

PROJECT

LOSD Long-Range Facility Planning Committee

MEETING SUBJECT

2024 LRFP Recommendations

DATE

2024-04-25

LOCATION

Administrative Building

TIME

4:30-6:00pm

PARTICIPANTS

See attached Sign-In

DISTRIBUTION

LRFP Committee

This is a record of the April 25th Long-Range Facility Planning Committee meeting.

Meeting Agenda

- Process & Progress Review
- Lake Grove Property Case Study Review
 - Site, Area, & Ed. Spec Analysis
 - Meeting #7 Discussion Recap
 - Case Study Explorations
- LRFPC Recommendations
 - Known Projects
 - Projects Under Consideration

Process & Progress Review

Mary Kay outlined the process and future groups that are involved in the decision-making process after the LRFP Committee provides recommendations to the Board. See attached.

- LRFP Committee: January – June 2024
- School Board: May – June 2024
- Bond Development Committee: October 2024 – February 2025
- Citizen Bond Campaign Committee: February – May / Nov 2025

Lake Grove Property Case Study Review**Site, Area, & Ed. Spec Analysis**

Rebecca presented an area comparison between the site components of a modern elementary school (using River Grove as the newest District example) and Lake Grove Elementary. See attached. Takeaways:

- The total area of the components at Lake Grove and River Grove are very similar in size. A two-story school will have a slightly small footprint and the necessary queuing, parking, sidewalks, and drive lines are slightly larger in a modern school, but the sum total is very similar.
- Therefore, if an area around the size of the bus & maintenance facility (2.24 acres) was taken out of the site and used for another purpose (partnership development), there would feasibly be enough area for all of the components of a modern elementary school.
- The compromise: The River Grove site preserves a large amount of site for landscape buffers and groves of existing trees. It is likely there will be little space left for existing trees and landscape buffers if the Lake Grove site were developed to serve a school and partnership property.

Meeting #7 Recap

John S. Reviewed the preliminary Case Study #2 master plan design sketches for Lake Grove shared in the previous meeting.

Case Study Explorations

John Presented new Case Study #5 master plan design sketches. The takeaways:

- It is possible to fit all of the components for a modern elementary school AND partition about 2.35 acres of the property for a partnership development. This would require a very efficient layout of the school, CTP, Parking & Dropoff, and Outdoor Play & Learning spaces.
- A record of the conversation that followed:
 - What acreage is needed by the city?
 - We don't know. The building needs to be about 60,000sf total. The current library is on about 1.3 acres and is too small.
 - Have we looked at purchasing the property to the south that provides another access point?
 - It is currently for sale at 1.25M and out of our price range.

LRFP 2024 Recommendations

Known Projects

Rebecca presented the list of known projects and a draft of recommendation verbiage based on an updated 2020 LRFP. These are the projects the committee has reviewed, discussed, been given presentations about, and has already agreed on their necessity. See attached.

Projects Under Consideration

Lastly, Rebecca presented a final slide, questioning the Committee's recommendation for the other five facility concerns. These are the facility topics for which the committee has yet to reach an agreement:

- Lake Grove Elementary School
- Uplands Elementary School
- Centralized Administrative Services
- World Language School Growing Facility Needs
- Exploring Potential Partnerships

The following is a record of the conversation:

- I don't think we've heard much about the World Language School (WLS). Is it growing?
 - Yes, the district has three strands: two Spanish and one Mandarin Chinese. Each year as students matriculate, three new classes of Kindergarteners enroll and will continue to until there are three strands in all grade levels K through 5. Therefore, six more classrooms are needed to meet the long term need.
 - Does Uplands have enough classrooms for WLS?
 - Yes
 - Will the WLS program outgrow Palisades and eventually require two buildings?
 - Our District isn't large enough for that to happen
- I'm concerned about putting more money into Palisades and Uplands which are still fairly old buildings. How long will it be before we need to tear down and replace those schools?
 - We have recently put a 30 year roof on these schools and are continuing to do renovations and upgrades that we believe will extend their life another 50 years.
 - Older buildings can continue to be used and retrofitted for a long time. The problem with Forest Hills and buildings of that era is the foundation. If your concrete is good, you can continue to remodel the building for many years.

