

OAK LODGE & GLADSTONE COMMUNITY PROJECT

Concord Task Force

August 20, 2020

Phase 3 Outreach Results – Design Alternatives Design Considerations



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Outreach Goals: Design Alternatives



Gather community feedback on three design options for the Concord Property

Broad cross section of Oak Lodge
Under-represented community groups

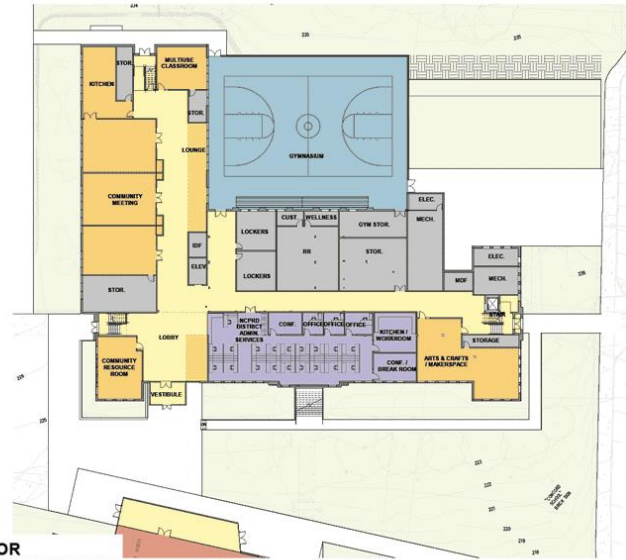


Use task force criteria to evaluate the options



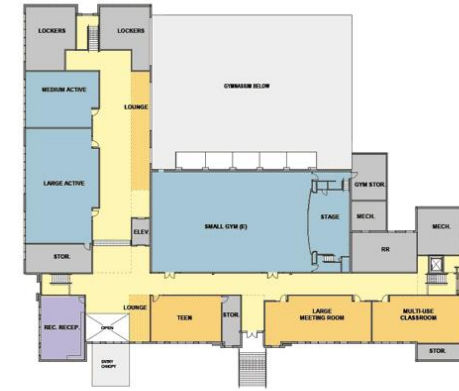
Outreach to Concord service area, separate from Gladstone

