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## Turning five visions into one

### PDA to 'begin the end' of master planning process

By Patrick McGann

At a four-hour retreat on Jan. 30 the Twisp Public Development Authority will begin the finalization of the master plan for the physical makeup of the former Forest Service complex.

The mission of the retreat is to take the five imaginative visions for the campus, produced by more than 60 people at a design charrette Dec. 6, and consolidate them to the extent possible into a single vision.

"The master plan may be finalized, but it's important to keep in mind that there is going to be a great deal of flux and flexibility built into the plan and still more opportunity for input throughout the process," said PDA board chairman Ray Johnston, adding, "We are going to create a single drawing from the five that came from charrette, but the original five will remain intact in the master plan."

The master plan will not get down to blueprint specifics but is a document that will steer that process. The formal process to create it began in October 2009 and involved dozens of people throughout the community, including ideas generated in public meetings the previous year.

The PDA executive committee met in Twisp at the PDA campus Jan. 18 and will meet once more before the retreat at month's end. Public Affairs Research Consultants will take the results of the retreat and produce a draft master plan by the end of February and a final master plan is due by the end of March. The executive committee is made up of Johnston, Meg Donohue and Mary Ann Quigley.

The committee's job, explained Johnston, is to provide analysis to the board identifying the areas of broadest agreement in the five plans that are also quickly feasible as "early action items" and separate them from items where there may be contention or more difficulty in implementing.

"The amazing thing was that there was so much similarity [in the five plans]," said Johnston. "The agriculture and seed-to-table and cafe were mostly in the northeast quad. Most had some sort of gathering in the middle areas.

There was general agreement on the use of shops, such as green-tech fabrication, welding and other machine work in the truck maintenance garage and art studios in the smaller shops.

The different plans also generally agreed on the location for housing for temporary teachers and visiting artists in the north end.

Most of the designs incorporated a "porous design" along the Highway 20 side, allowing visibility into the site.

"The plans varied a lot in where they put gardens. They were really all over the place, so we thought, 'Why not?' and considered incorporating the gardens all over the site.

The greatest variance in notions was in the northwest quadrant. "We had a performance center there, an interpretive center and one had the seed-to-table cafe, so that area might be one that remains flexible," said Johnston. "We probably will not get to a conclusion on that part of the campus at the retreat."

The early action items, noted Johnston, were more concentrated on the eastern side of the campus, with middle term projects in the center and more flexibility and time required on the west side of the campus.

And the one area of almost unanimous agreement at the charrette, the deconstruction of the administration building to produce materials for use elsewhere, might be moved to a mid-term project. "We're seeing uses for that building through the early action process, so that may wait until we get into the central area," he said.

Parking was the most problematic. "We're going to have to work on that. I don't think that comes as a surprise to anyone," said Johnston, noting that perhaps a little bit of every plan's parking solution might see some use, including the possibility of underground parking. "Under a building maybe, but not under gardens, I don't think," he said.

The plans varied in the use of shared town/PDA parking around the perimeter with some common area parking in the interior. "There may have to be building-specific parking sites. We just don't know right now," he said.

Another item on the PDA's retreat will be community interactivity issues such as noise abatement – both from without and within – and traffic associated with entrances.

The first official partner – though not set in stone – is shaping up to be the University of Washington School of Architecture, which plans to create a small building on the site built by students demonstrating Living Building Challenge standards that exceed the already-aggressive LEED standards (Leadership in Energy and Environmental Design).

The concept in Living Buildings is to design and build structures using no toxic materials, that make all their own energy, collect and store all their own water and treat their own wastewater and sewage.

"It will be a small building, not more than 500 square feet," said Johnston. "Maybe a small office or office/greenhouse combination."

Another early item will be the installation of a Bernard Hosey sphere early this spring. And letting out bids and construction for rebuilding of the campus water lines, which are in pretty bad shape. "We also expect some agricultural and garden work to start as soon as weather



allows," said Johnston.

"We should be seeing people moving into the rental houses anytime," he said. Groundbreaking on early program buildings should begin this summer. "But the scope of implementing the master plan is out over the next two to three years," said Johnston.

The Jan. 30 master planning retreat is open to the public and begins at 8:30 a.m. lasting until 12:30 p.m. The PDA board meeting that follows at 3:30 to 5:30 p.m. will also be open to the public. For more information call the PDA at 997-3300.

**Illustration: Five teams of a dozen or so people each, including at least one architect, produced their visions for the physical makeup of the Twisp PDA campus at a charrette on Dec. 6. The drawings were relatively rough but have been converted to the same scale for easy contrast and comparison by Public Affairs Research Consultants. The idea is to find areas of agreement in the plans and areas of disagreement in order to identify what can be done first and what will need further work. The final result will make up the PDA campus master plan. This is one of the five.**

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