

Woodfin Parks & Greenways Advisory Committee
Regular Meeting
2/10/22
3pm

Agenda Items:

Approval of Agenda
Approval of January Meeting Minutes

1. Sub-committee reports and questions (All Sub-committee Notes are in the Teams folders)
 - a. Communications and Marketing
 1. Luke will close loop with Reggie re: brand guide
 2. Need to set date for S-L Ribbon Cutting for early April
 3. Equinox will have need for comment at 60% design mark in late March/early April
 4. Ryan will handle all internal PR needs, including social & press releases
 5. Ryan expects he will be tapped to help plan the S-L event, though he has not been asked to do so yet.
 6. Comm subcommittee could help with new Town Admin PR if needed
 - b. Project Management - *Discussion with Luke*
 1. *Riverside Park Budget Increases/cost variances- 2.8M-, (500K added to total) are there additional cost increases or value engineering that can be done?*
 2. *Operational Planning for S-L Park, survey for future usage, opening May 1; followup from portable trailer restroom*
 3. Ideal scenario would be bathrooms, pavilion and extra parking
 4. PM team to explore opportunities around the building with outfitters & restaurant owners
2. New Business
 - a. Riverside Park estimates meeting set up with BOC sub and PM comm. to discuss findings on estimate and discuss funding strategies
 - a. Walt- Cost estimates... PGAC wants opportunity to weigh in on extra pavilion & boat ramp (other items in question) before 60% design phase Luke: it's easier to take away than to add later, not an insurmountable hurdle; Walt- thought meeting would be more about fund-raising rather than cost-estimates & structures included in plans based on invite list, wants to be sure there is enough time to study proposals to get good feedback; Luke: tough to look at new plans compared to original estimates and try to get it back to original cost. Walt: With current cost estimates, we need to balance... costs and inputs. Wants info in a timely manner so we can do our work; Luke: Wants to identify problem and solution before going to boss with issue
 - b. Silver-Line Park Building Discussion continued
 - a. Walt encouraging thinking on ideal rather than existing
 - b. Luke: Demo means take out the guts and open it up
 - i. Review cost estimates (all est at +/-50%)
 - a. Option A (Non-Flood Proof Restrooms at Grade with pole barn demo and reconstruct): \$840,000 - \$1,260,000
 - b. Option B (Flood Proof Restrooms at Grade with pole barn demo and reconstruct): \$890,000 - \$1,340,000

- c. Option C (pole barn demo and reconstruct, elevated Restrooms and Tenant Space, Total 5600 sf New): \$2,440,000 - \$3,660,000
 - d. Option D (Full Demo and Build New 6000 sf Elevated Building): \$2,420,000 - \$3,625,000
 - e. Option E (Full Demo and Build New Flood Proof Restrooms at Grade): \$360,00 - \$540,000
 - f. Full Demo of Silver-Line Bldg: \$150,000
- ii. Building uses
 - a. Hardy/Williams – setting up meeting with restaurant owner
 - b. Hardy/Williams – setting up meeting with outfitter
 - c. Sports – overhead and spatial concerns limit is below minimum for pickleball
 - d. Ideal scenario; bathroom(s), large covered space, additional parking.
 - iii. Flood plain issues – meeting with FloodPlain Admin (LUKE: set up next week)
 - a. Valuation limit was \$298k when roof was installed
 - b. Clock resets on 3/18/22 AND tax value was raised to \$424k (\$212k available to stay under 50%) LUKE: Permits can not be pulled prior to 3/18/22 to get new valuation
 - c. LUKE: Portland Loo... install by blind near pirate ship;
 - d. WALT: a non-flood proof restroom is not an option; so option A is off the board
 - e. WALT: Jerry VeHaun reports last time floodplain was updated was 2010; assumption that the tracks are at floodplain, you're looking at 7.5 feet (LUKE: yes, that's reflected in the drawing from PFA); What is Board prepared to fund... this is important to know so we know which options are off the table cost-wise. This conversation is expected in the coming week or so, definitely before the next meeting.
 - f. LUKE: Option C is pole barn with flood proof bathrooms on 2nd floor
 - g. WALT: is there a way to add columns with option to build on later, & build small now
 - h. LUCY: Luke, is Portland Loo installed above flood plain level? LUKE: No, that's what we need to figure out. Can be managed by having a flood management plan... Flood plain reaches X, we send a crew out to shut down the valve.
 - i. LUCY: Does the existing building have plumbing LUKE: yes, there is sewer, water, and electricity. Would need upgrades on all. WALT: Where does primary sewer cap come in, as that would influence cost on upfitting another bathroom.
 - j. WALT: Immediate needs.. are port-a-potties in the park? YES, behind building. General traffic through the park in the coming year, may be telling about parking load & bathroom needs.
 - k. CORAL: Is the expense of building reno an expense the town anticipated? Worried about the community's perception of spending? Does the S-L family have any input on what happens to the building? WALT: Believes building was bought by town separate from land donation KENNEDY: Building bought over a decade ago.
 - l. LUKE: Commissioners voted to keep building... so we can offer options to them, and allow them to decide.
 - m. ERIC: Feasibility options were offered to commissioners & roof was leaking on tenant, voted to put a roof on, and keep building, but no budget for reno. Do we want commercial enterprise in the park? A meeting along with a well funded restaurant group could help with funding. Tough to consider