Option 1



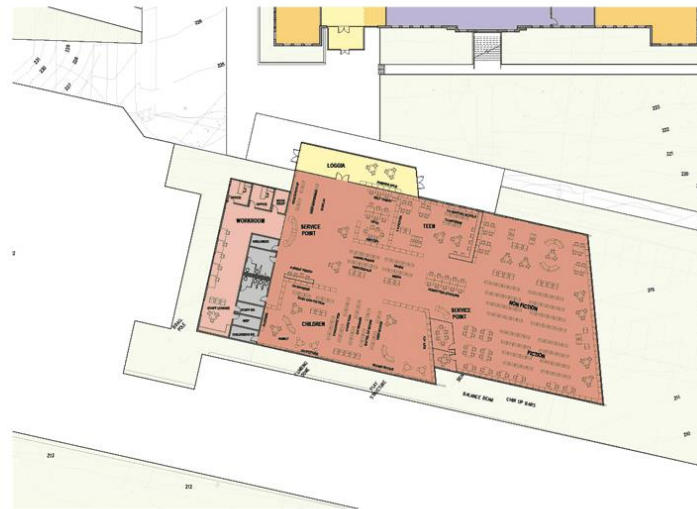
FIRST FLOOR
COMMUNITY CENTER / OFFICES

- RECREATION
- NCPRD
- COMMUNITY
- LOUNGE
- SUPPORT
- CIRCULATION



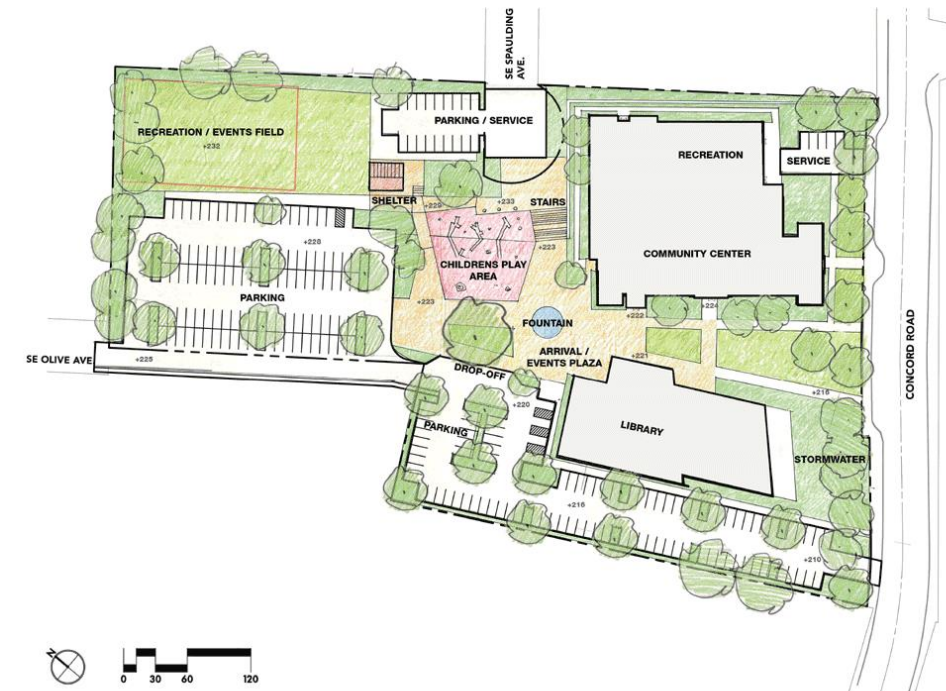
SECOND FLOOR
COMMUNITY CENTER

- RECREATION
- NCPRD
- COMMUNITY
- LOUNGE
- SUPPORT
- CIRCULATION



FIRST FLOOR
LIBRARY

- LIBRARY
- WORKROOM
- SUPPORT
- CIRCULATION



Option 2



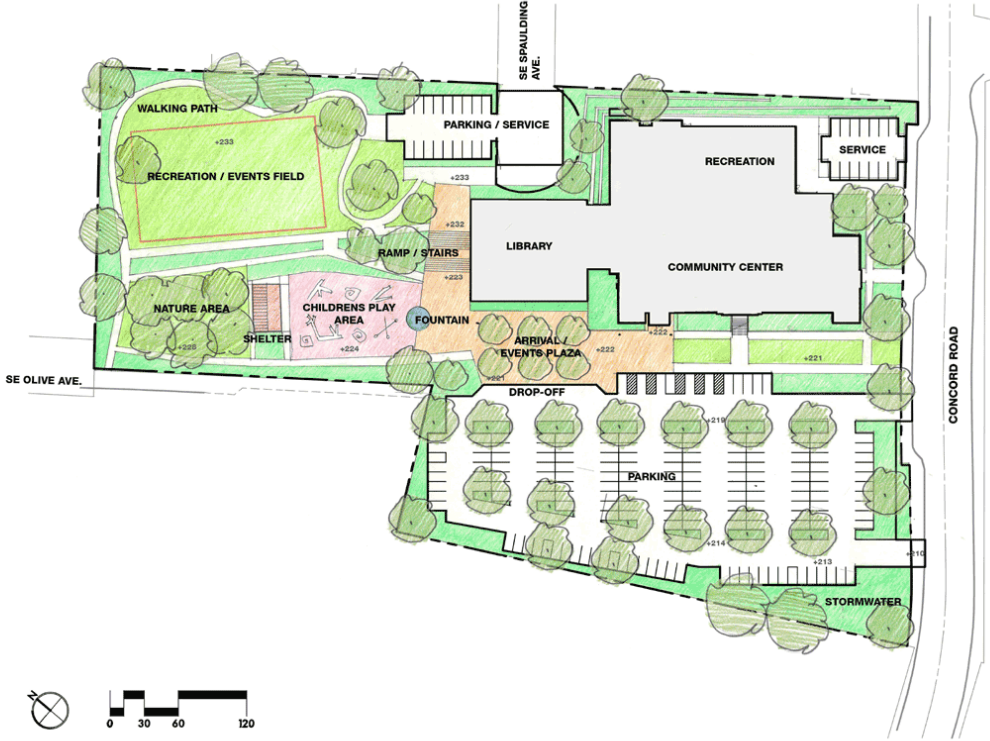
FIRST FLOOR
LIBRARY / COMMUNITY CENTER / OFFICES

- LIBRARY
- WORKROOM
- RECREATION
- NCPRD
- COMMUNITY
- LOUNGE
- SUPPORT
- CIRCULATION

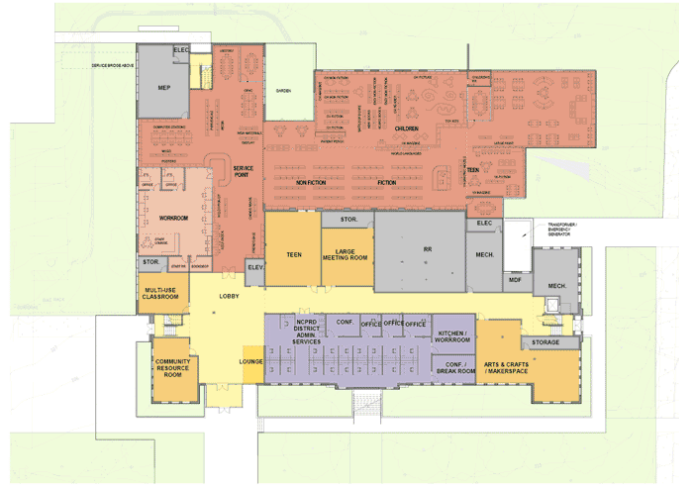


SECOND FLOOR
COMMUNITY CENTER

- RECREATION
- NCPRD
- COMMUNITY
- LOUNGE
- SUPPORT
- CIRCULATION



Option 3



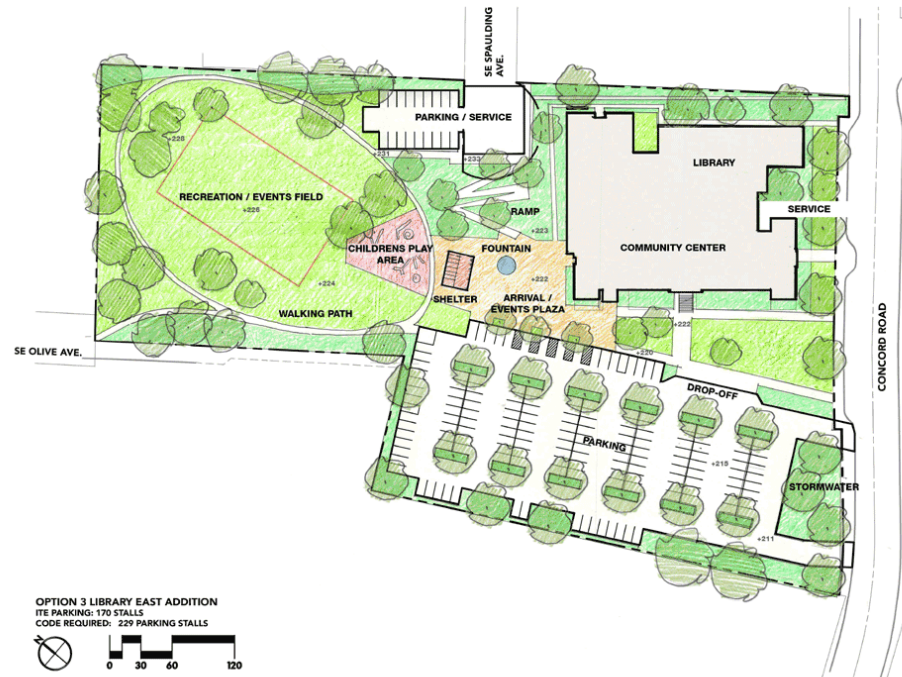
- RECREATION
- NCPRD
- COMMUNITY
- LOUNGE
- SUPPORT
- CIRCULATION

FIRST FLOOR
LIBRARY / COMMUNITY CENTER / OFFICES



- RECREATION
- NCPRD
- COMMUNITY
- LOUNGE
- SUPPORT
- CIRCULATION

SECOND FLOOR
COMMUNITY CENTER



OPTION 3 LIBRARY EAST ADDITION
ITE PARKING: 170 STALLS
CODE REQUIRED: 229 PARKING STALLS



Community needs heard in 2019



Parks

- Sports field and courts
- Walking paths
- Flexible event spaces
- Natural spaces
- Kids' play areas, especially nature play or playground features
- Water features



Community Center

- Spaces for classes, including music/art and cooking
