



OAK LODGE AND GLADSTONE COMMUNITY PROJECT

PHASE 1 OUTREACH SUMMARY



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PHASE 1 OUTREACH SUMMARY

From the fall of 2019 through January 2020 Clackamas County, NCPRD and City of Gladstone conducted outreach for the Oak Lodge and Gladstone Community.

While there were nuances to the comments collected based on people’s geography, demographic background, and interest in the project there were some key themes during the first round of outreach:

- Desire to have services for parks, community center, and library is to provide a variety of classes, activities, and events for all ages.
- Ensure there is ample parking for all users but also good connections for people walking, biking, and taking transit.
- Protect the natural habitat and wildlife, where it exists, and enhance where it doesn’t currently exist.
- Build and promote equity both in this process and in all spaces.
- Promote community building through events, activities, and community spaces.

** While every effort was made to ensure the numbers in this summary are accurate, please note that numbers shown may not match or add up to 100%; and there may also be double counting of participant responses because the outreach activities included self-selection.*

Open House

November 16, 2019 | 12:00 – 3:00 p.m.

Concord Property, near the corner of Concord Road and McLoughlin Boulevard

Approximately 350 people attended the drop-in open house over the course of the afternoon, with 278 people who signed in. The participants were mostly residents of Oak Lodge, but many residents of Gladstone and the surrounding areas came, as well as Task Force members, a few Clackamas County Commissioners and District Advisory Board members.

After signing in and getting a project factsheet, attendees walked down the main hallway with community partners' tables. Partners included NCPRD, Libraries in Clackamas County (LINCC), a CPO, the Historical Society, and an active resident who showcased information on the Oak Grove-Lake Oswego Ped/Bike Bridge Feasibility Study. Several display boards near the gym entrance showcased the history of the school, and a guided walking tour of the building was offered. A Spanish language interpreter was available.

In the gym, there were activities for children, including a story time, face painting, crafts and coloring mural, free children's book giveaway, and a video booth. This was also where the public was invited to share their feedback.



“This Open House is wonderful. The historical displays are fascinating. I'm so glad to see this building/site being used to bring communities together.”



Feedback

Ten large boards were displayed in the gym to gather feedback. Each board contained one or two questions for participants to answer by applying a dot to their corresponding response. Project staff asked each interested participant where they were from and gave them a color-coded packet of numbered dots to use for the activity. The dot color represented where the resident lived: red: Oak Lodge, yellow: Gladstone and blue: Other area (see Appendix for larger map).

There were 237 participants who chose to answer the question: “Where is your household?”

- 173 Oak Grove
- 31 Gladstone
- 33 other areas

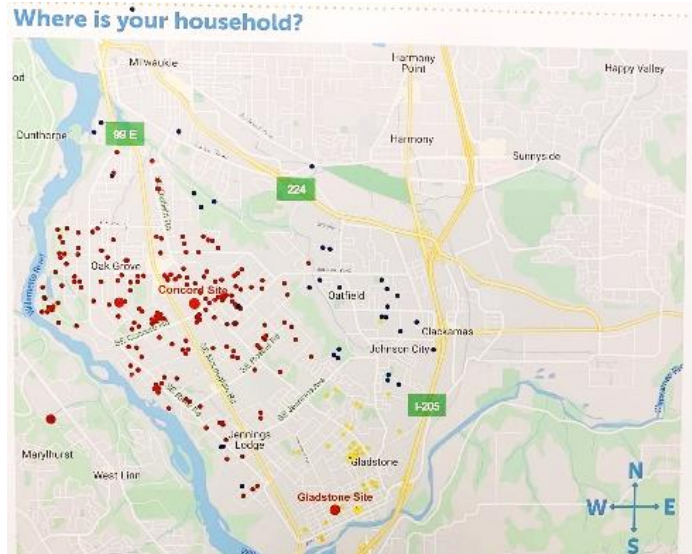
Comment Cards

Sixty-six participants submitted comment cards with questions or comments.

Key Themes

Comments submitted contained a variety of themes, and a full list can be found in the Appendix. The themes that received the most comments are summarized below.

- **Provide a variety of classes, activities, and events for all ages.**
 - Many participants expressed a desire for classes, events, and activities for seniors, as well as for seniors and children together.
- **Create event spaces to host performances, community gatherings, etc.**
 - Many expressed a need for both indoor and outdoor event spaces.
 - Some participants asked that event spaces include the proper equipment for performances, as well as access to industrial or commercial kitchens.
- **Ensure there is ample parking for all users of the community center, library, and/or park.**
- **Protect the natural habitat and wildlife.**
 - Some expressed concern about development and the impact it may have on the existing landscape, wildlife, streams, and habitats.
- **Provide opportunities for people to commune with nature.**
 - Many participants desired spaces and opportunities that allow people to experience nature both individually and with friends and family.
- **Build and promote equity both in this process and in all spaces.**
- **Promote community building through events, activities, and community spaces.**
- **Promote the arts through classes, performances, gallery spaces, etc.**



“I’ve been a resident in this area since my childhood, so over 30 years. This area has lacked a community center and really needs one. I have young children and have had to go to other community centers in Portland and Tualatin. An open play area for toddlers and a place for school age kids to play afterschool with their adults supervising would be an incredible asset to our community.”

- **Preserve and foster a connection to history through informative spaces, archives, events, etc.**
 - Many expressed a desire for dedicated space to preserve and share the history of the area.
 - One participant suggested creating a Will Vinton Animation Room at the library or community center, and they offered to donate the materials and write a grant to secure the necessary equipment.

Notification

NCPRD used the following forms of notification to advertise the open house and online survey:

- Website
- Social media – Facebook (paid advertisement of \$300), Twitter, Instagram, Nextdoor
- Press release to local media
- Flyer to over 12 local businesses and community organizations (including the existing libraries; information in both English and Spanish)
- Postcards delivered to local businesses, events, and mailed to 16,367 addresses.
- Emails were sent to Task Force members (to distribute to their constituents), elected officials, and other stakeholders.

Online and Printed Survey

The online survey was open from between November 15 and December 6 in both Spanish and English. A total of 434 people took the English survey, and no one took the Spanish survey; however, 14 indicated that they spoke Spanish at home and 2 said they spoke Cantonese / Mandarin at home. The survey was promoted by NCPRD and the project team on social media and by targeted messages to key stakeholders, such as those who participated in stakeholder interviews (as outlined above for the open house advertisements).

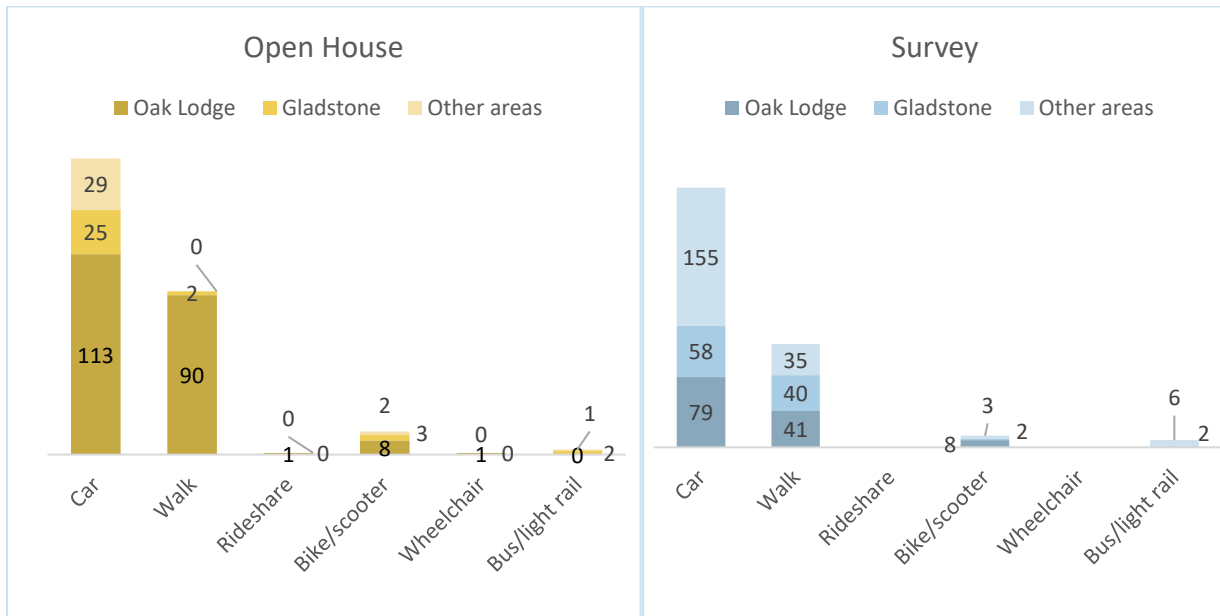
The same survey questions were printed and distributed to the libraries, Milwaukie Center and the Gladstone Senior Center in both English and Spanish. Participants in the underrepresented stakeholder meetings were given the option to complete the printed survey, in addition to participating in a guided discussion that covered the similar questions. The following survey results include both online and printed versions; due to self-selection of survey takers the survey results make include some double counting.

