

LAKE OSWEGO RECREATION AND AQUATICS CENTER PROJECT ADVISORY COMMITTEE

MEETING 1 SUMMARY

Date: 1/14/21

Time: 6:00pm – 8:00pm

Place: Zoom Meeting

Purpose: Welcome and meet the project advisory committee members, review the charter and protocols and provide orientation to the project.

Outcomes: Agreement on group charter and protocols.

Attendees

PAC Attendees:

Lainie Decker

Natalie Gentry

Cole Olsen

Chris Duncan

Sandy Intraversato

Jahzeel Ormeno

Sarah Ellison

Leasa Lowy

John Wallin

Aukai Ferguson

Cassidy Miller

John Wendland

Staff Attendees:

Ivan Anderholm, City of Lake
Oswego

Tony Vandenberg, Lake
Oswego School District

Andra Zerbe, Scott Edwards
Architecture

Jenny Anderson, City of Lake
Oswego

Erica Baggen, Scott Edwards
Architecture

Allison Brown, JLA Public
Involvement

Bruce Powers, City of Lake
Oswego

Jennifer Marsicek, Scott
Edwards Architecture

Ariella Frishberg, JLA Public
Involvement

Jan Wirtz, City of Lake Oswego

Sid Scott, Scott Edwards
Architecture

Public Attendees: Two members of the public joined the webinar as observers.

Welcome and Introductions

Allison Brown, JLA Public Involvement, began the meeting. First, she reviewed Zoom tools and etiquette. Public Advisory Committee members were asked to introduce themselves and share one thing they are excited about in being on the PAC. General themes included:

- Many people have been part of this project for a long time and are excited to be part of the next step in design.
- Members expressed excitement over this being a joint process between Parks and Recreation and the School District
- Many members have a long family history in the City, and memories of the current pool. Members expressed interest in having a space that many groups can use

Charter Review

Next, the group reviewed the PAC Charter, found in Appendix 2. Allison reviewed the purpose of the PAC, meeting processes and guidelines, and the roles and responsibilities of the Project Team. She noted that the PAC will be acting as a sounding board for the project team, but will not be tasked with making a formal recommendation or voting. There were no questions from the PAC about the Charter.

Project Orientation

Jennifer Marsicek, Scott Edwards Architecture, shared a presentation giving a broad overview of the project. Ivan Anderholm, City of Lake Oswego, highlighted some of the project history and the work that was done in the past. A study and outreach performed in 2019 helped determine the need for a 25-yard stretch competition swimming pool. The City and the School District separately evaluated sites to determine the best location for future programming, and both found the current golf course site as an option for a recreation and aquatic center. The decision was made to partner and leverage resources to fulfill the following Memorandum of Understanding:

- A 25-yard stretch competition swimming pool;
- A warm water recreation pool;
- Dry activity and exercise rooms;
- Parks and Recreation Departments classrooms;
- Parks and Recreation Department offices; and
- Cardio/weight room and gymnasium

Ivan answered a question about whether these components are required to complete the project. He clarified that they are not required but are what the City and School District have agreed to move forward with and envision. There is a limited budget, so the details of what these spaces look like will need to be discussed.

Jennifer, Allison, and Jenny reviewed the project timeline and the public engagement aspects of the project. These included:

- PAC meetings
- 2 community meetings
- 2 neighborhood meetings
- Ongoing surveys and opportunities for asynchronous feedback

Jennifer then reviewed some high-level technical aspects of the project. She showed graphics describing the initial site analysis, the conceptual site plan, and three design examples. These design examples are

preliminary designs – in future meetings PAC members will have an opportunity to look at more final design options and discuss the merits and drawbacks of each.

Q&A

PAC members were then given an opportunity to ask questions about the slides the Project Team had presented. Some highlights of the questions asked:

