



COUNCIL SPECIAL SESSION

Hybrid In person/Zoom Video Conference
<https://ci.manzanita.or.us>

AGENDA

January 18, 2023
02:00 PM Pacific Time

HYBRID In person/Zoom Video Conference: Council will hold this meeting at the Pine Grove Community House and through Zoom video conference. The public may attend the meeting at the Pine Grove Community House located at 225 Laneda Ave, Manzanita, OR 97130 or watch live on the [City's Website: ci.manzanita.or.us/broadcast](http://ci.manzanita.or.us/broadcast)

or by joining the Zoom meeting at:

<https://us02web.zoom.us/j/82864622804>

[Meeting ID: 828 6462 2804](#)

[Passcode: 358424](#)

Call in number:

+1 253 215 8782

Note: Agenda item times are estimates and are subject to change.

- 1. CALL TO ORDER (2:00)**
Deb Simmons, Mayor
- 2. CITY HALL CONSUTRCTION PROJECT UPDATE (2:01)**
Leila Aman, City Manager
- 3. RESPONSE TO COMMUNITY COMMENTS (3:45)**
Jerry Spegman, Councilor
- 4. ADJOURN (4:00)**
Deb Simmons, Mayor

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at cityhall@ci.manzanita.or.us or phone at 503-368-5343. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the [city's youtube channel](#).



COUNCIL STAFF REPORT

To: Mayor and City Council

Date Written: January 14, 2023

From: Leila Aman, City Manager

Subject: **City Hall Construction Project Update**

ACTION REQUESTED

Listen to a comprehensive project update on the city hall construction project, review conceptual design and cost estimate and provide direction to staff on next steps.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[November 3, 2021](#) – Council approved contract with Klosh LLC for Owners Representative Services.

[January 5, 2022](#) – Council approved findings for a CM/GC and heard a presentation and discussed financing options for City Hall with John Peterson, the city's financial advisor.

[February 9, 2022](#) – Council further discussed financing options and directed the City Manager to explore a \$3-4 million-dollar debt range for the funding of a new City Hall.

[April 6, 2022](#) – City Council approved contract with Bearing Architecture for design services for city hall.

[August 3, 2022](#) – Council received an update on project outreach and progress.

[November 9, 2022](#) – Council approved contract with Cove Built LLC for CMGC Services for city hall.

ANALYSIS

The city hall construction project is on track to reach its next major milestone and the city council will be making some very crucial decisions that will set the track to success for the next phase of the project. The city council set goals in early January of 2023 and reached consensus to continue several multiyear goals including Level Up - City Hall. Staff want to ensure that the new council has all the information necessary to make an informed decision about next steps. The purpose of the special meeting is to:

- provide the city council with a comprehensive review of the project to date including background information on the project history.
- share the conceptual design and proposed site plan based on community feedback and additional site investigation.
- share an initial cost estimate based on the conceptual design.
- get feedback on the design, community workshop and next steps.

Project Phasing

The city hall construction project is split into two phases. Phase 1 - Outreach, Programming and Funding. Phase 1 includes a robust public engagement strategy soliciting input from the community to inform the site plan and initial design of the building. Phase 1 also includes a conceptual cost estimate and completion of a 30% schematic design and cost estimate. The team has completed approximately 75% of that work.

Phase 2 - Design and Construction will move the project into final design and construction including setting the guaranteed Maximum Price (GMP). The city will decide how to finance the project, and once Phase 2 is complete whether to execute the GMP amendment with the CM/GC to start construction.

A Brief History of the City Hall Project

WHERE HAS THE CITY HISTORICALLY OPERATED FROM? Beginning in 1946, the City of Manzanita operated from what is now the Pine Grove Community House for several years. Since the 1960's, and until February of 2020 most City services were housed in two structures- - the City Hall Building on Laneda Avenue and the old Fire Station on S. 5th Street – now known as the Public Safety Building.

WHEN DID THE CITY ESTABLISH THE CITY HALL FUND? The City Hall fund was established in 1997 to set aside resources for expanding the City Hall building located on Laneda. No funding sources were identified to support this effort but the need for additional space was identified and has been an ongoing and increasingly urgent issue since this time. Later studies revealed that the building on Laneda, having been constructed from unreinforced masonry was not a good candidate for expansion.

WHY DID THE CITY ACQUIRE UNDERHILL PLAZA? 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 area outside of the tsunami inundation zone. The City spent \$1.7 million for the 2.67 acre property and is financed it through debt service. The final repayment of the loan is scheduled for 2027.

WHY DID THE CITY MOVE OUT OF THE OLD CITY HALL BUILDING? Black mold, which led to staff illness was discovered in the City Hall building on Laneda in February of 2020. Due to the high cost of remediation, the fact that the building is not seismically safe, the fact that it is located in the tsunami inundation zone and the city's long-standing need for more space and the fact that the city acquired a property outside of the tsunami inundation zone, staff were relocated to temporary locations throughout the city so the city could plan for a new City Hall to safely house city staff, and serve the community in the event of a major seismic event.

WHERE DID CITY STAFF GO? Currently the City's Administration is housed in a small house behind the Public Safety building, Police are still located in the Public Safety Building, and Building and Planning Staff are located in the front office of the Water Treatment Plant. The does not have a council chambers or adequate meeting room space.

WHAT HAS HAPPENED SINCE 2017 WHEN THE CITY ACQUIRED UNDERHILL PLAZA? In 2017 the City established a Public Facilities Advisory Committee formed (PFAC) The PFAC Mission was to: Evaluate possible uses of the Underhill Plaza property, the current City Hall

site and the old fire station site and recommend to City Council which uses should be accommodated and where the recommended uses should be located; and evaluate and make recommendations on possible funding sources to implement these uses. In August of 2018 the PFAC presented its report to the City Council.

The city hired Scott Steele architecture in 2019 to develop an initial design concept for the new city hall. This concept resulted in a building that could also serve as an emergency hub and included a 4,115 square foot police station, a 4,025 city administration wing, and a 2,414 square foot council and community meeting room and space for restrooms, lobby, and mechanical needs for a total of 11,776 square feet. The city proposed a \$6.5 million bond measure (.50 cents/\$1000 of assessed value) to construct this facility which at the time, was estimated to cost \$7.5 million dollars. That measure failed and the city returned to the drawing board.

In August of 2020, after conducting additional due diligence the City Council approved Resolution 20-21 to demolish the existing buildings on the Underhill site, move forward with new construction, and established the Manzanita Listens process. City Council adopted a series of project goals based on the Manzanita Listens outreach through Resolution 21-03.

Recent work and current project status

Over the last year, the City Manager has put together a very strong project team which includes:

- Jessie Steiger, Owners Representative, Klash Group
- Chris Keane, Architect, Bearing Architecture
- Jason Stegner, Construction Manager / General Contractor, Cove Built

This is the team that will ultimately complete the city hall construction project. The team conducted a thorough evaluation of the past work and developed a series of potential design schemes that included a partial renovation of the Schoolhouse structures, a hybrid option using the Quonset Hut and an option focused on new construction. These schemes were presented to the community at the second workshop where the project team gathered input and feedback through small group discussions.

The project team conducted additional due diligence (hazardous materials, concrete testing, geo technical work) hired a CM/GC who also reviewed all the background materials and visited the site. The team ultimately reached consensus that whether the city chooses to rebuild the old structures or design a completely new structure that new construction is the only cost-effective path forward. To save the existing structures, the project experts have demonstrated that the buildings will need to be deconstructed to salvage the materials that remain viable and then the building must be rebuilt from the ground up, including the foundation. The other option is to demolish some or all of the existing structures and design a new building that meets the city's needs.

These findings and the professional and objective opinion of our CM/GC (the city's construction expert) was presented at a third community meeting where citizens were given a change to ask detailed questions of the team. The project team also asked participants to provide feedback and asked whether the city should keep pursuing rebuilding existing structure in their current configuration or focus resources on proceeding with new design options. The city hosted a survey and 41 people responded. Of those, 49% identified as Manzanita Voters, most

respondents were Manzanita Property Owners, Homeowners or Renters. Of those that responded 85% recommended the city focus its resources on proceeding with new design options. (Attachment 4)

The design team has prepared a conceptual design (Attachment 1) based on public input (Attachments 2-4) and detailed site information gathered as part of the due diligence phase that focuses on a new configuration that does not use the schoolhouse or Quonset hut. This conceptual design was provided to Cove Built to review and price using current materials estimates and bids for services and labor. This estimate provides the city its first real time cost estimate prepared by a professional contractor for the city hall construction project. (Attachment 5)

The next step in the design process is to share this information with the community in workshop and approve a concept for the architect to take to 30% design for pricing by the CM/GC. The project team will also be working on finalizing an overall project budget that includes costs to date, and future anticipated soft costs associated with the project. This information will be shared with the city council to decide whether to move into Phase 2.

The project team is looking for guidance from council on the following:

- Feedback on site plan and building concept.
- Does the council wish to have the team explore a different option?
- Is the Q Hut something the city should consider working around as a separate project?
- Is there other information that council needs?

In conjunction with the design effort city council will be having separate discussions about financing options for city hall.

BUDGET IMPACT

The city has contracts with Klash (Phase 1 - \$52,763), Bearing Architecture (Phase 1 Public Outreach and 30% Schematic Design \$75,846) and Cove Built LLC (\$30,000 preconstruction). All contracts are split into the two project phases. Phase 1 has been budgeted for in the Professional Services line item of the City Hall Construction Fund.

ATTACHMENTS

1. Conceptual Design City Hall Plans
2. Town Hall Public Comments 1
3. Town Hall Public Comments 2
4. Town Hall Public Comments 3
5. Conceptual Design City Hall Cost Estimate

Manzanita City Hall

Preliminary Pricing Set
December 16th, 2022

Manzanita City Hall
Manzanita Ave,
Manzanita, OR 97131



Bearing Architecture LLC
215 SE 9th Avenue - Unit 303
Portland, Oregon 97214

letstalk@bearingarchitecture.com

(503) 487-0211

Consultant

Stamp

Printing	Date
PRELIMINARY PRICING SET	Dec 16, 2022

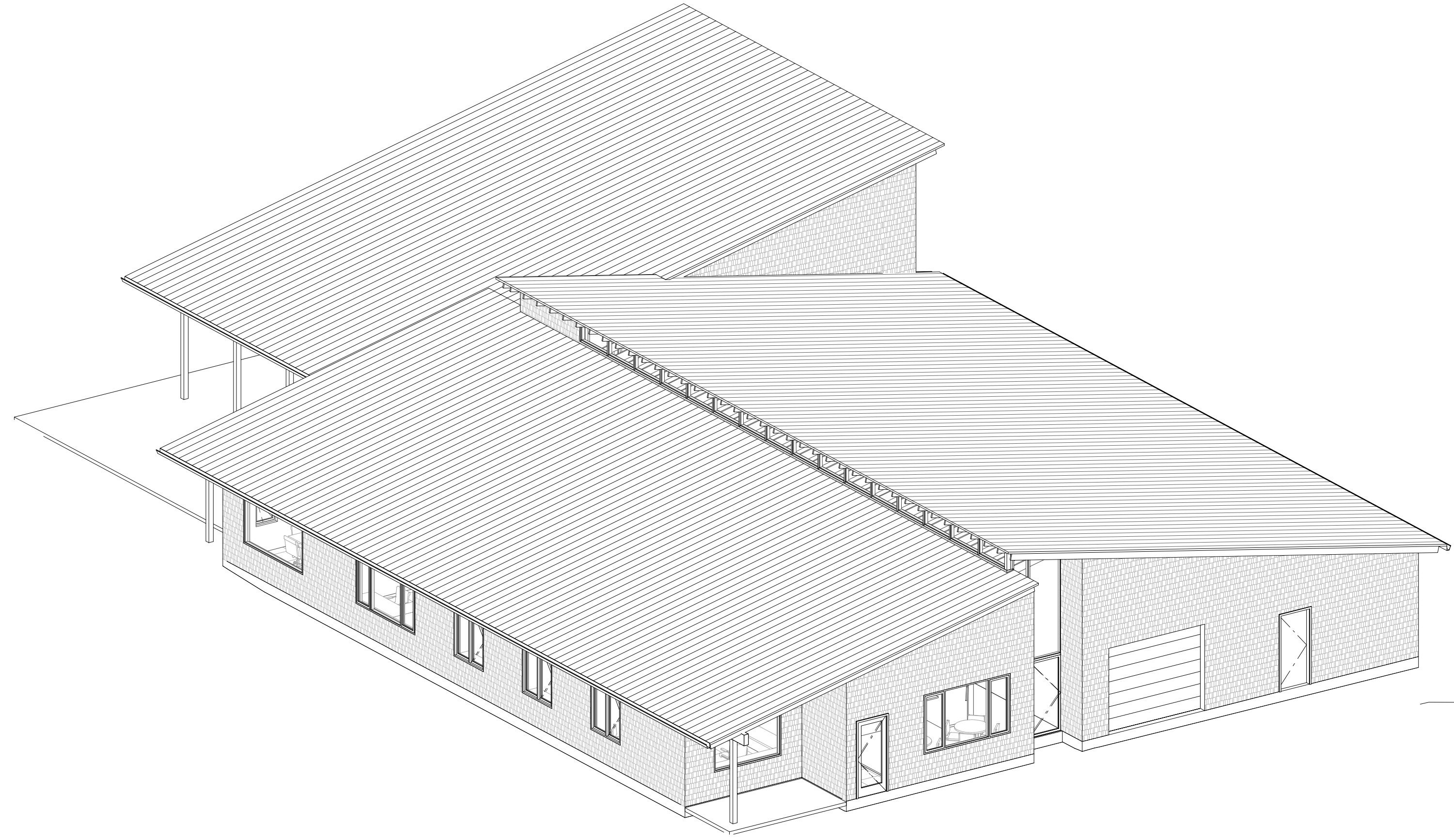
Revisions and Description Date

Revisions and Description	Date

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Bearing Job Number
2202

Sheet Title
COVER

Sheet Number
G0.00



PRE-DESIGN NOTES AND SPECIFICATION:

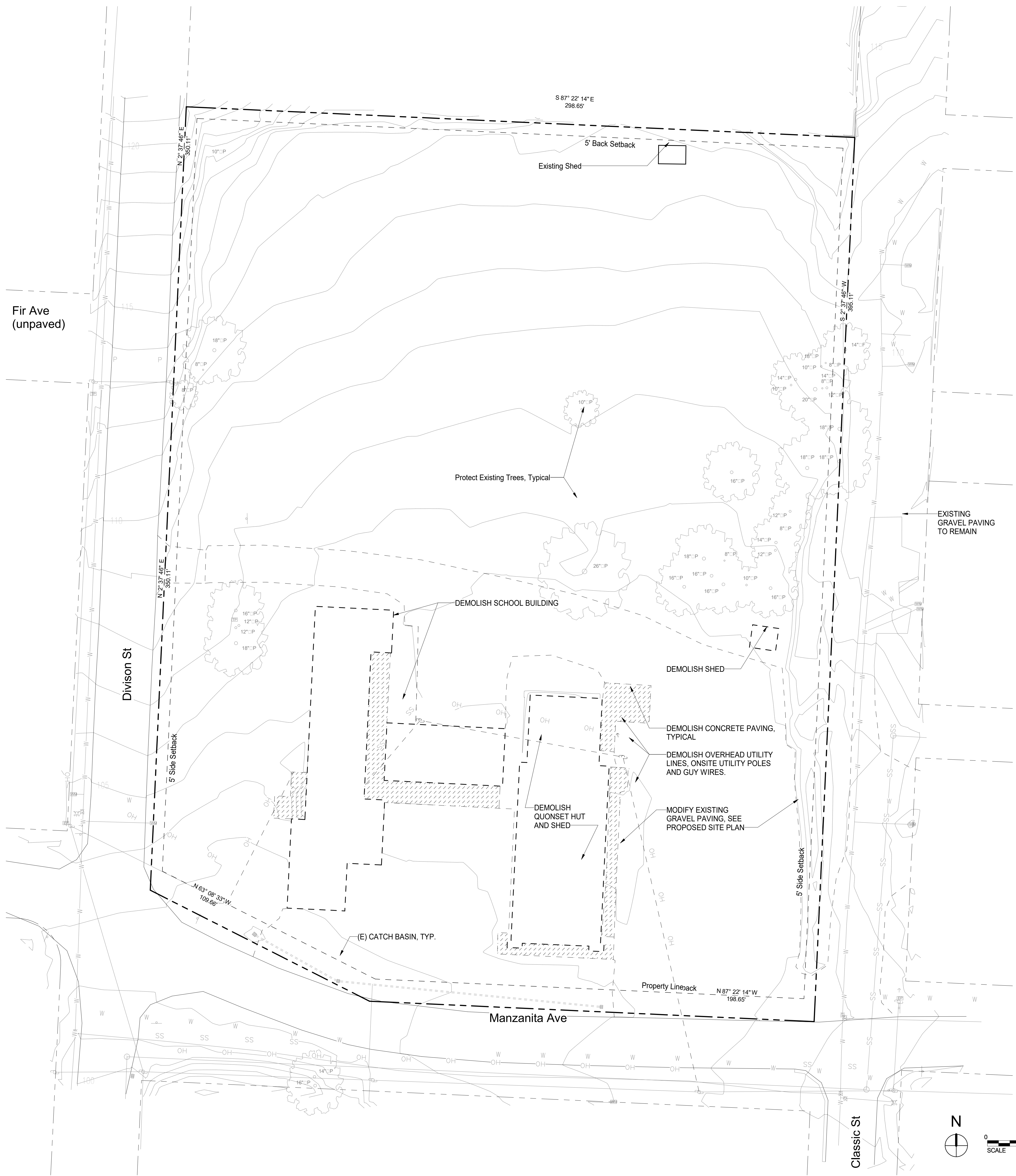
- INTERIOR FINISHES:**
- TYPICAL WALL FINISH: PAINTED GYPSUM BOARD.
 - PLEASE ALLOW FOR UP TO 30% OF THE INTERIOR WALLS TO BE CLEAR FINISHED PLYWOOD (FIR OR SIMILAR) WITH CLEAR FINISHED BATTENS OR PAINTED REVEALS
 - COUNCIL CHAMBERS TO HAVE ELEVATED FINISHES. THESE HAVE NOT YET BEEN DETERMINED. THESE MAY INCLUDE WOOD PANELING, RECLAIMED MATERIALS, ADDITIONAL ACOUSTIC FABRIC/PANELS, ETC.
 - TYPICAL BASE: PAINTED FINGER-JOINED WOOD 1X4
 - INTERIOR DOORS: CLEAR FINISHES WOOD DOORS AND FRAMES, GLAZING AND SIDE LITES AS INDICATED.
 - FLOORS AND CEILINGS: PER PLAN AND RCP.
- EXTERIOR WALL ASSEMBLY:**
- CEDAR SHINGLES OVER
 - RAINSCREEN DRAIN LAYER (OBDYKE SLICKER OR EQUAL) OVER
 - VAPOR PERMEABLE WATER RESISTANT AIR BARRIER (GCP PERM-A-BARRIER VPS OR EQUAL) OVER
 - PLYWOOD SHEATHING (1/2" ASSUMED, TO BE VERIFIED BY STRUCTURAL) OVER
 - 2X6 WOOD FRAMING (16" O.C. ASSUMED, TO BE VERIFIED BY STRUCTURAL) WITH ROXUL/ROCKWOOL R-23 COMFORTBATT
- SLAB EDGE/WALL BASE ASSEMBLY:**
- CLADDING TBD OVER
 - R-15 INSULATION (TBD, LIKELY XPS) OVER
 - CONCRETE STEM WALL AND CURB (6")
 - INTERIOR FACE OF CONCRETE TO BE CONCEALED BY INTERIOR FINISHES
- STOREFRONT:**
- KAWNEER ALUMINUM STOREFRONT OR APPROVED EQUAL.
 - KYNAR FINISH TO BE SELECTED FROM MANUFACTURER'S FULL LINE OF STANDARD COLORS.
 - ASSUME EXTERIOR DOORS ARE ALL STOREFRONT.
- TYPICAL ROOF ASSEMBLY:**
- STANDING SEAM METAL ROOF, COLOR TO BE SELECTED FROM MANUFACTURER'S FULL LINE OF STANDARD COLOR. OVER
 - UNDERLAYMENT APPROVED BY ROOFING MANUFACTURER OVER
 - 3/4" PLYWOOD DECKING (TO BE CONFIRMED BY STRUCTURAL) OVER
 - WOOD FRAMING
 - R-49 CLOSED-CELL SPRAY FOAM INSULATION WHERE OCCURS, SEE REFLECTED CEILING PLAN.
 - INTERIOR FINISHES VARY, SEE REFLECTED CEILING PLAN.
- STRUCTURAL:**
- STRUCTURAL SYSTEMS, INCLUDING FOUNDATIONS, HAVE NOT BEEN DESIGNED.
 - THE BUILDING IS TO BE RISK CATEGORY 2, TYPICAL.
 - THE POLICE WING IS TO BE RISK CATEGORY 4. SEE PROPOSED SITE PLAN.
 - THE WINGS ARE TO BE SEPARATED BY A SEISMIC JOINT, TBD.
 - REFER TO THE GEOTECH REPORT FOR FOUNDATION RECOMMENDATIONS.
- MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION:**
- MEP-FP SYSTEMS HAVE NOT BEEN DESIGNED. IF STANDALONE MEP-FP CLOSETS ARE REQUIRED, THEY CAN BE CREATED IN OR NEAR THE GARAGE, LAUNDRY, AND DECONTAMINATION ROOMS. A LOCATION FOR POSSIBLE FIRE RISERS, FIRE ALARM SYSTEMS, AND RELATED ITEMS ACCESSED BY THE FIRE DEPARTMENT HAS BEEN NOTED ON THE PLAN ADJACENT TO THE LOBBY.
 - THE MECHANICAL SYSTEM IS ASSUMED TO BE A FORCED AIR VAV SYSTEM.
 - MECHANICAL EQUIPMENT IS TO BE PRIMARILY HOUSED IN ATTIC SPACES ABOVE ACT CEILINGS. IT MAY ALSO BE HOUSED IN THE TRUSS SPACE OF THE GARAGE.
 - SELECT MEP EQUIPMENT (WATER HEATER, ELECTRICAL PANELS, ETC) MAY BE INSTALLED IN OR NEAR THE GARAGE FOR ACCESS AT THE GROUND LEVEL.

Sheet List

Sheet Number	Sheet Name
General	
G0.00	COVER
G1.01	EXISTING SITE PLAN
G1.02	PROPOSED SITE PLAN
Architectural	
A2.01	FIRST FLOOR PLAN
A2.03	ROOF PLAN
A2.11	FIRST FLOOR REFLECTED CEILING PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A4.01	BUILDING SECTIONS

Project Directory

Owner:	City of Manzanita Address Manzanita, OR 97131 () - -
Architect:	Bearing Architecture 215 SE 9th Avenue, Unit 303 Portland, OR 97214 (503) 487-0211
Landscape Architect:	Walker Macy 111 SW Oak St., Suite 200 Portland, OR 97204 (503) 228-3122
Structural Engineers:	Miller Consulting Engineers, Inc. 9600 SW Oak Street, Suite 400 Portland, OR 97223 (503) 246-1250
MEP Engineers:	PAE Consulting Engineers 151 SW 1st Avenue, Suite 300 Portland, OR 97204 (503) 226-2921
Civil Engineers:	Humber Design Group, Inc. 110 SE Main Street, Suite 200 Portland, OR 97214 (503) 946-6690



PROJECT SUMMARY

PROJECT ADDRESS
 Manzanita Ave.,
 Manzanita, OR 97131

SCOPE
 The project is a new City Hall and associated site amenities. This project includes the removal of existing structures on the site.

AUTHORITY HAVING JURISDICTION
 City of Manzanita, OR

APPLICABLE CODES AND STANDARDS
 City of Manzanita Codes and Ordinances
 2022 Oregon Structural Specialty Code
 2022 Oregon Mechanical Specialty Code
 2021 Oregon Electrical Specialty Code
 2021 Oregon Plumbing Specialty Code
 2021 Oregon Energy Efficiency Specialty Code

Manzanita City Hall



Bearing Architecture LLC
 215 SE 9th Avenue - Unit 303
 Portland, Oregon 97214
 letstalk@bearingarchitecture.com
 (503) 487-0211

Consultant

ENVELOPE REQUIREMENTS*

Roofs		Insulation Entirely Above Deck	
Deck	R-30 c.i.	Other	R-49
Walls Above Grade			
Mass	R-9.5 c.i.		
Wood Framed	R-20, typical		
Slab-on-Grade Floors			
Unheated	R-15 for 24 inches		
Opaque doors			
Swinging	U-0.370		
Vertical Fenestration**			
Fixed	Max U Value: 0.36 Max SHGC: 0.36 Min VT/SHGC: 1.10		
Entrance Doors	Max U Value: 0.63 Max SHGC: 0.33 Min VT/SHGC: 1.10		

* Per ASHRAE Standard 90.1-2019
 ** Maximum and minimum required values are for the full glazing assemblies.

SCOPE OF WORK

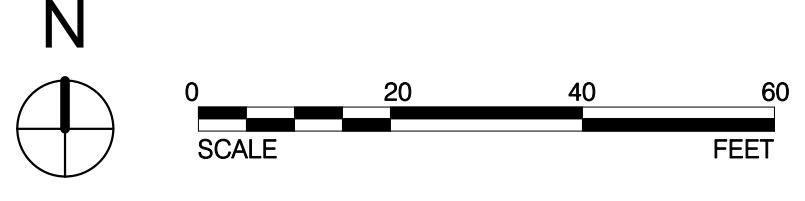
WORK PERFORMED BY THE OWNER PRIOR TO THE START OF CONSTRUCTION:

- Item 1
- Item 2
- Item 3
- Item 4

ALL OTHER WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR

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PRELIMINARY PRICING SET	Dec 16, 2022

Revisions and Description	Date

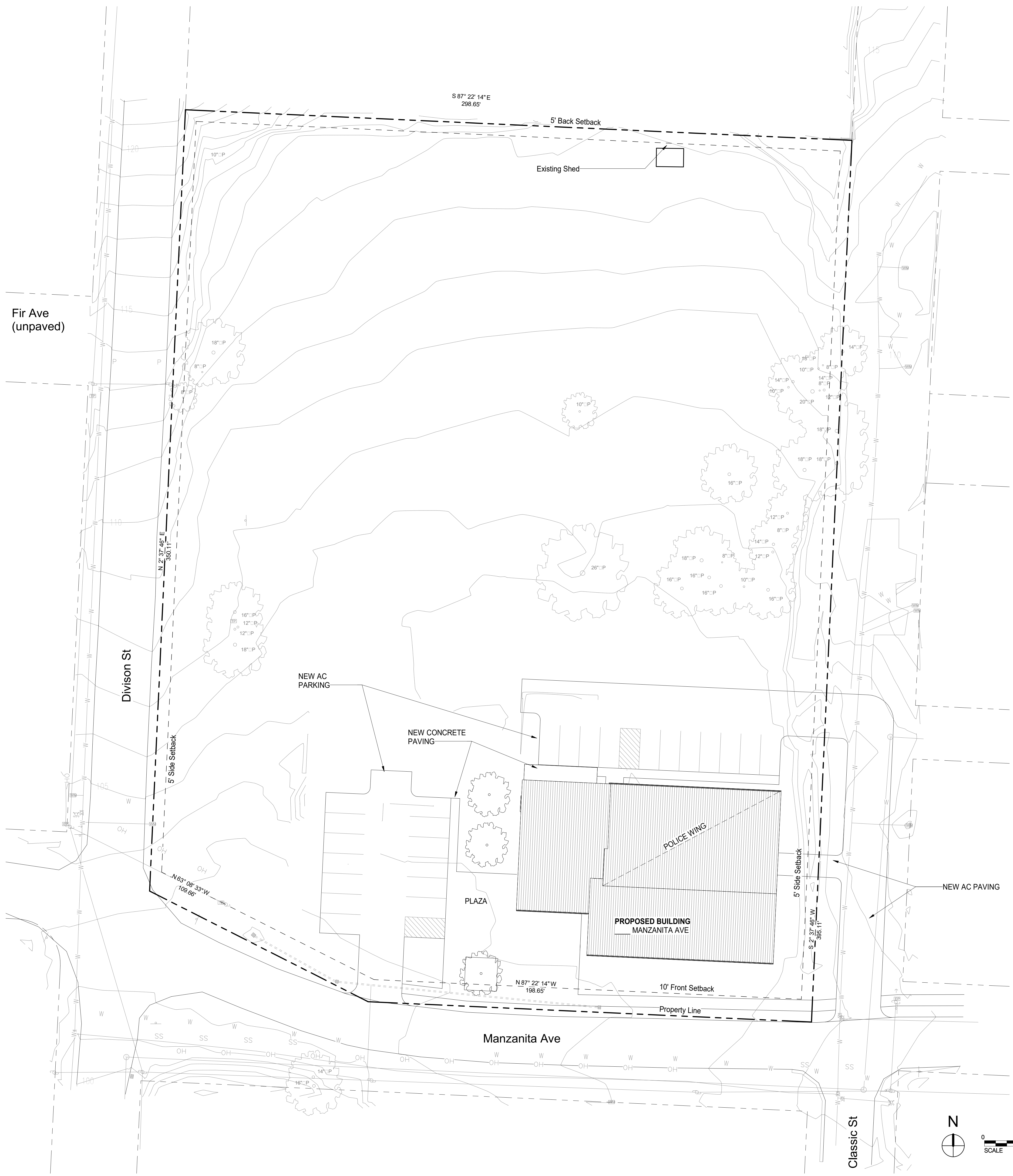


1 Existing Site Plan
 G1.01 SCALE: 1" = 20'-0"

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 Bearing Job Number
 2202

Sheet Title
EXISTING SITE PLAN

Sheet Number
G1.01



1 Proposed Site Plan
G1.02 SCALE: 1" = 20'-0"

PROJECT SUMMARY

PROJECT ADDRESS
Manzanita Ave.,
Manzanita, OR 97131

SCOPE
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AUTHORITY HAVING JURISDICTION
City of Manzanita, OR

APPLICABLE CODES AND STANDARDS
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2022 Oregon Mechanical Specialty Code
2021 Oregon Electrical Specialty Code
2021 Oregon Plumbing Specialty Code
2021 Oregon Energy Efficiency Specialty Code

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ENVELOPE REQUIREMENTS*

Roofs Insulation Entirely Above Deck	Other	R-30 c.i.
		R-49
Walls Above Grade	Mass	R-9.5 c.i.
	Wood Framed	R-20, typical
Slab-on-Grade Floors	Unheated	R-15 for 24 inches
Opaque doors	Swinging	U-0.370
Vertical Fenestration**	Fixed	Max U Value: 0.36
		Max SHGC: 0.36
		Min VT/SHGC: 1.10
Entrance Doors		Max U Value: 0.63
		Max SHGC: 0.33
		Min VT/SHGC: 1.10

* Per ASHRAE Standard 90.1-2019
** Maximum and minimum required values are for the full glazing assemblies.

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Revisions and Description Date

Revisions and Description	Date

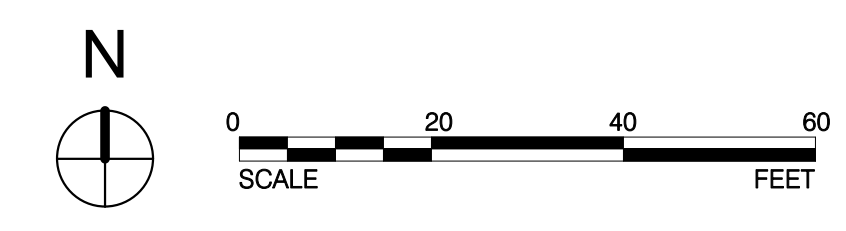
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2202

Sheet Title
PROPOSED SITE PLAN

Sheet Number

G1.02



Manzanita City Hall

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Sheet Title
FIRST FLOOR PLAN

Sheet Number

A2.01



1 First Floor Plan
A2.01 SCALE: 1/4" = 1'-0"

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Manzanita City Hall

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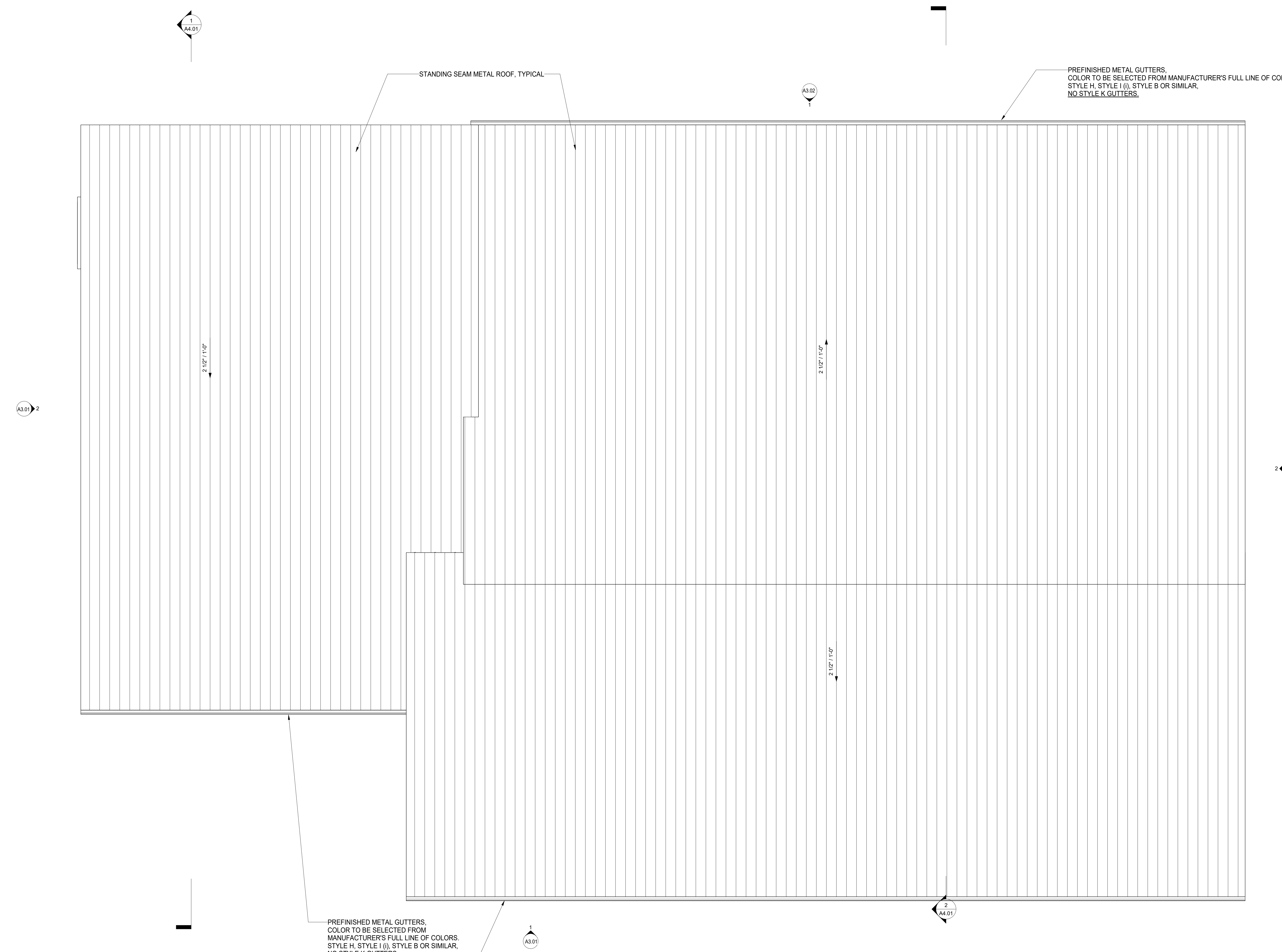
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2202

Sheet Title
ROOF PLAN

Sheet Number

A2.03



1 Roof Plan
A2.03 SCALE: 1/4" = 1'-0"

PREFINISHED METAL GUTTERS,
COLOR TO BE SELECTED FROM
MANUFACTURER'S FULL LINE OF COLORS,
STYLE H, STYLE I (i), STYLE B OR SIMILAR,
NO STYLE K GUTTERS.

