

DRAFT
MINUTES OF THE SPECIAL MEETING OF THE
PLANNING & ZONING COMMISSION
COUNCIL
ARCHITECTURAL REVIEW BOARD
CITIZENS ADVISORY COMMITTEE

Monday, November 24, 2014 at 7:30 p.m.
Mayfield Village Civic Center, Reserve Hall
6622 Wilson Mills Road, Mayfield Village, Ohio 44143

Present: **Members of the Planning and Zoning Commission**
 Members of Council
 Members of the Architectural Review Board
 Members of the Citizens Advisory Committee

- **Call to Order by Planning & Zoning Chairman Jim Farmer.**

Planning & Zoning Chairman Jim Farmer called the meeting to order at approximately 7:35 p.m. This is a Special meeting. We have a combined group here with Planning and Zoning, Council, Architectural Review Board and Citizens Advisory Committee. We are here tonight with ThenDesign Architecture who are going to make a presentation relating to the Community Room. We will start with comments by Mayor Rinker.

- **Comments by Mayor Rinker and Introduction to Then Design, Architecture.**

I was talking to Ed Parker before the meeting. Think of the world in which we live. Just a few years ago getting this information seemed like a marvel. Now we are criticizing the fact that this is dated because this has to be at least 3 years old, maybe more. I thought it an interesting perspective to see where we were just a short time ago. Memory lane shouldn't seem that long ago, but I challenge anyone to look at what we have today and try to remember exactly what this layout was. It's a good starting point for we have finally gotten around to looking at our Community Room. With a lot of the other things we have been doing over the past several years, the Community Room has continued to be a real workhorse. The last time we did anything with it was about 15 years ago. Historically this was a salt shed and then was expanded to be an extra facility for Service, then in about 1980 was converted into the Community Room it is. The old shed building was interchangeably Service and then Service built in 1984 at its current site. Then the Fire Department moved in there. Around 1994 we created a new station. Then the Police Department moved in there. They had always been in the basement of the old Village Hall. We moved over to this side of the street. Eventually we built a Police Station. It's hard to believe it has been over 4 years since we built the Police Station. Then we were able to turn our sights over to the Community Room. I think it's kind of quaint to see our little trailer which was always adjacent to our property.

The long story short is that about 2 years ago when we really started to look diligently at what we were going to do here we sent out a survey in the community. About 23% or 300 responded. Out of those, the most salient points we got is a majority of people have agreed they generally like the basic size and layout of the Community Room. They like the location of it. No one has really been looking at doing

anything drastic. On the other hand, everyone agrees the post in the center is annoying. The space is tired.

We had John Marrelli start out and do a good objective facility evaluation. What we saw is just about everything has to be redone. HVAC, wiring, you name it. Starting with the salt shed addition in 1980 and during the 90's, this is like an old farmhouse that as the family got bigger expanded. Pieces and parts. What do we do with it? Our charge has been to evaluate. There are two parts to this. What we saw as our mission was, what does it take to renovate the structure and turn it into enough of a modern and functional facility that will be a good investment over a long period of time? As we got into that, what we saw was that there is a lot more expense to this than may meet the eye. Back in May of 2013, John Marrelli roughly estimated, based on a little bit bigger footprint, around 4,600-4,700 feet, that it would be around \$1.4 to \$1.7 just to renovate the structure. That wasn't doing much for the kitchen, but it was upgrading the roof, opening the space, and doing other things that people would benefit from to make it a more functional space.

With that thought in mind, we went to work. The folks from Then Design Architecture, Ed Parker and Bob Horowitz will be leading us through the discussion with illustrations. I think you will see as the review went on, it seemed to make sense to look at a second option. The second option is if we slide the building over and take advantage of the greenspace created going from what we had before, what we have today and what we could have tomorrow, we think that as an objective measure, it shows a very functional operation. Nothing over the top, nothing drastic, but much more use of the space year round and better functionality adjacent to the park area. It fits in better with the school. We have had preliminary feedback from school officials that this could be a safer and more functional traffic pattern. We want to vet this by all of you. This is preliminary.

