

**PROJECT**

LOSD Long-Range Facility Planning Committee

**MEETING SUBJECT**

LHS CTE Tour, Lake Grove & Uplands

**DATE**

2024-04-01

**LOCATION**

Lakeridge High School

**TIME**

4:30-6:00pm

**PARTICIPANTS**

See Sign-In Sheet (Attached)

**DISTRIBUTION**

Attendees

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*This is a record of the April 1<sup>st</sup> Long-Range Facility Planning Committee meeting.*

**Meeting Agenda**

- Tour of Lakeridge HS renovated CTE spaces
- Vision for the Community Center: Presentation by the City of Lake Oswego
- Overview of Capital Improvement Needs
- Meeting #5 Takeaways
- Case Study 5 and Cost Comparisons

**School Tour of Lakeridge High School CTE remodeled rooms**

- The committee visited the newly remodeled culinary arts and makerspace rooms at Lake Oswego HS and viewed the new outdoor classroom and greenhouse.

**Vision for the Community Center: Presentation by the City of Lake Oswego**

Mayor Joe Buck and City Manager Martha Bennett gave a presentation on the Community Center project (see attached). They discussed the vision, community benefits, reasoning for desiring the LGES location, and timeline for decision-making. The following is a record of the discussion that followed:

- Q: Are there any other properties available besides the Lake Grove Elementary school?
  - A: No. The community center must be built in the URA boundary and there currently isn't an available property large enough in the URA on the market. If the District decides against partnering, the City will continue to wait for one to become available, but we are at a critical stage with the seismic needs of the current library – we need to either move or spend money to renovate.
- Q: Where does the Urban Renewal money come from that will primarily pay for the library?
  - A: The Urban Renewal money is a fund set aside by city agencies that comes out of their general fund. There is no increase to tax rates to fund the Urban Renewal District. It is an investment by the City to spur future growth.
- Q: Will there be two libraries?
  - A: No. The City cannot afford to operate two libraries. Something else will be done to the existing library.
- Q: How much space does the community center need? What if we set aside an area and make a promise to voters only to find the area isn't large enough and the City suddenly backs out?
  - A: The city has not hired an architect and does not currently have any plans or programming for the project. If the School Board, at the recommendation of this committee, decides a partnership with the City is worth pursuing, we will then hire an architect. We would complete

that planning work before the end of the year so that we can collaborate with the District on a Master Plan before the Bond measure next May.

- Q: We looked at some early schemes last week that showed a lot of the site being taken up by parking. What is the City's perspective?
  - A: We don't yet know how much parking or other site programming (like a public plaza) we would need, and we certainly don't want to build unnecessary parking. The question of underground parking, in our history, always comes down to cost. We looked at it when the new City Hall was built and decided to do surface parking because underground wasn't affordable. We would also look for opportunities to share parking with the School to reduce the need for surface parking since our busy hours and the school's busy hours are typically at different times of day.

### **Overview of Capital Improvement Needs**

- Rebecca presented the 2020 LRFP Recommendations and corresponding projects up for consideration in the 2025 bond (see attached). These projects include replacing Forest Hills, building a multipurpose/commons addition at all elementary schools, building a STEM addition at each high school, and District-wide upgrades for athletics/recreation facilities, infrastructure repairs, safety & security, and technology.

### **March 12 Takeaways**

- Rebecca presented the committee feedback from the March 12th workshop in which the committee was asked to consider the advantages and challenges of the Lake Grove v. Uplands properties for an elementary school. (See Attached)

### **Case Study 5 and Cost Comparison**

- Rebecca recapped the 4 Case Studies from the last meeting and shared a new option, Case Study 5, that was spurred by a conversation from the previous meeting. A comparison between each option, including preliminary cost estimates, were shared (see attached). The following is a summary of the conversation that followed:
  - I think that leading a bond with a new Admin Svc. Building is a non-starter. Voters will not be favorable to options 1, 2, or 3 because of the money being spent on the Admin Services.
  - Moving Admin Services also provides more opportunities and flexibility on the crowded Lake Oswego HS campus. That's the angle we should use to talk about it. What happens to those properties at LOHS?
    - We would likely demolish the CNS (tech) building to free up room on the site. The pool will continue to be used for something, although it will no longer be a pool.
  - If we take out the pool, CNS building, and Admin building on the LOHS campus, is there room to move Admin Services there?
    - No. Admin Services needs about 2.5 acres. It includes all of operations and facilities/maintenance as well as the parking needed for the training center and board room.
  - Putting the Community Center and School together as Case Study 5 shows, feels good to me. That feels like a good pairing given what we heard in the City's presentation today.
  - Moving all of admin services to Palisades doesn't feel good to me. The Lake Grove property feels more accessible, central, and welcoming and can be a showcase for the District.

