



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 Oak Lodge Library Planning Task Force Meeting
Wednesday, December 18th, 2019, 6:45 p.m.

Gladstone Senior Center
1050 Portland Ave.
Gladstone, OR 97027

APPROVED

Task Force Members Present: Doug Jones, Mark Elliott, Jean Chapin, Michael Schmeer, Gary Bokowski, Chaunda Wild, Kristi Switzer, Grover Bornefeld, Ron Campbell, Denis Hickey, Jan Lindstrom, Michael Newgard, Denis Hickey, Anna Hoesly, Kristi Switzer, Kim Parmon, Monica Rohrscheib

Tasks Force Members Excused: Rose Ojeda

Design Team, Staff and Officials Present: Brandy Steffen, JLA Public Involvement (JLA); Jennifer Hoffman, Jim Kalvelage, Opsi Architecture; Ray Johnston, Johnston Architecture; Kathryn Kohl, Library Network Manager; Scott Archer, Director North Clackamas Parks and Recreation (NCPRD); Laura Zentner, Business and Community Services (BCS) Director; Greg Williams, BCS Deputy Director; Mitzi Olson, Director, Gladstone and Oak Lodge Libraries; Liz Lawson Weber, Administrative Specialist, BCS; Amber Johnson, Public and Government Affairs (PGA); 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 6:50 p.m.

Task Force Chair, Doug Jones welcomed the task force and reviewed the meeting agenda.

The task force reviewed the minutes from November 6, 2019 meeting and they were approved with edits.

Several task force members expressed their pleasure at seeing a good turnout at the Community event at the Concord Property. Jennifer Hoffman specifically thanked NCPRD and County staff for the success of the event.

Consideration to Approve New Task Force Members

Doug reminded the group of the three open task force positions and that he and the Vice-chair had three recommendations for the task force to consider for approval. The three people recommended for the task force positions were Kim Parmon, Monica Rohrscheib, and Rose Ojeda. Kim and Monica introduced themselves. Rose could not attend but sent her application.

Following are summaries of the candidates:

- Kim Parmon has lived in the area for some time. Kim has a child in a local school and works in real estate. Kim impressed the selection committee with her views on community values and expectations for the community. She expressed an interest in participating in and learning about the design process.
- Monica Rohrscheib lives near the Concord Property and is new to the area. She has a background in community involvement and is interested in historic preservation. The selection committee was impressed with her background in community projects. Monica also has a child in a local school.
- Rose Ojeda has lived in Oak Grove since 2008 and is a community activist in Hispanic housing issues and recently joined the Clackamas County Housing Board. The selection committee was impressed with her work with diverse communities and experience with development projects.

Before the task force voted on new members, Kathryn reminded the group that the task force has 15 positions and the current vacancies consist of one NCPRD at-large member and two NCPRD District Advisory Board (DAB) members. Because no DAB members are available, the Project Management Team (PMT) recommended changing the charter to allow for these two positions to become at-large members during this critical time in the project. She explained the task force would be voting on two things: 1) Changing the charter, and 2) approving the new task force members.

Action Item

VOTE: To amend the charter to allow the two additional at-large positions in place of two District Advisory Board positions: Passed unanimously.

VOTE: On the three new task force member candidates: Passed unanimously.

Brandy Steffen presented the preliminary feedback from the community engagement event on November 16th and survey results. Demographics were reviewed from the community event and survey, programming rankings and feedback about sustainability.

Community Engagement

Brandy Steffen presented the preliminary feedback from the community engagement event on November 16th and survey results. The survey numbers were reviewed with the number of online and printed submissions received. Brandy reviewed the demographics from the community event and survey including programming rankings. Her presentation can be found at <https://www.clackamas.us/meetings/communityproject/oakqladproj>

Programming Discussion (based on community engagement)

Jennifer Hoffman introduced the additional design team members: Jim Kalvelage, partner at Opsis Architecture and Ray Johnston, partner at Johnston Architecture. The task force discussed the, library, community center and park programming with the consultants. Topics are summarized here:

