

## Summary of Meeting with Carleton Hart Architecture

1. After introductions, Nancy Entrikin presented a reconciliation between space requests by Grace Episcopal, Grace Institute, and PHAME. Spaces were presented in three categories: exclusive use, shared, and shared with priority.
2. The 11 studios currently in operation for Art Camp include three tents which become unbearably hot. Despite concerns about heat and air quality, future use of outdoor space should not be eliminated. A secure rooftop play area has been mooted.
3. Spaces in the program could largely meet the Oregon Children's Theatre needs discussed with Ross McKeen earlier this afternoon. If so, costs associated with the Black Box theatre and other facilities would be shared. OCT sounded willing to work around scheduling conflicts during the seven weeks of Art Camp. There remain many details to work out, but inclusion of OCT seems worth pursuing.
4. Ashley provided clarification about how various spaces would be used and how and when they could be shared. Martin addressed the question of directing all who arrive at Grace Commons main lobby, including participants in the Lunch Program. They need a room near the kitchen where sack lunches can be collected, and recipients can socialize – undisturbed by other groups.
5. Jenny explained the need of PHAME spaces and programs to be inclusive, yet enable people to be themselves: independent, yet within a structured environment. The Community Lounge with a small attached kitchen is essential to this. 'Air-locks' refer to spaces that preserve security and separation.
6. We should learn from the hospitality industry about multiple scheduling of spaces. Digital signs can be affordable and would help people to navigate.
7. Asked about programming of the Sanctuary, Martin observed that use of the space for services a few hours a week would be bad stewardship; that it should be busy with music and student activity. Air conditioning of the Sanctuary may be affordable. In the summer, PHAME could use the space after 3:30 pm when Art Camp vacates it. Peace Camp is coming on December 17, 18 and 19<sup>th</sup>.
8. Thus far, the request for space for the diocese has not been identified by size and use of spaces. The general request is for 5,000 SF and 15 parking spaces.
9. OCT also has a relationship with Kaiser Health, doing health and wellness work with children. OCT seems to have common threads with the other parts of our program, and they are willing to use satellite facilities when necessary to make sharing of space work. They are also interested in a ten-year or longer lease, which would give us some financial security.
10. Brian Carleton asked about the relationship of the housing components to the programs being discussed. If it includes family housing, then GI would be very interested in engaging the children. 'Aging in place' residents will collaborate. QUAD would probably take 20 units, mostly one- and two-bedroom units.
11. The parking study group has investigated the possibility of using parking at Westminster Presbyterian on weekdays. They have also looked into temporary accommodation during construction. There has been discussion about use of commercial parking across Weidler. Meeting with Go Lloyd on Monday. PSU

- conducted a study of parking usage before and after meters were installed. That data may be useful in revealing where parking resources are nearby.
12. Sullivan's Gulch neighbors approve of removal of the 10' setback imposed on Grace property. Now we must get the City's fees waived.
  13. Pick-up and drop-off spaces will be necessary for GI and PHAME. These might double as short-term parking for residents making deliveries (groceries etc.).
  14. The labyrinth has not been forgotten, though we do not yet know where it will be located. Similarly, the rooftop playground.
  15. Brian Carleton summed up what he and Ariel had heard this evening:
    - 'Grace Commons' is more than a name; it is a concept;
    - Synergy between spaces and programs is important;
    - How, and how much parking is to be accommodated?
    - 'Front door' and 'back door' connections are sensitive (as at Bridge Meadows);
    - There may be opportunities to share some functions with the housing – such as laundry, recycling, and service access.
  16. Think 'Radical Hospitality'!

*Adjourned*