- **Pool sizes, building size/shape, and tradeoffs in programming/design**
 - The square footage of the competition pool is fixed at this point. It was decided during the earlier stages of the project design and memorialized in the MOU. Similarly, the recreation pool is somewhat fixed based on early operational models. The operational costs of the facility must be balanced by revenue, so many of these decisions are impacted by finding that balance. Operating the competitive pool will need to be subsidized. The amenities put into the recreational pool will need to be balanced with programming. There is a better return on investment when programming is part of the business model, both for the pools and the dryland recreation spaces.
 - The charge from the City and the District is to move forward with the components in the MOU and make those fit within the budget.
 - The “elbow” shape is the shape that will fit the site best while staying within the project budget. The area chosen is the area identified as the premium area to build on in order to get the most for the budget.
 - The largest recreation pool the team is considering for Lake Oswego is 3,300 sq ft (compared to the Newberg-Chehalem pool, which the team estimated to be 5,300 sq ft).
 - Support from PAC members for dryland/recreational activities that provide programming for non-pool related community members.
 - A professional cost estimator and recreational consultant will be assessing the project to determine the balance between operational costs, square footage of physical elements, and tradeoffs in programming and amenities
 - Both pools will be used for swim lessons, free swim, and recreational swimming, with specific programming and schedules to be determined.
 - The team has retained Ken Ballard to continue to do research on kinds of programming and their impacts on operational costs and revenue generation.
 - Questions about occupation numbers and costs per square foot were left in the parking lot and will be answered at the next meeting.
- **Cost, budget, and funding**
 - The team will be considering the cost of specific components for both the wet and dry areas. This information will help the team to balance the two spaces. No specifics have been identified in answer to these questions yet.
 - The team’s goal is to “get you the most we can for the budget.”
 - The goal is not to have “Lake Oswego fancy” but “Lake Oswego practical.” The building should offer increased services, not just be beautiful. The City and District want to offer as much as they can to citizens within the constrictions of the budget.
- **Other**

- Support from PAC member for a kitchen to be included in the design, which can be a revenue generator for space/event rental.
- Information from previous surveys and studies is available, but not necessarily up to date. The surveys going out now are specifically focused on components of the recreational pool.
- Interest from the PAC in a tour of the Newberg-Chehalem pool project. The team recommended visiting or getting a tour if possible, but there is no plan to bring the PAC there as a group due to current public health restrictions. The team will provide footprints and designs from the project to give PAC members a sense of scale.
- A larger conversation about this will happen at later meetings, but there was a brief overview of the way the recreation center will be integrated with the golf course and other amenities at the existing facility. One concept is having one front desk to access the recreation center and the golf course. The clubhouse could become an activity space that could be divided for multiple forms of programming, as well as rental event space.
- A PAC member noted that multiple teams (high school water polo and swimming teams) will need to practice at the same time, so scheduling may be a challenge for the competition pool.
- A PAC member also noted the need for locker rooms to be connected to the competition pool because of traffic flow.

Wrap Up and Next Steps

Jenny Anderson, City of Lake Oswego, shared more details about surveys that will be distributed to the community. The first asks for the community's feedback on the uses of the recreational pool, which will help the team make decisions about the size and amenities to include.

Allison reviewed next steps. The next meeting is **February 10th**. The PAC will review results of the survey, and updated designs from Scott Edwards Architecture. Allison thanked PAC members for volunteering their time and choosing to be part of this process.

PAC members can contact Jenny Anderson with questions between meetings.

Appendices

Appendix 1: Zoom meeting chat

From Sandy Intraversato to All Panelists: please repeat the SF on the rec pool in the first 2 options

From Erica Baggen (Scott Edwards Architecture) to All Panelists: Chehalem Rec pool water area is 5,387 SF not including the spa.

From John Wallin to All Panelists: will we receive this handout after the meeting?

From Leasa Lowy to Everyone: it would be helpful to understand the number of people per square ft that can use the rec pool

From Ivan Anderholm (City of Lake Oswego) to All Panelists: Pool capacity = surface area / 24, 3,000 square feet = 125 capacity

From Cole Olsen to All Panelists: cost/SF for their facility as well would be nice :)

From Leasa Lowy to Everyone: I would be interested in seeing if the dry space area could be designed to be more flexible ...sliding walls, less hallway ?

Appendix 2: PAC Charter

LAKE OSWEGO RECREATION AND AQUATICS CENTER PROJECT ADVISORY COMMITTEE CHARTER

Project Background

The City of Lake Oswego Parks and Recreation Department and the Lake Oswego School District recently completed the initial concept planning and signed a memorandum of understanding to continue the design and engineering for a new recreation center and pool. Key elements of the project include:

- Development of the recreation and aquatic center at the LO Municipal Golf Course
- A 25-yard stretch competition swimming pool
- A warm water recreation pool
- Dry activity and exercise rooms
- Cardio / weight room and gymnasium
- Parks and Recreation Department classrooms & offices

The project is in the planning and design phase that will include community outreach events. The Golf Course reconstruction project will also coincide with the Recreation and Aquatic Center project.