DOWNSPOUTS TO MATCH GUTTERS,
(NOT SHOWN)

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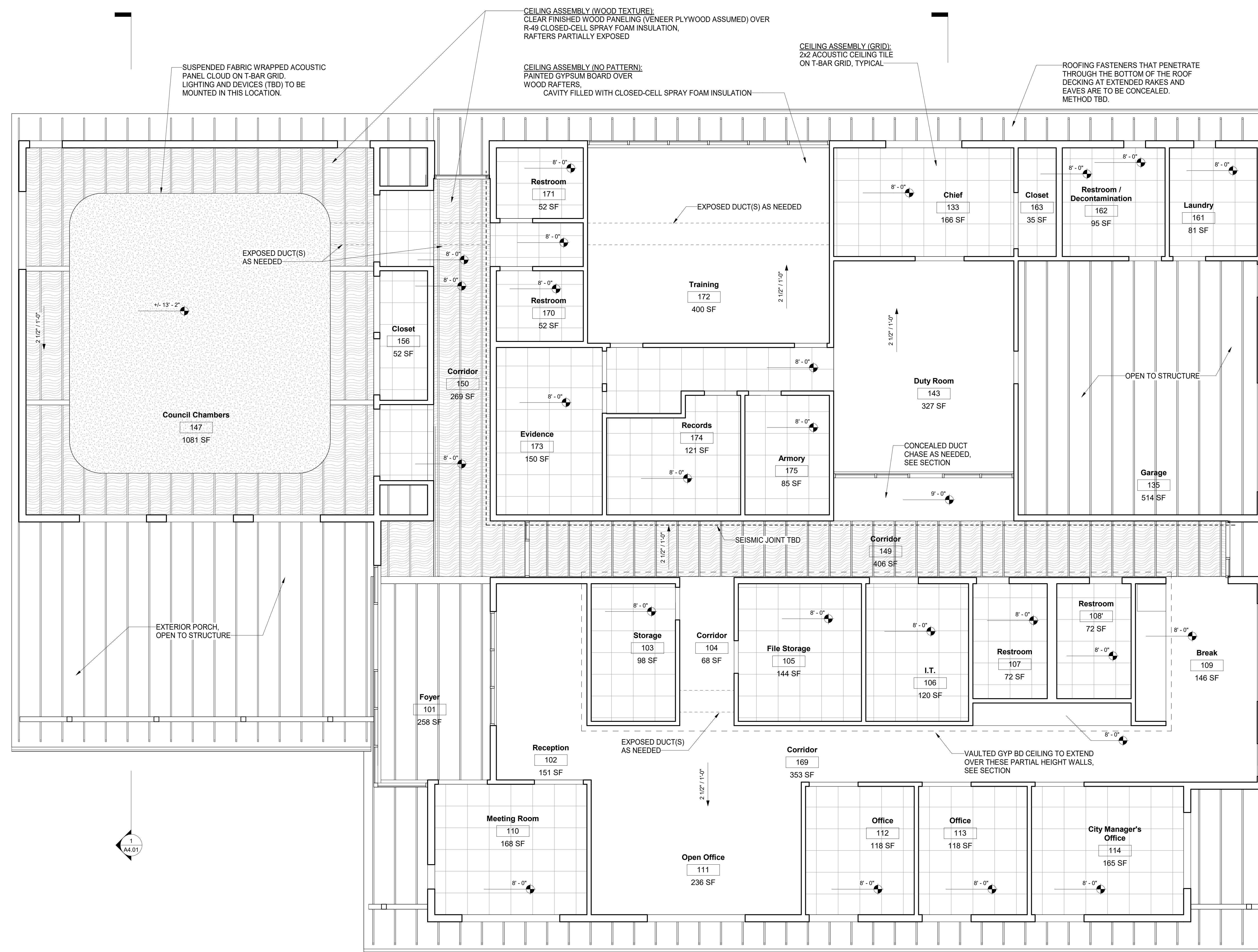
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Revisions and Description Date



1 First Floor Reflected Ceiling Plan
A2.11 SCALE: 1/4" = 1'-0"

2
A4.01

Drawn by
AH

Bearing Job Number
2202

Sheet Title
**FIRST FLOOR
REFLECTED
CEILING PLAN**

Sheet Number

A2.11

Manzanita City Hall

Manzanita Ave,
Manzanita, OR 97131



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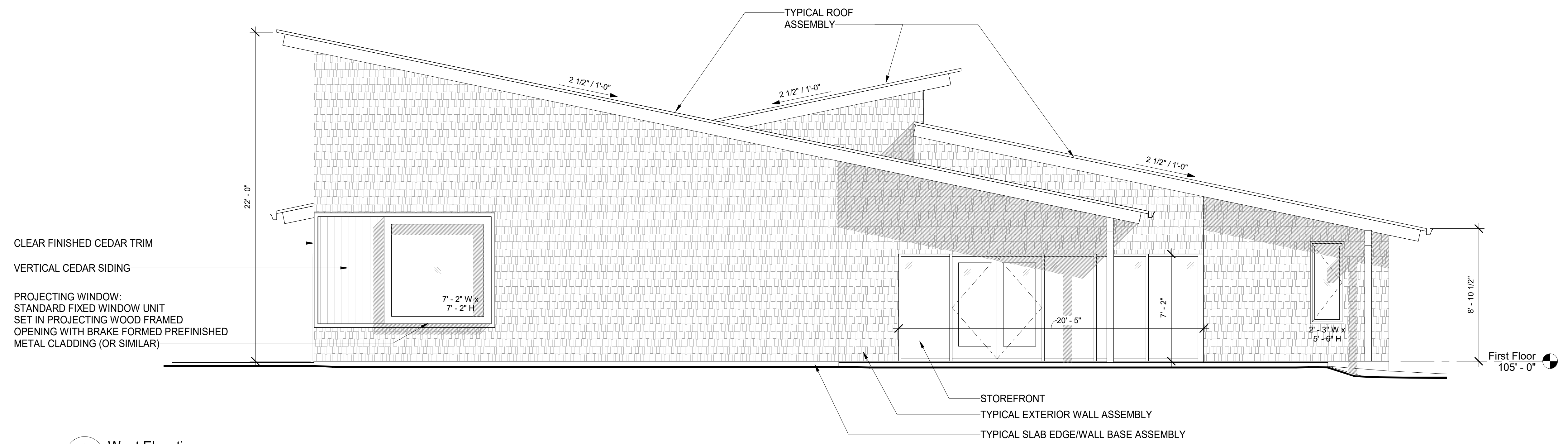
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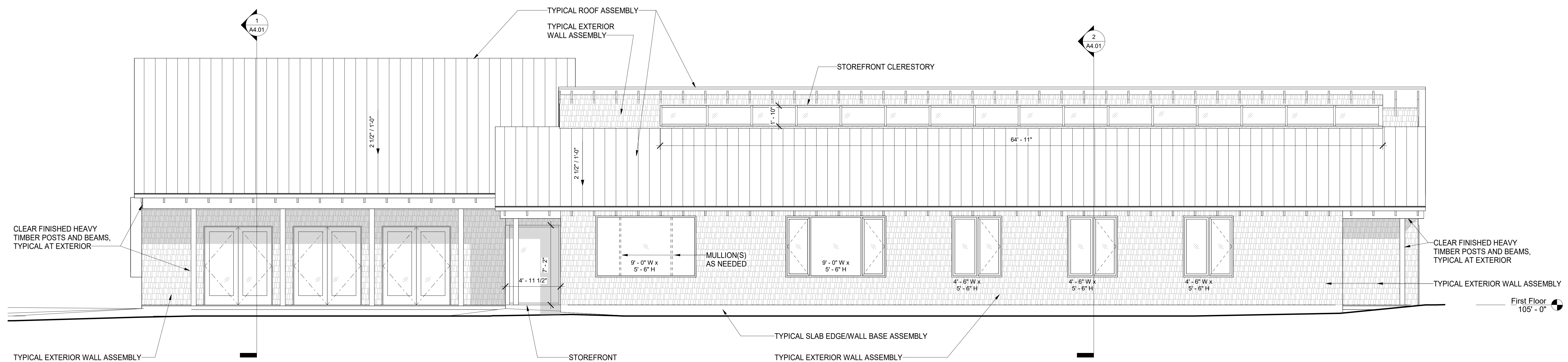
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Revisions and Description Date



2 West Elevation
A3.01 SCALE: 1/4" = 1'-0"



1 South Elevation
A3.01 SCALE: 1/4" = 1'-0"

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Bearing Job Number
2202

Sheet Title
**BUILDING
ELEVATIONS**

Sheet Number

A3.01

Manzanita City Hall

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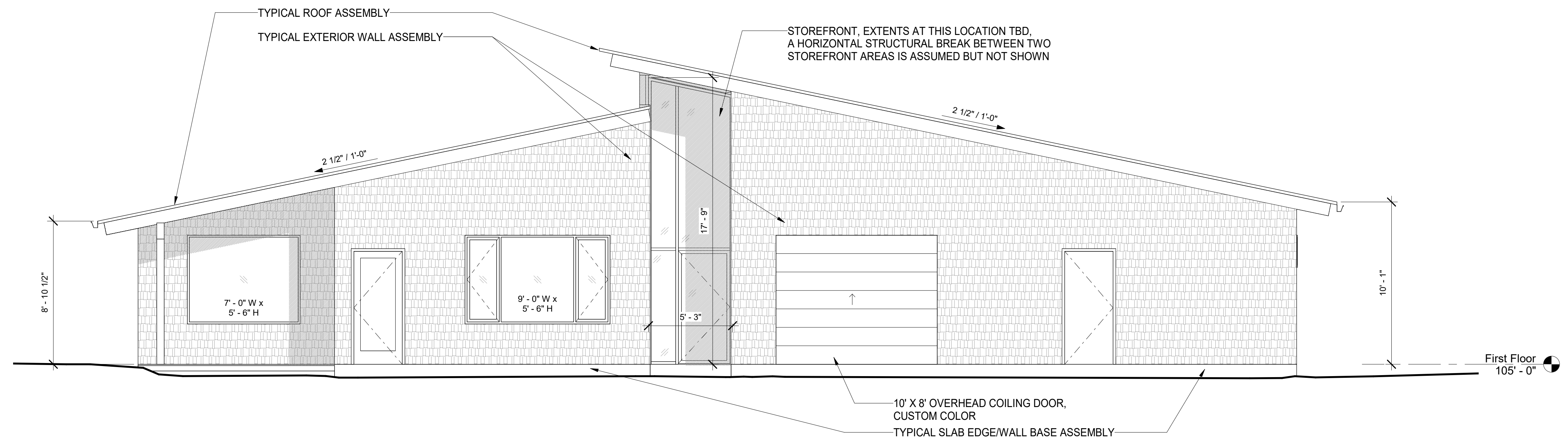
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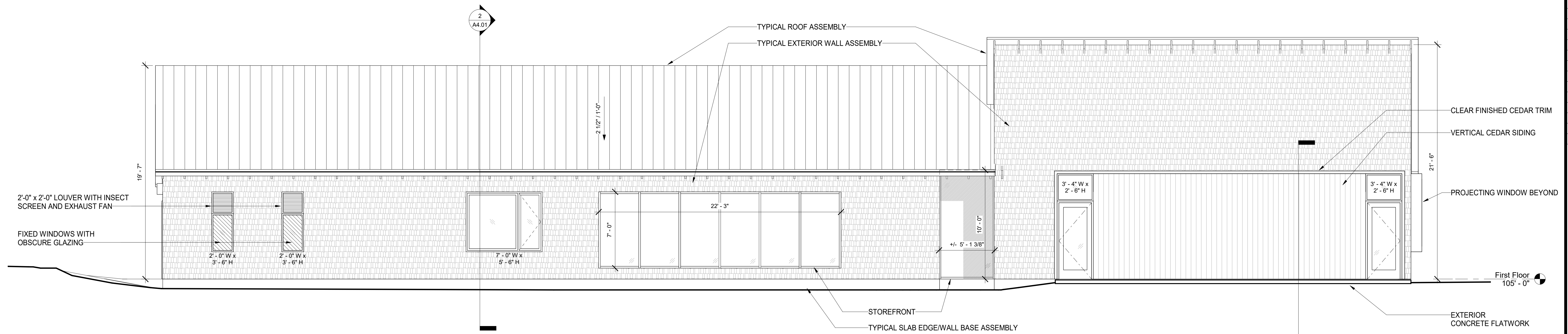
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Revisions and Description Date



2 East Elevation
A3.02 SCALE: 1/4" = 1'-0"



1 North Elevation
A3.02 SCALE: 1/4" = 1'-0"

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Bearing Job Number
2202

Sheet Title
**BUILDING
ELEVATIONS**

Sheet Number

A3.02

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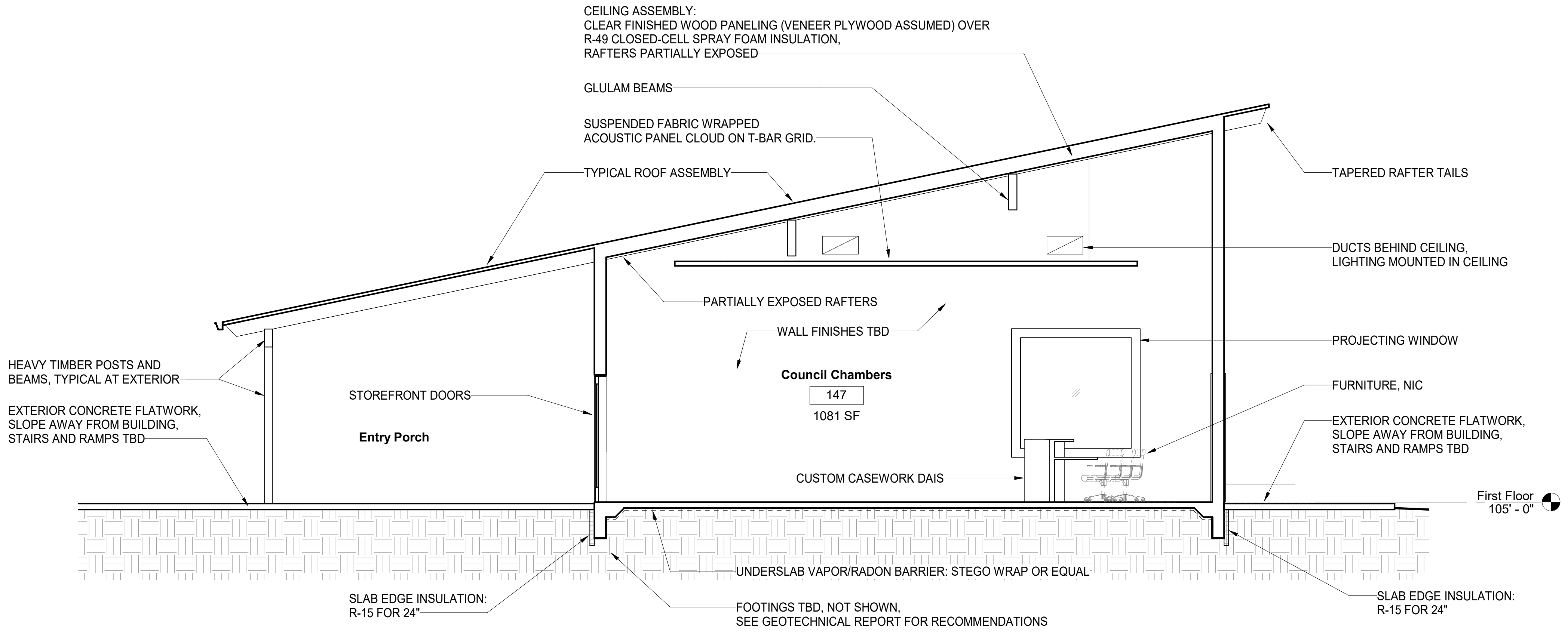
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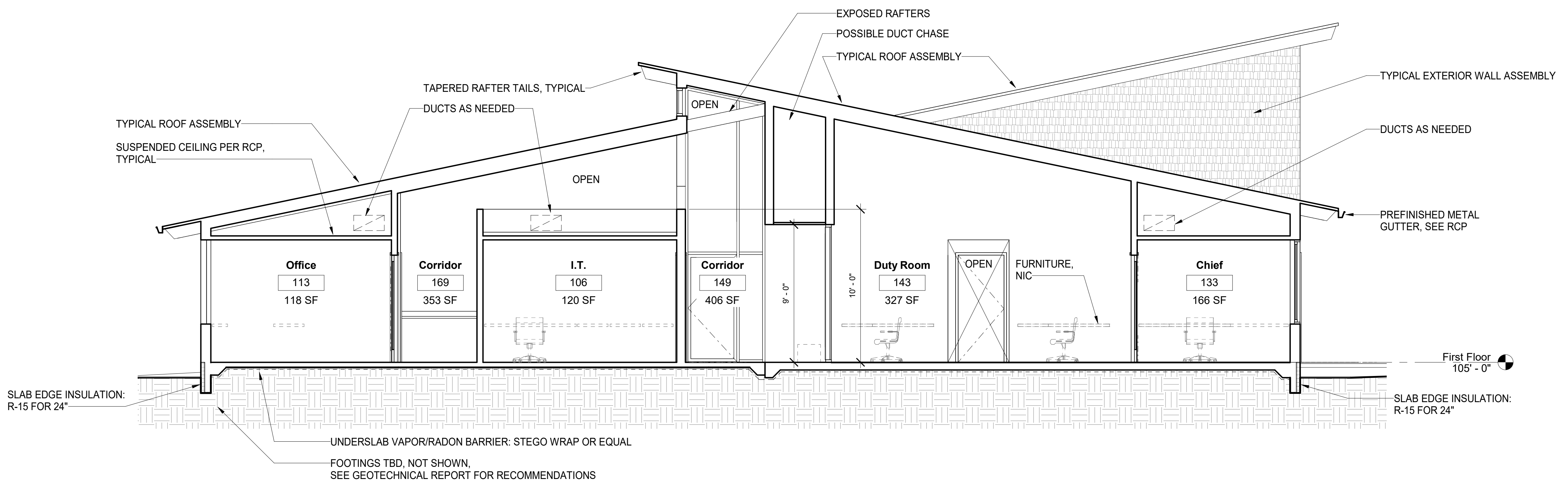
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Printing	Date
PRELIMINARY PRICING SET	Dec 16, 2022

Revisions and Description Date



1
A4.01 Typical Cross Section2
SCALE: 1/4" = 1'-0"



2
A4.01 Cross Section @ Vaulted Ceiling
SCALE: 1/4" = 1'-0"

Drawn by
AH
Bearing Job Number
2202

Sheet Title
BUILDING SECTIONS

Sheet Number














A4.01


































Question 2 ¶ PARAGRAPH TEXT













How do we gain your trust?

ANSWERS	DATE	
by being open about what the concerns and parameters are	September 7, 2022 3:59 pm	
Opening the process, as the city Manager has been doing.	September 7, 2022 10:42 am	
See the Manzanita police more.	September 5, 2022 8:16 pm	
active listening and careful explanation of how your decisions throughout the process reflect what you've heard	September 5, 2022 9:09 am	
Sound governance has been evident since we moved here full time in 2014. Sure blips occurred but, the general efforts and results have gained my trust. Trust can be increased by encouraging participation in all City meetings. Past numbers would indicate weak attendance at all local government meetings.	September 4, 2022 6:22 pm	

ANSWERS	DATE	
Continue with transparency and confidence in vision. Listen, adapt, but be willing to make firm decisions and execute against them without feeling the need to please everyone as that's never going to happen. We elect mayor and city council. Once they decide on something, let's go. Ensure we are listening to Manzanita citizen voices first - not rural Tillamook County, Nehalem or others that rant on social media. The community is for everyone, but residents AND property paying homeowners that contribute to the tax base and have equal interest as residents should have equal voice. Some full-time residents may suggest their opinion is greater than second home owners. No. Second home owners contribute a great deal, including paying taxes for services they use much less than full-time residents. We could argue this point forever, but for any outcome that is funded with tax payer dollars, the constituency must be defined as those that pay property tax to the city.	September 3, 2022 9:49 pm	
Good process, transparent on costd	September 3, 2022 3:45 pm	
Being transparent	September 3, 2022 11:13 am	
Hmm, well to begin with transparency for me is #1. No "back door" deals where we who will be paying for this are left out of the complete loop. Use my tax \$\$\$ wisely and efficiently	September 3, 2022 10:58 am	
You already have my trust.	September 3, 2022 10:00 am	
Honesty, transparency, creativity, efficiency, and intelligence. All of which have been characteristic of Manzanita governance.	September 3, 2022 8:57 am	
Transparency, listening, making 'seven-generation' decisions that protect our natural environment, honor the interests of full time residents, resist projects from monied developers	September 3, 2022 8:12 am	
Listen to the voice of the community. Keep the good of the residents first in all decisions not the incoming builders with plans to change the temperature of the city.	September 3, 2022 3:54 am	
I appreciate the way we are able to participate in the process. It feels like we are being heard. This is definitely a step in the right direction.	September 2, 2022 9:41 pm	
Follow the comprehensive plan until a new one is created	September 2, 2022 6:23 pm	
Open communication and involvement with the community. Decisions in the past have been made by city leaders as if they know best for the rest of us. Personal conflict of interest must be avoided.	September 2, 2022 6:13 pm	
By being open and not shutting down opposition	September 2, 2022 5:48 pm	
By being honest, transparent, doing what the people want, not waste time or money.	September 2, 2022 5:35 pm	

ANSWERS	DATE	
That's a weird and off-putting question to lead with. Who is the "we"? The city council? Architects?	September 2, 2022 5:29 pm	
Pony. I want a pony.	September 2, 2022 1:58 pm	
listen without dismissing the concerns of people who live here. be accountable if you mess up and total transparency moving forward.	September 2, 2022 11:03 am	
By putting the quality of life of the residents as your main priority	September 2, 2022 10:32 am	
By providing clear, detailed information throughout the process	September 1, 2022 8:51 pm	
You have it.	September 1, 2022 6:07 pm	
Timely and transparent correspondence including visuals, video, FAQs etc.	September 1, 2022 3:09 pm	
You have it.	September 1, 2022 12:11 pm	
Deeds, not words. It's what you actually do that matters. Don't say one thing and not do it, or not follow through with promises.	September 1, 2022 11:15 am	
Be upfront about why the previous processes did not work. And how this new restart is specifically addressing those reasons. Publish the new process including all costs, timelines, and milestones (with deliverables). More transparency. Publish a regular "Underhill Project" newsletter to keep citizens informed.	September 1, 2022 10:46 am	
Transparent sharing of information, facts and figures. Timely, accurate responses to questions that are raised. Multiple opportunities for community input, including for people who are not full time residents in Manzanita.	September 1, 2022 9:13 am	
?	September 1, 2022 8:27 am	
By listening to not just the local permanent residents but also to property owners who are part time residents.we are also part of the community.	September 1, 2022 7:08 am	
Provide thoughtful design while listening to the concerns of your local citizens.	September 1, 2022 4:28 am	
Open conversationt	September 1, 2022 1:36 am	
Be upfront and honest with the community	August 31, 2022 11:16 pm	
By listening to input from varied citizens and being open about all aspects of the process. And, from listening to the 36 minutes of the town hall type presentation I think you are headed in the right direction.	August 31, 2022 9:47 pm	

ANSWERS	DATE	
Learn how to create a proper survey. Nobody answers open ended questions. Especially 5 on step 2 of 33. And how on earth are you going to derive any meaningful statistics from open ended questions? Stop wasting my tax payers money. Survey monkey has an entire educational site to teach you to create proper surveys: https://www.surveymonkey.com/mp/writing-survey-questions/	August 31, 2022 8:11 pm	
Be financially responsible. Be patient. Don't try to solve a 30 year problem over night. Hopefully the city has saved money to help make the project possible. That is what individuals need to do when engaging in projects. From video it sounds like increasing the number of short term rentals is the best way to increase review (if needed). Please do not increase taxes.	August 31, 2022 8:05 pm	
Transparency in the decision-making process. Input that is used in decision-making from a range of stakeholders	August 31, 2022 7:20 pm	
Continue a policy of transparency and provide access to city financials.	August 31, 2022 7:20 pm	
A simple and direct comparison of costs and features of your preferred new build with a comparable remodel option.	August 31, 2022 6:38 pm	
By publishing the results of the survey and following through Listening to the residents needs/wants Informing the residents of all meetings/discussions on local issues, land use changes, etc.	August 31, 2022 6:34 pm	
Honest communication	August 31, 2022 6:05 pm	
You already have!	August 31, 2022 5:53 pm	
Integrity in the overall planning process.	August 31, 2022 4:46 pm	
Transparency and interaction	August 31, 2022 4:26 pm	
I think you have it ready	August 31, 2022 4:25 pm	
It looks like you have a good handle on that, building community input meetings along the way.	August 31, 2022 4:20 pm	
By following through on Your word to reduce the number of MOTELS/str's /planned trail directly impacting MY QUALITY OF LIFE.	August 31, 2022 4:19 pm	
honest communication. effort to be transparent.	August 31, 2022 4:14 pm	













ANSWERS	DATE	
Stop telling me why we need a city hall. Show me that the city has seriously looked at alternatives, i.e. old city hall major remodel or tear down or buying land to West of city hall and build beautiful full city hall on our Main Street, show us point to point comparison of rebuild vs. new on Underhill, and please don't try to use a few feet of height will make a tsunami difference. Case in fact is 1/2 of old city hall property is outside of inundation zone. The inundation zones are great estimates, but having lived in Japan, we know those blue lines are nice, but do not mean anything really.	August 31, 2022 4:05 pm	
Open, honest and comprehensive communication. Make decisions giving consideration to opinions of all proerty owners both full and part time.	August 31, 2022 3:54 pm	
Be transparent in all that you do. Listen to citizens and then do based on what you've heard.	August 31, 2022 3:44 pm	
You already have it.	August 31, 2022 3:40 pm	
Keep doing what you're doing	August 31, 2022 3:36 pm	
The existing council and mayor cannot. The damage has been done. Hopefully the new mayor and council will try to be trustworthy	August 31, 2022 3:31 pm	
Establish process, publish results, timelines in plain English with little professional lingo.	August 30, 2022 7:48 am	
2 words: Protein Power	August 30, 2022 3:11 am	
Give me 1 million dollars Hi Lelia, This is me testing the form. You can find it built at: https://ci.manzanita.or.us/architecture-survey/ Took all weekend to get this to work. I did what I could to make the data received easier to parse.	August 28, 2022 10:12 pm	
Give me 1 million dollars	August 28, 2022 9:17 pm	
Give me a million dollars	August 28, 2022 8:23 pm	
sdfas	August 28, 2022 7:22 pm	












61 Answered










10 Skipped

















Question 3 ¶ PARAGRAPH TEXT

In your opinion, what do we need to know about the culture of Manzanita?

ANSWERS	DATE	
Everything you can	September 7, 2022 3:59 pm	
It is filling up with out of state folks that ruined their cities and will do the same here. They have no civic pride.	September 7, 2022 10:42 am	
It has changed radically because of the influx of visitors during Covid, and the marked increase in STRs. It is now all about greed, big houses that can bring in lots of money, and not caring about the town and residents.	September 6, 2022 3:27 pm	
that the community loves the beauty of our natural environment - that community assets like the Hoffman Center, the Pine Grove community hall, and even the golf course are all relatively simple and understated - none over-impose themselves on the community	September 5, 2022 9:09 am	
The local culture continues to parallel the nation as a whole. No direct involvement, yet many conversation and opinions voiced on social media and in private discussions. I cannot share much about local culture beyond what was previously mentioned.	September 4, 2022 6:22 pm	
I'm sure you all know this well. Don't let the loudest voices win over the silent majority. Focus on your constituency of tax-paying home owners (not only full-time residents, but those that pay the property taxes - and likely the TLT payments - that fund a vast majority of the city's budget). Recognize and actively ignore those toxic voices in the community. They do not represent a proactive, constructive approach. They are bitter after losing elections and not getting their way. Waste of time.	September 3, 2022 9:49 pm	
We are a second home owner but we believe that Manzanita needs a municipal building that will work for the long term.	September 3, 2022 3:45 pm	
We are losing our small village culture where we would know most of our neighbors and people of all backgrounds could afford to live and work here. We need our absentee owners to be invested in the community.	September 3, 2022 11:13 am	
We used to be a very diverse community. Over the last few years, we have seen a huge influx of wealthy individuals alter the culture here. Huge homes, bids for multi unit, unmanaged hotels, loss of who we were. We were a small village with-a unique character. We should not lose sight of that.....EVER	September 3, 2022 10:58 am	
The small-town culture is under a lot of stress from growth, old-timers aging out, and the recent influx of lots of money. This is a humble community that only millionaires can now move to.	September 3, 2022 10:00 am	
Is there a culture? It's a retirement beach town. It's generally dog friendly.	September 3, 2022 8:57 am	
Values include: community, quiet, protection of our natural environment.	September 3, 2022 8:12 am	

ANSWERS	DATE	
Keep the natural areas, stop building for sheer profit. Let's not turn this small town community into yet another tourist town. While economy does need tourist dollars, the needs full time residents need to remain first in decisions.	September 3, 2022 3:54 am	
Recognize that it currently is represented by aged, rich people. It's missing the old coastal small cottage theme	September 2, 2022 6:23 pm	
There is a tension here between those who want to profit from Manzanita's resources and desirability, without regard for quality of life, and those who want to protect Manzanita from becoming spoiled from exploitation. There is a split between those who have come here for prestige and exclusivity, and those who want a well-rounded town with a mixture of ages, incomes and services for everyone. Tourism is already draining the resources that should be available to the residents first. We are already experiencing a loss of quality in residential life due to poor, narrow roads, a lack of basic services and workers. Traffic, noise and overcrowding are already poor during 60% of the year.	September 2, 2022 6:13 pm	
Manzanita's allure depends on protecting its trees, wildlife and small beach homes. The wholesale destruction of these resources has been permitted appallingly. Huge houses going up everywhere, with old-growth trees being cut down. This is wrong and will destroy the character of the town. Art and culture are highly valued, as is our natural environment. I can't understand why these homes are being happily approved.	September 2, 2022 5:48 pm	
The community seems divided and angry at times. There also seems to be a problem with who counts as a community member.	September 2, 2022 5:35 pm	
People who live here are openly grateful and feel lucky to be here. We are in paradise and we don't want it spoiled. Any change brings that threat.	September 2, 2022 5:29 pm	
We really need a blimp	September 2, 2022 1:58 pm	
it's a lot like middle school in both bad and good ways.	September 2, 2022 11:03 am	
We are living here because the small town atmosphere is very important. Many of us are retired, educated and senior citizens. The population is growing and many new residents are younger, not retired and able to work from home. However, the amount of short term rentals has changed the culture in many ways.	September 2, 2022 10:32 am	
We are proud of our community, we value the quiet nature of the village, we have a vibrant arts scene, we welcome visitors, and we want to be well prepared for natural disasters that are specific to this region.	September 1, 2022 8:51 pm	
Contrarian	September 1, 2022 6:07 pm	

ANSWERS	DATE	
The resident composition, the age and history of the town, its homes and commercial spaces, the rise and fall of population during peak times, the desire to stay small, quaint, spirited and artsy, and the challenges we face (staffing, traffic issues, expansion).	September 1, 2022 3:09 pm	
There is a lot of community interest and awareness. THose of us who move here pre- or post- retirement often have a lot of energy and are happy to become involved. But there are strains: Income disparity, an older population who is fearful about rising taxes ("we don't want city hall to be a taj mahal"), irritation as more people are here more of the time and suddenly note the STR noise or parking issues, stress about voting rights (yep, it in our little corner of the world), lack of service providers and workplace housing.... I have one voice, and other voices should be heard. But there seems to be a contingent of people who only want their perspective heard -- it is national, not just local.	September 1, 2022 12:11 pm	
It's fractured somehow. If there is someway to try to find a sliver of agreement on something, and build from there, that might help start a productive conversation. Manzanita is at a tipping point of growth and the choices and decisions made in the next few years will have big consequences and the comprehensive plan is critical to helping guide us to what we want to become.	September 1, 2022 11:15 am	
Transparency is valued.	September 1, 2022 10:46 am	
I've most recently become almost a full time resident of Manzanita and work on neighborhood emergency preparedness. While my husband and I live more in Manzanita, we have a small flat in Portland. There is definitely a "divide" between people who are full-time residents. For some (not all for sure) it's like their voices matter more. There is also, I think, an underlying resentment of "day trippers". People recognize that Manzanita is a "resort" community but resent the crowds. I get that. We purchased property in Manzanita years ago because of the "small village" like feel and enjoy the lack of commercial entities. Manzanita is not Cannon Beach or Seaside, and doesn't aspire to be like them which is a good thing.	September 1, 2022 9:13 am	
The 20% of homeowners who are full time seem to have had a no growth mentality for a least the last 30 years I've been a property owner. Not growth's gonna happen, how do we manage it intelligently	September 1, 2022 8:27 am	
We like the small town feel and hope to keep it. Tourism is a big part of Manzanita. Weekends, holidays and summer is what makes local businesses stay alive. But it is also nice when those people are gone, peace and quiet is welcome.	September 1, 2022 7:08 am	
The culture in Manzanita is changing due to outside pressures coming off the heels of the pandemic. A lot of these changes were bound to happen but were sped up due to the pandemic. I think a lot of the unrest in town is due to these changes and people don't like change. It's incumbent upon the city leaders to respect this attitude but also to press through and respond to these changes. It's not easy but standing still and always looking to the past is not an option.	September 1, 2022 4:28 am	
Way too many short term rentals and no available long term	September 1, 2022 1:36 am	

ANSWERS	DATE	
We are a friendly community that values the "small village ". We welcome tourists but we live here and that livability trumps most everything else	August 31, 2022 11:16 pm	
That it is changing.	August 31, 2022 9:47 pm	
Hjdmd	August 31, 2022 8:11 pm	
Manzanita is a small town. Not many people live here full time.	August 31, 2022 8:05 pm	
Community, inclusion, recognizing needs of full-time, part-time residents and tourists	August 31, 2022 7:20 pm	
We value sustainability but if 70% of our city funds are derived from short term rentals we are at the mercy of the capitalistic culture.	August 31, 2022 7:20 pm	
It's a diverse mixture of socioeconomic retirees and affluent part time second home owners who have quite different lifestyle expectations.	August 31, 2022 6:38 pm	
When we purchased our home 8 years ago it felt much more like a village and now it feels like a tourist town with McMansions going in, no consideration of traditional coastal building and fitting in with the community. Also, it shouldn't be based solely on the tourist industry. I have found most of the local citizens I have spoken to are not in favor of so much focus on tourism in the community. Time to re-think the rules of the STR and vacant second homes, especially with so many people looking for a place to live! New tax structure so you don't have to rely on STR fees????	August 31, 2022 6:34 pm	
It's changing	August 31, 2022 6:05 pm	
We are a weekend retreat from large cities	August 31, 2022 5:53 pm	
Multiracial, divided (highlanders/lowlanders) local businesses vs corporate, private ownership vs short term rental ...	August 31, 2022 4:46 pm	
Varied peoples and interests	August 31, 2022 4:26 pm	
I care a lot about Manzanita, but I'm not a resident. I own a second home here which is currently in the STR program. I understand that some residents feel that STRentals have become too prevalent. Possibly they are correct.	August 31, 2022 4:25 pm	
It's an involved, educated, artistic group of people who value community.	August 31, 2022 4:20 pm	
this resident hopes we can maintain a small town feel and still grow larger.	August 31, 2022 4:14 pm	
Not everyone uses computers or smart phones. Even many of the citizens who do have computers have no understanding of using Zoom. There are many great ideas that our citizens have, but many are too costly. Keep cost first in mind always.	August 31, 2022 4:05 pm	

















ANSWERS	DATE	
How full time and part time residents both relate to the state of the community and vision and plans going forward.	August 31, 2022 3:54 pm	
We are a community with a wide variety of ideas and values. Some appear myopic in there view, others have a broader view.	August 31, 2022 3:44 pm	
The citizenry consists of more -- many more -- than those who live here full time.	August 31, 2022 3:40 pm	
It seems polarized	August 31, 2022 3:36 pm	
The residents of Manzanita demand transparency from their city government, particularly with regard to fiscal matters.	August 31, 2022 3:31 pm	
Loud talkers are not necessarily the majority opinion.	August 31, 2022 3:29 pm	
Manzanita was established as a resort. Population is older and mostly retired. Volunteerism is used to run the city and local institutions to a great degree. 80+% of Manzanita homes are 2nd homes Only about 700 full time residents. Tourists from surrounding areas visit Manzanita even if they aren't renting local houses/hotels--so heavy volume of "day-trippers". 17.5% cap on Short Term Rentals outside of the Commercial zone. Small town atmosphere is important to residents. High level of education of residents. Political divides in Manzanita tend to be along the lines of local issues, like is Fore-Dune View Grading ethical? or, Do we need more trees? rather than along left-right politics.	August 30, 2022 7:48 am	
Entitled is the way	August 30, 2022 3:11 am	
Its TOXIC	August 28, 2022 10:12 pm	
Its TOXIC	August 28, 2022 9:17 pm	
its toxic	August 28, 2022 8:23 pm	
ggfer	August 28, 2022 7:22 pm	














60 Answered


















11 Skipped


















Question 4 ¶ PARAGRAPH TEXT

What should a civic building in Manzanita be like?

