

NOTICE OF A MEETING OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, January 28, 2020
City of Hailey Council Chambers at 4:00pm

Call to Order

New Business

- 1) Continued Discussion with BYLA regarding the Relocation/Redesign of the Forest Service Buildings at Roberta McKercher Park -- **Action Item**
 - i. Basic Cost Estimate of Site Plan and Design
 - ii. Estimate of Overall Design and Master Plan

Old Business, In-Progress & Status Reports

- 1) Adoption of the Meeting Minutes from January 14, 2020 -- **Action Item**

Possible Discussion Topics for next Agenda (February 11, 2020 @ 4:00PM)

- 1) Transcription Proposals: Helen Morgus/Brenda Taber
- 2) Proposal: Revision of the Walking Tour Brochure & Visit with Evelyn Phillips
- 3) GoFundMe Campaign for more Murals
 - a. Property Owner to sponsor GoFundMe Campaign
 - b. Utilize paint leftover from Owl Mural
- 4) Location of Stasz Sculpture

Adjourn

Hailey USFS Park

BYLA Draft Scope / January 24, 2020

Two Tiered Approach Summary

- **Tier 1** is a first phase of design/feasibility of the more comprehensive Tier 2 approach. In this limited, preliminary effort, BYLA with the City of Hailey and the Hailey Arts & Historic Preservation Commission (HAHPC), resolve the essential siting of the USFS Garage/Warehouse building (USFS Building) in the Southern Parcel (south of the RV Waste Station) at Roberta McKercher Park. The exhibits are minimized—and illustrative renderings for presentation are not included. There is no further development of the greater Roberta McKercher Park site. The focus is on functional diagrams which explore South Parcel site/building layouts. Meetings are limited in this scope but can be added with an Additional Service Request. Structural, Civil, and Mechanical Engineering consulting and cost estimating are not included.
- **Tier 2** continues from Tier 1. It looks at the Southern Parcel in more detail and the entirety of Roberta McKercher Park. It includes a refinement of the existing BYLA schematic Master Plan for the greater Roberta McKercher Park site (Highway 75 to Cedar Street). The Master Plan would redesign the RV Waste Station paved area (assumption is that it moves off-site), formalize the ball field, locate the other USFS buildings, accommodate City public events, and sketch out the parking layout surrounding the main Northern Parcel of Roberta McKercher Park. It anticipates renderings appropriate for public review and City Council presentation. A series of City meetings are included. Alternative or additional meetings can be added with an Additional Service Request. Structural, Civil, and Mechanical Engineering consulting and cost estimating are not included but can be added with an Additional Service Request.

TIER 1—First Phase Design of Southern Parcel Roberta McKercher Park

Task 1A

Site visit to confirm site opportunities and constraints, site grading, and building orientation options. (4) hours

Task 1B

Internal BYLA charrette to explore/confirm site and building layout proposals. (3) hours

Task 1C

Sketch Draft Site Plan Alternatives for Southern Parcel showing two (2) USFS Building placements. These are rough pen on trace plan sketches showing site, building footprint, and potential internal building layouts. RV Waste Station are will be shown necked down at both East and West entry points to provide additional land for Southern Parcel and the USFS Building placement. (10) hours

Task 1D

Meeting with HAHPC and City to review Sketch Draft Site Plan Alternatives for Southern Parcel (Task 1C) and explore/confirm site and building layout proposals. Goal is for HAHPC and City to provide BYLA comments and direction for (1) Preferred Site Plan Alternative (South Parcel only). (4) hours

Task 1E

Sketch (1) Preferred Site Plan Alternative (South Parcel only) based on HAHPC and City direction. Include one site layout and building orientation, and one interior building layout. Drawing shall be a rough pen on trace plan sketch. (6) hours

Task 1F

Final meeting with HAHPC and City to present the Preferred Site Plan Alternative (South Parcel only). (4) hours

Subtotal Tier 1 BYLA Hours 31.0 at \$120 = \$3,720

Design Fee Discount (City of Hailey 25% = \$930)

TOTAL TIER 1 BYLA FEE = \$2,790

TIER 2—Second Phase Design/ Southern Parcel Renderings and the Roberta McKercher Park Master Plan

Task 2A

Site visit with City to confirm assumptions and design direction at conclusion of Tier 1 process with regards to the Preferred Site Plan Alternative and direction for Park Master Plan. (3) hours

Task 2B

Internal BYLA charrette to explore/confirm site and building layout proposals in the Preferred Site Plan Alternative and Master Plan design for Roberta McKercher Park. (3) hours

Task 2C

Produce a refined Preferred Site Plan Alternative based on the Tier 1 plan. Create rendered drawings in plan, section, and sketch ketch Site Plan Alternatives to illustrate both the Southern Parcel and the USFS Building placement appropriate for City commission and committee reviews and City Council review. Southern Parcel sketches will show the RV Waste Station. The Master Plan design for Roberta McKercher Park will be a rendered plan view drawing. (18) hours