- Fitness/dance
- Educational lectures
- Community services



Library

- Community meeting rooms and social gathering spaces
- Storytime area
- Children's area
- Areas for older adults
- Space for families



CONCORD SCHOOL

Outreach Process and Results

Notification



Digital

- Milwaukie and Oak Grove community Facebook chit chat groups
- Twitter, Facebook, Instagram, and Nextdoor
- Emails to stakeholders
- Emails to task force members
- Text messages to Oak Grove Elementary School Latino families group
- Ecumenical Ministries of Oregon's Russian church



Printed

- Good Roots Community Church Food
- Oak Grove Elementary School summer lunch program
- Panadería Cinco de Mayo Market
- Vineyard Place – Milwaukie
- Rose Villa – Oak Grove
- Milwaukie Center
- Springs at Clackamas Woods
- Oak Lodge Library

Overview of Survey Responses

269

Online Open House
unique visitors

210

Online Open House
comments

1

Survey completed
in Spanish

Option 2

Preferred by most
participants

Comment themes

- **Balance of functions** without too much compromise
- **Parking lot** size and layout.
- Mixed feedback on **library separate or integrated** into the building.
- **Preserve/maximize green space.**
- Keep the **old gym**; mixed feedback on a new gym.
- Preserve the **historic building and views** of the Concord building.