all the moving parts... to we want bathrooms there, what is most important, your job is to channel voice of community,

n. WALT: Discussion from last meeting, group wants to preserve all utilities on site, be able to provide food truck hook up, unenthusiastic about a commercial tenant in the park with considerations about parking

c. Status report – Bond - Hardy

a. Bonds approved in 2016, clock starts ticketing 7 years to sell the bonds, not to use the funds. We've sold 3.5 million, we have 1.5 years to sell the remaining 1.5mill; we have the option to request a 3 year extension- typically rubber stamped esp since we have plans in hand. There are also other options to borrow money

3. Old Business:

a. Historian update - discussion

a. WALT: idea was to gain information to have information throughout the parks to provide historical context throughout the park. Found someone to do this, volunteers with Rocky at Craggy Mountain Line. Plate is full, what do we want and how much will it cost? Presumably this is something as simple as signs on a post, which could be easily postponed, but could be a recommendation we make to commissioners, could be relatively low cost, short term project, LUCY: defers to other subcommittees re: time for implementation: KENNEDY: supports, and it should go to separate subcommittee WALT: 50 year magazine was mostly about people, but there are a lot of things that are interesting about woodfin... prison, mills, rail line, etc. GERALD: Is this like interpretive signs? WALT: Yes GERALD: supports, could happen after infrastructure WALT: Eric & I can meet with historian to start process, LUCY: subcommittee could be formed to work on that, once we determine cost and her approach; WALT: Will set up meeting

b. Little Free Libraries recommendations made. Any action taken?

a. Request to move LFL from Riverside to S-L. Not done yet, but Luke will ask Johnny

c. Alcohol in the parks; ordinance already in place.

a. Resolved issue

d. Any action taken by Board to dispose of skateboard ramps

a. Any action taken? LUKE: will forward this to the board, 18 months until this is important

4. Project Updates

a. Silver-line Park

i. Entrance Sign design and placement and SS Jason Young new name

a. Equinox presented signage, font is wrong, logo too small, but moving forward

ii. Minor issues, gutters on train station, tying into underdrain

iii. Pirate ship continuing, mast delivery 2/10 and install of 2/15 excellent news... will allow completion of pirate ship

b. Riverside Park

i. Updated timeline for completion of design and when to best approach regulators. April completes 60% design, both park and wave. Approx. 4 months to send the model to be constructed – Jul/Aug for physical model in Prague, CZ.

a. Working on what is the best way to approach the regulators... need 60% design first to be able to answer all of their questions, once design is created, the 3D modeling with fish species impact is important

ii. Design proceeding as planned.

c. Wave

- i. Model is being updated on velocity and flows, shear stresses as it relates to fish
 - ii. Need Additional survey for CLOMR
 - iii. Investigating land ownership east side of river
- a. Need meeting with attorney of MSD to discuss easements
 - d. Greenway
- i. Beaverdam creek portion must be RFQ process per DOT. Proceeding along this path. Paths may not end up parallel (is this figurative), but we're progressing
 - e. Funding strategies
- i. Learning to navigate DHT.
 - a. ERIC: Riverlink is making potential contact with potential funders; we are fully funded though design; there's no anxiety about where we are now and the boats that are in the water; these are significant funding sources- looking at what is possible, rather than a modest approach; funding has been back burner until cost estimates are here and now funding strategies are taking shape; next meeting on 22nd(?) we are in more of an action phase now and things are taking shape
 - ii. TDA priority meeting on 2/23
- 5. Important dates
 - a. March 2022 public engagement regarding Greenways Design Recommendation Plan
- 6. Future discussion items
 - a. Homeless issues
 - b. Water quality
 - c. I-26 improvements; esp. bike and walking access across bridge
 - d. Woodfin Comprehensive Parks Plan
 - e. Walking access for Woodfin Residents (10 Minute Walk Pledge 10minutewalk.org)
 - f. Graffiti