



Cobalt Building Redevelopment Project

Presentation Outline



- I. Project Background
- II. Partnership
- III. Recreation Advisory Committee
- IV. Youth Center
- V. Remodel Requirements
- VI. Committee Recommendation

I. Project Background

- Constructed in 1993
- 9000 sq ft on 1.2 acres
- 2006: Donated to the City in lieu of parks and open space fees required of the Hazelwood Terrace subdivision
- Intended use as a community recreation center



I. Project Background

Existing Conditions Assessment

- First Floor Slab
 - Good Condition
- Second Floor
 - Good condition
- Restrooms
 - Upgrade and separation of men's & women's facilities

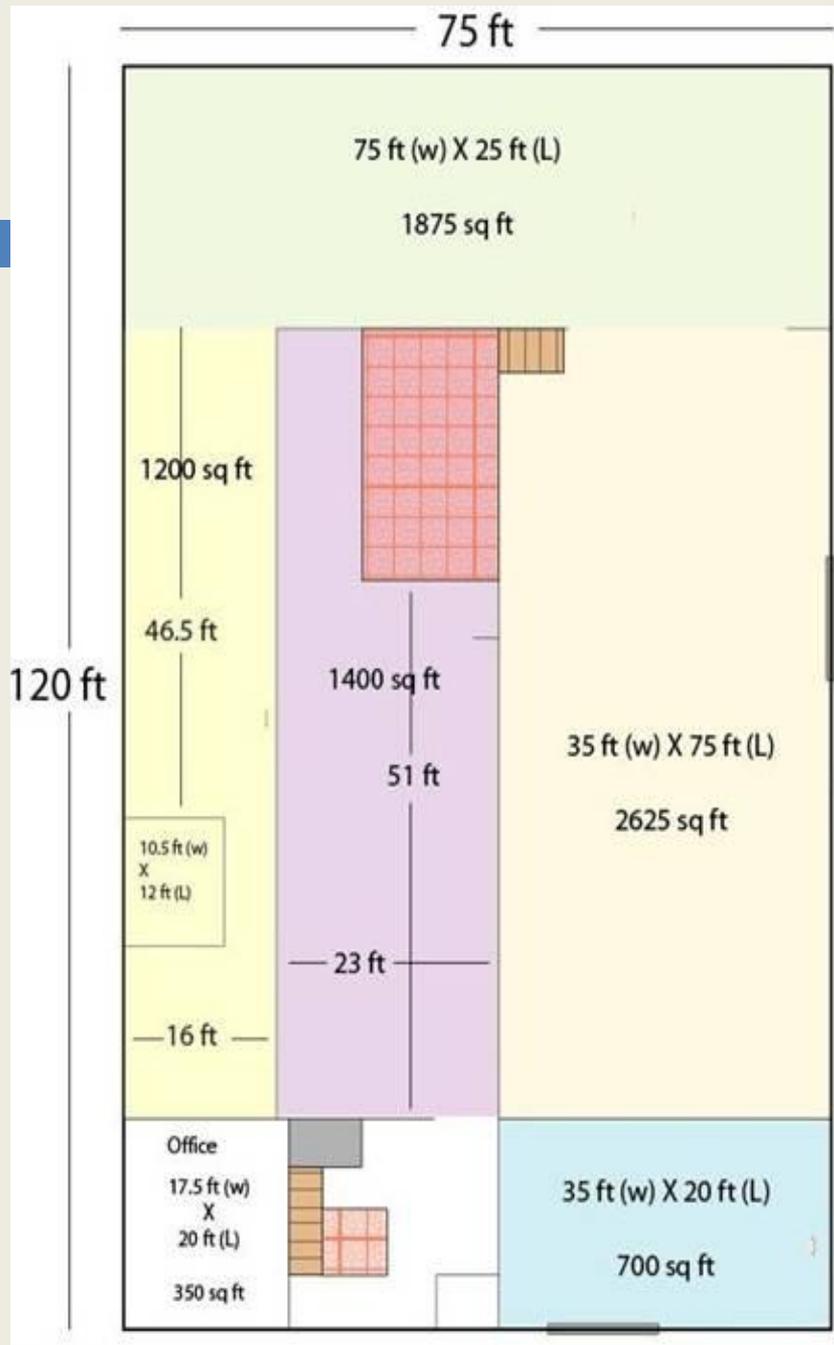


I. Project Background

Existing Conditions Assessment

- Ceiling
 - Good Condition
- Roofing and Flashing
 - Generally Good Condition
 - Slight Water Damage
- Exterior Wall
 - Good Condition







