

# LAKE OSWEGO RECREATION AND AQUATIC CENTER



## NEIGHBORHOOD MEETING SUMMARY

**Date:** Tuesday, November 2, 2021

**Time:** 6:00 – 7:30 pm

**Location:** Zoom

**Purpose:** Provide project update and details on the Lake Oswego Recreation and Aquatics Center, including site plans, building designs and traffic and parking considerations.

**Outcomes:** Build understanding on where the project is currently, solicit feedback on neighborhood priorities, concerns and interests.

### Panelists

- Bruce Powers, City of Lake Oswego
- Brenda Falson, City of Lake Oswego
- Jan Wirtz, City of Lake Oswego
- Tony Vandenberg, Lake Oswego School District
- Erica Baggen, Scott Edwards Architecture
- Jennifer Marsicek, Scott Edwards Architecture
- Andra Zerbe, Scott Edwards Architecture
- Morgan Worthington, HHPR
- Shannon Simms, Mayer Reed
- Ken Rehms, PBS Engineering and Environmental
- Allison Brown, JLA Public Involvement, facilitator

There were around 20 members of the public participating as attendees throughout the meeting.

### Welcome

Allison Brown, JLA Public Involvement, welcomed attendees to the webinar and explained Zoom logistics and etiquette. She reviewed the agenda for the evening and explained to attendees how to use the Q&A function on Zoom. She then invited each of the panelists to introduce themselves.

### Presentation

Jennifer Marsicek, Scott Edwards Architecture, reviewed the progress on the Lake Oswego Recreation and Aquatic Center (LORAC) project since the last neighborhood meeting in March of 2021. In June, the City Council agreed to move forward with the largest of the three designs that had been presented to them. The proposed design is about 63,000 square feet with 184 parking spaces. The project is now in a design development. Using input from the PAC, the past neighborhood and community meetings, and input from community surveys, the project team is now developing the interior and exterior designs for the site. The

immediate next step will be submitting the land use application toward the end of November. She finished this introduction by showing the updated conceptual site plan.

Morgan Worthington, HHPR, presented on the right of way improvements. These improvements are mostly along Stafford Road, including adding a new curb, street trees, and stormwater planters. There will also be a 12-foot wide pathway for pedestrians and bikers, which will help keep bike-users off the road. The biggest change is the widening of the roadway along the northeast corner where the driveway is. The driveway has been realigned to be perpendicular with the road and a left-turn lane was added to ease traffic turning into and out of the center. The only change to Overlook is the new driveway, which allows people to access the site from the south.

Shannon Simms, Mayer Reed, presented on the landscaping designs for the site. The current design has several patio spaces outside of the building, some of which will only be accessible from inside the building and other, which will be more open. There will be several pathways entering into the site, in addition to the one from Stafford Road. There will also several other shared use paths leading from roads to the building entrance. There will also be a large, vegetated stormwater facility, which will be dry most of the time but will retain water during large storm events. The team will utilize landscaping on the natural hills and slopes of the site to hide views of the road from the building.

This project require a significant amount of earth work to accommodate the new elements. Existing trees are being preserved whenever possible, but removal of 120 trees for the LORAC will be necessary. Currently, 20% of those are considered dead, hazardous, or invasive and others are ranging in condition from good to poor. The City will require a mitigation of these trees with a two-to-one replacement ratio and the planting plan exceeds that requirement. The team will prioritize preserving a healthy canopy on the site as the design moves forward.

Jennifer Marsicek and Erica Baggen, Scott Edwards Architecture, then presented on the conceptual building design for the center. These plans can be viewed online on the project website.

<https://www.ci.oswego.or.us/parksrec/recreation-and-aquatics-center>

Ken Rehms, PBS, finished the presentation section by reviewing the traffic and parking study that was done for the project. His presentation included answers to a handful of frequently asked questions, which are summarized in the following section.

## **Questions and Answers**

After the presentations, Allison Brown brought forward questions sent in by attendees at the meeting. Questions and answers have been grouped and summarized in this document. A full list of the questions from the Zoom Q&A can be found in Appendix 1.

