



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

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

Wednesday, March 4, 2020 6:45 – 8:45 pm
Gladstone Senior Center
1050 Portland Ave. Gladstone, OR 97027

APPROVED

Task Force Members Present: Doug Jones, Denis Hickey, Ron Campbell, Michael Schmeer, Michael Newgard, Monica Rohrscheib, Gary Bokowski, Chaunda Wild, Kristi Switzer, Anna Hoesly, Rose Ojeda, Kim Parmon, Jan Lindstrom, Gary Bokowski

Task Force Members Excused: Grover Bornefeld, Paul Boundy, Mark Elliot

Design Team, Staff, and Officials Present:

Jennifer Hoffman, Jim Kalvelage, OPSIS Architecture; Brandy Steffen, JLA Public Involvement; John McDonald, Catena Consulting Engineers; Matt Davis, Architectural Resources Group; Amber Johnson, Public and Government Affairs (PGA); Jessica Botteron, NCPRD Administration Specialist, Scott Archer, NCPRD Director; Laura Zentner, BCS, Director, Kathryn Krygier, Project Manager

An audio recording of this meeting is available on the Clackamas County website:

<https://www.clackamas.us/communityproject#meetingsandagendas>

The meeting began at 6:46 p.m.

Task Force Chair, Doug Jones welcomed the task force and reviewed the meeting agenda. They thanked everyone who attended the workshop. Kathryn noted the graphics from the February 20th public work session were summarized and posted on the Clackamas County website: <https://www.clackamas.us/meetings/communityproject/oakgladproj>.

The task force reviewed the meeting minutes from February 5, 2020, and they were approved without edits.

Presentation: Seismic Analysis

John McDonald, Catena Consulting Engineers, reviewed the seismic analysis of the Concord building. He discussed three options for seismic upgrades to the building. Option 1 was to leave the building as is. Option 2 was seismic strengthening, and option 3 adds on to the upgrades from option 2. Jennifer noted the building will likely be seismically reinforced to the level a new building would be required to be reinforced by code. Gary Bokowski asked about how the Oatfield Fault will impact the building. He said he would send any information he has on the fault to Kathryn.

Presentation: Historic Analysis

Matt Davis, Architectural Resources Group, reviewed the historic analysis of the Concord property. This included a building description, the summary of current historic significances, and a list of character defining features. During this presentation, Matt reviewed what items he anticipated the State Historic Preservation office (SHPO) would weigh in on.

Next Steps

The next Task Force meeting is April 1st, where alternatives will be looked at. There will be an online survey going out in April.

Public Comment

Elisabeth Goebel represented New Century Players Community Theatre and requested a performing venue in the Milwaukie/Oak Grove area.

Geoffrey Janke expressed a need for a large community gathering area in emergencies.

Thelma Haggemiller expressed the desire to have the design and construction process of the Concord building become part of a teaching experience, collaborating with entities such as Clackamas Community College or Sabin Skill Center, where people learn while doing.

Meeting Adjourned at 8:37 p.m.

Next Task Force Meeting:

April 1, 2020

6:45 p.m.-8:45 p.m.

Concord Property

PUBLIC COMMENT CARD

Date: 3-4-2020

Name

Geoffrey Janke

Address

City, State Zip

Oak Grove, OR

Phone

Email

geoffrey.janke@netcom

Representing

Issue or

Comment

Concern about

Have you previously spoken on this issue? Yes No

Please note that public comment may be limited to 3 minutes per person.

PUBLIC COMMENT CARD

Date: 3/4/2020

Name

Elisabeth Goebel

Address

14001 SE Laurie Ave

City, State Zip

Milwaukie OR 97267

Phone

503-786-0727

Email

GOEBEL86@msn.com

Representing

New Century Players Community

Issue or

Comment

We need a performing Theatre venue in the Milwaukie/Oak Grove area.

Have you previously spoken on this issue? Yes No

Please note that public comment may be limited to 3 minutes per person.

