

# Oak Lodge Library/Concord Community Center Project

## Concord/Oak Lodge Library Task Force Meeting

5:30-8 p.m., March 3, 2022

### Questions and Answers:

*NOTE: Questions summarized from the March 3, 2022, Zoom meeting, including Chat, sorted by topic: Design, Finances, Location, Other*

#### Design

Q: Are we still talking about a loop trail?

A: Yes.

Q: Is there any carryover of the outdoor amphitheater idea?

A: *To the right of the library would be a seating area for probably 30-50 people.*

Q: If the library is going to have a lot of windows with park around it, is bird-safe glass going to be used to prevent collisions?

A: *The current design has bird-friendly film on the windows.*

Q: Could only the detached option use sustainable materials?

A: *Both designs would use sustainable materials.*

Q: Can you share the target EUI (Energy Use Index), original vs. current?

A: *The original target EUI was 12. We have not recalculated that for Option 3, but will do so if the design progresses.*

#### Finances

Q: I would again like to request to see financials. I'm confused about where the discrepancy comes in between the two budgets. How did we go from being able to fund a \$20 million project to having no money at all?

A: *The perceived savings initially were around construction by putting the two buildings together, not operational savings. There were assumptions made in the first go-around that aren't coming true. Staff will be providing the task force with a description of the original and current funding.*

#### Location

Q: Consider the two-story library on Olive, because you don't move all that dirt for free and the park will be significantly bigger.

A: *A substantial amount of the grading is needed for the play area and an ADA path, not just for the library, and there are functional challenges with a two-story structure. We would need to remove the foreground sightlines and still need a 5- or 6-foot retaining wall. The farther the building goes to the west, the more challenges there are related to the drop-off and the separation from the community center. Other issues include how to get ADA access from the upper level to the lower level. Restrooms and staff workrooms have to be where they can be seen from the rest of the library. Two-stories adds two sets of stairs and an elevator, which is a lot of additional cost.*

Q: For the relocated library plan (call it Option 4) on Olive Avenue, I would like to see information on the effect on park space, costs, etc. What does it do to the acreage of the park space? And does Olive Avenue have to be closed off?

A: *There is essentially the same amount of park space, but the relationship between the major elements has changed. The play area is closer to the parking lot. Olive Avenue would remain the same, but would have to provide emergency vehicle access with a series of bollards at the end of Olive Avenue, and a 20-24-foot-wide walkway to the parking lot.*

Q: For Option 4, where you basically moved the library location to Olive Avenue, what does that do to the view from the windows? It seems they would be facing the back of Walmart. So the higher the elevation of the library the better the view of the hills vs the roof of the Walmart building?

A: *The views from the library site adjacent to the existing building would be directed through the deeper part of the site and less directly towards Walmart.*

Q: On the option that keeps the library closer to Concord, what is the distance between the buildings?

A: *Originally it was 20 feet; now it's a little over 25 feet.*

Q: Are the steps to the library stepping up or down from the plaza?

A: *The library is about 2.5 feet higher than the plaza, so you would step up to the library.*

Q: Which plan minimizes the footprint of the buildings and other paved areas?

A: *The plans are fairly equivalent in terms of impervious area; building footprints and parking lots are the same size. The concrete plaza in the second option may be slightly larger.*

Q: Have any decisions been made about what percentage of the non-impervious surfaces will be landscaped with native plants/trees v. grass?

A: *While we haven't determined final plant selections at this point in design, we will strive to select native plants where appropriate. The current of planted area is approximately 40% lawn and 60% plants/shrubs.*

Q: Are the athletic fields being eliminated?

A: *We call them "multipurpose fields," and the size available after construction will dictate what can happen there.*

Q: Would it be an option to shrink the footprint of the library, while keeping it one-story (or one-and-a-half stories) by collaborating with the community center so library patrons who need a meeting space can be directed over there? The library could be where people go for books, study or use the computers; the community center where they go to gather.

A: *Library patrons use of community center space for meetings is part of all of the options.*

## Other

Q: What were the plans for the collection size?

A: *The collection size with the original plan (Option 1) is 74,000 compared to 70,000 for Option 3. There was no intended collection size at the time of the Settlement Agreement. With the Master Plan option, we were careful to keep the collection size manageable at 74,000.*

Q: When is it expected for the library to be staffed by only one staff member?

A: *Option 3 would not be staffed with just one person. We were trying to have only one service desk with more than one person serving the public, instead of two service desks as in Option 1. Option 1 would also have more than one staff person at the main service desk, in addition to a second desk deeper in the library.*

Q: This task force and this community have a strong and solid interest in sustainability for this project, and we're getting hints from the county that it's willing to contribute funding to make this project happen.

A: *The County has committed to funding the library, which includes sustainable products and design.*

Q: When will we see the staff proposal to the commissioners?

A: *The earliest this could go to the Board of Commissioners is April 6. We will let folks know when we can release the proposal publicly.*

Q: Have the other two groups (Library Board, NCPRD Advisory Committee) taken a position?

A: *The DAC is meeting next week.*

*The Library Board approved the following resolution at its last meeting: "The Clackamas County Library Advisory Board, in accordance with Board Order 85-1221, is making a recommendation that the Oak Lodge Library be separated from the school building, sustainably constructed, with a park that works in concert with the library, and with the opportunity for the Board and the community to consider options in addition to Option 3."*