## **Traffic and Parking**

- Q: How can the traffic data be correct if these reports were prepared during the pandemic?
  - The volume measurements were taken prior to COVID-19. The results were not impacted by changing commute patterns during 2020-2021. The project team used normal forecasting assumptions to estimate growth based on pre-pandemic traffic patterns.

- The study determined there will be about 1200 new vehicle trips per typical weekday created by the new LORAC facility.
- Q: Traffic in this area is already very bad. How will the surrounding roads handle the additional traffic from the center?
  - The traffic study determined the intersections and roads, including Stafford and McVey, could handle any additional traffic from the project and that the results would be within what is allowed by City and state standards.
- Q: Did the team take any of the other current or future developments into account while doing this research?
  - The City code requires new developments to study the impact created by their own development, but it does not require looking at the effects of other developments in the area that may or may not be coming in the future. We looked at the traffic and parking impacts for the LORAC and the golf course, both independently and collectively, to understand the impacts. In follow-up to the meeting comments, we did ask the City for any new developments in the area, and there were none approved at the time of the study.
- Q: The roundabout cannot handle any more traffic – how will this be accommodated?
  - The roundabout is under Clackamas County jurisdiction and the City is unable to make any improvements to the roundabout. Although improvements have been recommended for the roundabout, the City of Lake Oswego has no jurisdiction over when, how, or whether these improvements are made.
- Have you looked at the impacts on secondary streets around the center?
  - Yes, that was part of the traffic study.
- Q: What considerations are being given for the local neighborhoods, especially with parking and traffic through neighborhoods?
  - Parking will be contained on site, and we don't anticipate a lot of people parking in the neighborhoods because of the distance to the site compared with other overflow parking areas. The closest overflow parking will be Hazelia Field for large events, followed by the parking lot at Lakeridge High School. Direct pedestrian access has been designed to encourage crossings from those locations. Additional strategies like no parking signs can be used as well.
- Neighbors have expressed concern about parking in the neighborhood. Is there anything that can be done to discourage parking in the adjacent streets?
  - The City traffic and engineering staff may be able to answer this more specifically. There are methods the City can consider, including adding permanent no parking signs or putting signs out during larger events. On the other hand, it is a public street, and public streets are meant to allow parking for the public.
  - We have created a parking lot that has multiple options that encourage people to come to the front of the building and easily get out of the facility. The pathways from the neighborhoods to the site are required by code, so we do have these pathways that encourage pedestrians and other alternative methods of transportation.
- Are you anticipating large events where lots of folks will come to the center, creating a parking problem like when there are football games at Lakeridge High School?

- The events that will take place will be swimming or water polo related, unless the City plans some kind of special event at the LORAC or at the golf course, which might happen once or twice a year. But it will not be a regular (weekly) event like Friday football events.
- The parking study did take into account the larger events like the swim competitions, which is when the shared parking with Hazelia Field may come into play.
- Will there be an extended left turn lane onto Overlook from Stafford?
  - No, we will not be extending the left turn lane that is already there.
- How did the team look at some of the new developments going up in the area, like the New Seasons going in soon?
  - That was outside of the scope of the study required by the City, so we do not have answers about traffic impacts related to other sites or new developments. In follow-up to the meeting, we did request other upcoming development data from the city at the time of the study and there were no approved developments at that time.
- At what point will neighborhood citizens be able to get better answers regarding traffic and parking that were not answered during this meeting?
  - We have provided the information available to us at this time, based on the study required of us by City standards. The next step will be the City Engineers looking at the work we've done and providing their feedback and direction on next steps. Once the land use application has been submitted, neighbors will be able to engage directly with the City engineering and planners. The application will be submitted at the end of November, with a 30-day completeness review. After the application is complete the City has a 120-day review period.

## Aquatic Center

- Can you confirm the dimensions of the competition pool?
  - 104 feet by 75 feet.
- Will there be a place for food/beverage/concessions in the new design like there is now?
  - Yes. There will be some kind of food and beverage offering inside the LORAC (instead of being in the clubhouse like there was before). Plans for this have not been fully determined yet, but the team is currently researching options. The clubhouse will also have a catering kitchen, which can be used by groups.
- Will the pool be LEED-certified?
  - No. We are working with the Lake Oswego Sustainability group and have held a sustainability charette on this topic to be make this project as sustainable as we can. There will be solar panels on the main part of the roof above the aquatic center. We aren't getting a formal certification but are following the guidelines for the certification as much as we can, by using energy-efficient, long-lasting materials.
- With Covid being a thing, will it have UV filters for the air and H2O.
  - The team has compiled COVID Mitigation Recommendations that will be reviewed with the owner including things like increased air filtration and ventilation and touchless fixtures.
- What will be done with pool water? Will it be recycled?

