



Meeting Summary
Oak Lodge and Gladstone Community Project
Concord Library Planning Task Force Meeting

Thursday, May 20, 2021

5:30 – 7:30 pm

Zoom Meeting

APPROVED

Task Force Members Present: Mark Elliot, Doug Jones, Denis Hickey, Michael Schmeer, Grover Bornefeld, Paul Boundy, Gary Bokowski, Kristi Switzer, Chaunda Wild, Jan Lindstrom

Task Force Members Absent: Kim Parmon

Task Force Members Excused: Ron Campbell, Rose Ojeda, Michael Newgard

Staff and Officials Present: Allegra Willhite, BCS Deputy Director; Kandi Ho, NCPRD Acting Director; Kathryn Krygier, Project Manager; Jason Varga, Project Manager; Jessica Botteron, NCPRD

Design Team Members Present: Liz Manser, Jim Kalvelage, Opsi Architecture; Ray Johnston, Johnston Architects; Kurt Lango, Lango Hansen Landscape Architecture

A video of this meeting is available on the Clackamas County website at

<https://www.clackamas.us/meetings/communityproject/oakgladproj>

The meeting began at 5:34pm.

Welcome and Review agenda

Task Force Chair Doug Jones did a roll call of task force members. Doug provided a summary of the agenda, which included project updates.

The summary from the task force meeting held on April 8, 2021 were approved without edits.

Kathryn Krygier introduced staff members, and the new Project Manager, Jason Varga.

Project Updates

Kathryn announced it was her last Task Force meeting. The work was completed for the solicitation for a contractor, and the property transaction closed for Olive Ave.

Kathryn mentioned that Gladstone finished Schematic Design.

Schedule

Liz Manser presented the schedule. A new Task Force meeting was scheduled for the month of June. At the June task force meeting, a new chair and co-chair will be elected.

Sustainability Review

Liz presented how they are handling the project with a sustainability lens, and the tracking mechanism they use. Liz went over the value statements and identified community needs.

Mark Elliott provided an update on the design team's approach to sustainability, and presented an overview on LEED.

Site Design

Kurt Lango went over the site design, which included the design for the playground, trails, exterior restroom, and potential location for a seed garden.

Q&A

The design team did a Q&A session with the task force members. Following are highlights.

Michael Schmeer:

Michael asked where Olive Ave is at on the site map, and how the part that was purchased will be utilized.

Denis Hickey:

Denis asked if we could use a large oak tree on the property, since it is located in Oak Grove. Kurt said large white oaks are hard to come by, but it is a great idea. He said right now they are open to all species of trees.

Denis Hickey:

Denis asked if the water feature would add more insurance cost.

Kathryn said it would not add anything for insurance, but it does have an additional capital cost.

Grover Bornefeld:

Grover appreciated the thought and adjustments that went into this. He asked if it was possible to have swales in the parking lot, and if there was any plan to use water run off for irrigation and/or landscape irrigation and/or for toilets. Kurt said they like to do swales within parking lots whenever they can, and that their goal is to not use a lot of water. They are looking into drought tolerant plants.

Doug Jones:

Doug asked if there had been any thought to do pervious paving in the parking lot.

Kurt said they had thought about pervious paving in the parking lot over by Spaulding.

Kristi Switzer:

Kristi asked what the mark is in the very center of the half circle (over by the play area). Kurt said this is the merry-go-round.

Kristi asked if you're in the playground and your child went down the pathway and left the playground area, would you be able to see them. Kurt said their next step is to get this into a 3D model so they can zoom in and take a look at those site lines.

Building Design Updates

Jim Kalvelage shared feedback they received from the last Task Force meeting.

Ray presented major floorplan updates in the library. Jim presented major floorplan updates in the lobby, administration area, and restrooms.

Liz presented the plan for energy targets.

Jim presented the main entry design and exterior updates.

Q&A

The design team did a Q&A session with the task force members. Following are highlights.

Grover Bornefeld:

Grover asked what is being done with the entrance in the old building that is going to lead to the library. Jim said they will share that at the next meeting.

Grover ask about seismic concerns with the brick, and how it has been resolved for safety. Liz explained what structural updates they plan to do from the inside.

Grover asked about the seed garden. Kathryn said they are still trying to figure out the feasibility of the seed garden right now.

Gary Bokowski:

Gary asked about photovoltaic application being considered for the old construction. Liz said the goal is to keep the photovoltaic off of the existing roof.

Michael Schmeer:

Michael said that he is very impressed with Opsis, and excited about what he is seeing.

Doug Jones:

Doug really likes how the library is shaping up. He asked if they could tell him more about the teen space in the library, and what they are doing to provide both privacy and visibility.

Gary Bokowski:

Gary asked if they were still considering charging stations in the parking area.

Paul Boundy:

Paul thinks it's coming along great. He appreciates seeing the seed cabinet in there and the discussion of the seed library.

Jan Lindstrom:

Jan thinks it's coming along great, and that it feels a lot cleaner and more logical. She loves the sleekness of all those bookshelves, and mentioned how on the ends you have to be able to put up books, and that you need to be able to feature books or authors.

Kristi Switzer:

Kristi congratulated the team. She asked if there was a discussion about an area for exercise equipment. Jim said that the cardio/weight equipment was part of an earlier discussion, but it didn't make the cut as there wasn't adequate space.

Kristi reiterated the need for a book drop off site that you can do from your car. Jim said he would bring this up to the library group.

Denis Hickey:

Denis asked where you would go if you are in the children center and need to change a diaper. Jim said there would be a restroom with a changing area about 10 feet away, and there will also be a gender inclusive bathroom nearby.

Chaunda Wild:

Chaunda gave kudos to the design team. Chaunda asked since they are not going forward with the LEED certification, if there was still a way to quantify their efforts and attempts. Liz explained the scorecard they will use to track the priorities and to see how they are doing throughout the design.

Chaunda asked when the art subcommittee will be formed. Doug said they will talk about the art subcommittee at the next meeting.

Public Comment:

Thelma Haggemiller:

Thelma said this is very exciting. She started way back when they were just talking about the concept of having a library group. It's important that the community knows they are going to get this kind of thing.

Thelma asked if the PowerPoint from tonight's presentation would be on the website? Kathryn said it would be on the website next week.

Thelma mentioned that she is not able to email Kathryn, Jessica or Mitzi. Ellen Rogalin will try to work with the IT people to see what is going on.

The meeting adjourned at 7:35pm.

Next Task Force Meeting:

June 10th, 2021, 5:30-7:30pm

Via zoom