Cobalt Building



Cobalt Building



Cobalt Building



Cobalt Building



Cobalt Building

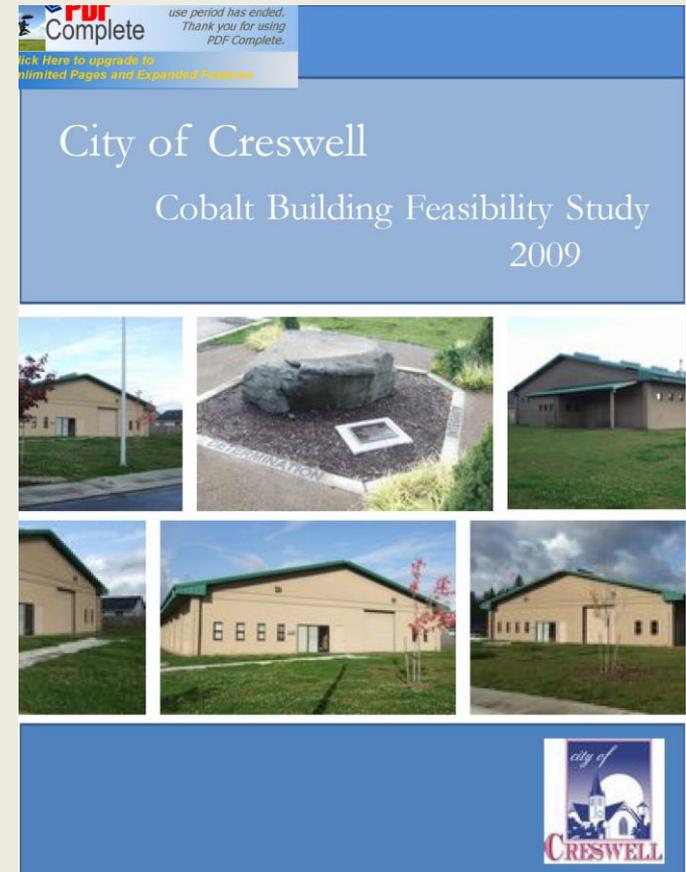


Cobalt Building

I. Project Background

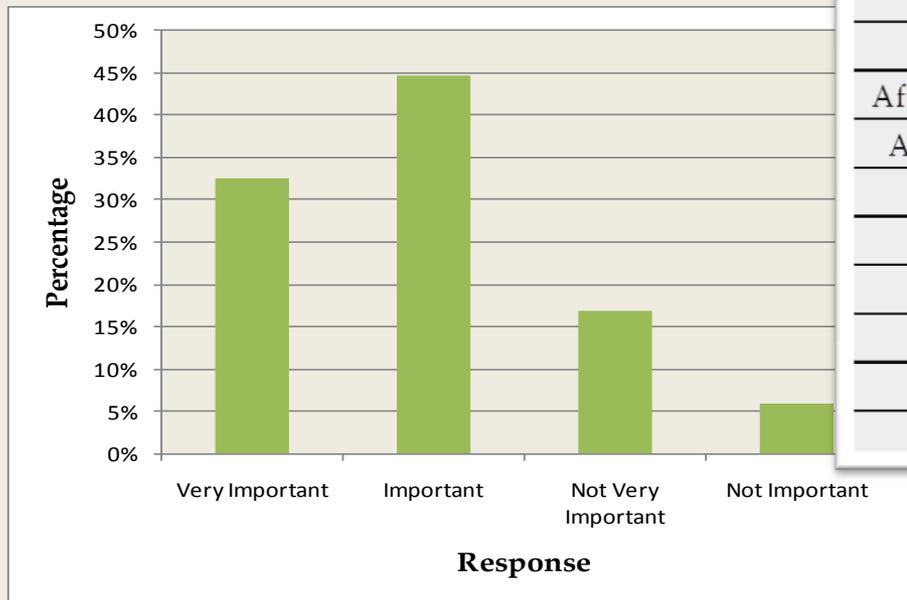
Cobalt Building Feasibility Study

- Developed during 2008 & 2009
- Provides initial assessment and conceptual plan
- Heavy emphasis on local values & needs



I. Project Background: Community Survey

Over 2000 surveys were sent out, with 320 returned



Activity/Program	Points	Rank
Indoor swimming pool	818	1
Full multi-sport gym	502	2
After school program (child ages 11-15)	201	3
After school program (child ages 5-10)	195	4
Dance or karate or aerobics	390	5
Art lessons or programs	330	6
Music lessons or programs	285	7
Senior Citizens Programming	274	8
Community Theatre (drama, plays)	272	9
Gymnastics	245	10

77% of respondents felt that having more recreational and arts activities in Creswell was either very important or important

I. Project Background

Cascadia Consulting Partnership

- Facilitated community process leading to development of Capital Campaign Plan
- Completed Sustainability Plan and Financial Pro Forma
 - Includes long term and transitional strategies for building operations

II. Partnership

Willamalane Park & Recreation District

- Recreation Needs Survey (Spring 2011)
 - Over 400 responses
 - Results similar to previous survey
- Movies in the Park (2011 & 2012)
- Tour of Willamalane Center & Two50 Youth Center (March, 2012)