- The pool water for all three bodies of water will be filtered using a perlite-based regenerative media filtration system, capable of filtering out particles as small as 1 micron. After filtering, pool water will be treated with a medium-pressure UV system which serves as secondary sanitization and is effective at deactivating chlorine-resistant pathogens such as Cryptosporidium. Once filtered and sanitized, the pool water will be heated and chlorine will be injected into the recirculation stream as the primary means of sanitation prior to returning to the pools. Chlorine will be generated on site using electricity to convert salt into free chlorine, rather than being delivered to the facility as a manufactured chlorine product.
- When the filter systems are beginning their backwash cycle (to clean particulate from the filtration media), the waste water will be sent to a backwash basin. The backwash will flow through a media separation screen inside the backwash basin, which will filter out the perlite media, and flow directly into a sanitary sewer connection. The used perlite media is an inert material, and can be safely shoveled out of the backwash and disposed of in the trash. The perlite will not enter the sanitary sewer system with the backwash water. Used pool water will not be recycled on site once backwashed, and it should not enter the surrounding stormwater areas or the storm sewer system. The vast majority of the pool water stays in the pool and recirculates. A small amount is lost to evaporation inside the natatorium, and a small amount will be sent to sanitary sewer during the backwash cycle as previously described.

### Recreation and Community Center

- Will there be rentable or reservable space in the community center?
  - Yes. There is rentable space (the “party rooms”) within the LORAC. The clubhouse will also be repurposed to be a multifunctional space that can be used for meetings, special occasions, and activities.

### Golf Course and Clubhouse

- Can you tell us more about the interactions between this center and the golf course? Where are things at with the golf course?
  - We are preparing our land use application for the golf course right now and that should be submitted in the next 2-4 weeks. Once the land use application is finalized, we are hoping to have a more finalized cost estimate for that project.
- How much land did going with 'the largest rec/aqua center option' take away from golf course land?
  - The largest rec and aquatic center option selected by city council did not impact how much land is being used. The center was using just over 7 acres since the early concept design phase and was recently expanded to 7.3 acres to include site between the center and the new maintenance yard.
- Why was the golf course closed so early in the process?
  - The golf course needed to be closed in order to move forward with renovation of the clubhouse. Our hope is that we can move the golf course construction forward once we have those

numbers back. We want to start with the maintenance facility first because we need to pull down the old maintenance facility in order to build the new LORAC. In order to get everything moving and permitted, we needed to start by shutting down the golf course.

## Other Questions

- How is this being funded? Have there been any major changes in the funding?
  - The Lake Oswego School District has committed \$15 million from their bond project and the remainder is the City's responsibility to fund. The original allocation from LOSD to the pool was a \$7 million from the bond project for repairing or replacing the existing pool at Lake Oswego High School. Through negotiations with the City, which resulted in the current partnership between the City and LOSD, a commitment of an additional \$8 million was added. Those additional funds came from a premium from the original bond money.
  - Any additional overage will need to be approved by City Council. We won't know actual costs until bid day, but these are the cost estimates right now. At this point the LOSD contributions are within the committed \$15 million.
  - The team is paying close attention to cost to make sure the cost does not go over the allotted budget.
- What are the assumptions regarding the number of visitors to the LORAC as compared to the current visitors to the golf course?
  - Under typical conditions like this rec center, visitors are included in the traffic modeling and study.
- What is the plan for non-residents who are regular users of the LORAC? And how will those users coming from the south impact traffic?
  - We do expect that non-residents will be coming to use the facility. Parks and Recreation does already have a non-resident pricing policy for fees. All fees are subject to up to a 1.5x increase for non-residents. For example, if something costs \$10 for residents, it could cost up to \$15 for non-residents.
  - The traffic modeling studies a smaller area than the entire region so the project team does not have answers to specific questions about traffic impacts regionally.
- Is there an updated timeline for the project?
  - An updated schedule will be posted to the website.
- At what point in the process does the City Engineer analyze and respond regarding the adequacy of the plans?
  - That process begins once we have submitted our land use application, and our goal is to submit that application at the end of November. The neighborhoods will get noticed again once that application is submitted and complete. At that point you will have the opportunity to comment and provide input directly to the city engineers.
- What is the plan for stormwater? What happens if there is a failure of the stormwater mitigation?
  - Any rainwater hitting the site will be directed to the vegetative stormwater facilities that we have proposed. The drainage for those facilities will all be located toward Stafford Road (around the driveway and entry, in the right of way) as well as the large area toward the south at the lowest part of the site.

