

CITY OF SEATAC
COMMUNITY BUILDING COMMITTEE MEETING MINUTES
July 23, 2014

Members present:

Nibret Aga, Jean Blackburn, Abdirahman Hashi (arrived 5:38 p.m.; left 6:38 p.m.), Virginia Olsen, Pat Patterson and Matthew York

Members absent:

Abdiwali Mohamed

1. Call to Order

Virginia Olsen called the meeting to order at 5:33 p.m.

2. Approval of Minutes

The committee approved the June 25, 2014 meeting minutes as written.

3. Community Conversations

Members shared their experiences and observations on the community. Pat Patterson shared a feasibility/site analysis fee estimate from Cast Architecture for Valley Ridge Park/Community Center that includes a 20,000 square foot P-patch (Attachment A).

4. Public Comment

There was no public comment.

5. New Business

A. Angle Lake Family Resource Center Garden

Zac Eskenazi from the Angle Lake Family Resource Center shared the history of the community garden at the center and the partnerships for funding and maintaining the garden. Zac stated that the cost was \$85 for materials, \$50 for dirt and a minimal amount for seeds, as some were donated by Seattle Tilth. Gwen mentioned the early funding offered by the City through the neighborhood grant program as provided by Neighborhood Programs/Resource Conservation Coordinator Trudy Olson. The committee asked several questions about the garden.

Next, the committee agreed to allow Gregory Screen to present his proposal for a Community Garden and Recreation Space at 3003 South 208th Street (Attachment B). Gregory is associated with Southern Illinois University Underground Arts and has volunteers who could help implement the proposal. Committee members asked several questions about the proposal and the property in particular. Mr. Screen ended by asking for the support of the Committee and indicated he was going to continue researching funding, including any grants, for his proposal.

B. City of Seattle Community Liaisons

Although Abdirahman Hashi had spoken to one of the City of Seattle community liaisons, he was unable to attend. Abdirahman believes they report to the Mayor's Office and will try to reschedule a liaison to attend the August meeting.

C. Back to School Fair

Jean Blackburn shared that the coalition responsible for the Back to School Fair was amenable to the Committee conducting a short in-person survey of fair attendees. The group agreed to ask three questions:

1. How would you like to be involved in your community?
2. What is your experience living in SeaTac, both good and bad?
3. Do you have any messages to deliver to the SeaTac City Council?

Jean volunteered to create the forms for members to fill out as they interview people at the fair. Jean and Gwen will compile the results for the August Community Building Committee meeting (Jean will be absent).

D. Debrief on Program Presentations

The Committee opted not to debrief on the presentations. Instead, members asked Nibret Aga to present her research to date on the idea of a community kitchen/community cooking class. Nibret indicated that a kitchen and conference room are available at the Matt Griffin YMCA that would serve as a good location. Nibret also indicated that she could work with up to 50 participants in a cooking demonstration. Nibret said she would only need the support of the Committee to let people know about the demonstration/class. Matthew volunteered to assist Nibret in taking a proposal and putting it into a PowerPoint format to share with Council at the appropriate time.

6. Future Meeting Topics

- A. August 27, 2014: a) Community Kitchen—Nibret; b) City of Seattle Community Liaisons—Abdirahman; c) Back to School Fair Results/Debriefing—All (Jean will be absent); d) Federal Way Community Garden—Matthew; e) Potential Guest on Community Gardens/Councilmember Pam Fernald—Virginia; f) Debrief on Program Presentations--All
- B. September 24, 2014: a) Debrief on Program Presentations/Discuss Recommendations; b) Roles/Officers

7. Adjournment

Virginia Olsen adjourned the meeting at 7:15 p.m.



SeaTac P-Patch Feasibility/Site Analysis/Site and Structure Design

ARCHITECTURAL FEE ESTIMATE

1 PRE-DESIGN	PHASE	SUBTOTAL
A. Site Analysis and Feasibility Study <i>Analysis of 3 potential sites and the attributes, opportunities and challenges with each. Executive summary with selection criteria and rankings- (4) meetings</i>		\$10,300.00
B. Community Workshop and Ongoing Outreach <i>Build on community outreach already completed (1) Design workshop and (1) Presentation Meeting Provide moderated online forum for information and commentary Programming for structure need- (2) meetings</i>		\$8,000.00
Total		\$18,300.00