ANSWERS	DATE	
Attractive and welcoming; functional	September 7, 2022 3:59 pm	
Clean healthy environment out of the impact Zone, built to last.	September 7, 2022 10:42 am	
Minimalist. There's no need for a big building with all kinds of facilities. Just basic space. It's not a social gathering place. It's for a few city workers to do their jobs.	September 6, 2022 3:27 pm	
Think long term and serve the community. Multi-use.	September 6, 2022 3:25 pm	
Inviting, multi-purpose, organic.	September 6, 2022 12:58 am	
a safe and inspiring workspace for staff, and welcoming hub for consumers of city services - practical but not showy - it should reflect the community's interests in the arts, the environment, and social justice - it should also recognize that the community has thrived for many years with a substandard city hall, so the bar is rather modestly set for what we need	September 5, 2022 9:09 am	
Two priorities: Safe, comfortable office space and a council chamber for up to 75 participants. A concentrated effort providing usable emergency supply storage.	September 4, 2022 6:22 pm	
Keep it simple. Have required service locations and offices, but a significant amount of the space be flexible for current and unknown future needs. Don't over-design it. Simplicity and flexibility.	September 3, 2022 9:49 pm	
Safe, practical place for employees to work but with an artistic flair that reflects the quality community Manzanita is.	September 3, 2022 3:45 pm	
A new sturdy building to last 60+ years, (do not rebuild the existing.... We have enough old buildings). It should suit today's needs with room for future expansion.	September 3, 2022 11:13 am	
It should reflect the character of Manzanita. Useful and well designed for those that work there and guests. Modern with a wise selection of natural materials; be they stone, woods and metals. Inviting and warm.	September 3, 2022 10:58 am	
Relaxed, maybe modular in the sense that maybe a few smaller buildings is better than one big one.	September 3, 2022 8:57 am	
Minimal, earthquake ready, welcoming.	September 3, 2022 8:12 am	
Staffed with knowledgeable people. Shows the history of our city.	September 3, 2022 3:54 am	
Understated, light-filled and airy, welcoming, a design that is not quickly dated	September 2, 2022 9:41 pm	
Simple. The old city hall worked. A new one doesn't need to be a lot more.	September 2, 2022 6:23 pm	

ANSWERS	DATE	
Simple, practical, reflecting our history and the beautiful environment. It should be very useful and flexible. Having emergency supplies is very important. Fancy, show-piece architecture with high ceilings and unused spaces that require excess energy costs should be avoided. It should be a "village" inspired building, unpretentious and reflecting our history. We are an artistic community, so including local artworks would be desirable.	September 2, 2022 6:13 pm	
Large enough to function efficiently and safely and accommodate multiple needs, but not ostentious.	September 2, 2022 5:48 pm	
It should be accessible to people of all abilities in all areas.	September 2, 2022 5:35 pm	
Functional Charming in a beach town way Accessible	September 2, 2022 5:29 pm	
It should be built inside a blimp	September 2, 2022 1:58 pm	
small and sustainable. it should be part of the natural environment and built to last.	September 2, 2022 11:03 am	
It must function as a reflection of the community it serves. Easy to navigate for the seniors.	September 2, 2022 10:32 am	
Highly functional for city management and public service needs, space for community meetings, equipped for emergency services to a large number of people, attractive design, built for long-term use.	September 1, 2022 8:51 pm	
Serves the employees and the citizens	September 1, 2022 6:07 pm	
Lots of windows, a Northwest woodsy feel, lots of natural flora and fauna, easy access for people with all sorts of mobility challenges, information center with fliers, computers, etc., city meeting rooms, quarterly events for residents, good lighting, high ceilings - should feel like a community center, not a bank. The SWCC in SW Portland comes to mind.	September 1, 2022 3:09 pm	
Personally, I'd like a building that is functional, that would still meet needs in 10-20-30 years, that is attractive (Columbia bank is a good example of a commercial building that fits and is attractive). I want our police and city management to have workspaces that are clean, attractive, and workable. I would really like there to be growing from for meeting space. It should integrate with the environment.	September 1, 2022 12:11 pm	
A nice looking space that is welcoming and large enough to hold all the city employees, with a place for the community to gather.	September 1, 2022 11:15 am	
The building should meet the basic requirements of city staff, public safety, and emergency management. And provide for public meetings. Be CSZ-proof. Modular, flexible for changing or expanding needs. Multi-use areas inside and out. Be aesthetically similar to other MZ buildings such as Columbia Bank, the library. Not like the USBank or post office buildings.	September 1, 2022 10:46 am	

ANSWERS	DATE	
Functional, well-constructed, architecturally pleasing. This building should have all of the technological elements necessary. With limits to funding, there may be parts that could be constructed later or added on. It should also have the appropriate public meetings spaces. Solar should also be considered.	September 1, 2022 9:13 am	
Along the lines of the bank across from lumber yard	September 1, 2022 8:27 am	
It should be like the center of the community. Its where city government runs the affairs of the city. But it should also be where people gather for meetings, for emergency shelter when needed. It is also where people should feel welcomed in this safe zone. Building should be multi story to accommodate services like the emergency neighborhood group for meetings. Also should have space for storage for emergency equipment, food, water and what is needed for an emergency. It should have an Emergency communication room for Ham radio operations.	September 1, 2022 7:08 am	
It should be something that is in keeping with architectural themes throughout town and it should also be something that addresses the local citizens needs.	September 1, 2022 4:28 am	
Nothing elaborate just the office	September 1, 2022 1:36 am	
Functional, not ugly	August 31, 2022 11:16 pm	
It should fit the needs of a small town governing body but not be more than needed. We are not a place for others to come here to meet. People come here to relax and enjoy, not to have conferences.	August 31, 2022 9:47 pm	
Djdjsn	August 31, 2022 8:11 pm	
Civic building should be at scale to manage a small town.	August 31, 2022 8:05 pm	
Multi-functional, acknowledges Native American local history, provides practical space for city business.	August 31, 2022 7:20 pm	
A hub for local discourse and a functional office space for city services.	August 31, 2022 7:20 pm	
We need a simple City Hall for staff and public officials to conduct our business.	August 31, 2022 6:38 pm	
It should conform to a traditional Oregon coastal architecture, e.g. cedar shake and local woods. (Like the Columbia Bank building). And no carpeting!	August 31, 2022 6:34 pm	
Open to the community to use	August 31, 2022 6:05 pm	
Affordable and stunning	August 31, 2022 5:53 pm	
Not a Moselleim but a building meeting the needs of primarily tax paying local residents.	August 31, 2022 4:46 pm	
Efficient and built to accomadate future needs	August 31, 2022 4:26 pm	

ANSWERS	DATE	
It should be easily accessible to all. It would be nice if it could fit in esthetically with a "coastal" appearance.	August 31, 2022 4:25 pm	
It should be welcoming, energy efficient, functional.	August 31, 2022 4:20 pm	
LOW KEY and unpretentious	August 31, 2022 4:19 pm	
modern design, sustainable as much as possible.	August 31, 2022 4:14 pm	
It should be simple.	August 31, 2022 4:05 pm	
Single story with sufficient space capable of modification for future growth needs. Council room that is big enough for large meetings, municipal court and for indoor emergency use. Adequate space for the police department with input from the chief and officers as to what is needed. People who work in the building know more about what is needed than an architect.	August 31, 2022 3:54 pm	
Simple and open in design. Welcoming	August 31, 2022 3:44 pm	
A place to conduct civic affairs and, just as importantly, to meet and socialize with friends and neighbors. it shouldn't be a business-only place where people don't want, or can't, linger and chat.	August 31, 2022 3:40 pm	
Attractive, safe for workers, out of tsunami zone. It should include meeting space as well as storage for emergency provisions.	August 31, 2022 3:36 pm	
The absolute bare minimum that gets the job done, for the least expenditure of public monies	August 31, 2022 3:31 pm	
Pretty much like original plan, but smaller public space. Good N.W. style architecture	August 31, 2022 3:29 pm	
Simple architectural lines. Form follows function. Function: house city government workers, police department. Allow room for citizens to gather, indoors and out. Building should be easily added on to for future uses. Outdoor spaces should be kept adaptable for multiple uses with little effort. Ecologically sound systems should be incorporated into building(s); Building should be built to last many decades.	August 30, 2022 7:48 am	
Like a castle, with a moat. Well... Mostly the moat, castle isnt as important	August 30, 2022 3:11 am	
It should be painted neon green	August 28, 2022 10:12 pm	
It should be painted neon green	August 28, 2022 9:17 pm	
sad	August 28, 2022 8:30 pm	
Large and in charge	August 28, 2022 8:23 pm	

ANSWERS	DATE
aqwqeq	August 28, 2022 7:22 pm



















64 Answered



















7 Skipped

Question 5 ¶ PARAGRAPH TEXT

What other programs and or uses would you like to see available on the City Office site?

ANSWERS	DATE
Public Safety	September 7, 2022 3:59 pm
I would like to see income appropriate housing for city employees and	September 7, 2022 10:42 am
none	September 6, 2022 3:27 pm
depending on how much of the total site is used for municipal services, I would like to see the development of indoor/outdoor community meeting space (small meetings inside, possible the opportunity for hybrid gatherings that utilized both indoor and outdoor space, and development of the current farmer's market site for multiple similar uses	September 5, 2022 9:09 am
Let's get the safe comfortable office space and see how the funding survives for other considerations. We do not need to plan for bells and whistles based on available funding.	September 4, 2022 6:22 pm
Service area for walk-ins / appointments, offices for city staff, meeting room(s), location for court proceedings (again how can we have flex use space), large open space that can be used for various gatherings, disaster relief, staging for whatever issue may arise. Think like large steel structure. Lastly, if space and budget allow, covered outdoor space for basketball court, playground, etc. - like the covered area at Nehalem Elementary School. It rains a lot - give people a place to gather that is covered.	September 3, 2022 9:49 pm

ANSWERS	DATE	
Workforce housing. A partnership with housing nonprofits like NW Housing Alternatives, Habitat for Humanity and Mercy Housing NW to provide affordable housing for employees in our community. Space for Farmers Market.	September 3, 2022 3:45 pm	
Worker housing is a must! It will create city income which is also a big must have! Yes the city will own and manage... lets be innovative! A small park green space with picnic tables a and public bathrooms for people coming into town.	September 3, 2022 11:13 am	
Public safety forums, perhaps a place for larger city sponsored BBQ's. Tourist information, and guidelines.	September 3, 2022 10:58 am	
If possible some sort of accommodation for summer workers.	September 3, 2022 8:57 am	
Farmer's Market, workforce housing.	September 3, 2022 8:12 am	
Farmers market, park, green space, gathering site for emergencies	September 2, 2022 9:41 pm	
It's a large lot. Let it become a green space of some kind.	September 2, 2022 6:23 pm	
Meeting room space, easy access to resident information.	September 2, 2022 6:13 pm	
A place for community to meet and have craft fairs or classes.	September 2, 2022 5:35 pm	
I can't answer that without knowing what is planned.	September 2, 2022 5:29 pm	
Door to door service via Blimp	September 2, 2022 1:58 pm	
some workforce housing. a permanent site for the farmers market that would be partially covered. native plants.	September 2, 2022 11:03 am	
I think the Council members will decide.	September 2, 2022 10:32 am	
Workforce housing	September 1, 2022 8:51 pm	
Volunteer programs for maintaining the beauty of Manzanita and the running of its city business. Programs for assisting the elderly, the impoverished/houseless, the mentally ill and children lacking access to proper nutrition, education, clothing, etc.	September 1, 2022 3:09 pm	
I liked some of the ideas of the first proposal (that got turned down) with meeting spaces and even rentable areas.	September 1, 2022 12:11 pm	
Perhaps a garden, a place for emergency services after a major disaster, multi-purpose uses.	September 1, 2022 11:15 am	
It is a very large site. Consider dividing the site to allow more financially (to the city) productive uses. Farmer's Market. Large multi-use area. Ability to have	September 1, 2022 10:46 am	

ANSWERS	DATE	
city, productive uses, farmer's market. Large multi-use area. Ability to have side meetings.	September 1, 2022 10:40 am	
Given the community involvement in emergency preparedness, the City Office site should include space for the storage of emergency supplies and equipment, particularly communication equipment. It would be great of have a "command center" or some kind of space that could be utilized for this activity if necessary. Affordable housing should also be considered on the city site. I don't know if it's cost effective to think that it could be constructed as part of the city hall project but there should be creative ways that the City of Manzanita can incentivize the construction of affordable housing.	September 1, 2022 9:13 am	
?	September 1, 2022 8:27 am	
Pretty much mentioned it above.	September 1, 2022 7:08 am	
Just the city offices	September 1, 2022 1:36 am	
Available to the community for meetings, small groups	August 31, 2022 11:16 pm	
Dhdjdd	August 31, 2022 8:11 pm	
None. I am open to hear about any good ideas.	August 31, 2022 8:05 pm	
Community meeting space, space for local non-profit use, emergency gathering location with some supplies	August 31, 2022 7:20 pm	
I'm not sure we have the luxury to consider other uses.	August 31, 2022 7:20 pm	
Just leave it open at this point in time.	August 31, 2022 6:38 pm	
Continuation of the Farmers Market including the music venue A Meeting/Community Hall	August 31, 2022 6:34 pm	
Unclear	August 31, 2022 6:05 pm	
A rentable venue similar to Seaside	August 31, 2022 5:53 pm	
Manzanita police service...	August 31, 2022 4:46 pm	
I think the Farmers Market fits in well. Maybe some garden areas.	August 31, 2022 4:25 pm	
Space for emergency response. I like having Farmers Market there.	August 31, 2022 4:20 pm	
Just how many programs do WE need in a town of 500 registered voters? Less is usually more	August 31, 2022 4:19 pm	
Office area, police area and council hall, but not a huge theater. Wired to allow full use of hybrid, broadcasted Zoom meetings, while allowing in person.	August 31, 2022 4:05 pm	

ANSWERS	DATE
Court Police Department Large and small meeting rooms. Storage for emergency equipment	August 31, 2022 3:54 pm
Rooms to rent for activities and meetings etc...	August 31, 2022 3:44 pm
Space for farmers markets or other events. Property set aside for long term workforce housing.	August 31, 2022 3:36 pm
None	August 31, 2022 3:31 pm
Farmers market, evc storage, park.	August 31, 2022 3:29 pm
Citizen gathering space. Farmers Market continuing on property Music, Movies, Community Events Adaptable for Emergency Use in cases of fire, earthquake, tsunamis, etc.	August 30, 2022 7:48 am
An ice hockey rink	August 30, 2022 3:11 am
I'd like to see it available to listen to every thought in my head and then to take immediate action that I am not responsible for	August 28, 2022 10:12 pm
I'd like to see it available to listen to every thought in my head and then to take immediate action that I am not responsible for	August 28, 2022 9:17 pm
asd	August 28, 2022 8:30 pm
Hot dog stands, 3 of them	August 28, 2022 8:23 pm
vbvere	August 28, 2022 7:22 pm















54 Answered

17 Skipped

















Question 6 ¶ PARAGRAPH TEXT

Do you have ideas about the development/design that you would like to share?

ANSWERS	DATE
No	September 7, 2022 3:59 pm
The Library and Columbia Bank, are excellent examples of costal vernacular	September 7, 2022 10:42 am

ANSWERS	DATE	
architecture that also touch on the culture of or first peoples.	September 7, 2022 10:12 am	
Keep it simple and functional, no bells and whistles.	September 6, 2022 3:27 pm	
Annex Pine Ridge Subdivision	September 5, 2022 8:16 pm	
Some consideration for underground human waste storage is paramount. The Underhill site is a designated "Temporary Encampment" for displaced persons following a disaster. Planning for waste storage can be done at very reasonable costs if associated with the initial construction phases. Costs are more critical than a pleasing design. Functional rings loud in my opinion.	September 4, 2022 6:22 pm	
see above	September 3, 2022 9:49 pm	
No specifically.	September 3, 2022 3:45 pm	
A simple northwest wood beam design.	September 3, 2022 11:13 am	
As above, a good fit for our village. Warm welcoming and compatible with the natural surroundings.	September 3, 2022 10:58 am	
In the spirit of respecting the residential areas adjacent to the site, and in the spirit of a small coastal town: - Please minimize noise and light pollution. - Position vehicle entrances as far east as possible.	September 3, 2022 10:00 am	
I'm thinking pods (not those white things in Portland, but something beachy) for summer help to rent out that have access to bathroom and kitchen facilities in a larger common area. Can't think of a use for the pods during the winter so maybe they don't need cold weather features like full heating and insulation.	September 3, 2022 8:57 am	
Minimal footprint that embraces the future of virtual services and remote 'work from home' staffing. Earthquake ready.	September 3, 2022 8:12 am	
no	September 2, 2022 6:23 pm	
I live in a very desirable, planned neighborhood in Manzanita (Classic Street Cottages designed by Ross Chapin). We have many visitors walk through to see our houses because they are a pleasant, desirable scale that encourages interaction, beauty and simplicity. Buildings that blend into the natural environment fit best in a community.	September 2, 2022 6:13 pm	
I see no value in rescuing a Quonset hut -- itself more of a temporary structure than an architectural wonder.	September 2, 2022 5:48 pm	
It shouldn't be an eyesore, physically intrusive or some ultra modern block building. Beautiful garden spaces and benches would be nice.	September 2, 2022 5:35 pm	
Having the entire operation in a blimp would make us the most cutting edge city in the world plus wouldn't need parking nor the need for a police station as		

ANSWERS	DATE	
city in the world plus wouldn't need parking nor the need for a police station as you would be above the city and could do everything via lazers and door to door service.	September 2, 2022 1:58 pm	
save the quonset hut.	September 2, 2022 11:03 am	
Simplicity of design. Mid-century modern.	September 2, 2022 10:32 am	
No. I am impressed with the work that has been done so far.	September 1, 2022 8:51 pm	
No	September 1, 2022 6:07 pm	
See above about design elements.	September 1, 2022 3:09 pm	
Since there is no place for general comments, I'll provide some here. These are all nice, pretty pictures of generally inviting outdoor spaces. Yes, the area surrounding the new building should definitely be upgraded from what is currently on the site. However, I think most people are much more concerned about the building itself rather than outside amenities. Starting here does not bode well for the rest of the process. It would have been valuable and informative for me to have pictures of other small town civic buildings.	September 1, 2022 10:46 am	
Not really. I do think including solar would be important.	September 1, 2022 9:13 am	
Beachy designed	September 1, 2022 8:27 am	
Not really	September 1, 2022 7:08 am	
None	September 1, 2022 4:28 am	
Re style the existing structure	September 1, 2022 1:36 am	
Windows and trees	August 31, 2022 11:16 pm	
Tasteful, but not extravagant.	August 31, 2022 9:47 pm	
Djdjdkdk	August 31, 2022 8:11 pm	
I agree with idea of a phased approach. Save money for future phases.	August 31, 2022 8:05 pm	
No	August 31, 2022 7:20 pm	
Like the idea of making green spaces accessible.	August 31, 2022 7:20 pm	
No.	August 31, 2022 6:38 pm	
I would like to see dark sky compliant lighting. The lighting in town (US Bank building is obnoxious) I would like to see the stars at night not the glow from	August 31, 2022 6:24 pm	

ANSWERS	DATE	
building is obnoxious). I would like to see the stars at night, not the glow from businesses/residences.	August 31, 2022 6:34 pm	
No I'm not informed	August 31, 2022 6:05 pm	
It seems to me a modular might be the most affordable...	August 31, 2022 5:53 pm	
Rustic Modern but BEACH MOTIF	August 31, 2022 4:46 pm	
Not currently, just that it should fit Manzanita	August 31, 2022 4:25 pm	
Use Cannon Beaches City Hall NOT Rockaway as a good place to start	August 31, 2022 4:19 pm	
i appreciate the development in northern Cal known as Sea Ranch and hope we can model our building on that style.	August 31, 2022 4:14 pm	
Smart building that we can afford.	August 31, 2022 4:05 pm	
I am not completely convinced that all of the existing structures need to be demolished. With a new outside skin or shell the quonset hut building would work well for storage of emergency equipment and City maintenance equipment.	August 31, 2022 3:54 pm	
Don't do it on the cheap, or we'll end up, sooner than we think, with a building like the one it's replacing.	August 31, 2022 3:40 pm	
Public/private partnership for workforce GP housing.	August 31, 2022 3:36 pm	
If a remodel of the existing buildings is not being considered, then I will in no way support this project	August 31, 2022 3:31 pm	
See answer 3	August 31, 2022 3:29 pm	
Building should be of simple design, but high quality to combine longevity with architectural interest. Landscape should be of high quality as well, perhaps selecting botanically unusual plant specimens that are simple to maintain (low-water, etc.) Maintain large open spaces in landscape design to allow multiple uses Align building for maximum solar power use, along with best views of property when inside.	August 30, 2022 7:48 am	
No, but I will anyway. I think the whole project should involve some kind of blimp. It would be really awesome if city hall was built inside a blimp. That way city hall could make house calls without taking up parking spaces.	August 30, 2022 3:11 am	
Yes, it should be built for \$342.16 my cousin's best friend Manny says that is a reasonable price and he could do it cheaper. He should know, he watches the Home & Garden channel full time.	August 28, 2022 10:12 pm	

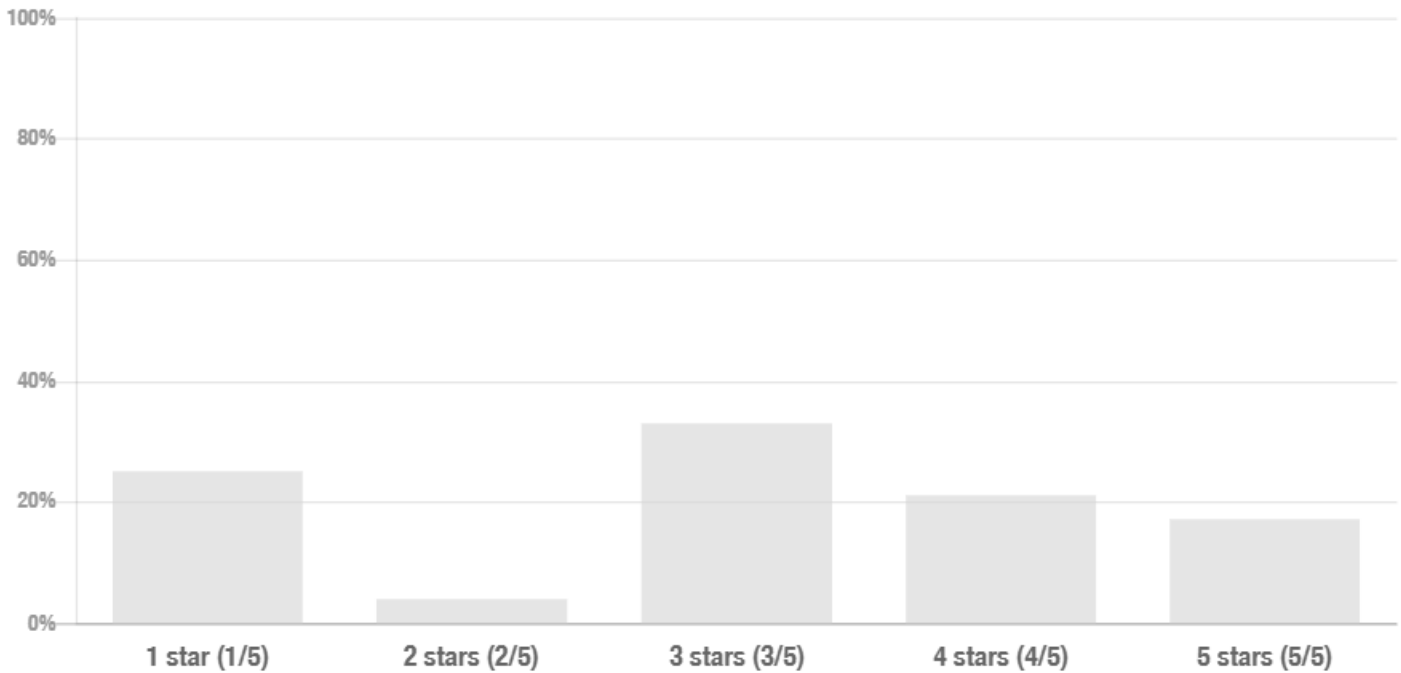
ANSWERS	DATE
It should be built for \$342.16 my cousins best friend Manny says that is a reasonable price and he could do it cheaper. He should know, he watches the Home & Garden channel full time.	August 28, 2022 9:17 pm
The building should be painted neon green	August 28, 2022 8:23 pm
qqqwewew	August 28, 2022 7:22 pm

54 Answered

17 Skipped

Question 7 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
3 stars (3/5)	33%	8
1 star (1/5)	25%	6

ANSWERS	RESPONSES	
4 stars (4/5)	21%	5
5 stars (5/5)	17%	4
2 stars (2/5)	4%	1

24 Answered	47 Skipped	3 Average
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Question 8 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
No apparent outside seating areas; benches or picnic tables, covered shelters	September 7, 2022 3:59 pm	
No one sits on the grass on the coast it is to wet 905% of the year. Stay away from California thinking, we have a wet, wet environment.	September 7, 2022 10:42 am	
I'm not clear on what this is. I don't see a building, so I don't know how this fits into the whole picture.	September 6, 2022 3:27 pm	
Looks nice. Not very functional.	September 6, 2022 3:25 pm	
Mundane	September 6, 2022 12:58 am	
This image has nothing to do with our area or the likely site.	September 4, 2022 6:22 pm	
Significant maintenance	September 3, 2022 10:58 am	
Plantings are too fussy - low maintenance natives would be better.. In this climate, folks won't use a wet lawn much, what with a long rainy season, frequent heavy dew year round, and irrigation during the dry months.	September 3, 2022 10:00 am	
poor use of space	September 3, 2022 8:57 am	
Native landscaping and bio-swales.	September 3, 2022 8:12 am	
unrealistic. No water feature please! Water is an issue!	September 2, 2022 6:23 pm	

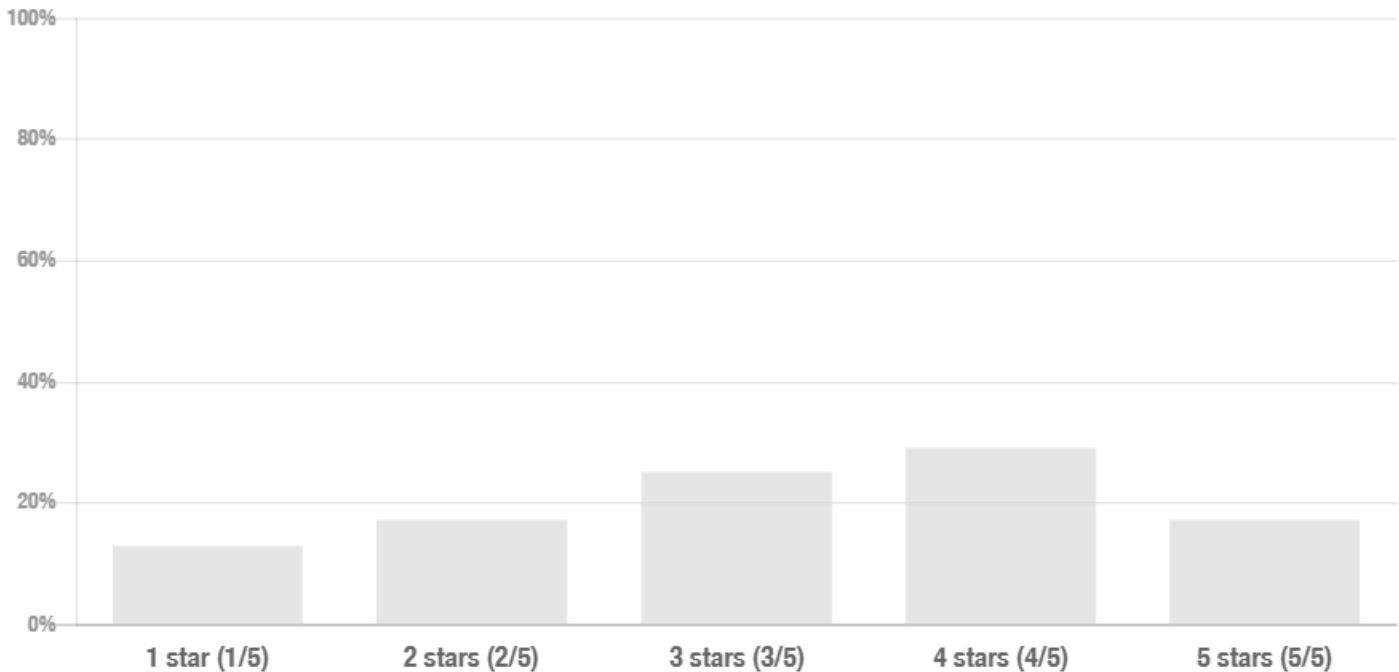
ANSWERS	DATE	
No grass please.	September 2, 2022 6:13 pm	
Open space not a priority for the site	September 2, 2022 5:48 pm	
What are we looking at here? There's no building. This doesn't look anything like the landscape where city hall will be located.	September 2, 2022 5:35 pm	
I'm not sure what this is meant to convey. That city hall development will be in a park-like setting? Not necessary. The whole town is a park set between two state parks.	September 2, 2022 5:29 pm	
Perfect landing spot for a blimp	September 2, 2022 1:58 pm	

16 Answered

55 Skipped

Question 9 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
4 stars (4/5)	29%	7
3 stars (3/5)	25%	6
5 stars (5/5)	17%	4
2 stars (2/5)	17%	4
1 star (1/5)	13%	3

24 Answered

47 Skipped

3.2 Average

Question 10 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Again, no real place for meetings or groups	September 7, 2022 3:59 pm	
t0 much grass	September 7, 2022 10:42 am	
Better. Easier to maintain. Clearer and more useful spaces.	September 6, 2022 3:25 pm	
Pleasing images but, not as critical as a functional building. We are not Carmel Ca.	September 4, 2022 6:22 pm	
we have plenty of natural, unspoiled and unstructured beauty in every direction, so that's not as necessary here. Covered area - court, playground, etc for rainy day use	September 3, 2022 9:49 pm	
Clean straight forward design	September 3, 2022 10:58 am	
Outside seating is great. Please consider a mix of covered and uncovered seating. In this climate, outside conversations and small meetings can be had year round. The tall grass would make most of the site unusable except for looking at. Seems like a waste, although it would certainly be cheap. Avoid planting dense evergreen trees (cedar, spruce, etc.). They are no fun to be next to or underneath until they are huge and have been limbed up some.	September 3, 2022 10:00 am	
poor use of space	September 3, 2022 8:57 am	

ANSWERS	DATE	
Outdoor gathering space for community events like farmers market, music, community performances.	September 3, 2022 8:12 am	↗
Keep it natural and green	September 2, 2022 6:23 pm	↗
No grass please. Concrete looks too urban and gets mildew. Less landscape maintenance and more social space outdoors would be better suited.	September 2, 2022 6:13 pm	↗
Open space not a priority for the site	September 2, 2022 5:48 pm	↗
Where's the building?	September 2, 2022 5:35 pm	↗
That field back there is a great spot to park the blimp. Just needs a good mowing.	September 2, 2022 1:58 pm	↗

14 Answered

57 Skipped

Question 11 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	39%	9
3 stars (3/5)	35%	8
2 stars (2/5)	22%	5
5 stars (5/5)	4%	1

23 Answered

48 Skipped

2.1 Average

Question 12 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
The left photo seems very busy and consists too much of hard surface	September 7, 2022 3:59 pm	
to trendy will look out of date a year ago.	September 7, 2022 10:42 am	
Doesn't seem to fit the feel of Manzanita. Hip, but busy and not as welcoming.	September 6, 2022 3:25 pm	
Right will be dated. Left is messy and doesn't age well. I have seen these pavers many times. They look dirty and cannot be power washed.	September 6, 2022 12:58 am	
Like the grass crete. Maintenance needs to be considered when incorporating this type of design element.	September 4, 2022 6:22 pm	
we don't need more uncovered outdoor space. Redundant with beach, existing parks, trails, etc. Covered playground and basketball court. This could also be used in case of tsunami or to hold a pancake breakfast, farmer's market, etc. Flex space that is covered.	September 3, 2022 9:49 pm	
Too busy. Maintenance \$\$\$\$	September 3, 2022 10:58 am	
The crowded plaza would work better downtown. I don't expect it would be used much on the city hall site. It's a big site. Let people spread out more.	September 3, 2022 10:00 am	
ridiculous	September 3, 2022 8:57 am	

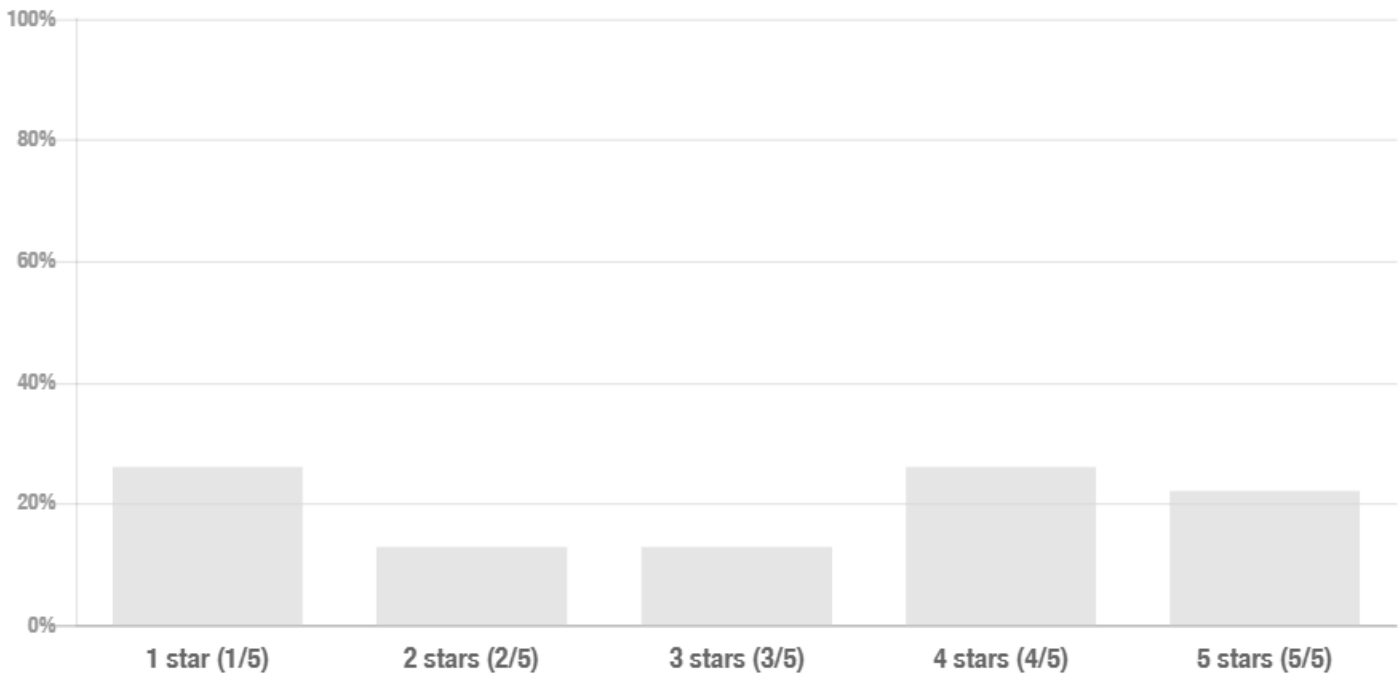
ANSWERS	DATE	
I like the green pavement not the painted pavement	September 2, 2022 6:23 pm	↗
Both are awful.	September 2, 2022 6:13 pm	↗
What are we looking at? I thought you were asking me to consider a city hall building?	September 2, 2022 5:35 pm	↗
I'm at a loss here. Which image do you want feedback on.	September 2, 2022 5:29 pm	↗
This is great, those words could be re-arranged for blimp instructions	September 2, 2022 1:58 pm	↗