Survey Results

The most common responses at both the open house and printed/online surveys are shown in the tables, while geographic responses for each question are shown in the charts.

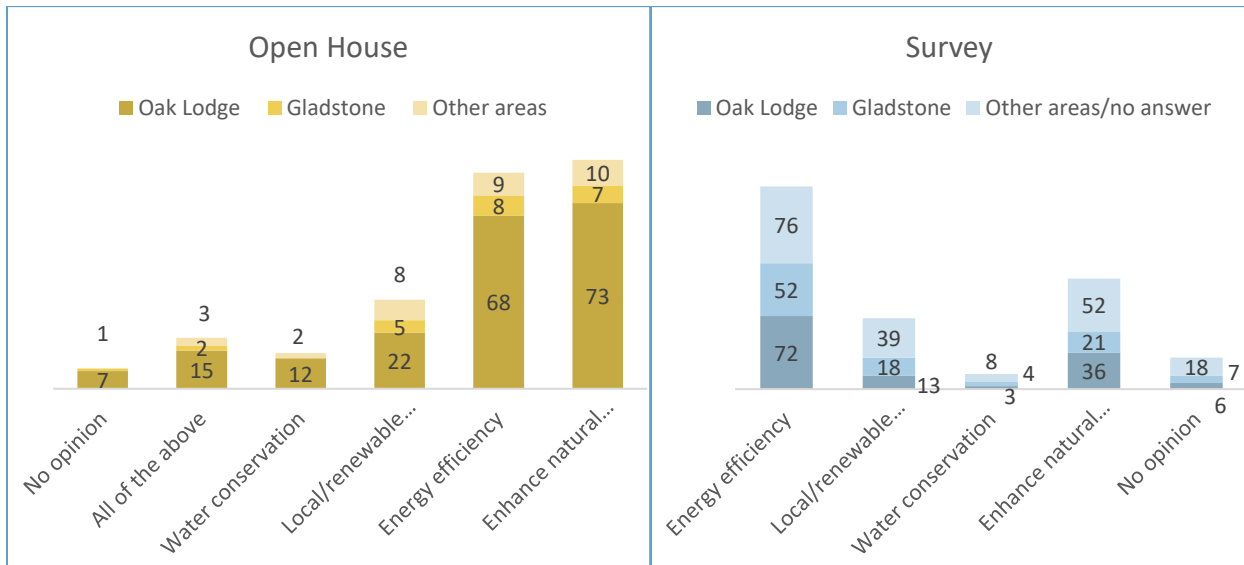
Question 1: What is the most common way you and your household will travel to a new park, library, or community center?

	Open House	Survey
Drive car	60%	68%
Walk	33%	27%
Bike/Scooter	5%	3%



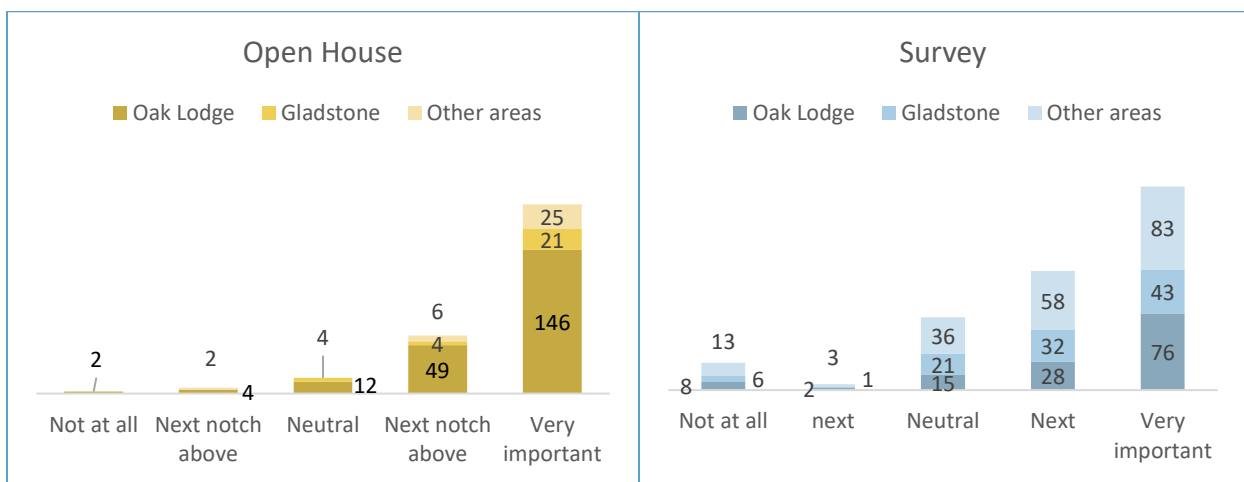
Question 2: What does sustainability in a park, community center, and/or library mean to you?

The most common responses were “enhance natural habitat” and “energy efficiency.”



Question 3: How important is it for art, local history, and culture to be integrated into your library, community center, and/or park?

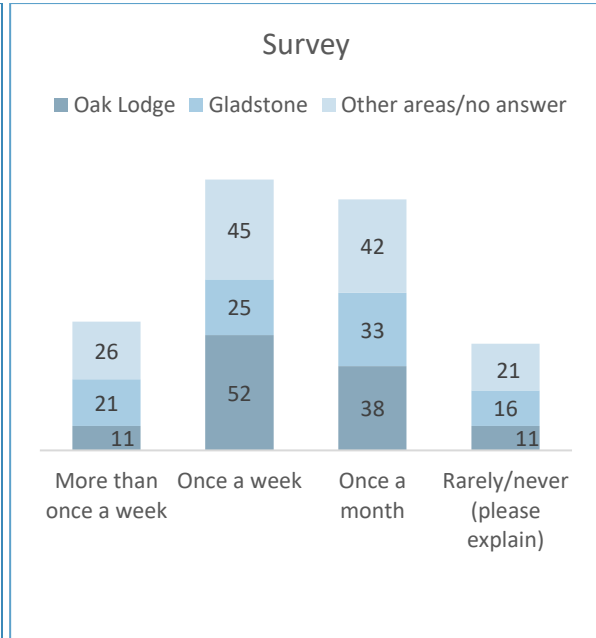
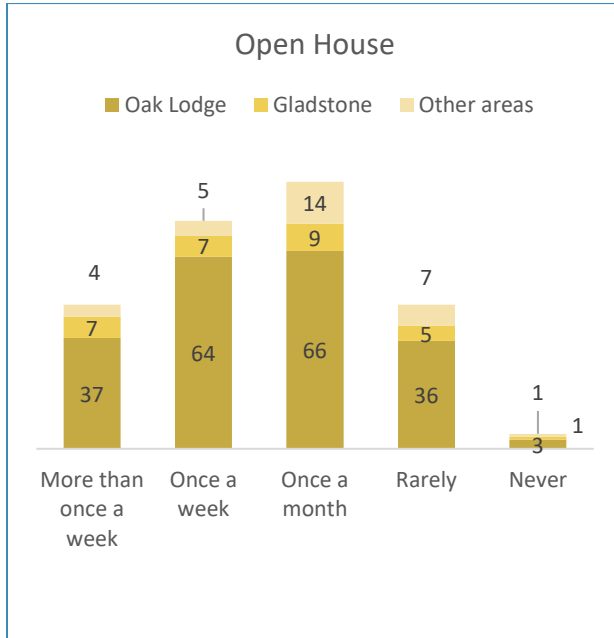
	Open House	Survey
Very important	70%	48%
Relatively important	21%	28%
Neutral	6%	17%



Library Questions

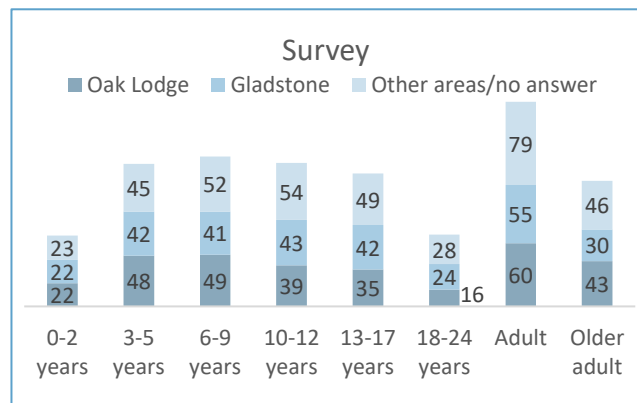
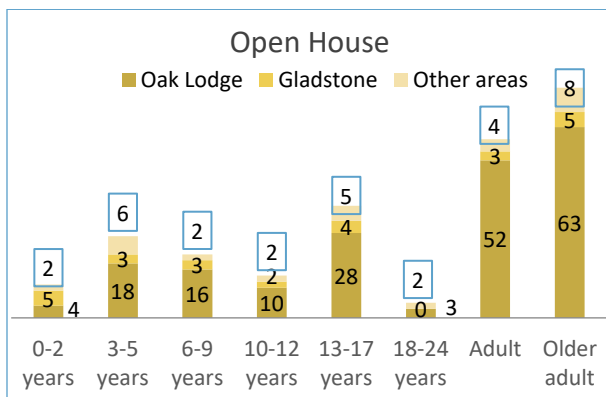
Question 4: How often do you visit a library?