Just by doing this process as we have, we had originally thought we would be able to go into construction in 2015. We were prepared to block that time for renovation. Debbie Thomas and others can tell you, we are constantly getting people who want to use that space. It is always being used. This other option would give us the opportunity not to worry about invading that schedule at all. We could build adjacent to it. At the end of the day, the numbers will not be appreciably greater, more in the range of \$300,000 give or take, including soft costs. I will let these two gentlemen explain the nuts and bolts. By doing it in this fashion, we had discussions with Ron Wynne who is here this evening. We already have \$650,000 set aside and budgeted. We would not be doing construction next year. We would be salting away more dollars with the thought that the work could begin in earnest toward the end of next year into 2016. From a time and economic management, this would be the way to go. At the end of the day, this has to have legs so people think it is going to work. Compare and contrast option 1 which is what we set out to do and option 2 which really makes a lot of sense.

- **Presentation by Then Design Architecture re: Mayfield Village Community Room.**

Ed Parker and Bob Horowitz began their presentation, providing a powerpoint of illustrations of the current structure and proposed new plans.

When we originally started on this, it was to be a renovation of the existing Community Center. Everyone's familiar with its location and condition right now. As we started to go through the existing

condition of the building, one of the preliminary plans that was part of the RFP for the architects to do the job showed the elimination of this column. As we documented the existing conditions, we opened the ceiling and noticed the column is supporting about an 18-20 inch steel beam. Just to do that we would have to have a new beam and columns that would pick up that beam. This wall is also wood bearing. As we looked at the original proposal to respond to the RFP and open up the space as much as possible, we realized that quite honestly the best way to do this is to demo all of that structure out and put a new structure in. Otherwise you are retrofitting at almost the same cost to provide that space and the unforeseen that come out of renovating can exponentially raise the construction cost.

This all started out as a salt barn. Flat roof. Somewhere along the way, they put a pitched roof on it. Part of our task is to open this up, make it bright and airy. To do that, it costs quite a bit of money. It can be done and we can still do this. We are also looking at another way. A little bit more money. We can renovate or build new.

This is the existing floor plan. Two meeting rooms, an office with two storage rooms and fireplace. One thing to note is the way the existing building is shows that it was a smaller building that continued to be added on. Things that you would want to utilize are not necessary in the locations you would want them. The fireplace is in one of the smallest rooms. Rarely do you see a larger group actually addressing the fireplace. The kitchen is very small. As we worked with the team from the Village to go through the original idea of the plans, we started to develop a new plan.

The new plan, if we were to open up this space and provide operable partitions that allow flexible use of the space, relocate the bar, move the office closer to the bathrooms, it gives a nice entrance and access from the entrance and a lot larger kitchen which would allow catering to easy access and be right off the meeting room. There's a lot of groups that use the Community Center. It would be a pre-function space. If you have a large meeting, you might have people conversing out here and then going into the meeting. As we started looking at this plan, we started thinking in our head, all right, if we are taking the roof off and putting new structure in and moving the kitchen to the place that would allow it to be larger then we are spending a lot of money to almost build a new building with an existing shell that is no longer going to be an existing shell. That made us all think, how much would it cost to build a new building if we just used simple wood frame construction?

Through the aesthetic of the design, we also wanted to provide higher ceilings and more daylight. That's where the dormers come in. They also respond to the buildings that are down Wilson Mills with the dormer look. We also are looking to provide more handicap accessibility and a porch. Step back to the site plan, as we were looking at it and talking about how the new building could actually benefit this, we first have to evaluate exactly how this building was. The building itself does not actually respond to the green. It is set back from the parking. As we planned forward, we looked at quite a few different options. This is one and it is just a taste. It is an idea. It's still being molded. We can shift things around. This is the one we chose to present.

We started looking at the relationships to the Civic Center and how to create this as an actual Town Square. Also opening up the views to the Center School which is hidden in the back. One of the big things that drove this as we started was there are two drives here right now which really actually is not the best traffic pattern. I am sure many have seen there is no left turn lane here, so in the mornings cars

will stack up here. They can get in to drop off, but all the employees of Progressive traffic is coming in here and getting backed up because the people that are dropping their kids off. As we looked at the site plan, we started looking at community. How could this site benefit both the school and the new Community Center area and utilize the parking space that's really just an inefficient field right now. The aisles that exist are too wide. They don't need to be as wide as they are. How can we actually benefit both without blowing the budget? This shows you more of a birds-eye view. This is all underway. We have seen this and dealt with it today. It would be great to get the connection to the Community Center and Center School.