14 Answered

57 Skipped

Question 13 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS

RESPONSES

ANSWERS	RESPONSES	
4 stars (4/5)	26%	6
1 star (1/5)	26%	6
5 stars (5/5)	22%	5
3 stars (3/5)	13%	3
2 stars (2/5)	13%	3

23 Answered

48 Skipped

3 Average

Question 14 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Seems nice although given the frequency with which it rains here, a covered shelter or two would be nice	September 7, 2022 3:59 pm	
Nice!	September 7, 2022 10:42 am	
No need for all the gathering space.	September 6, 2022 3:27 pm	
Harder to maintain. Only appealing during the sunny half of the year?	September 6, 2022 3:25 pm	
Plain simple plaza with welcoming plantings.	September 4, 2022 6:22 pm	
We need as much green around building as possible. This is great for drainage.	September 3, 2022 11:13 am	
Inviting....still may need significant upkeep	September 3, 2022 10:58 am	
better, but don't like all the paving	September 3, 2022 8:57 am	
Outdoor Community space that invites gatherings to read, lunch, knit, chat, play music, performance, children's activities.	September 3, 2022 8:12 am	
Too much pavement, not enough green	September 2, 2022 6:23 pm	

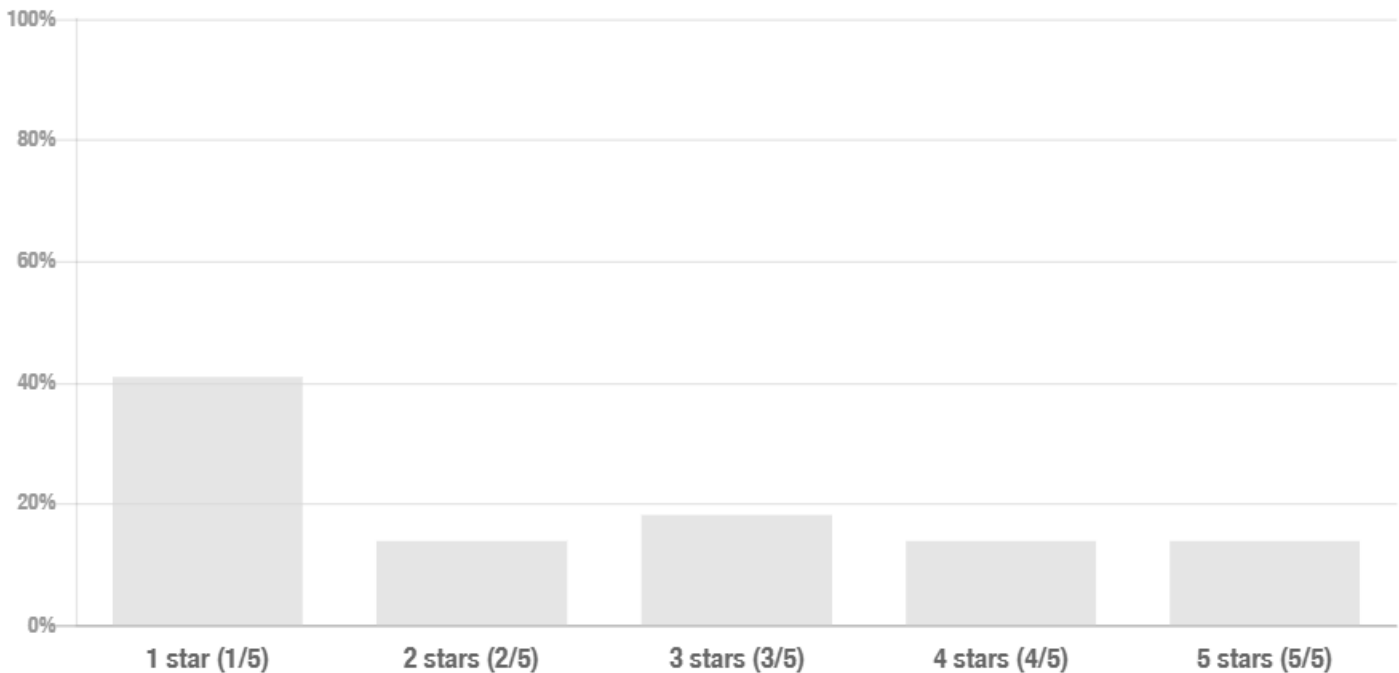
ANSWERS	DATE	
Does not reflect our local environment at all. Seems very impersonal and typically suburban.	September 2, 2022 6:13 pm	↗
Is anyone really going to be hanging out at City Hall, having lunch or tea? This looks insane to maintain in regards to weeds. I feel like you have to ask yourself how is this building really going to be used? Maybe I don't understand.	September 2, 2022 5:35 pm	↗
Which city hall function is this image addressing?	September 2, 2022 5:29 pm	↗
Not good for blimps, but I like dogs	September 2, 2022 1:58 pm	↗

14 Answered

57 Skipped

Question 15 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS

RESPONSES

ANSWERS	RESPONSES	
1 star (1/5)	41%	9
3 stars (3/5)	18%	4
5 stars (5/5)	14%	3
4 stars (4/5)	14%	3
2 stars (2/5)	14%	3

22 Answered

49 Skipped

2.5 Average

Question 16 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Not a big fan of the fence	September 7, 2022 3:59 pm	
The walkway and landscaping are appeal to me (4.5 of 5). The gate fence (1 of 5) - reminds me of a prison or livestock.	September 6, 2022 3:25 pm	
Is this the entrance to a prison?	September 6, 2022 12:58 am	
Are we preparing to graze livestock??	September 4, 2022 6:22 pm	
Clean simple and low upkeep....\$\$\$\$ saved	September 3, 2022 10:58 am	
Consider wood topped low walls. Concrete is fun during warm weather, which we don't get a lot of except in high summer. Those walls would be gloomy gray blobs most days the rest of the year. If we build something like this, make sure the materials are appropriate to folks wearing jeans and a jacket on 55-degree cloudy days, which we often have through early July.	September 3, 2022 10:00 am	
huh??	September 3, 2022 8:57 am	
No fences!!!!	September 2, 2022 6:23 pm	

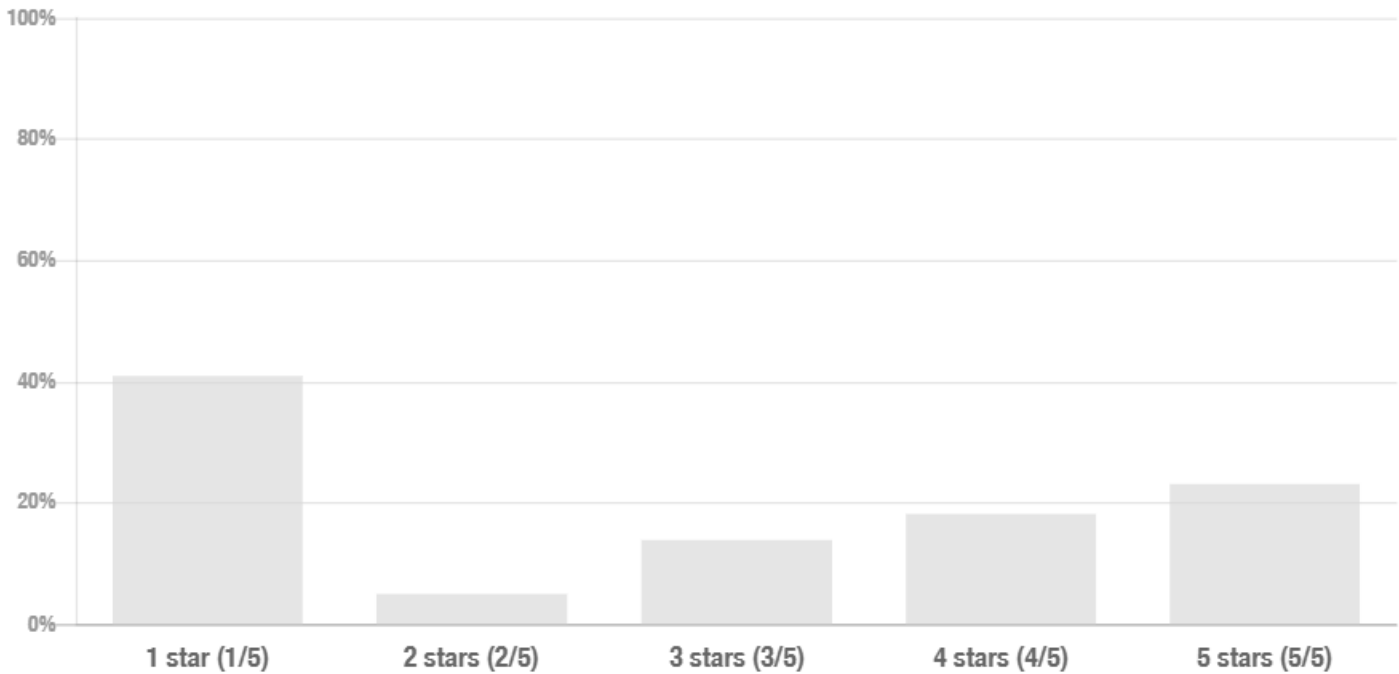
ANSWERS	DATE	
Blocky, modern architecture doesn't reflect our setting.	September 2, 2022 6:13 pm	↗
Simple, clean in and out. I would like to see the building though.	September 2, 2022 5:35 pm	↗
I like the rustic simplicity of these landscape elements	September 2, 2022 5:29 pm	↗
Awful, this is not blimp friendly	September 2, 2022 1:58 pm	↗

12 Answered

59 Skipped

Question 17 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	41%	9

ANSWERS	RESPONSES	
5 stars (5/5)	23%	5
4 stars (4/5)	18%	4
3 stars (3/5)	14%	3
2 stars (2/5)	5%	1

22 Answered

49 Skipped

2.8 Average

Question 18 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Looks very nice for a parking area	September 7, 2022 3:59 pm	
Good drainage and easy to repair!	September 7, 2022 10:42 am	
Like the design and think it would fit well in Manzanita.	September 6, 2022 3:25 pm	
Go grass crete!!	September 4, 2022 6:22 pm	
Again good for drainage	September 3, 2022 11:13 am	
Nice, lot of work and expense	September 3, 2022 10:58 am	
Cobbles are nice. The footing would be precarious (and likely muddy) stepping from a car into a planted area. Consider the median age of the community and the often foul weather.	September 3, 2022 10:00 am	
c'mon, who's coming up with these ideas?	September 3, 2022 8:57 am	
I prefer to see bike parking. I gather pavers encourage water drainage vs asphalt.	September 3, 2022 8:12 am	
Too much pavement	September 2, 2022 6:23 pm	

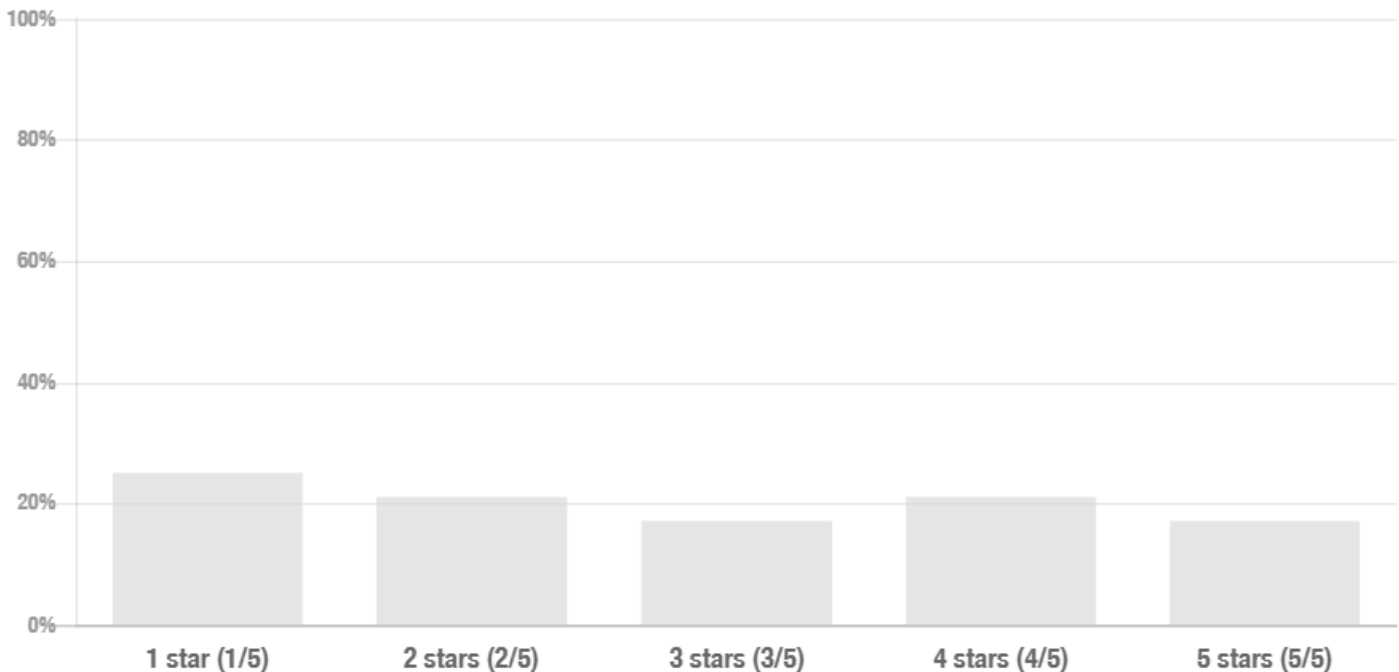
ANSWERS	DATE	
Parking pavement blocks would be destroyed by our moles and other creatures. Looks like a lot of maintenance.	September 2, 2022 6:13 pm	↗
Simple is better, no over complicate by trying to be trendy. Make sure to have ADA compliant parking. This image is accessible to wheelchair users.	September 2, 2022 5:35 pm	↗
How are you going to park a blimp with all these cars?	September 2, 2022 1:58 pm	↗

13 Answered

58 Skipped

Question 19 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	25%	6

ANSWERS	RESPONSES	
4 stars (4/5)	21%	5
2 stars (2/5)	21%	5
5 stars (5/5)	17%	4
3 stars (3/5)	17%	4












24 Answered

47 Skipped

2.8 Average

Question 20 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
too much hardscape and no areas to gather; no covered shelter	September 7, 2022 3:59 pm	
To corporate	September 7, 2022 10:42 am	
Clearly a public/civic space. Nice mix of hard and soft areas for the different seasons. Plus lights, trash can, etc.	September 6, 2022 3:25 pm	
We are not a University.	September 4, 2022 6:22 pm	
too much redundancy in these pictures	September 3, 2022 9:49 pm	
Good selection of plants...lower maintenance	September 3, 2022 10:58 am	
Too grand a paved area. Who needs all that concrete to walk across? Good use of deciduous shade.	September 3, 2022 10:00 am	
what's with all the grass?	September 3, 2022 8:57 am	
I don't like grass - this does not seem friendly or inviting.	September 3, 2022 8:12 am	
Beautiful!!	September 2, 2022 8:57 pm	
Too much pavement	September 2, 2022 6:23 pm	

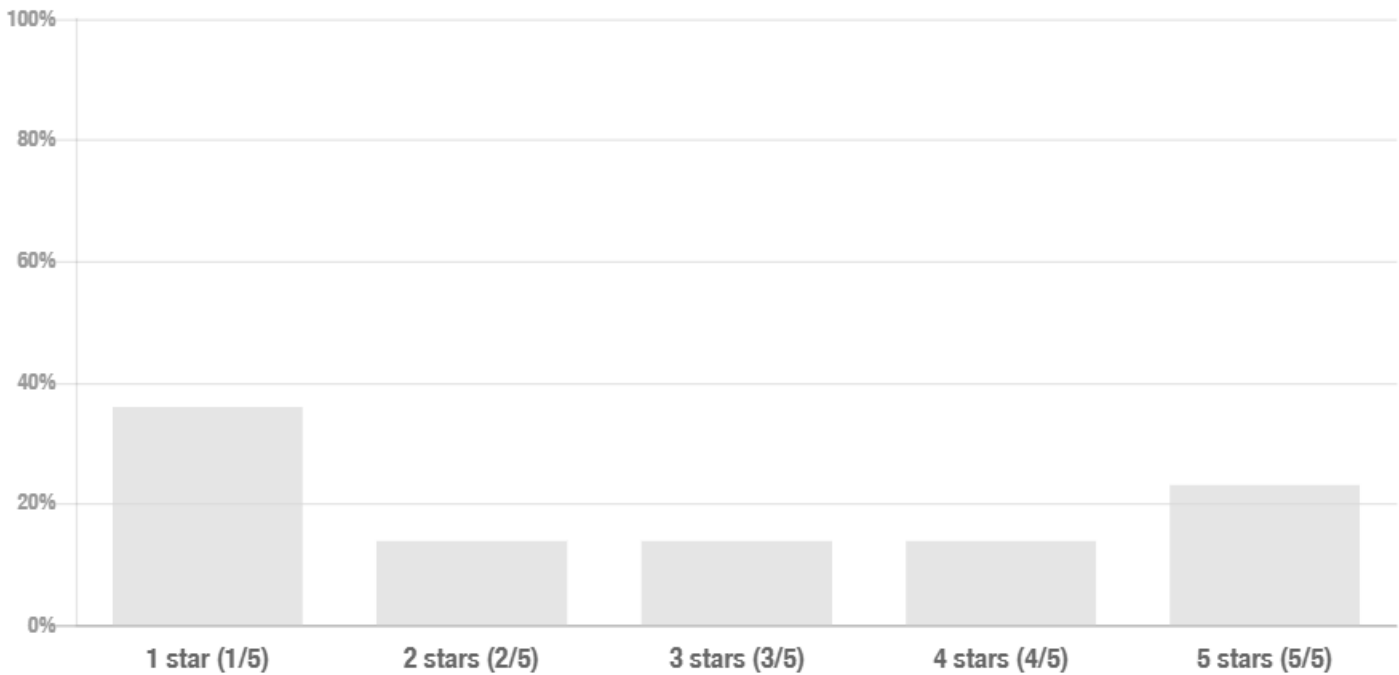
ANSWERS	DATE	
Typical, low in imagination. Looks like any community college in suburbia.	September 2, 2022 6:13 pm	↗
Still no building seen. Seems to have a college feel where the kids go hang out between class.	September 2, 2022 5:35 pm	↗
Spotty Doggo!	September 2, 2022 1:58 pm	↗

14 Answered

57 Skipped

Question 21 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building




ANSWERS	RESPONSES	
1 star (1/5)	36%	8
5 stars (5/5)	23%	5

ANSWERS	RESPONSES	
4 stars (4/5)	14%	3
3 stars (3/5)	14%	3
2 stars (2/5)	14%	3
22 Answered		49 Skipped
2.7 Average		

Question 22 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Looks nice	September 7, 2022 3:59 pm	
I like the idea of outside furniture on the nice days, and being able to use the space for gatherings by moving the furniture out.	September 7, 2022 10:42 am	
I would prefer a larger, more substantial table an seating. Something a small group or family could use.	September 6, 2022 3:25 pm	
The grasses used in modern landscape do nothing for me.	September 6, 2022 12:58 am	
More work in the upkeep area. Less is more	September 3, 2022 10:58 am	
poor use of space	September 3, 2022 8:57 am	
Outdoor furniture would be difficult to maintain. I would prefer to see sparsely placed built-in seating instead.	September 2, 2022 9:41 pm	
Too much pavement	September 2, 2022 6:23 pm	
Boring and typical	September 2, 2022 6:13 pm	
Not a use necessary for a city hall	September 2, 2022 5:48 pm	
Still waiting to see the building. I've never hung out at City Hall nor have I seen anyone except homeless in other cities.	September 2, 2022 5:35 pm	

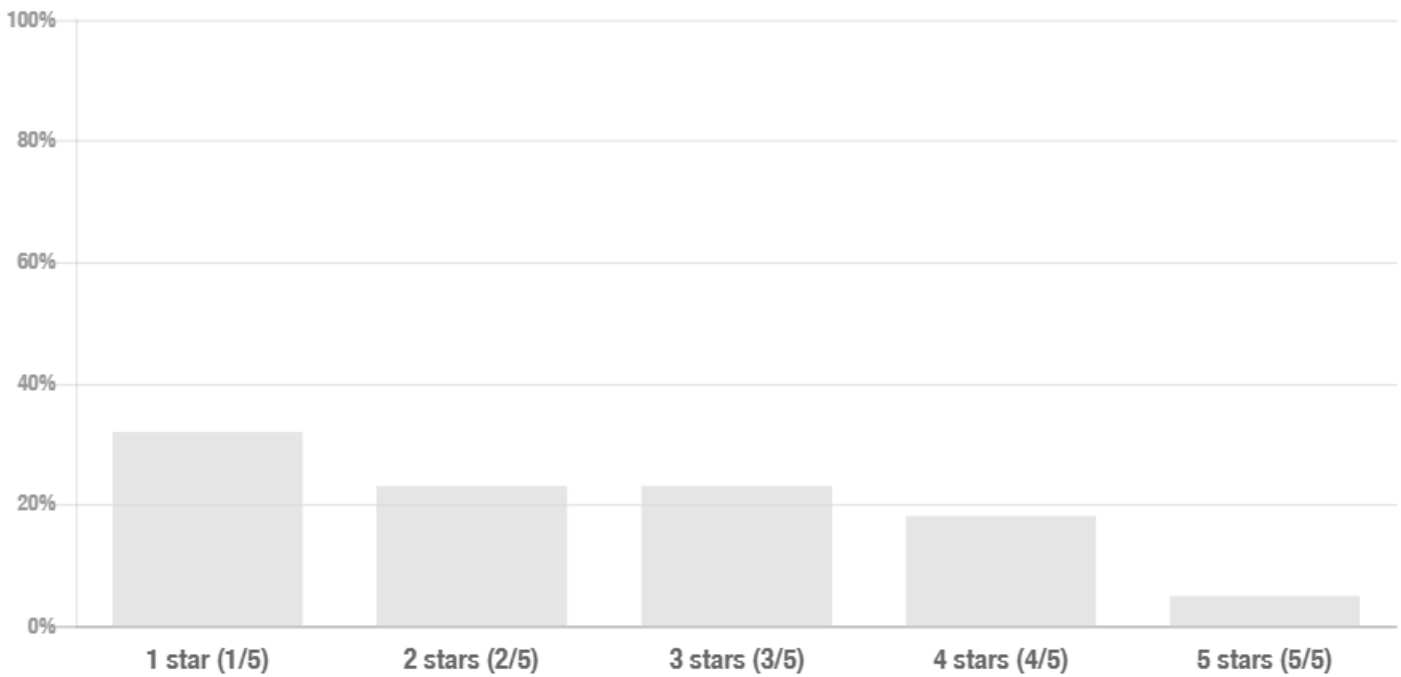
ANSWERS	DATE
One star, Blurry and not enough dogs	September 2, 2022 1:58 pm 

12 Answered

59 Skipped

Question 23 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES
1 star (1/5)	32% 7
3 stars (3/5)	23% 5
2 stars (2/5)	23% 5
4 stars (4/5)	18% 4

ANSWERS	RESPONSES	
5 stars (5/5)	5%	1

22 Answered

49 Skipped

2.4 Average

Question 24 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

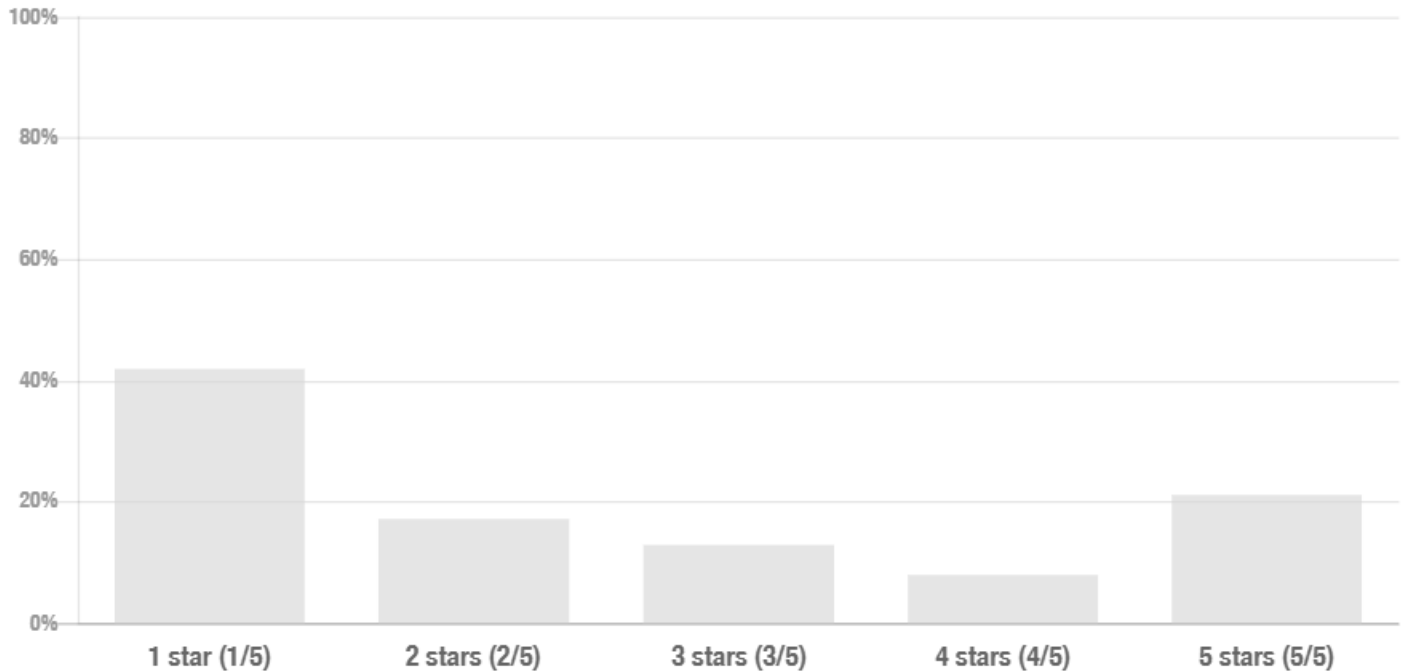
ANSWERS	DATE	
look nice	September 7, 2022 3:59 pm	
To many tree in an area meant to use incase of a typhoon.	September 7, 2022 10:42 am	
Hope everyone has a backup camera.	September 6, 2022 3:25 pm	
Trees good, asphalt no... retains heat	September 3, 2022 11:13 am	
Perhaps ideal...trees need less work overall	September 3, 2022 10:58 am	
the shade is nice, but I'd like to see less accommodation for cars	September 3, 2022 8:57 am	
too much pavement. Use gravel	September 2, 2022 6:23 pm	
No opinion on this	September 2, 2022 6:13 pm	
Parking in the shade makes sense -- there aren't many trees on the site, though	September 2, 2022 5:48 pm	
It's really hard to comment on the building if it's not shown right away in this survey so I could understand the bigger picture. Building, access points, open spaces, relationships to each other.	September 2, 2022 5:35 pm	

10 Answered

61 Skipped

Question 25 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	42%	10
5 stars (5/5)	21%	5
2 stars (2/5)	17%	4
3 stars (3/5)	13%	3
4 stars (4/5)	8%	2











24 Answered

47 Skipped

2.5 Average

Question 26 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Not a fan of those sticks - no shelter and the ones I've seen don't hold up that well, especially to rain and wind	September 7, 2022 3:59 pm	
This has nothing to do with City Hall. Again, no need.	September 6, 2022 3:27 pm	
In Manzanita a rain proof fly or roof seems in order. Otherwise, hell yeah!	September 6, 2022 3:25 pm	
Maybe if financing permits	September 4, 2022 6:22 pm	
event space is nice. again, think of part of this to be covered.	September 3, 2022 9:49 pm	
An outdoor concert and farmers market area would be perfect in the park area.	September 3, 2022 11:13 am	
Many of us moved to Manzanita to get away from noise and crowds. Turing the city hall site into a frequent music venue would be awful. At least with the farmer's market, we get the benefit of fresh food to shop for.	September 3, 2022 10:00 am	
Shady, embraces the natural environment, welcomes community and creative performance.	September 3, 2022 8:12 am	
Although I like the idea of an outdoor concert space, I would be concerned for the neighbors who live closest to the site.	September 2, 2022 9:41 pm	
First wind storm would ruin that stick stage.	September 2, 2022 8:57 pm	

ANSWERS

DATE



We're talking city hall not entertainment center	September 2, 2022 6:23 pm	↗
Too rustic. Needs to be a bit more sophisticated. (See our Wonder Garden in Manzanita for a successful example of an outside space). We have many talented creators and gardeners here. They should be involved.	September 2, 2022 6:13 pm	↗
Manzanita has other venues for concerts. Not needed.	September 2, 2022 5:48 pm	↗
City Hall?	September 2, 2022 5:35 pm	↗
Irrelevant	September 2, 2022 5:29 pm	↗
NO WAY. All those sticks could pop our blimp	September 2, 2022 1:58 pm	↗

16 Answered

55 Skipped

Question 27 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	38%	9
5 stars (5/5)	29%	7
3 stars (3/5)	25%	6
4 stars (4/5)	8%	2














24 Answered

47 Skipped

2.9 Average

Question 28 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

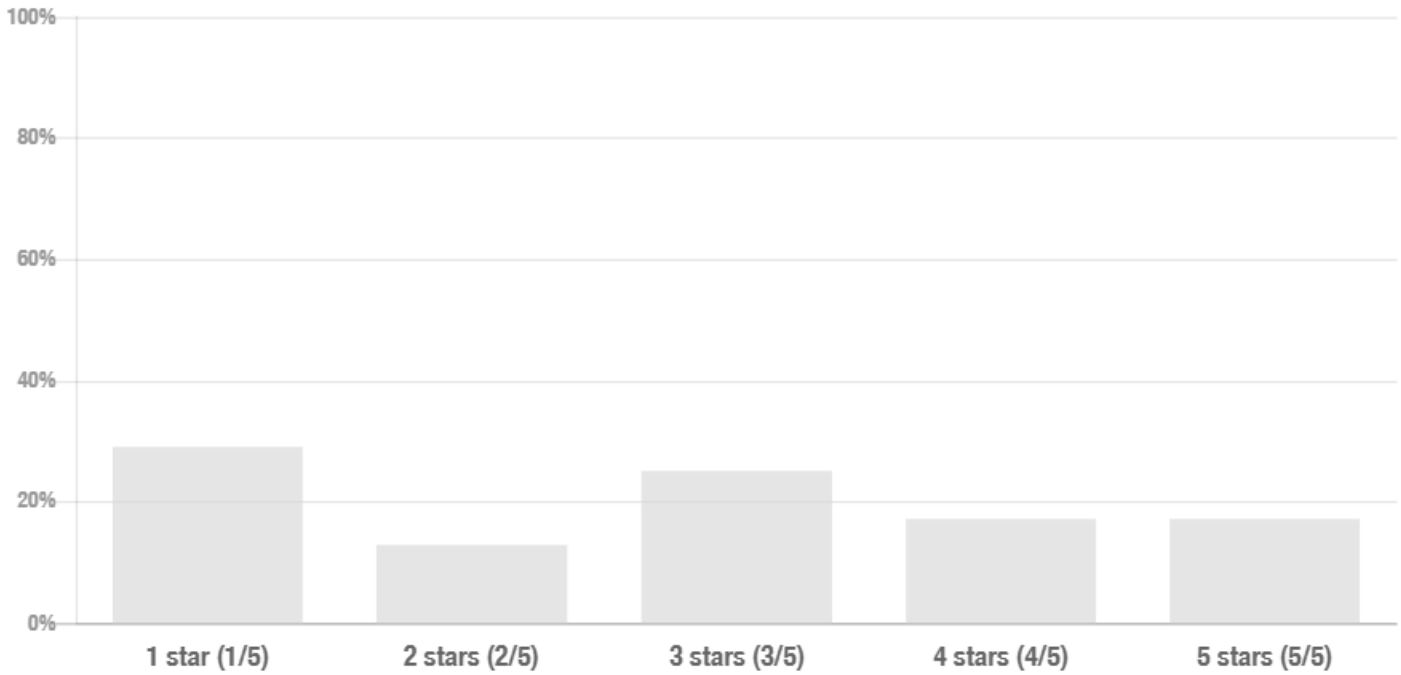
ANSWERS	DATE	
Look good	September 7, 2022 3:59 pm	
we need a large open space like this!	September 7, 2022 10:42 am	
Especially if the surface was relatively firm with bit of give and never got soggy.	September 6, 2022 3:25 pm	
Part of park	September 3, 2022 11:13 am	
Flat area useful for many things...	September 3, 2022 10:58 am	
Outside classes make perfect sense for the site.	September 3, 2022 10:00 am	
why any grass at all? and the activity portrayed could be done anywhere	September 3, 2022 8:57 am	
Nice! I instruct tai chi.	September 3, 2022 8:12 am	
I like the open space. It allows for flexibility.	September 2, 2022 9:41 pm	
Not needed	September 2, 2022 5:48 pm	
?	September 2, 2022 5:35 pm	
Irrelevant	September 2, 2022 5:29 pm	
This brings up a good point. People should not be allowed in the blimp parking zone	September 2, 2022 1:58 pm	

13 Answered

58 Skipped

Question 29 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	29%	7
3 stars (3/5)	25%	6
5 stars (5/5)	17%	4
4 stars (4/5)	17%	4
2 stars (2/5)	13%	3

24 Answered

47 Skipped

2.8 Average

Question 30 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Not that attractive	September 7, 2022 3:59 pm	