- The Community Center will generate a lot of visitors and people trips.
- What happens to the Maintenance Building at LGES?
  - That is part of the “Admin Services” building program and would also move to Palisades in Case Study 5.
- Is Palisades big enough for all of Admin Services? Will we need to shut down the playfields?
  - We haven’t done any design work but I don’t foresee needing to do anything to the fields. Although it is not an ideal site, we can make it work.
- I don’t like the idea of closing down a school. The enrollment projections we saw last time only went back to 2010. Do we have data from before then to show if there will be a bubble coming?
  - We have enrollment data for the District dating back to the 50’s. The most relevant data is from the 90’s when Oak Creek was built. That was the peak of our enrollment at a little over 7,000. We’ve been declining since then and have stayed at or under 7,000. That includes any enrollment jump we might have seen when the Westridge neighborhood was developed. We’ve been flat or declining for three decades and don’t expect that to change.
- The last slide (slide 26 attached) is confusing. On the left is Forest Hills Elementary, but not Lake Grove Elementary or any of the other projects we’re talking about?
  - The items on the left are the bond projects that we have already discussed, and we know need to happen. Replacing Lake Grove is included in the Case Study numbers on the right, all four case studies are listed but it’s up to the Committee to decide which one will go to the Board.

**Next Steps:**  
**Meeting #7 April 9<sup>th</sup> at The Admin Building Board Room**

Submitted by,  
Arcadis Architects Inc.

Attachments: Attendee List  
Tour Handout  
Meeting Presentation by the City  
Meeting Presentation

# LOSD 2021



## Long Range Facility Planning Committee Meeting

April 1, 2024 – Lakeridge High 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	
Nina Vette	
Rebecca Stuecker, Arcadis	
Levi Patterson, Arcadis	

LOSD 2021: Building our future, together.