Project Advisory Committee (PAC) Purpose and Charge

The PAC will contribute expertise and insight into the design process for the Recreation and Aquatics Center project. Working with the Design Team, the PAC will ensure public input is reflected in the design and related decisions during the design process.

The PAC is responsible for helping the Design Team and decision-makers understand key needs of the community, and for acting as a sounding board in reviewing designs and programming for the Recreation and Aquatic Center. The PAC will be asked to consider the key themes of previous and additional community engagement, their own personal experience, and the local communities' needs as they provide feedback on design options. The PAC is not tasked to develop group recommendations. All feedback and recommendations of the individual team members will be summarized in meetings, and forwarded to the design team, and the School Board and the Lake Oswego City Council when appropriate (to be determined by staff). Any additional feedback from PAC members should be sent to Jenny Anderson at the City of Lake Oswego, cc'ing the facilitator, Allison Brown.

PAC Membership and Meeting Frequency

- The PAC will include 12 community members (3 of which are from Parks, Recreation and Natural Resource Advisory Board, 1 from City Council and 1 from the School Board).
- The PAC will meet approximately 5 times through August 2021.
- There is no need for a quorum for this group to meet, although feedback is strengthened by the diversity of perspectives and opinions captured in meetings.
- Due to the nature of this process, we will not use alternates. If a PAC member is unable to make it to a meeting, they may choose to submit their feedback in writing to the project manager, which will be circulated with other PAC members and the design team.

Meeting Guidelines

All participants agree to act in good faith in all aspects of decision-making. This includes being honest and refraining from any actions or undertakings that will undermine or threaten the process in any manner. This also includes behavior outside of meetings. Expectations include:

- Arrive on time and prepared.
- Share the air – only one person will speak at a time, and we will allow others to speak once before we speak twice.
- Express our own views or those of our constituents; don't speak for others at the table.
- Listen carefully and keep an open mind.
- Respect the views and opinions of others, and refrain from personal attacks, both within and outside of meetings.
- Avoid side conversations.
- Focus questions and comments on the subject at hand and stick to the agenda.
- When discussing the past, link the past to the current discussion constructively.
- Seek to find common ground with each other and consider the needs and concerns of the local community and the larger region.
- Turn off or put cell phones on silent mode. Focus on full engagement in the meeting, and refrain from conducting other work during meetings as much as possible
- Notify project staff (Jenny Anderson) of any media inquiries and refer requests for official statements or viewpoints to the City. Committee members will not speak to media on behalf of the committee, the City or the School District, but rather only on their own behalf.

Additional Roles and Responsibilities

- **City Council:** City council will make the final decisions on the approval of designs and plans for the Recreation and Aquatic Center. Feedback from the design team, the PAC and broader community engagement will be considered in this decision-making.
- **City of Lake Oswego and School District staff:** Staff will provide key information and context as needed to the PAC members. Staff will also be responsible for sending out agendas, meeting material to PAC members, and scheduling meetings. If a member is unable to attend a meeting, they will work with staff to get the information they need or provide feedback in writing to the committee. **Jenny Anderson** (janderson@ci.oswego.or.us) will be the primary contact for any questions or concerns, and to notify if a PAC member is unable to attend a meeting. Bruce Powers (bpowers@ci.oswego.org.us) is the project manager, and will be available for more detailed questions.
- **Design Team (SEA Architects, etc.):** A team of technical consultants will work with the PAC to understand the design considerations, review proposed plans and assist the PAC in their review of the designs for the Center.
- **Facilitator (JLA Public Involvement):** As necessary, a third-party facilitator will assist the PAC to ensure that meetings are efficient and meaningful. The facilitator will be responsible for ensuring that meeting protocols are followed, everyone has an opportunity to participate, setting an agenda for the meetings, and documenting the key themes of the meetings in a meeting summary. Allison Brown (allison.brown@jla.us.com) is available for any process-related questions or meeting concerns.

Public Comment

- While the primary purpose of the committee meetings is to provide a forum for the deliberation of the committee, meetings will be open to the public for observation.