

2/6/2017 Core Committee Meeting Minutes

Old School Square Campus and Park Master Plan

Project No. - 160802

General Comments

- The discussion started with a presentation of the Lease Areas as generated from the Old School Square lease with the City of Delray Beach. The OSS site was divided into areas designating the type of activity, number of people served and number of events allowed in each. There are 6 designated zones.
- It was explained by OSS and City staff that these lease spaces were developed to create a buffer and permanent green space at the street and to control space usage.
- As clarified by Jeff Costello, the green market is operated by the CRA and is not considered as a leased event.
- Christmas tree is also not a lease controlled event as it is a city sponsored program; however the lease does specify that 2016 was the last year that the tree could be located in the passive zone.
- Scott Porten explained that the passive zone was designed to discourage events that will destroy the sod as they pay to have the sod replaced 3 times a year.
- The Christmas tree takes three months to put up and take down along with several different Delray Beach staff teams; this disrupts the entry to the museum and takes a lot of city staff time.
- Placing the tree in Zone 3 has the least street visibility - it should not be hidden behind a building.
- Bill Branning stated that the Christmas tree in the Palm court will not work for the events at Old School Square in the Pavilion as it blocks the activity within the space and will block the fencing needed for the pavilion events.
- The idea was brought up that the Santa Village should be moved into the Green Market – Santa's Village should be placed adjacent to an active area.
- Hardscape should be located under the garage space and behind the restaurants. For women in heels the green market should be placed in these hardscape zones.
- Water feature/splash fountain under the tree base was received with enthusiasm. Per code it needs to be within 200 feet of a bathroom.
- Zone 3 is Scott Porten's preference for Christmas tree location. The view from 2nd Ave. and Atlantic was reviewed in perspective.
- Leaving the tree in the original spot and adding hardscape around the base was discussed as an option and rejected.
- Dale Sugerman brought up that the Core committee is a recommending body and that the City commission will be discussing this matter soon at commission and will be ordering a new tree very soon so this needs to be finalized. Leaving the tree in the current location goes against the lease agreement and that lease would need to be approved through city commission. There may not be

enough time for that to happen as the permanent tree foundation needs to be built this summer.

- Some felt that the Christmas tree should never block the museum entrance, others felt that having the tree on Atlantic Ave and visible all the way down Atlantic as you exit I-95 was important to the Delray Beach tradition.
- A vote was taken to determine if the tree should be moved: 11 votes to relocate the tree, 4 votes to keep the tree in the same spot.
- Discussion of different locations for the Tree and its impact area and relationship to the greenmarket were explored: Zone 1 centered on the field, Zone 1 centered on the Santa's Village (old "kitty litter" area), Zone 2, Zone 3. A vote was taken: 8 Votes for Zone 1 centered on the green, 5 Votes for Zone 3. Design with the Tree in Zone 1 will proceed.
- Paving layout on the north and south side of Zone 1-3 was discussed. It is desirable to have hardscape on the north and south edges of this space while leaving a large flexible green space in the middle. The hardscape should be wide enough for setting up the Green Market so as to not destroy the grass and to allow loading and unloading of this function.
- Additionally the sidewalks for the whole site need to be tied together logically to provide good access to the whole park and ease of getting around the site.
- The existing bathroom building was discussed. Part of the discussion was on whether the existing bathroom building should be removed or kept. The arguments for keeping the building are that it defines the pavilion seating area, gives a place to fence off to while still providing bathrooms for paid events, and houses the concession stand. The argument for removing it is that it blocks the visual continuity of the site; it does not allow people to see the remainder of the park from Atlantic.
- Discussion of locations to replace the concession functions (approximately 600 sq ft per Rob Steele)
- Jeff Costello reminded the group that this is a Master Plan and not everything needs to be done right away. The Bathrooms could be replaced in a later phase.
- Options for replacing the bathrooms were discussed: expanding the bathrooms in the garage, replacing the concession stand with a small standalone building or modifying the bathrooms building in the existing location to make the impact smaller.
- OSS needs to be able to fence off concessions stand and bathrooms for paying attendants and still provide bathrooms for the park at the same time. If this can be accomplished OSS is willing to entertain removing that building.
- The presentation of terraced seating backed with a fountain in place of the current bathroom building was presented and was generally well received. There was a concern about keeping it low so it does not provide a further barrier to see the park and pavilion. An additional concern was that any permanent structure would reduce flexibility
- It was determined that CSA/TBG would produce 2 different schemes for the next core committee meeting to discuss this issue further. Bathroom placement to be determined (undecided)
- Discussion about the covering for the pavilion ensued and some felt that a permanent trellis was a bad idea in the sense that the space will be divided and less flexible. Many felt it was necessary, but unsure how to make it happen. Further discussion will happen at the next core committee meeting.
- An additional core committee meeting was requested prior to the next Public meeting. Thuy Shutt will work on scheduling a meeting for the last week of February or first week of March.