Martha Bennett

City of Lake Oswego

Joe Buck

u h

VISITOR SIGNATURE

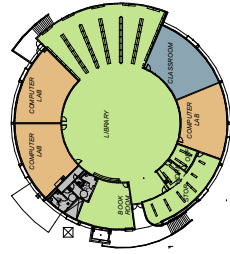
COMMITTEE MEMBER SIGNATURE

*[Faint handwritten signatures and names in the committee member column]*

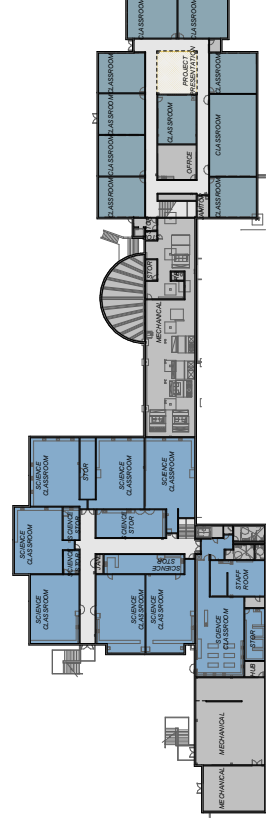


# LAKERIDGE HIGH SCHOOL

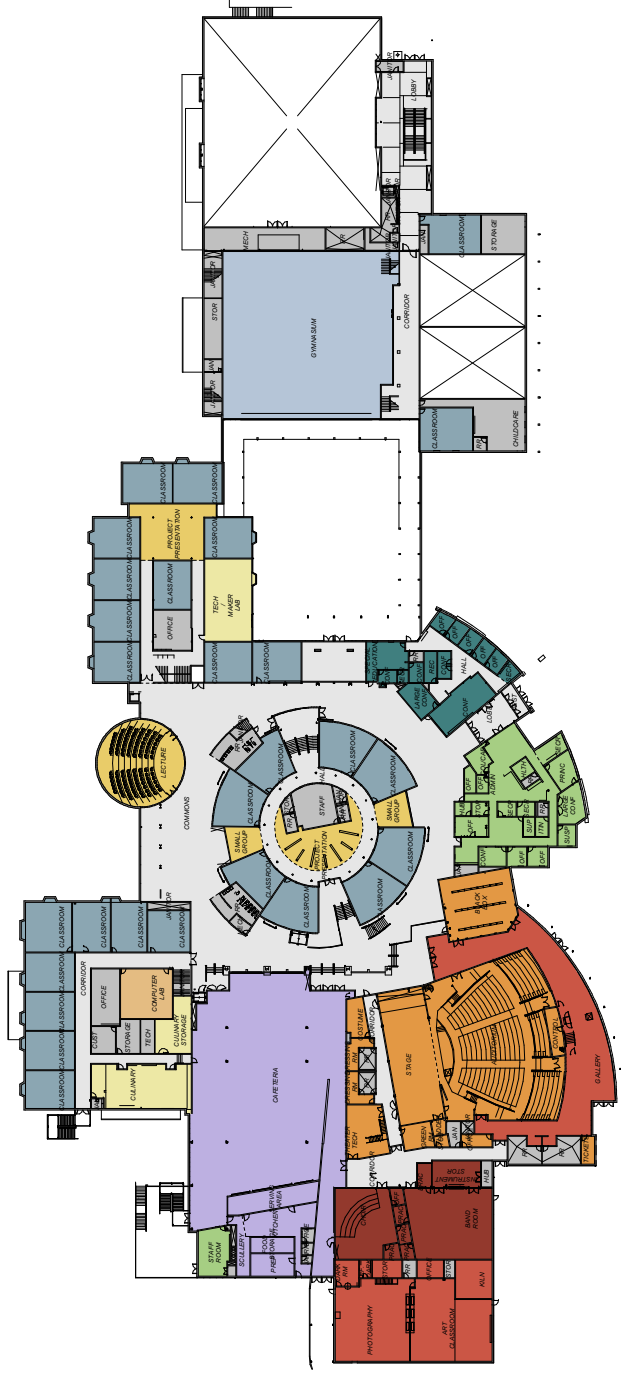
2024 Long Range Facility Planning | Lake Oswego School District



THIRD FLOOR PLAN 3



SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1



City Manager's Office

## Lake Oswego Lake Grove Community Center & Library Potential Project

March 2024

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### City & LOSD Existing Partnerships & Youth Impact

- LOSD classes visit the Library (~ 15 class visits/school year)
- Students use the Library for studying & tutoring
- The Library supports the *Oregon Battle of the Books*, partners with LOSD on *Preventing Summer Slide*, provides professional support for LOSD librarians, and provides *Thousand Books Before Kindergarten*
- The Library provides multilingual programs including Music in Mandarin and Spanish Storytime
- Last fiscal year, the Library hosted **366 youth programs** with **23,968 attendees**, from weekly baby storytime to lego club
- The Library averages **750 email/phone/in person** interactions in the **children's library** per month
- The Library's youth collections notable spikes in usage during school breaks



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## Parks & Recreation Youth Impact

- 5,889 teen lounge visits last fiscal year, averaging 490 visits/month (teens can take the bus from school to the teen lounge)
- 863 parks & rec youth programs
- 14,162 participants in parks & rec youth programming



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## Potential Lake Oswego Lake Grove Community Center & Library

A once-in-a-generation opportunity, the LGCCL would:

- ✓ create a critical anchor for the Lake Grove Village Center
- ✓ provide a life-long learning hub and a place for all ages to grow, play and connect, with opportunities for intergenerational engagement
- ✓ improve community social, emotional and mental health and well-being
- ✓ Replace aging, undersized, and outdated spaces that require significant and costly renovation



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## Community Center & Library Projects

Moorhead, MN (pop 45,000)



**Gather. Dream. Inspire**

Building Moorhead's future **together**  
A Community Center Library, Made for Moorhead



Active spaces for  
play and  
gathering



A public library



A place where  
ideas and  
dreams can take  
shape



Mount Vernon, WA (pop 35,000)



West Hartford, CT (pop 64,000)



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## Children's Areas Examples



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## Teen Area & Learning Examples



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## Multi-purpose Space Examples