- All stormwater systems have an overflow structure and hard-piped connection to the City's public storm system that is design to convey the 25-year storm event per City and plumbing code standards.
- Will we be able to meet in person during this process?
  - We hope so!

### Next Steps and Closing

Allison Brown wrapped up the Q&A portion of the meeting and asked the project team to share what is happening next.

- There is a community meeting on November 10th, 6-8pm.
- A meeting summary from this event will be sent to attendees after the event. That report and any additional comments or questions that come in will be sent in with the land use application.
- Anyone is welcome to get in touch with Bruce Powers with any additional questions or concerns and he will make sure they get addressed. Phone: (503) 697-6575. Email: bpowers@ci.oswego.or.us

Allison Brown thanked everyone for attending once more and ended the meeting.

### Appendix 1: Zoom Q&A

Question	Answer(s)
<b>Can you please tell me the dimensions (yards or meters) of the proposed competition pool?</b>	104'x75'
<b>Why was the golf course closed so early in the process?</b>	live answered
<b>Hi and welcome. Can you discuss how the pool will effect traffic flow on McVey Ave. Thank you.</b>	I believe I answered this in my presentation. The traffic increase to Stafford and McVey will disburse and be reduced the further away from the project you go. Traffic disburses out onto the side streets.
<b>Does that 120 include the golf course trees?</b>	No
<b>Thanks</b>	
<b>How much land did going with 'the largest rec/aqua center option' take away from golf course land?</b>	none. the aquatic and rec center site has always been about 7.3 acres and did not push into the golf course with the larger building size.
<b>will there be any rooms the public can reserve for meetings (I.e. neighborhood association meetings)?</b>	live answered
<b>Floor plan shows a very small 'vending' space near the golf entry. Is there no plan/place for a food/beverage concessionaire (as there has been)?</b>	live answered
<b>Will the pool be leed certified? Will it have solar panels? With Covid being a thing, will it have UV filters for the air and H2O</b>	live answered
<b>Exactly how much "widening" on Stafford Rd is occurring at the NE corner?</b>	To allow for a 14' wide left turn lane, a section of the road at the NE driveway will be widened 7' on each side.

