



# City of Lake Oswego 50-Plus Advisory Board

Thursday, April 12, 2007  
8:30 a.m.

## Members 2006-2007:

Janine Dunphy, Chair  
Elizabeth Marietta, Vice Chair  
Nanci Cummings  
Daniel Baer  
Barbara Heisler  
MaryLou Webb  
Caryl Lindemaier  
Ardis Stevenson  
Kathy Long Holland

## City Council Chambers

City Hall  
380 A Avenue

For Information: 503-675-6407

Councilor McPeak, City Council Liaison  
Kim Gilmer, PR Director  
Brenda Suteu, ACC Manager  
Teresa O'Halloran, ACC Admin

## Approved Minutes

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### I. ROLL CALL

Present: Janine Dunphy, Elizabeth Marietta, Nanci Cummings, Daniel Baer, Barbara Heisler, Caryl Lindemaier, Ardis Stevenson, Kathy Long Holland, Staff: Councilor McPeak, Kim Gilmer, Brenda Suteu, Teresa O'Halloran. Excused: MaryLou Webb.  
Guests: Normal Heisler, Mark Lakemen, George Benson.

### II. APPROVAL OF MINUTES 3/8/07

Janine Dunphy asked for a motion to approve the minutes  
Motion made by Dan Baer; motion seconded by Caryl Lindemaier  
Minutes approved with the following changes:  
Second paragraph/Old Business - change Mexico to New Mexico  
Old Business/B – change “last” to “late”  
Old Business/B last paragraph – change “we” to “each of us”  
Old Business/C first bullet – add “with” after “already working...”  
Old Business/D – add “Denny Egner” in addition to Paul Espe

### III. OPEN PUBLIC COMMUNICATIONS

None

### IV. NEW BUSINESS

#### A. A Housing Vision for Lake Oswego

Norma Heisler presented slides of a home that is similar to her vision of the house cluster she would like to build on her property. Norma lives on a double corner lot in the First Addition Neighborhood. Norma expressed disappointment with the many infill changes currently taking place in FAN. Her desire to remain in her neighborhood began the process of looking into the “little house cluster” proposal.

Mark Lakemen is working with Norma on this project and is focused upon sustainability housing. i.e.: green roof, environmental materials, and earthen paint, just to name a few. This sustainability model will be used as the model for the clusters. Mark Lakemen co-directs a non-profit called City Repair Projects which designs various community projects.

The vision is that seniors can live there together in their own form of community; not a retirement community. The designs showed all revisions of the plan to get the cottages onto the property. Together they are working on complying with established city standards and agreements.

The clusters are proposed to be 5 individual units with a commons area in the middle. Each unit will have its own individual character and will range between 800 to 1780 square feet. The standard and requirements for this project surpass the minimum city requirements. For example, livability and sustainability are standards that will be used. Will most likely reach the city's Planning Commission next year.

Neighbors in FAN are not necessarily in approval of this proposal, however the neighbors really don't like what is happening currently in First Addition (Infill/McMansions). Norma's vision was that seniors her age and older would live in this clustered community that would ultimately help each other through end of life.

The cost range has not been established. But currently land in Lake Oswego costs approximately \$150-160 per square foot.

What are the current issues?

- Density
- Exploitations of the design
- Neighborhood approval
- Setting a precedent within the community

Next steps include getting more support from individuals within the neighborhood before proposing the plan to the entire neighborhood association.

## **V. OLD BUSINESS**

### **A. Community Center Update**

George Benson, Community Center Steering Committee and Kim Gilmer provided an update on the Community Center project. Some concerns were conveyed at the last meeting regarding separation of senior services. The hope was that a senior gathering place would be included in the new community center and that social services would be integrated into the design. These concerns were brought back to the Steering Committee for consideration. The architect is reviewing spaces available for some kind of office space or common area to accommodate this request. The Steering Committee is very anxious to accommodate the 50+ community. The solution is to come up with additional options for the council to look at as well as the original plan.

Kim Gilmer presented to the board the current design proposal for the new community center and solicited feedback. Some feedback concerned the inclusion of gathering places where you can get a coffee or something to eat. The idea was to have some kind of café in the space with a fireplace; however what is lacking are private spaces.

Janine Dunphy questioned if the new community center is truly intergenerational, when all senior services are not included in the new building. She further questions what would happen if the ACC were to sit alone – what would be done with the building? If seniors are

the largest population, then why is the focus on the young instead of all senior programs and services being integrated into the new building?

Elizabeth Marietta shared that she has been out talking to her people in her community and the majority of individuals do like the current Adult Center and don't want to see it go away.

Kim Gilmer encourages this board go and talk to some of the current users at the Adult Center to obtain their opinions as well.

Kim Gilmer presented two options that the architect proposes for the 50+ area. Kim Gilmer reviewed these with the committee and a decision was made to suggest a casual lounge area and adjoining classroom/activity area for this population is added at the end of the corridor on the first floor next to the community room. This option will be forwarded to the architect, who will incorporate this idea into the program for the next steering committee meeting.

Next steering committee is Wednesday, 7pm at the Web building. April 18. Proposed changes to the design, as recommended by this board, will be presented.

A steering committee recommendation to City Council is due in June. The steering committee is hosting public hearings and testimony May. Feedback gathered at these hearings will help the committee craft a final recommendation to the City Council.

Kim Gilmer suggested that this board begin to think about what their recommendation will be for the Steering Committee. This recommendation should be presented at the public hearings sometime in May. Kim and Janine will meet before the next advisory board meeting to determine how this group will approach developing a recommendation.

B. ACC Update

Brenda handed out a sheet with updates for the year 2006. There was no time to review at this meeting. Please contact Brenda if you have any questions.

C. Set Next Meeting Date & Agenda – May 10 at the WEB

D. Adjourn

References:

Janine Dunphy Memo

A Housing Vision for Lake Oswego – Background Information

50+ Meeting Minutes Draft 3/8/07

Updated Board Roster