Library

- Libraries are trending toward lower and less densely packed materials – they are assessing the movability and accessibility of stacks
- Limited square footage of existing library has impact on the size and height of the future collection
- Suggestion to look at what is the norm for population served and what is typical
- Meeting space could be shared between the library and community center
- Desire to be welcoming – lower stacks and more sightlines sounds more modern
- Not all books need to be accessible but this has staffing implications
- What is proposed square footage based on and what is it typical for this population?
- Square footage is based on .5 square feet/per capita in the Oak Lodge Library Service Area and unincorporated Gladstone per the Settlement Agreement – this is in-line with other libraries
- Managing books – technology is introducing changes but there is still a desire for hard copies
- Space for digital training and computer use is needed – this is a lower income need
- Children’s area is important and needs to be flexible
- Want to have event space for book signings, authors, etc.
- There are options of placement of library – inside or outside of the existing building, or an addition
- Meeting space – doesn’t have to be in the library, only accessible to the library
- Happy Valley example – space for books needed there, lots of turnover – being part of the library consortium (LINCC) allows for materials to be elsewhere in the county but accessible to each library
- Study rooms and meeting rooms are needed for birthday parties, etc.
- Flexible space is key
- Parent’s perspective: Oak Lodge feels dangerous - now Ledding library provides the need for families – they have a safe parking lot – think about safety
- Notice that people are forming responses to what they have now – not what they might be able to have
- Friends of the Library needs a bookstore
- Is coffee shop option – coffee opportunity will draw of people

Community Center Feedback:

- Community meeting space is particularly important to families – we could use a space that fits 100-200 people
- History Detectives experience – we can only accommodate 80 people – we need space for larger groups
- Past NCPRD feedback is that the current gym is undersized with no enough area for spectators
- Basketball court could be an amenity – consider that it could even be in a separate building
- Community services are needed – consider space for rotating service providers
- Need space for training – GED classes, language, citizenship classes
- Could computers possibly be on moveable cart or checked out
- There is a lack of community gathering spaces – this has forced the conversation to move online – it would be interesting to explore a physical manifestation of this

- Flexibility is key – larger spaces that can break down into smaller spaces
- Afterschool childcare is in high demand
- Kitchen and art spaces are needed – it is hard to share these uses with studio/dance spaces – they have specific needs (easily cleanable, unmovable equipment, storage, etc.) that aren't flexible
- Studio and classroom spaces can vary program uses
- Eating is important – let's think about what food we want to accommodate and how to accommodate food in community room
- A café could be an option or coffee shop / coffee cart which has less demand on food storage
- Active spaces needed such as Zumba, yoga
- Cardio weight equipment for fitness, general health can be a higher revenue generating element
- Community feedback – gym or pool – community already feels it is already provided for in the area.
- Some families can't afford gym memberships – affordable option is nice for teens
- Concord Partnership met with resistance from commercial athletic facilities about active space, when in actuality it can be a future provider of clients

Parks Feedback:

- Emphasis on reintroducing nature back into the part, walking trails, nature play – less about active fitness space – what is the balance between passive and active
- Park is an extension of the community center - educational space / hosting space outside is important
- Accommodate horticulture / community garden area
- Covered play area would be great per community input
- Consider modified amphitheater with available grade changes
- Children's area / amphitheater – mixed use space – performance / reading area
- Looped trail with marked off with distance has interest
- Areas with overhangs / weather protection
- Teaching garden for seed library
- White oak trees are important in Oak Grove, we have lost a lot of them
- Pavilion space where partial covering for weather is provided
- More trees
- Westmoreland park example – nature play
- Be sure to include places for parents to sit
- Use nature
- Pathways where kids can play, run, and parents can see
- Large trees with shade and rain protection
- Active space important
- Risley Park and elementary schools already have many of these things in the area
- Learning garden / cooking classes – think about “garden to table”
- Outdoor space – we are badly in need of an efficient use of space. Property is not huge.
- Sports field use currently – will need to know what will be the plan for them

Public Comment

Rich Nepan of Oak Grove expressed he is new to the area and has a keen interest in the Concord project. He was previously on a planning board and a school director. He's specifically interested in having community theater space as part of the project. He advocated for the stage to be upgraded with lighting and sound.

Geoffrey Janke stated he hopes that certain attributes of Concord's history of being a school will be maintained. He has a desire to have it continue to look like the school it has always been.

Next Steps

Kathryn Krygier suggested that due to the scope of the Concord Project, that we increase the meeting time to 2 hours to each meeting to cover all program elements. This change was approved unanimously.

Meeting Adjourned at 8:50pm

Next Task Force Meeting: February 5, 2020

6:45 p.m.-8:45 p.m.
Concord Property
3811 SE Concord Road, Oak Grove