

2nd Free Store Design Group Meeting in 2013

Hornby Island Community Hall
January 30, 2013

Present: Jan Kennedy (Chair), Ilze Raudzins, John Howard, Barbara Baird, Jon Isfeld (CVRD Waste Management), Stani Veselinovic (Depot Manager), Judith Walmsley, Ruth Fortune, John Machell, Phil Bailey, Katherine Ronan, Lynn Carmichael, Tom Knott, Reina LeBaron, (Recording Secretary)

Call to order: 2:07pm

Jan gave an introduction and distributed site maps and aerial photos of the Depot area. This second Design Group meeting will focus on deciding the new Free Store location on the Depot site.

Some points to consider in small group discussions:

1. What areas are available for the new Free Store building?
There was a concern regarding the siting of the Product Care (P.C.) building and potential chemical odors and soil contamination if it is to be located very close to the Free Store.
The P.C. building needs to be close to the Recycling Depot and Free Store for staff supervision and customer convenience.
The P.C. building could go further back, but it does need backhoe access from the front.
2. The current Free Store is about 2,200 sq feet (with the additional outdoor covered space it is about 2,900 sq feet).
3. The Office and Boutique part of the building is sound but could be put to a different use.
4. How can 24/7 access to the Free Store be maintained if and when the CVRD fences the rest of the Depot area?
Jan would like community feed-back regarding how to maintain Free Store access and still address the CVRD's liability concerns.
Jon Isfeld would like to have solution to this issue that is developed and supported by the Hornby community.
There was general agreement that the Free Store should have 24/7 access. Other areas people would like to access in off-hours are the metal yard and scrap wood areas.
There was a concern that vandals might use the open Free Store to try to get into the locked up Depot area.
5. How can the current Free Store continue to be used while a new building is under construction?

At this stage, it is important to start with the relationships between the functions (areas) and how staff and customers are most comfortable using the buildings.

At 2:45pm, the meeting broke up into three smaller groups, each one including at least one Depot staff or volunteer, to discuss site possibilities.

At 3:15pm the small groups returned to the big group and reported on the discussions.

Group 1: Rotate the Free Store into the old (demolished) recycling area, possibly in an “L” shape, so that the Free Store is the first thing people see when they arrive.

Leave the Office/boutique free-standing. This building could become an office and staff lounge or public education area.

Cover the area between the buildings for socializing and storing “useful metal” and furniture.

This would put it close enough to the tree-line that even if the rest of the site were fenced, it would be easy to still access the Free Store.

This design should help ease the parking problems as well.

(There was a lot of support for this location)

Group 2: Put the Free Store between the Office/boutique and the Depot.

Put the P.C. building in the old Free Store location or further back behind the new Free Store.

The parking would need more thought.

Group 3: Put the Free Store off the end of the old Free Store, not necessarily attached to the Office/boutique.

Leave space between the Free Store building and the parking area for socializing.

Rotate the P.C. building to be more in line with the Recycling building.

Discussion:

The Office/boutique needs to be considered and integrated into the site design. What are the cost implications of keeping the Office/boutique and having to weather-proof it once the old Free Store has been demolished.

There was a suggestion to move the Office/boutique building to a different location so the whole parking area is much more spacious and easy to navigate.

Anything can be moved!

The plan should be able to be implemented in stages: build the new Free Store, demolish the old Free Store, then move the Office/boutique building.

There are limited funds for this project, so it would be good to consider designing with the ability to add extensions at a later date when more funds are available.

There was a suggestion to invite one of the universities to collaborate on the project with student designers. On the other hand, there are plenty of people on Hornby with the skills and experience to complete the project.

It was suggested that donations be solicited toward the new Free Store building. Perhaps put up the proposed design for the new Free Store and include a place to donate.

The CVRD is planning to have a survey done of the Depot site.

ACTION: Jon Isfeld will create a large accurate map of the area (hopefully in time for the next meeting).

Everyone is encouraged to visit the site and consider possible designs.

The next meeting will focus on the specific design for the new Free Store, including the possibility of re-using shipping containers for part of the structure.

The next meeting will be on Wednesday, February 13 at 2:00pm at the Free Store.

Adjourned: 3:40pm.