

**HMSC Master Planning Committee Meeting  
September 24, 2009, 1:00 PM  
Guin Library Seminar Room**

**Minutes – (DRAFT - 10/1/09)**

Committee members/representatives in attendance: Michael Banks (CIMRS), George Boehlert (HMSC), Doug Boschler (ODFW-Salem), Caren Braby (ODFW), Rick Brown (NOAA-NWFSC), Faith Cole (EPA), Gary Gamer (Oregon Coast Aquarium), Ken Hall (HMSC), Nancee Hunter (Sea Grant / HMSC Visitor Center), Mattias Johansson (Hatfield Students Organization), John Lupton (NOAA-PMEL), Don Mann (Port of Newport), Fred Postlewait (Oregon Coast Aquarium Board), Gil Sylvia (COMES), Derrick Tokos (City of Newport), Randy Walker (HMSC Facilities), Janet Webster (Guin Library), Pete Zerr (OSU Ship Operations)

Guests: Bill Barton (Guest), JoAnn Barton (Port of Newport Commissioner), Dennis Cusack (SRG Partnership), Jon Schleuning (SRG Partnership) Jay Shoemaker (SRG Partnership)

Not represented: Newport Community Rep., NOAA-AFSC, OSU-COAS, OSU-MMI, USDA/ARS, USFWS

**Introductions**

George Boehlert opened the meeting and welcomed everyone. Committee representatives and guests introduced themselves.

**ODF&W Building Plans**

Jay Shoemaker of SRG Partnership Inc., the Portland architecture and planning firm working with ODFW on the programming and design phase of a proposed new building at HMSC, provided an overview of site considerations.

ODFW Marine Resources Program (MRP) Manager Caren Braby discussed current and projected growth of programs, staff, and corresponding office square footage needs. Current staffing levels already exceed capacity of existing 10,000 sq. ft. building, necessitating lease of temporary office space off-site. Projected growth indicates need for 37,500 sq. ft.

Braby talked about benefits of ODFW location at HMSC for MRP staff as well as colleagues from North Coast Watershed District, Corvallis Research, and Pacific Salmon Treaty teams who must currently lease space in three separate locations around Newport. Goal of new facility would be to provide sufficient space for all staff in one or two adjacent buildings at HMSC. Preserving the dynamic and potential for collaborations with the wider community of researchers and educators at HMSC is of great value, as is the co-location of public-serving functions, from a public perspective.

Regarding the timeline for proposed expansion of ODFW facilities at HMSC, Doug Boschler reported that the programming and schematic design phase is nearing 95% completion, and is currently being reviewed in Salem by ODFW senior management. Intent is to use currently

occupied space along with a new adjacent two-story building. Plans for new building are based on 50-year time horizon projections.

Parking is recognized as an issue, and question of how much space for fleet vehicles (on site or off-site) is still being looked at. Design process for new building should take about 6 months. Funding has not been secured for work beyond the design phase, and funds are not expected to be identified until the next biennium, meaning construction would not begin until after July 1, 2011.

### **Discussion**

Comments, questions and discussion on the proposed building and related issues included:

- Janet Webster asked about possibility of finding shared space with another state or local government entity for off-site parking of fleet vehicles. Braby said that had not been ruled out, but many personnel need direct access to vehicles for speed of response to calls and needs in the field.
- Goerge Boehlert asked about the possibility of providing temporary or medium-term space in new building for Newport-based personnel from DOGAMI or other state government entities until ODFW staffing levels grow to full capacity. Braby said that option had not been yet given much consideration.
- Rick Brown asked about lease arrangement between ODFW, OSU, and Port of Newport. Currently, OSU has master lease from Port of Newport for the 49-acre HMSC site, and OSU has a sublease with ODFW for the building they occupy. That lease is up for renewal in 2012.

### **South Beach Peninsula Planning Needs**

Jay Shoemaker gave a presentation highlighting the economic importance of long-range planning for land use on the South Beach Peninsula (SBP) that recognizes the value ocean science research, education, and marine resource management functions that are currently based here and projected to grow. The SBP can be considered a “growth center”, with assets including the proposed expansion of ODFW’s Marine Resources Program, planned construction of a new operations center for NOAA’s Pacific fleet (to open in 2011), state and federal investments in wave energy and ocean observation network infrastructure and related research activity at HMSC.

Shoemaker explained how long-term costs of ownership of buildings and other infrastructure can be reduced by planning and design decisions that optimize land use and maximize efficiencies in energy use to reduce operations and maintenance costs. The vision of a “carbon neutral campus” could be achieved through investments that utilize a combination of hydroelectric, natural gas, renewable and alternative energy sources and sharing of infrastructure and services to meet current and future needs.

Planning for these investments requires an analysis of assets and development of guidelines and recommendations to manage the growth. Derrick Tokos of the City of Newport’s planning department said there is the possibility of funding through the state’s Transportation and Growth Management (TGM) program “Quick Response Grant” to do an analysis of SBP transportation, circulation, parking, lighting, and other infrastructure elements.

## **Discussion**

Comments, questions, and discussion on SBP planning needs included:

- Janet Webster asked how the TGM quick response grant study and recommendations would integrate with the Urban Renewal process and projects already identified. Tokos explained that the grant would not be to the City of Newport, but rather to one of the firms on the state's list of approved consultants, who would interview and work with SBP principal partners like the Port, HMSC, and Oregon Coast Aquarium to gather data and perform the analysis leading to the development of draft guidelines and recommendations that would be reviewed and integrated into a final report. Tokos expressed willingness to draft an outline and scope of work document for review and said that letters of support from SBP partners would eventually need to go to the state's land use planning agency, Oregon Department of Land Conservation & Development, as part of the official request for the TGM quick response grant.
- Gil Sylvia asked about how the objectives for future development of the SBP (and for the TGM analysis) would be defined.
- Jay Shoemaker proposed that a working group of interested parties form to come to agreement on the question of objectives and to flesh out the details.

## **Action Items**

Derrick Tokos will meet with representatives from the Port of Newport and HMSC to further discuss level of interest in pursuing the TGM quick response grant.