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**Oak Lodge and Gladstone Community Project  
Gladstone Library Planning Task Force Meeting**

**Wednesday, May 5, 2021  
5:30-7:30 pm  
Zoom Meeting**

**UNAPPROVED**

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**Task Force members present:** Todd Anslow, Debrah Bokowski, Mei Chen, Kristi Haller-Shaffer, Laurene McClintock, Margaret Bertalan, Nancy Turner, Nancy Eichsteadt, Lani Saunders, Beverly Chase, Leslie Shirk, Natalie Smith, Lisa O'Brien, Libby Spencer

**Task Force members absent:** None.

**Staff present:** Sarah Eckman, Interim Director, Business and Community Services (BCS); Allegra Willhite, Deputy Director, BCS; Mitzi Olson, Gladstone and Oak Lodge Library Director; Kandi Ho, Interim NCPRD Director; Ellen Rogalin, Public and Government Affairs (PGA); Kathryn Krygier, Project Manager; Heather Koch, NCPRD

**Design Team members present:** Liz Manser, Jim Kalvelage, Opsis Architecture; Ray Johnston, Johnston Architecture; Kurt Lango, Lango Hansen Landscape Architects, Sina Meier and Julia Ahlet and Mona Zellers

A video of this meeting is available on the Clackamas County website at  
<https://www.clackamas.us/meetings/communityproject/oakgladproj>

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*The meeting began at 5:32 p.m.*

### **Welcome and Review Agenda**

Task Force Chair Lisa O'Brien welcomed the task force.

The minutes from the April 7, 2021 task force meeting were approved.

Lisa reviewed the agenda.

Kathryn Krygier introduced the staff. Liz Manser introduced project staff from Opsis

### **Project Updates and Schedule**

- The project is still looking for a contractor and is hiring a project management firm.
- Staff have been having user group meetings with architects.
- This is Kathryn's last task force meeting.
- A new project manager was selected, but took a different position. Staff is looking at options.

Liz reviewed the schedule and task force touch points. With five task force meetings planned during the design phase, there will be three more after today. The next meeting is planned for June 16 with schematic design review, art committee report, and updated cost figures.

The first meeting of the Art Subcommittee is May 27.

Sustainability Subcommittee meeting report:

Kristi and Nancy were impressed with the presentation and how committed everyone is to getting close to a net-zero or to a net-zero building. The representative from Energy Trust was very positive. Options being considered include radiant floor heating, lighting, and efficient air filtering through an HVAC system with air that comes in at the bottom, rises to the top and then leaves the building. The subcommittee supported the idea of a visible solar panel that could be used as an educational opportunity.

Is the ventilation system pandemic-worthy? [Response: Instead of depending on a filtration system, we're exhausting that air and always bringing in fresh air, which is ideal for dealing with a pandemic and helping to maintain a healthy environment.]

What about smoke? [That requires filtration.]

### **Review Updates to Charter (Kathryn)**

Kathryn reviewed draft "housekeeping" updates to the task force charter to bring it up-to-date and basically keep the task force make-up as it is now, including:

- Clarifying the role of the task force from master planning through construction
- Recognizing transition from Gladstone Library Board to Clackamas County Library Board
  - People on the task force representing the Gladstone Library Board can continue
  - Leslie, the representative from the Gladstone Library Board, will fill an at-large position
- Eliminating the teen position, which was filled by Mei Chen.

Task force members unanimously agreed to support the changes.

### **Elect Chair and Vice-Chair (Lisa)**

Lisa and Laurene reviewed the role of the chairperson and vice-chairperson. After a request for volunteers, Laurene volunteered for and was unanimously elected to be chairperson and Lisa volunteered for and was unanimously elected to be vice-chairperson.

### **Courtyard Design**

Liz noted the great feedback from the task force at the last meeting and Kurt noted that Opsis has worked to incorporate task force comments into design.

- The new plan is a combination of preferred options #2 and #3, keeping in mind ADA access for pathways and seating (stones and benches), and avoiding dead-ends.
- Trying to respond to the natural and cultural history of Gladstone, and link courtyard design with streetscape design.

- Considering non-poisonous, easy-to-maintain plants.
- Shared design ideas for the outside of the library along the street with ample landscape along Portland Avenue and some stone elements from the courtyard area that become seating elements near the entry.
- Stormwater swales on the street side near the workroom, with stone elements.

## Task Force Q & A

### Stones:

- Will the stones be like boulders or something people will want to climb on? I'm worried about people trampling through the landscape. [There are boulders with different characters; seating boulders will be flat and 18 inches high.]
- Are any of the stones like columns? [We haven't picked out the exact stone. Some basalt stones don't have a wide enough seating surface. We do want to use a local stone and have it comfortable to sit on.]
- The old library used to have three rocks in front of it – maybe those are still around.