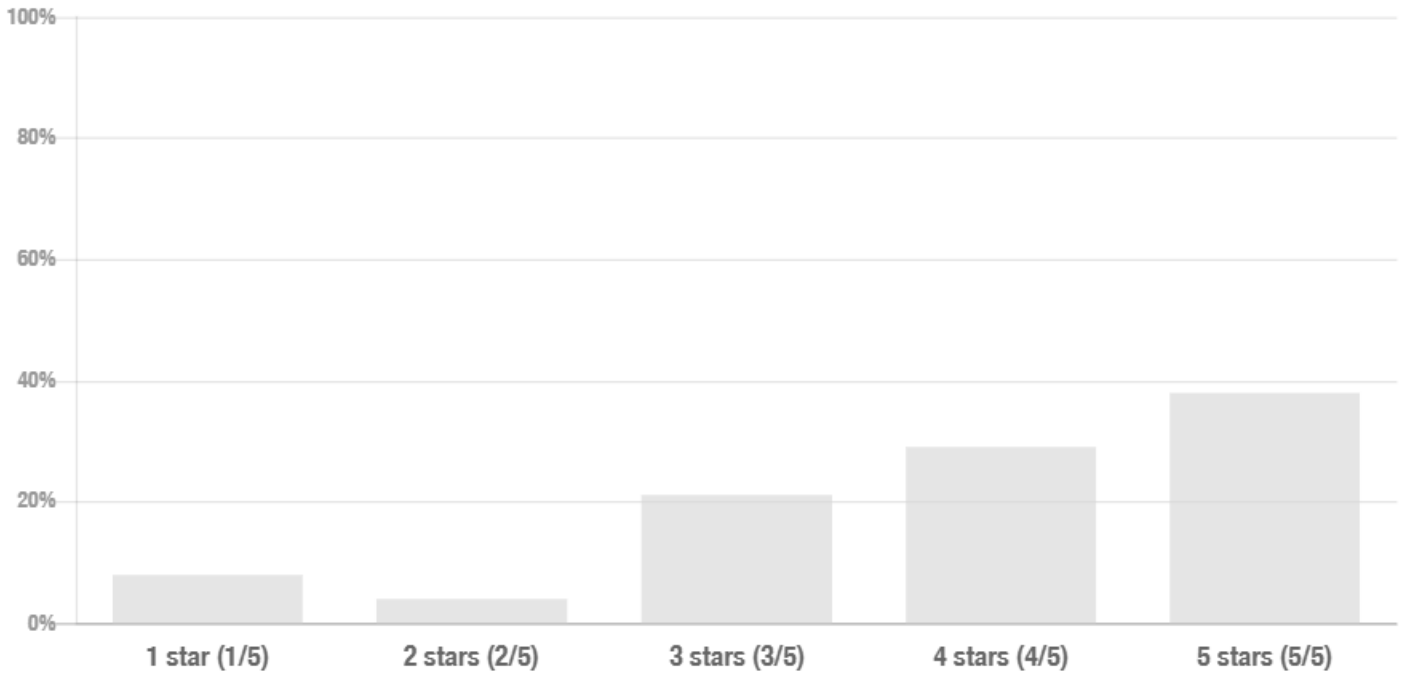
ANSWERS	DATE	
Add some sort of movable heavy duty TV trays for meals or writing?	September 6, 2022 3:25 pm	
Low upkeep, include a fire pit.....marsh mellow and weenie roasts. Story night. Etc	September 3, 2022 10:58 am	
take them to the beach or state park	September 3, 2022 8:57 am	
Educational events for youth focused on the environment and arts.	September 3, 2022 8:12 am	
Too rustic. Surrounding grounds should be fire resistant with increasing risk.	September 2, 2022 6:13 pm	
Not needed	September 2, 2022 5:48 pm	
?	September 2, 2022 5:35 pm	
I give this 2 stars, these children are mostly gang members, you can tell from their blue hats. Gang members would be likely to shoot at the blimp.	September 2, 2022 1:58 pm	

9 Answered

62 Skipped

Question 31 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
5 stars (5/5)	38%	9
4 stars (4/5)	29%	7
3 stars (3/5)	21%	5
1 star (1/5)	8%	2
2 stars (2/5)	4%	1

24 Answered














47 Skipped

3.8 Average

Question 32 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Look like nice farmer's market	September 7, 2022 3:59 pm	

ANSWERS	DATE	
We need to retain a page open space for community events!	September 7, 2022 10:42 am	
Open space for markets, music, events, emergencies would be awesome. There's not a lot of open spaces left in the main core.	September 6, 2022 3:25 pm	
People. Function. Yes!	September 6, 2022 12:58 am	
yes. flex space for performances, farmer's market, emergency gathering or staging area. Covered part of it is best and most flexible given the amount of rain. Where else could large number of people gather if needed during one of the 300 days of annual rainfall	September 3, 2022 9:49 pm	
Yes , in the park area	September 3, 2022 11:13 am	
Vital community benefit for ALL of us!!!	September 3, 2022 10:58 am	
The market is great, and works well except for parking. The neighbors are overwhelmed with cars parked every which way. This will only get worse with time. If we end up planning a site for the market or other large gatherings, a more considered approach to event parking would be needed, else neighborhood rights of way will be a muddy mess.	September 3, 2022 10:00 am	
if there's room but wouldn't give it priority	September 3, 2022 8:57 am	
This is close to the use of the area now which is popular, but parking and space is too limited.	September 2, 2022 6:13 pm	
Space for Farmers Market already exists. Seems like a good thing to keep.	September 2, 2022 5:48 pm	
Again where would this be in relationship to City Hall?	September 2, 2022 5:35 pm	
I like the idea of continuing to use a portion of the property for a farmers market	September 2, 2022 5:29 pm	
Love me some tomatoes, but those tents have pointy-anti-blimp tops	September 2, 2022 1:58 pm	

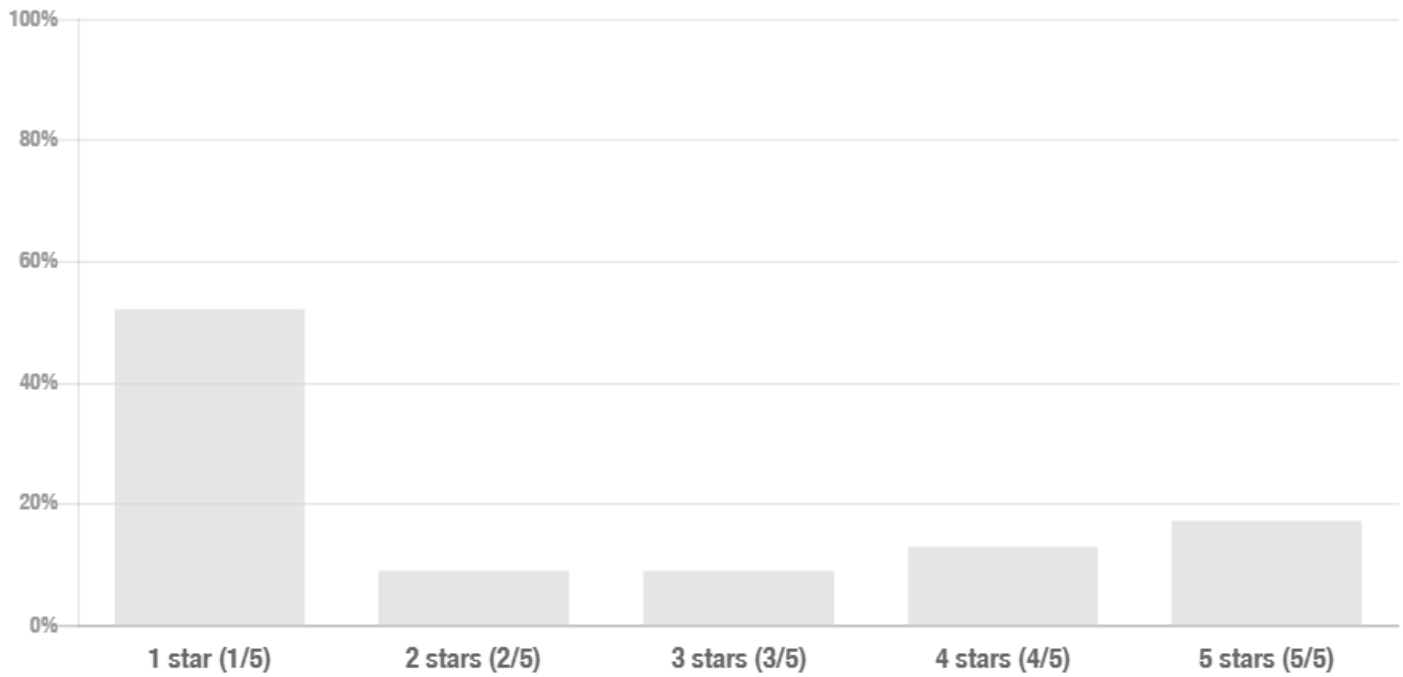
14 Answered

57 Skipped

Question 33 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when

considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	52%	12
5 stars (5/5)	17%	4
4 stars (4/5)	13%	3
3 stars (3/5)	9%	2
2 stars (2/5)	9%	2















23 Answered

48 Skipped

2.3 Average

Question 34 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Nice x needs a covered shelter or tables	September 7, 2022 3:59 pm	
Permanent furnishing to a minimum	September 7, 2022 10:42 am	
Like the benches and year-round surface. Not sure about the food trucks for a lot of reasons. Generally in full support of food trucks but not sure about dedicated space as part of city hall. Complicated.	September 6, 2022 3:25 pm	
Please, NO FOOD TRUCKS.... the scourge of 21'st century humanity	September 4, 2022 6:22 pm	
As part of farmers market yes. Full time i am not sure. We need to have enough employees just to keep the existing businesses open.... Comes back to the housing issue!	September 3, 2022 11:13 am	
Great idea if possible, perhaps 1-2 per month. I'm In	September 3, 2022 10:58 am	
This would be more appropriate downtown. Where would customers come from? If we go with this, please allow no generators.	September 3, 2022 10:00 am	
no food trucks	September 3, 2022 8:57 am	
One of two food trucks. Not a food truck park.	September 3, 2022 3:54 am	
Not enough green space	September 2, 2022 6:23 pm	
Given our weather, this is not very practical.	September 2, 2022 6:13 pm	
Manzanita doesn't allow food trucks without plumbed in bathrooms. I tried and was told no. There's no food trucks in manzanita.	September 2, 2022 5:35 pm	
This doesn't have anything to do with city hall functions but we do need to allow for carts.	September 2, 2022 5:29 pm	
Perfect. Tacos near the blimp zone	September 2, 2022 1:58 pm	

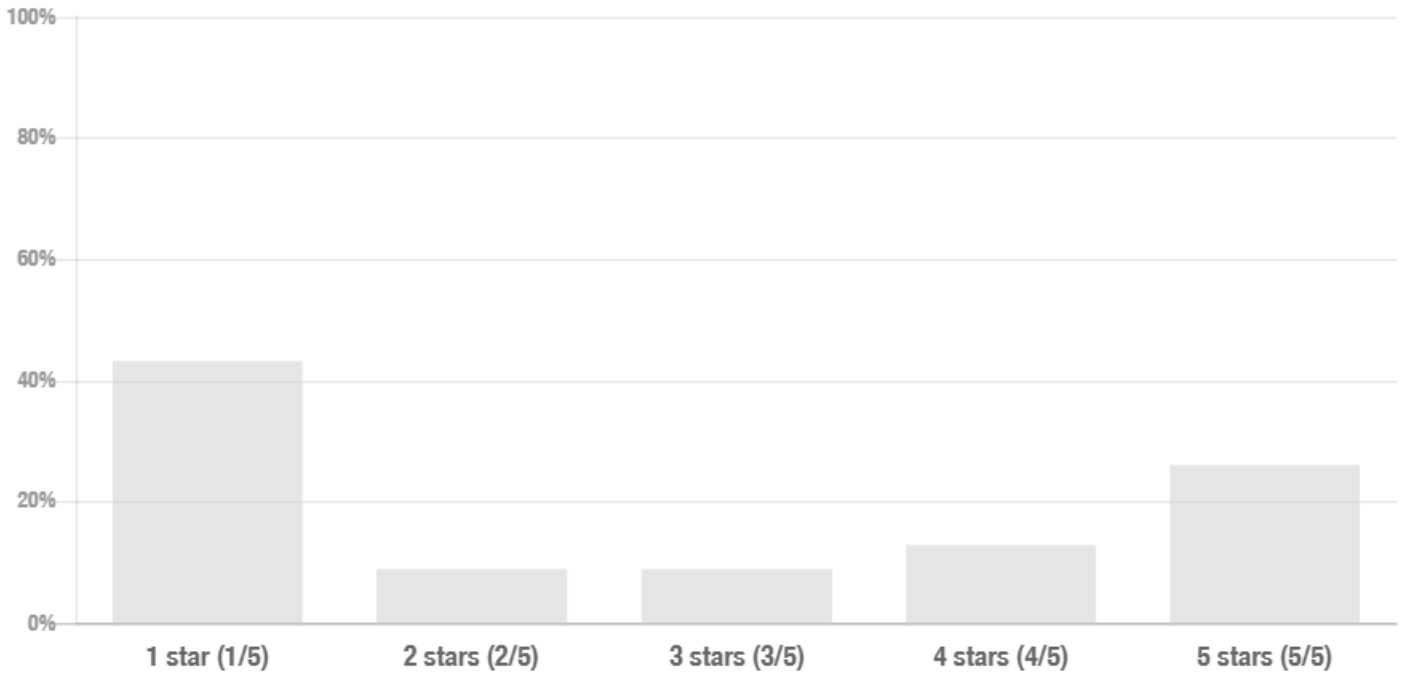
14 Answered

57 Skipped

Question 35 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when

considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	43%	10
5 stars (5/5)	26%	6
4 stars (4/5)	13%	3
3 stars (3/5)	9%	2
2 stars (2/5)	9%	2












23 Answered

48 Skipped

2.7 Average

Question 36 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

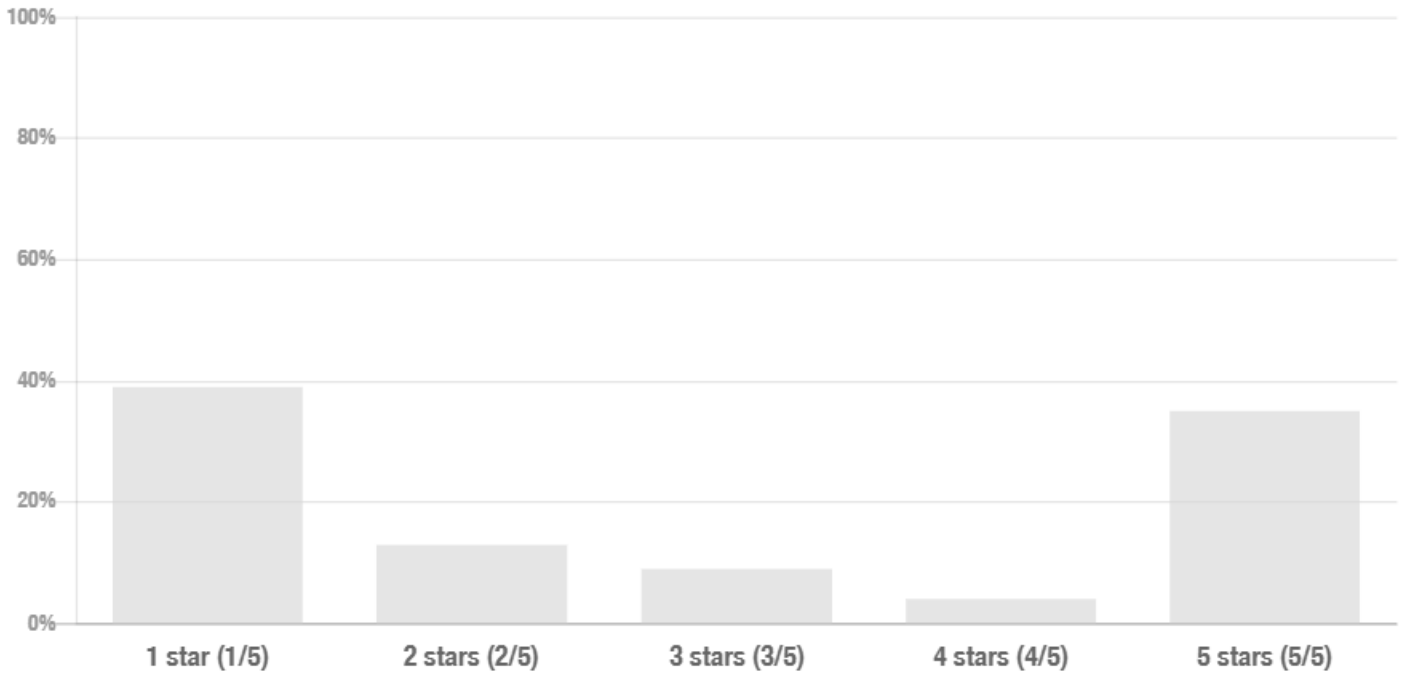
ANSWERS	DATE	
Look nice	September 7, 2022 3:59 pm	
Nice idea but a dedicated space for something so specific doesn't seem like a good idea. If the whole area was big enough maybe something like frisbee golf goals could be integrated.	September 6, 2022 3:25 pm	
Now we are talking..... Bocce courts provide competition, exercise and camaraderie	September 4, 2022 6:22 pm	
Part of the park.. maybe	September 3, 2022 11:13 am	
another win for All of us	September 3, 2022 10:58 am	
that's a beach activity access to a part of the beach could be improved for those who have difficulty walking	September 3, 2022 8:57 am	
We're talking city hall not a sports center	September 2, 2022 6:23 pm	
Not needed	September 2, 2022 5:48 pm	
?	September 2, 2022 5:35 pm	
Irrelevant	September 2, 2022 5:29 pm	
We should definitely put in one of these outdoor bowling alleys	September 2, 2022 1:58 pm	

11 Answered

60 Skipped

Question 37 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	39%	9
5 stars (5/5)	35%	8
2 stars (2/5)	13%	3
3 stars (3/5)	9%	2
4 stars (4/5)	4%	1

23 Answered











48 Skipped

2.8 Average

Question 38 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Only concern is would enough people want to participate?	September 7, 2022 3:59 pm	✎

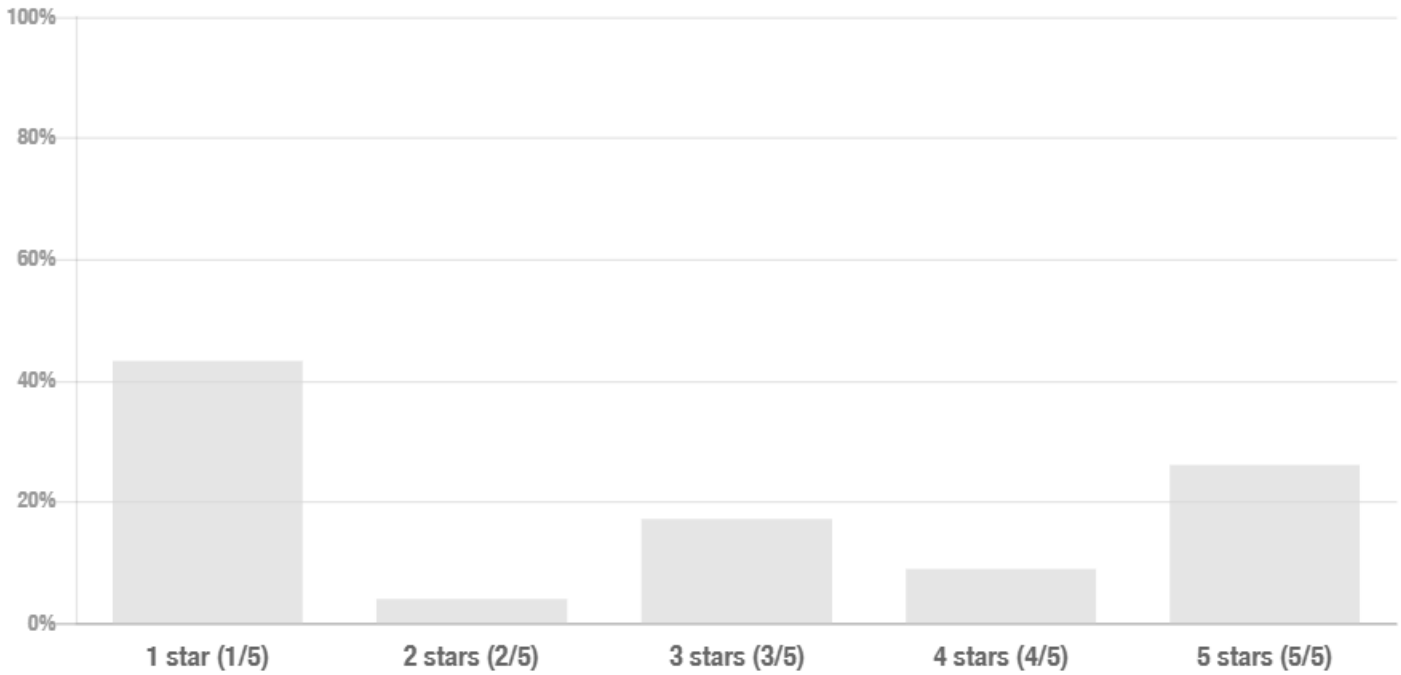
ANSWERS	DATE	
Noise. Weather. etc.	September 6, 2022 3:25 pm	
Yes!	September 6, 2022 12:58 am	
Weather permitting	September 4, 2022 6:22 pm	
Part of the park	September 3, 2022 11:13 am	
Another great possibility	September 3, 2022 10:58 am	
no, not needed, the theater at the state park has told us that	September 3, 2022 8:57 am	
Not needed	September 2, 2022 5:48 pm	
?	September 2, 2022 5:35 pm	
I don't think the new city hall needs to be a park. I think that is a separate development.	September 2, 2022 5:29 pm	
Now were talking... a blimp that shows movies!	September 2, 2022 1:58 pm	

11 Answered

60 Skipped

Question 39 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	43%	10
5 stars (5/5)	26%	6
3 stars (3/5)	17%	4
4 stars (4/5)	9%	2
2 stars (2/5)	4%	1

23 Answered

48 Skipped

2.7 Average

Question 40 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Nice dog park	September 7, 2022 3:59 pm	

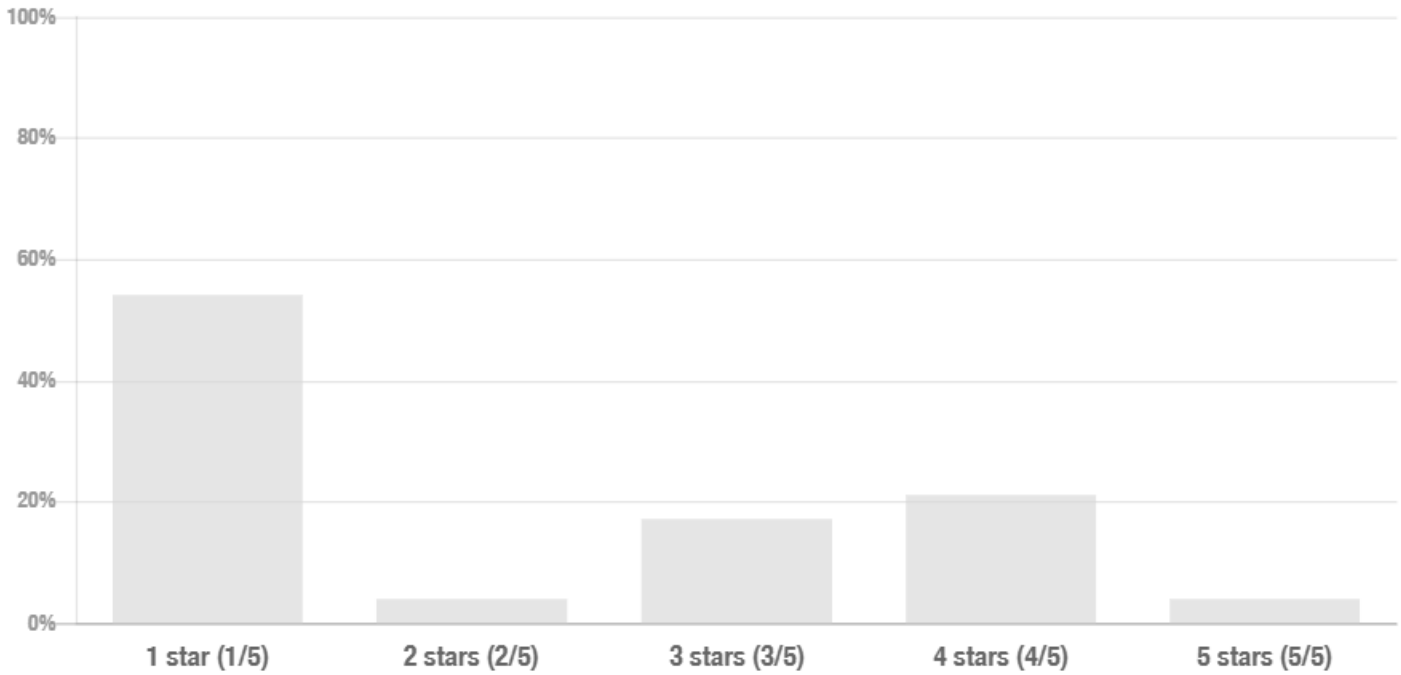
ANSWERS	DATE	
As the only person in Manzanita without a dog... No! not unless it keeps them off the beach :-)	September 6, 2022 3:25 pm	
I don't think there is room for that.	September 3, 2022 11:13 am	
A space this large could also utilize 6-8 units for worker housing. For So long this vital need has been ignored!!!!	September 3, 2022 10:58 am	
Dogs are fun, but there are so many places to take dogs already. I see no reason for a dedicated dog park on city property, no matter huge or tiny.	September 3, 2022 10:00 am	
take dogs to the beach where it's a lot easier to clean up after them	September 3, 2022 8:57 am	
4/5 because the dogs already have the beach.	September 3, 2022 8:12 am	
We already have a dog/people park at the beach	September 2, 2022 6:13 pm	
The beach is already the preferred dog park. If only people would clear their waste.	September 2, 2022 5:48 pm	
?	September 2, 2022 5:35 pm	
See previous	September 2, 2022 5:29 pm	
So many pooches!!! And what a great use of the blimp parking area, use it as doggy parky when not storing our blimp	September 2, 2022 1:58 pm	

12 Answered

59 Skipped

Question 41 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	54%	13
4 stars (4/5)	21%	5
3 stars (3/5)	17%	4
5 stars (5/5)	4%	1
2 stars (2/5)	4%	1

24 Answered

47 Skipped

2.2 Average

Question 42 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Nice play area	September 7, 2022 3:59 pm	

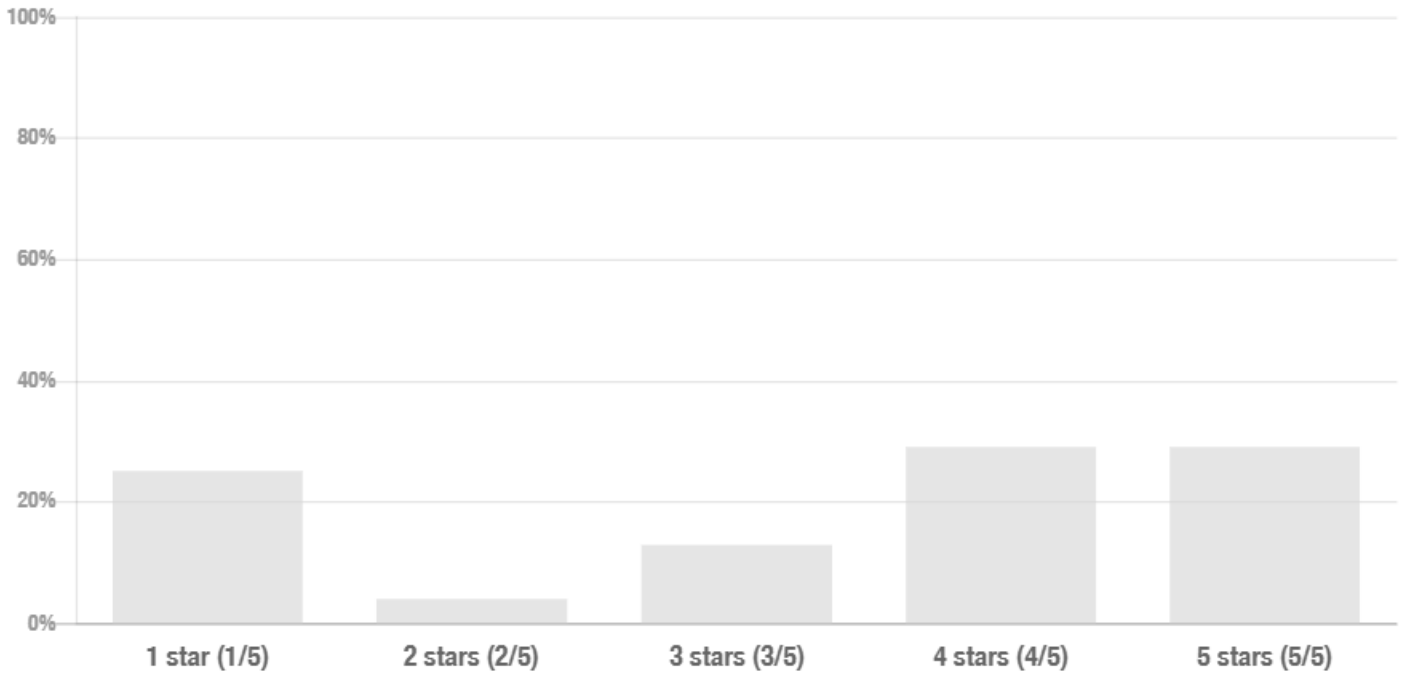
ANSWERS	DATE	
We have a park.	September 7, 2022 10:42 am	
We already have a park.	September 6, 2022 3:27 pm	
Sure! Something small because there's already a playground?	September 6, 2022 3:25 pm	
Redundant. We have playground equipment not being used.	September 6, 2022 12:58 am	
No	September 3, 2022 11:13 am	
There's already a playground at the city park. Kids will find ways to have fun in a public space, without a dedicated area for them. This would not be that useful for residents.	September 3, 2022 10:00 am	
might be nice for kids in certain situations	September 3, 2022 8:57 am	
City hall not playground	September 2, 2022 6:23 pm	
There are very few children in our community. The beach is their playground.	September 2, 2022 6:13 pm	
Not needed in a city hall	September 2, 2022 5:48 pm	
?	September 2, 2022 5:35 pm	
I dont understand this picture, it has nothing to do with doggo's or blimps.	September 2, 2022 1:58 pm	

13 Answered

58 Skipped

Question 43 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
5 stars (5/5)	29%	7
4 stars (4/5)	29%	7
1 star (1/5)	25%	6
3 stars (3/5)	13%	3
2 stars (2/5)	4%	1

24 Answered













47 Skipped

3.3 Average

Question 44 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Nice common area/garden	September 7, 2022 3:59 pm	

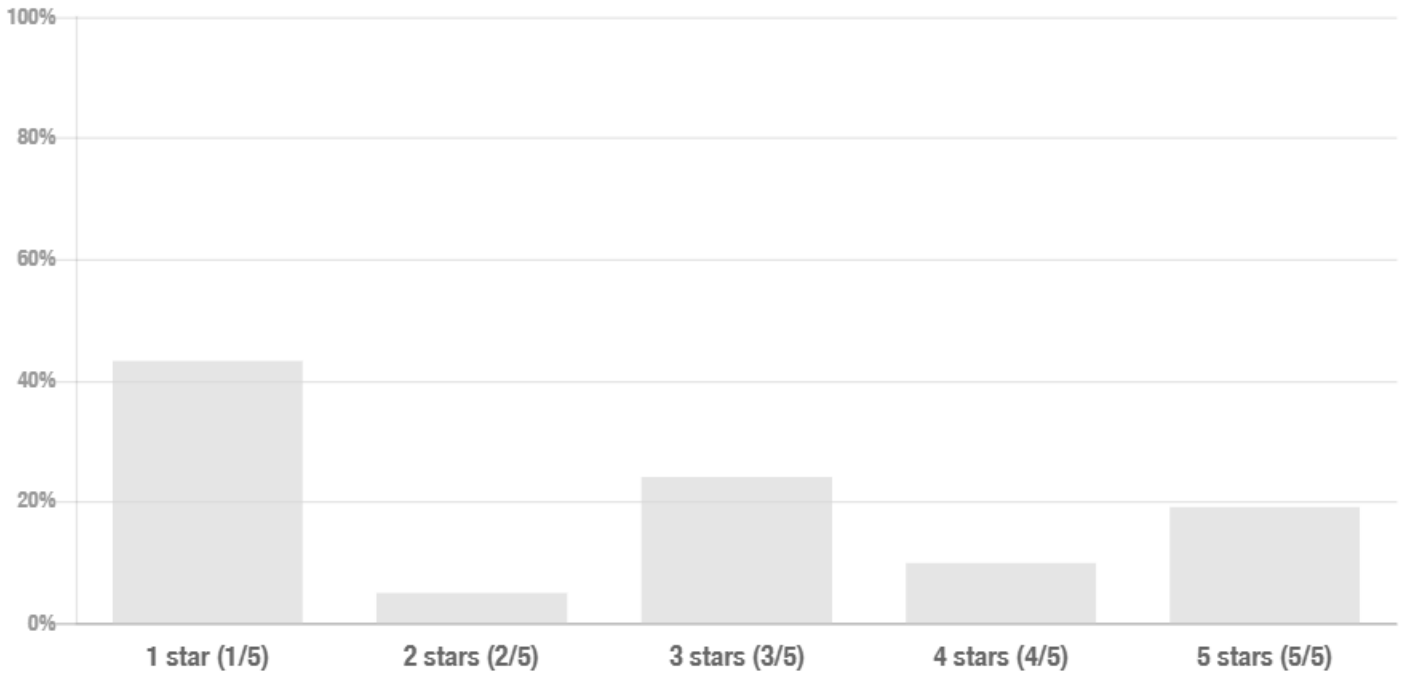
ANSWERS	DATE	
Work with the wonder Garden!!!	September 7, 2022 10:42 am	
A community garden would be a good idea.	September 6, 2022 3:27 pm	
Something of a duplication with the garden across from the Hoffman and Alder Creek Farms?	September 6, 2022 3:25 pm	
this space can't be all things to all people. this neighborhood garden offers no option for flexibility. lots of other places this could be placed, including the huge and largely untapped land of the city park.	September 3, 2022 9:49 pm	
On the perimeter of the park area.	September 3, 2022 11:13 am	
Garden club can handle this one	September 3, 2022 10:58 am	
Kids and adults all love a garden.	September 3, 2022 10:00 am	
Hoffman Center already has this	September 3, 2022 8:57 am	
Includes green space and social interaction	September 2, 2022 6:23 pm	
Garden spaces are enjoyed by many people here	September 2, 2022 6:13 pm	
?	September 2, 2022 5:35 pm	
Someone really needs to get to weeding.	September 2, 2022 1:58 pm	

13 Answered

58 Skipped

Question 45 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	43%	9
3 stars (3/5)	24%	5
5 stars (5/5)	19%	4
4 stars (4/5)	10%	2
2 stars (2/5)	5%	1

21 Answered








50 Skipped

2.6 Average

Question 46 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
We have a Park and the whole pacific coast to walk on.	September 7, 2022 10:42 am	

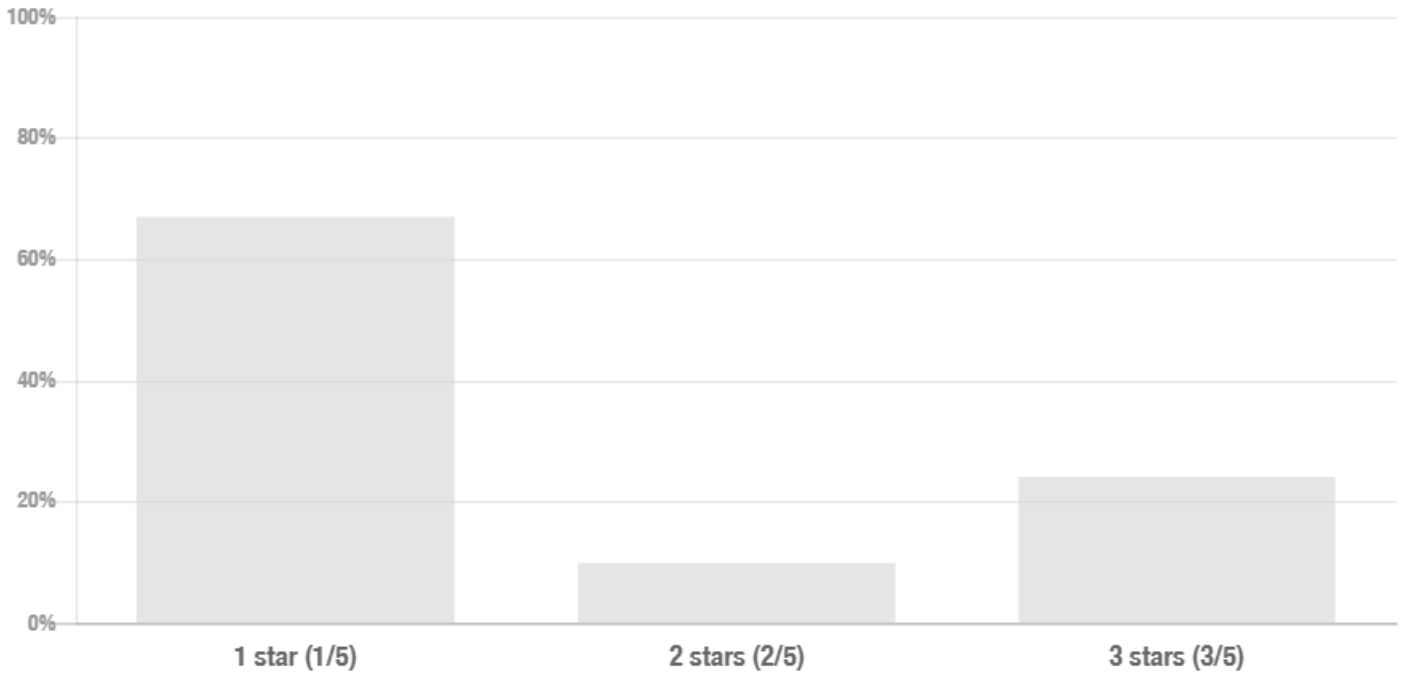
ANSWERS	DATE	
Rating goes up if it had a year around surface instead of grass, incorporated the stage and some of the better seating/table options.	September 6, 2022 3:25 pm	
Lots of trees is a plus	September 3, 2022 11:13 am	
This is lovely, but only makes sense if there is somewhere to walk to. What is the lawn used for? It's big enough for running games, and events, both of which will quickly churn the grass to mud in this climate.	September 3, 2022 10:00 am	
City Hall shouldn't duplicate what's already available in the area	September 3, 2022 8:57 am	
Please no grass. Impractical here, expensive and not environmentally friendly.	September 2, 2022 6:13 pm	
?	September 2, 2022 5:35 pm	
Beautiful blimp parking. LOVE IT	September 2, 2022 1:58 pm	