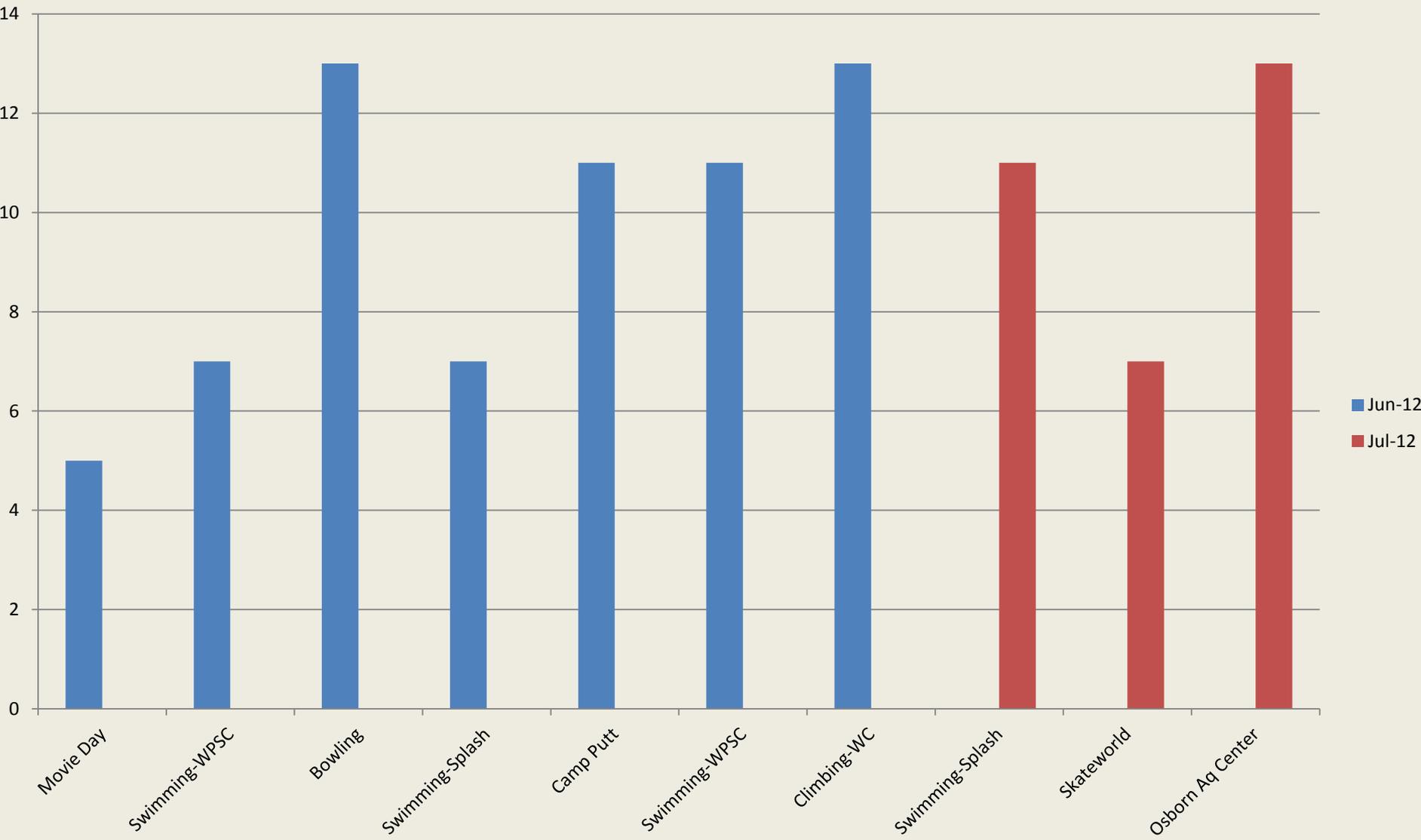
II. Partnership

Willamalane Park & Recreation District

- Creswell Summer Fun Program (2012)
 - Climbing, swimming, skateboarding, mini golf, movies
- Youth Recreation Classes (2012-13)
 - yoga, dance, cooking, drawing, martial arts
 - Held in elementary & middle schools



II. Partnership: Creswell Summer Fun Program



II. Partnership

Creswell School District

- Creswell Summer Fun Program
- Earth Day Celebration
- Tour of Willamalane Center & Two50 Youth Center (March, 2012)
- Youth Recreation Classes (2012-13)



III. Recreation Advisory Committee



- Ad hoc committee
- Formed in July 2012
- Includes city councilors, school district board members, Willamalane staff, Creswell High School students and community members

III. Recreation Advisory Committee



- Mission: Facilitate a community process, which provides input as to what constitutes best practices for implementing community recreation programs in the City of Creswell

III. Recreation Advisory Committee

Purpose:

1. Guide future improvement and expansion of existing recreation programs while implementing new opportunities
2. Establish an agreed upon course of action which meets the goals and expectations of the City of Creswell, the Creswell School District and Willamalane Park and Recreation District
3. Provide a voice for the Creswell community with respect to where community recreation programs will focus in the future
4. Develop an updated strategy for reusing the Cobalt Building as a community recreation center