### Plants:

- Is lithodora ground cover a viable option for the front or side of the library? [Yes, it is an option. We haven't picked out plant species, but do want color or at least texture year-round, low-maintenance and drought-resistance.]
- Have you thought about lavender as one planting? [That's a great plant; we use it a lot.]
- Do you need to worry about bees? Lavender is a huge bee attractor. [It certainly is. We're trying not to use plants that attract bees in large quantities.]

Entry area: I love that you moved the bike racks away from the entry. What about the drinking fountain currently in front of city hall? [Typically we wouldn't have an exterior drinking fountain.]

### Bench:

- The bench will be manmade materials that will not splinter or grow moss? [Yes]
- What would the bench look like from inside? [The concrete wall is about 3 feet high and there are bookcases on the inside, so the back of the bench will be close to that 3-foot height, and plants will grow up from that.]
- Discussion followed about the possibility of moving the bench to the other side or other end or reducing the size of the bench. Suggest asking librarians for their ideas.

## Building Design Updates

Jim reviewed feedback from last meeting and noted it has been incorporated into the updates.

### Workroom and the back-of-house area.

- Still have one enclosed office; added a window.
- Have the book drop.
- Tried to free up central workroom space to make it as flexible as possible.
- Rotated the kitchenette to free up a chunk of space that could be used for Foundation book storage and sorting counter.
- Adding upper cabinets wherever possible.

- Have a place for the seed bank.
- Holds are located in front of the storeroom.
- Still have 4, single-occupant gender-neutral restrooms, with one a little bit bigger than the others. The sliding area by the bathrooms would be cordoned off after hours so people from the meeting room would have access?

Window Wall: Taking a close look at the window wall into the courtyard, thinking about maintenance and cleaning. Considering removing most high glass and replacing it with a wood finish, which would limit sunlight, improve acoustics, frame the view toward the courtyard, make the library a bit cozier, and reduce costs for building and upkeep.

- Would the wood make it dark in the winter? Could you achieve the same thing by using screens that come down in the summer and all glass in the winter? [Yes. You still have the heat gain once the direct sunlight comes in.]
- Would the wood allow us to post art on a rotating basis? [That's a possibility.]
- You're also trying to prevent bird strikes? [Yes. With glass, we would add bird film, which is an additional expense.]
- It looks kind of open, but it's a small library. My concern is that the wood would make it feel even more small, once you get the books and everything in.
- How high up is that window? [11 feet.]
- Given the height of the wood on top of the windows, you could only have a permanent display because it's so high. You could look at art more easily on a lower area.
- There's a large energy component -- less heating and cooling with less glass.
- Another opportunity for art in the teen area. Looking at playfulness in the children's area with color, platform seating, etc. Want to maximize shelving.
- Could the woodwork be brought up a little or maybe different material or texture to make it look less like the ceiling? [We could look at that.]

Meeting room: This area will have blinds to monitor how light comes into the space and to create a private environment when needed.

Screen: Kebony is being looked at for the vertical elements. It's a wood product, very durable, with a lifespan of 75-100 years; more sustainable than a tropical hardwood, but with some of the same qualities. It is low maintenance, and naturally ages and weathers in a nice way. We're looking at different materials, maybe metal, for the pieces between the vertical pieces. Metal could provide interesting light options and give a sense of movement like leaves on a tree or pages in a book. We're also looking at adjustable options – different dimensions, shapes, connector shapes and density, spacing of verticals, etc.

Solar capabilities: We have adequate roof area to get close to net zero.

## **Task Force Q & A**

Screen:

- I love all the work that's been put into this, but trying to get my head around the top part of the screen. It looks too busy/dense over the entrance.
- I haven't been a fan of the vertical screen at all, but this is better. But it still looks too linear. Maybe more variety in sizes or distances between them the vertical pieces?

- Could it be leaf-shaped metal –a 3-D visual effect? [We’ve talked about whether these elements could be more 3-dimensional, a place to direct some of the art budget.]
- The Woodstock Library in SE Portland has interesting outside metal work.
- Maybe if we didn’t have so much of the vertical? Does it have to be all the way around? [We’re thinking about varying the width to see how it could be more dynamic.]
- Having worked for a window-coverings company, I wonder if we really need it because there are other options for reflecting light or bringing it in that would be just around the windows. Eugene’s library has a way to bring light it – window louvers.
- I like varying the width between the slats – it looks less institutional.

### **Public Comment**

None

### **Wrap-Up and Adjourn**

Lisa -- We appreciate all the work you’ve done.

Lani – Thanks to Kathryn for all her work and hope you come to the grand opening. We’re sorry to see you go.

Jim – From the design team, you’ve just been amazing. You will be sorely missed.

***Meeting adjourned at 7:31 pm.***

### **Next Task Force Meeting**

June 16, 2021, 5:30-7:30

Via Zoom