Red = Does not meet criteria

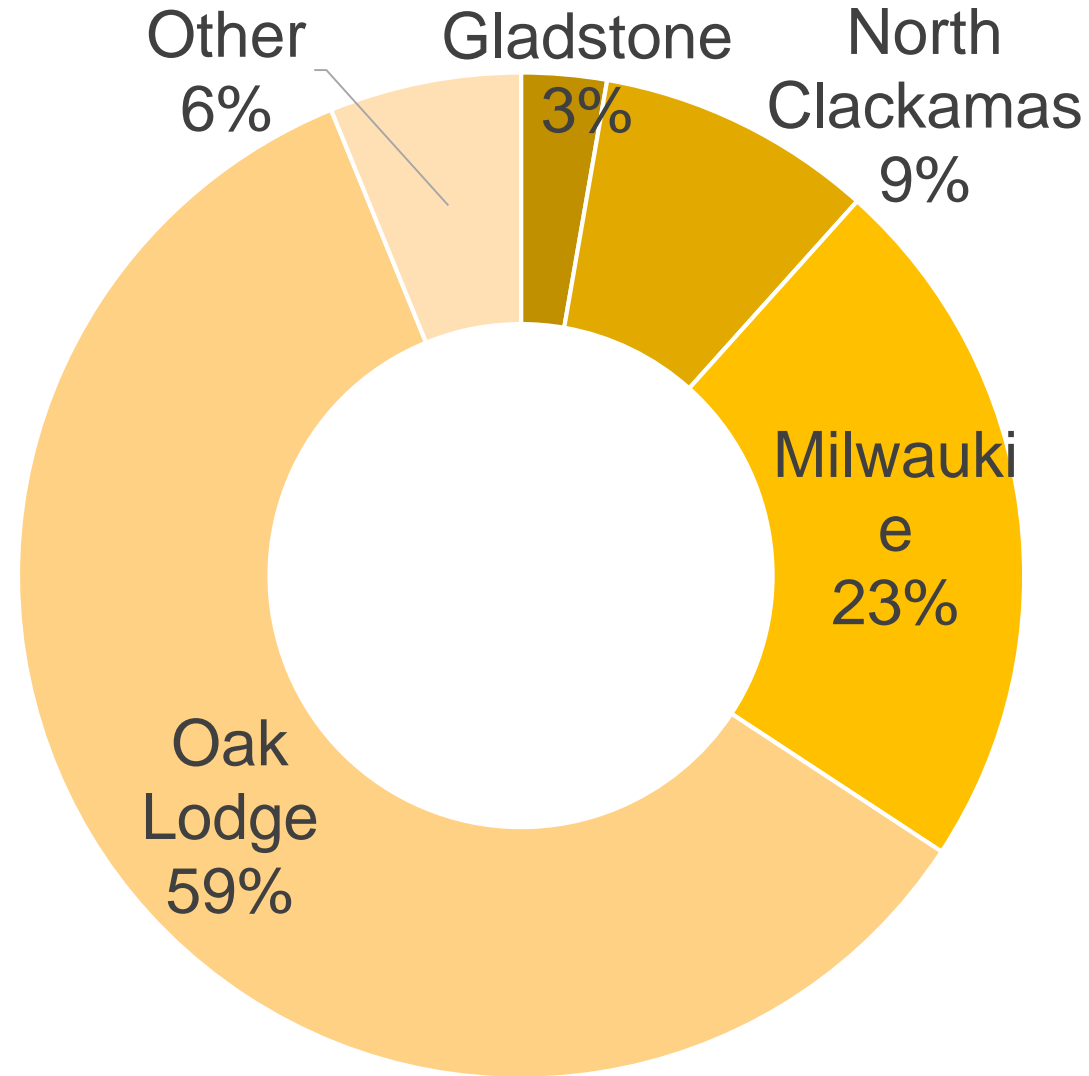
Yellow = Partially meets criteria

Green = Fully meets criteria

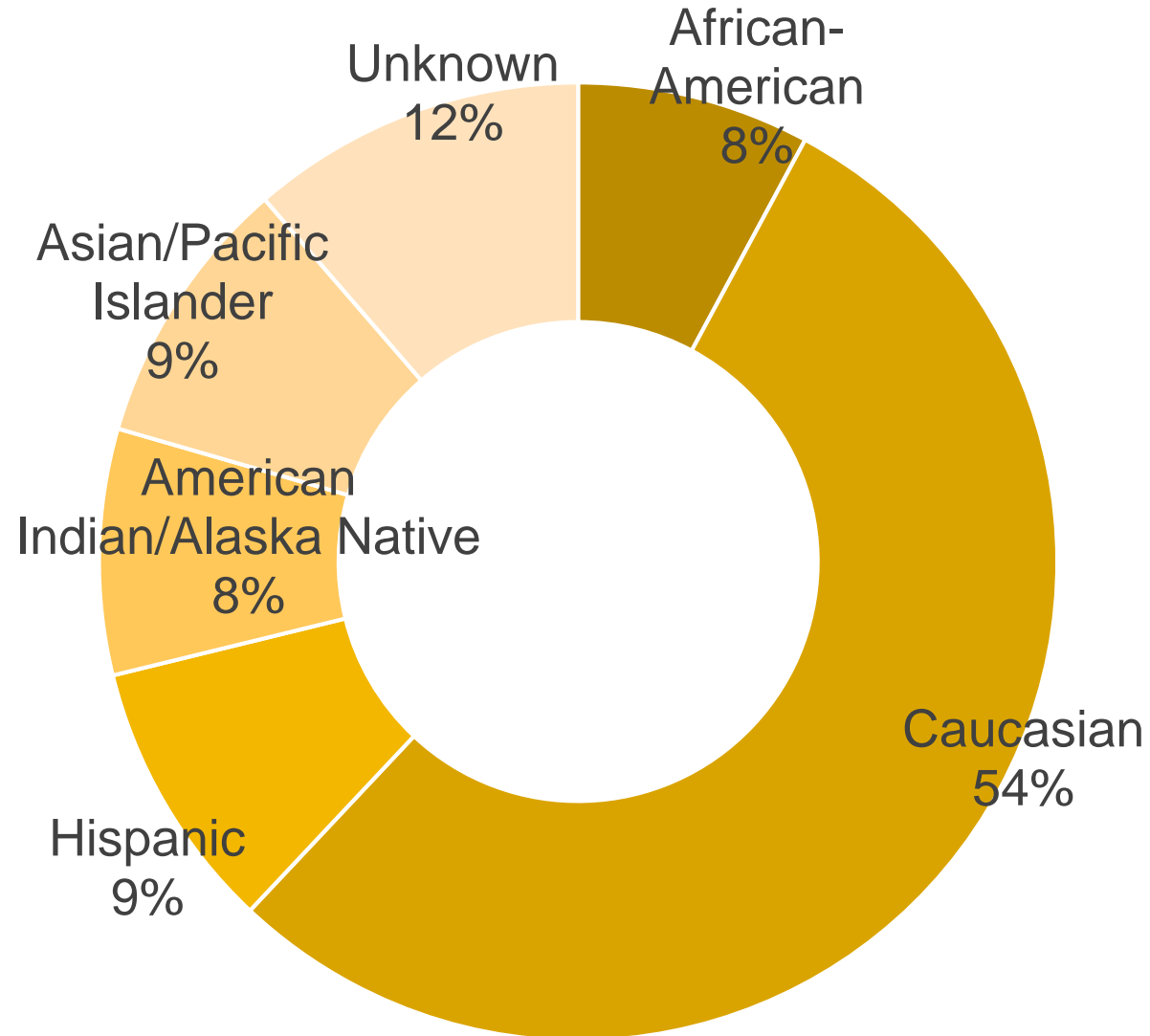
shown for responses via online open house

CRITERIA	OPTION 1	OPTION 2	OPTION 3
A. Provides a welcoming & inclusive community heart for generations to come.	87	119	62 74
B. Supports multiple functions and communities.	74	119	90
C. Supports library activities.	74	116	73 51
D. Supports community center / recreation activities.	104	124	65 66
E. Provides diverse, inclusive & culturally-informed accessibility and access to services.	89	111	85
F. Provides stewardship of park, natural and available open spaces.	90	114	100
G. Incorporates opportunities for art & creative expression.	91	111	94
H. Reflects conscientious stewardship of funding	88	102	64 54