	Open House	Survey
Once a week	29%	36%
Once a month	33%	33%
Rarely	18%	14%
Never	2%	14%



Question 5: Choose the most relevant age group you would like to see activities for.

Respondents at the open house and through the survey selected **adults** or **older adults**.



Question 6: What is the most common reason you would have for visiting a library?

More Gladstone survey respondents said they would use a gift/book shop, while Oak Lodge participants (open house/survey) had more interest in picking up holds/get staff assistance.

	Open House	Survey
Browse books, media	49%	63%
Pick up holds	20%	49%
Attend events	9%	28%
Spend time with kids	4%	19%
Book/gift shop	3%	9%
Use a computer/wifi	2%	9%
Relax	1%	10%
Study	1%	5%
Use meeting room	4%	8%
Find things in my language	1%	1%
Get library staff assistance	0%	NA
Hang out/build community	4%	NA

Question 7: My library should feel...

More survey respondents from Gladstone wanted to see a high-tech and teen-friendly library, but most of the other questions had similar responses regardless of geography.

	Open House	Survey
Welcoming/accessible	36%	43%
Quiet	11%	31%
Kid-friendly	8%	30%
Cozy	7%	31%
Open	5%	16%
Teen-friendly	2%	12%
Place to get involved	9%	13%
Informative	9%	20%
Connected to outdoors	9%	26%
High-tech	3%	14%

Question 8: In addition to books and comfortable seating, my library should include...

There was little difference in responses based on geography of the respondent/participant.

	Open House	Survey
Private Rooms	6%	30%
Lecture or class space	14%	25%
Storytime area	14%	49%
Interactive play areas	12%	26%
Community meeting areas	37%	42%
Social gathering space	17%	31%

Question 9: What kinds of events do you want to attend in your library?

There was little difference in responses based on geography of the respondent/participant.

	Open House	Survey
Literary events	33%	52%
Cultural events	29%	43%
Community meetings	19%	29%
Opportunity for families	11%	35%
Children's storytime	5%	23%
Study groups	3%	14%

Question 10: What other programs or services would you like to see?

Participants were given the opportunity to mention any other programs or services they would like to see at their library. A total of 52 comments were submitted at the open house. Key themes are summarized below by number of submissions.

- Provide student and learning services and spaces, i.e. tutoring, study groups, etc.
- Promote art through programming and spaces, i.e. classes, gallery space, local art exhibits, etc.
- Promote music through programming and spaces, i.e. classes, events, performances, etc.
- Provide programming and activities for people with disabilities.
- Provide connections to social services. One participant suggested offering warming stations for houseless individuals.

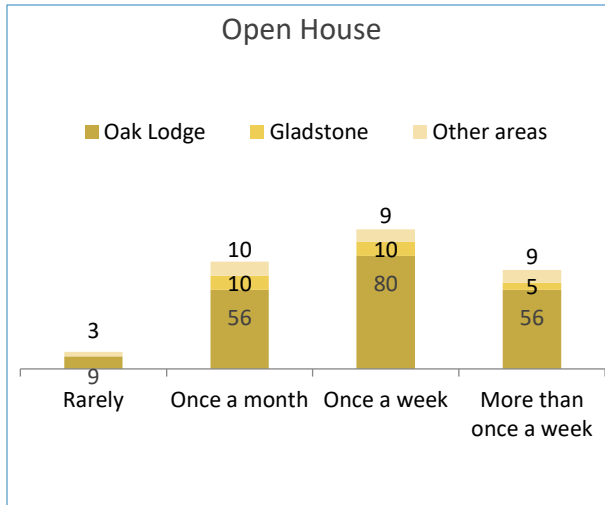
Approximately 147 survey respondents shared which other programs and services they would like to see in their library, and the top themes included:

- Teen and preteen space and programming opportunities
- Having a Library of Things (household/hobby items that can be checked out/circulated)
- Programming and spaces that promote art and music– classes, gallery space, local art exhibits
- Gardening programming – classes and a seed library
- Author talks
- Coffee bar
- Community events – both at the library as well as a community bulletin board showing other area community events
- Friends of the Library bookstore for donating/buying used books
- Tech spaces with opportunities to use 3-D printers, scanners, audio and print digital converters

Community Center Questions

Question 11: What types of activities would you and your household like in a community center?

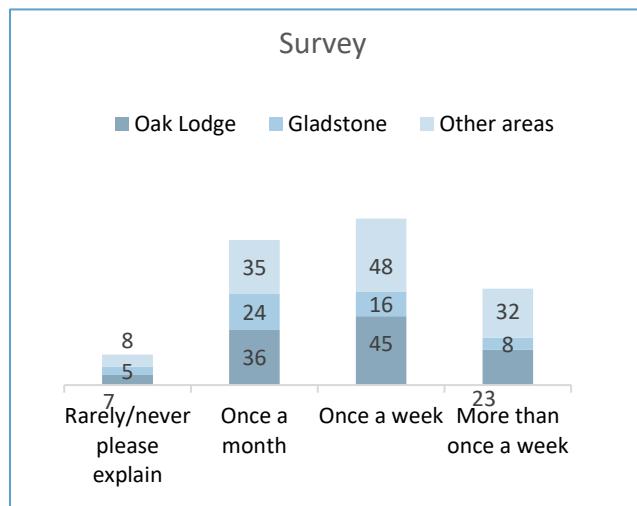
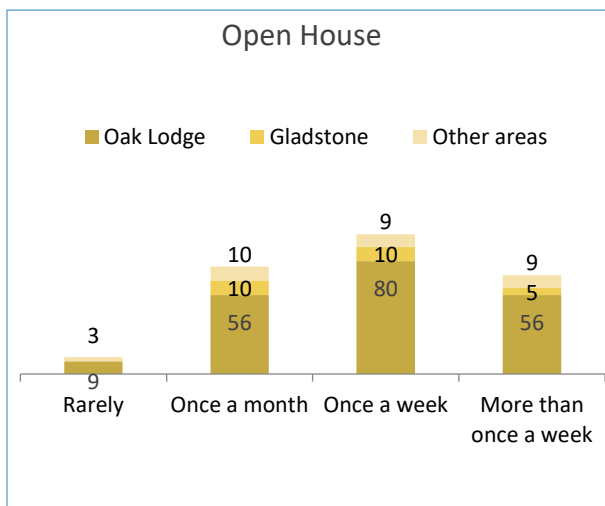
The survey allowed for participants to select two activities. Survey respondents were more interested in sports, fitness/dance, video games/movies, and informal gathering than the open house participants.



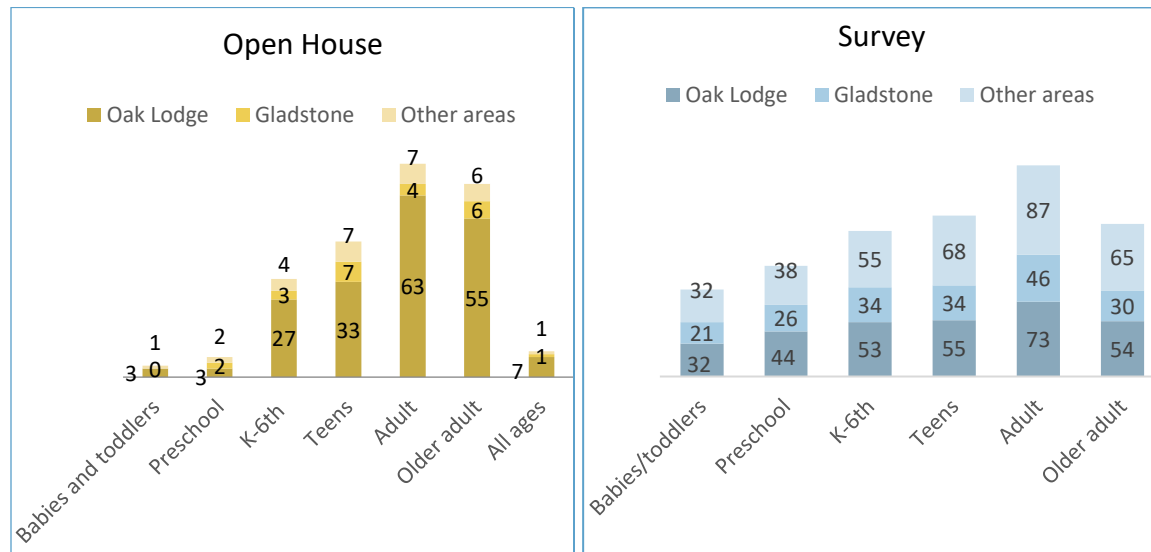
	Open House	Survey
Sports	7%	22%
Fitness/dance	17%	41%
Personal fitness	10%	22%
Music/art classes	27%	52%
Educational lectures	10%	21%
Community services	11%	22%
Cooking classes	10%	29%
Video games/movies	2%	9%
After school programs	10%	27%
Informal gathering	1%	11%

Question 12: How often would your household visit the community center if it offered the activity you chose?