This is an example of a floor plan. This is actually about the same square footage as the existing building. They are one or two inches off but overall they are pretty much the same size. You can see as you are planning it to be a Community Center and not a salt shed, how much more efficient you can make the spaces. When we originally did this, we wanted to keep the building as close as possible to the existing to make sure we were comparing apples to apples. We could obviously show an 8000 square foot building that blows the budget but the idea is how much would it be to build the existing building new?

One of the features was the concession stand that is the white trailer in front of the Gazebo. One thought was how could we get that to be located in this building so we don't have the trailer on the front square and then dual purpose it so it can also be used as storage? It would serve the public if you could come up to the outside window and not have to come in to the building.

You can see there's more efficient meeting room space, larger ceilings, you can get a light well in there. The porch off of it would address the green. One of the nicest things about relocating the building is its relationship to the green and not to have to cross parking to get to the green. The logistics of the kitchen, tables and chairs and what I may not be showing as part of the program is all going to get worked out. You may look at this and see the kitchen is more like a residential kitchen and the other had a kitchen off the meeting rooms. We can figure all that stuff out, but the idea is overall what's the comparison in cost and benefits to building a new building?

These are some ideas using the Western Reserve architecture of the area and responding back to the Civic Center. This gable right now would mirror the gable in the front entry here. It will give you the presence you are entering the Town Square of Mayfield Village. You will also notice that there's been traffic studies that the closer that these buildings are, people will slow down naturally as you create a smaller human scale aisle in the traffic.

When I was looking at this building, I was thinking this is the community's house. This is the community's family room, kitchen. It's just a very large house.

We are in discussions now with the School District on the most safest way to revise this parking lot, the whole parent drop-off and school bus drop-off and where parents can park. We have a shared parking lot.

Mayor Rinker stated, we want to open up the floor for Q&A. One of the reasons we chose TDA is they have worked very extensively with the School District and a lot of other school districts. It brings an extra perspective to the relationship between our public space and the school's public space. At the end

of the day, the ability for us to have a structure that really plants itself more on our park-like area where the outdoors are and good weather events where you have these French doors to walk out. Even if the weather's bad, you still have this relationship between a lawn and a house. This perspective probably as much as any gives us a better sense of how this layout can possibly fit in with the existing landscaping work we have done. John Marrelli, Ron Wynne, Doug Metzger and Ron DiNardo are here. If there are any questions or thoughts, we will try to field them.

• **Open Portion – Q & A**

- Q: Comparing the two facilities as it relates to the capacity of the existing facility after it has been renovated and the new facility when it's built, would it house more people and would the functionality be improved from going from one to the other and the utilization of that for the community, how would it be better?
- A: For the most part, it would probably be about the same, especially the meeting rooms. It will be the exact same size in both rooms. There will be 2 meeting rooms. Occupancy is 175 per Code. But the functionality is hopefully a lot better. It will flow together better. We didn't want to make it any bigger, unless you guys tell us to.
- Mayor: Diane may be able to answer this best as far as who is using it during the daytime and during the week. I know our Community Partnership has a lot of programs there.
- Diane: During the week, during the day it really is mostly senior programming. Evenings we have a lot of different community groups during the week. The weekends is the private parties by residents.
- Mayor: What we have done as a policy is we try to use the Civic Center much more as a business community center and the Community Room much more as a social center for the weekends especially. We hold our more social oriented events here.
- Q: I really like this new building. With regard to the dining room, I like your thought of using the windows in the concession. Where are the restrooms?
- A: Upper left.
- Q: Would it be possible to think about outdoor access?
- A: That's a good question. You can put a pair of lockable doors that goes by the hallway. That is part of why it was designed like this. One of the ideas was that that double entry was a part of the community access to Center School. You could lock off the Community Center while leaving the restrooms open.
- Q: I think the Town Center is a terrific idea. I like your idea that if you are moving it up there, it will slow people down. Can we get an LED sign out front with events going on like they do at the Schools?

A: I like that.

Mayor: One of the early discussions with the existing facility was we can really dress up the south face by Wilson Mills. As we look at it, we also looked at the nature of the usage that it would be convenient for a lot of people to have a drop off. The main idea is where do you drop off? We looked at the shared use with Center School in terms of traffic patterns and saw that if there is a main entry on the north side, you can achieve that when we move the building southward like this. When it's on the existing site, that north side is a zero property line boundary. The north face of the building that fronts Center School is Center School angled parking. We use a lot of that in a reciprocal way when circumstances allow it. But in terms of any competition for driving, it really becomes counterintuitive and counterproductive. By moving the building closer to the lawn, you have that opportunity to create an entryway for drop off purposes and more utilitarian functions. It is more hidden from view from the main street. There's also an entryway there, but it's probably more pedestrian oriented. It's more of a design feature. The thought is that we are trying to be practical but also find ways to aesthetically fit in very nicely. That was one of the drivers; trying to figure out the traffic pattern and sharing parking more effectively so when people get out of their cars going to Center School or coming to our place, it works better. It's a challenge we are still working through when you have multiple users and a high traffic flow trying to get a traffic pattern design that is more efficient.

