



BUSINESS AND COMMUNITY SERVICES
Development Services Building
150 Beaver Creek Road, Oregon City, OR 97045

Joint Meeting Minutes
Oak Lodge and Gladstone Community Project Task Force
Wednesday, July 31, 2019, 6:30 p.m.

Gladstone Senior Center
1050 Portland Avenue
Gladstone, OR 97027

APPROVED

Gladstone Task Force Members Present: Todd Anslow, Debrah Bokowski, Kristi Haller-Shaffer, Laurene McClintock, Lisa O'Brien, Nancy Turner, Margaret Bertalan, Nancy Eichsteadt, Lani Saunders, Natalie Smith, Beverly Chase, Leslie Shirk

Concord Property/Oak Lodge Library Planning Task Force Members Present: Gary Bokowski, Grover Bornefeld, Ron Campbell, Jean Chapin, Mark Elliott, Lynn Fisher, Denis Hickey, Anna Hoesly, Doug Jones, Jan Lindstrom, Mike Schmeer, Kristi Switzer, Chaunda Wild

Gladstone Task Force Members Excused: Libby Spencer & Oscar Haugen

Concord Property/Oak Lodge Library Planning Task Force Members: Michael Newgard

Opsis Design Team Members Present: Jennifer Hoffman, Opsis; Jim Kalvelage, Opsis; Ray Johnston, Johnston Architects; Kurt Lango, Lango Hansen Landscape Architects; Jared Lewis, Catena Consulting Engineers; Maya Foty, Architectural Resources Group; Allison Brown, Facilitator with JLA Public Involvement

Staff and Officials Present: Paul Savas, County Commissioner; Laura Zentner, Business and Community Services (BCS) Director; Greg Williams, BCS Deputy Director; Scott Archer, NCPRD Director; Mitzi Olson, Library Director, Gladstone and Oak Lodge Libraries; Kathryn Kohl, Library Network Manager; Amber Johnson, Public & Government Affairs; Jacque Betz, City Administrator, City of Gladstone; Liz Weber, BCS Administrative Specialist; Kathryn Krygier, Project Manager

The meeting began at 6:30 p.m.

Gladstone and Concord Task Force Chairs Lisa O'Brien and Doug Jones welcomed the group and reviewed the evening's agenda.

Lisa asked members of both task forces to introduce themselves and pick a value from either task force lists of Community Values to share with the group.

Gladstone (G)
Concord Property (C)

Lisa O'Brien (G Task Force Chair): Community, art
Doug Jones (C Task Force Chair): Multi-functional site that serves the community
Kristi Switzer (C): Community involvement
Kristi Haller-Shaffer (G): Safe and inclusive spaces
Mike Schmeer (C): Preservation and history
Anna Hoesly (C): Providing a welcoming space for the community
Lynn Fisher (C): Stewardship of parks and green spaces
Grover Bornefeld (C): Multi-functional site that serves the community
Chaunda Wild (C): Providing a welcoming and inclusive space for the community
Mark Elliott (C): Multi-functional site that serves the community
Beverly Chase (G): Affordable and easily accessible spaces both large and small
Lani Saunders (G): Inclusivity
Laurene McClintock (G): Shared sense of community
Nancy Eichsteadt (G): Accessible spaces
Nancy Turner (G): Nature, sustainability and livability
Debrah Bokowski (G): Bring the library to life for the entire service area
Gary Bokowski (C): Stewardship of funding
Denis Hickey (C): Inclusive and diverse accessibility
Jan Lindstrom (C): Multi-functional site that serves the community
Leslie Shirk (G): Stewardship of public funding
Natalie Smith (G): History
Jean Chapin (C): Inclusive and diverse accessibility
Margaret Bertalan (G): Inclusive and diverse accessibility
Todd Anslow (G): Creating a site that can serve multiple functions
Ron Campbell (C): Multi-functional site that serves the community

Lisa O'Brien reminded the group that there were four task force members who participated on the design team selection. She asked each of them to describe how they came to choose Opsis Architecture:

Beverly Chase (G): Enthusiasm, experience
Nancy Eichsteadt (G): Programming, design experience
Mark Elliott (C): Cohesive team, well-rounded experience
Lynn Fisher (C): Diverse experience, enthusiasm

The next part of the meeting began with a presentation from Opsis followed by breakout groups. The breakout groups provided an opportunity to speak one-on-one with the team members regarding their area of expertise and how it related to the project. During this time, notes were taken on behalf for each member of the design team. Once the breakout session was complete, the group came together and the team presented the comments they heard from the task force members.