Task 2D

BYLA to prepare an in-house Preliminary Estimate of Probable Construction Costs. Estimate shall seek costs from outside consultants and contractors but shall not be bid level estimate. Costs will cover both the Preferred Site Plan Alternative (South Parcel only) and the Master Plan design for Roberta McKercher Park. (8) hours

Task 2E

Meeting with HAHPC and City to review the refined Preferred Site Plan Alternative (South Parcel only) as well as the Master Plan design for Roberta McKercher Park. In addition the Preliminary Estimate of Probable Construction Costs will be presented for comment. (6) hours

Task 2F

Meeting with City Parks and Land Board to review the Preferred Site Plan Alternative (South Parcel only) and the Master Plan design for Roberta McKercher Park and the Preliminary Estimate of Probable Construction Costs for both sites. (6) hours

Task F

Meeting with City Parks and Land Board to review the Preferred Site Plan Alternative (South Parcel only) and the Master Plan design for Roberta McKercher Park and the Preliminary Estimate of Probable Construction Costs for both sites. (6) hours

Subtotal Tier 2 BYLA Hours 50.0 at \$120 = \$6,000

Design Fee Discount (City of Hailey 25% = \$1,500)

TOTAL TIER 2 BYLA FEE = \$4,500

2020 FOLK LIFE FAIR PARK LAYOUT

HPD
PARKING LOT

HAILEY
POLICE
DEPARTMENT

PORTA-POTTIES

PORCH

98 99 100 101 102 103 104 105 106 107 108

CEDAR STREET

EXHIBITS & CRAFT VENDORS

BUS STOP

94 93 92 91 90 89 88 87 86 85 84 83 82 81 80

DUMPSTER

REST ROOM

4H FOOD

KID'S FLUFF

TENTS
INFO & SALES

79 78 77 76 75 74 73

FOOD AREA

TABLES
DINING AREA

CAMPS

SHEEP CAMPS

67 66
68 65

72 71

70 69

54 55
53 56

58 59
57 60

62 63
61 64

CRAFT VENDORS

51 50
52 49

47 46
48 45

43 42
44 41

BEER & WINE

PERFORMERS

3 ROWS CIVILS
FARMING CENTER

YOUTH
MUSIC
AREA

30
28 29

31 34
32 33

35 39
36 37

39 40
38

STAGE
SOUND TRUP

27 26 25 24

23 22 21 20 19 18 17 16 15

4TH STREET

3RD STREET

SHEARING
DEMONSTRATIONS

PUBLIC TOILETS

ELECT.
PANEL

SHEARING
SHED

AREA
COVERED NO PARKING
PARKING LOT

RV DUMP

PORTA-POTTIES

Return to Agenda

MEETING MINUTES OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, January 14, 2020
City of Hailey Council Chambers at 4:00pm

Present: Susan Giannettino, Toni Whittington, Bryce Ternet, Errin Bliss, Frank Rowland, Michele Johnson **Staff:** Lisa Horowitz, Robyn Davis **Guests:** Taylor Paslay, Bob Birkland, Sheila Kelly, Geegee Lowe

Call to Order

4:01pm Giannettino called the meeting to order.

New Business

1) Adoption of Chair and Vice Chair for HAHPC Board -- **Action Item**

Giannettino called for nominations. Johnson nominated Giannettino as Chair. Giannettino noted that she would not like to serve as Chair. **Whittington and Giannettino nominated Johnson for Chair. Giannettino motioned to nominate Johnson as Chair. Whittington seconded and all were in favor. Giannettino made a second motion and nominated Ternet as Vice Chair. Rowland seconded and all were in favor.**

2) Consideration of a Historic Demolition Application submitted by Shannon and David Presson for demolition of a portion of the single-family residence at 311 South Fourth Avenue -- **Action Item**

4:04pm Giannettino introduced project. Shannon Presson provided background information on the demolition. Presson noted that the front of the home will remain and be seen as is from the street. Presson discussed existing framing, sand foundation and layout of the residence. Discussion ensued.

Presson is requesting approval to demolish a portion of the home, which would allow them to build onto what will remain. Presson noted that the new addition would preserve the tree and be compatible with the surrounding area, and Old Hailey. Presson noted that she would like to waive the 120-day review period and requested a review period of 60 days.

Rowland questioned if there are any redeeming or architectural characters of the home worth retaining. Presson described the home's exterior – faux stucco, metal roof (newest piece on the home), no decorative elements, no stairs or built-in cupboards, no banisters, etc.

Horowitz questioned whether a Title Report was available or on record. Presson noted that she believes there has only been one owner, to her knowledge, prior to the Presson's. Presson doesn't have any other historical information on the home or the people that may have resided in the home before her.

