MASTER PLAN PROCESS FOR OAK LODGE AND GLADSTONE COMMUNITY PROJECT







Sept. 4, 2019















Project Start-up

April - September 2019

- Issue RFP, receive proposals, and select consultants
- Develop consultant scope of work, schedule and fee
- Develop public involvement plan

COMMUNITY ENGAGEMENT

Consultant selection committee

 Two Concord Task Force members, two Gladstone Task Force members, staff and experts select consultant

Task Force Meetings

- May and June: Select Task
 Force Chairs and Vice-Chairs
- o July: Meet the Design Team
- September: Review scope of work, schedule and fee

Community Event Outreach

- o Gladstone Community Festival
- NCPRD Concord Movie and Concert in the Park
- Trolley Trail Festival



Phase 1: Design Team Technical Investigation

September - October 2019

- Review existing background materials and buildings
- Review demographics, trends and market conditions
- Procure survey and geotechnical information
- Develop base drawings
- Review zoning, code and traffic
- Develop historic assessment of Concord Property
- Develop structural analysis of Concord
 Property
- Determine demolition issues of Gladstone
 City Hall
- Conduct site analysis

• The Concord Task Force has agreed that the Concord Property be the first choice for the Oak Lodge

Library location — on the property or in the building — if feasible. If the Concord Property is determined

· Construction contractor selection method (bid, negotiated contract, or design-build) has not been

to be infeasible the Library Location Committee will convene to determine next steps.

Identify underrepresented stakeholder groups

COMMUNITY ENGAGEMENT Task Force Meetings

 October: Review public involvement plan/review survey questions

Phase 2: Needs Assessment/ Programming

November 2019 - February 2020

- Develop program priorities, spaces and sizes
- Develop size and adjacency of project elements for review and feedback
- Develop square foot magnitude of costs
- Develop program documents
- NCPRD Community Center
- NCPRD District Offices
- NCPRD outdoor program spaces
- Oak Lodge Library
- Gladstone Library

COMMUNITY ENGAGEMENT

Task Force Meetings

- November: Program and survey input, and public meeting prep
- o December: Report on public input
- January: Review draft program

Underrepresented Stakeholders

Five meetings

User Group Workshops

• Families, teens, older adults

Community Event

- November: Public meeting
 - Process
 - Values
 - Program Input

Online Survey

November: Conduct online survey

Phase 3: Alternatives Analysis

February - July 2020

- Review site analysis, opportunities and constraints
- Prepare draft concept options, evaluation of alternatives and costs
- Develop (at a minimum)

Concord Property:

- Community Center and Oak Lodge Library within existing building
- Oak Lodge Library as an addition to existing building
- Oak Lodge Library as a freestanding building
- Select preferred alternative
- Determine if Oak Lodge Library should be on the Concord Property

COMMUNITY ENGAGEMENT

Task Force Meetings

- February: Final program review and site analysis
- April: Community input report and draft alternatives
- June: Preferred alternative

Underrepresented Stakeholders

Five meetings

User Group Workshops

o Families, teens, older adults

Community Events

- February: Design Charrette
- April: Public meeting

Online Survey

April: Conduct online survey

Phase 4: Preferred Alternatives & Refinement

July 2020 - September 2020

- Confirm and refine preferred alternatives for Concord Property and Gladstone Library
- Finalize cost estimates
- Prepare renderings for Concord
 Property and Gladstone Library
- Prepare detailed budget for future phases
- Prepare final report

COMMUNITY ENGAGEMENT

Task Force Meetings

- July: Review of public participation, alternatives and refined preferred alternatives
- August: Final presentation and recommendation

Underrepresented Stakeholders

Five meetings

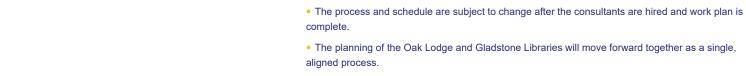
Community Event

August: Final Design Presentation

Should Oak Lodge Library be included on the Concord Property?

If Yes: Finish Concord Property
Master Plan to include Library

If No: Site selection process begins and Oak Lodge Library proceeds independent of the Concord Property



determined

KEY ASSUMPTIONS