Meeting Report

April 7, 2021

Dr. Margaret Banyan

Overview of Effort



Meetings & Attendance

- Pilot March 1 (15 attendees)
- Public Meetings March 11, 13, 16, 20 (114 attendees)

Meeting Format

- Presentation
- Breakout rooms

Data Collection

- Neutral facilitators from outside area
- Notes taken on “Jamboard”
- Meetings recorded
- Summarized into final report

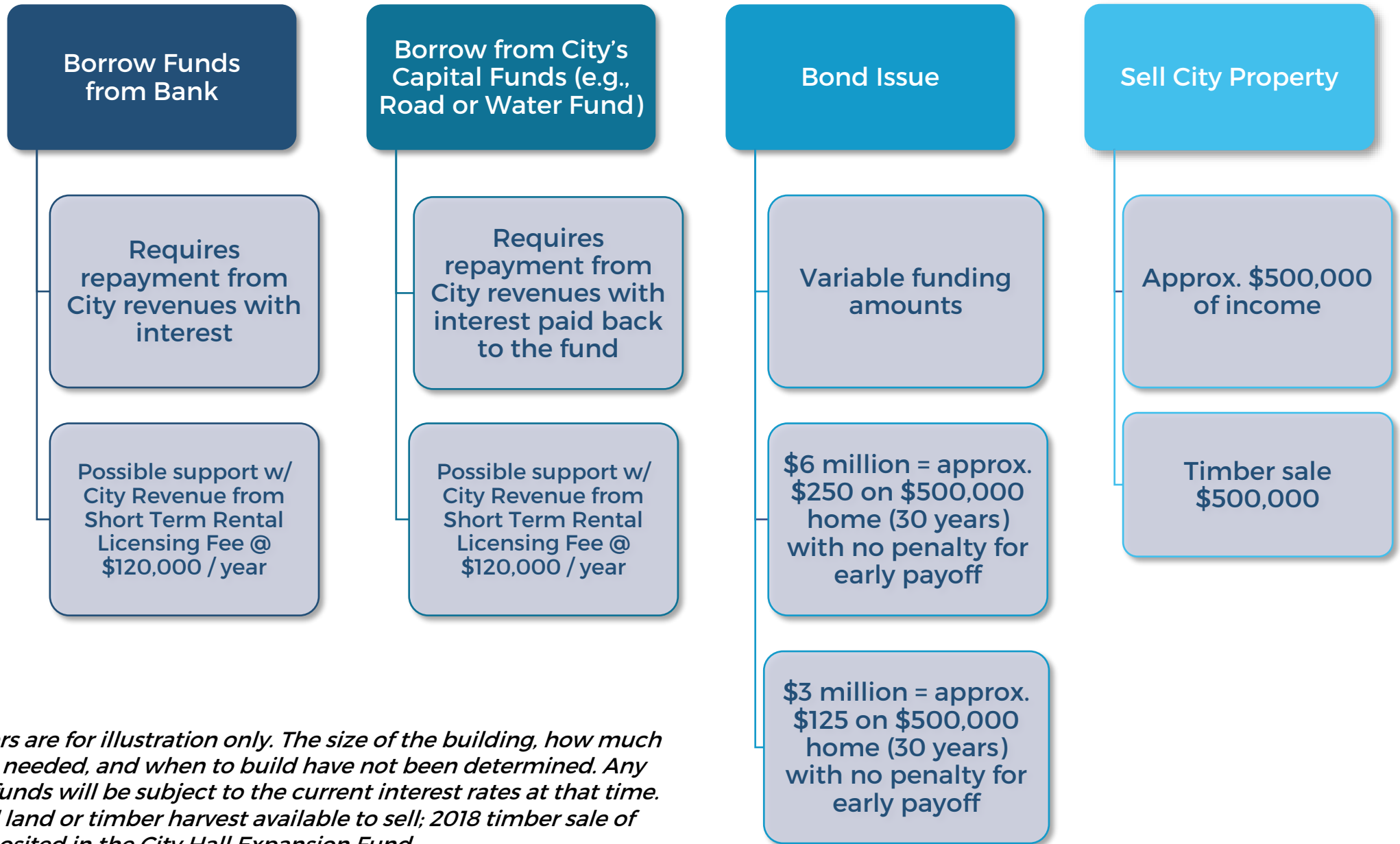
Concept Summary



	A	B	C
Construction Type	Limited choice	Wider choices	Widest choice
Material Finishes	Lower quality/durability	Commercial quality/durability	High quality/durability
Design Considerations	Very limited (e.g., low ceilings, fixed floor plan)	Less limited (e.g., increased flexibility for floor plans, building layout)	Few limits (e.g., totally flexible floor plans, flexible ceiling height)
Seismic Preparedness & post-disaster replacement*	Least resilient – likely will require replacement	Moderate – may require replacement	Most resilient –usable post disaster
Sustainability	Code minimum	Code minimum w/some features	Code minimum w/features
Lifespan	Approx. 20 – 25 years	Approx. 40+ years	Approx. 50+ years
Cost	Lowest cost (varies)	Approx. 1.5 - 2 x Cost of A	Approx. 2-2.5 x Cost of A