Participants at the open house and survey respondents mostly said they would visit **once a week**. Gladstone participants were 10% less likely to visit once a week than participants from Oak Lodge and other/unspecified areas.

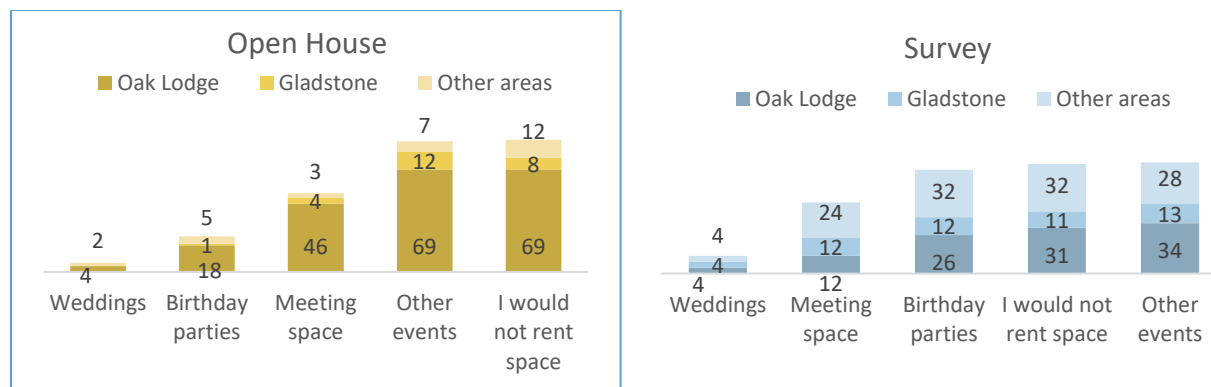


Question 13: Which age groups would you like activities for?



Question 14: What would you rent space in a community center for?

	Open House	Survey
Weddings	2%	4%
Birthday parties	9%	25%
Meeting space	20%	19%
Other events	34%	26%
I would not rent space	34%	26%



Question 15: Explain the reason you or your household would visit as often as you selected.

Fourteen open house participants stated their specific reasons for visiting a community center rarely or never, and the top reasons were:

- It depends on the activities that were offering at the community center
- They are unsure what types of activities would draw them in
- Proximity to their homes

One hundred sixty-six survey participants shared their reasons for visiting as often as they selected, and the top reasons were:

- It depends on the activity offered and the activity schedule
- They don't have time to visit more often
- Communities activities and events are important to them
- Social interaction and family time is important to them
- Low cost/free activities are desirable

Park Questions

Question 16: What would encourage you to visit a park at the Concord property?

A total of 69 open house comments were submitted. Key themes from the comments are summarized below.

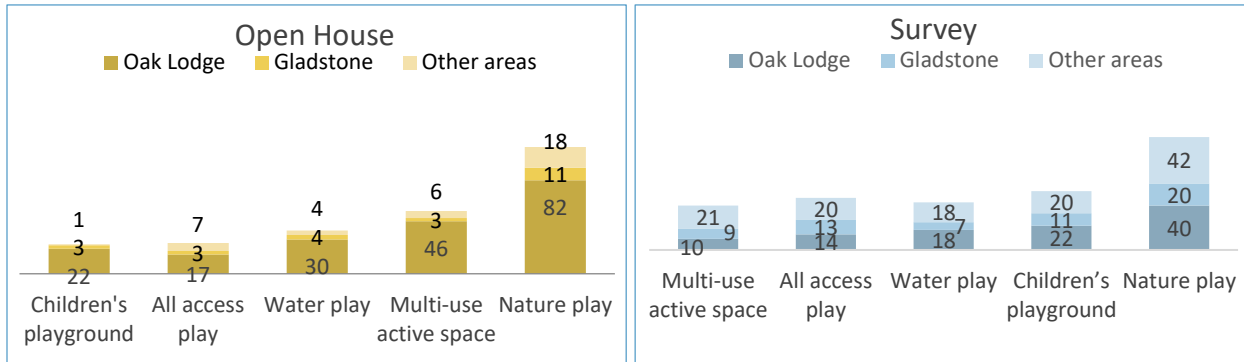
- Walking paths and trails throughout the park.
- A variety of sports fields and courts, both indoor and outdoor. The two most commonly suggested were Pickleball and Bocce Ball.
- Events and event spaces, i.e. concerts, plays, movies, nature talks, an amphitheater, social events, etc.
- Places to commune with nature.
- Sidewalks to support safe walkability to and from the park.
- Kid's play areas.

Two hundred nine survey respondents shared their preferences for Concord park, and the following themes were prevalent:

- Walking trails or paths
- Playground equipment, especially interesting or unique equipment or equipment that appeals to very young children up to preteens
- Dog park or off-leash area
- Native plants, enjoying nature, having natural spaces
- Movies, concerts, events
- Safety
- Accessibility
- Fun or interesting activities
- Trees and shade
- Water feature or splash pad

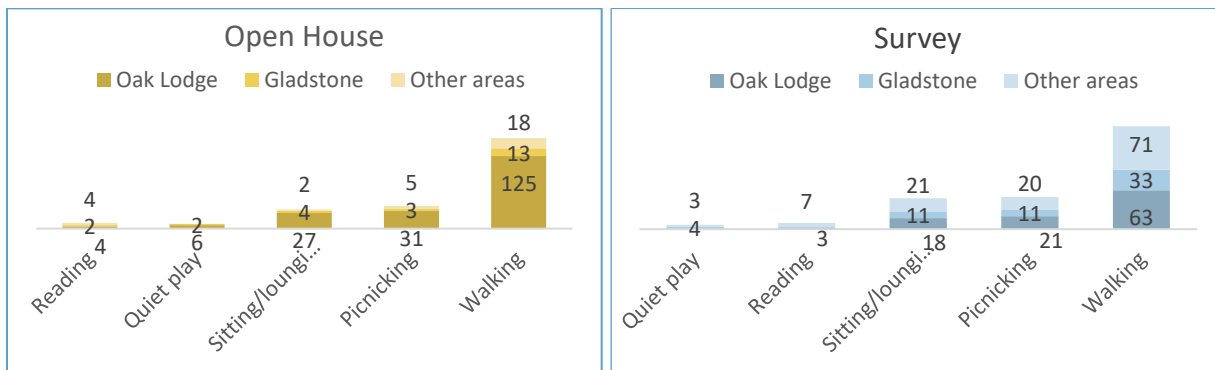
Question 17: What type of play would you like to see in your park?

Both the open house and survey responses indicated interest in **nature play**, with **children’s playground** the second most popular for survey respondents and **multi-use active space** second for open house attendees.



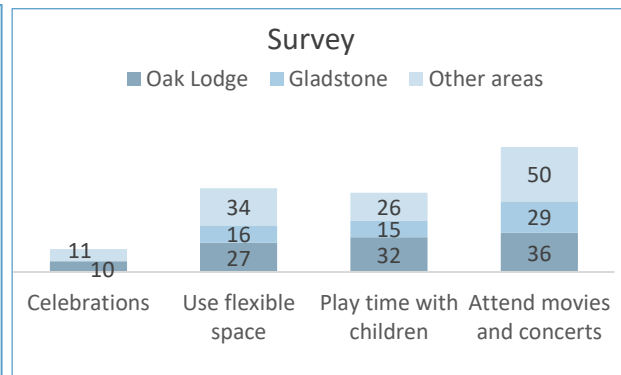
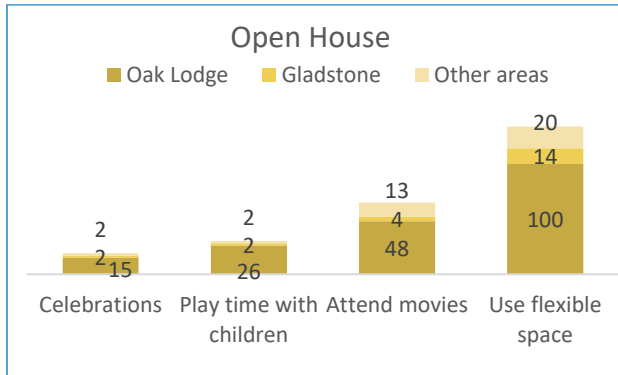
Question 18: What single way do you want to relax in the park?

