



THE CORPORATION OF THE TOWN OF LINCOLN

REPORT TO: Community Services Committee
DATE OF MEETING: September 6, 2014
SUBJECT: Jordan Museum Master Site Plan

RECOMMENDATION

1. THAT Report CM 14-28 regarding the Jordan Museum Master Site Plan Report be received as information.

PURPOSE

The purpose of this report is to provide information to Council on the intended scope for development of a comprehensive master site for the parcel of land on which the Jordan Museum is located.

BACKGROUND

The Jordan Historical Museum Artifact Storage and Exhibit Facility Concept Design Final Report was received by the Council of the Town of Lincoln in August 2009. The development of the Plan included input from Council, staff, the Jordan Historical Museum of the Twenty Volunteer Board (JHMTVA), JHMTVA Museum Committee, and the Gift Shop Committee. The Plan focused on both the facility and broader site planning, with a view to development of a number of possible broad design options, including a recommendation for the next steps. Six (6) development concepts resulted from this work.

Council subsequently adopted an option consisting of a facility 4,395 square feet with an estimated 2009 cost of \$2.125 million. Since then the Town has undertaken Stage 1 & 2 archaeological assessments, geotechnical study, site survey, measured drawings of Heritage House and a storm water management study, and has completed a re-zoning for the Heritage House.

Continuing consideration by Council in 2013 resulted in staff bringing forward a report (CM 13 – 37) which outlined next steps for Museum improvements, including the potential of two phases: 1) Development of an exhibit display area and 2) Construction of an artifact storage area, and including a committee discussion with members of the JHMTVA.

At the request of the Community Services Committee at its regularly scheduled meeting on July 3, 2013, staff explored the two-phased process using the existing plans as a basis. Results from the exploration of the two-phased approach were presented to Community Services Committee on October 2, 2013. Details are outlined below.

Phase 1 included enhancements to the Heritage House front porch, improvements to the landscaping at the front of the Heritage House and the addition of a new approximately 1300 square foot exhibit building. The building addition would meet barrier free standards and include reception enhancements and a display area. Estimated capital costs were \$493,290.00.

Phase 2 included an addition of a collection storage building that would be attached to the exhibit and Heritage House building and a receiving area of approximately 3900 square feet. The estimated capital costs were \$1,418,345.00. Costs for both phases did not include equipment and furnishings which were estimated to be \$385,000.00 based on the Weatherston Architects Report August 2009.

On September 18, 2013, the Mayor, Chief Administrative Officer and Museum Director met with the Chair of the JHMVA and two (2) Association volunteers to open the dialogue about future enhancements and improvements to the museum. Subsequently, the JHMVA invited Council to an informal meeting to discuss the potential future enhancements to the museum. This meeting took place on October 24, 2013. Feedback indicated that the two phase approach was acceptable to all.

During the 2014 budget process staff presented capital project #33 – Engineered Design for Display Enhancements (Phase One) for the museum. The engineered design was based on the display and accessibility component from Concept 4 (as approved by Council in 2009) plus a public consultation process (Public Information Centre) and possible re-design of the outside of the building.

Council approved this project in the 2014 budget. Subsequently, staff contacted Quartek Group Inc. and invited Mr. Norm Ocampo, Director of Architecture, who has been retained by the Town to prepare the initial engineered design in 2012, to attend the February 5, 2014 Community Services Committee and present renderings for Phase One.

A Public Information Centre was held on March 18, 2014. The purpose of this evening was to provide the public with information regarding a Phase One addition to the present museum. A total of approximately 50 residents signed the attendance list from the Public Information Centre.