**All buildings used for public safety are required to meet higher seismic requirements, regardless of building concept*

Financing Options



Notes:

**These numbers are for illustration only. The size of the building, how much money will be needed, and when to build have not been determined. Any borrowing of funds will be subject to the current interest rates at that time.*

**No additional land or timber harvest available to sell; 2018 timber sale of \$500,000 deposited in the City Hall Expansion Fund.*

Building Concept Feedback - Summary



Dimensions of Building Quality

- Longevity
- Scalability and Flexibility
- Resiliency
- Environmental Sustainability
- Community Consistency
- Value for Investment
- Functionality and Efficiency

Remodel

Finance Options Feedback - Summary



- Borrowing funds from a bank
- Borrowing funds from capital funds
- Bond
- Property sale(s)
- Short term rentals
- Other considerations

Amenities Feedback - Summary



Building Uses

- Consolidated City Functions
- Emergency Operations
- Other

Building Amenities

- Community meeting rooms
- Kitchen facilities
- Employee features

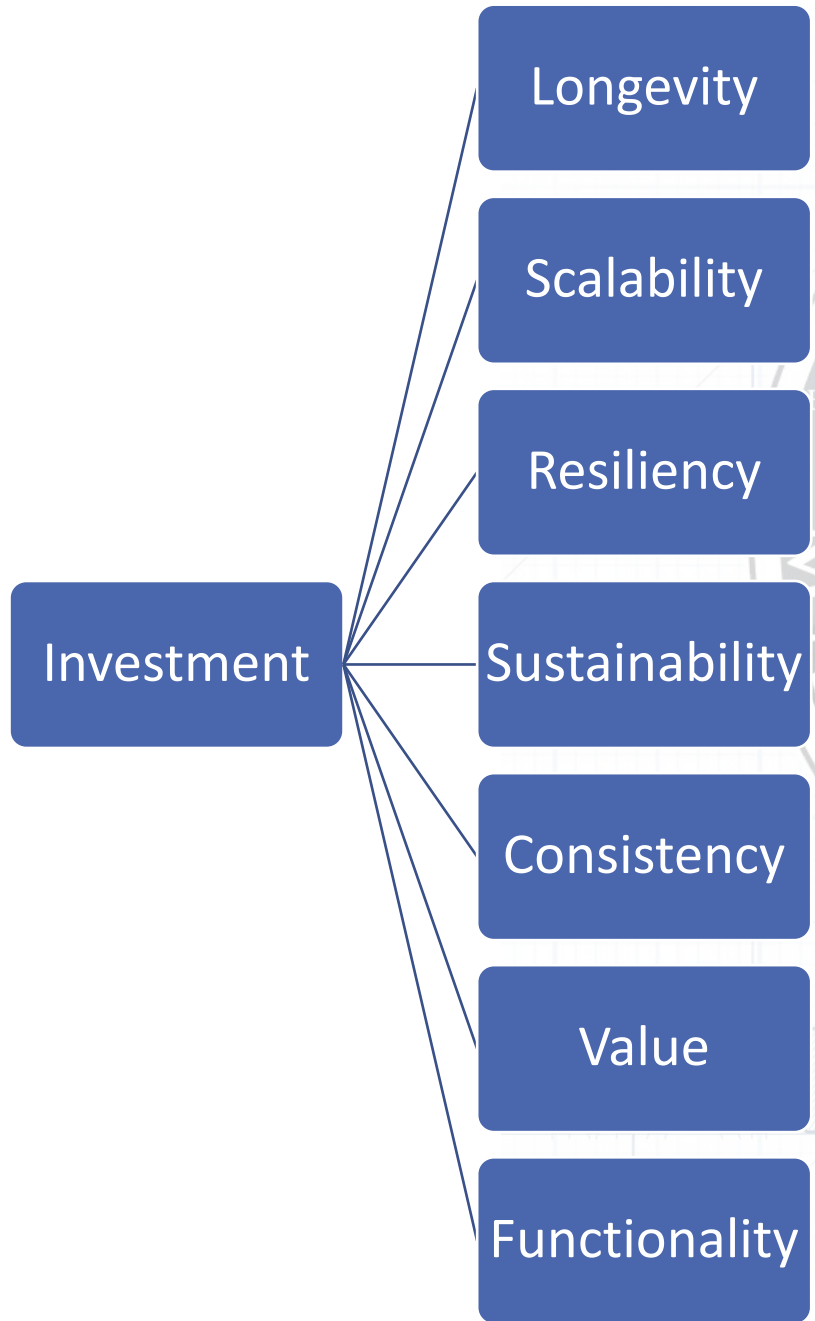
Site Uses

- Community outdoor space
- Affordable / Workforce housing
- Public/private partnerships

Site Amenities

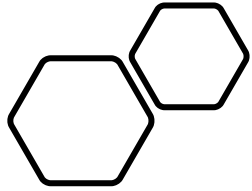
- Placemaking (landscaping, public art); Open and green space
- Accessibility (biking and walking, ADA)
- Compatibility (fit with neighborhood)

Overall Summary of Input



ASTORIA LISTENS

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Q & A