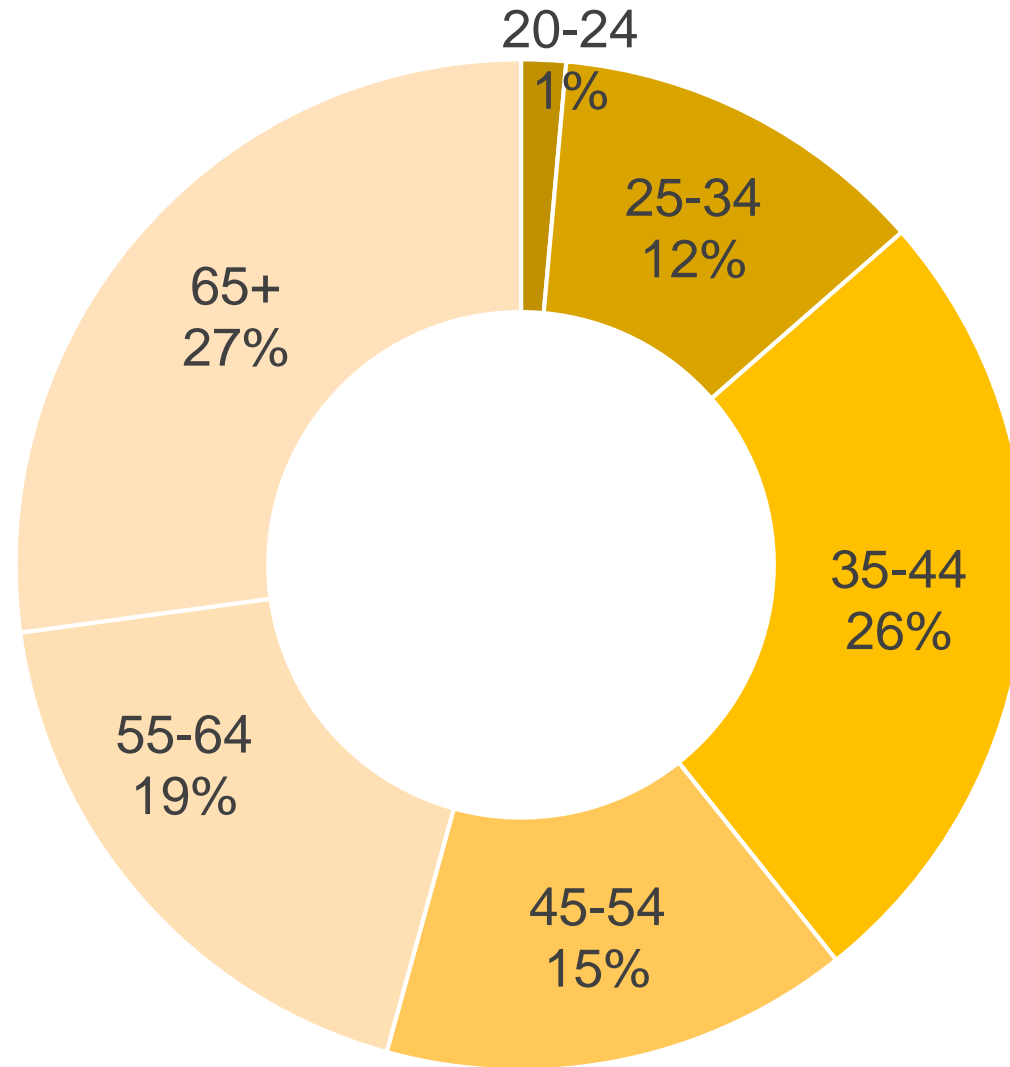
Demographics – Where do you live?