Q: Before you can have a lot of the functions on the lawn by the pavilion, it seems to me bathrooms and concessions would make sense more fronting Wilson Mills since you have a lot of older folks with a long way to walk. You could flip it if you will, just from a practicality standpoint.

A: You sacrifice one or the other. Nice windows and nice views on the end.

Q: Right. We should take that under consideration for both of those uses, however we can do it to make it more accessible to our older folks. The other question was regarding the landscaping. I am assuming that we are not mounding. We are creating lawns here?

Mayor: We have what we have. The idea is that we are not probably touching that much at all unless there's a drainage issue or something a little too snug. We can shave that down. The goal would be that you come out on that south side; it's much more like you have a backyard and a patio area so you could have an outdoor fireplace if you want. One of the hitch points in this is how far south do you move it without chopping up and splitting up the lawn? We did the mounding pretty much to screen these buildings behind. Now that we are going to move forward, it doesn't take much to shave it down. What's nice about this approach is that if we like the basic concept, we can start working with drilling down more details, like where you put the bathroom and where you put the office.

Q: If we chose to not have concrete or asphalt, where would we be putting the pavers?

- A: The semi-circle in front. That can wrap around. You can subdivide that meeting space in such a way that on the northeast side where the accordion walls go you can separate north and south. The northern room would be a little smaller. You could have an event in there and people can go outside. Similarly on the south side, ditto. You are coming out on the lawn. The basic idea is try to look at flexible ways that can work in one or a few pieces.
- Q: How would the ceiling heights be in comparison to the existing facility? Along with that, what kind of finishes?
- A: As far as the ceiling height goes, it is going to be much easier for us to get higher ceiling heights.
- Q: 10 feet?
- A: We are thinking like 12-14 for the main space, but maybe 10 throughout.
- Q: What is the existing?
- A: 9 ½ maybe 10 to the existing. As far as finishes go, both plans can easily have the same finishes. When we did the price comparisons, we looked at that.
- Q: Upper scale or basic?
- A: Honestly, we have not gotten that far. It's tough to say what's upscale.
- Mayor: The idea is we don't need to go over the top. We don't need the extravagant. A hearty board can be used for a surface as opposed to wood or cedar. Something durable. The goal would be that if we are going to invest more dollars in this, we want to do an investment that is going to stand the test of time. By building new, the chances are greater that you can put good quality in without being extravagant and then you have something that is going to wear well for a longer period of time so that it is lower overhead over time.
- A: The other thing nice about the new construction is that we can address energy efficiency in building the walls with the new science and technology we have whereas the existing building has siding which is actually on brick. There are some difficulties there when you start looking at where things should go. If we just go and plat it on the outside, we may actually be moving the dewpoints in the wall. There could be extra costs to do it correctly.
- Q: As active as the women's organizations and other organizations are, we need storage. There doesn't seem to be very much storage on this. Ladies have a lot of treasures like our coffee pots and things like that.
- A: Ron shared that with us. We understand that part. The part of providing the programming required is the next step. If we are to go with new or renovate the existing, we have to solve both those problems.