<b>What are the assumptions regarding the number of visitors to LORAC as compared to the current Golf center?</b>	live answered
<b>What is the predicted impact of increased traffic on McVey? how will the increase be mitigated?</b>	See my response to the other McVey traffic question. Stafford Rd can handle the increased traffic from these projects, so no mitigation should be required on McVey.
<b>Have you looked at the impacts on the secondary streets: Atherton, Meadowlark, Overlook, treetop and Cherryhil?</b>	live answered
<b>Can you show the aerial view of traffoc and parking?</b>	live answered
<b>Was the capital cost of the traffic mitigation for the left turn into the golf course included in the total \$36.7MM approved by Council? What mitigation is being done on the Overlook access and was this cost included in total project costs?</b>	live answered
<b>Exiting to Overlook, can vehicles turn left? or only right?</b>	right or left is allowed.
<b>Exactly how many feet is the Outlook exit from the Outlook/Stafford corner?</b>	live answered; approximately 200 feet
<b>Will there be an extended left turn lane on to Overlook from Stafford?</b>	live answered
<b>And what does “failure” actually look like at the roundabout?</b>	
<b>What portion of the 23% over budget capital cost will be paid for by LOSD?</b>	live answered
<b>Re: traffic estimates At the last neighborhood meeting someone asked how far north on Stafford the estimate used in its evaluation. The answer was South Shore. Ken just stated it is still South shore. It was pointed out that the project directors have claimed that maintenance of the pool could be paid for by revenue from users, and that there would be increased charges for non-residents. Non residents would presumably be coming from locations such as West Linn. They would be traveling north on Hwy 43 to McVey. thereby increasing the volume of traffic between 43 (State St.) and McVey. It appears you have still NOT considered this complex of claims as to potential revenue related to increased traffic volume.</b>	live answered. Like other facilities such as Tualatin Hills Park and Rec, fees are typically set by resident and non-resident within their boundary. Fee structures are yet to be determined from my understanding. The number of users that may come from different cities such as Wes Linn is not an exact science, so determining different pricing for different cities and outside areas relative to increased traffic would likely be a difficult task based on predictions from traffic modeling which includes a lot of variable factors such as land use and trip generation. This probably weighs into the reason of simplifying fees as either a resident or non-resident.
<b>What can be done to discourage parking on Cloverleaf and Banyan by LORAC visitors?</b>	live answered
<b>Have any of you actually come around these neighborhoods during a Lakeridge football game to see what traffic and parking is like during an event? How many of you are local enough (I’m not talking about Portland area, I mean LO) to see what neighborhoods are like during events?</b>	live answered
<b>The PNA survey clearly demonstrated that more people would be using the golf course than in the past by a factor of 2 to 1. It appears that none of this</b>	The golf course can only support so many users on a golf course based on tee times. We feel the traffic is accurately being

<p><b>data/information has been taken into consideration in the latest traffic impact analysis. That's why PNA believes notwithstanding info presented by Mr. Rehms, traffic impact is greatly underestimated.</b></p>	<p>estimated for the golf course users for this 9 - hole course.</p>
<p><b>Re Parking and pickup and dropoff—residents to the West of the facilities are still VERY concerned. Drop off and pickup is already an issue on Cloverleaf. We suspect it will increase as people drop off family members to make use of the pedestrian pathway from Cloverleaf to the facility. School bus drivers have already complained about not being able to pass on Cloverleaf when cars are double parked to drop off or pick up Lakeridge HS students. This is a potential danger for large emergency vehicles to pass as well. if the volume of cars increases as people drop off and pick up family members who use the new facilities this will only compound an already existing potentially dangerous traffic and parking situation.</b></p>	<p>live answered; in follow up, traffic, parking, and drop-offs on Cloverleaf is a high school/school district issue. The new Rec center facility is designed with a drop-off lane to provide for a quick drop-off to the rec center. Since there is already a defined trail that exists along cloverleaf and goes through the south side of the school property, constructing a new path is likely not to increase the number of students because they already use the trail and the number of those parents who already drop off students here is not likely to increase.</p>
<p><b>So a previous asked/answered question stated that the Outlook exit will be either right or left turn. Ken stated that this exit is basically 200 feet from the corner, which means that with a 50-100ft average left hand turn lane, people exiting via Outlook are going to be basically trying to turn left into a lane (the left hand turn from Outlook heading east onto Stafford heading north) that actually does not move/flow as quickly. How is this not a logistical issue that will cause traffic backup?</b></p>	<p>The signalized operation of the intersection will need to be monitored and potentially adjusted after construction. This is common to revise signal timing based on changed traffic patterns.</p>
<p><b>How will any cost over runs from the project be paid for?</b></p>	<p>live answered</p>
<p><b>Is there an updated published timeline for the project such as bids, permits, construction, etc?</b></p>	<p>live answered</p>
<p><b>Shouldn't the number of visitors been taken into consideration in the traffic study?</b></p>	<p>Yes, the study does consider this .</p>
<p><b>With the pathway to Cloverleaf, the distance will be the same as to the High School, and it is a serious issue in the neighborhood.</b></p>	<p>answered live; in follow-up, there is already a trail along Cloverleaf and on south side of the school property that is used by students today, so an increase of students using a new constructed path is not likely to change much.</p>
<p><b>When Lakeridge has a big football game, Lakeridge parking is full. Hazelia is full. Mormon Church is full. Be aware that there will be spillover to LORAC.</b></p>	<p>Thanks for the comment</p>
<p><b>Ken-thank you. However, echoing another resident-the traffic is already busy on mcVey. Once New Seasons opens next year near Southshore -its going to be even busier. I think more planning has to be considered here-and will need to consider traffic lights, etc</b></p>	<p>New Seasons would be responsible for changes created by their development and I can't speak to what the city engineering staff will require as part of their land use process and conditions. Traffic signals need to meet warrants to justify the need and like we did for the traffic study for the rec center project, the study determines the needs for all intersections reviewed as part of the study. The traffic engineer for the New Seasons project will be required to review traffic operations close by their development.</p>