Listed below are the summarized comments:

- Suggested uses for a basement included:
 - Staff area (break/lunch area)
 - Storage (for artifacts)
 - Could eliminate cost of off-site storage
 - Storage (for non-artifacts)
 - Exhibit
 - Combined exhibit and artifact storage (visible storage)
 - HVAC system location
- Unfinished area to be left for future development.
- With a basement, the need for an elevator was questioned.
- A basement should be included and also include an elevator.
- Ramp size and location and alternate accessibility access was suggested.
- LEED certification was suggested.
- Concerns were expressed as to the estimated cost in relation to size of the building.
- Concerns were expressed regarding the current off-site storage of artifacts.
- It was suggested to include the demolition of the Heritage House and to use the resulting site for a new building.
- Concerns were expressed about money to be spent on landscaping of the Heritage House if it is to be demolished in future.
- Concerns were expressed regarding the proposal to raise the floor level of the new building to meet that of the Heritage House.
- A complete plan for the phased development of the new facility was requested.
- A concern was raised that committing to a small, non-utilitarian, expensive expansion by spending time, money and effort to build this extension without committing to a long term examination of the overall needs of the museum would be a mistake.

- Questions were asked regarding location of parking and encroachment onto museum site heritage area.
- The future of the existing garage was questioned.
- Acquisition of a property adjacent to the museum grounds was suggested for expansion.
- It was suggested to locate a new museum exhibit/administration building at:
 - Jordan Yard
 - Jordan Public School
- Suggested revisions of the design include:
 - Use of historic architectural style (a Mennonite meeting house was suggested)
 - Larger facility
 - Alternative exterior finish
 - Windows on south side of building
 - A window into the display area
 - Change in colour as shown on concept plan
 - Inclusion of space for Heritage Gift Shop and Lincoln Archives
- Support was expressed for the overall development of the museum.
- An indication was given that it is generally a good concept.
- Overall the plan looks good and presents the street in a very positive manner.
- Suggestion was received that this is long overdue and is a wonderful idea.
- Agreed that a new facility should not extend further onto the site than the proposed new design.
- A phased approach was supported.
- Off-site artifact storage as opposed to on-site was supported.
- Stand-alone HVAC system was supported.

Further to receiving Report CM 14 – 12 Jordan Historical Museum Engineered Design Phase One Report as information, Committee adopted the following motion.

Motion No. CS-2014-14

Moved by Councillor R. Foster, Seconded by Councillor J.D. Pachereva

“THAT Staff prepare a report on setting up a comprehensive master plan for the development of the museum property covering the entire footprint.”

STAFF COMMENTS

The Master Site Plan would develop a functional analysis of all museum assets, with a focus on facility, programming, collections and site aspects in order to develop a comprehensive future plan for the museum as a whole. The Master Site Plan will use information presented in the 2009 Jordan Historical Museum of the Twenty Site Master Plan as a resource.

The Master Plan would address the whole land parcel and its on-site amenities which include: Heritage House; School House; Fry House; cemetery; picnic areas; mail wagon; covered wagon (reproduction); cider press; wood shed; smoke house; garage/storage; parking areas; laneway; and front yard.

The overall Master Plan would include the following elements.

Scope

Establish a project vision statement, principles, timeline, and structure.

Process

The proposed process would include a series of workshops and meetings of Council to develop the following:

Vision

- Future direction for the museum.
- Potential for future use – functionality on site (and off site depending on the future direction).
- Level of community involvement.

Principles

- Council would establish project principles to support and guide the development of the museum site plan.

Timeline

- Council would establish a preliminary timeline (taking external funding availability into consideration).

Structure

- Council would develop a structure to manage the oversight of the project, including:
 - Committee structure,
 - Community engagement (community workshops, key stakeholders including JHMTVA, Jordan Village Merchants Association, residents of Main Street, and the broader Town of Lincoln community),
 - Staff and technical support including Public Works (drainage and other land issues, Planning (zoning requirements),
 - A strategy to invite support from other levels of government.

CORPORATE PLAN

This report is consistent with Strategic Direction No. 3 to manage the Town in a business-like fashion that protects the quality of assets, delivers services in an efficient manner and encourages a working environment that creates opportunities to ensure high value for property taxes for all residents of Lincoln.

Report prepared on August 27, 2014

Respectfully submitted by:

Judy Pease
Director of Community Services

Reviewed by:

Helen Booth
Museum Director

Reviewed by:

Anne Louise Heron, MBA, MHSc
Chief Administrative Officer