Demographics – Race/Ethnicity

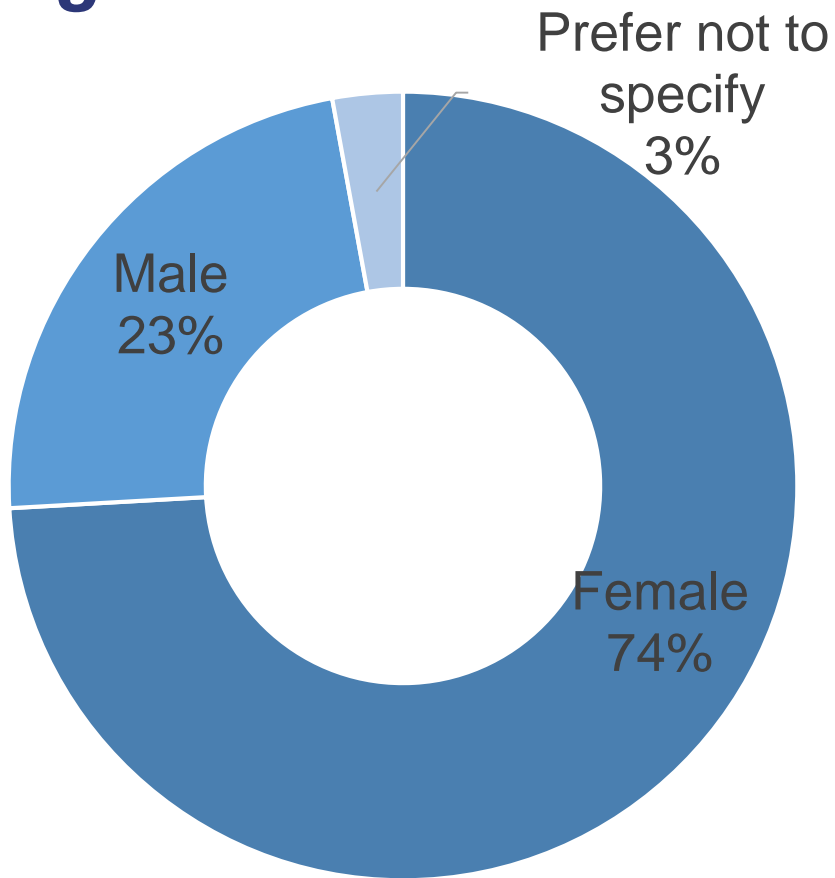


Demographics - Age

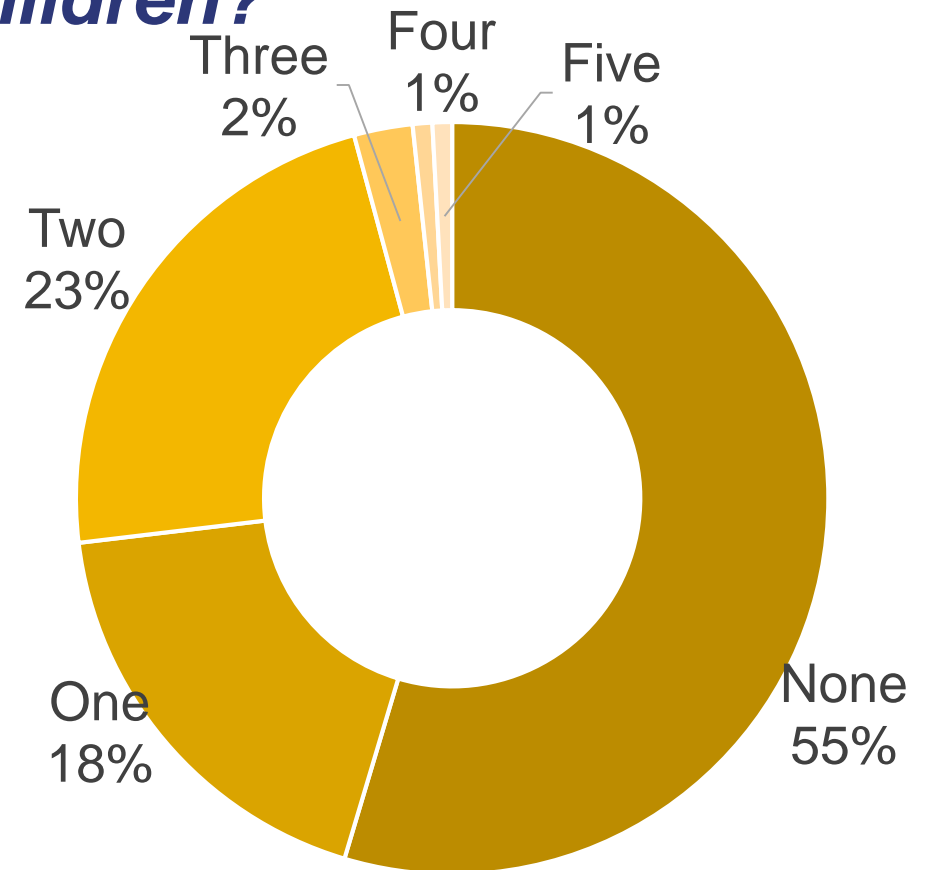


Demographics

Your gender?



Children?



Comments - Parking & Access

- Too many cars.
- The parking lot is too big to make site feel welcoming.
- Separating parking (Option 1) takes away from the cohesion of the site.
- Use the area west of Olive for parking.
- Too far from bus stops on McLoughlin Blvd, need access for people using transit.
- Concerns on handicapped parking, accessibility from parking lot to all functions.
- Size and configuration of ramps.



Comments - Library

- Separate library (Option 1) sacrifices views; not a cohesive, community-oriented site.
- Library in Option 2 seems too small.
- Locating the library near or below the gym would be too noisy
- Larger building footprint takes up park and outdoor space.
- Challenging for some patrons to walk between the buildings to access the services
- Unwise to duplicate amenities.



Comments - Inclusion & Community Center

- Mixed feedback on which option is most inclusive
 - Separating the library and community center functions offers more space for users
 - Connecting buildings increases access to services, increasing sense of community.
- Attached library (Option 2) struck a balance between park, library and community center needs.



Comments - Parks, Green Space & Recreation

- Lack of parks and green spaces in this area.
- Maximize green space as much as possible
- Walking trails and nature areas a plus
- How to ensure safety and discourage camping on the site?
- Mixed feedback on gyms:
 - Old gym used for performance and arts
 - Desire for two gyms, when outdoor spaces can't be used all year
 - Need for open, outdoor spaces that can be accessed year-round



Comments - Additional Uses

- Tool library, workshop space or outdoor skill space
- Focus the library on a specific use (robotics, genealogy, etc.)
- More space for tables, gathering and connection
- Fewer tables, more space for books in library
- Early childhood/parent learning services
- Non-binary and gender inclusive restrooms/locker rooms
- Family changing areas
- Outdoor seating and water play in the plaza
- Add a dog park
- Inclusive playground for children experiencing disabilities
- Preserve ballpark areas for children (T-ball)



Questions





Design Considerations

Design Considerations

Parking and Access

- Minimize parking as much as possible to allow for greatest balance
- Optimize accessibility of parking to building entry
- Improve access from bus stop / street – safe access for limited mobility
- Adequate size for outdoor ramps
- Address walking / biking considerations
- Maximize loop trail opportunities on site

Design Considerations

Plaza and Park Amenities

- Further develop space for gathering and connections
- Further development of water feature
- Prioritize natural spaces – habitats, large trees, etc.
- Balance natural spaces with open, outdoor active spaces
- Develop spaces for indoor / outdoor education opportunities
- Further develop all-access, inclusive playground
- Strengthen direct connection between library and community plaza
- Accommodations for families / small children

Design Considerations

Library

- Develop both shared and independent access to library and community center
- Ensure adequate space for books
- Develop a variety of “open” and “enclosed” experiences within the library
- Develop specific library program areas (genealogy, history, tool lending, etc)
- Ensure design provide staff safety / security / oversight
- Restroom design to address families, gender-neutral, programs, hours
- Further define / develop “maker spaces” - Arts/crafts? Workshop?