Rowland believes the request is appropriate. **Rowland motioned to approve the Presson's request for a 60-day review period, rather than the standard 120-day review period. Johnson seconded and all were in favor.**

- 3) Discussion of: Contribution of 50% toward the initial scope of work completed by BYLA on the preservation/relocation of Forest Service Buildings and additional scope of work moving forward -- **Action Item**

4:25pm Horowitz provided an update on cost estimate, current budget, funds spent and funds remaining of HAHPC and requested that the Board consider paying for half of BYLA's initial scope of work. Board agreed that this project is important will pay 50% of invoice to cover costs. **Johnson motioned to cover 50% of BYLA's bill for initial scope of work. Bliss seconded and all were in favor.**

- 4) Presentation & Brainstorming Session with BYLA regarding Forest Service Buildings

Sheila Kelly and Geegee Lowe introduced themselves and their involvement with Trailing of the Sheep. Denise Ford also introduced self noting her involvement on Museum Board and an advocate for the project.

Brainstorming Session: 4:32pm Bob Birkland reintroduced project and goal. Birkland noted that the relocation to Roberta McKercher Park does not preclude other site options, but noted that the preferred site is currently Roberta McKercher Park.

Birkland went on to discuss the various options in building placement and overall design. Birkland and Paslay discussed various options on building design and orientation, as well as programmatic uses of the warehouse building. Birkland also mentioned that further analysis and/or report from the Sage School would be needed on the structural integrity of the warehouse building, which can be provided at a later date.

Birkland noted that the remaining three buildings could find a home at Roberta McKercher Park as well; design team could work around most existing features (i.e., trees, restrooms, etc.), if need be. That said, it's the preference of the Board to have the RV Dump relocated.

Birkland went on to explain each rendering in more detail.

1. Concept One: Illustrates that Roberta McKercher Park houses all of the Forest Service Buildings. The Warehouse building can be seen from Main Street and shields a play/picnic area from the highway. Said rendering allows for display opportunities from Main Street.
2. Concept Two: This rendering shows the Warehouse building parallel to Fourth Avenue, which frames the west side of Fourth, but would only work if RV Dump were relocated.
3. Concept Three: This rendering orients the Warehouse building along Third Avenue. Landscaping leads up to the building.
4. Budget Option: The Budget Option allows for the Warehouse building to be placed parallel to Main Street, in some fashion, while retaining the RV Dump. Egress/ingress of dump station would need to be reduced to orient the Warehouse building accordingly.

Discussion ensued. Comments and questions ensued.

Kelly questioned FAA Regulations. Horowitz noted that Chris Pomeroy believes a one-story building would be appropriate in this location, but Horowitz will confirm again with Pomeroy. Lowe questioned what would happen to the RV Dump, if decision was made to relocate it. Horowitz noted that that RV Dump would be relocated elsewhere; location yet to be determined.

BYLA believes there is potential with the site and the building, and believes the next steps would be to explore how the Warehouse building (and remaining buildings) could fit on the lot.

Giannettino believes stage one should flow into stage two. Giannettino believes we need to be prepared for barriers or bumps in the road as we prepare to relocate the building. Board agreed to work through barriers as they come. BYLA compiled a list of potential barriers, such as:

- Structural integrity
- Costs associated with disassembling and reassembling
- Code compliance questions after relocation and reassembly
- Airport/FAA Regulations
- Parking, curb and gutter designs
- Relocation of RV Dump Station
- Programmatic and special elements of the buildings
- Cost to maintain building or other associated costs

5:02pm Kelly noted that sheep camps are approximately 6' wide and 20' long, 10' in height to top of stack. Kelly shared her concerns for RV parking across the City: Where will visitors and tourists park if RV Dump were relocated and where would the dump be relocated to? Kelly also asked what the cost to maintain the building would be? Other associated costs?

The Board shared similar concerns. Rowland shared ideas of property owners contributing \$60,000 upfront (for cost of relocating all buildings) to utilize for Warehouse building. Rowland further noted his preference to have the Warehouse building be oriented or parallel to Fourth Avenue. Johnson doesn't believe building orientation matters too much, but would like to see light utilized in redesign. Bliss believes that the building should be centered, so as not to be obscured and/or covered by existing trees. Bliss also believes building should be located closer to the highway, but would like to look/create an overall Master Plan for the space. Ternet believes we are moving too fast and questioned whether disassembling building and storing it would be best. Whittington favors the Warehouse building paralleling Third Avenue. Giannettino agreed with Johnson; she doesn't have a strong preference on location of building, but would like to have it be visible/draw to town.

Horowitz suggested that the Board craft two presentations and present both to City Council, and Council members can decide. Board agreed.

BYLA did not provide a cost estimate for the cost estimate and would like the City to develop some numbers for BYLA. Discussion ensued.

Old Business, In-Progress & Status Reports

1) Adoption of the Meeting Minutes from December 3, 2019 -- **Action Item**
4:17pm Rowland motioned to approve the Meeting Minutes from December 3, 2019.
Whittington seconded and all were in favor.

2) Welcome Center Meeting Debrief with Susan Giannettino (as time permits)
Giannettino discussed possible display opportunities for the Welcome Center/Chamber.
Giannettino would like to utilize resources to lead visitors and residents alike to the Welcome Center. Discussion ensued.

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Meeting adjourned at 5:50pm.

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