PUBLIC COMMENT CARD

Date: 3/4/20

Name THELMA HAGGENMILLER

Address 3405 SE WESTVIEW AV

City, State Zip OAK GROVE OR 97267-4636

Phone 503-659-5590 OUTLOOK.COM

Email THELMA.HAGGENMILLER@

Representing SELF

Issue or
Comment

CONCORD PROPERTY & LIBRARY
PLANNING - SEE COMMENT ON
BACK OF THIS CARD

→ INVOLVES MORE PEOPLE IN THE PROJECT
Have you previously spoken on this issue? Yes No

Please note that public comment may be limited to 3 minutes per person.

I SUGGESTED THIS IDEA A LONG TIME
AGO BUT I'M NOT HEARING IT BEING
DISCUSSED AS ANY PART OF THE PLAN-
ING. THE IDEA IS TO USE THE CHANGES/
UPGRADES BECOME PART OF A LABORATORY
/TEACHING EXPERIENCE. PARTNER WITH
ENTITIES SUCH AS CCC/SABIN SKILLS CENTER
WHERE PEOPLE CAN LEARN WHILE DOING.
EXAMPLE: SEISMIC UPGRADE SKILLS PAID
CLASSES, ETC. - OUT OF THE BOX INSTEAD
OF JUST HIRING WORK TO BE DONE, THE FOREST
SERVICE HAS DONE THIS AND HAD A WAIT
LIST FOR THE CLASSES. SLOWER PROCESS BUT →

Krygier, Kathryn

From: Michael Schmeer <gennutt@gmail.com>
Sent: Tuesday, February 18, 2020 9:40 AM
To: Ron & Renae Campbell; Geoffrey Janke; Krygier, Kathryn
Subject: Concord "Features" - addendum

Categories: Blue Category

When we last spoke I mentioned that the entire front façade of the Concord building is a significant feature worth preserving. I also mentioned that the windows above the north and south entrances look to me to be original, and ought to be preserved.

After thinking about it I would like to add the south façade as a significant feature - - - in that it is original to the 1936 building, as well as adding the 1936 portion of the north facade. Although the north and south entryway doors could in no way be original, the windows above them certainly must be, and both facades match the style of the front façade. I am not particularly enamored by the 1948 north wing facade. Though the architect took care to make it match the rest of the building it doesn't have the "iconic" look to it that the other facades do.

As far as indoor features: we discussed generalizing those (having mentioned the stage, some of the pillars, and the staircase handrails), but we didn't even mention the BELL. Whatever happens, that BELL must be preserved.

Schmeer

--

Mike Schmeer
Genealogy - *It's Magic !!*

Spam Email
Phishing Email

Krygier, Kathryn

From: Elisabeth Goebel <goebel86@msn.com>
Sent: Wednesday, February 19, 2020 9:24 PM
To: Krygier, Kathryn
Subject: Concord School project workshop meetings

Categories: Blue Category

I was able to attend the library workshop in Gladstone tonight and thought it illuminating. Unfortunately, I am unable to attend the Concord School workshop on February 20.

I would like to commend you and your team on the organization and planning that was put into this meeting. I also appreciated the consideration shown by having food available for those of us who gave up our dinner hour to attend. (I especially appreciated the gluten-free option.)

I have attended as many of the Concord School planning events as possible. I am very interested in the future of the Oak Lodge Library, but I am also extremely interested in other uses for the property. As I am unable to attend on Thursday night, I would like to have an opportunity to have input. Is there any way to do that?

Thank you so much,

Elisabeth

Elisabeth Goebel

Spam Email
Phishing Email

Krygier, Kathryn

From: Annaliesa Hoesly <anna.hoesly@gmail.com>
Sent: Thursday, February 20, 2020 7:15 AM
To: Krygier, Kathryn; Jennifer Hoffman
Subject: A thought

Categories: Blue Category

Hey Kathryn and Jennifer,

As we are in the stage of really exploring and honing our imagination of what this building can be, I just wanted to share something that has been on my mind.