Design Team Presentation:

Jennifer Hoffman, Opsis Project Manager, introduced the design team:

Jim Kalvelage, Lead Designer, Opsis

Ray Johnston, Library Architect, Johnston Architects

Allison Brown, Facilitator and Project Manager, JLA Public Involvement

Kurt Lango, Landscape Architect, Lango Hansen Landscape Architects

Ken Ballard, Recreation Operations and Facilities, Ballard*King and Associates (not present, represented by Jim Kalvelage)

Mark Stoller, Opsis, Partner-In-Charge (not present, Mark will be mostly be providing support in-house

Matt Davis, Preservation Planner, Architectural Resources Group (not present, represented by Maya Foty)

Jared Lewis, Structural Engineer, Catena Consulting Engineers

Will Gerstner, Cost Estimator, ACC Cost Consultants (not present)

Jim Kalvelage provided some background on Opsis, a firm celebrating their 20th year. Jim reviewed a few similar projects and allowed each team member to speak on their own behalf.

Ray Johnston reviewed his experience designing libraries and highlighted his work designing smaller libraries.

Kurt Lango described his 19 years of experience and work on several parks and libraries in the surrounding areas.

Allison Brown introduced herself as member of the JLA firm. She noted she would be providing facilitation services and a colleague would be leading the community engagement effort.

Maya Foty represented her colleague Matt Davis, who is very familiar with the Concord Building through his work as President of Restore Oregon, a non-profit who supports historic places and buildings identifying Concord elementary as one of Oregon's Most Endangered Places in 2017.

Jared Lewis said his company has been in existence for fourteen years. He has worked on many projects with Opsis. Jared said he specializes in adaptive reuse.

Ballard*King & Associates (not present). Jim noted Ken Ballard would be providing needs assessment and planning/operations expertise for the community center.

Jennifer reviewed the overall project plan showing how the team will manage this complex project. Jennifer explained how each task force's value would inform decision-making at all phases, making this an iterative planning process. She then reviewed how cost containment begins with the first step of this process—needs assessment and programming. Finally, Jennifer outlined how they will be gathering information from the community and stakeholders about the project, refine their feedback, and make recommendations to the task forces.

Grover Bornefeld asked if he could have the PowerPoint sent to him or have it posted on the website. Kathryn said she would post it on the website at clackamas.us/jointprocess

Allison then directed task force members to break into groups to ask questions of the design team. There were index cards available to write down your questions if questions went unanswered. Allison said the questions would be addressed later.

Recording stopped at 7:30pm

Recording resumed at 8:00pm

The group was reassembled by Allison. She asked the task force chairs to share what they observed during the breakout session:

Doug Jones said the group shared a lot of enthusiasm for the project and it was nice to see ideas being shared with the design team.

Lisa O'Brien said she loved listening to the questions. The most heard question how soon will the taskforce and design team be actually making decisions on the project. People feel there has been a lot of generalizing up to this point and it's exciting to have the design team on board.

Kristi Haller-Shafer said this was a great first step and it felt like she had a voice tonight. We went crazy with the library wish list and having it validated was nice.

Allison then asked for feedback from the Design Team from the breakout session:

Jennifer Hoffman said she most of her time at the library discussion board and the biggest take away for me was how anxious everyone was to get going!

Mark Elliott, a task force member asked Jennifer how often she expected the task forces to meet. Jennifer said she was working on that right now and she would discuss this more in the "Next Steps" part of the agenda.

Kurt Lango said Indoor and outdoor relationships were important to both Task Forces. He noted while the Gladstone Library is a different scale than the Oak Lodge Library, greenery is important.

Jim Kalvelage said his group discussed how important it will be to incorporate everything (Oak Lodge Library and Community Center) into one building is to the members. Members also expressed how important identifying what the community needs will be and how important the legacy the Concord building is.

Maya Fota said she was impressed with the community interest in getting the Concord building on the endangered list. Several people asked about getting the building on the National Register of Historic Places. Several questions were asked about what is existing and how it could be preserved.

Ray Johnston said he had of questions in his group about flexibility and future possibilities for each building. There were a lot of concerns about the size of the Gladstone Library. Acoustics were also noted to be a concern. Ray said this is a fascinating process for him and he is looking forward to designing both libraries.

Ray reminded the Joint Task Force that they are in the process of collecting a lot of data for both projects but things are really going get started! There were also some questions about how the task force will be able to visualize the design concepts and there will be lots of options available: movies, photographs, and visualization tools; there is a lot of new technology to help people understand the project.

Jared Lewis said he had several questions about the Concord building in his group. There were also questions about the community center (Concord Property) serving as a disaster shelter and how those needs need to be assessed as part of this process.