- How prescriptive do we need to be in our recommendations? I don't think we know enough, nor will we be able to come to a consensus. And we're not an elected body. We shouldn't be making recommendations to close schools, that should be done by an elected body like the board.
 - Speaking as a member of the board, I can say we do want to hear what the committee thinks. If the committee doesn't make a clear and singular recommendation, then we ask that you describe the options and why you believe those to be appropriate options. What is the committee's thought process, what is the best decision for the next 25 years? What are the "Why's" for your options?
 - A recommendation is not a decision.
 - Should we take a vote and report our results?
 - I don't think it's our responsibility to determine if a school should be closed.
 - We just don't know enough right now.
- I would like to know more about why the Board decided to close down Uplands 13 years ago. What has changed? What was the decision-making process?
 - I am a member of the Uplands neighborhood and I remember that time. The neighborhood was very upset about the idea that they would lose their school, it was a very charged topic. But over time, the neighborhood grew to accept Uplands as a different type of school as it has continued to serve as a swing site for many years. I can tell you the neighborhood likes the site being used as a school and would not be in favor of it being sold or used for other purposes.
 - The board will review the need for redistricting every 5 to 6 years. That is a given and will occur no matter what. That conversation is outside of the LRFP Committee's responsibility.
- How much money has been put into Uplands already?
 - The District has spent about 14M upgrading Uplands and will need to do about 12.5M more in renovations/additions to convert it to an elementary school that meets the Ed. Spec.
- We talked last time about the compatibility of a school adjacent to a community center at the Lake Grove site. There were concerns from the City's perspective about the community center being a place of public use throughout the day and the elementary being a place that should be more sheltered and secure.
 - Currently Lake Grove is surrounded by retail, post office, etc. and it is fine. There are no concerns about surrounding the school with commercial uses.
- If we are adding housing and families to Lake Grove, it doesn't make sense to get rid of the school.
 - There is such a need for housing in the City, infill will continue to happen everywhere. The foothills is the largest potential area for housing in the future and Uplands is actually closer.
- We need to think about future revenue that the District can see in a partnership. The state is reducing funds. Leasing the land could provide the district with revenue every year to help pay for teachers. If we're thinking about what's best for kids, we need to recognize the value and stability that long-term revenue can provide to the District's staffing and educational programs.
- If we don't want to close the school, we need to provide more space for the WLS, and we want to see revenue then I think we have a win-win with Case Study 5.
 - We haven't looked at an option that redevelops the entire Lake Grove site. What would the revenue potential be if we did? I don't want us to over-value a 2-acre parcel (as shown in Case Study 5) that may not actually provide the worthwhile revenue we're hoping for.
- I also think we need to consider the Palisades neighborhood. Is it appropriate to move the Admin Services to Palisades? What is the feasibility? Would that even work?

- It is not ideal but we believe it can fit. We have invested a great deal in Palisades already: classroom technology upgrades, mechanical system replacement, seismic upgrades, security vestibule, new innovation lab, etc. We have projects for Palisades that are currently in design and will be constructed this summer.
- As a larger facility, Uplands would very much be underutilized if Admin Services moved there.
- If we want to think about recruiting the best and brightest educators in our district, we should have an administration building that is purpose-built and benefits our District. We can't do that in Palisades.
- Is there rentable office space for Admin Services?
 - Yes, but it is extremely expensive.
- It is not unusual at this stage for a long-range planning committee be split. There are still many unknowns: what are the City's requirements for a possible community center, what potential revenue can the District expect if it leases the land, what is the feasibility of moving the Administrative Services into a school, etc. If you chose to, it is acceptable that the committee writes a recommendation that the Board continue to study the capital improvement possibilities through master planning, community input, and financial forecasting.
- I recommend we look at writing an opinion that the Board continue to look at different options. We can describe for the Board our rational and the pro's and con's. Is anyone opposed?
 - No response.

Next Steps

The committee meets again on Monday, April 29th, to review and craft recommendations. To give committee members a place to start, Arcadis will provide a draft for a series of recommendations based on this meeting's conversation.