- Q: There are about 5 organizations that have their coffee pots and things we don't want to carry back and forth all the time. We just can't do it.
- Mayor: One of the first comments that came up in CAC was the kitchen layout and oversized concession area. Query whether those are areas where we can redo the space?
- Q: I am sure however we decide to do it, it's going to be an asset to the community. Looking at this, it is divided into 2 meeting rooms plus one or two other spaces where people can gather. I think for all intents and purposes when you go to book the room now for a party, you book the whole center, is that right? I have personally not been able to book it because it's very much in demand, like in all communities surrounding us. I would suggest that if we are going to start from scratch I would like to see it expanded into at least two separate rooms that can be booked for parties at the same time. Each room needs its own kitchen space. Not necessarily a big one, but every room needs a small room with a sink and refrigerator. If you are having a party, you need a space adjacent. You need your own space. You don't want to be bumping into other people trying to heat something up in the oven. I really think we should expand it. I looked tonight at Willoughby Hills. They have 4 separate rooms. They get booked up very quickly. I would look at even other sites. If you want to make it bigger, this might not be the location. Those would be things I would look at.
- A: Thank you for your comments. This is a comparison of apples to apples. That's why we are here. If you are interested in this apple, we will make it the best apple.
- Mayor: The challenge is the general consensus has been to keep it in this location. Even between flipping it to the south from this location.
- Q: I echo those same sentiments. We have some kind of cost benefit. Let's say we increase it by just 10%. Does that actually make the facility much more useful and much more flexible or offer a much larger venue? Does that make sense to look at?
- A: Absolutely. The previous comment addresses that. If we had two kitchens and two meeting rooms, then you can truly book it for two parties at the same time. Right there you are going to see more benefits to the city as far as being able to have space to provide more community members and also there is a charge for the rooms.
- Mayor: John Marrelli looked at what we have and what we are going to do with what we have. It's got a lot of issues. Just retooling and doing nothing else is going to be costly. To some extent, we are at the point where we have to spend some money to make the space better. The question is, how much better do we need and how much better do we want? We have to look at that. We are trying to work in the area we have knowing that we have competition for space with Center School so there are certain trade-offs there.
- Q: Just looking at it, it looks to me like the traffic pattern for parties would be a little awkward with the doorways coming in for the left side of the building and the restrooms being there. It

seems those would be better more centrally located with your smaller meeting rooms on the opposite side. That would give you better access to the party-end of the thing and segregate the smaller meeting room to the west side. It doesn't flow with me as far as the utilization. Thinking of people entering and going in to the room for party purposes and the restrooms being over at the other end.

A: I saw the meeting rooms as being the destination. If you enter the building, you are going to walk through what you need to walk through to get to the place that provides why you are there. The relationship of the meeting room to the green would be the most important relationship of the whole building. I don't disagree that the bathrooms might be disconnected a bit, but like we said, we have to work through all those details.

Q: Are you talking about the meeting rooms on the right side? I am talking about the ones centrally located. They ought to be moved over to the left side and the restrooms and other facilities put centrally located to service both sides with more efficiency and provide your restrooms closer to the green portion of it than where they are now.

Mayor: What we are talking about is we need to look at different floor plans; different ways the space is. Does it make sense to move on the second option where we relocate the building or not? There are certain strategic aspects.

Q: It's hard to tell from here, but the two rooms, is the partition movable? Can that be made into one huge area?

A: Not as drawn right now.

Q: How many square feet do you have in the big room?

A: This is about 1600 square feet. The smaller room is 800-900 feet.

Q: In comparison to the existing facility, how does that lay out?

A: The same. The 1600 is the distance. How does this improve the Town Square idea? Do we like providing a better traffic flow and sharing parking, making it more efficient for both parties? The floor plans were a preliminary concept to fall under this roof basically.

Q: But the floor plan itself for the existing building, you don't have as many options at all.

A: That's correct.

Q: So if we are going to renovate this, you are limited. You need to make sure everyone understands that moving this and putting this here and doing all that, that's for a new building. We are much more limited if we keep the existing structure and renovate it.

Mayor: That's basically true. They would be flipping the kitchen, keeping the restrooms in the same area. There's only some permeations that it seems to lend itself too.

A: You are limited in what you can do here. You also don't know what's underneath. The idea with the new building is to locate it in a position that would allow the existing structure to remain open while construction is going on.

Q: Your center aisleway all the way down and the floor plans, those are the things we need to discuss.

Mayor: We are getting three primary arguments about what this floor plan needs to be switching around and what needs to be changed.

A: The reason we are discussing floor plans is so everyone is on the same base. The big picture is the benefit to the community. You are fixing the problems. If you drop your kids off at Center, if you go for a meeting, there's no place to park. You are resolving the problem with the School. You are bringing it closer. It seems to me that the reason for the meeting is to discuss new versus old. Everyone is getting past new to how do we make this the best we can be? I don't think we are ready yet. This is just preliminary.

Q: The picture of the whole layout, what is that line going from here across Wilson Mills?