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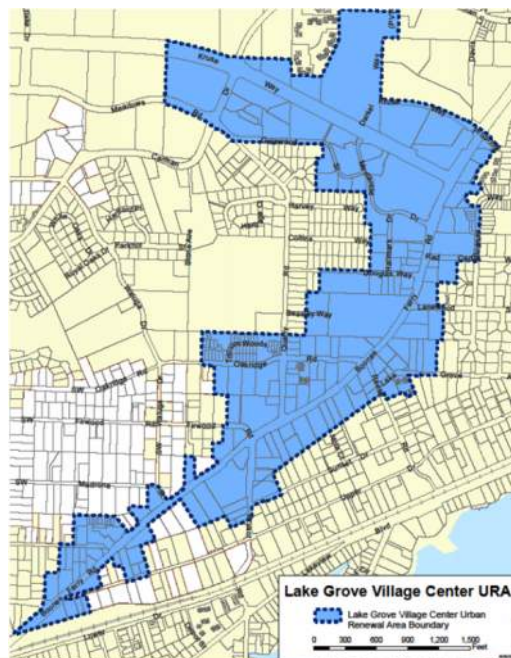
## Potential Lake Oswego Lake Grove Community Center & Library – Why here?

- ✓ Leverages Urban Renewal District dollars, reducing cost to taxpayers
- ✓ Implements the 2006 Lake Grove Village Center Plan
- ✓ Allows for shared uses (like an outdoor plaza for events and meeting rooms) and shared parking and site development between the City and LOSD, creating efficiencies & saving dollars
- ✓ Replaces the sub-standard Lake Oswego Public Library, as it reached its capacity in 1988 and needs costly repairs to make it safe for the community to continue to use



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### Lake Grove Village Center URA Boundaries



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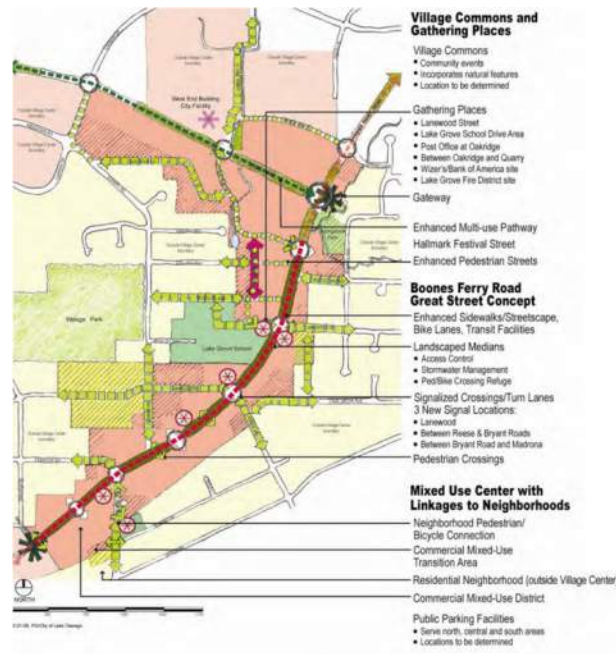
## Lake Grove Village Center Concept Plan

"Goal 5. Strengthen the Lake Grove Sense of Place and Community. Provide public uses designed to foster community relationships and to leverage desired private development."

### Policies:

5.1 Create a series of community gathering places (a "string of pearls") throughout the Village Center to enhance Lake Grove's sense of community identity and provide opportunities for social and cultural engagements.

5.2 Create a village commons to serve as a major attractor and location for community events"



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## Potential Lake Oswego Lake Grove Community Center & Library – Turning Vision into Reality



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## Community Benefits



**Supports our Youth** – The LGCL would be a safe and accessible place with robust children and teen services, facilities, and resources, supporting the education and social, economic and well-being of our youth. The City and LOSD already partner on youth programs and this shared space would provide even greater synergies and opportunities for the two entities to support the holistic well-being of our youth, together.



**Cost Effective & Sustainable** – It is cheaper to build a new building than repair the LOPL and it is more cost effective to co-locate community center and library services than build separate facilities. It is also more cost effective to co-locate a community center and library and LOSD offices as a joint project with shared spaces, shared parking and on-site development. The development of a new facility would allow for the incorporation of environmentally sustainable building practices.



**Builds Community Connection & Belonging** – Serving as a life-long learning hub, a community center and library would foster and improve community connection, belonging, learning, and social, emotional and mental well-being for all ages and abilities. The campus would also provide much-needed indoor and outdoor event space to bring community together, support community events, and stimulate economic activity in the area.