	Open House	Survey
Walk	63%	58%
Picnic	16%	18%
Sit/lounge	13%	17%



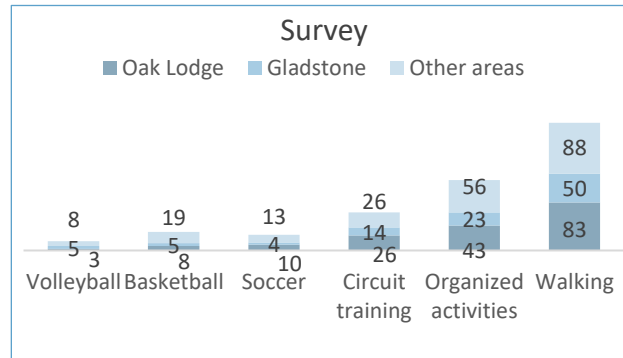
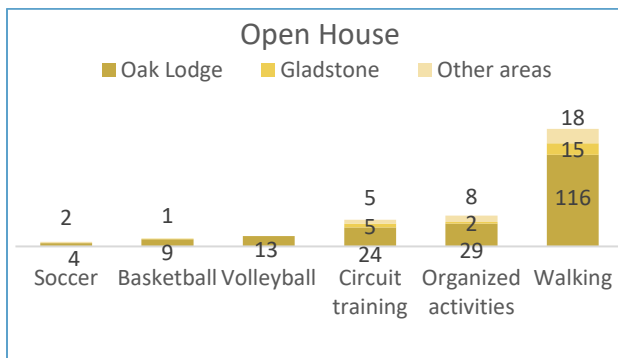
Question 19: How do you want to gather with friends and family in the park?

	Open House	Survey
Flexible space	54%	27%
Attend movies	26%	40%
Playtime with children	12%	26%



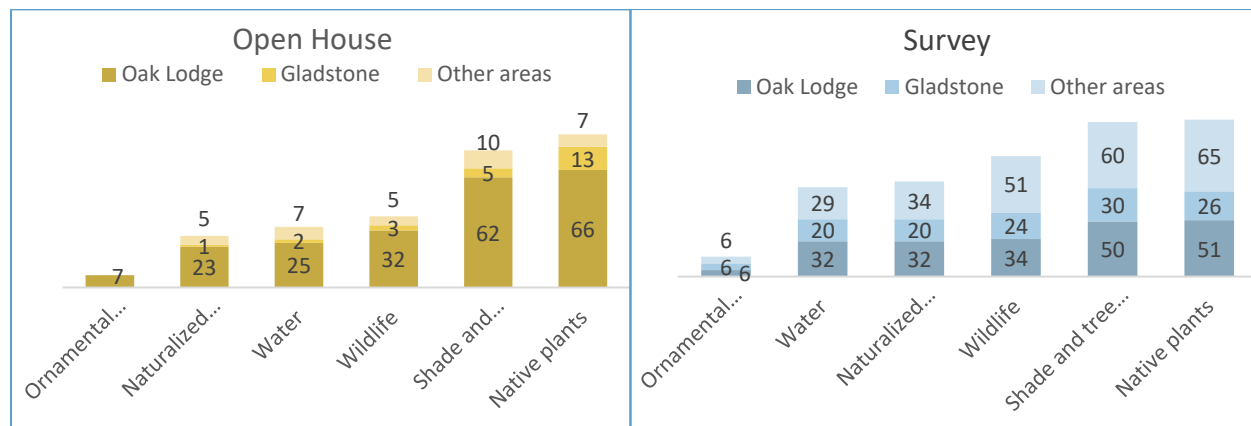
Question 20: Which fitness activity would you or your family like to enjoy in the park?

	Open House	Survey
Walking	59%	76%
Organized activities	15%	42%
Circuit training	14%	23%



Question 21: Which image best matches your idea of experiencing nature in the park?

	Open House	Survey
Native plants	31%	49%
Shade/tree canopy	28%	48%
Wildlife	15%	37%



Question 22: Do you have any other comments or questions that were not addressed in the survey?

Seventy-nine open house attendees offered additional suggestions, and the top themes included:

- Support for the Oak Lodge Library being located at the Concord property
- General support for the project
- The importance of safety and/or concern about homelessness on the property
- The need for adequate parking
- The value of working with community partners and organizations during the design, such as the North Clackamas School District and social service agencies
- Maintaining the Concord School’s stage or building a new one

There were several unique ideas provided. A few examples are listed below:

- It would be nice to have one close parking space available for people who just need to return books.
- Obviously we want everything, but given limited resources, I'd most like to meet the needs that aren't being met at other nearby facilities, so look at the Milwaukie Library, other nearby parks, and community resources and figure out what local residents most need that they can't find elsewhere, focusing on social connection and the needs of diverse people and cultures. Plan for the fact that these will need to be safe spaces for folks who lack shelter and basic services, finding ways to accommodate them and connect them to appropriate resources and services nearby if they cannot be provided on site.

- The Concord building has artwork and murals created by former students and local artists. I would like to see all of that preserved.
- Wichita Center For Family and Community in Milwaukie holds a special place in my heart. Wichita Elementary School now Wichita Center is used for many purposes. Head Start, WIC, Ready Set Go, Community Services, facility use, counseling, food pantry/clothing/school supplies for families in need, volunteer opportunities, parenting classes, spaces available for trainings/classes/meetings, (ie. CPR/First Aid/Glucagon classes, staff meetings/community family movie nights, gym use/rental, and much more uses not mentioned. This is the type of community center I would love to see the old Concord Elementary School turned into.

Stakeholder Interviews Summary

Project staff met with key community group leaders or organizations that serve this area to understand who would be most affected by the project. These stakeholder interviews confirmed the right groups and community members to conduct further meetings to ensure their voices were captured in this design phase.

The individuals interviewed:

- Alex Van Pet, Pantry Manager, Gladstone Food Pantry
- Karen Rush, Principal, Oak Grove Elementary School
- Colin Black, Director, Gladstone Senior Center
- Kandi Ho, Recreation services manager, NCPRD
- Joe Loomis, Recreation Supervisor, Clackamas County
- Marty Hanley, Supervisor, Milwaukie Center
- Mitzi Olson, Library Director, Clackamas County
- Bob Stewart, Superintendent, Gladstone School District
- Patti Zavala, Hispanic Interagency Networking Team (HINT)

Key themes or information gathered during these interviews:

- The Russian/Ukrainian communities are being displaced further south of the project area.
- Many of the low-income and under-represented community groups are being displaced.
- Spanish speakers have been hesitant to participate or visit community gathering spaces since the 2016 Presidential elections. There are several online and in-person groups that feel safe for Hispanic/Latinx people to gather, but these are limited.
- Much of the population in the area are working class or working poor (employed but living close to the poverty line).
- Many low-income people walk to services and currently have to travel long distances to reach these services.
- There are few after-school programs available in the area, particularly for low-income families.
- Many children are living in poverty without access to safe gathering spaces; many live with grandparents or working parents and spend time at home alone.
- Older adults are well represented in the community, particularly at the senior centers and on the Task Force.
- Other program/service providers have a hard time reaching under-represented groups; particularly non-English speaking communities.

Under-represented Community Groups

During four meetings, with an average of 14 people in attendance at each meeting, under-represented community groups were asked the same questions. These under-represented groups were selected based on lower involvement in other community planning projects in the past, including Spanish speakers, people with lower incomes, people without access to stable housing, teenagers, older adults, and parents of young children. During these meetings project staff were able to delve deeper into understanding the concerns and hopes for the future sites.

Gladstone High School Journalism Class

December 13, 2019 | 9-9:30 am
Gladstone High School, 18 students

Half of the students noted that they primarily drive to get around. A little less than half said that they walked (and a few that drive now noted that they used to walk a lot). Three students said that they primarily ride their bikes to get around.

Students were unanimously interested in staying involved and liked having someone come to their school to talk about them. They had a lot of ideas they were eager to share and thought it would be a good idea to continue to come to the High School to speak to them.