Mayor: A crosswalk. That may be something that may never happen. Eastbound turning north on to SOM is pretty harrowing. That very first slide I showed you, we had three curbcuts on the north side and two curbcuts on the south side. None of them are opposite the other. What we are trying to do is limit and move the curbcuts as far west of the busy intersection as we can and the north on SOM is condensed.

Q: On SOM is it going to be ingress and egress or will it be Wilson Mills only?

Mayor: That will be full service.

A: This is ingress and this is left turn and right turn on to SOM.

Mayor: Part of the timetable in this is looking at a traffic study from a standpoint of how this impacts. It's a very very busy intersection. There's limited parking. We are not going to resolve it. We hope to improve it. As pointed out, one of the things we looked at in the survey was should we go somewhere else? It would be great to say you can go to the Library, here or there. The consensus has been do what you can in this location. It's a crosswalk because what we are trying to do is connect north and south and make a passage area. Trying to cross on Wilson Mills and SOM is heartburn and a half. I can't guarantee it's better but by creating some kind of a median shelter, you have a shorter hike to cross the street. That's the thinking. But this is conceptual.

Q: Wouldn't you have to have a traffic light?

Mayor: No. Except for rush hour, that's probably a convenient way to get north and south with the steady traffic we have. Rush hour, forget about it. This is conceptual. What we are trying to show over time is how this could be fleshed out. The immediate issue is dealing with the community.

Q: I know you talked about shared parking, but in this design, are you thinking of additional parking spots?

Mayor: We may actually lose about 10 spaces total. It's hard to say. If we can tweak it, it's possible we can dedicate our current driveway as spillover parking. When you have a big event at Center School, there's no parking. That's never going to change. The basic idea is for most day-to-day operational uses, this creates a separation that you come in on a common drive and split up. There's the opportunity, especially northerly where people going to Center School could park there. They have a sidewalk to walk on and then they can cross. The School has said to make sure that crossing point relative to trucks makes sense. Again, those are details we have to pin down with a traffic study. The basic idea is by moving this footprint over, what do we gain? This makes a lot of sense and we need to study more floor plans, traffic and parking issues. Maybe we also need to look at orientation. Maybe this isn't the answer. Maybe this gets turned 90 degrees and it actually faces SOM. I know that Center School is quite interested in opening the view to the school. That's why you don't need to necessarily get hung up too much on the floor plans but the idea of are we building new so that we can explore floor plans.

Mayor: With anything, there are trade-offs. We have opened up more of the gazebo. That's a public space we use. There's a certain amount we can tweak.

Q: You have a walkway going across Wilson Mills. Could that be a tunnel?

Q: How about flashing indicators where you press the button and the flashers go on? It's not like a traditional traffic light, but it gives the driver notice that there's a crosswalk here and if it's flashing, someone can be crossing?

Mayor: They have those in downtown Cleveland, Canton, Akron, a number of places where it's really a design element. Again, the problem is, you have cueing issues. Today where the left turn northbound is, people are starting to turn left right in front of our westerly driveway. It's called a suicide lane for a reason in that area. With a tunnel, a basic tunnel was around \$1 million. It's going to be north of that today. That is very barebones. In an area like this, the space you would have to use, it's always great to think big, but I don't think we will.

Q: Is the main driveway off SOM going to be three lanes?

Mayor: They are showing three lanes, one in and two out for left and right turns. Don't be wedded to that. That may not be the layout.

A: The way we looked at it was to make the whole parking area two way which right off the bat should help the drop off situation because if we were to create a drop off here, right now the parents come in, drop off and head back out. If you are getting on to 271 through your morning commute to work, you are coming in, dropping your kid off and then actually creating traffic to other people trying to pull in. What should relieve that right away is if this is a drop off and if you are going on 271 you go this way and back to SOM you can go this way or this way, it should help solve a lot of the problems. Once again, that is something that needs to be studied further. This is an idea.

Mayor: We are somewhat co-located with Center School. One of the questions is the Board of Ed. Building, this shows a sort of footprint for the space around it. We never would assume they would lose the yard in the front. There's a fair amount of side yard on the south. There may be an opportunity to push that driveway closer to that building and then utilize the space south of it for other parking or change the overall site geometry. One of the problems we have here is the way parking around Center School is chopped up because there's parking at the lot in the back, we have our Fire Station, there are different grade issues. If there were ways to make it more common area parking more efficient, that's one thing we want to look at. That's not the primary issue, but we are trying to see what problems we might be able to solve.

