



TOM BENDER

SUSTAINABLE ARCHITECTURE AND ECONOMICS

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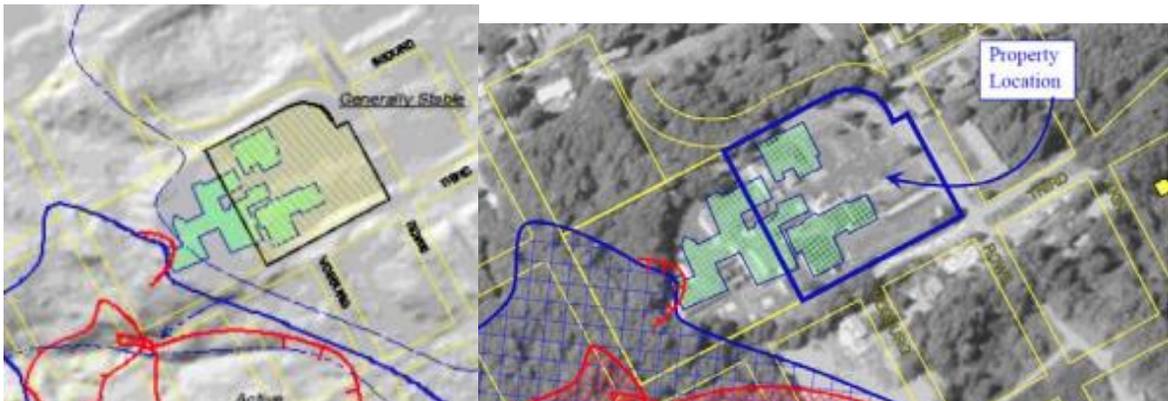
To: NBHD Board and Staff

NBHD PROPERTY/FACILITY EVALUATION RELATIVE TO STRATEGIC PLAN DEVELOPMENT

Hi Guys,

I've had some thoughts and concerns re proceeding with discussion of your strategic plan from aspect of the property and what goes on it, not just the existing facilities and organizations:

1. The 2018 Horning Geohazard Study needs to be updated. All maps, etc., refer ONLY to TL7800 and 7801 (see attached below), and don't acknowledge nor address TL300 of 3N103DD. This "half" of NBHD property is about 114,000 sq.ft., slope about 13%, and the Care Center takes up about half of it. The other (western) half is equivalent in size to about ELEVEN 50x100' residential lots, theoretically could have a cluster development of housing or something, and needs to be acknowledged and its potential use or risks of use need to be addressed.

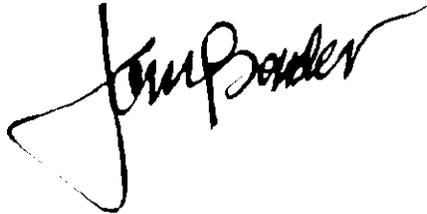


2. I feel that any new construction should not merely meet standard (escape) seismic standards but "continually useable" seismic standards.
3. I'd recommend that all new construction be required to be "Net-Zero-Energy design."

4. Similarly, I'd recommend that all new construction, if feasible, be oriented and designed for solar roofing if possible.
5. Two-story construction of any new facilities should be considered.
6. Possibility of row-housing over parking/retaining-wall along Third Street should be considered. It could stabilize the slope, have ADA parking/access off of Third Street, and provide workforce housing that could be "traded" with similar in Manzanita, etc.
7. Further advertised and PUBLIC discussion of proposed Food Bank building should occur before any moving forward on a MOU. Documents should be made public, not kept private as occurred at their presentation.
8. Future location for NBHD offices and meeting room has not been, but needs to be discussed.
9. Proposed design/location of Food Bank building should evaluate and include EVC use during natural hazards. (Upper floor as well as Food Bank floor?)
10. Second story construction of proposed Food Bank building could be accessed at grade from upper parking lot, could be evac space, city hall meeting, NBHD offices/meeting room, and ????. Funding may well be available for such space.
11. Options concerning Food Bank "ownership" of the proposed building (and similar with clinic and other buildings) should be discussed. Particularly if two story and containing other occupancies, District ownership, with funding and leasing of FB portion is an option, and other funding options exist for second story portion.
12. If demolition of "Annex" is postponed two years for construction of new Food Bank building, and the food bank is the only occupant, should the District or the food bank, absorb the costs?
13. Neither of the other two local cities has Public Works as part of their "office" space, nor does Manzanita plan to do so with their new facility.
14. With the District now having an active website, it would be easy to improve transparency further by having documents to be discussed at meetings publically posted there in advance and not just distributed to board members by email.
15. With three Toms often present at meetings, and the geologist also being a Tom, I think it might be beneficial to refer more specifically than "Tom said . . ." Using something like TomA, TomB, TomM, TomH might give more clarity?
16. Re current and proposed projects:
 - a. I'd suggest evaluation of upgrading all lighting in Care Center to LEDs as NCRD has done. That is a "facility" element, and responsibility of District?
 - b. Also, isn't re-landscaping of inner courtyard and backyard a District responsibility?
 - c. I'd suggest upgrading attic insulation (and venting) in Care Center to R-60 to both reduce heating needs and summer overheating.

- d. I'd suggest moving forward on Long-Term Maintenance Plans for facilities, as Library and other places have done. I believe we put item in budget for this?

Warm regards,

A handwritten signature in black ink that reads "Tom Bender". The signature is written in a cursive style with a large, sweeping initial "T" and "B".

Tom Bender