Gladstone Library Issues

- Books (obviously)
- Computer area, but especially for printing (not a lot of people have printers at home, so this is a helpful service)
- Wooden shelves, rather than metal shelves (These feel cozier and nicer)
- Carpeting
- Soft colors (not bright or harsh colors)
- A cozy hangout space, maybe with cushions or couches
- A fireplace
- “Make it feel like a living room”
 - The students talked about the Oregon City library, and the cool hangout spot they have in the teen section, as well as the cozy fireplace area in the older part of the building. This cozy, warm feel was really appealing to the group.
- One student noted that, before she and her friends had their drivers licenses, they would spend a lot of time walking around Gladstone, and the library was one place where they would regularly stop to get warm in the winter. She felt that if the new library could not only be warm, but be a nice place to hang out, it would be really appealing to young people in the area.
- Have lots of window
- Don’t make it too modern
 - Students almost universally noted that Gladstone has a small town feel, and putting in a really modern-looking building wouldn’t fit the feeling of the town. Some felt that it would be okay to have a modern interior, but the exterior should match the existing character of the town.
- Make it feel inviting and welcoming

- One student noted that he likes the double doors in the current Gladstone library, which give you space to put your bike, or dry off, or whatever.
- One student noted that she never really liked reading as a kid, but her babysitter would take her to the West Linn library, that had a cool kids area downstairs. She felt that it's important to have kid friendly areas that aren't necessarily centered around reading, but are attractive to children who want to do lots of different activities.

Concord Community Center and Park Issues

- Nearly all the students were familiar with the Concord site, but not with the project (one student had attended K-6 there).
- They felt that music features, either spaces to take classes or, ideally, studio space would be very cool
- Space for art classes
- Yoga/barre studio space: wood floors, mirrors
- Basketball court
 - Outdoor basketball was preferred by most, but some thought indoor might be good too
- Mat rooms for wrestling practice
- Rock climbing wall
- Some felt that a skateboarding feature would be attractive

Good Roots Food Pantry

December 14, 2019 | 7:45-9:00 am

Good Roots Community Church, 16 participants

The Food Pantry attendees represented a lower-income group of stakeholders. Staff walked through the intercept survey with 16 participants as they queued up for the food pantry on a Saturday morning. About half said they would access the new facility via public transportation and the other half said they would drive. This group was a largely mix of Caucasians and African Americans.

Library

Almost all of the participants said they couldn't narrow down the most relevant age group for library activities and that all ages should be considered equally. Their top reason for visiting a library was browsing books or media, and their other top three choices included: using a computer/Wi-Fi, picking up holds, and hanging out.

Community Center

The participants' top activity choices at a community center included:

- Music or art classes (7)
- After-school programs and/or summer camps (6)
- Sports (4)
- Fitness/dance (4)
- Video games or movies (3)

Parks

The most popular reasons for participants to gather in a park were to attend movies and have play time with children. The types of play they most preferred were all access play and multi-use active space. Their favorite way to relax in a park was clearly picnicking, but they also liked the idea of sitting/lounging and walking. Walking, basketball, and organized activities were their top fitness activity choices.

Oak Grove Elementary Latino Families

January 8, 2020 | 6-7:30 pm

Oak Grove Elementary School, 16 participants

Families arrived at the Oak Grove Elementary School cafeteria, were greeted by project staff, and invited to help themselves to the buffet dinner. After dinner approximately 10 children left the cafeteria to join the fun in the childcare room adjacent. Allison and Kathryn introduced the project and Allison gathered the adults into a small circle and began the discussion.

General Interest and Feedback

- Classes for learning income-generating skills (while kids are in school) – arts/painting, crafts, sewing, pastry/cake making, cooking, repurposing recycled material, beauty, etc.
- Classes and workshops to learn skills along with English classes / skills that can translate to people getting jobs.
- Group Activity Studios – Zumba, group fitness exercise for moms, dance, yoga, fitness for little (toddler/preschool) kids.
- Things for moms to do while the kids are at school.
- Opportunities for teaching socialization skills for preschoolers (often at home with mom all day long).
- Good design, but high value on functionality.
- Classes important.
- Ability to meet other people important.
- Accessibility for all.
- Method of transportation generally walking – many Latinos live in the Concord community, close to the school. Leave car at home.
- Need more parking spots
- Along with the classes people want, the facility should be functional and practical – fulfill the functions it is designed for
- Need space for children that are too young to read to be able to play

Outdoor Spaces

- Place to grill/BBQ
- Trees and shaded areas
- Covered spaces in case of rain
- Flowers – important to connect to nature
- Children's play area – universal accessibility for young and old
- Soccer (prefer large area)
- Volleyball
- Basketball
- Water play and splash pads

- Movies in the Park
- Concerts
- Site furnishings – tables, benches, BBQ grills, areas for food and gathering.
- Permanent restrooms with changing tables (not porta-potties).
- Gladstone parks too far away for many of these opportunities.

Cultural Feedback

- Reflection of different cultures.
- Opportunities to meet new cultures/communities within the local area – cross-cultural.
- Art workshop for the community to have others learn about our community
- Place where Latino community can feel welcome – no area belongs to them.
- Art important.
- Consider opportunity for mural by local Latino artists at entry
- Paint – representations of culture.
- Spanish printed material appreciated.
- Spanish-speaking author events.

Technology

- Access to computers and resources (copies, paper, printing).
- Computer classes.
- Access to eBooks / online material not highly critical (not familiar with using LINCC/phone apps for library services).
- Prefer areas of community, rather than spaces for technology (prefer to shift kid's focus to more social interactions rather than technology).

Multi-purpose/Flexible Spaces

- Highly desirable!
- Capacity for up to 200 people
- Kitchen availability desirable
- Birthdays
- Quinceañeras
- Family celebrations
- Mexican dancing – use late in the evening, and is often loud
- Rentable to people outside the District
- Idea of cost?

Arts and Crafts Spaces

- Place for hands-on-learning opportunities.
- Arts and crafts classes desirable.

Informal Gathering

- Important!
- Coffee shop – desirable

Gladstone Family Center

January 15, 2020 | 6-7 pm

Gladstone Family Center, 6 participants

Six adults (two Hispanic) and seven children attended the event and ate dinner together while listening to Kathryn present general project information. Children then played in a separate room while parents answered survey questions and provided qualitative details about the project. All adults completed the survey. Two live in Milwaukie and four in Gladstone. Most either drive or walk/bike to existing the Gladstone library and were interested in walk/bike options for the future. Three moms go to the library weekly or more than once a week, while one family (Hispanic) rarely visits.

Library/Community Center

- Include comfortable, plentiful seating for adults in the kid area that allow parents to hold kids on laps.
- Separate teens from younger kids; inappropriate topics/language.
- Have technology in a separate area from kids since the idea of going to the library is to interact with books, activities, or people, not technology.
- There was a desire for free meeting rooms that hold under 10; free spots to work (instead of a cafe)
- Want activities that are for all ages, but friendly for children (even if not geared toward children)
- Affordable options for classes was a huge issue, particularly for kids programs and after school/summer programs. Suggestion for punch card system.
- Few mentioned wanting to rent the space, though one family was interested in renting for birthdays.
- Gladstone residents were very interested in using the community center and wanted to see it integrated with other services. They mentioned not feeling that the Milwaukie Center was accessible to all ages.

Park

- Want a splash pad (one in Gladstone is always full)
- Don't want sand or bark chips (not ADA and cat poop); some don't go to certain parks because of the amount of bird poop
- Spread out play structures to allow for different age groups and large numbers of kids; need at least 4 swings
- Have seating for parents nearby kid areas; shaded or covered areas are desired
- Have covered outdoor areas for the rainy season
- Like multi-use/flexible space that includes a large grassy area for running around (kids)
- Like plants that are natural and touchable
- Fenced kid areas felt safer to some parents