Meeting #9 April 29th, 4:30-6pm, at the Administration Building

Submitted by,
Arcadis Architects Inc.

Attachments: Sign-In Sheet
Meeting Presentation

LOSD 2024



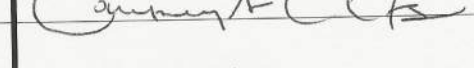


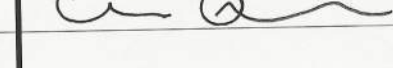
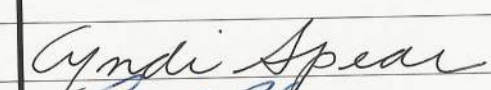






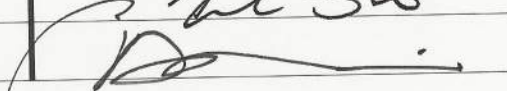


Long Range Facility Planning Committee Meeting

April 25, 2024 – River Grove Elementary School

4:30 PM

MEMBER SIGN-IN SHEET

COMMITTEE MEMBER SIGNATURE	VISITOR SIGNATURE
Benn, Guy	
Brown, Bruce	
Clements, Courtney	
Coyle, Laura	
Ha, Wayne	
Haladay, Miles	
Quandt, Erin	
Sasik, Marci	
Spear, Cyndi	
Verdicks, Rachel	
Vandenberg, Tony	
Hansen, Debbie	
Schiele, Jennifer	
Ketzler, Stuart	
Larson, Mary Kay	
Hartman, Liz	
Rebecca Stuecker	
Levi Patterson <i>John Schupp</i>	

LOSD 2021: Building our future, together.

Long Range Facility Planning Committee Meeting #8

Lake Oswego School District

April 25, 2024

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Agenda

4:30 Process & Progress Review

4:45 Lake Grove Property

LGES Site, Area, & Ed. Spec Analysis
Meeting #7 Discussion Recap
Case Study Explorations

5:15 LRFPC Recommendations

Known Projects
Lake Grove Property

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Process & Progress

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Long-Range Facility Planning Committee Process and Timing

LRFP Committee: January – June 2024

- Assess Facility Conditions, Educational adequacy Assessments, Financial Outlooks, and Capital Improvement Program Feedback
- Present Updated LRFP to the School Board on May 20, 2024

School Board: May – June 2024

- Review and possibly modify LRFP considering estimated costs and current and anticipated resources
- Solicit community input through public testimony and open-house dialog
- Adopt an updated LRFP, ideally by June 17, 2024

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Long-Range Facility Planning Committee Process and Timing

Bond Development Committee: October 2024 – February 2025

- Develop proposed bond measure based on LRFP, updated cost estimates, and voter polling
- Present bond measure proposal to School Board for review and directives to the Superintendent