Allison asked for public comment. There was none.

Prior to reviewing the near-term schedule, Kathryn expressed her enthusiasm about the milestone that was shared in the meeting and noted she enjoyed the excitement in the room.

Kathryn reminded everyone that the scope of work was currently being developed and it would be ready for review at the September 4th joint task force meeting. The task forces will have an opportunity to review and comment on the draft scope of work at that meeting which will be sent one week prior to the September 4th meeting. There is no contract yet and the goal is to have the contract ready for Board for approval in September. For the next several months, there will be joint Task Force meetings at least through December as we work through the programming aspects of the park, community center and libraries.

Kathryn reviewed three community events happening in August and invited task force members to sign up on the sheets provided to talk to the public about these projects:

- August 1st, Gladstone Community Festival
- August 10th, NCPRD Concerts & Movies in the Park, Concord Property
- August 24th, Trolley Trail Festival

Lynn Fisher asked why these programming meetings are joint when they are two separate projects. Kathryn explained for the library both task forces need be present for programming meetings. She said in addition, the community center and park will need to be closely associated with the library spaces. Allison suggested she would present a draft agenda for the October 2nd joint task force meeting at the September meeting and see how everyone feels about the format.

Kathryn reminded everyone that the Concord Task Force is still looking for NCPRD at-large member. A recruitment has been opened through Public and Government Affairs. The Task Force members are particularly interested in recruiting a member that has a diverse background.

Allison asked the chairs of each Task Force for their closing thoughts.

Lisa noted there was apprehension among the members regarding the joint meetings. Lisa encouraged members to reach out to Kathryn about the agenda for the next meeting.

Doug had nothing to add.

Meeting adjourned at 8:30pm.

Next Meeting

6:30-8:30 p.m., Wednesday, September 4th

Location: Concord Property, 3811 S.E. Concord Rd., Oak Grove, 97267

Design Team Breakout Session Notes

Library

- Space for book signings
- Movable shelving
- Family bathrooms/gender neutral bathrooms
- Multi-use furniture
- Spaces to control noise
- Private areas for computers and spaces to plug in
- Local community/children's art
- More opportunities to share space and programming
- Wanting visualizations of small libraries
- Library of things/Tool library
- Provide full service with limited staff
- Kitchenette
- Flexibility
- Gathering Space
- Storage for emergency supplies/potential as a community shelter in a disaster/emergency
- Thinking of library/park/community center as one entity – all well integrated, sharing spaces and energy
- Library store, with sorting area
- Design which can be expanded later
- Flexible space for children and other programs
- Small group/study rooms
- Independent entry to library and community center
- Avoid floor level shelves – and not too high – for accessibility
- Park being an extension of the library
- Line of sight security
- Parking
- Makerspace

Seismic

- How much will it cost?
- Who pays for the upgrades?
- Can the library be integrated into the Concord building?
- Options for seismic upgrade
- Community center should be available as a shelter
- When will we know about the seismic requirements?
- What are the potential roadblocks for having the library on the site?

Historic

- How far to go back in time for historical preservation/renovation?

Community Center

- Library bookstore
- Café
- Events open up to the park
- Grow something new out of the old

- Access to programs
- No central access to social services
- What services can a community center offer?
- Do NCPRD administration offices need to be in the District?
- One stop to learn about services, synergy and collaboration
- Inclusive facility
- Reach out to underserved children
- Meeting the needs of the demographic
- Place that identifies needs in community with the resources to address them
- Integrate library and community center
- Library with community garden to pantry

Park/Landscape

- Oak trees on Oak Grove property line
- Close relationship between parks, Concord community and library – understands overlaps
- Indoor/outdoor event spaces that are flexible for a variety of purposes
- How to incorporate greens paces in Gladstone Library
- How to bring beauty into a space that is small and limited
- Understand abilities/maintenance up front and make right partnerships (Gladstone)
- Feasibility of having a rock feature at Gladstone
- Opportunity to excavate rock in the area/preserve/natural history/potential for drought-friendly
- Sculpture? Relationship with local artists
- Concern about losing green space depending where the library goes (Concord)
- Park needed that meets needs of all abilities/all-inclusive
- Accessibility paramount to design
- Community garden space at Concord
- Other spaces in Oak Lodge may be suitable for the library
- Concord belongs to the parks district. 2/3 of residents of NCPRD are in unincorporated and paid \$90 million to parks
- Visualizing all elements coming together
- Is there an obvious space where the greenspace will go?
- A need for “contained spaces” for kids where parents feel safe but kids feel like they’re playing freely