It overlaps with the coffee/snack space question I've been asking, but I think the reason I've been asking it is bigger than that. There are a couple reasons this is a key question for me, and there simply hasn't been space to imagine what this could look like or consider assets and obstacles in our task force meetings. I think it could be quite simple, but could still impact the spaces we design. I was a little disappointed it wasn't even a part of the questions we asked the community, because I'd be really interested in hearing community feedback on it, to see if those I've heard from are in the minority or not.

Here's the gist:

1) This connects to what I said in my last email. I envision (and I think this is true of the values we set out at the beginning) Concord not just being a place to connect with community services and programs, but to find a warm landing spot. A place where you are always welcome. A place where you can come and sit and have a cup of coffee, even if you don't know exactly what you need, but you don't want to be alone. A place you can meet casually with others in the community to dream and conspire about what the community needs. A place you can meet a friend for a low-cost cup of coffee or tea and be connected to the whole community ethos rather than a chain-coffee-shop ethos.

2) I think this is probably more about the ambiance than the offerings. I have never imagined this being a "cafe" that is "about" the food or drink it provides, but rather a space that invites people to come and sit, and has some very low level basics. The reality is that we as humans gather around nourishment. It is just what we do. For many, we don't say, "Would you like to meet with me... or spend time with me", we say, "let's grab a cup of coffee". We are not saying that because of our shared interest in coffee, we are saying it because this is how we gather. This is how we connect.

This could be drip coffee and tea and a few low cost packaged snacks for purchase (like granola bars) just to meet a need. (And perhaps a space where you can pay for a ticket to donate a coffee or snack for someone who needs it and does not have money on them). And perhaps even more importantly, these basics would be in the context of an ambiance that invites people to gather casually, with enough seating that doesn't feel like an afterthought, but is intended for that kind of gathering.

I have heard this need many times from the following types of people:

- People who want to gather around food or drink or basic nourishment, but who cannot afford Starbucks prices. People who do not need a \$4 coffee, but would be perfectly happy with a \$1 drip and an inexpensive granola bar or apple. There is a bit of a justice of access component here, that in my

1/2

experience, is not well addressed in our area. It comes up often when I set up relational meetings with members of the community at all income levels. (And for the record, I think there are a lot of potential community partners that I suspect would be really interested in investing in this need, and creatively engaging in what this looks like. This is an example of something that would be interesting to have space to brainstorm).

- People who CAN afford Starbucks prices sometimes but simply don't always want to pay them every time they meet or gather.
- People with small (or medium-sized :) children. Honestly, kids get hangry so so easily. I often rule out places where I cannot grab something small to nourish them. I had a friend who said many times she thinks about going to the library, but often does not when her little one is with her and she hasn't fully prepared her go-bag, because there is not an easy way to quell a hangry need that might come up. And stopping somewhere else along the way often adds another layer of clunkiness that is too hard to work into the precious pre-nap-time window. This is a need that has come up time and time again on Milwaukie and Oak Grove Chit Chat and Milwaukie Moms on Facebook. I'd have to do some deeper digging for data-driven storytelling on this, but just anecdotally it's about once a week that I see a post on one of those sites or another asking for recommendations on where good places are to meet or take their small children, toddlers etc. where they can nourish their kiddos in some way and talk with others. This is especially true in the rainy PacNW weather where outside at the park isn't always an option.

Those are just initial thoughts! Would love the opportunity to discuss more!

:) Anna

Spam Email

Phishing Email

Krygier, Kathryn

Subject: FW: Concord School project interest

From: Elisabeth Goebel <Goebel86@msn.com>

Sent: Thursday, February 20, 2020 4:26 PM

To: Krygier, Kathryn <KKrygier@ncprd.com>

Subject: Re: Concord School project interest

I try to attend the Task Force meetings when I can, because I am acutely interested in what happens.