2 SITE AND BUILDING DESIGN	PHASE	SUBTOTAL
Budget and Fee to be finalized at the conclusion of Pre-Design. The fees here are a rough estimate based on the following assumptions and a design fee of 10.85%:		
1) 800 SF outdoor covered shelter for educational programs with 350 sf of lockable storage and 300 sf for two restrooms at a construction cost of \$240 per SF		
2) Community P-Patch/Permaculture for 20,000 SF site at a construction cost of \$9 per SF		
3) MACC cost of \$528,000, subject to pre-design		
3) Site selection may impact complexity and infrastructure required		
4) Sustainable building certification is not included.		
A. Schematic Design (SD)	18%	\$10,311.84
B. Design Development (DD)	20%	\$11,457.60
C. Construction Documents/Permit Set (CD)	31%	\$17,759.28
D. Bidding and Negotiation	2%	\$1,145.76
E. Construction Administration (CA)	27%	\$15,467.76
F. Project Closeout	2%	\$1,145.76
G. Additional Specialty Consultants (estimated):		
Landscape architect/Permaculture consultant		\$16,500.00
Geotechnical Investigation		\$4,000.00
Cost Estimating		\$4,000.00
Total		\$81,788.00

TOTAL DESIGN FEE ESTIMATE **\$100,088**

115 N. 36th Avenue NW
Seattle WA 98103

206.256.9886

CASTarchitecture.com

Community Garden and Recreation Space

General Concept:

Develop a community garden and recreation space which services the community as gathering place, a safe recreation and event medium, and a component to the progressive construction and renewal of community. Events such as birthday parties, drive in theater events, festivals, sports clubs, and family gathering could be part of the regular use of the space. It imperative to the nature of communal development that the space remain as public as possible, striking a balance between privacy and inclusive.

This communal area will have two major portions, a recreation and event space, as well as a garden, market and class space. The space, all though not permanently altered, will have a solitary outer border which could be used as walking path, unifying the multiple divisions within the space. The walk way could have distance markers(standing non permanent) which would allow residents to utilize the path for athletic purposes.

In the western portion of the space, the public plots and majority of the decorative foliage could be placed. Walking paths between the plots should also connect with both the outer boundary and the recreation space. Each plot should execute a factor of mobility, diversity of use, elements of self sufficiency, and economic utility. The means to achieve these goals will be further discussed in a preceding section. However, the development of both residential incorporation and execution of these elements is paramount.

In the eastern half of the space, an area could be constructed to suit the leisure of the community. Although some basic features(playground, benches, sports field) should be installed, ideas from the community should receive the most sincere and heavy consideration in order to suit the needs of residents and family. Although it would be easy to place a basketball court in this space, residents may prefer a clear and safe baseball diamond, futbol field, or multipurpose field that could include sports such as futbol, football, cricket, etc.

Along with this, in both spaces will have an area of usage dedicated to the education and edification of the community.

Proposed space subject to change as needed

Vacant lots at the address of 3003 south 208th street in Seatac Washington. Consisting of three main parcels this area is currently the possession of WSDOT. After speaking with the WSDOT, a permit would be available as well as leasing permission. However, the financial weight and insurance burden of leasing the

Community Garden and Recreation Space

properties, makes obtaining a permit to utilize the property a more pragmatic approach. Although this would have the limitation of producing only temporary alterations (no construction or uprooting), it does provide the opportunity for community education, recycled and sustainable material use, greater soil control, and alternate usage of funding. The concept of the space should remain mobile, up cycled, and as energy efficient as possible. Several methods to accomplish this will all give residence using the garden the opportunity to learn craft skills, conservation techniques, and more about one another interest.

Education: Several plots (1-6) could be used to grow plants with highly visible developmental stages. These plants could be used as a tool for a volunteer educator to teach the community biology and agriculture. Within the free form area of the plots, other scientific education programs such as rocket propulsion, wind, solar, and small motorized vehicles could be held.

As the community garden and recreation space becomes more developed as an active community space, the integration of technology and automation can be utilized to further accessibility, funding, and education. The maintenance of any technology could be done by youth residence who, through fund allocation are trained and certified to maintain agricultural technology.

Organized sporting events:

By placing a multipurpose field in the recreation area, residents could hold tournaments between teams sponsored by the property owners (willow lake, legacy etc) or between buildings in complexes.