Citizen Bond Campaign Committee: February – May / Nov 2025

- Engage community in public campaign

Lake Grove Property

LGES Site & Area Comparison

Lake Grove Area Comparison



ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #8 04.25.2024

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Lake Grove Area Comparison



ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #8 04.25.2024

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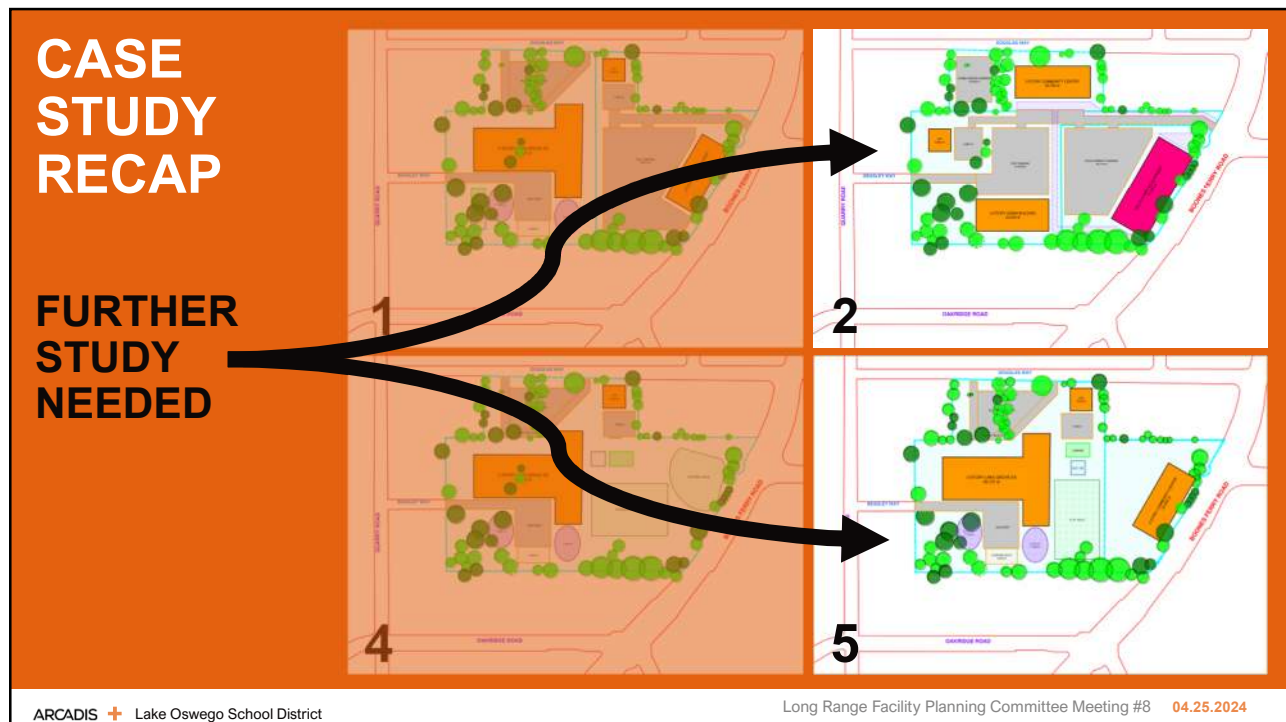
Lake Grove Area Comparison



	LGES Acreage	RGES Acreage
Outdoor Play and Learning Areas	1.21	1.28
Building Footprint	1.42	1.19
Parking, Queuing, Drive Lanes and Sidewalks	1.20	1.71
Play Field	1.99	2.22
Bus & Maintenance Facility	2.24	0



Lake Grove Property Meeting #7 Recap



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CASE STUDIES: COMPARATIVE ANALYSIS				
	1	2	4	5
LGES	Replace* (without fields)	Move to Uplands	Replace	Replace
UPLANDS	None	Upgrade to Ed. Spec	Renovate to Admin	Upgrade to WLS & Ed. Spec.
ADMIN. SERVICES	New – at LGES	New – at LGES	Move to Uplands	Move to Palisades
CTP	New – at LGES	New – at LGES	New – at LGES	New – at LGES
PALISADES	Classroom Addition	Classroom Addition	Classroom Addition	Renovate to Admin
PARTNERSHIP / REVENUE	None	Yes – City & Private	None	Yes - City
SUBTOTAL	\$109M	\$67.5M	\$82M	\$74.5M

ARCADIS + Lake Oswego School District
Long Range Facility Planning Committee Meeting #8 04.25.2024

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CASE STUDY DEEP DIVE: CASE STUDY 2 SKETCH 2

A hand-drawn site plan sketch for Case Study 2, overlaid on an aerial photograph. The plan shows a development layout with various buildings, parking areas, green spaces, and pedestrian paths. Key features include:

