



**City of Lake Oswego
Natural Resources Advisory Board Minutes
Special Meeting
February 6, 2007**

APPROVED

I. CALL TO ORDER AND ROLL CALL

Co-Chair Craig Diamond called the Natural Resources Advisory Board meeting of Tuesday, February 6, 2007 to order at 6:30 p.m. in the Acorn Room of the Adult Community Center, Lake Oswego, Oregon.

Members present besides Co-Chair Diamond were Sarah Asby, *Morgan Holen, Nancy Gronowski and Douglas Rich. Co-chair William Gaar and Stephanie Wagner were excused.

Staff present included Brant Williams, Director of Community Center Development; and staff liaison, Jonna Papaefthimiou, Natural Resources Planner.

Guests were Brian Jackson, Boora Architects; Carolyne Jones, Glenmorrie Neighborhood Association; and Walt [last name inaudible], Holly Orchard Neighborhood Association.

II. SPECIAL BUSINESS

Community Center Environmental Considerations Presentation

The Natural Resources Advisory Board (NRAB) had previously recommended that the City Council focus on sustainability when the City redeveloped the old SAFECO building site into a community center. They specifically recommended the City build a project that qualified for Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ certification. To earn certification, a building project must meet certain prerequisites and performance benchmarks ("credits") within each category. Projects are awarded Certified, Silver, Gold, or Platinum certification depending on the number of credits they achieve. The Board had recommended the City strive for the highest Green Building rating of "Platinum."

Brant Williams, Director of Community Center Development, and Brian McKnight, Boora Architects, updated the NRAB on the planning process. They reported a 20-member steering committee had been formed and had examined a number of conceptual spacing plans and related cost estimates. They reported the committee had recently decided to recommend a conceptual space plan that was based on flexible, multipurpose rooms, instead of more costly individual special use rooms. They said the facility might have a library, and it would have recreational facilities, including a large aquatics facility, community meeting spaces, and outdoor spaces that would include a skate park. They explained that the committee had taken no position on whether or not the main library, or

a branch library, or no library, was housed in the center because that was a policy decision for the City Council to make. They related the Council wanted the other components of the center to generate enough revenue to cover 100% of operating costs. They reported that studies showed the existing Library was one of the most used library facilities in the state, but it was undersized.

Mr. Williams and Mr. McKnight reported that focus group meetings and other public outreach activities showed the City lacked adequate meeting space and places to swim and there was a long waiting list for use of tennis courts. They explained that the design would incorporate as many sustainable materials and systems as possible, but one of the challenges of LEED certification would be how to meet that standard for heating the large volume of water for the pools. They said there was not enough room on the site for a tennis facility or to move the Adult Community Center there. The public meetings showed people wanted more multigenerational facilities and they were concerned about adequate pedestrian access and the cost of the project, which was roughly estimated to be \$55-\$60 million. They reported the City had hired an environmental consultant to recommend how to address natural resources on the 14-acre site, which would have about 8 developable acres after the resources were protected. They reported that a traffic consultant had begun an evaluation process. They reported the existing building was strong, stable and had been well maintained. They anticipated the stream, wetlands and trees on the site would be used to help people learn about the environment.

Members were informed that some sustainable aspects of the project were reusing the existing building, protecting natural resources, improving storm water treatment, maximizing energy efficiency, and addressing air quality. They also noted there were “sustainable” aspects to the operation of the center and transportation to the site to be addressed. Mr. McKnight said there was more to “sustainable” design than putting points on the LEEDS form. He advised that new and better pool infiltration systems were available. Member Doug Rich suggested warm pool water could be circulated and used to heat other rooms. Mr. McKnight anticipated the steering committee would look for Energy Trust of Oregon and other grants to investigate such possibilities. He noted the building had good solar orientation. He noted that utility costs were second highest costs to labor costs in the project. He said it might be possible to share parking with adjacent uses.

Mr. McKnight presented the floor plan and pointed to an area of open space where a smaller library could fit, and another space where a larger library could fit. He pointed to exterior areas that were the future locations of the skate park, swimming pool and gym. He confirmed that there would be an entrance to the building to serve persons who arrived via the bike path. He said the center could likely require as many as 375 parking spaces, with a library. He and Mr. Williams agreed that good transit service would be important, and they noted there was an existing transit stop at Daniel/Kruse Way.

Board members observed that the wetlands on the site were currently overgrown with blackberry bushes and needed to be restored and one outlying parking area was very close to trees. Mr. McKnight said project designers did not yet know for certain, but they anticipated that very few trees would have to be removed, because the pool and skateboard park would be located where there was currently a lawn; the gym was to be

located over an existing parking lot; and the parking lot could be reconfigured. He clarified the stream corridor could be enhanced, but the stream was to remain in its existing location, because if it were relocated, requirements for additional setbacks would apply. Ms. Papaefthimiou explained that the City had not yet updated the Code to comply with Metro standards for natural resource setbacks. The presenters related that the City Council wanted the steering committee to look at the potential for additional development on the site, and that might be a separate underground parking structure, with leased space above it. They said the mechanical systems in the building seemed to be in good condition, but they were old and would be re-evaluated.

* Morgan Holen departed and Carlyne Jones and Walt [last name inaudible] arrived during the presentation. The presenters said they were not sure what public system storm and sewer water would be drained to, but they anticipated the pools would be drained once a year. They said designers would try to introduce as much daylight and natural ventilation as possible in most rooms. They said the steering committee hoped to make a recommendation to the City Council by summer, and would also look for funding options, perhaps including private donations and a state parks department grant. Co-Chair Diamond suggested they research “carbon funding.” The Board thanked Mr. Williams and Mr. McKnight for their information and the two presenters left the meeting.

Community Center in Context of NRAB Annual Goals

NRAB members recalled that Mr. Williams and Mr. McKnight had confirmed the project would incorporate sustainable design and techniques as much as possible. However, they were concerned that applying “sustainability” standards was more of an “after-thought” and did not have the priority the NRAB would prefer it have. They discussed whether to follow up their previous letter to the City Council in which they recommended developing the center to LEED “Platinum” certification standards with more advice. They recalled City policy issues, such as the library, and meeting Metro protection standards, had to be resolved. They saw a trend that most architects were trying to incorporate sustainable materials and practices, anyway.

Members considered a suggestion to ask the steering committee to provide the NRAB and the City Council with data comparing the costs and long-term operating savings of different alternatives and components of the center. They suggested the steering committee could focus on the benefits of the sustainable design they recommended when they presented it to the City Council. They agreed with the City decision to use the existing structure because that was easier on the environment than sending the existing building to the landfill.

Members recalled that the two presenters had acknowledged that the public did not agree there was a public need for some of the components of the center. They noted that the Mountain Park pool was now closed, but there were other pools within a reasonable distance of Lake Oswego that swimmers could use, including the Southwest Community Center in Multnomah Village. One member reported that his experience in other towns was that teens did not use a teen center when one was built for them. Board members agreed to attend the next steering committee public workshop before they discussed taking any further action.

III. ADJOURNMENT

There being no further business Co-Chair Diamond adjourned the meeting at 8:15 p. m.

Respectfully submitted,

Jonna Papaefthimiou /s/
Jonna Papaefthimiou
Natural Resources Planner