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NCPRD COMMUNITY CENTER CORE PROGRAM															
NCPRD CORE PROGRAM - OPTION A					NCPRD CORE PROGRAM - OPTION B					NCPRD ADD-ON PROGRAM					Community Requested
Space	Qty	Area	Total		Space	Qty	Area	Total		Space	Qty	Area	Total		
OPERATIONS / BUILDING SUPPORT					6,020					6,020					
Public Areas					2,300					2,300					
Entrance Lobby / Lounge	1	1,500	1,500												
Lounge Spaces	1	500	500											X	
Front Desk	1	300	300												
Staff Support					500					500					
NCPRD Central Office Space	1	500	500												
Operations Building Support					3,220					3,220					
Locker Rooms	2	700	1,400												
Universal Change Rooms	3	120	360												
Restrooms	2	400	800												
Maintenance Office / Work Area	1	300	300												
Custodial Closets	2	150	300												
Vending	1	60	60												
ACTIVE USE					8,200					12,200					
Active Focus					4,000					8,000					
Gymnasium / stage - Small (existing)	1	4,000	4,000											X	
Gymnasium Storage	1	700	700												
Active Use/Flex Studio - large	1	2,000	2,000											X	
Active Use / Flex Storage - large	1	300	300												
Active Use / Flex Studio - med	1	1,000	1,000											X	
Active Use / Flex Storage - med	1	200	200												
COMMUNITY SPACE					9,000					9,000					
Community Rooms/Classrooms					9,000					3,550					
Community Room (one large divisible)	3	900	2,700											X	
Community Room Storage	1	600	600												
Kitchen	1	500	500											X	
Arts & Crafts Classroom	1	1,000	1,000											X	
Arts & Crafts Storage	1	300	300												
Community Resource Room	1	500	500											X	
Community Resource Storage	1	100	100												
Multi-use Classroom	2	1,000	2,000											X	
Multi-use Classroom Storage	2	200	400												
Teen Space	1	900	900											X	
										Maker Space	1	1,400	1,400		
										Maker Space	1	400	400		
										Indoor Play Child's Space	1	1,500	1,500	X	
										Indoor Play Child's Storage	1	200	200		
										Indoor Play Child Restroom	1	50	50		
SUPPORT / CIRCULATION					5,805					6,805					
General Building Support					5,805					6,805					
Copy / Mail Room															
Trash & Recycling															
General Building Storage															
Indoor Bike Parking															
Additional Toilet Rooms															
Electrical, Telecom, Sprinkler Cntrl, Elevator rooms															
MDF HUB															
IDF															
Main Mechanical Room															
Main Electrical Room															
Satellite Electrical Room															
General Building Circulation															
PARKING REQUIREMENT					119					140					
Parking Spaces	4.1	per 1000 gsf		119	Parking Spaces	4.1	per 1000 gsf		140						
NET SF TOTAL				23,220	NET SF TOTAL				27,220	NET SF TOTAL				3,550	
Grossing Factor				25%	Grossing Factor				25%	Grossing Factor				25%	
GROSS SF TOTAL				5,805	GROSS SF TOTAL				6,805	GROSS SF TOTAL				888	
GROSS SF TOTAL				29,025	GROSS SF TOTAL				34,025	GROSS SF TOTAL				4,438	

NCPRD DISTRICT OFFICE CORE PROGRAM															
NCPRD ADMINISTRATION															
Shared Spaces					2,400					2,400					
Board Room	1	740	740												
Kitchen	1	240	240												
Lunch Area	1	220	220												
Conference Room(s)	5	240	1,200												
Director					234					234					
Business					366					366					
Technology					64					64					
Communications					192					192					
Planning & Development					212					212					
Natural Resources					64					64					
Recreation					120					120					
Natural Resources					440					440					
PARKING REQUIREMENT					11					11					
Parking Spaces	2.7	per 1000 gsf		11	Parking Spaces	2.7	per 1000 gsf		11						
NET SF TOTAL				4,092	NET SF TOTAL				4,092	NET SF TOTAL				-	
Grossing Factor				25%	Grossing Factor				25%	Grossing Factor				0	
GROSS SF TOTAL				1,023	GROSS SF TOTAL				1,023	GROSS SF TOTAL				-	
GROSS SF TOTAL				5,115	GROSS SF TOTAL				5,115	GROSS SF TOTAL				-	

SUMMARY	OPTION A	OPTION B	PRIORITY LEVEL 2
NET SF	27,312	31,312	3,550
SF due to grossing factor	6,828	7,828	888
GROSS SF	34,140	39,140	4,438

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CONCORD SITE				ADD-ON PROGRAM				Community Requested	Adjacencies / Comments
CORE PARKS PROGRAM				ADD-ON PROGRAM					
Space	Qty	Area	Total SF	Space	Qty	Area	Total		
SITE AREAS									
Overall Site Areas			61,000						
Flexible Open Space (Lawn)	1	50,000	50,000					X	Informal Sports, Movies in the Park, Festivals
Play Area	1	10,000	10,000					X	All-inclusive
Shelter	1	1,000	1,000						
Walking Trails / Pathways			0					X	ADA Accessible
Natural Areas w/Tree Canopy			0					X	
Art / Interpretive Areas			0					X	
				Water Feature				X	
Community Areas			20,000						
Benches / Picnicking Areas			0					X	
Formal Seating Area			10,000					X	Tiered, group activities
Indoor / Outdoor Gathering Areas			10,000						
Entry Plaza			0						
				Library outdoor space				x	Secure to library
Support			105,000						
Bike Parking	1	5,000	5,000					X	Required
Automobile Parking	1	90,000	90,000						Required
Accessible Site Routes			0						Required
Loading Areas (general)			0						Required
Stormwater planter / areas			10,000						Required
Power			0						For vendor use
				Restrooms				X	Temporary, vs. Permanent, with changing table

SITE AREA SUMMARY	
Overall Site Area	260,063
Existing Concord Footprint	-23,250
Available area	236,813

PARKING SUMMARY*			
Community Center Parking	4.1	per 1000 gsf	119
NCPRD District Offices Parking	2.7	per 1000 gsf	11
Oak Lodge Library Parking	4.1	per 1000 gsf	80
Total Parking Spaces			210

* Opportunities for shared parking / reduction through Conditional Use Process

GLADSTONE LIBRARY CORE PROGRAM				ADD-ON PROGRAM				Community Requested	Adjacencies / Comments
Space	Qty	Area	Total	Space	Qty	Area	Total		
Entry, Friends Sale, Bathrooms									
Entry									
			280						Potential for sharing with Community Center
Airlock double door area	1	80	80						
Access to meeting room area	1	80	80						
Friends Sale	1	80	80					X	Friends book sale area
Misc. Circulation	1	40	40						
Restrooms									
Entry Accessible									
	1	240	240						
Meeting Room, storage									
Large Meeting room									
	1	650	650					X	50-53 person occupancy (15 sf pp), catering
Storage	1	100	100					X	8 folding tables, 72 stacking chairs, lecturn, storage
Catering Area	1	60	60					X	Serves Large Meeting Room
Utility Rooms									
Sprinkler Riser									
	1	30	30						
Electrical	1	20	20						
Janitor	1	102	102						
Misc. walls and shafts	1	34	34						
Trash / Recycle	1	20	20						Additional to Work Room
Work Room									
Workroom Space / stations									
	3	40	120						
Work Table / Counter	1	80	80						1 Table, 12 ft long x 30"
Bin Stack Space	1	20	20						1 Table, 6 ft long x 30"
Copier / Print Station	1	20	20						
Mail	1	20	20						
Book Trucks	2	16	32						
Check in Array	1	20	20						
Trash / Recycle	1	40	40						
Office	1	100	100						
Circulation Space	1	40	40						
Staff Restroom	0	60	0					X	
Staff Lounge	1	40	40					X	
Book Drop	1	30	30						
Check out, Quick Reads, PACs, Service Pt									
Service Point (collection)									
Circ Desk, College, Carrier									
	1	15	15						
Hold Pickups	1	75	75						
New and Lucky Day									
Display									
	1	16	16						
Lucky Day, New Materials	1	48	48						
Service Point (seating)									
Self Check PC									
	4	12	48						
OPAC	4	12	48						
Service Point	1	20	20						
Print release	1	12	12						
Copier	1	20	20						
Bar Seating	2	20	40						
Technology Area									
PC's									
	4	30	120						
Small Meeting/Misc. Rooms									
Small Meeting Room (4 person)									
	1	100	100					X	
Children									
Collection									
			912						New books, New Easy Readers, New Fiction, New Graphic Novels, New Non-fiction, New Picture Books, OBOB, Board Books, Children's Media (Audiobooks, Blu Ray, DVD's), Fiction, Graphic Novels, Holiday, Magazine, Non-Fiction, Easy Non-Fiction, Picture, Readers, Language, Kits, Misc, Music.
Seating & Misc			340						2 Learning stations, 2 OPAC, 3-21" tables w/4 chairs, 3-25" tables w/4 chairs, Café Seating (4), Window seating (2), Creative Seating (4 tables, 4 seats), Children's restroom, Children's Desk, Motion and Play area.
Teen									
Collection									
			210					X	New books, OBOB, Board Books, New Easy Readers, Children's Media (Media, CD's, DVD's, Non-fiction DVDs, CD Roms), Fiction, Graphic Novels, Holiday, Magazines, Non-Fiction, Picture, Readers, Language, Story Time
Seating & Misc			172						1-21" tables w/4 chairs, 1-25" tables w/4 chairs, Café Seating (2), Window seating (2), Creative Seating (4 tables, 4
General Collection									
Fiction									
			324						
Paperbacks			408						
Non-Fiction			56						
Oversize			112						
Large Print			14						
Music			28						
Reference			240						
World Languages			14						
Periodicals			100						
General Lounge and Living Room									
Lounge Chair									
	4	20	80						
Window Seating	4	10	40						
Cafe Seating	2	20	40						
Fireplace and Living Room	1	40	40						
Study Tbl, 4 ch	3	30	90						
Study Tbl, 2 ch	3	20	60						
Bench	1	20	20						
Circulation Path	1	40	40						
Parking Requirement									
Parking Spaces - public									
	1	per 400	15						
Parking Spaces - public	1	per FTE	2						