Part of this attention comes from my interest in the health of our libraries. As a former library worker and a devoted twice-a-week user of the library, I feel invested in the future of the Oak Lodge library. Libraries are a lifeline for many of us.

But a large part of my interest in the Concord project stems from my work in community theater. I am the Managing Director of New Century Players Community Theater in Milwaukie. NCP has been in existence since 2004. We perform in the Milwaukie area, mainly at Rex Putnam High School and currently, at Rose Villa retirement community's Performing Arts Center.

One of the current crises in the theater scene in the Portland area is the lack of theater venues to perform in. Milwaukie is especially poor in performing spaces. I was so excited when the Chapel Theater opened in Milwaukie. However, their rentals are priced out of a small community theater's reach. (I'm still delighted that Chapel Theater is here in my community. Milwaukie needs spaces like Chapel Theater and, as a resident, I appreciate them.)

The Concord property doesn't have an auditorium, but it does have a space that could be used as a theater, and the space available for rehearsals and possibly storage. To be blunt, those of us at New Century Players are hoping that 1) a performing venue will be possible and 2) the price for using it will be affordable. You can imagine how excited we all were when we heard about the possible conversion of the Concord School into a community center.

So that's a large part of my interest in the project.

As a resident of the area, I dream of a place like the Multnomah Art Center in southwest Portland, which offers art classes and gatherings and a number of equally enticing events. To combine that with a library and a performance space would be heavenly!

If there are other people I should contact to express my interest, I'd be happy to do that. My commitment to both the library and to community theater is strong.

Thank you so much for your time.

Sincerely,

Elisabeth

14001 SE Laurie Ave
Milwaukie, OR 97267

Krygier, Kathryn

From: Betsy Holzgraf <holzgrafjb@comcast.net>
Sent: Thursday, February 27, 2020 10:15 AM
To: Krygier, Kathryn
Subject: Oak Lodge Library

Good Morning, Kathryn.

I left this comment at last week's meeting at Concord but didn't know who got those comments. Having been a school librarian and advising an architect team when N. Clackamas School District was building some school libraries, I know it is imperative to have advice, input from people currently working in our Clackamas County Libraries. Talk to clerks and professional librarians; at the new libraries, find out what changes they would make and what they're happy with. At the older libraries, what features might be overlooked when planning a new library but should be included. What works but could be improved ("baby with the bath water" issues). It's amazing how little details can be overlooked by architects but a library worker homes right in on them.

Thank you.

Betsy

--
BEGIN-ANTISPAM-VOTING-LINKS

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Teach CanIt if this mail (ID 0327Sftzx) is spam:

Spam Email: <https://mhub.clackamas.us/canit/b.php?c=s&i=0327Sftzx&m=12b3ad36091f&rlm=NCPRD&t=20200227>

Phishing Email:

<https://mhub.clackamas.us/canit/b.php?c=p&i=0327Sftzx&m=12b3ad36091f&rlm=NCPRD&t=20200227>

END-ANTISPAM-VOTING-LINKS

Krygier, Kathryn

Subject: FW: Concord School

-----Original Message-----

From: Rich Nepon <richnepon@gmail.com>
Sent: Sunday, March 1, 2020 6:54 PM
To: Community Project <communityproject@co.clackamas.or.us>
Subject: Concord School

I want to remind everyone that it is important to provide a location for theater to occur in the new plans. This includes not only a stage, but also sound and lighting to be able to have a community theater to provide a cultural outlet to the residents. Seating could be moveable and collapsible to allow the floor space to be used for other purposes.

I am only not coming to the meetings because I am involved in a community theater rehearsing at Oak Grove Methodist Church on the dates of your meetings. It is a wholly inappropriate setting and difficult to stage , use and rehearse at.