8 Answered

63 Skipped

Question 47 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	67%	14
3 stars (3/5)	24%	5
2 stars (2/5)	10%	2

21 Answered

50 Skipped

1.6 Average

Question 48 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Not especially attractive or welcoming	September 7, 2022 3:59 pm	
Too narrow. Seems like an accident waiting to happen - kids, people with phones, etc.	September 6, 2022 3:25 pm	

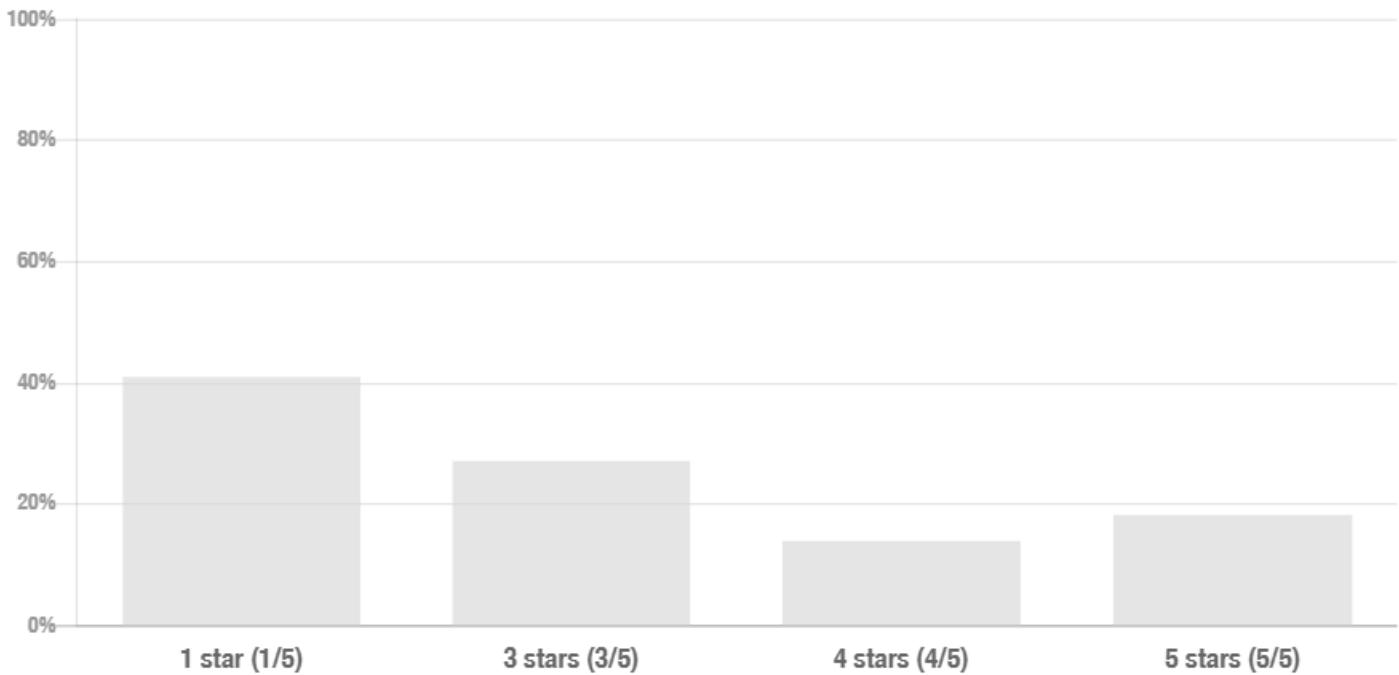
ANSWERS	DATE	
Too many rectangles. Impoverished planting area. Walkway uncomfortably narrow with trip hazards on both sides.	September 3, 2022 10:00 am	↗
no, and don't pave over the beach either!	September 3, 2022 8:57 am	↗
Worst image. Does not reflect Manzanita	September 2, 2022 6:13 pm	↗
?	September 2, 2022 5:35 pm	↗
lacks blimp support utilities and doggo parking	September 2, 2022 1:58 pm	↗

7 Answered

64 Skipped

Question 49 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS

RESPONSES

ANSWERS	RESPONSES	
1 star (1/5)	41%	9
3 stars (3/5)	27%	6
5 stars (5/5)	18%	4
4 stars (4/5)	14%	3

22 Answered

49 Skipped

2.7 Average

Question 50 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

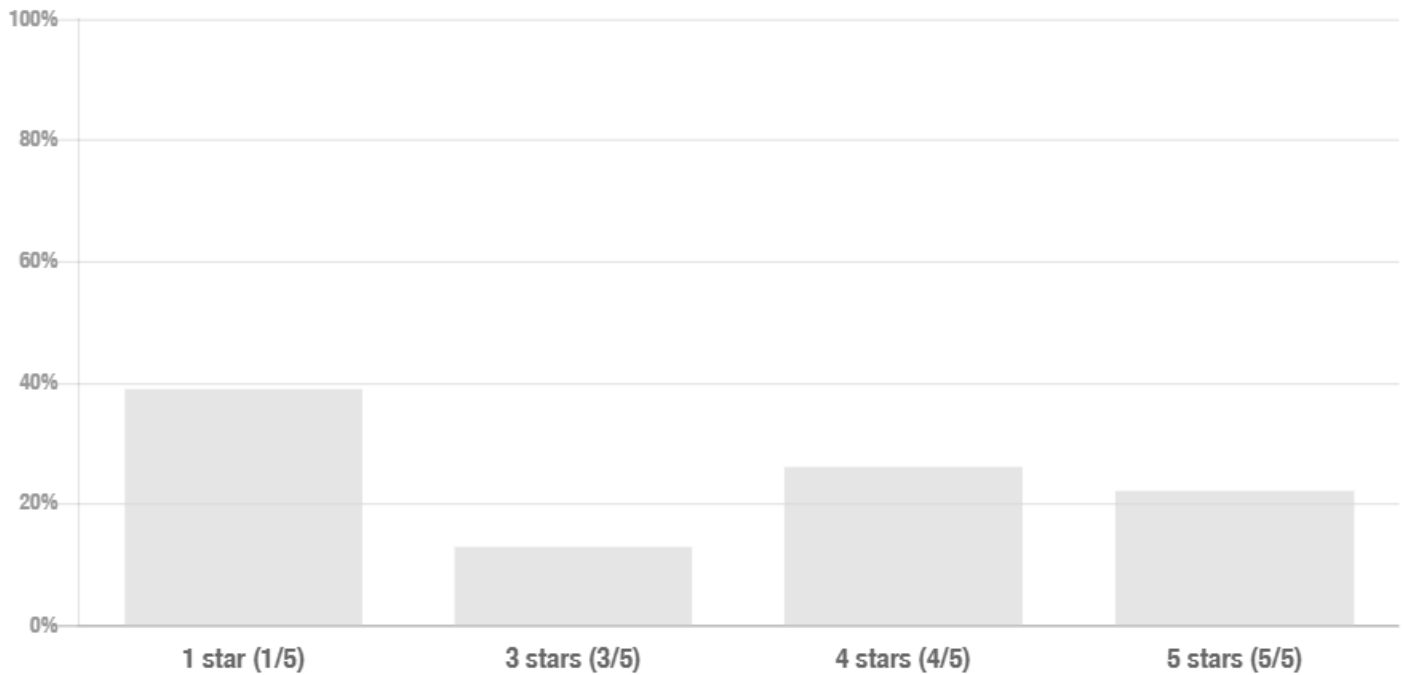
ANSWERS	DATE	
Nice	September 7, 2022 3:59 pm	
We have enough dark moldy places for a life time. This is not SO Cal.	September 7, 2022 10:42 am	
Like the idea. Not the look so much.	September 6, 2022 3:25 pm	
YES YES on this type of covering	September 3, 2022 9:49 pm	
Excellent idea for All weather market. Benefits the vendors and community	September 3, 2022 10:58 am	
That roof is awful. What a chilly gloomy market it would be in May/June/Sep/Oct. A simple shed roof would be better, especially if it has skylights. No roof at all has worked fine for years. Also, boo to food trucks unless they can't have generators.	September 3, 2022 10:00 am	
vendors already have covered booths	September 3, 2022 8:57 am	
Unattractive, industrial structure. This is already seen along the coast. Something more polished and creative would suit us better.	September 2, 2022 6:13 pm	
?	September 2, 2022 5:35 pm	
Not sure if that structure is tall enough to house the blimp in inclimate weather	September 2, 2022 1:58 pm	

10 Answered

61 Skipped

Question 51 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	39%	9
4 stars (4/5)	26%	6
5 stars (5/5)	22%	5
3 stars (3/5)	13%	3

23 Answered

48 Skipped

2.9 Average

Question 52 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

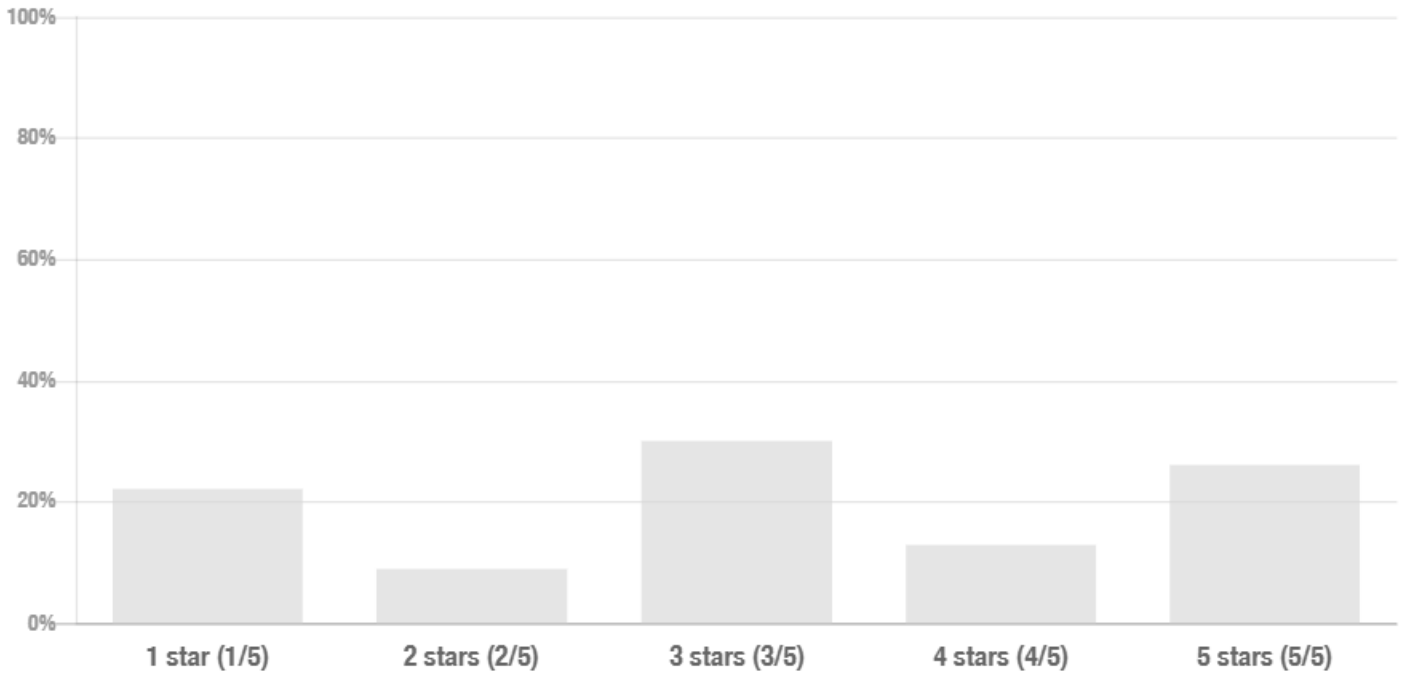
ANSWERS	DATE	
very nice	September 7, 2022 3:59 pm	
Please lord no Cannon Beach!!!	September 7, 2022 10:42 am	
Not sure what the focus is here. Like the building.	September 6, 2022 3:25 pm	
Gorgeous.	September 6, 2022 12:58 am	
Unaware we had a budget for a restaurant!	September 4, 2022 6:22 pm	
Warm inviting. Local vibe	September 3, 2022 10:58 am	
Building style is fine. Flower garden with extensive outside seating seems like it would likely be neglected for budgetary reasons. And the umbrellas are kind of silly in this climate without somebody paid to raise and lower them as needed.	September 3, 2022 10:00 am	
nice place	September 3, 2022 8:57 am	
This is closest to what would work so far.	September 2, 2022 6:13 pm	
A pub in Cannon Beach?	September 2, 2022 5:35 pm	
I like the simple rustic style of the buildings. Outdoor seating not necessary	September 2, 2022 5:29 pm	
Beer Good. Blimp Good.	September 2, 2022 1:58 pm	

12 Answered

59 Skipped

Question 53 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
3 stars (3/5)	30%	7
5 stars (5/5)	26%	6
1 star (1/5)	22%	5
4 stars (4/5)	13%	3
2 stars (2/5)	9%	2

23 Answered

48 Skipped

3.1 Average

Question 54 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE
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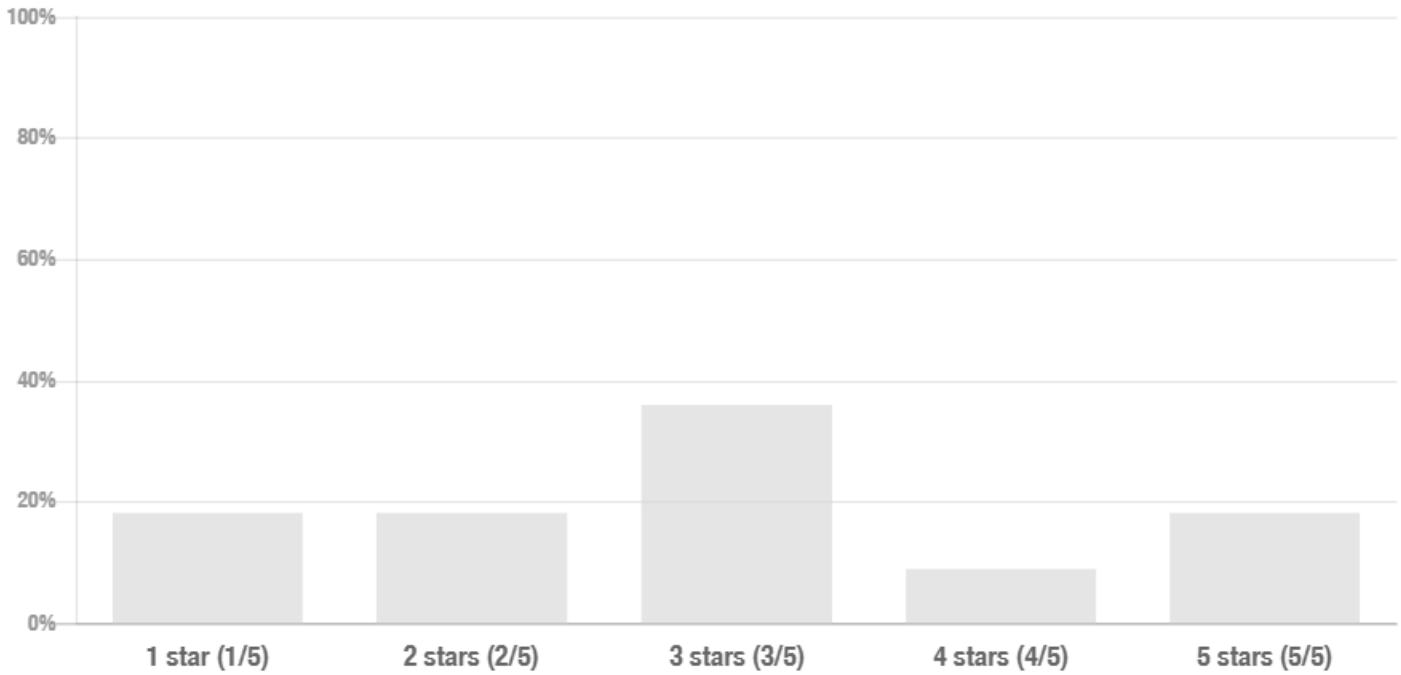
ANSWERS	DATE	
Landscaping should be minimal, and with native plants that don't require a lot of water or care. Plants that attract species such as butterflies and hummingbirds would be beneficial.	September 6, 2022 3:27 pm	
Here we have more grass. With so many native plants to choose from. Why try to duplicate the Everglades?	September 6, 2022 12:58 am	
Swales have value	September 4, 2022 6:22 pm	
no	September 3, 2022 9:49 pm	
Beautiful high maintenance \$\$\$	September 3, 2022 10:58 am	
This would be a nice swale, if needed.	September 3, 2022 10:00 am	
it's an attractive way to do drainage, if drainage is needed	September 3, 2022 8:57 am	
Just be native!	September 2, 2022 6:23 pm	
Not too much landscaping. We have trouble finding affordable and available staff to maintain.	September 2, 2022 6:13 pm	
Pretty landscape	September 2, 2022 5:35 pm	
Presume this is a storm water design?	September 2, 2022 5:29 pm	
Not sure if that meets blimp safety standards	September 2, 2022 1:58 pm	

12 Answered

59 Skipped

Question 55 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
3 stars (3/5)	36%	8
5 stars (5/5)	18%	4
2 stars (2/5)	18%	4
1 star (1/5)	18%	4
4 stars (4/5)	9%	2

22 Answered











49 Skipped

2.9 Average

Question 56 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
benches are good	September 7, 2022 3:59 pm	

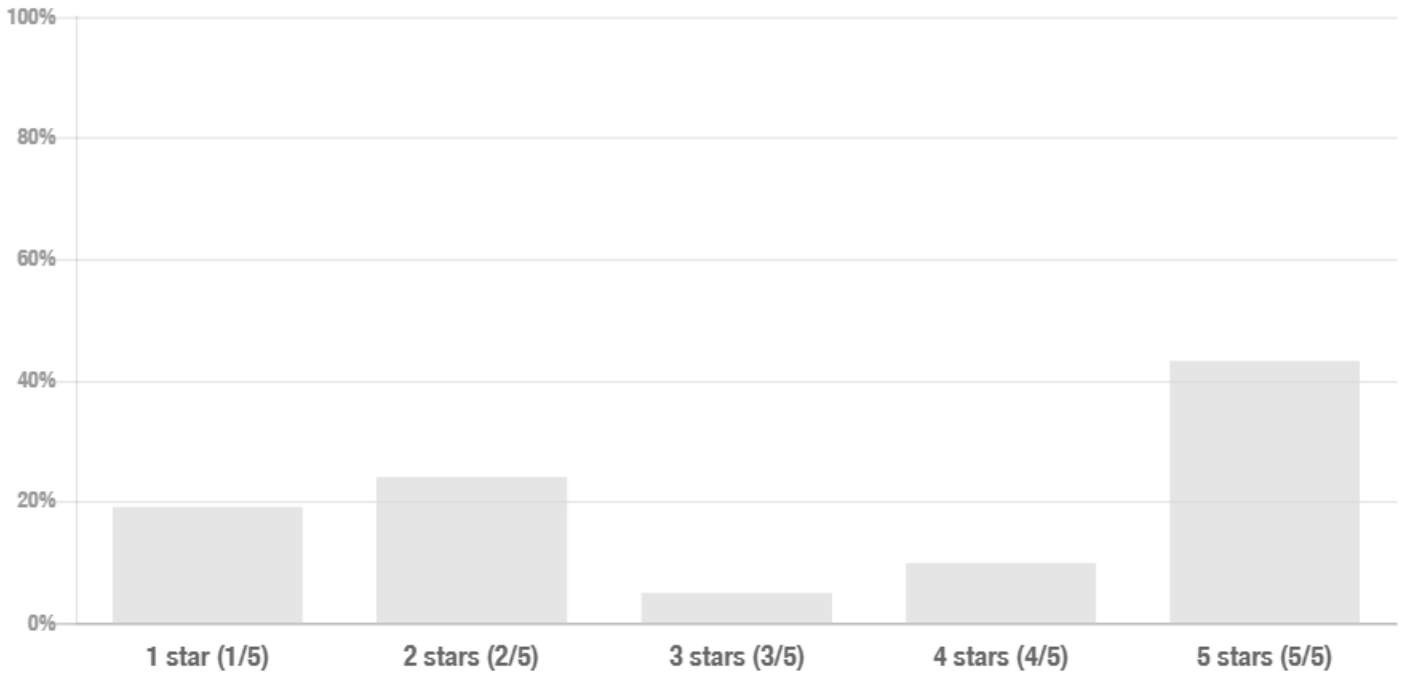
ANSWERS	DATE	
Benches need to drain and dry quickly , there is a overstock of benches in Landscape architecture, stop already.	September 7, 2022 10:42 am	
Very Oregon.	September 6, 2022 12:58 am	
Rustic charm	September 4, 2022 6:22 pm	
And picnic tables just like this..... have people sponsor a table or bench in the park. ... i would pay for one.	September 3, 2022 11:13 am	
Maybe concrete frame for durability and longevity.	September 3, 2022 10:58 am	
Great use of materials, sloped seating. Consider low seat height and median age of residents. Recommend mix of seat heights, not just a bunch of one kind of bench.	September 3, 2022 10:00 am	
it's okay, but not too many	September 3, 2022 8:57 am	
We're more sophisticated than that. Too woodsy	September 2, 2022 6:13 pm	
Seems to nice for elements and vandals.	September 2, 2022 5:35 pm	
This is a wooden bench.	September 2, 2022 1:58 pm	

11 Answered

60 Skipped

Question 57 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
5 stars (5/5)	43%	9
2 stars (2/5)	24%	5
1 star (1/5)	19%	4
4 stars (4/5)	10%	2
3 stars (3/5)	5%	1

21 Answered


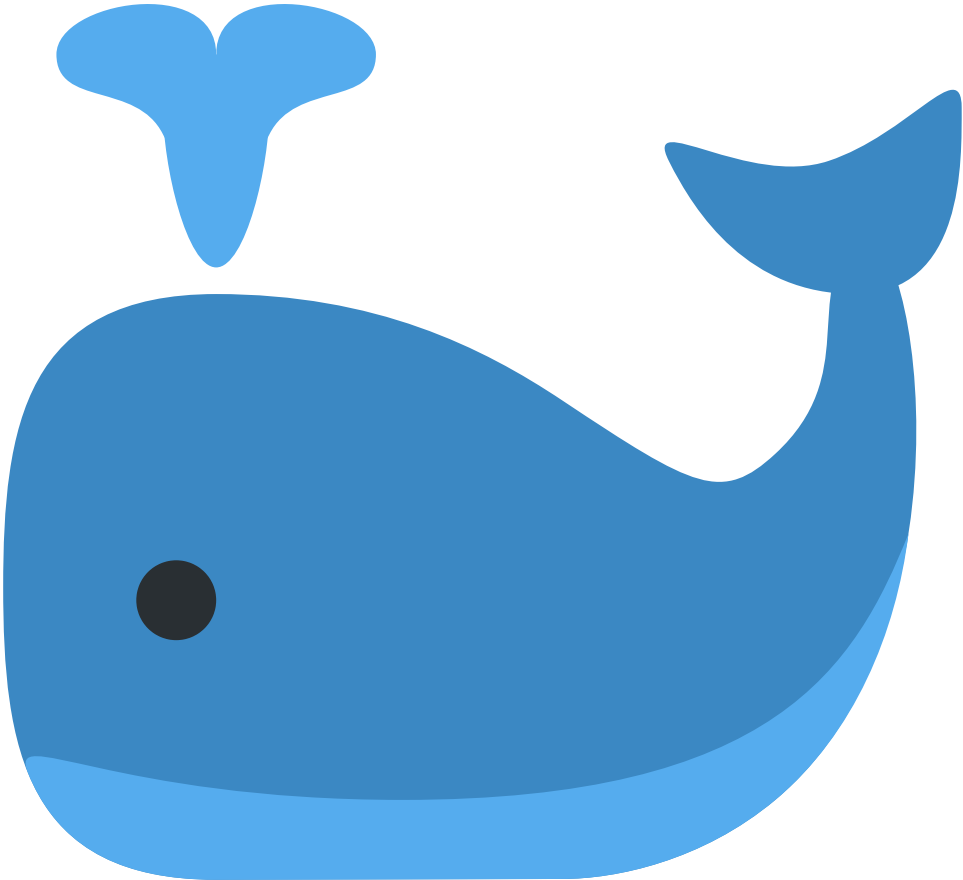








50 Skipped

3.3 Average

Question 58 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE
outdoor sculpture is nice although hard to judge the scale of this one	September 7, 2022 3:59 pm

ANSWERS	DATE	
Can I rate this 6? Whales are a local thing and we should celebrate them.	September 6, 2022 12:58 am	
		
Not Manzanita	September 4, 2022 6:22 pm	
no. keep it simple. don't spend \$10-50k for something like this. Our natural beauty is enough. Spend wisely and focused on facilities to serve the community	September 3, 2022 9:49 pm	
Again get sponsors for art and have local (Oregon artist)create it..	September 3, 2022 11:13 am	
City art is always worth while to a degree. Initial price is a concern. Vandalism so far is not a concern here. We are fortunate.	September 3, 2022 10:58 am	
Outdoor focus sculpture is nice, but it's likely not as important as other items in the budget. Maybe reserve space for a focus sculpture that can installed in a future project.	September 3, 2022 10:00 am	
do not commission it only consider if someone donates the artwork	September 3, 2022 8:57 am	
Art is very appreciated here. It should be chosen by the community	September 2, 2022 6:13 pm	
Nice but where would it go?	September 2, 2022 5:35 pm	

ANSWERS

DATE

Sculpture of our blimp, who wouldnt love that

September 2, 2022 1:58 pm

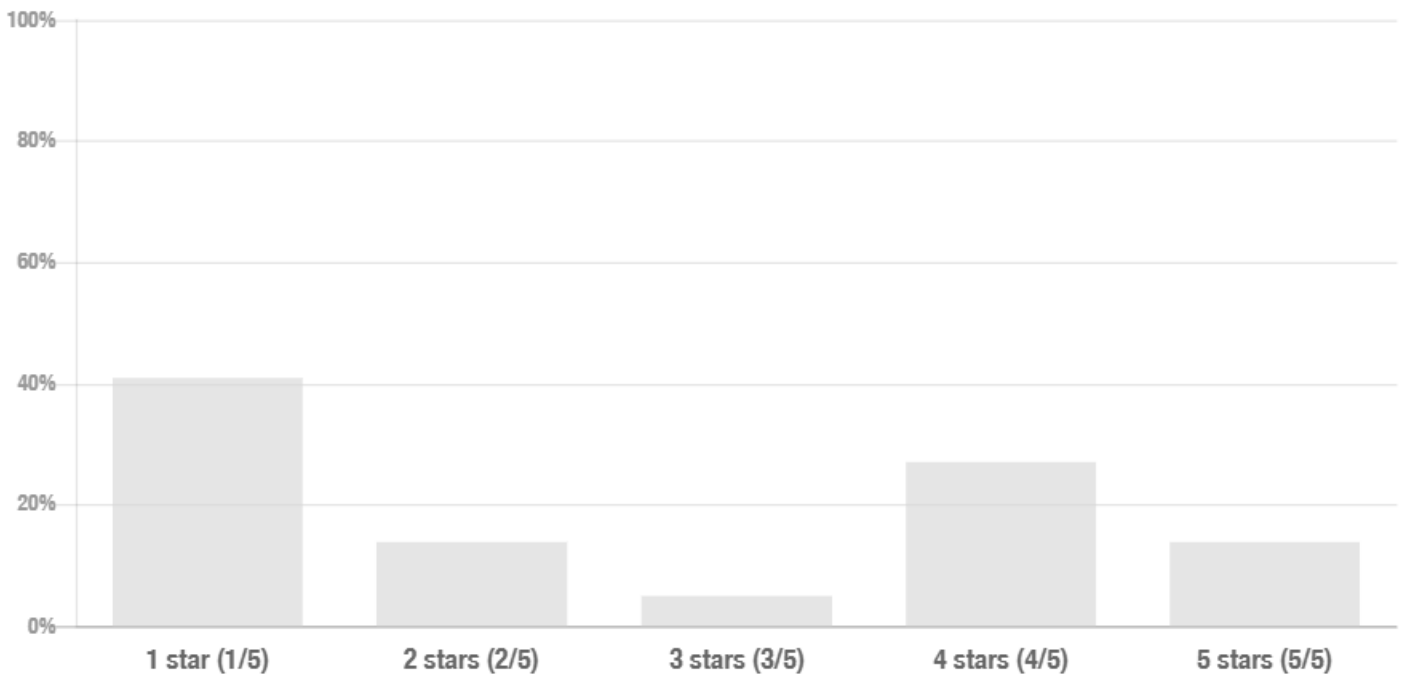


11 Answered

60 Skipped

Question 59 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS

RESPONSES

ANSWERS	RESPONSES	COUNT
1 star (1/5)	41%	9
4 stars (4/5)	27%	6
5 stars (5/5)	14%	3
2 stars (2/5)	14%	3

ANSWERS	RESPONSES	
3 stars (3/5)	5%	1

22 Answered

49 Skipped

2.6 Average

Question 60 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

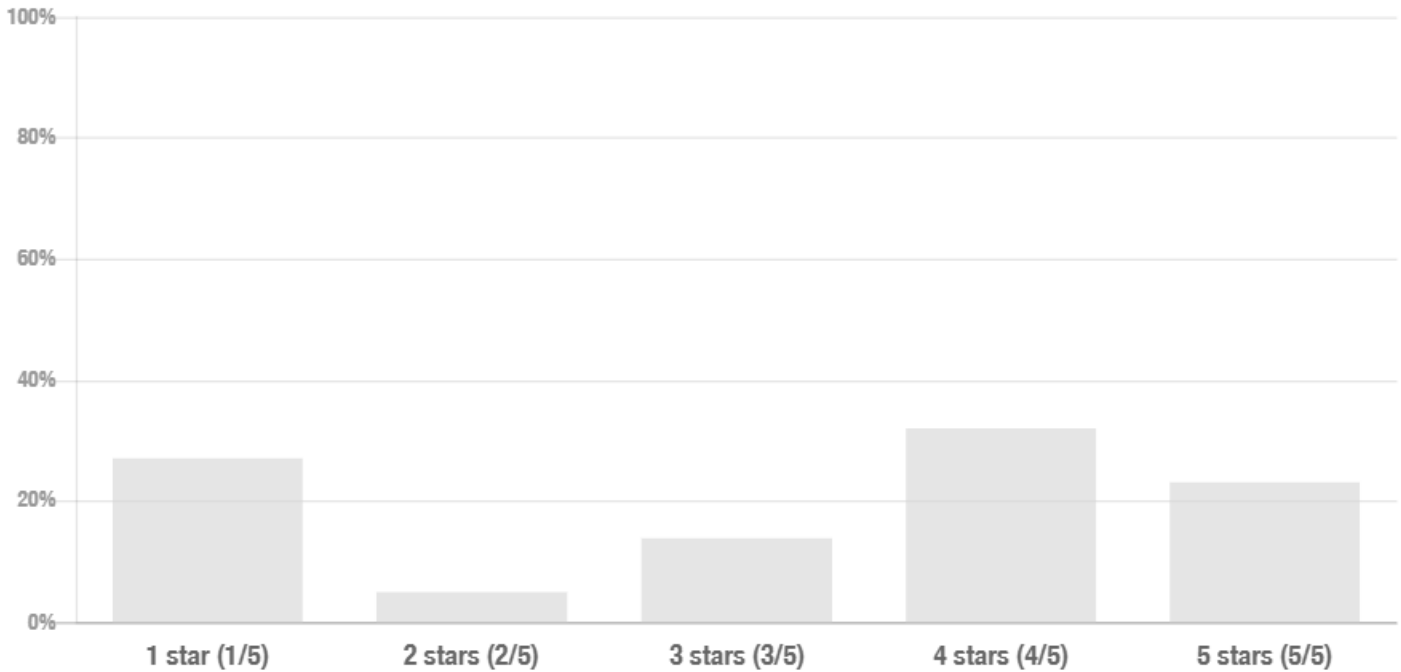
ANSWERS	DATE	
Nice	September 7, 2022 3:59 pm	
Please no.	September 7, 2022 10:42 am	
We have enough art in town. Keep it simple.	September 6, 2022 3:27 pm	
Not Manzanita	September 4, 2022 6:22 pm	
Considering this as incidental sculpture, with lower cost than the whale, it might make sense to help define the purpose of a space. The tree them is appropriate (more so than the whale).	September 3, 2022 10:00 am	
do not commission it only consider if someone donates the artwork	September 3, 2022 8:57 am	
No extra foofoo	September 2, 2022 6:23 pm	
Art should be chosen by the community, but is encouraged.	September 2, 2022 6:13 pm	
Strange	September 2, 2022 5:35 pm	
No no no!!! That looks too sharp to have around a blimp	September 2, 2022 1:58 pm	

10 Answered

61 Skipped

Question 61 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
4 stars (4/5)	32%	7
1 star (1/5)	27%	6
5 stars (5/5)	23%	5
3 stars (3/5)	14%	3
2 stars (2/5)	5%	1