<p><b>With due respect Mr. Rehms, I do not feel there is any real evidence in your replies to my questions that adequately respond to my questions. If the city and LOSD are claiming that higher fees for non-residents will draw more revenue for maintenance costs (that are not paid for by the bond issues), there must be some assumption of increased use by people from outlying communities from North and South and perhaps West of L.O. If you are going to count such project revenue you need to count the increased traffic.</b></p>	<p>I am not an expert on determining these fees so cannot respond to the fees related to residents/non-residents. This is more of a city related question on the fees.</p>
<p><b>Golf course, Pool, Rec Center, Offices, Events, Athletic fields, Skate Park, and the increase activities at Luscher then totality of all is will be problematic at best. Does the city have any responsibility for traffic improvements?</b></p>	<p>The city has responsibility for future planning of roads and improvements on the roads in their jurisdiction. Clackamas County is responsible for the other roads coming into the Atherton roundabout.</p>
<p><b>At what point in the project timeline does the City Engineer analyze and respond regarding adequacy of plans?</b></p>	<p>live answered</p>
<p><b>Currently, a significant number of Lakeridge parents use Cloverleaf to drop off children for Lakeridge High School. Parents will use Cloverleaf to avoid Stafford. It isn't much farther to walk.</b></p>	<p>I cannot speak to HS drop-offs from parents, but I agree only a couple hundred feet difference is not that much for avoiding Stafford. Remember, the new site has a drop-off lane in front of the rec center.</p>
<p><b>Will we have our next meeting in person so that we can truly engage?</b></p>	<p>live answered</p>
<p><b>What will be done with pool water, recycled?, does any water escape to surround stormwater areas?</b></p>	<p>live answered</p>
<p><b>Along those storm water drainage issues, what happens to the houses along Stafford if there's a failure of the storm water mitigation? All the slopes of backyards and also from Stafford runs directly towards houses across Stafford, and I'm already borderline having to get a sump pump to keep my crawl space clear.</b></p>	
<p><b>6-0 Braves top of 7th. :) of World Series</b></p>	
<p><b>This is for the city staff and officials. At what point in the process will neighborhood citizens be able to get better answers to questions concerning traffic and parking that this project group cannot answer?</b></p>	<p>live answered</p>
<p><b>The question is for city staff and officials.</b></p>	<p>live answered</p>
<p><b>Thanks Bruce. So when can we address these questions with the city?</b></p>	
<p><b>Thank you all! Don</b></p>	
<p><b>Golf Course, Rassekh, pool, what is the batting order?</b></p>	
<p><b>This isn't a question. It's a comment. These surrounding neighborhoods have had this location thrust upon us. While may have had voters vote for a LORAC, it wasn't voted on to be placed in a highly residential area. We are trying to get answers on logistics that no one seems to want to really address fully. People who live here every day are thinking of what is going to happen. Not the fun planning. Amateurs think strategy. Professionals think logistics.</b></p>	

Thank you all!	
Think they might be discussing the IGA in regards to the roundabout. Not very clear when signed!	

## Appendix 2: Zoom Chat

Allison Brown: <https://www.ci.oswego.or.us/parksrec/recreation-and-aquatics-center>

rj: 1 -0. Braves! 😊

rj: Make that 3-0 braves

Al Calabria: can you enlarge image, please?

Al Calabria: thanks!

Ellen: Will there be any space the public could reserve for meetings etc

Ariella Frishberg, JLA (she/her): Hi Ellen! Thank you for your question. Can you please submit it through the Q&A function so we can make sure to address it? Thank you so much.

Allison Brown: <http://www.lakeoswego.city/lorac-community>

Allison Brown: Here's a link to the community meeting on November 10th

Allison Brown: Bruce Powers

Park Analyst & Project Manager

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