

## **Camano Administrative Building**

### **QUESTIONS & ANSWERS from OPEN HOUSE**

- 1. The meeting room needs to be larger for public events and meetings. The blue building currently holds 185 people. The capacity for the new meeting room is 80. It also needs a full kitchen.**

The new meeting room is designed at an occupancy load factor of 15 square feet per occupant, whereas the Multi-Purpose Building (blue building) is 7 square feet per occupant. Both spaces are very similar in size but the new room is considered a professional meeting room versus a multiple purpose meeting space. An accessory space has been designed into the meeting room complete with sink and storage cabinets.
- 2. Why is the proposed building so close to the road? Why not set the building away from the road and put the parking lot near the road to mitigate road noise.**

There are a number of factors that determine the building footprint. Island County Zoning Code (17.03.145.A) requires the building itself be set back no farther than 50' from the right of way. Road noise will be mitigated through proper building design and construction principals. Additionally, visitors parking on the west side of the facility arrive to a pleasant and calm entrance instead of vehicles passing by at 50 MPH.
- 3. Why wasn't there input requested from the public during the planning phase?**

The county has a very strong understanding on how an administrative building must function. To best serve our staff and our customers, we retained an excellent architect to lead us through the design process. Had the intended design been a recreational space, or a community center, the community would have been more directly involved.
- 4. Why is the building facing west? This will be very hot, with sun exposure.**

Modern design technology and high performance building systems coupled with state-of-the-art design modeling make it possible to account for these important considerations during the design process. The facility not only meets or exceeds energy codes but is designed to meet the lighting, heating, and cooling needs throughout the entire year.
- 5. Will solar panels be used for energy savings?**

No, the return on investment was not sufficient for this project. Solar systems degrade by 1% to 3% per year making them less efficient over time. Instead, the building will feature a very efficient Variable Flow Refrigerant (VFR) heating and cooling system that meets or exceeds all energy code requirements allowing a longer and more reliable life span.
- 6. Will there be a rain garden? Catch basin for run-off? Native plants?**

Two bio detention swales are planned. Stormwater runoff from the building, concrete walks, and asphalt pavement areas will collect in these areas acting as a pre-filtering system before being conveyed by underground storm pipes toward the detention pond system at the southern boundary of the parcel. An appropriate level of native plantings will be included in the landscape plan.
- 7. Will the proposed building be LEED certified?**

The county is not seeking either registration or certification on this project.
- 8. There are not enough parking spaces.**

The proposed project includes 41 parking stalls per code requirements. An addition 60 spaces are available in very close proximity to the building.
- 9. Will the open concept of the lobby & administrative area be noisy? Being hearing impaired, I find open areas, with multiple people, very difficult to understand the person I am talking to. How will the noise be addressed?**

There is an acoustical engineer on the project team to help address these design needs. Suspended baffling and surface treatments are all part of the design effort to mitigate noise transmission.
- 10. There should be a bus shelter at the front entrance.**

The viability of a bus pullout is currently being discussed with Island Transit.
- 11. Will the local community be involved in the process for art? Art should be from local artists only.**

It is the intent to display rotational art from local artists. The county will work with the local art community as the project schedule progresses.