Q: Would there be any way to possibly expand parking to the west along Wilson Mills at all? Is that all private property?

Mayor: Yes. That's the dentist office.

Q: Is what we are designing 4,900 square feet? Is that the full structure?

A: It currently is at 4,500.

Q: If it goes over 5,000 square feet, the Code starts changing and you have to put more fire protection and bigger bathrooms and everything else which exponentially grows the cost?

A: 5,000 square feet would increase the occupancy but that wouldn't do anything for fire protection. That's not how that's determined.

Fire Chief: I don't think that's going to change what I think is necessary from a fire safety aspect. The one thing that I can tell you that I have been thinking about the whole time is the kitchen situation. I think the idea of having more of a residential kitchen setting to keep it a community family room is a little bit under par for what I think is necessary for safety. I think it should be a commercially-designed kitchen with hoods and suppression system.

John M: The difference between 2,500 square feet and 5,000 square feet in Mayfield Village is not negligible. It is going to require the same kind of fire protection. The kitchen is not going to have a hood system and a grill. It's simply slated to be a warming kitchen. It's not a cooking kitchen like we have down the hall. It's where food can be brought in that's already been prepared and you can break it down, warm it up and serve it that way. Also, I like the idea

that this building is going to have a relationship to the Gazebo because right now that other building does not. They are kind of like divorced. They don't function together. It's either one or the other. With moving it to the south or even southeast, you create the ability to have entertainment and utilize the building at the same time using the porches and patios and the concession stand and bathrooms. It makes the site work better together. Also, having been intimately involved in crawling around in this building it became painfully obvious to me that to try to spend the kind of money it would take to fix what was over there and not really get much of a benefit as far as the site and as far as the function of the building, more and more, it was not making any sense. If we can correct the driveway and parking situation, the relationship to the Gazebo or the few dollars more in my mind that it is going to take to put up a brand new building, it's senseless to try and fix that other one.

Q: Will this have a built in slide projector or video projector?

Mayor: Short answer is yes. What the actual component would be, we don't know. It's another cost factor. But the idea is the space is designed to have that.

Q: The original premise of this Community Room was to have a place for organizations to meet. It was not to be a party center.

Mayor: That's changed.

Q: It slowly has evolved into being a party center. I would like to see some kind of control on that. I don't know how we can do that. Having two parties going at the same time, we would have to have custodial service and probably some police.

Mayor: We have that today. When there's a certain size party, that's something that has to be covered.

Q: We should keep the use for community organizations, etc. primarily.

Q: Will organizations still have to go to the police department to get the key or will it remotely unlock?

Mayor: I hesitate to answer that question.

Q: I would like to know the difference between the square feet of the building as it stands now for the kitchen to what you were doing on the proposed plan. Also, will the kitchen have an outside door so things can be brought directly to the kitchen?

Q: That's something we discussed at Citizen's Advisory.

Q: I am just wondering because it's kind of crowded now for us.

Mayor: These are all observations. We have to sift through certain personal preferences by color selection, material selection, signage. We are not going to reconcile all those. It's a given that someone is going to get their nose out of joint or feathers ruffled. What we are trying to do though is if we are on the right course, we come back and try to look at the options in terms of floor plan to try and incorporate these suggestions and see how they play out. My hunch is certain things will improve and other things will either remain the same or get less and then it's a question of what the priorities are supposed to be and how it will change things. With this floor plan, you have a pre-meeting gathering area before you go into the room. Is that worthwhile or not? You have heard different ideas about that already.

Q: What is the difference in the square feet in the kitchen?

A: We have not gotten through all that yet.

Mayor: It's about the same size. Whether the cupboard space or other storage space is going to be bigger, we don't know right now. In other words, we are not going to try to trade off, we are going to try to be more efficient.

Q: I think it's wonderful you are going to try and think about the electronics and wiring. To have the microphone work every time we go, that would be great.

Q: I know you want to maintain greenspace, but could we not move it in closer towards SOM or a little closer towards Wilson Mills so the whole green area by the driveway could be more parking?

Mayor: Yes, we can move it, but then what does it change? Part of the competing issues are, take a look next time, if you break it up, do you lose something there. If you move it east, you are starting to invade space we use for outdoor programming during the summer for all kinds of events.

Q: I understand that, but you have a wrap around patio that people would be using.

Mayor: The structure itself breaks up the site lines and the connectivity between the two. We are looking at this.