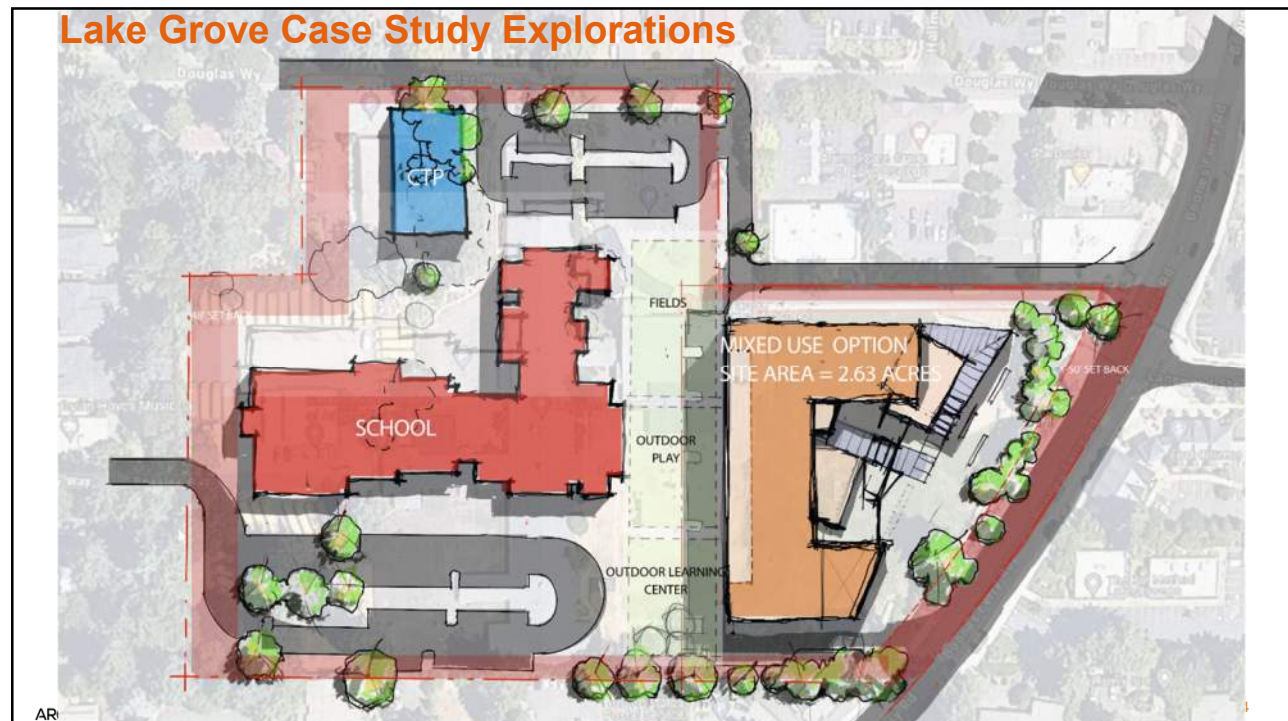
- Buildings:** Maintenance, Admin Building (CTP 5,000 SF), Community Building, Private Development, and a Retail Uses building.
- Parking:** Green Parking, Drop Off, Community Parking, and Private Development Parking.
- Green Space:** Green Space, Green Space, and a Heritage Tree.
- Paths:** Pedestrian Paths, Pedestrian Paths, and Pedestrian Paths.
- Roads:** Primary Road, Secondary Road, and Skiswain Road.
- Other:** Connect to Park, Connect to Green, Maximize Existing Trees, Plaza, and Plaza.