If a resident is willing, classes could be held teaching sports or other outdoor recreation activities such as tai chi, yoga, jogging, body weight training.

Leisure and entertainment:

Leaving a space toward the southern portion of the plots, a projector and mobile display screen could be used to create an outdoor cinema. The movies played could be a variety of both new and classic movies from around the world, reflecting the multicultural population. List could be posted in the APT complexes which line 208th and movies could be randomly chosen from the list.

As the neighborhood has a rich diversity, the celebration of such ethnic representation could be displayed in the events held in the multipurpose field. Residents could compose a calendar of the holidays and particularly the festivals of their home countries and cities, and weather permitting, hold the festivals.

Community Garden and Recreation Space

Up cycle, Recycled and mobile:

The use of up cycled materials is a key item in the development of the garden area is essential to the space usage and adjustment quality of the garden. Particular to the plot construction, wooden pallets that are cheap and can be manipulated more than 50 ways in horticulture and decoration, would provide an excellent self-containment unit for the garden plots. Vines, and other climbing plants also can grow upon a wood pallets. The use of "kiddie" pools to plant and grow tuberous plants such as yams and potatoes has shown great viability. Fish tanks, plastic pallet boxes, and used bathtubs have been used to grow water based plants, in effect producing miniature ponds. The use of fish tanks also allows for an education opportunity as crops which grow in shallow soil and insect or small subterranean vertebrate colonies could be tended and viewed within them.

A major up cycle material that could be utilized is the conex box. Having both a great deal of mobility, size and durability, the conex box easily can be used in a variety of ways on the property. With some minor interior modifications, the basic lay out of four conex boxes on the land could be used as both storage and to aid the programs that are part of the development. Using a modification to the roof and installing a some minor sealant, a conex box greenhouse could be part of the garden area, allowing flora and crop not suited for the environment to be grown. By attaching temporary power supply and modifying a side wall to have an opening length wise to produce a canopy and shade, another conex box could be utilized during harvest as a market stand, a concession stand during cinema, or a stand for local residents(with peddlers license) to sell homemade snacks, lemonade, coffee, ice cream, palletas, or hot chocolate in the winter. A third box could be used as a community collection repository. By making several cuts and openings, the box could used to deposit books, clothes, and dry/canned goods during holidays and year round. A fourth box could be used to as project shop for the science classes. Here the students and teacher could go over solar materials, motors, water purification, rockets, wind, and other projects prior to construction and installation. A connex box could also be used as a storage unit. Of course with all of these safety measurement would be implemented for property and resident.

Using recycle material is another idea which can be implemented to aid in the sustainability of the space. Solar powered water heaters, cells, automated lights all can be built using recycled items from instruction found both on you tube and several websites. A sustained water filtration system to maintain crop irrigation can run through out the plots, ponds, and greenhouse, using recycled containers, sand, tubing and other materials for almost no cost. Materials to construct recreation and

Community Garden and Recreation Space

leisure items (benches, seats, playground items, and field markers) could be made from a number of cheap and readily available materials.

Although the concept of having a sustain and static position in the community is important to this project, the realities of a venue change are interwoven throughout the concept. Both conex boxes and pallets are by their natures mobile. In obtaining a permit and building all of utilized items in the space with residence and from packable material, these same items are then suitable to be transported to different sites if necessary.

Funding:

Using grants, company sponsorship, communal donation, and if possible military donations, much of the cost could be minimized. Along with this, contacting a company such as caterpillar, sporting good stores, or agricultural suppliers for overstocked items could limit purchasing. With green technology and fresh and new facility capacity in mind, seeking agreements with technology companies such as Microsoft and fluke, allowing them to donate equipment for beta testing may also limit cost. Any sells of harvested crops could have a percentage, with the residents approval of course, given back to the garden as well as the sell of crops grow simply to be sold.

Business incorporation to project

Contacting locally owned businesses is a key part to the communal nature of this endeavor. Reaching out to local markets to see if they may want a plot to grow local produce or if they would be willing to sell products grown on site is one way of bringing in businesses. Another is transportation. When festivals, cinema, or other events are held at the park, local taxi and transportation companies could make agreements to fairy patrons to and from events for diminishable price. Seeds could be purchased from local sellers. Advertisement for events could be posted in local stores.