

EVENT CENTER ADVISORY GROUP MEETING NOTES

Meeting Topic and Number: Event Center Advisory Group; Meeting No. 2

Meeting Date and Time: April 25, 2019; 2:00 p.m.

Project Name: Cap Sante North & West Basin Upland Redevelopment

Meeting Location: Seafarers' Memorial Park Building

Recorded By: Julie Johnson Lindsey, Port of Anacortes

Attendees: Michael Stringer, Maul Foster Alongi
Zachary Pyle, Maul Foster Alongi
Jeff McClure, RMC Architects
Anna Beth Gunderson, RMC Architects
Dean W. Koonts, HBB Landscape Architecture
Dan Worra, Port of Anacortes
Brenda Treadwell, Port of Anacortes
Jill Brownfield, Port of Anacortes
Nancy Rytand-Carey, Port of Anacortes
Julie Johnson Lindsey, 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
Meredith McIlmoyle, Anacortes Arts Festival
Phil Gere, Gere-a-Deli
Stephanie Hamilton, Anacortes Chamber of Commerce
Marta McClintock, Anacortes Schools Foundation
Andy Stewart, Friends of the Forest

Distribution: All Attendees

Review Project Purpose:

1. Introduction: Dan Worra introduced the consultants (MFA, RMC, HBB) and thanked the Advisory Group for their attendance. He asked all present to introduce themselves.
- a. Review Project Purpose and Goals: Mike Stringer led a review of the Event Center project's purpose and goals, including the effect of the redevelopment and specifically the Event Center to:
 - Serve as an economic and community asset and a catalyst for economic development.
 - Energize the Cap Sante Marina Waterfront
 - Improve connectivity
 - Improve walkability and vehicular mobility
 - Expand civic space
 - Maintain views as aligned with street corridors

- Build on the marine and railroad history of the site
 - Support the operations of the Marina
- b. Review site conditions and character: Mike Stringer reviewed the technical studies and existing conditions of the project site. The area is built on fill, which will effect the foundation design and other cost considerations, such as piling, footings, and so on. The area has adjacent wetlands to account for. Studies performed included sea level rise, and cultural resources.
- Review of adjacency diagrams
 - Attributes of the site
 - Brief history of the Anacortes Waterfront
 - Character images of interior spaces
 - Comments collected at the last meeting
- c. Jeff McClure provided a handout to summarize the February meeting discussions, noting the advisory group was concerned with the function of the Event Center.
- d. Committee members were provided comment sheets to write down thoughts during the presentation: what they like, what they are concerned about, improvements/changes they would like to see.
- e. Jeff McClure presented the following information: Dinner Seating for about 350 in the main area, but flexible. Added an upper deck to the exterior as a vantage point. Covered patio area below. The context of the event center must relate to the location, the building orientation, sight lines, and walking paths. Jeff shared historical photos, noting that fishing and boat building were still active industries in the community and were examples of the continued ‘can-do’ spirit of the Anacortes Waterfront. He shared some Look and Feel Images – examples from the Transit Shed and other maritime buildings at the Port of Kalama, the NW Maritime Heritage Center in Port Townsend, and the Center for Wooden Boats in Seattle.

2. Discuss Building Floor Plan – Jeff McClure

- Committee members asked write down thoughts on comment cards.
 - Group discussion.
- a. Building location relates to site context: Connection to downtown, the 9th Street & R Avenue view corridors, and the overall site plan, including parking, the esplanade, the public plaza, and the location of the heavy haul route.
- b. Main Floor Plan – Elements and discussion included:
- Event space of 7,500 sq. ft. of interior space.
 - Outdoor covered patio of 20’x25’x100’ with glass roll-up doors.
 - Overhanging balcony inside to overlook the main floor.
 - Second floor patio that provides some of the cover for the main floor patio.
 - Dividable space
 - Commercial spaces

- Restrooms (more than the required amount for the occupancy)
 - Tables and Chairs Storage room
 - Kitchen
 - Green Room
 - Port Archive Room
 - Commission Meeting Room
 - Exterior public access restrooms
 - Janitorial storage
- c. Discussion of Commercial Spaces: the types of businesses that might compliment the events center and the marina. Examples were a pastry and coffee shop, a business such as Salt & Vine or Compass Wines, or others that could also service events.
- d. 2nd Floor Plan Elements and discussion included:
- Open to below overlooking event space
 - Conference Room
 - Port Administration Offices
 - 4 additional office spaces, could be leased or additional Port offices
 - 20'x100' outdoor patio with rollup or sliding doors
 - Suggestion for 8' interior walkway so as to allow tables and chairs inside on the upper level
 - Facing south so will get a lot of wind and afternoon sun, but no sunset view
- e. Review of current large events – Sports Banquet and Wine Festival layouts from the Transit Shed and how these could be similarly set up in the new facility. 25% more useable space and better design. Seating for 360 on the lower floor. Wine fest used 13,400 square feet with added tents at the Transit Shed. The new plan calls for 13,600 sq. ft. on the main floor, plus patio space that could be partially enclosed with panels.
- f. Discussion included:
- The need for outdoor “dividers” for private events or events involving alcohol
 - Enhancing the interior south stairwell to make it more elegant
 - The orientation of the elevator and its size
 - The size and flow of the entry area outside the foyer and the foyer inside
3. Discuss Building Form (images and 3-D models) – Jeff McClure
- Committee members asked to write down thoughts on comment cards.
 - Group discussion

- a. Review of computer massing models of the exterior:

Option 1 – More traditional waterfront warehouse or cannery styling. Two story windows on the west end.

Option 2 – Somewhat more contemporary with a wrapped square form around the exterior. One story windows on the west end.

Option 3 – Similar to Option 2 but with a different roof option of an interrupted gable, transitional contemporary. Flat center in between the gables could house fans, air intakes, etc. A concern regarding seagulls as a potential nesting problem was noted with Option 3.

- b. Most group members present preferred Option 1, followed by Option 3.
- c. There will be a signifier aspect to the entry way on the north side. Such as a halyard type of mast and rigging that resembles a sail.

Next meeting on September 19 will provide interior views.