



EVENT CENTER ADVISORY GROUP MEETING NOTES

Meeting Topic and Number: Event Center Advisory Group; Meeting No. 1

Meeting Date and Time: February 7, 2019; 2:00 p.m.

Project Name: Cap Sante North and West Basin Upland Redevelopment

Meeting Location: Seafarer's Memorial Park Building

Recorded By: Zachary Pyle, Anna Beth Gunderson

Attendees: Michael Stringer, Maul Foster Alongi
Zachary Pyle, Maul Foster Alongi
Jeff McClure, RMC Architects
Anna Beth Gunderson, RMC Architects
Dean Koontz, HBB Landscape Architecture
Dan Worra, Port of Anacortes
Brenda Treadwell, Port of Anacortes
Jill Brownfield, Port of Anacortes
Nancy Rytand-Carey, Port of Anacortes
Joe Verdoes, Port of Anacortes Commissioner
Jon Petrich, Port of Anacortes Commissioner
Christine Cleland-McGrath, Anacortes Arts Festival
Sylvia Cooper, City of Anacortes
Stacy Doyle, Anacortes Vintage Market
Phil Gere, Gere-a-Deli
Stephanie Hamilton, Anacortes Chamber of Commerce
Marta McClintock, Anacortes Schools Foundation
Jeanette Papadakis, Island Hospital Foundation
Andy Stewart, Friends of the Forest
Chris Terrell, How It Works

Distribution: All Attendees

Review Project Purpose:

1. Dan Worra introduced the consultants (MFA, RMC, HBB) and thanked the Advisory Group for their attendance. He then iterated the two main purposes of the Advisory Committee:
 - a. To propose ideas, review concepts, and advise the design team on the needs of the community's end-users for the proposed Event Center.
 - b. To act as liaisons to the community for the project.

2. Introductions were made around the table.

Review Previous Plans:

1. Michael Stringer led a review of the following plans that Port has prepared in previous years. Each plan has involved community feedback and informs the baseline assumptions, community needs, and site constraints to-date:
 - a. Port Comprehensive Plan (2008)
 - b. North and West Basin Plan (2014) – Prepared by Makers as an update to the 2008 Comprehensive Plan
 - i. The Plan identified the opportunities for improved walkability, enhancing views, improved access, and expanded civic space within the context of history and the environment.
 - ii. Incorporated preferred community activities through community engagement.
 - c. Redevelopment Strategy (2017) – Prepared by MFA, RMC, and Heartland with a focus on the project's economic feasibility.
 - i. The strategy made recommendations regarding layout, uses, and project economic feasibility of both the event center and the N&W Basins as a whole.
2. Technical studies. Zachary Pyle led a review of technical studies completed in 2018. The studies will inform design constraints on the Event Center. Technical studies included: infrastructure, topography, geotechnical, natural resources, and historical and cultural resources
3. Event center programming. Jeff McClure reviewed the results of the 2017 Redevelopment Strategy related to the event center/port office building.
 - a. 350-person capacity (sit down), approximately 18,000 square feet building
 - b. Port Offices (upstairs) to share community meeting and support spaces with event center (downstairs).
 - c. Options for small retail spaces fronting the event center for mid-week activation and on-going revenue.

Discuss Programming Functions:

1. Jeff McClure led a presentation of inspiration/precedent slides for the event center. Throughout the presentation, advisory group members reacted to the slides in regards to

character, function, and scale. The following notes summarize comments from the discussion.

a. Capacity of Facility

- i. The new event center needs to be larger than the Transit Shed – not worth the investment if it is the same size as the Transit Shed.
- ii. Several numbers for capacity of the facility were mentioned by multiple people. Based on analysis of events at the Transit Shed, most private events 200- 250 people. Multiple day events that use outside space, such as Beer on the Pier, are much larger. Port staff stated that in meetings with the Lodge Manager of the Swinomish Casino & Lodge reported that their typical large event size is 250 people and that they have capacity for up to 500 people.
- iii. Build for the future but also be able to sustain itself with current programming needs
- iv. The event center space should be flexible. That is an important characteristic of the Transit Shed. If the space is built out to accommodate large events, such as 500 people, include design options for partitioning for smaller events.
- v. Break out rooms - provide a diversity of space types
- vi. Accessible – for event organizers, caterers and for attendees with disabilities.
- vii. Design supporting elements for outside caterers. Does not need to be a full-service facility (warming kitchen rather than a commercial kitchen).

b. Price Structure

- i. The facility needs to be affordable for community organizations.
- ii. The Port's stated goal for the facility is to support community-oriented events along with private events like weddings. The Port is considering a tiered pricing structure with community organizations paying a lower rate than private events.

c. Tenant Spaces

- i. Act theater?
- ii. Anything other than a conference tenant
- iii. Related to the function of the event center
- iv. Preferably no industrial/professional offices

- v. Tenants that can activate the event center in off times
- vi. Used as additional event spaces/meeting spaces instead of lease tenants?

d. Character

- i. Should be a hook to come to the community
- ii. Design of the facility should be noteworthy, memorable
- iii. Juxtaposition of raw materials and elements with elegant events
- iv. Possibly something sculptural
- v. DIY feel is necessary
- vi. Maritime essence is key to the building and the community
- vii. Focus on adaptability

e. Event Space – Mezzanine/Upper Deck

- i. Create the feeling of being on the bow of a ship
- ii. Love the air flow and sensory experience of being over the water – spaces between floor boards
- iii. Opportunity for beautiful wedding location with a view
- iv. Anacortes Yacht Club as precedent (now Anthony's)
- v. Fit between 50 and 200 guests on the deck
- vi. Secondary event space

2. Covered Patio

- i. Avoid using rented white tents for the exterior spaces
- ii. Events to flex from indoor space to patio with weather protection in all seasons (large October and April events)
- iii. 30' overhang would allow for 10' of vendors on either side with 10' walkway through center
- iv. Should be tall enough clearing for food trucks to service events
- v. Garage doors, canvas, or plastic roll downs for weather protection

1. Predominant winds are from the SE

3. Context

- a. Needs to be a part of the larger plan for a town center
- b. Consider funding options that allow local non-profit events to stay in Anacortes
- c. Currently no town square in Anacortes
- d. How does it relate to the Madrona Grove and the Depot?

Action Items:

Item No.	Description	Person Responsible	Date Due
1	Preparation of conceptual building designs	RMC Architects	April 25

Schedule:

April 25, 2019	Presentation of Conceptual Designs: Advisory Group Meeting 2 & Open House
September 19, 2019	Presentation of Preliminary Design: Advisory Group Meeting 3 & Open House
November 7	Commission Briefing on Preliminary Design