22 Answered

49 Skipped

3.2 Average

Question 62 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

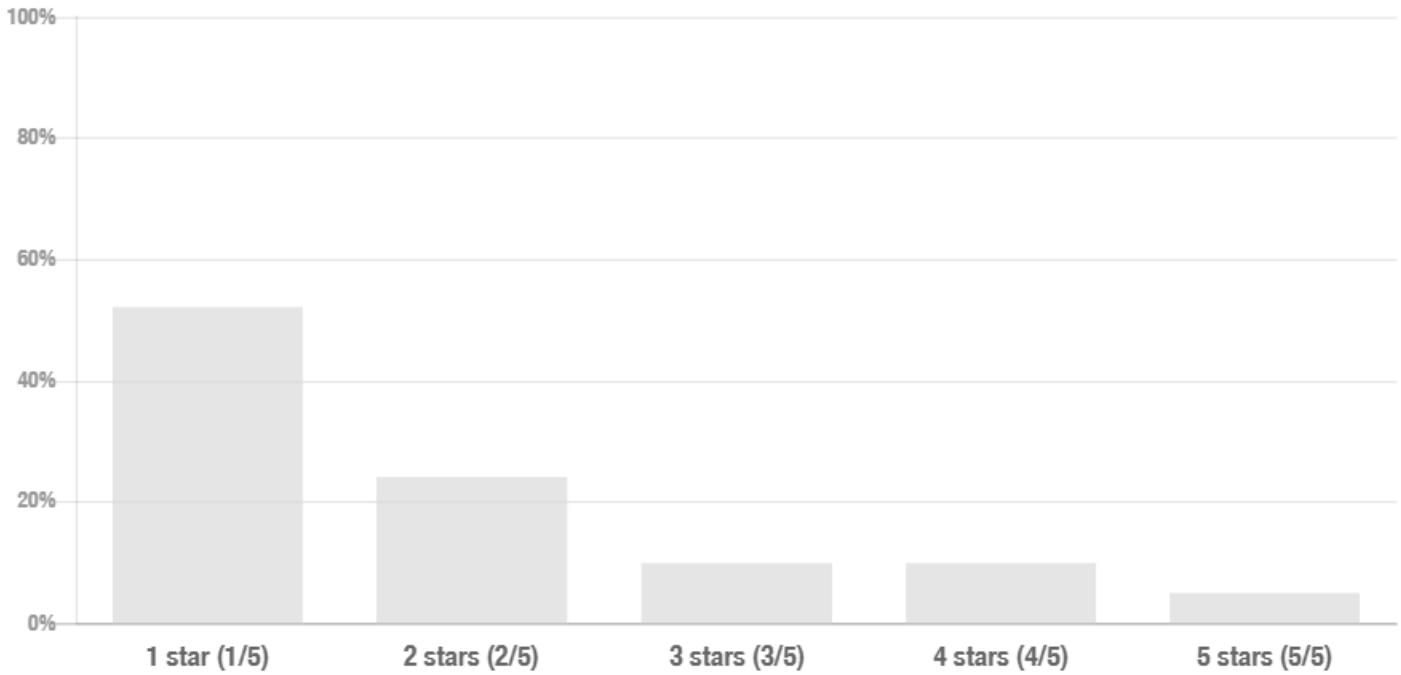
ANSWERS	DATE	
Nice covered area although a lot of hardscape	September 7, 2022 3:59 pm	
The Rain here is sideways	September 7, 2022 10:42 am	
A little larger, but lower due to wind here? Much better than the other one.	September 6, 2022 3:25 pm	
Too cold.	September 6, 2022 12:58 am	
Sure if budget allows	September 4, 2022 6:22 pm	
another good option for providing covered space	September 3, 2022 9:49 pm	
Useful.....but people can be messy. So, who will keep the area clean	September 3, 2022 10:58 am	
This is cheerful enough to be used year round. Too many tables though I would think. Please no gloomy colored metal columns and supports. We've got enough gray around here already.	September 3, 2022 10:00 am	
if there's an outdoor stage it could be used for a few picnic tables when idle a dedicated picnic space wouldn't be very useful	September 3, 2022 8:57 am	
Too urban	September 2, 2022 6:13 pm	
its good we are thinking forward about the blimp repair facility. We just have to make sure the blimp staff isnt eating at their work station	September 2, 2022 1:58 pm	

11 Answered

60 Skipped

Question 63 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	52%	11
2 stars (2/5)	24%	5
4 stars (4/5)	10%	2
3 stars (3/5)	10%	2
5 stars (5/5)	5%	1

21 Answered











50 Skipped

1.9 Average

Question 64 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
personally don't find this attractive	September 7, 2022 3:59 pm	

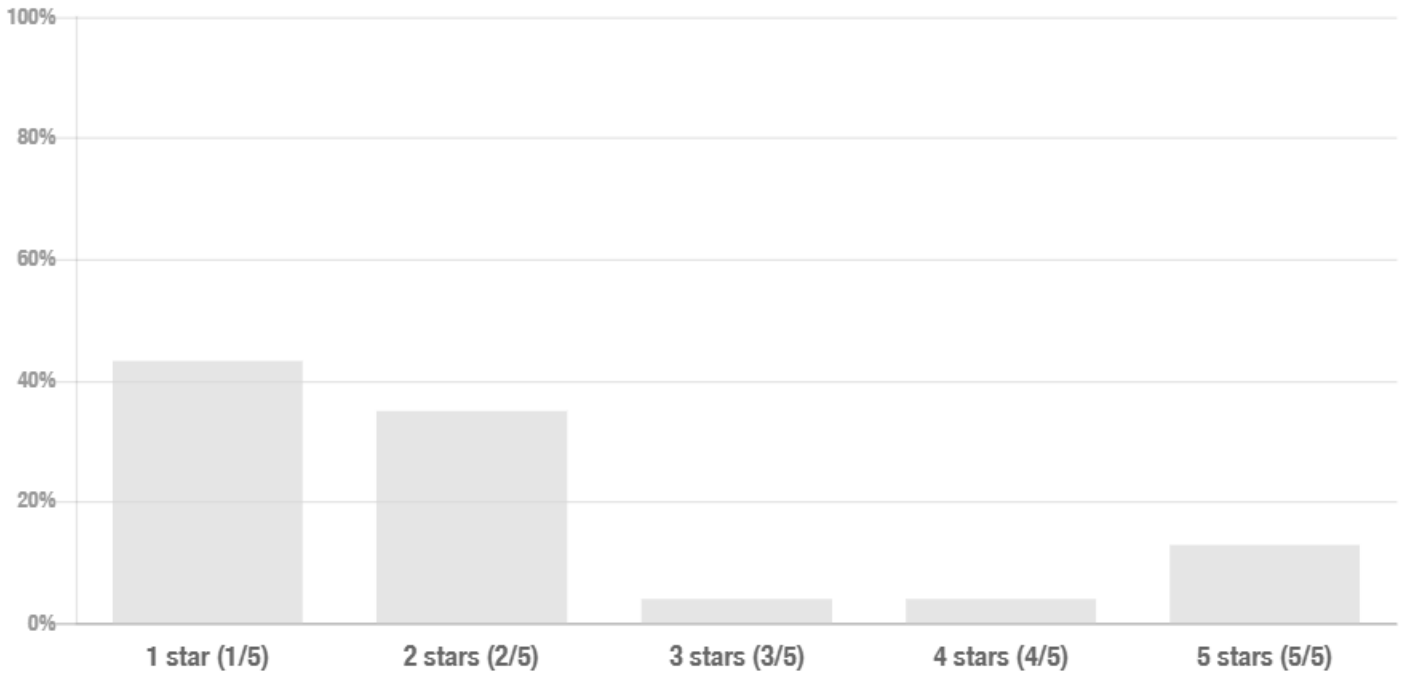
ANSWERS	DATE	
Chains do not work, stop pretending they do.	September 7, 2022 10:42 am	
NO	September 4, 2022 6:22 pm	
Too much	September 3, 2022 11:13 am	
High fun factor. Price is a concern..	September 3, 2022 10:58 am	
The downspout garden is cool, but the metal tower is awful. This isn't Umatilla.	September 3, 2022 10:00 am	
what's that? we're at the beach	September 3, 2022 8:57 am	
Having water storage is smart	September 2, 2022 6:23 pm	
One of our coastal storms would take that out in a flash.	September 2, 2022 6:13 pm	
Noo!!!	September 2, 2022 5:35 pm	
Good example of our air traffic control tower.	September 2, 2022 1:58 pm	

11 Answered

60 Skipped

Question 65 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	43%	10
2 stars (2/5)	35%	8
5 stars (5/5)	13%	3
4 stars (4/5)	4%	1
3 stars (3/5)	4%	1

23 Answered













48 Skipped

2.1 Average

Question 66 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
Seems awfully large for Manzanita	September 7, 2022 3:59 pm	

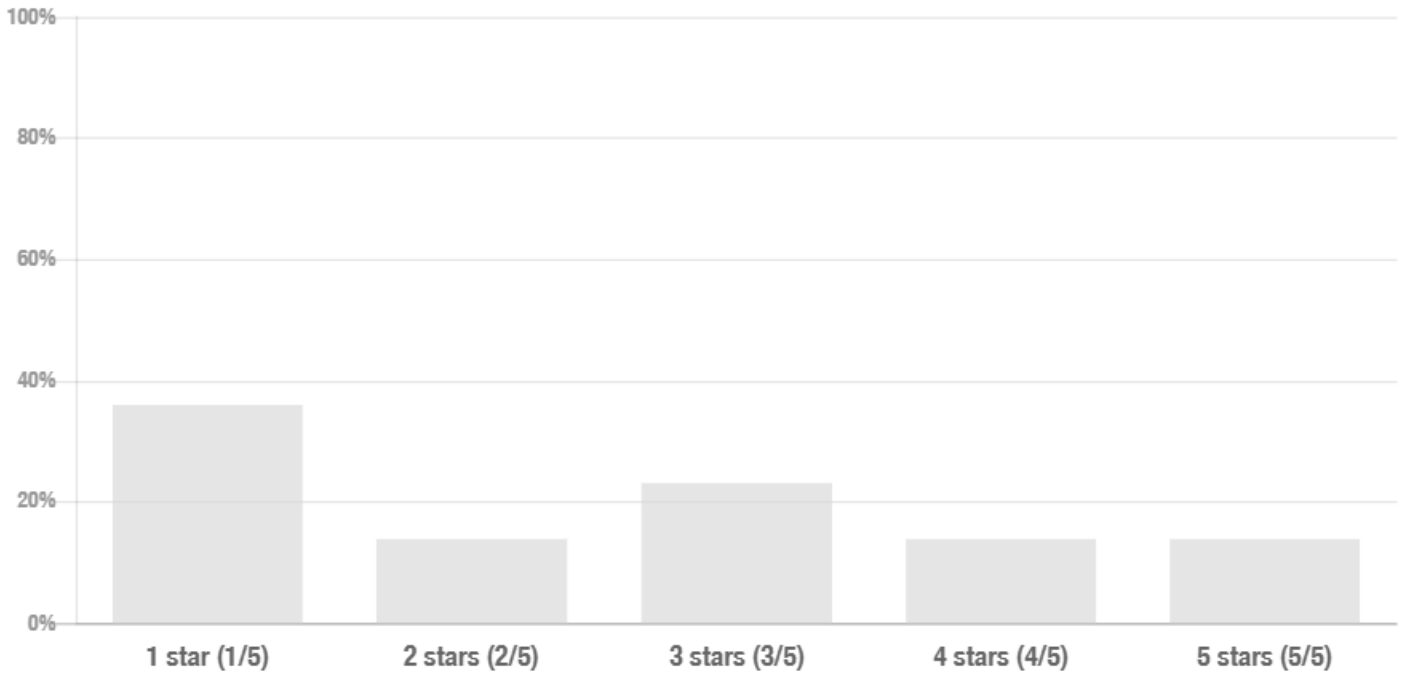
ANSWERS	DATE	
Looks Like the Ikea corporate headquarters.	September 7, 2022 10:42 am	
Not sure why, just doesn't appeal.	September 6, 2022 3:25 pm	
Looks like a college dorm.	September 6, 2022 12:58 am	
We do not have a population of 25K	September 4, 2022 6:22 pm	
If a 2 story is more cost effective, nice design.	September 3, 2022 11:13 am	
Very nice. Many interesting elements. Light maintenance	September 3, 2022 10:58 am	
Lovely mix of materials, good scale. Need variety of seating heights.	September 3, 2022 10:00 am	
fine for a hospital	September 3, 2022 8:57 am	
It's a coastal community not a suburban area	September 2, 2022 6:23 pm	
Too urban	September 2, 2022 6:13 pm	
?	September 2, 2022 5:35 pm	
0/5 stars for blimp needs. added one star cuz that lady is walking her dog on leash	September 2, 2022 1:58 pm	

13 Answered

58 Skipped

Question 67 ★ RATING

Please consider the image and rate it between 1-5 (5 being the best) when considering the new City Hall / Office Building



ANSWERS	RESPONSES	
1 star (1/5)	36%	8
3 stars (3/5)	23%	5
5 stars (5/5)	14%	3
4 stars (4/5)	14%	3
2 stars (2/5)	14%	3

22 Answered












49 Skipped

2.5 Average

Question 68 ¶ PARAGRAPH TEXT

If you have additional thoughts or opinions please provide them here

ANSWERS	DATE	
nice	September 7, 2022 3:59 pm	

ANSWERS	DATE	
Wet pants.	September 7, 2022 10:42 am	
Seems like it would fit Manzanita well. A little less edgy and more organic than some of the others. Recalls logs on the beach - nice touch. Stones give it a more whimsical touch and something for the kids to mess around on.	September 6, 2022 3:25 pm	
When do the eggs hatch? This is not an inviting look.	September 6, 2022 12:58 am	
Would be a nice front.	September 3, 2022 11:13 am	
Fun simple low key.	September 3, 2022 10:58 am	
Seating area facing the road doesn't make much sense. Make the seating area a human space, not just a leftover next to vehicle space. Benches and rocks too brutalist for my taste. And it only accommodates people sitting side by side. This seems built for people to visit when they're alone.	September 3, 2022 10:00 am	
we don't need a bunch of paved walkways or trendy seating	September 3, 2022 8:57 am	
Not as inviting- too sunny and grassy.	September 3, 2022 8:12 am	
To urban. No grass please	September 2, 2022 6:13 pm	
Absurd!	September 2, 2022 5:35 pm	
no comments at this time.	September 2, 2022 1:58 pm	

12 Answered

59 Skipped

Town Hall Architectural Site Plan Survey

Question 1  MULTIPLE CHOICE

Plan 1 General Opinion



ANSWERS

RESPONSES

I do not like this plan

74%

54

I like this plan

26%

19

73 Answered

0 Skipped

Question 2  PARAGRAPH TEXT

Plan 1 feedback

ANSWERS

DATE

ANSWERS**DATE**

I do not believe we should use the Underhill site AT ALL. The community NEVER endorsed the purchase of this location. Period. Since our current city council has destroyed our traditional city hall on Laneda Ave. through neglect - those people should be held legally responsible for destruction of public property. The traditional city hall site should be cleared and reused for a modest new city hall building. The new city hall building should be elevated by a few inches to get above the tsunami inundation zone. The new building at the old location should be two stories tall with public access on the ground floor and office space on the second floor. Council chambers should be designed into the ground floor. The issue of new police department space should be "tabled" until the issue of "property tax based equitable regional funding" of the de facto regional police service has been decided by the residents of Manzanita and future vested North County police service users.

October 18, 2022 10:03 am



Testing

October 18, 2022 8:40 am



I believe both the school and Q-hut would take substantial resources to bring to code and alleviate issues with the current spaces. I think this would result in a less accurate estimate for costs for the project overall. Also, housing is important and this provides a limited amount of space for that.

October 18, 2022 7:12 am



Uses way too much of site. Who would use the green areas adjacent to Manzanita Ave? Can't east parking area be moved closer to Manzanita Ave?

October 18, 2022 5:23 am



I'm not for keeping the old structures

October 17, 2022 8:08 pm



I like the council chamber and police being behind city offices in this configuration, although it feels a little like there's a parking lot in the "front yard" and then some nicer open space on the Manzanita Ave side of the complex. Q-hut would need quite a facelift on the outside so as not to detract from the other buildings.

October 17, 2022 3:49 pm



Many of the proponents of reuse cite a reason being that the architect was one of the first females certified in Oregon. I can not find any records showing she was the architect (rather than her father's firm being the one on record). If she was not involved, there is even less reason to utilize this structure.

October 17, 2022 3:27 pm



I like this plan provided total cost is the same or less than building new. Office space should be built to Level 2, Police to Level 4 and everything else to level 1.

October 17, 2022 5:25 am



While I am usually a favor of honoring the past. I don't think that this is in the best interest of the community at this point in time.

October 15, 2022 3:31 pm



Currently I'm not in favor of reusing the existing buildings unless your analysis shows that it is truly a viable, cost-effective alternative.

October 15, 2022 2:19 pm



This option needs to be put to rest once and for all. It will not meet our needs. It will not be cheaper. It will cost more to maintain as well as heat/AC on an annual basis.

October 15, 2022 12:00 pm



ANSWERS

DATE

Even though I prefer a new building, a state certified structural engineering firm hired by the city, WRK, did a detailed analysis and it explains how to build the most cost effective and extremely strong building using all the wonderful old growth oversized bones that are there already. No company, or person has detailed why their off the cuff remark "rebuild will cost more" is actually true or shown why WRK is wrong. WRK who did the work of a real analysis and no one else has! The walls were opened up, no rot was found anywhere in the struck wood. I know well the outside walls are bad, but even costs of replacing that are in the WRK report. This study gets ignored every time a new architect or builders or management people show up because they know better. I am not stupid, I know there could be other problems, but that is the case in all choices. We call that the needed contingency.

October 15, 2022 10:11 am



This is my 2nd favorite plan. I like the reuse of the buildings and addressing the value of sustainability. I don't agree with establishing level 4 engineering for the council chambers. For the police station yes. But the rest is overkill. We have significant emergency services available within a short distance. There is no need for (most likely) expensive duplication of emergency services.

October 14, 2022 6:39 pm



Too big, no cost associated with it

October 14, 2022 3:11 pm



This survey would be more effective if respondents had a ballpark figure. Also while addresses are requested it's unclear how that information will be used to gain an understanding of what residents want.

October 14, 2022 12:15 pm



Please don't think this makes good sense. Let's continue on this path with a new look and feel.

October 14, 2022 10:40 am



How to pay for it.

October 14, 2022 10:16 am



The building has already spent 73 years in the coastal weather. For most of those years it got little or no maintenance. Let it go.

October 14, 2022 6:56 am



I am all for reusing whatever we can but this plan lacks the necessary space.

October 14, 2022 5:53 am



The existing structure should be demolished.

October 13, 2022 11:16 pm



Move possible future housing along east property line. Kinder for existing homeowners along north property line who don't have to look at a parking lot and the backs of building.

October 13, 2022 6:08 pm



My (uneducated) opinion is that reuse of all the existing structures, which do not appear to be architecturally significant (except perhaps the quonset hut), will not be a cost effective option.

October 13, 2022 5:22 pm



The farmers market is a community event Large space should be provided












October 13, 2022 3:39 pm



Reusing the existing buildings is a delusional proposal and fraught with significant, as yet unknown expense. It was a dumb idea coming out fo the gate.

October 13, 2022 2:35 pm



ANSWERS	DATE	
I like the idea of having more open space. I also have questions about what shape that building is in and what it would require to reuse any of it. I'm all for salvaging the timbers if they are in good shape.	October 12, 2022 3:46 pm	
I do not like the efficiency of this plan due to the limitation of using the existing structures and existing site layout. Generally I do like the idea of trying to reuse the existing facility due to the deteriorated condition of the structure. I think it's a waste of time and money.	October 12, 2022 12:57 pm	
Insufficient space for evacuation/assembly area. DOGAMI estimates 2000 refugees need this space if a disaster occurs during peak season. Additionally, I believe more than the police area needs to be risk category 4 to service the community with adequate emergency services.	October 12, 2022 6:15 am	
This plan is limited in design; it does not provide a multi-use space and has almost zero utility in times of emergency, which is a significant missed opportunity for the City. It also does not take into account any aspects of community, economic, workforce, or entrepreneurship development or training - all of which is badly needed and can provide significant return on investment beyond this ineffective design.	October 11, 2022 8:19 pm	
Starting this survey out by describing seismic risk categories creates the impression that preparing the Admin. portion of the City Hall for an earthquake is a top priority and a major objective to make these facilities the center of the City's Emergency Preparedness Program. This got the City into trouble during its failed Bond Measure. We need a City Hall not a regional emergency shelter/evacuation facility. People get the need for a 4 for the Police but the City has never presented a rational explanation of just how City Hall at a level 4 is vital post disaster. The framing of this issue and lack of supporting explanation is a step back in the quest to restore confidence in the process.	October 11, 2022 7:40 pm	
The cons are things that are important to me and I would not like to see theirs priorities compromised.	October 11, 2022 5:38 pm	
Too many unknowns with reusing old, potentially damaged or toxic materials.	October 11, 2022 5:04 pm	
Reuse of existing layout does not represent current needs. Keeping the Q hut as storage seems like a wasted opportunity to provide something better like a public meeting/conference space	October 11, 2022 4:28 pm	
- Many unknowns about what needs to be done with the Q-hut and the condition of the existing building - Will still need to alter and remove part of the existing building to create an accessible entry. This seems to defeat the purpose of preserving the building - Inefficient use of site and potential loss for future needs (ie workforce housing) - More square footage = additional cost of operation	October 11, 2022 3:01 pm	
Moving forward with this plan would be missing a huge opportunity to enhance our community with a new modern city hall and public open space designed for the future.	October 11, 2022 2:05 pm	
the building is beyond hope and has been since this process began. let's not waste another minute or cent considering this non-option.	October 11, 2022 11:25 am	

ANSWERS**DATE**

i am very skeptical about the ability to reuse the existing buildings with a lot of added expense. More importantly, in terms of long term maintenance expenses, while the plaza/area in front of the Council Chambers is nice, I would like to see the municipal buildings/parking area in a more compact footprint and more open space overall.

October 11, 2022 9:58 am



It is hard for me to believe that the condition of the school house makes it functional without major abatement of asbestos, mold and mildew, and dry rot.

October 11, 2022 8:53 am



Self limiting and ugly.

October 11, 2022 8:14 am



Buildings are old, not up to today's standards.

October 11, 2022 8:09 am



Why does the project program require the Police Station and the City Administration/Assembly Building to be attached? The 'shared' space requirement is minimal. This plan deliberately uses more site by locating buildings and parking further north than necessary. Re-use of the school and Q-hut is in keeping with the City's goals and conceptually handled appropriately by the architect.

October 11, 2022 7:44 am



This appears to be a cost-cutting approach to a City Hall which does not achieve the goals of the project -- improving the aesthetic appeal of the city hall (in the direction of the bank and library), addressing need for multi-function capability (emergency services, farmers market, open space etc),

October 11, 2022 7:20 am



Don't like that it uses the site so inefficiently.

October 11, 2022 7:07 am



I can't assess the viability because there are many unknowns related to costs and building condition,

October 11, 2022 6:43 am



Don't want to be forced to adhere to a specific footprint that has no relevance for our current needs. I am intrigued by using Division St. as an entry point, since Manzanita Ave. can be quite busy during the summer months.

October 11, 2022 5:49 am



lots of wasted space

October 11, 2022 2:46 am



Not enough room to land our new blimp

October 10, 2022 7:06 pm



46 Answered

27 Skipped

Question 3 MULTIPLE CHOICE

Plan 2 General Opinion



ANSWERS

RESPONSES

I do not like this plan	62%	45
I like this plan	38%	28

73 Answered

0 Skipped
















Question 4 ¶ PARAGRAPH TEXT















Plan 2 feedback

ANSWERS









DATE

This survey is invalid. You do not control who provides feedback. These choices are reserved to JUST Manzanita residents. Feedback from any other party illegitimately skews opinions given. I know it. You know it. Your manipulation is abundantly obviously. Also, you provide NO option for respondents to return to previous pages to amend our input. This is wrong!	October 18, 2022 10:03 am	↗
Testing plan 2	October 18, 2022 8:40 am	↗
I think the Q-hut would be difficult and costly to remodel.	October 18, 2022 7:12 am	↗

ANSWERS	DATE	
I am still skeptical about reusing Quonset hut.	October 18, 2022 5:23 am	
Quonset huts can be saved and modernized into beautiful spaces. It would be nice to see Manzanita preserve its culture. You can google, go on Instagram or Pinterest to see how people are preserving these structures.	October 17, 2022 7:28 pm	
This seems the most creative and boldest option. The others certainly suffices, but this one excites. Also like how if results in a more interesting FM/future park space.	October 17, 2022 3:49 pm	
It would my first choice if the building is structurally sound, but not if it required massive renovation.	October 17, 2022 3:27 pm	
I guess I don't understand the plan to have the future worker housing in this area. I think that a better spot for the future worker housing would be the huge space on third street where we are watering the sand.	October 15, 2022 3:31 pm	
Currently I'm not in favor of reusing the existing buildings unless your analysis shows that it is truly a viable, cost-effective alternative.	October 15, 2022 2:19 pm	
Similar feedback as provided to plan 1. This well aged structure is not suited for office/administrative use nor will it have the weather/utilities efficiencies of a purpose-built structure. This option needs to be put to rest as well.	October 15, 2022 12:00 pm	
Waste of land that could be used for workforce housing.	October 15, 2022 10:11 am	
This is my favorite plan by far. Centralizing services within the Q hut is innovative and could make for a wonderful place to work for the employees. Close proximity of city employees and police is a plus. Reusing the Q hut addresses the value of sustainability (demo of this building would be extremely costly). I don't like demo of the other school buildings but I think the innovative concept as shown is persuasive. Once again - no level 4 engineering for the council chambers as stated above. Many goals are met with this design including the Lobby up front	October 14, 2022 6:39 pm	
Too big, no costs associated with it	October 14, 2022 3:11 pm	
Tall space for council chambers? What does that mean	October 14, 2022 1:14 pm	
The Q hut is a cool space and with some beautifying on the exterior I could see this iconic building being a great new space. Cost matters though and so this exercise seems preemptive.	October 14, 2022 12:15 pm	
Cost, how to pay for it. Doesn't include the storage component cost to compare to option 1. Citizens need to vote on authorizing money.	October 14, 2022 10:16 am	
I like the setback. The open space makes this plan more inviting.	October 14, 2022 5:53 am	
Q hut's best use is for community events, emergency storage and emergency shelter space as part of a reuse strategy. Don't see how that building configuration makes any sense for a Council Chambers or other office use. This is creative but not practical and probably expensive.	October 13, 2022 6:08 pm	

ANSWERS	DATE	
I like the concept of reusing the quonset hut for several reasons not least of which the soaring ceilings, but am concerned that the cost may not be worth it; I'm a real believer in the value of architecture (I love our library building and Columbia Bank building!) but keeping costs within reason is also very important to me. If an architecturally pleasing 'new build' is most cost effective, that would be my choice.	October 13, 2022 5:22 pm	
The Quonset hut is a doomed structure and trying to use it for storage, particularly emergency supplies, is a dumb idea.	October 13, 2022 2:35 pm	
This is OK, and would be my second choice, but I'm not sure trying to shoehorn a city hall into a quonset hut makes sense.	October 12, 2022 3:46 pm	
I do not like the idea of trying to save the Q-hut. I think it's a very ugly structure from the outside. It doesn't make any sense to build the entire new city facility around using a fundamentally ugly structure.	October 12, 2022 12:57 pm	
Better open space than option 1, but still inadequate space for emergency operations center (I don't see how the Q-hut could be brought up to cat 4).	October 12, 2022 6:15 am	
Same as previous: This plan is limited in design; it does not provide a multi-use space and has almost zero utility in times of emergency, which is a significant missed opportunity for the City. It also does not take into account any aspects of community, economic, workforce, or entrepreneurship development or training - all of which is badly needed and can provide significant return on investment beyond this ineffective design. Plus this plan wastes most of the space on a market that is active for like 15 days a year. There is no major space to help the City cope with any emergency or really support citizens or visitors in times of need.	October 11, 2022 8:19 pm	
I find the concept intriguing but am concerned the design complexities will not be cost effective.	October 11, 2022 7:40 pm	
Same as question 1	October 11, 2022 5:04 pm	
I like that this plan provides a nice open space for a park/market. Building layout looks good. Uses current roadways well.	October 11, 2022 4:28 pm	
- The condition of the Q-hut is a big unknown	October 11, 2022 3:01 pm	
The Q-hut is an eye sore and any reminder of it in a go forward scheme will devalue the overall design.	October 11, 2022 2:05 pm	
Why base something on an old structure like this. Doesn't make any sense to me.	October 11, 2022 11:25 am	
Almost a more elegant plan. It's more compact on the site, leaving more open space. Reusing the q-hut would be great but that probably comes down to renovation costs. It's unclear to me whether or not that building can actually be saved, although the interior of it could be dramatic as pointed out in the presentation.	October 11, 2022 9:58 am	
I don't like the idea of a miniature Tillamook air museum.	October 11, 2022 8:53 am	

ANSWERS**DATE**

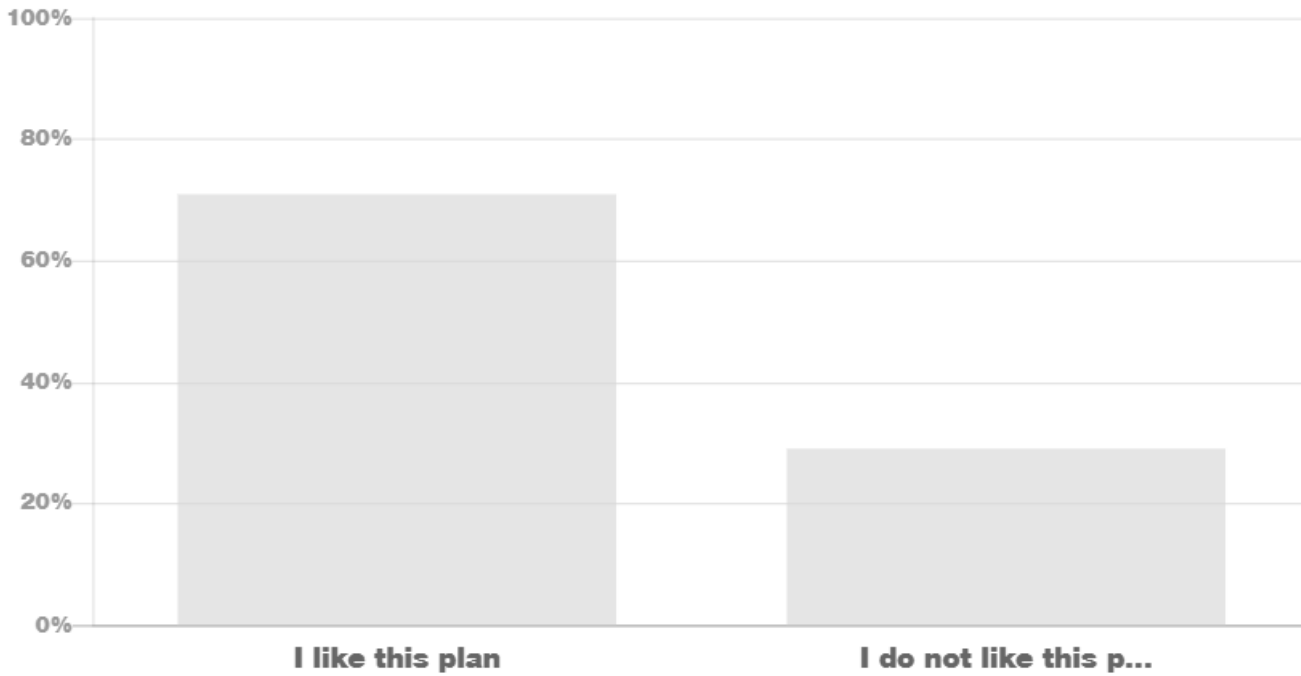
Again not up to today's standard and will continue to require large maintenance costs.	October 11, 2022 8:09 am	
Compact shape is good. Same comments re: admin/police connection. 1/2in/1/2out admin kinda sucks.....Conceptually it would be better to construct a "new" Entry/Lobby/identity outside the Q-hut. Admin/shared space in the Q-hut.	October 11, 2022 7:44 am	
It may be my lack of imagination, but I cannot picture any way to reuse the Q-hut which will achieve the goal of making a city hall that anyone would be proud of.	October 11, 2022 7:20 am	
Would have to see more complete drawings to be sure of the look. Not in love with the Q-hut. Don't think it's something that we would be proud of in the long run.	October 11, 2022 7:07 am	
Interesting repurposing of the Q-hut, but questions about the structural integrity of the building persist, right?	October 11, 2022 6:43 am	
I don't want to be forced to adhere to a pre-existing structure (Q-hut and school) that have no relevance to best use of the site.	October 11, 2022 5:49 am	
this seems the best plan	October 11, 2022 2:46 am	
This is the best plan, and we could have a farmers market and land our blimp	October 10, 2022 7:06 pm	

40 Answered

33 Skipped

Question 5  MULTIPLE CHOICE

Plan 3 General Opinion



ANSWERS

RESPONSES

I like this plan	71%	52
I do not like this plan	29%	21

73 Answered

0 Skipped

Question 6 ¶ PARAGRAPH TEXT

Plan 3 feedback











ANSWERS

DATE

This whole Underhill / new city hall project is nothing but a thinly veiled attempt by Mike Scott, Leila Salmon, Linda Kozlowski, and Hans Tonjes to put the last nail in the coffin to complete the horrific transformation of Manzanita from an idyllic residential town into the obscene tourist trap it's becoming over the past 20 years. The purpose of this obscene unauthorized expenditure is to impose so much debt on our community we'll never be able to eliminate the destructive tourist presence in our community. Also, Manzanita residents have NO obligation to provide space for the operation of the private entity known as the "Manzanita Farmer's Market." As a completely private business The Manzanita Farmer's Market needs to provide for their own space needs. The citizens of Manzanita need to stop all public funding of this private enterprise.

October 18, 2022 10:03 am



ANSWERS	DATE	
Testing plan 3	October 18, 2022 8:40 am	
I believe this plan offers the best option for an accurate estimate of costs and will provide an opportunity to build a space that is environmentally friendly, efficient and fits into the culture of the village. I hope the storage space can be added sooner, rather than later. I am excited that all services can be co-located. I like the greenscape for the the community park (farmer's market space, community garden) and the space for affordable housing in the future.	October 18, 2022 7:12 am	
The west parking lot is awfully close to a busy intersection, especially on Market days. Trees shown along street prevent parking. Please plan site plantings so that rights of way can be used for parking. Consider permeable parking surface with more spaces. Parking areas (street-side and lots) need to service not only city hall but also day use for the park, plus vendor parking for the market.	October 18, 2022 5:23 am	
I like the idea of new structures I think it gives the most flexibility. All the roofs and the parking areas which should be covered should have solar panels. We need to be emergency ready and having our own power source is critical. Also the building could be moved over to the east to include the right away for driving in.	October 17, 2022 8:08 pm	
Not sure how much of an advantage in terms of program requirement we're getting here by creating a totally new footprint (doesn't come across as obvious in this image). This would be my third choice, but the gap is such that if it's significantly cheaper it would be my first.	October 17, 2022 3:49 pm	
Makes most sense from a future-forward perspective. Things can be built to code, no surprises during demolition, etc.	October 17, 2022 3:27 pm	
Cost needs to be less than remodeling. Police to be built to Level 4, office to Level 2 and everything else to Level 1.	October 17, 2022 5:25 am	
Starting over is the best plan and probably the best bang for the buck. It can be used for decades I would be surprised if much was reusable from an old school which has years of deferred maintenance and is of no historical value. Frankly, as a Portland native who has also lived out of state and out of the country, I have never seen a municipality try to reuse such a neglected building, especially one which is not serving its original purpose. As a tax payer I think this entire process is a waste of time and money. Just build a new city hall with an emergency center! This coming from a part time resident who is likely(hopefully) to not to be in Manzanita when the big one hits. However, since I am unable to vote in Manzanita I have no say in how my property tax dollars are spent.	October 15, 2022 7:04 pm	
I think that this plan is the best.	October 15, 2022 3:31 pm	
I do think that storage is important, in addition to using the space, overall, for gathering in the event of an emergency	October 15, 2022 2:19 pm	

ANSWERS

DATE

I would like to propose we consider a hybrid approach by merging a "new city hall" and "workforce housing" as an option. What if we envisioned this space similar to a structure with retail spaces on the first level and residential units on the upper level or levels (similar concept already on Laneda)? The City Hall is typically open during business hours so that part would be very quiet during evenings and weekends. The Police Dept. section would need further consideration for security and noise, but the space could readily handle that if it needed to be on the same site. The residential units would need to be managed/maintained, but this could create a viable business opportunity for the right entrepreneur(s) as well as help fund the overall development.

October 15, 2022 12:00 pm



Waste of workforce housing land.

October 15, 2022 10:11 am



I do not support the demo of the entire site. This plan shows 'no soul' if I may put it that way. It eliminates any recognition of the community's history, promises to be very expensive with all the demo involved and lacks interest. This presentation has been very well done and illustrates some careful thought and consideration given to the buildings, the site and the community's needs. There are some innovative concepts shown that recognize the importance of historical preservation, the value of sustainability and economy. I applaud the imagination of those involved, Well done and Thank you.

October 14, 2022 6:39 pm



I don't like the parking design on Plan 3 or Plan 2 because it's like the IGA parking lot, which is terrible. In my opinion Plan 1 is the winner out of these three plans.

October 14, 2022 5:01 pm



What does compact mean? Why are there no costs or sq ft provided with the plan?

October 14, 2022 3:11 pm



Bottom line...need\$\$\$\$ to make a choice!

October 14, 2022 1:14 pm



Honestly who knows which of these plans makes sense without more information about cost. It feels like we're asked to do busy work so residents will feel like we have a say in what's happening when we really don't.

October 14, 2022 12:15 pm



Cost, how to pay for it . Doesn't include the storage (costs) provided in option 1. Citizens need to vote on any financing. Option 4 - leave police and public works at current locations.

October 14, 2022 10:16 am



I like any plan that starts with demo of the old building.