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Lake Grove Property

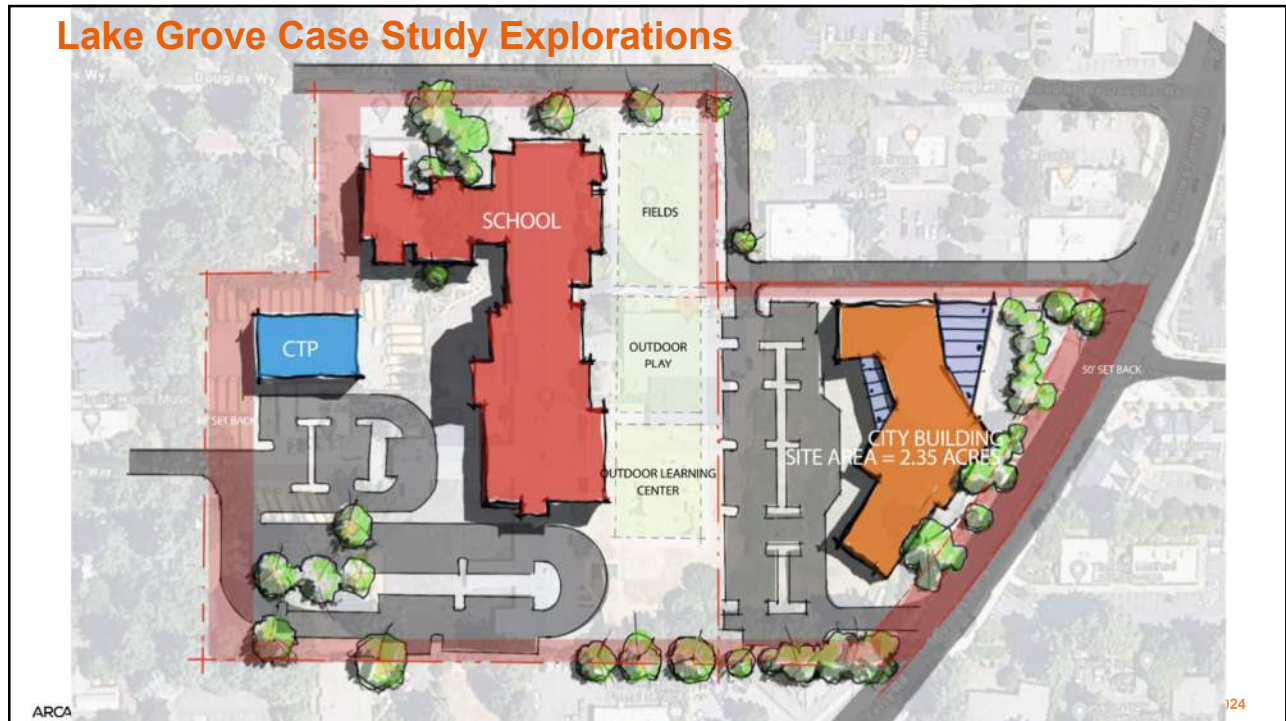
Case Study - Further Explorations

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Lake Grove Case Study Explorations



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Lake Grove Case Study Explorations



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2024 LRFP Recommendations

DRAFT

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2024 LRFP Recommendations DRAFT

PLANNING FOR THE FUTURE
Long-Range Vision for Lake Oswego School District

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The vision presented above encompasses many different approaches for providing an exceptional learning environment for LOSD students over the next 25 years. That said, the LRFP also recognizes the importance of providing more constructive guidance over the next 10 years where the District could explore the opportunities for multiple bond cycles that may be needed to fund future facility additions and upgrades. **Recommendation 1** spans the first four years, through 2024, and addresses the most evident and urgent facility improvements. **Recommendation 2** is targeted towards the remaining six years where the plan will be more flexible as new opportunities surface, the priorities and will consider the funding capacity of the population within the LOSD service area.

RECOMMENDATION 1:

The LRFP recommends the LOSD Board form a Bond Development Committee to draft a bond proposal to present to district voters in 2023. Further, the LRFP recommends the Bond Development Committee place a priority on these capital projects:

- Construct replacement facilities for River Grove Elementary School and Lake Oswego Middle School, both of which have the greatest needs as defined by facility condition, enrollment and program requirements.
- Create more capacity at the elementary school level to balance and maintain enrollment at 500 students. Develop a fast-track plan to open a seventh elementary school while also considering additional classrooms at existing sites. Portables should not be used for permanent capacity and should only be used for limited duration.
- Install STEM centers located at both high schools that can accommodate programs for students at all grade levels. Aging building systems at the high schools are a growing concern, thus upgrades and additions needs to be prioritized to maintain these large campuses. To ensure LOSD's STEM curriculum and facilities are the best-in-the-state, it is imperative that upgrades are made to keep them state-of-the-art.
- Perform district-wide upgrades for fully inclusive and accessible schools including, but not limited to playgrounds, safe routes-to-school, gardens, and other outdoor facilities. Increase

cooperation with the city of LD and pursue joint projects with city planners while enhancing public awareness. Use the data and information gathered in the LRFP through extensive input by various stakeholders. Prepare District facilities to support the multi-tiered systems of supports at every neighborhood school including the Pathways, DELTA, and ACCESS programs.