# Long Range Facility Planning Committee Meeting #6

Lake Oswego School District

April 1, 2024

## Agenda

- 4:30** Tour of Lakeridge CTE improvements
- 4:45** The Vision for the Community Center
- 5:15** Overview of Capital Improvement Needs
- 5:30** Meeting #5: Takeaways
- 5:35** Case Study 5 and Cost Comparisons

## **A Vision for the Community Center**

## **Overview of Capital Improvement Needs District-Wide**

## 2020 LRFP Recommendations Chapter 6

**Recommendation 1:** The First Four Years  
(i.e. the 2021 Bond)

### Recommendation 2: The Next Six Years

1. Maintain neighborhood elementary schools
2. Continue to invest in large, flexible & adaptable spaces for CTE & STEM
3. Finalize the Master Plan, prioritize the other LOSD facilities including Administration, Bus Barn, & Technology facilities.
4. Invest in Athletic and Play facilities
5. Consider the long-term needs of the Lake Grove School Campus within the improved business district
6. Perform district-wide upgrades
7. Perform cost/benefit/opportunity analysis of all LOSD properties
8. Advise on facility implications of new programs and initiatives
9. Explore community partnerships that benefit LOSD and the citizens of Lake Oswego at large.

## 2020 LRFP Recommendations

1. Maintain neighborhood elementary schools
2. Continue to invest in large, flexible & adaptable spaces for CTE & STEM

## 2024 Considerations

- ☐ Replace Forest Hills Elementary School
- ☐ Consider options for the Lake Grove and Uplands Neighborhoods
- ☐ Build a Multipurpose / Cafetorium space at all Elementary Schools.
- ☐ Continue to build CTE/STEM spaces at each High School

2020 LRFP Recommendations	2024 Considerations
4. Invest in Athletic and Play facilities	<input type="checkbox"/> Athletics & Recreation Facility Upgrades District-Wide
6. Perform district-wide upgrades	<input type="checkbox"/> Infrastructure Upgrades District-Wide <input type="checkbox"/> Safety & Accessibility Upgrades District-Wide <input type="checkbox"/> Technology Upgrades & Replacements
8. Advise on facility implications of new programs and initiatives	<input type="checkbox"/> Student Services & CTP Facility
<small>ARCADIS + Lake Oswego School District</small>	<small>Long Range Facility Planning Committee Meeting #6 04.01.2024</small>

2020 LRFP Recommendations	2024 Considerations
3. Finalize the Master Plan, prioritize the other LOSD facilities including Administration, Bus Barn, & Technology facilities.  5. Consider the long-term needs of the Lake Grove School Campus within the improved business district  7. Perform cost/benefit/opportunity analysis of all LOSD properties  9. Explore community partnerships that benefit LOSD and the citizens of Lake Oswego at large.	<input type="checkbox"/> Current Case Study Analysis: Solutions for Lake Grove Elementary, Uplands Property, and Administrative Services. Includes decommissioning of existing facilities at LO High School.
<small>ARCADIS + Lake Oswego School District</small>	<small>Long Range Facility Planning Committee Meeting #6 04.01.2024</small>

# March 12 Workshop Takeaways

## March 12 Workshop Takeaways

Consider the Lake Grove and Uplands Properties.

Given the information presented, what are the long-term advantages and challenges to maintaining an elementary school on each site.



## March 12 Workshop Takeaways

### Lake Grove Advantages

- There are multiple access points to the site
- Maintains a Neighborhood School in Lake Grove, a showcase for a new school.
- Possibly symbiosis between School and Community Center (after-school programs)
- There is a good symbiosis with:
  - CTP and Community Center
  - CTP and nearby businesses
  - Admin services and facilities/operations co-located
- It is the most useful community space and provides an opportunity for a new community center north of the lake (offsetting the loss of the school)
- Can generate revenue and has high commercial value

## March 12 Workshop Takeaways

### Lake Grove Challenges

- Not large enough for play fields and the admin services building. The school doesn't work without fields
- Not enough space for all demands – school, community center, admin
- School closure could threaten bond measure success
- Needs total rebuild
- No public funds
- Commercial v. Educational conflicts
- Optimal use of site requires more expensive parking solution