Design Considerations

Community Center

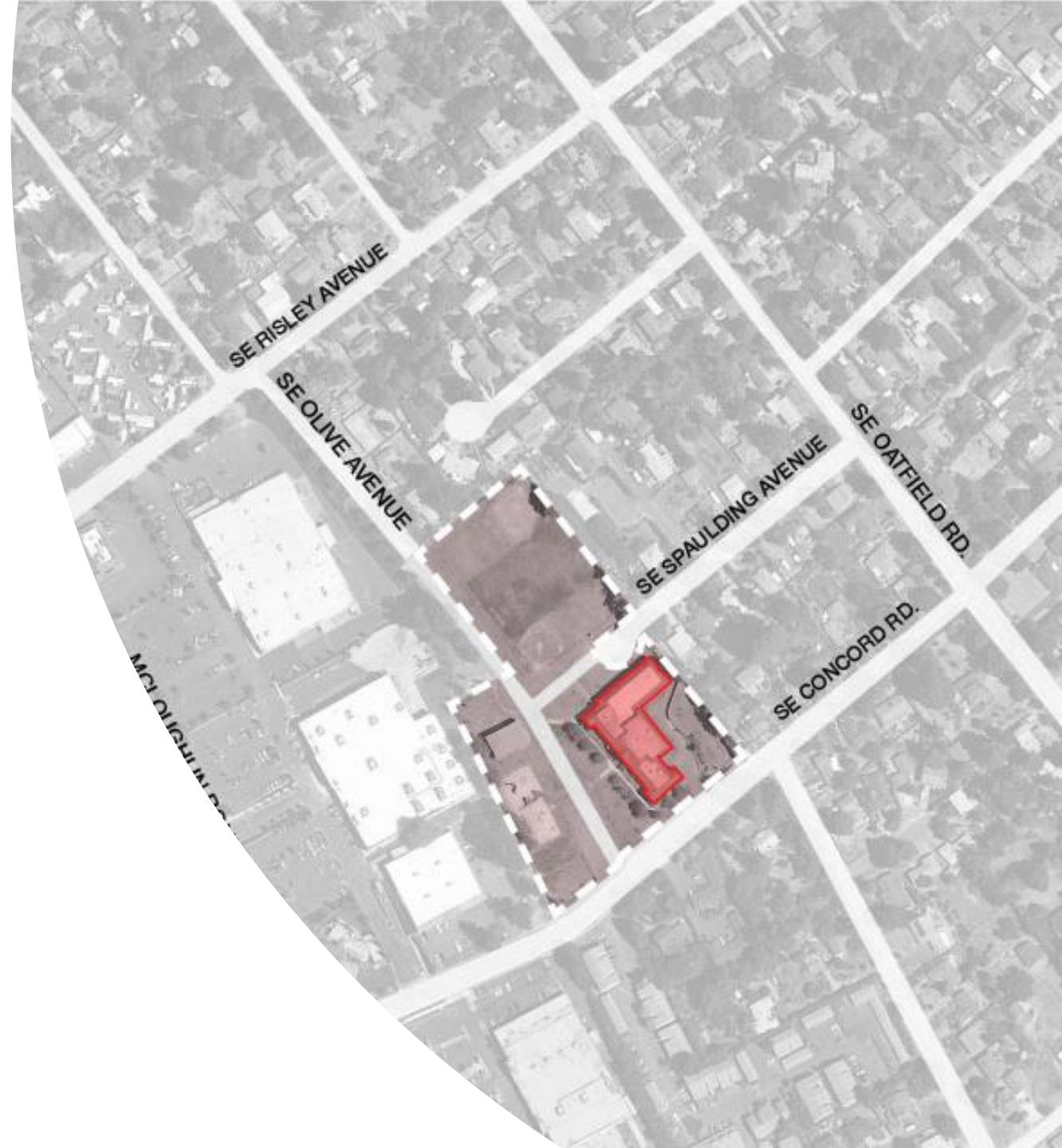
- Consider both shared and independent access to library and community center
- Address noise considerations
- Restroom / locker room design to address families, gender diversity, programs, hours
- Further define / develop “maker spaces” - Arts/crafts? Workshop?
- Small children activities / family needs

Design Considerations

Stewardship

- “Longevity” of the buildings (reuse vs new)
- Further define seismic solutions
- Consider Covid-related solutions
- Continue to develop operationally-efficient design for library staff

Questions



Next Steps

September

Task Force recommends a preferred design option

October

Task Force reviews refined design option

Board of County Commissioners considers recommendation

Late Fall

Community celebrates selected option

Nov/Dec

Design and Engineering begin