October 14, 2022 6:56 am



It doesn't feel as inviting as the second plan. The layout is more defined for each area. Plan2 fits Manzanita.

October 14, 2022 5:53 am



The existing structure needs to be demolished.

October 13, 2022 11:16 pm



The city needs an office building, finding a configuration is not complicated and can fit in just about anything. That's what architects do. We're losing valuable existing storage in the Q hut. How much is the new storage building going to cost and will it be as architecturally interesting as the Q hut? The Farmer's Market/Park space issue is a minor consideration.















October 13, 2022 6:08 pm



A 'new build' with an emphasis on architecturally pleasing features is my first choice. The building design should take community input into account.

October 13, 2022 5:22 pm



ANSWERS	DATE	
Does housing need to be on any of these plans?	October 13, 2022 3:39 pm	
Forget the salvaged material. This existing structure is a disaster.	October 13, 2022 2:35 pm	
This seems like it leaves the most open space and would be the most efficient.	October 12, 2022 3:46 pm	
I like the efficiency of new construction. Efficient use of the site. Known construction techniques and known project cost/budget. Very few unknowns and little need for contingencies and few surprises.	October 12, 2022 12:57 pm	
Well Done.	October 12, 2022 12:50 pm	
Personal preference to purpose-build and not try to salvage. Looking forward to "apples-to-apples" cost comparisons. I like the compact design and hope that it's "modular" enough to allow future growth. I have no preference for whether it is sited on Manzanita or Division.	October 12, 2022 6:15 am	
Same as previous, plus this plan looks like it tried to accomplish everything and will just result in a horribly crammed situation with zero economic development or emergency use potential.	October 11, 2022 8:19 pm	
I could like this plan once I see what the total costs for each option will be. I believe most people expect a new build will be more expensive and the addition of the possible future storage space needs to be included if we are indeed going to compare each option on an equal basis. If the new build cost increase is reasonable, it could be the best option. Otherwise, if options 2 and 3 without the future storage space cost included results in more cost and less total available space, you will have a problem as cost has been identified as the most important consideration in this project during the Manzanita Listens survey.	October 11, 2022 7:40 pm	
it would have been good to have the option to go back during this survey. my questions are: 1) is this adequate room for the farmers market? 2) is the amount of space for housing the same in all three? 3) what kind of housing? surely the city doesn't want to be a landlord. would this land be sold with the stipulation that it be used for workforce housing?	October 11, 2022 7:31 pm	
I prefer plan 3 but could live with plan 2	October 11, 2022 5:38 pm	
We can build a stable structure using safe materials. The design would be exactly what we need and want and allows for more lot area for various uses.	October 11, 2022 5:04 pm	
Probably my top pick. Design seems compact and functional. Still would like to see an area for public meeting use.	October 11, 2022 4:28 pm	
- Building can be built for 50 years or more - Allows for future planning (ie workforce housing) - Can be built with sustainability in mind from the ground up - perhaps net-zero?	October 11, 2022 3:01 pm	
Our community deserves a new city hall. We need to look to the future and starting with a clean slate will enable that.	October 11, 2022 2:05 pm	

ANSWERS**DATE**

Build for the future and create a setting that reflects the best of our town. The library and the Columbia Bank are both beautiful examples of local architecture.

October 11, 2022 11:25 am



This plan reflects, what I believe, is ideal for our new city facilities and maximizes our land use. Let's quit trying to put a square peg in a round hole. Tear down that depilated ugly old structure.

October 11, 2022 10:55 am



I frankly like this one the best. I would rather have compact, leaving as much open space. Right sizing the facilities and making sure that both the design and building quality is top notch. I also would like to see the entire facility built to Risk Level 4 standards. For me, that suggested overall longer lifespan of the building and capacity to be a resource center for emergency preparedness. Ever since we moved to Manzanita, that has been a big issue that people were/are supposed to pay attention to. It doesn't make sense to build city facilities that won't meet that need should a major earthquake happen.

October 11, 2022 9:58 am



This is the kind of facility that would reflect the character of the town and its quality. It also leaves a considerable amount of space (designated Farmers Market) which could be used more productively for work force housing.

October 11, 2022 8:53 am



Do it right and only do it once. Don't do cheap and have to live with an odd assortment of odd buildings. Plan the new building for possible second floor addition for the future. Let's be proactive and do this with the future in mind.

October 11, 2022 8:09 am



Compact shape is good.

October 11, 2022 7:44 am



Parking makes more sense. Would have to see more complete drawings but assume it would be more attractive. Leaves lots of space for other uses.

October 11, 2022 7:07 am



I like the ability to build what we want, where we want it, for the exact use (city hall) we need. I would like the parking to access both Division and Manzanita Ave. to enhance access and lessen necessity to enter/exit on the busier Manzanita Ave., esp. during busy summers. If money were no object (!), think about realigning Manzanita Ave so the Division/Manzanita 4-stop is all 90-degree angles.

October 11, 2022 5:49 am



this would be choice #2

October 11, 2022 2:46 am



This plan is my second choice.

October 10, 2022 7:06 pm



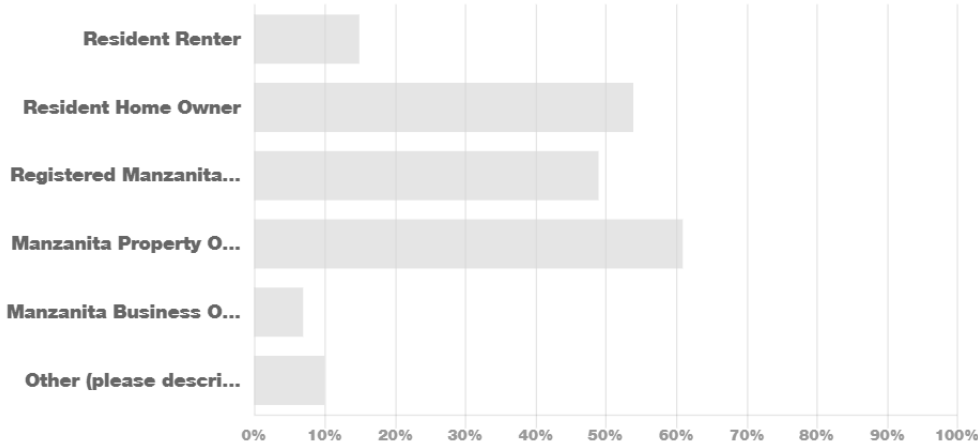
48 Answered

25 Skipped

City Hall Project Town Hall 3 Survey

Question 1 CHECKBOXES

Please choose all that apply



ANSWERS	RESPONSES
Manzanita Property Owner	61% 25
Resident Home Owner	54% 22
Registered Manzanita Voter	49% 20
Resident Renter	15% 6
Other (please describe below)	10% 4
Manzanita Business Owner	7% 3

41 Answered

0 Skipped

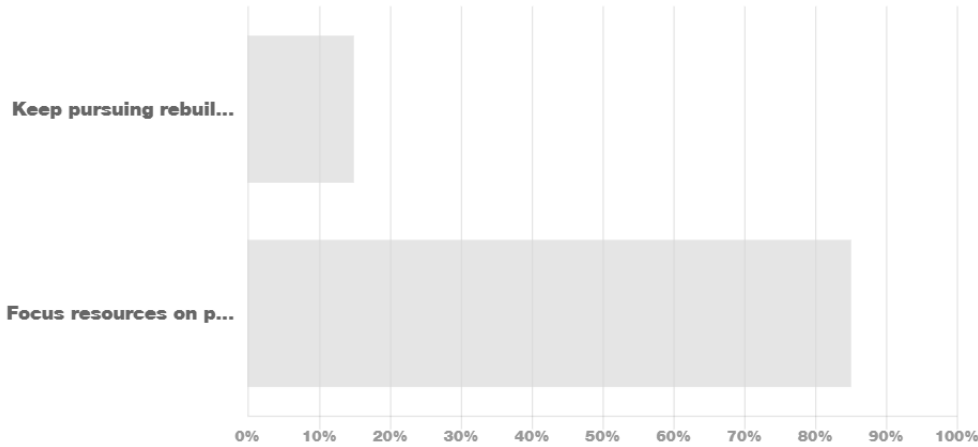
Question 2 PARAGRAPH TEXT

Other description:

ANSWERS	DATE
Although I do not live in Manzanita, I am there often (weekly). My husband, Tom Seabrook, and I have owned our property for 5 years. We are active, and involved, in the community. I am involved in the Concerned Citizens Group, NTCWA, and am a representative to the new Short Term Rental Committee. We support local charities and donate regularly.	December 6, 2022 3:54 pm ↗
Living in neighboring Neahkahnie - full time for seven years; part-time for twenty years Also active in three Manzanita based nonprofits: Library, EVCNB, and Hoffman	November 26, 2022 10:26 am ↗
I have been a long term (25 year) homeowner and now live part time in Manzanita	November 26, 2022 7:34 am ↗
Outer growth boundary	November 24, 2022 7:41 am ↗
Resident of Manzanita UGB	November 21, 2022 9:47 am ↗
Hello	November 18, 2022 11:30 pm ↗

Question 3 ☰ MULTIPLE CHOICE

Multiple Choice



ANSWERS	RESPONSES
Focus resources on proceeding with new design options?	85% 35
Keep pursuing rebuilding existing structures in current configuration?	15% 6

41 Answered




0 Skipped

Question 4 ¶ PARAGRAPH TEXT

Paragraph Text

ANSWERS	DATE
Thank you for the in-depth look you all took, with an eye to reusing the existing building. I was a contractor for 50 years and saw for myself the poor condition of the buildings. The foundations were of particular concern and appeared to have horizontal "cold joints" that had caused stress cracking. My concern with keeping the old building would be a considerable amount of unseen problems that turn into constant change orders, redesign and engineering changes and lost time. A new clean design with a look compatible to the Oregon Coast will be great addition to our community.	December 7, 2022 7:41 pm 🔗
I was disappointed to find that representatives from the WRK Report were not present to discuss their findings, and present why they thought the current schoolhouse was worthy of a rebuild. It is unfortunate that there is asbestos in the buildings, but that needs to be removed whether the buildings are rehabilitated or not. It is also very clear to me that the schoolhouse and Quonset Hut have been neglected for a very loooooong time. As was the old City Hall on Lanada. And, the old Fire Station, currently being used to house the Manzanita Police. I have a high level of concern that the existing properties owned by the City of Manzanita have not been properly maintained for several years. If they had been, this would certainly change the current predicament we are in.	December 6, 2022 3:54 pm 🔗
Please remove the existing building down and build something admirable on the site.	December 3, 2022 12:40 pm 🔗
Cost to rebuild is not cost effective.	December 2, 2022 9:36 am 🔗

ANSWERS	DATE	
I'm recent arrival to Manzanita although I've been visiting here regularly for 30 years. I think the existing building is in inelegant design with no historical aesthetic value. In other words it's an eye-sore and it's looked that way for 30 years at least. If it was a cute old brick school like they built in the 1910's or 1920's or like the Manzanita visitors center, it might be worth saving some design elements, but this is not that type of design--it's just an early cookie-cutter school building design. Plus, the final result of a rebuild is inferior to new construction: it consumes more land and (in my opinion) is a less functional layout. So not only would you spend more for the rebuild, but you end up with less value than for the new design, and less room for the park. I say make a new good design with perhaps some locally inspired design elements (by something other than the existing building) and create a legacy starting now that people in 80 years would be proud of.	December 1, 2022 8:41 pm	↗
Too much time and money (taxpayer money!) has gone into saving structures most residents do not want to save. Please let's move forward!	November 27, 2022 1:14 pm	↗
I have remodeled four historic houses in my life ... though not a building 'professional'. Based upon this nonprofessional experience, merely looking at the existing building says that they must come down: the roof is shot; the siding is bad; the windows must be replaced; the foundation is cracked and failing; the electrical system is a nightmare. Oh, and now there is asbestos everywhere? As is said, 'all it takes is money' - reusing the existing building and or its components is going to be WAY more expensive and a construction disaster. Don't kid yourself - no savings there. Period	November 26, 2022 10:26 am	↗
These are very clear and informative explanations. You are really teaching us.	November 26, 2022 10:11 am	↗
I think it is clear that now that 'Team Bulldozer' has the win we need to focus on a phased in approach especially since we don't have the money for this project. Since the Police Station has to be in the Risk 4 category I presume it will take a priority and consume 1/4 of the 4 million budget? Just a guess since we've not been provided with numbers. And then the consultants will consume 40% of the budget for 1.6 million, that leaves just 1.4 million for the building. (4 million minus 1 million and 1.6 million leaves 1.4 million). It is clear that a phased in approach is needed to complete the project. Build the police station and bring in temporary structures for the city hall, then 10-15 years later revisit the permanent city hall.	November 26, 2022 7:34 am	↗
I think that the city has kept hiring consultants, and will keep hiring consultants, until they get the consultants that agree with what they wanted to do in the first place. The documentation already exists in a beautifully prepared report that it would be cost-efficient to rebuild the existing structure. No more consultants necessary. They seem to be as expensive as lawyers. Also, the city has been doing surveys in the same way. The citizens of Manzanita have indicated their wishes over and over again and surveys and Townhall meetings.	November 24, 2022 7:41 am	↗
Thank you for the information being presented and the effort at transparency. Whatever questions I have about the decisions made to arrive at this point (purchase of the property, necessary due diligence on environmental condition, value), I favor building new facilities, with a fifty year forward vision of usability. I prefer high quality design and execution. I am a fan of historic context but perceive little historical or esthetic value to the existing structures. Acknowledging a great need for work force housing in the area, I am unsure about the practicality of this site.	November 23, 2022 2:30 pm	↗
Don't waste any money	November 23, 2022 8:29 am	↗
I was not able to be at this most recent meeting so really appreciate the opportunity to see the video and the presentation. Thank you. I have been skeptical about the rebuilding of the existing structures but open minded. The more detailed information coming from additional studies have convinced me that it would be a financial "crapshoot" to try and rebuild the school house and Quonset hut. Having a clean, clear site also means that the new city hall and other buildings could be designed in such a way to compliment everything else that will go on the property. I think it's a wonderful opportunity for Manzanita to do something that fits with the community and will be a community asset for many, many, many years.	November 22, 2022 4:03 pm	↗
Build new facilities to support the future of Manzanita	November 22, 2022 9:44 am	↗
The risks of running into an expensive, un-expected problem when trying to fix and update the current design are too high. Tearing it all down and starting from scratch makes the most sense.	November 21, 2022 5:14 pm	↗
Kudos to the team: Leila, Chris, Jessie & Jason. The due diligence was thorough and well explained. Recommendation is clear and well-justified. The request to consider a rebuild was examined and was not recommended. Time to move on. The skeptics in the room clearly did not get the answer that they wanted. That very small minority opinion is not adequate reason to slow down the project.	November 21, 2022 11:28 am	↗
While I think keeping design options in mind that pay homage to the original structures, and the use of some existing materials in some way would be good, focusing on a new design and construction from scratch seems both cheaper and more flexible.	November 21, 2022 11:10 am	↗
I think we have given enough time to looking at the reuse option. Let's move forward. I do support some kind of "memorial" of the old building with reused material.	November 21, 2022 9:50 am	↗











ANSWERS	DATE
1. How much (ok, I will say needless) money was spent on the 2nd analysis? 2. I have been unable to find evidence that the schoolhouse was built by a woman architect rather than her father's firm. Wonderful if so, but she seemed to be living in Detroit at the time. Before putting up a plaque, I'd like to know for sure.	November 21, 2022 9:47 am 
The GeoTechnical Report went beyond showing an inferior concrete slab--to highlighting instability in the sandy soils below as well. Absolutely we need to move to concentrate on new design options.	November 19, 2022 1:05 pm 
tester test testing	November 18, 2022 11:30 pm 

21 Answered

20 Skipped

Question 5 ¶ PARAGRAPH TEXT

Paragraph Text

ANSWERS	DATE
There are around 1300 livable dwellings in Manzanita and since 2018 they have increased in value by at least 200,000 dollars, that is a gain in wealth of around 260 million dollars. This is a community that has plenty resources to pay for a new town hall. I also hear people say that city employees should work from home. I assume these people think everyone has a nice quiet home to work from, but that is not always the case. I very much support having a new city hall and a place for all our city staff to have a nice , safe place to work. You are all doing such a great job! I hope we all find the community pride you all deserve and get this thing built.	December 7, 2022 7:41 pm 
It's my opinion that the existing building should be demolished and a completely new structure placed on the site. The existing building is in such poor condition that to rebuild it would cost more than new construction.	December 6, 2022 6:39 pm 
I do not think it is wise to move forward with tearing down the old Schoolhouse and rebuilding from the ground up until we have a better idea of cost. As yet, the concerned Manzanita residents, property owners, and interested parties have not been presented with even a rough estimate of how all of these expenses add up. And, I believe it is only fair to do so prior to proceeding. In this should be included: all contractors involved (Architect, Owner's Representatives, Asbestos Removal, Demolition of buildings, Relocation of materials, etc. After this has been figured, we should be able to review a complete budget for the proposed new City Hall and Police Headquarters. In addition, it needs to be clear where the funds will come from once we move forward.	December 6, 2022 3:54 pm 
Thanks for the professionalism, transparency, and thoroughness of the process. We citizens could ask for no better.	December 3, 2022 12:40 pm 
Cost of project is still very important to us. It needs to be something the entire community can handle.	December 2, 2022 9:36 am 
Based on the presentation, I get the feeling that this will be a very expensive project. I feel that the design should be structurally sound and modest. Less is more. It should have the smallest footprint currently needed, with design to allow for growth via additions and annexes as the city grows. Also, I am sick and tired of having the opinion of Manzanita non-property owners (Pine Ridge, Neahkahnie, etc) solicited regarding City Hall. We the property tax payers will fund the cost of the project. Not all of us are retired or second or third home owners. I am a single parent who watches my fiscal expenditures very carefully. Thank you.	November 28, 2022 7:49 am 
I continue to support a new, purpose-built, expandable structure that will suit our needs now and into the long-term future. Many thanks to the project team and city staff.	November 27, 2022 1:14 pm 
I may not 'live' in Manzanita ... but I have a long established basis is seeking the best positive outcome for the larger Manzanita community (which includes Neahkahnie). Reuse of the current structures will prove a disastrous, expensive enterprise. In THIS instance, starting over is the smart move.	November 26, 2022 10:26 am 
I am in favor of salvaging the usable studs, even if the total building would take longer. Recover and reuse is a valuable mantra.	November 26, 2022 10:11 am 
It is a catastrophic shame that this land was purchased with unusable buildings. We will be paying the price for this foolish and costly blunder for a long, long, time. I urge the city leaders to think creatively and consider a phased in approach to the build as we have to adjust to the terrible decision that was made with the land purchase.	November 26, 2022 7:34 am 

ANSWERS	DATE	
The presentation with regard to the condition of the buildings, particularly the old school, is very convincing and confirms what I suspected is the case with the school building. It's clear that an attempt to salvage the building, apart from a few pieces of it, would be an expensive undertaking. My main concern is the overall cost of whatever project is proposed. The first attempt at a bond levy was much too expensive from my perspective (and for my budget) and for seventy-percent of the people who voted. So the next hurdle is going to be coming up with a proposal that is less than the first attempt, and just as important, the means of financing which is proposed. There is one other major factor that looms over the project: time. We've lost four years and can't afford to go another four years without an approved project and the start of construction. I suspect another four years without any resolution to the new city hall project will quite likely result in the entire project being shelved or put off indefinitely	November 25, 2022 9:02 pm	↗
I have always thought that the Manzanita Visitors Center was a missed opportunity. The nod toward historic preservation may have provided a practical building (and needed public restrooms near the beach) but missed an opportunity to create a building that was iconic, representative, inviting, or a source of local pride.	November 23, 2022 2:30 pm	↗
I want a city hall that is designed for residents of Manzanita only. Those are the citizens paying for this construction. If you want to provide tsunami safety for tourists, apply for state and federal grants. Do not put the financial burden of tsunami safety on 500 people who actually live here. Btw, what is your privacy policy? Why do you always ask such invading personal information at the start of each and every survey? Who is this information made available to? Again, when you collect this info, you need to provide your privacy policy.	November 23, 2022 8:29 am	↗
Thanks again for the opportunity to comment and for all your hard work looking at the various opportunities.	November 22, 2022 4:03 pm	↗
I hope the new counsel values all the effort that's been put into the project to date and won't delay any progress	November 22, 2022 9:44 am	↗
No	November 21, 2022 5:14 pm	↗
I was a member of the original Public Facilities Advisory Committee. The question has been asked and answered. It is time to move forward with a newly designed building. I am favorably impressed by the new team, its ability to listen and its collegiality.	November 21, 2022 3:16 pm	↗
Please provide a transcript in addition to video	November 21, 2022 1:31 pm	↗
the city should not miss this opportunity to have modern facilities that meet city needs and architecture that reflects the quality and value of the community. money spent on rebuilding the existing structures is better spent on a new facility. The existing structures do not contribute to the general quality of the community and remodeling is unlikely to improve that fact.	November 21, 2022 11:57 am	↗
I only have a couple of minor recommendations. 1 - Please start every meeting w/ a reminder of the objectives of the City Hall Project. What does success look like? In my opinion, part of the answer should be that the City Hall should not only meet the functional requirements, it should also be a point of civic pride, and it should serve as an example of the quality standard expected for any businesses that wish to build in the city. 2 - Please also start the meeting with a quick recap of the last few meetings and the specific objectives of today's meeting. So for the 11/16, meeting the objective was to provide a recommendation on rebuild or new construction. Again, very impressed with the work done for today's meeting. Keep it up! Thank you!! Doug Sparks	November 21, 2022 11:28 am	↗
Great meeting and presentation!	November 21, 2022 9:47 am	↗
I want to see the city develop below market rate housing alongside the new city hall. Hopefully our new leadership will have the talent, dedication and courage to do the hard work needed to govern in a humane and inclusive way.	November 21, 2022 8:28 am	↗
and the final page	November 18, 2022 11:30 pm	↗

OWNER: City of Manzanita
 ADDRESS: Manzanita, Oregon

PROJECT NAME : Manzanita City Hall

PROJECT ADDRESS Underhill Plaza
 PROJECT #: 22-016
 PHONE:
 E-MAIL:



COVE BUILT

79117 Tide Rd. Arch Cape, Or. 97102
 503-572-3375
jason@covebuilt.com
 CCB# 227572

1/5/23

PHASE	DESCRIPTION	SUB/SUPPLIER	TOTAL BASE BID	BANK G702/703
			\$ -	
			\$ -	
			\$ -	
			\$ -	
	DIVISION 1 - GENERAL CONDITIONS			\$ 358,050.00
	DIVISION 2 - EXISTING CONDITIONS			\$ -
	DIVISION 3 - CONCRETE			\$ 128,880.00
	DIVISION 4 - MASONRY			\$ -
	DIVISION 5 - METALS			\$ 6,000.00
	DIVISION 6 - WOOD & PLASTICS			\$ 474,414.33
	DIVISION 7 - THERMAL & MOISTURE			\$ 345,662.00
	DIVISION 8 - DOORS & WINDOWS			\$ 179,420.00
	DIVISION 9 - FINISHES			\$ 295,539.00
	DIVISION 10 - SPECIALTIES			\$ 18,300.00
	DIVISION 11 - EQUIPMENT			\$ 4,000.00
	DIVISION 12 - FURNISHINGS			\$ 94,270.00
	DIVISION 13 - SPECIAL CONSTRUCTION			\$ 75,000.00
	DIVISION 14 - CONVEYING SYSTEMS			\$ -
	DIVISION 21 - FIRE SPRINKLERS			\$ 81,180.00
	DIVISION 22 - PLUMBING			\$ 62,900.00
	DIVISION 23 - MECHANICAL			\$ 81,300.00
	DIVISION 26 - ELECTRICAL			\$ 357,950.00
	DIVISION 27 - COMMUNICATIONS			\$ -
	DIVISION 28 - ELECTRONIC			\$ -
	DIVISION 31 - EARTHWORK			\$ 309,400.00
	DIVISION 32 - SITE WORK			\$ 205,362.50
	DIVISION 33 - WATER UTILITIES			\$ -
	DIVISION 48 - ALTERNATIVE ENERGY SYSTEMS			\$ -
		SUBTOTAL	\$ 3,077,627.83	\$ 3,077,627.83
	TOTAL HARD COST		\$ 3,077,627.83	
	COST ESCALATION	5%	\$ 153,881.39	
	CONTINGENCY	5%	\$ 161,575.46	
	OVERHEAD AND PROFIT	7%	\$ 237,515.93	
	TOTAL COST		\$ 3,630,600.61	
	GENERAL LIABILITY	1%	\$ 36,306.01	
	SUB TOTAL		\$ 3,666,906.62	
	BOND	1.75%	\$ 64,170.87	
	BUILDING PERMIT			BY OWNER
	TOTAL PROJECT COST		\$ 3,731,077.49	

From: [Leila Aman](#)
To: [Debra Simmons](#); [Brad Mayerle](#); [Jerry Spegman](#); [Linda Kozlowski](#); [Jenna Edginton](#)
Cc: [Randy Kugler](#)
Subject: RE: January 11th Special Council Meeting Agenda item
Date: Thursday, December 29, 2022 8:14:00 AM

In trying to be responsive to a question for which our consultants had not been given direction to be prepared to address I may have stepped outside my wheelhouse and provided information that was not entirely clear. I apologize and need to do better.

However, an attempt by a local resident to stretch that situation to make an argument that my mistake constituted an ethics violation according to my profession is irresponsible and a dis-service to this community.

People make mistakes and differences of opinion are just that.

If we are to reach the level of being a friendly, collaborative community capable of successfully and peacefully addressing our problems and differences, we must discourage (or even ignore if necessary) those that use personal attacks to bolster their position or discredit those that disagree with them.

I have full confidence that the people of Manzanita are better than that.

In the future, I will let the experts – our Construction Project Manager, Ms. Jessie Steiger who is a Professional Engineer, our Architect Chris Keane, and our Contractor, Jason Stegner (who also has a Masters in Structural Engineering) – do the talking when it comes to construction.

Incidentally, I did some research on the question that inspired this discussion and received the following information from the City of Cannon Beach:

“All existing exterior walls at the classroom building are framed with wood lumber with concrete masonry veneer on 3 sides (north, east and west) and clay masonry veneer on the south side.”

In the spirit of transparency, I will add this email to the record which will also include the memo below and the images provided to the packet when it is prepared.

Leila Aman
City Manager
City of Manzanita

From: [Randy Kugler](#)
To: [Leila Aman](#)
Cc: [Debra Simmons](#); [Jerry Spegman](#); [Linda Kozlowski](#); [Jenna Edginton](#); [Brad Mayerle](#)
Subject: Response to 12/29 CM Council memo
Date: Friday, December 30, 2022 2:16:17 PM

Lelia,

Please add the attached memo to the information already included for the January 11th Council meeting.

To: Mayor and Council

December 30, 2022

From: Randy Kugler

Re: City Manager 12/29 Memo

To be clear, my November 16th meeting summary included observations and questions about the presentation including several specific concerns about the interaction between Lelia and Mr. Stahnke. I spent the time to confirm the statements of all parties who participated in this exchange in an attempt to provide the Council with factual information.

Lelia's 12/29 response attempts to only address her misstatement on building construction type and is silent on the other points especially her unqualified and false statement that the Cannon Beach School building remodel is going to cost \$8 million dollars.

My advising the Council about the existence of the ICMA and what their Code Of Ethics statement says initiates her attempt to take the focus off of her actions and ends any further attempt to address the remaining points contained in my original memo.

I asked the Council to consider if they were satisfied that this performance by our City Manager met one relevant specific section of the ICMA Code. Lelia concluded that simply posing this question to the Council for their consideration amounted to me arguing that “my mistake constituted an ethics violation” and that I further had acted irresponsibly and done a disservice to the community. Had I believed that she had committed an ethics violation, I do not need Council permission or confirmation to initiate a complaint with the ICMA.

Lelia then concludes that my pointing out her “mistake” on the 16th was motivated by animus and nothing more than a personal attack designed to “bolster (my) position or discredit those that disagree with them”. Will this characterization be applied to any other citizen in our community who asks her to correct future mistakes she makes at public meetings?

The ultimate fate of citizens in Lelia's opinion who offer criticism that she deems a personal attack is to “discourage or even ignore” them. Is this her advice to our City Council?

Lelia's elaboration on the construction details of the CB school are indeed accurate, however the presence of nonstructural exterior wall treatments has nothing to do with the point that Mr. Stahnke was attempting to make i.e. placing vinyl siding on a building doesn't make it a vinyl building any more than adding an exterior concrete or clay veneer to a wood frame structure

now makes it a concrete building.

A wood frame building is “building construction which exterior walls, load-bearing walls and partitions, floor and roof constructions, and their supports, are all built of wood”. McGraw Hill Dictionary of Architecture and Construction.

In the end, I simply expect both my appointed City and elected officials when engaging any citizen in a public meeting to have a dialogue based on facts and if you wish to express an opinion, identify it as such. Finally, as a Councilor I would hope that should you ever have to admit that a citizen pointed out that you made a misstatement in a public meeting that you would simply correct the record and not then spend time seeking to call into question the motives of the person who pointed out your error.

Thank you

From: [Randy Kugler](#)
To: [Leila Aman](#)
Cc: [Debra Simmons](#); [Brad Mayerle](#); [Jerry Spegman](#); [Linda Kozlowski](#); [Jenna Edginton](#)
Subject: January 11th Special Council Meeting Agenda item
Date: Tuesday, December 27, 2022 10:05:14 AM

Lelia,

I am providing the required 2 week notice in order that the attached be added as an Agenda item for Council discussion and this memo be included in the Council packet for this meeting.

To: Mayor and City Council
December 26, 2022

From: Randy Kugler

Re: November 16 City Hall Presentation at the Pine Grove

I and others believed that the November 16th meeting at the Pine Grove would be a follow up to the October 3rd meeting where the City would provide the results of that October meeting's citizen survey for the 3 options that were presented. Rather, citizens listened to the City's CM/GC present his opinions that resulted in a recommendation that both the School and the Quonset Hut should be demolished. Apparently the citizen survey results of the October 3rd meeting are no longer of any interest to the City and will not be released.

“New information” was announced and provided the foundation for this total demolition recommendation. Neither the WRK or the MTI report are new and the Hazardous Materials Report identifying asbestos in the buildings had already been documented by an earlier City consultant. The “new” information consisted of a geo tech report that introduced the prospect and dangers of liquefaction in the event of a major earthquake that would result in the catastrophic failure of the existing building's foundations and therefore should be the definitive argument in removing both structures and building a new City Hall.

Has our consulting team considered the potential remodeling of the Q Hut for a combination storage/ conference facility? Would our existing hotels, groups like the Hoffman Center, Farmers Market and local artisans for example benefit from being able to advertise the availability of meeting space for retreats, workshops, craft shows and music/performance venues using that unique indoor space?

Tillamook County is literally begging cities to apply for Tourism Facility Grants of up to a maximum of \$75,000 annually for development/construction of just such a facility. I expect that the County Commissioners working with the Tillamook Coast

Visitors Association staff would welcome the opportunity to participate in the creation of the County's first publicly operated conference center. In addition to this funding, the City has the desirable “problem” of a large amount of unrestricted revenue in its Tourism Promotion and Facilities Fund that it could use to totally convert the Q Hut including a share of the site landscaping and parking into a quality facility with the current cash on hand. The end result would be a facility that could serve both visitors and residents restored to use without any debt or further contributions from taxpayers or the General Fund.

How soon after the Q Hut is demolished will we hear the City say that we need to construct new storage space for the EVC supplies and Public Works equipment presently being stored in the Q Hut and where will that funding come from? I suspect that a decision was made by the City Hall team to recommend the demolition of the Q Hut in part because its presence was not going to be compatible with a new City Hall.

While there is plenty to discuss regarding the CM/GC's November 16th presentation and recommendations, I want to focus on the comments of our City Manager at the end of the meeting with Mr. Stahnke.

Mr. Stahanke is a local builder with over 45 years of construction experience in Manzanita and surrounding areas. He has physically examined both the Cannon Beach and Underhill structures several times and studied all of the available studies on both projects. While he was indeed expressing his opinions that evening as the City has continued to ask citizens to do, those opinions were informed by both his expertise and to a substantial degree the findings in the City's WRK report and the factual information that continues to come out of the Cannon Beach Elementary School Rehabilitation Project.

Consider Lelia's description of the Cannon Beach Elementary School compared to the Underhill School during this exchange: “It's a very different building... that building is not wood framed it's made out of concrete and the condition of that building is very different”

(Cannon Beach consultant CIDA Architects and Engineers description of the CB Elementary School). “Structure 1: Henceforth referred to as the ‘Classroom Building’ is an approximately 4,520 square foot wood frame structure with slab-on-grade foundation built in 1950”.

(WRK Report description of the Underhill structures). “The Elementary School and Quonset Hut are located in Manzanita, Oregon and are both single-story, wood-framed structures”. (the Underhill School was built in 1949).

When an unidentified citizen in the audience claims that he talked with the CB

Mayor at one of the earlier Pine Grove meetings and that people in Manzanita were misunderstanding the total cost of the CB project, Mr. Stahnke accurately explains that the School is but one part of the total CB project with their Q Hut and grounds improvements being the other elements. He then accurately cites the CB School's remodeling costs prepared by the CB engineering consultants in August of 2020** which came to approximately \$1.2 million and admits that the costs might have increased somewhat since then. Lelia again attempts to discredit Mr. Stahnke on this point and concludes this exchange about the CB School by stating “ That building is in far better condition... **either way that building itself is \$8 Million dollars...**”

The last update provided by CB on the total project cost was in August 2022 when as reported in the Cannon Beach Gazette, “The budget for this plan is \$5.5 million.” CB has not announced any cost changes to this project budget since then and their consulting team have stated that they will not have any updated construction cost estimates until February 2023. According to the CB City Manager, his Mayor has never attended a meeting on this matter at the Pine Grove. The CM also acknowledges that the total CB project cost is increasing but any claim that the CB school alone is now going to cost \$8 million dollars is not true.

You have our City Manager attempting to correct a citizen in a public meeting who has both the construction qualifications that she does not possess and an obviously better understanding of the basic facts on the costs of both the Underhill and Cannon Beach projects. The KLOSH representative admits that she has no information on the Cannon Beach project but then states that “it's very difficult to compare two projects”. These are two buildings of the same age and size, of the same construction type and built for the same use, located 15 miles from each other. CB and its consulting team are fully committed to a remodel of its school and Q Hut and citizens in Manzanita are to believe that it would be too difficult for our consultants to try to compare these two projects in order to determine if there might be any cost savings compared to an expensive new build?

City Managers do not engage citizens in this manner in a public meeting. Lelia's actions were even more troubling as she falsely described the type of structure that the CB school is, interjects her opinion as fact that the CB School is in better condition than the Underhill School and unequivocally states that Cannon Beach will be spending \$8 million dollars on the School alone as a part of a project whose latest total cost is reportedly \$5.5 million dollars.

The City on its website asks citizens to listen to this meeting and then answer a

survey on how to proceed with this project. Is this the transparent and credible process that Mr. Berman as the architect for this project claimed citizens could have confidence in and would be his main priority for this public outreach process? Why does the City have citizens spend time taking a survey on options for the Underhill property in October and then choose to ignore the input and not release the results?

The International City/County Management Association (ICMA) Code of ethics requires that City Managers “Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.”

I would encourage you to listen to this exchange for yourself beginning at about the 1:13 minute mark and will leave it to you to determine if you believe that this performance meets this ICMA standard and if the public who observed this interaction and were influenced by Lelia's comments should receive a public acknowledgment that her statements were factually inaccurate.

**The August 2020 project cost estimates were for the existing building remodels only and concluded that 30% of the total project budget would be for the school and 70% would be for the more complicated remodel of the Q Hut. Both respective structures have similar structural and condition issues to the Underhill buildings (see attached photos). The project now includes an ambitious outdoor interpretive component for the grounds to celebrate local tribal history of the site, the complications and additional costs of construction on a historic archaeological site and the addition of new floor space construction to reconnect the School to the Q Hut. Any increase to the total project cost since the 2020 30%/70% engineering cost estimate on the existing structures is substantially the result of the addition of these new elements to the project.