## March 12 Workshop Takeaways

### Uplands Advantages

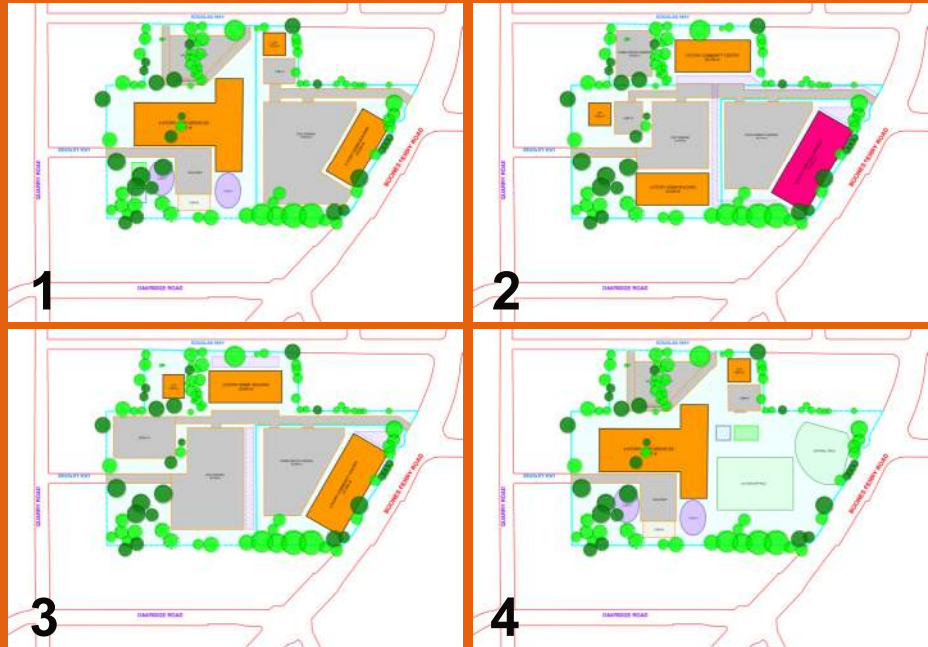
- Adjacent to nature park
- Neighborhood Oriented, it already is a neighborhood school
- Existing large investment
- Uplands is really best suited to school use as a residential area
- Potential for housing an expanded World Language School

### Uplands Challenges

- Older building needs work
- Uplands is not a good location for admin support or CTP
- Would require redistricting
- Closes an existing school
- Uplands is less well-located for true 6<sup>th</sup> elementary school

## Case Study Analysis

# CASE STUDY RECAP



ARCADIS + Lake Oswego School District

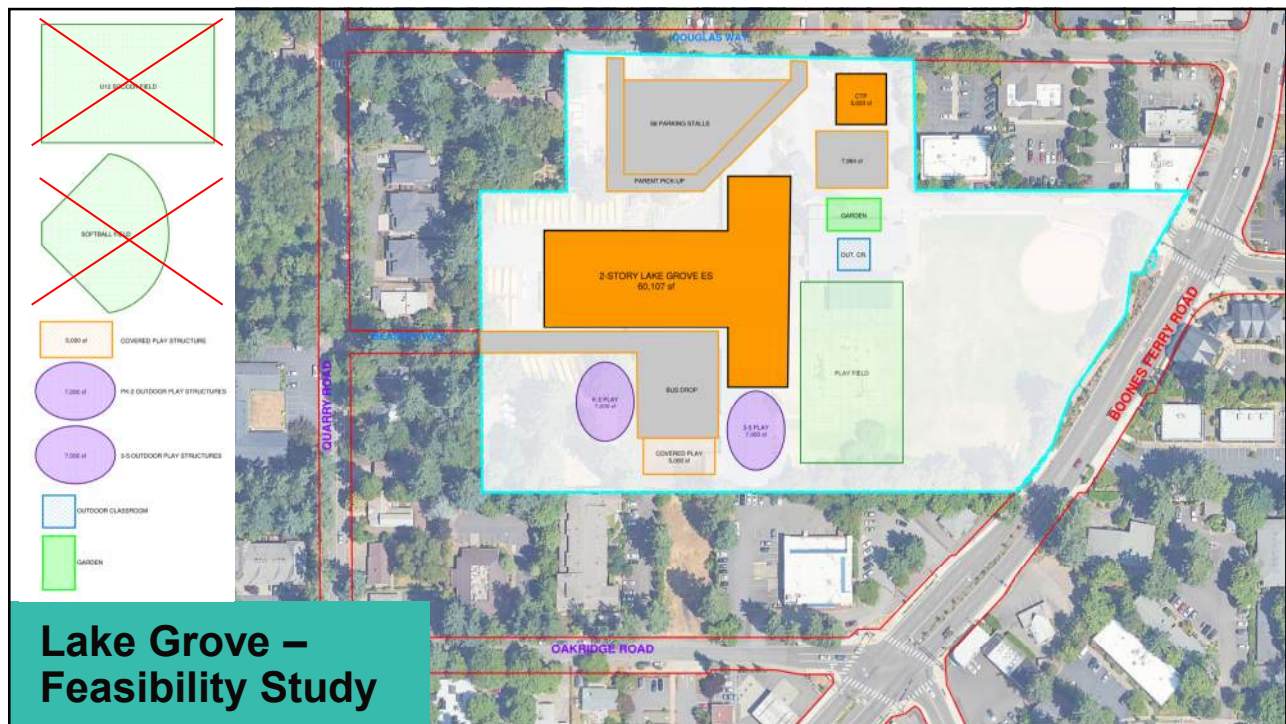
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## CASE STUDY 5