Q: You want to avoid getting too close to the Gazebo. Maybe it's something where that corner is more of a soft corner and then you can go kind of both ways. You don't want to encroach too much. You want to keep that Town Center Gazebo open.

Mayor: One of the things we looked at was do we make the building a little squarer? What we are trying to do is the pattern, floor, movement and lighting is natural. Sometimes as a box, you tend to lose that. These are all good points.

Q: You are going to make it more visible on Wilson Mills?

Mayor: It should be.

Q: That is really important. Also, we need to have a distinctive name.

Q: Is the width of Wilson Mills Road equal? Is the scale going to be the same?

A: We are not changing the width.

Q: What about the grassy area there?

Mayor: It would take the place of the suicide lane. We would not be changing the width.

Q: Were you thinking if there was a crossing area, would it be like in some locations in the city? Do you envision pavers?

Mayor: In the abstract, yes. We would not put a crossing there if we did not think we made it safe and effective. There are ways to do it. For example, on Beta we are looking to elevate the crossing there where the trail crosses. When you change the topo, drivers respond. You have to do it in such a way that it is practical year round. You change texture, color, what is in the road.

Q: You don't have to have a stoplight.

Mayor: We wouldn't be allowed to have a stop light. We would have some kind of a marker.

Q: You can effectively control it with a really nice crosswalk.

Q: As has been said about 10 times, there are a lot of details that have to be worked out. What we are really looking for is consensus of opinion of old vs. new and moving this. We can't work any of the details out very frankly until a decision is made to either stick with the old and go with the new. Personally, moving the building into the area where the greenspace is will certainly without a doubt make it much more appealing as a Town Center. There's a lot of details that have to be worked out. Those things can be worked out. We can't go anywhere until we make up our mind what we are going to do.

Mayor: In the beginning, we thought, if it ain't broke don't fix it and don't move it. Keep it where it is.

Q: In the beginning that's where it was. But as John pointed out, we are putting a ton of money in an old building. It's still going to be a building stuck between two parking lots. Moving it as suggested nearer to greenspace will certainly be a lot more appealing as far as the town Center. A lot more.

Q: I personally like the new building. I think it looks awesome. If you are asking people to determine whether new or refurbished, you should tell the cost difference.

Mayor: It's about a \$300,000 difference estimated. Be careful not to be too specific. These are estimates. Our original estimate was just to renovate the building we were at \$1.45 up to \$1.77. This number has gone down a lot. Probably with all the cost what we are looking at right now is about \$1.1 million if you renovate the existing facility and the new, what we have been looking at, is about \$1.3-1.4. So, it's about a \$300,000 swing. The devil is in the details. It can become greater. We think if we stretch this out, it is a way we can budget more effectively.

Q: One of the benefits is that it would allow the old one to be used while it is being built.

Mayor: Yes. It will impact parking.

Q: Last year we sent out a survey asking people what they thought should happen to the entire community. The community came back and responded they thought we should just remodel the existing building and refresh it. How can we get the word out to the community that you reviewed the cost estimates to do what the community was recommending and that economically we are being good stewards of the community's money that we are going to build new? How do you get that message out?

Mayor: The way we get the message out is the way we do it all the time. We can publish in the *Voice of the Village*, send a separate flier, post everything on the web. In terms of the poll we got, we sent out about 1,300 and got just over 300 responses. It's about 23%. For those who wanted to upgrade, that was 57%. That wasn't distinguishing upgrading the existing. Upgrade period. About half liked the current size. A little under half said see improvements to the existing building. To your point, there is no question that this is a community discussion. We try to vet this by those of you who are more directly involved day to day in a lot of things who can give us a better sense of direction. At the end of the day, this is something we put out to everyone. We will. We will put out as much of this data as we can so people can read it. These visuals and posting some of the numbers. There's always a caveat and unfortunately no matter how much you put out disclaimers, once you put numbers in there, people really

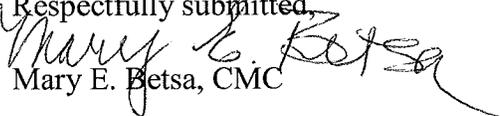
We should get feedback, especially in this day of blogging.

Mayor Rinker thanked everyone for attending the meeting. You are welcome to stick around if you have any questions.

- **Adjournment**

There being no further business, the meeting adjourned at 8:50 p.m.

Respectfully submitted,


Mary E. Betsa, CMC