SUMMARY

NET SF	6,000		0
Grossing Factor (included above)	0	0%	0
GROSS SF	6,000		0

within program areas

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OAK LODGE LIBRARY CORE PROGRAM				ADD-ON PROGRAM				Community Requested	Adjacencies / Comments
Space	Qty	Area	Total	Space	Qty	Area	Total		
Entry, Friends Sale, Bathrooms				1,660					
Entry				1,160					
Airlock double door area	1	140	140					Potential for sharing with Community Center	
Access to meeting room area	1	200	200						
Friends Sale	1	120	120						
Display Bulletin	1	200	200						
Misc. Circulation	1	500	500						
Restrooms				500					
Entry Accessible	1	500	500					Potential for sharing with Community Center	
Meeting Room, storage				1,550					
Large Meeting room	1	1,000	1,000						
Storage	2	200	400						
Catering Area	1	150	150						
Utility Rooms				790					
Sprinkler Riser	1	40	40						
HVAC	1	140	140						
Electrical	1	60	60						
Janitor	1	50	50						
Misc. walls and shafts	1	400	400						
Trash / Recycle	1	100	100						
Work Room				1,790					
Workroom Space / stations	9	40	360						
Work Table / Counter	2	120	240						
Bin Stack Space	2	80	160						
Copier / Print Station	2	40	80						
Mail	1	40	40						
Book Trucks	4	20	80						
Check in Array	2	30	60						
Trash / Recycle	1	100	100						
Office	2	110	220						
Circulation Space	1	240	240						
Staff Restroom	1	60	60						
Staff Lounge	1	100	100						
Book Drop	1	50	50						
Check out, Quick Reads, PACs, Service Pt				1,302					
Service Point (collection)				320					
Circ Desk, College, Carrier	1	40	40						
Hold Pickups	1	280	280						
New and Lucky Day				210					
Display	1	60	60						
Lucky Day, New Materials	1	150	150						
Service Point (seating)				472					
Self Check PC	6	20	120						
OPAC			0						
Service Point	2	30	60						
Print release	1	12	12						
Copier	2	20	40						
Bar Seating	8	30	240						
Technology Area				300					
PC's	10	30	300						
Maker				238					
Counters	2	20	40						
Table	2	60	120						
Computers	4		0						
Maker Equip	2	9	18						
Storage	1	60	60						
Small Meeting/Misc. Rooms				380					
Lactation Room	1	60	60						
Small Meeting Room(4 person)	2	100	200						
Small Meeting Room(2 person)	2	60	120						
Children				3,171					
Collection			2,211					New books, New Easy Readers, New Fiction, New Graphic Novels, New Non-fiction, New Picture Books, OBOB, Board Books, Children's Media (Audiobooks, Blu Ray, DVD's), Fiction, Graphic Novels, Holiday, Magazine, Non-Fiction, Easy Non-Fiction, Picture, Readers, Language, Kits, Misc, Music.	
Seating & Misc			960					2 Learning stations, 2 OPAC, 3-21" tables w/4 chairs, 3-25" tables w/4 chairs, Café Seating (4), Window seating (2), Creative Seating (4 tables, 4 seats), Children's restroom, Children's Desk, Motion and Play area.	
Teen				1,284					
Collection			464					YA New Materials (Fiction, Graphic Novels), YA media, YA Language, YA Fiction YA Graphic Novels, YA Magazines, YA Non-fiction	
Seating & Misc			820					6 check-out laptops (Internet PC), PC/OPAC, 10-seat Lounge, 4 Tables, 2 Window Seats, 6 counter bar seats	
Periodicals and Media				568					
Periodicals			200						
Media			368						
General Collection				3,190					
Fiction			1,236						
Paperbacks			98						
Non-Fiction			1,212						
Oversize			28						
Large Print			168						
Music			322						
Reference			14						
World Languages			112						
General Lounge and Living Room				1,250					
Lounge Chair	20	25	500						
Lounge Chair	10	25	250						
Window Seating	4	30	120						
Cafe Seating	6	30	180						
Fireplace and Living Room	1	200	200						
General Study				1,335					
Study Tbl, 4 ch	12	60	720						
Study Tbl, 2 ch	12	40	480						
Bench	3	25	75						
Reference Desk	2	30	60						
General Circulation				986					
Circulation Path			986						
Parking Requirement				80					
Parking	4.1	per 1000	80						

SUMMARY

NET SF	19,494	0
Grossing Factor (included above)	0	0%
GROSS SF	19,494	0

within program areas

Opportunities and Constraints

Oak Lodge Community Project - Concord Property

OPPORTUNITIES	CONSTRAINTS
Context	
<i>(Zoning, public amenities, economic drivers)</i>	
<ul style="list-style-type: none"> • Project type is a good transition between commercial and residential contexts • Many commercial amenities nearby (Starbucks, grocery, gas station, sporting goods, etc.) • Increase of visits may have positive economic impact on nearby businesses • Location for District Offices offers prominent public presence and convenient access within NCPRD 	<ul style="list-style-type: none"> • Office use is not allowed within currently site zoning designations (office use may require re-zoning)
Circulation	
<i>(Transit, bike, car, pedestrian)</i>	
<ul style="list-style-type: none"> • Good public access (proximity to McLoughlin and Oatfield Rd.) • Located on bike route • Convenient bus routes on McLoughlin and Oatfield Rd. • Public street access on three sides • Good front-door access from west to parking lot (ADA / universal accessibility needs to be addressed) • Within walking distance for neighbors • Extensive surface parking for commercial strip along McLoughlin (not close enough to serve this site) 	<ul style="list-style-type: none"> • Potential of further Traffic Impact Study requirements • Location may result in higher transient population • Back-of-house service access from Spaulding could be challenging • Many nearby streets are not pedestrian-friendly (sidewalks, if they exist are curb-tight) • Program requirements will increase parking requirement, which may limit Park offerings • Parking requirement / need will take up a large portion of the site.

OPPORTUNITIES	CONSTRAINTS
Site Character (Views, vegetation, grade)	
<ul style="list-style-type: none">• Prominent location with views of existing building to be maintained as a defining feature• Quantity of open space already exists	<ul style="list-style-type: none">• Site grading and elevated upper level entry poses accessibility challenges• Site grading to accommodate uses may incur higher site development cost
Site History (Site use, building use, building structure)	
<ul style="list-style-type: none">• Continues community use of the building with enhanced benefits (library, community center and park)• Opportunities through art and culture to display site / building history• Preserves the original building from demolition• Utilizing existing space may offer construction cost savings vs. new construction	<ul style="list-style-type: none">• Historic requirements may restrict some renovation opportunities (or require additional remediation for approval)• Additional measures required to bring the building and site up to current code conformance (seismic & accessibility)• Utilizing existing space could result in less efficient building layout as well as less optimal space sizes and proportions
Climate	
<ul style="list-style-type: none">• Good solar access – opportunities for renewable energy	<ul style="list-style-type: none">• Wind exposure higher due to position of building on site / grade of site

Opportunities and Constraints

Gladstone Library Site

OPPORTUNITIES	CONSTRAINTS
Context	
<i>(Zoning, public amenities, economic drivers)</i>	
<ul style="list-style-type: none"> • Community nature of project is good transition between civic, commercial and residential contexts • Located in pedestrian-friendly downtown business district • Continues and revitalizes the civic-use pattern on Portland Ave. • Many public amenities (coffee shop, grocery, gas station, etc.) • Positive economic impact on nearby businesses • Site parcel compatible with scale of the context • Proximity to existing library may aid transition from one building to the other 	
Circulation	
<i>(Transit, bike, car, pedestrian)</i>	
<ul style="list-style-type: none"> • Excellent public access at intersection of Portland Avenue and Dartmouth • Located on two bike routes, bus routes and Trolley Trail • Public street access on two sides • Walking distance for neighbors • Street parking available 	<ul style="list-style-type: none"> • Site area is not sufficiently sized to accommodate both building and on-site parking

OPPORTUNITIES	CONSTRAINTS
Site Character	
<i>(Views, vegetation, grade)</i>	
<ul style="list-style-type: none">• Corner site allows for more visible building than infill site• Level grade is benefit for construction and accessibility	<ul style="list-style-type: none">• Grade along east property line may create program challenges and require retaining• Adjacent Fire Station wall will be a factor to accommodate within design
Site History	
<i>(Site use, building use, building structure)</i>	
<ul style="list-style-type: none">• Restores library use on the original library site (1940)• Opportunities through art and culture to display site history	<ul style="list-style-type: none">• SHPO historic review may be required due to age of building in continued public use• Possible remediation due to age and previous land uses (former auto-repair shop)
Climate	
<ul style="list-style-type: none">• Good solar access provides opportunities for renewable energy	<ul style="list-style-type: none">• Wind exposure higher due to position of building on site