III. Recreation Advisory Committee

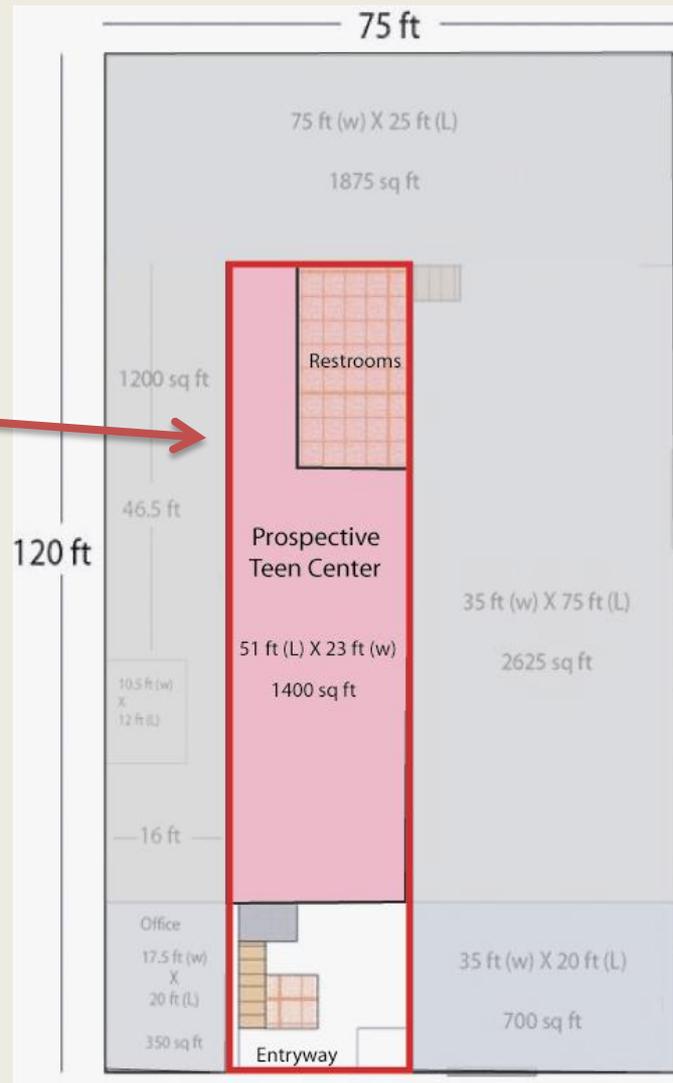


Cobalt Building Open House

- January 22nd, 24th, & 26th
- Well attended and reported on in local newspaper
 - 75 plus over three day period
- Introduced youth center vision to the community

IV. Youth Center: Initial Floor Plan

Prospective Youth Center/ multi-use flex space



IV. Youth Center: Concept



Willamalane Two50 Center

IV. Youth Center: Concept



IV. Youth Center: Concept



Willamalane Two50 Center

IV. Youth Center: Concept



V. Remodel Requirements

Electrical:

- The building is being fed 480v 3 phase power to a 600 A main switchboard panel which feeds three subpanels and a transformer.
- There are 480V electrical outlets on the walls
- *Needs to be converted to match use*

V. Remodel Requirements

Heating, Ventilation, and Air Conditioning (HVAC)

- Currently no HVAC system in the building
- Can be approached in a variety of ways
 - Complete system
 - Room by room system

V. Remodel Requirements

Bathrooms & Plumbing:

- ADA compliant bathroom near front entrance
- Middle bathroom would need to be remodeled and separated into men's and women's

VI. Committee Recommendation

Goal: make the building useable

Opportunities:

- Community events
- Fundraiser events
- Workshops



VI. Committee Recommendation

Local organizations that have expressed interest in holding events at the Cobalt Building

- Willamalane Park and Recreation District
- Creswell School District
- Family Relief Nursery
- Creswell Tree Board
- Creswell Library
- Food for Lane County
- Kipsters Gymnastics
- Campus Life

VI. Committee Recommendation



FY2012/2013 budget appropriated funds to make the building useable:

- \$9,875 for planning & feasibility at the Cobalt Building
- \$25,000 for capital improvements
 - Example: Electrical, Bathroom Remodel & HVAC work

Next Steps



Recreation Advisory Committee- host a public meeting to get input from the community on the use of the Cobalt Building prior to council action

Thank You

Creswell School District

- Gary Clark
- Tony Marquess
- David Eusted
- Kathy Thompson

Willamalane Park & Recreation District

- Jason Genck
- Beth Levine

Community

- Tiffany Thackara
- Christopher Douglass
- Dylan Hubbard
- Amanda Dodson

City of Creswell

- Jacob Daniels
- Jean McKittrick
- Mike Anderson