

Oak Lodge Library/Concord Community Center Project
Concord/Oak Lodge Library Task Force Meeting
February 16, 2022

Questions and Answers

NOTE: Questions and comments are summarized from the Feb. 16, 2022, Zoom meeting, including Chat. Questions are sorted by topic: Community Center, Library, Park Areas, Finances, Process

Community Center

Q: Will the existing gym / stage / auditorium will be available for community theatre productions under the NCPRD envisioning?

A: *Yes, this would be a high priority.*

Q: As far as an arts and cultural center, how well does that fit with NCPRD's role or does it need to? Is that really what NCPRD does or would be interested in doing if they don't do it now?

A: *That will be part of future discussions with NCPRD and the DAC.*

Library

Q: The shared hallways and restrooms in the 19,000 sq. ft. for the original option weren't located in the library addition, so in Option 3 the actual library space is about the same. Is that true?

A: *Option 3 space is a bit smaller, but it has a more efficient layout so the actual space available for the library collection, workspace, meetings, etc. is quite similar to in Option 1 (the original option).*

Q: A two-story library would make a smaller footprint, leave more land for park and have the main library step out onto park. From the task force perspective, are you willing to authorize Opsis to look at the option for a two-story library at a different location?

A: *A two-story library makes sense operationally with a bigger library, and this is a small library. A two-story library can be dysfunctional if it's too small and very hard for staff to operate. Staff are separated and don't have sightlines through the library. We will not be asking Opsis to pursue this.*

Q: Are there meeting rooms in the library?

A: *Yes, there is a large community meeting room right off the lobby with adjacent restrooms, so it could be used after-hours when the rest of the library is closed. There are also three smaller meeting rooms and a history room, making a total of five meeting rooms in the plan now. There are also additional meeting spaces in the community center.*

Q: What about the agreement with Gladstone and the size of the library?

A: *The settlement agreement between Clackamas County and the City of Gladstone includes the formula – 0.5 square feet/population – for the size of the library. The agreement allows for adjusting the Oak Lodge Library square footage based on a feasibility study and community need.*

Q: Is it possible to build an attached library while NCPRD construction is on hold pending funding?

A: *Yes.*

Park Areas

Q: I want to know more about the park as a focus.

A: *In Option 3, we bring in more green on all sides of the library to allow park views from inside the library and inside the school. This will give the feeling of the library in being more of a park setting and supports the desire we've heard from this group and the public to have a passive park.*

Q: By passive park, do you mean a place that could be used for such things as plays, movies, a story-telling festival, rather than a soccer game, for instance?

A: *Yes, passive uses would include plays, movies, story-telling as well as trails, children's play areas, etc. Nothing is set up for sport activities at this point. It would be more garden-like with native plants, new trees and a play area.*

Q: With Option 3, what would be the residual park space? It doesn't look like a huge difference from Option 1.

A: *In Option 3 the stadium steps that were in Option 1 have morphed into a landscape environment that wraps around the library.*

Q: Could there be paths and benches in that 20-foot alleyway or would it be impassable greenery? Can this space be maintained or will it become a no-man's zone?

A: *Yes, and there are also opportunities for storm water between the two buildings.*

Finances

Q: I'd like more clarity on financing. I would like to see the financials.

A: *Information about the funding sources can be found on slide 20 in the PowerPoint presentation.*

Q: It sounds like from Commissioner Savas that there's nearly enough funding for Option 1. Perhaps he can clarify? Can we do the original plan without the gym and locker rooms?

A: *Commissioner Savas - I don't think the gap is as big as we think it is. In anticipation of Happy Valley withdrawing from the District, we had discussed making cuts and the need to bond. There was a way to get there.*

Q: Can someone give me a rough idea how much money is available for the park?

A: *Around \$2 million is budgeted for just the park portion, excluding the pavilion piece or play structure; includes landscaping, paths, hardscape, and surface for play area.*

Q: Is the parking lot part of the parks budget?

A: *The parking lot is included in the budgets of both the library and the community center/park.*

Process

Q: Everyone was on board with the first proposal because we followed well-crafted review criteria based on public input. What criteria do we have for the decision we're supposed to weigh in on now?

A: *Even though funding has changed, the elements of the three options align with the criteria expressed in the Master Plan*

- *Provides a welcoming and inclusive community heart for generations to come*
- *Supports multiple functions and community needs*
- *Supports library activities*
- *Supports community center/recreation activities*
- *Preserves the many histories of the community and the Concord property*
- *Provides diverse, inclusive and culturally-informed accessibility and access to services*
- *Provides stewardship of parks, natural and green spaces*
- *Reflects conscientious stewardship of funding*
- *Reflects outcomes that result from responsible community involvement*

Q: I didn't hear until recently that the original plan involved the full gutting of the Concord building.

A: *The original plan, which is Option 1, includes significant reworking inside the Concord building, but not gutting the school. The goal is to retain character (e.g., in the historic gym) and bring back character.*

Q: NCPRD staff met with the landscape architects, but nobody from library community had a chance to meet with them. Will library people have a chance to meet with them in the future?

A: *Yes, they will.*

Q: When will the community have time to vet these additional options?

A: *The input we've received from the community over the past couple of years reflects community priorities and values, and that input is still valid. The members of the three community advisory groups involved in this project – the Library Board, the NCPRD District Advisory Committee and the Concord Task Force – are doing a great job talking with and representing others in the community, as we hear said so often at the meeting. The public is invited to the meetings to listen and comment. The county and NCPRD will make sure to inform the community about the next joint meeting of the three groups to encourage them to express their views in advance or at the meeting. Finally, when these design decisions are completed, the Library Board will continue to receive input from its constituents on details related to the library, and NCPRD is planning an extensive community engagement process to seek input regarding the details of the community center and park facilities.*

Q: What happened to the BCC-approved strategy of "work with library and community center stakeholders to identify ALL possible options"?

A: *That strategy continues now with these additional meetings.*

Q: Why isn't this project tied in with Performance Clackamas criteria?

A: *The project does reflect the county's sustainability priorities. We'll review the use of sustainable products with the task force.*

Q: I would like to see the whole slide show from the last two meetings e-mailed to our group.

A: *The slide shows, as well as complete videos of the meetings, are online at <https://www.clackamas.us/meetings/communityproject/oakgladproj>.*