

A Strategy for the West End Building and Other City Facilities

April 20, 2009

The following Strategy includes five basic guiding principles and respective implementation tasks. These steps are not intended to be exhaustive or all-inclusive.

Guiding Principle #1

Overall, provide safe, adequate and sustainable public facilities that reflect the needs and quality of life of the community and are sound and lasting investments for Lake Oswego citizens.

- ✓ Address the underlying health and safety problems with City Hall – perform a second technical analysis of City Hall to further understand and/or confirm the need to repair or replace the building, and the appropriate time frame for doing such
- ✓ Provide additional library services for the community
- ✓ Build a separate Police/911/Municipal Court facility and a new South Shore Fire Station, and improve the Maintenance Services Facility
- ✓ Develop a Facilities Asset Management Plan that would provide for a long term strategy for preventative and capital maintenance of City facilities

Guiding Principle #2

Ensure to the extent possible broad public support of the Strategy with an emphasis on bringing the community together.

- ✓ Retain City Hall in downtown – replace or repair the building
- ✓ Retain the Library in downtown – consider building a new larger library
- ✓ Explore opportunities for siting a new Police/911/Municipal Court facility that's more centrally located in Lake Oswego
- ✓ Consider providing a new library presence in the Lake Grove area
- ✓ Explore funding strategies for implementing improvements in Lake Grove
- ✓ Develop a strategy for a future recreation center/swimming pool.

Guiding Principle #3

Forego the idea of a City-initiated community center at the West End Building and maximize the value of the property for future resale. (This does not preclude the possibility of retaining some type of City involvement with the property after the sale as the result of a development agreement, a public-private partnership, retention of an interest in a portion of the property or other opportunities that prove to be in the public interest.)

- ✓ Provide a concept plan for future redevelopment of the West End property and other underdeveloped properties in the Boones Ferry/Kruse Way area
- ✓ Consider rezoning the West End property for higher density development
- ✓ Consider leasing the vacant portions of the West End Building for revenue purposes

Guiding Principle #4

The Strategy must be financially feasible – one that will maintain the City's financial strength and stability with an eye toward the short term balanced with the long term

- ✓ Refinance the West End Building by July 2009.
- ✓ For each facility improvement, explore all opportunities for financing including the use of LORA funds for projects in the redevelopment district, leasing and/or cost-sharing options through public/private partnerships, General Obligation bonds, endowment and other dedicated funds, the City's general funds, and possible capital campaign funds

Guiding Principle #5

Given the complexity of City facility issues and needs, and their associated costs, develop an overall implementation plan that is long term in nature. This plan includes implementation strategies in the following priority:

Next Three Months

- ✓ Prepare a draft resolution that defines the guiding principles and a priority of implementation strategies; present this resolution for public review and comment; conduct a public hearing to receive input; revise as necessary; and finally, adopt the resolution
- ✓ Refinance the West End Building by July

Short Term

Enhance the value of the West End Building and property:

- ✓ If possible, lease the vacant portions of the West End Building for revenue purposes
- ✓ Provide a concept plan for future redevelopment of the West End property and other underdeveloped properties in the Boones Ferry/Kruse Way area
- ✓ Rezone the West End property for higher density development

Enhance Public Safety facilities:

- ✓ Explore opportunities for siting a new Police/911/Municipal Court facility that's more centrally located in Lake Oswego
- ✓ Build a separate Police/911/Municipal Court facility and a new South Shore Fire Station, and improve the Maintenance Services Facility

Enhance the Lake Grove area:

- ✓ Consider providing a new library presence in the Lake Grove area
- ✓ Explore funding strategies for implementing improvements in Lake Grove

Improve management of City facilities:

- ✓ Develop a Facilities Asset Management Plan that would provide for a long term strategy for preventative and capital maintenance of City facilities
- ✓ Perform a second technical analysis of City Hall to further understand and/or confirm the need to repair or replace the building, and the appropriate time frame for doing such.

Medium Term

- ✓ Provide additional library services for the community; consider building a new larger main library in downtown

Long Term

- ✓ Address the underlying health and safety problems with City Hall; replace or repair City Hall in downtown
- ✓ Develop a strategy for a future recreation center/swimming pool