- Provide facility upgrades based on highest priorities in the adequacy assessment report to ensure flexible and differentiated learning environments.
- Consider other facility upgrades as deemed the highest priorities from the Facilities Conditions Assessment.
- Prioritize additional health, safety and security measures for all district facilities as described in the LRFP programs and initiatives section.
- Seek funding for necessary technology updates at all district facilities.
- Ensure proper budgeting for and application of annual maintenance and system replacement expenditures for all LOSD facilities.
- Implement additional COVID-related safety improvements and practices.

Long-Range Facility Plan 2020 | March 29, 2021

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PLANNING FOR THE FUTURE
Long-Range Vision for Lake Oswego School District

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RECOMMENDATION 2:

It is imperative that the LRFP remains active beyond this update to the long-range facility plan. The LRFP should be an active participant in the Master Planning process of the LOSD, and be a key stakeholder group for the Bond Development Committee when determining the timing of the future funding requests beyond the recommended 2021 facilities bond. With the majority of the major facility projects already completed, the future facility upgrades need to be prioritized, while also allowing for more aspirational improvements to support LOSD's position as the leading school district in Oregon.

- Maintain neighborhood elementary schools in order to operate with target enrollment not to exceed 500 students per school.
- Continue to invest in large, flexible and adaptable spaces to meet the needs of the STEM and CTE programs. Examples include EMS/paramedicine, healthcare, physical and occupational therapy, physics and biology, bookkeeping and accounting, industrial design, architecture, and robotics.
- Finalize master plan to prioritize replacement or upgrades of other LOSD facilities including the Administration and Technology offices, bus barn, and Lake Grove swim park. In concert with the city of Lake Oswego, the new pool should be constructed, while the LOSD determines when to demolish the existing pool on the LOSD campus.
- Invest in athletic and play facilities to adhere to increasing state educational requirements while also ensuring parity of resources between the facilities.
- Consider the long-term needs of the Lake Grove School campus within the improved business district, continue to pursue relocation of the Bus Barn to the Lakeview property.
- Perform district-wide upgrades based on the latest pandemic-related recommendations: health room remodel, hand-washing stations, HVAC filtration and air exchange upgrades, etc.

- Perform cost/benefit/opportunity analysis of all closed and/or repurposed LOSD properties while considering possible disincorporations or land swap opportunities.
- Advise on the facilities implications of new LOSD programs and initiatives, including possible magnet schools, expansion of immersion, growth of pre-K, etc.
- Help LOSD explore community partnerships for facilities and facilities use that benefits the LOSD and the citizens of Lake Oswego at large.



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Lake Oswego School District

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2024 LRFP Recommendations *DRAFT*

The LRFPC recommends the LOSD Board form a Bond Development Committee to draft a bond proposal to present to district voters in 2025. Further, the LRFPC recommends the Bond Development Committee place a priority on these capital projects:

2024 LRFP Recommendations *DRAFT*

- Replace Forest Hills Elementary School, the District's oldest facility.
- Continue to support existing facilities and consider Elementary School upgrades to meet current Educational Specification recommendations such as extended learning, multipurpose commons, etc.
- Continue to invest in CTE/STEM spaces at each High School.
- Provide facility upgrades based on the highest priorities in the educational adequacy and facility condition assessments.

2024 LRFP Recommendations *DRAFT*

- Prioritize student health and wellness through investments in athletic and recreation facilities.
- Prioritize health, safety, and security upgrades for all schools.
- Perform district-wide upgrades to support student services programs.
- Construct a new facility for the Community Transition Program on the Lake Grove Site.

2024 LRFP Recommendations *DRAFT*

??? Recommendations for....

- Lake Grove Elementary School
- Uplands Elementary School
- Centralized Administrative Services
- Larger Facility Needs of the WLS
- Exploring Potential Partnerships

Next Steps

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LRFP Committee Next Steps

Kick-Off	Nov. 15, 2023	Admin Building
Meeting #2	Jan 04	Admin Building
Meeting #3	Feb 12	Forest Hills
Meeting #4	Feb 26	Lake Grove
Meeting #5	March 12	Lake Oswego HS
Meeting #6	April 1	Lakeridge HS
Meeting #7	April 9	Admin Building
Meeting #8	April 24	Admin Building
Meeting #9	April 29	Admin Building

Presentation to the Board May 20

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