Thanks

Rich Nepon
3463 SE McCartney Ln
Oak Grove 97267
Sent from Rich's iPhone

--
BEGIN-ANTISPAM-VOTING-LINKS

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Teach CanIt if this mail (ID 0329eRFEI) is spam:

Spam Email: <https://mhub.clackamas.us/canit/b.php?c=s&i=0329eRFEI&m=767c24457fb8&rlm=base&t=20200301>
Phishing Email: <https://mhub.clackamas.us/canit/b.php?c=p&i=0329eRFEI&m=767c24457fb8&rlm=base&t=20200301>

END-ANTISPAM-VOTING-LINKS

Krygier, Kathryn

Subject:

FW: March 4 Concord TF Meeting at Gladstone Sr. Center

From: Mark Elliott <markport@hotmail.com>

Sent: Tuesday, March 3, 2020 11:54 AM

To: Krygier, Kathryn <KKrygier@ncprd.com>

Subject: RE: March 4 Concord TF Meeting at Gladstone Sr. Center

Hi Kathryn,

A few comments from my review of the Historical Resource Assessment by ARG:

- 1) Exterior description and summary of alterations: The report should make mention of the condition and alteration of the existing roof parapets located primarily on the west façade, The original coping atop these sloped and stepped parapets are currently covered with a metal coping flashing added at some time since original construction as part of a re-roofing effort. I mention this because as part of a re-roofing effort for the renovation of the project I am hopeful this original element can be restored and made visible rather than being covered up by metal coping.
- 2) Exterior conditions: If possible it would be good for the report to mention original materials and colors used (through investigation or photographs) in the original construction of the building for certain elements now replaced. For instance, almost all original ground and second floor windows have been replaced with aluminum frame windows and screens. It would be good for the report to identify the colors of these elements in the event they are replaced as a part of the project. Equally, exterior doors are mentioned as being replaced. If possible it would be good to mention what the original doors were made of and their architectural composition. This again intended to aid restoration work if possible as a part of this project.
- 3) Exterior conditions: It would be good to mention additions to the building exterior that could be potentially removed or replaced with elements that coincide with the architectural style. For instance, a wall mounted exhaust fan is located on the west end bay extension of the southern wing that I believe serves the kitchen in the ground floor. It is relatively new and rather unsightly and would be great if it was removed and the wall repaired as a part of this project. Another
- 4) Historical Landmark Status: Does this report intend to make a recommendation on applying for historical Landmark designation with County, State or Federal entities including the National Register? I'm unclear if the building has any historical landmark status that restricts changes to the original building design. If historical landmark designation is recommended what would be the recommended timeline for submitting such an application and what impact might that have on potential changes to the building exterior?
- 5) I'm unclear what jurisdiction the SHPO has on changes to the property? Its mentioned in Paragraph 5 but some further clarification on their status and extent of influence as a jurisdictional authority would be helpful.
- 6) Exterior Addition: I appreciate the author's thoughts and observations regarding the placement of any potential addition but would not consider their recommendations as guidelines for the architectural team. I expect their opinions on placement and size will be controversial and perhaps limit justifiable building expansion options so I would think it appropriate for Task Force members to weigh in on these observations and opinions so the design team has clear direction from the Task Force if they are to take these recommendations as design direction. I for one do not agree with the recommendations as stated in this report and would direct the design team to take their recommendations into consideration but not limit options to those referenced in the report.
- 7) Process: Perhaps ARG can elaborate on the impact to future historical landmark designation if we do not comply with SHPO recommendations?

8) Original drawings: The original drawings appear to indicate a rather elaborate capstone at the main entry arch and north and south arches. They are not there now. Wondering if they were removed or were never installed?

I haven't made any comments about the interior considering that a majority of the interior is likely to be altered but special attention should be given to the gymnasium in restoring it to its original state.

Thanks Kathryn, my apologies again for not being able to attend but hope that my comments can be included in Wednesday's discussions.

Mark Elliott
3238 SE Riesling Road
Oak Grove, OR 97267