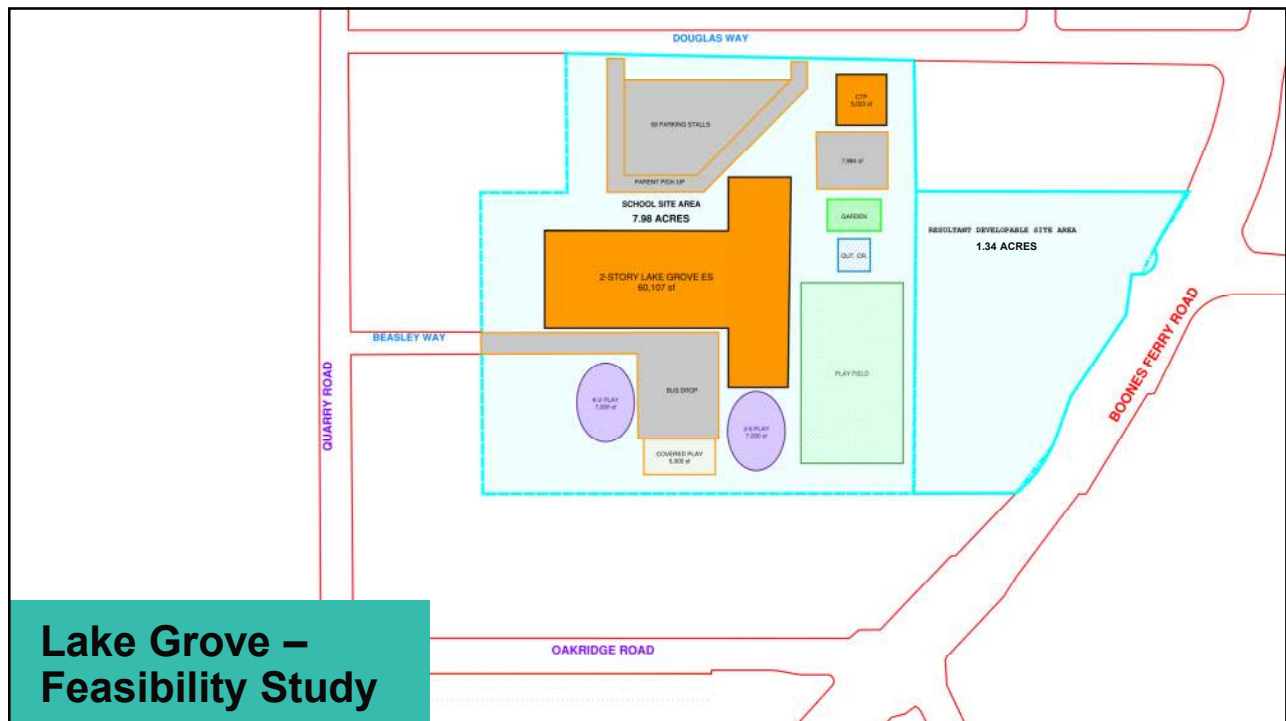
NEW LGES W/ PLAY FIELD  
+ ADDITIONAL DEVELOPMENT

Lake Grove –  
Feasibility Study

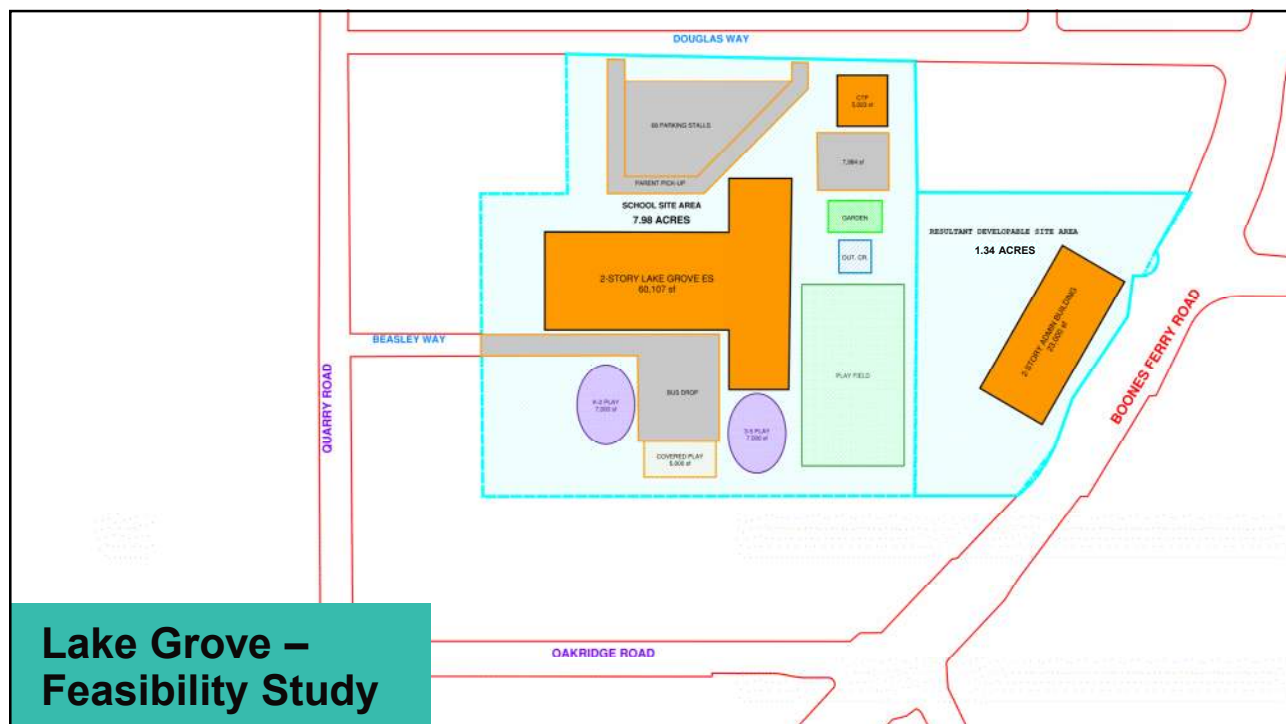




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## CASE STUDIES: COMPARATIVE ANALYSIS

\*The following Case Study Comparative Analysis includes preliminary cost estimates. These estimates are presented for Case Study comparison only.

A more thorough review of the scope, feasibility, and estimated cost of each project will be completed this summer with assistance from a professional estimator. That data, along with community input (polling) will be used by the Bond Development Committee in the fall.

## CASE STUDIES: COMPARATIVE ANALYSIS

CASE STUDY #1	CAPITAL IMPROVEMENT	ESTIMATED COST
LGES	Replace (No Fields)	\$54,000,000
UPLANDS	None	\$0
ADMIN. SERVICES	New Building on LGES Property	\$32,000,000
CTP	New Building on LGES Property	\$3,000,000
PALISADES WLS	6 Classroom Addition & MPR	\$20,000,000
PARTNERSHIP	City - No, Private - No	\$0
<b>SUBTOTAL</b>		<b>\$109,000,000</b>
<b>POTENTIAL FUTURE REVENUE</b>		<b>None</b>

## CASE STUDIES: COMPARATIVE ANALYSIS

CASE STUDY #2,3	CAPITAL IMPROVEMENT	ESTIMATED COST
LGES	Move To Uplands	\$0
UPLANDS	Remodel to Meet the Ed. Spec.	\$12,500,000
ADMIN. SERVICES	New Building on LGES Property	\$32,000,000
CTP	New Building on LGES Property	\$3,000,000
PALISADES WLS	6 Classroom Addition & MPR	\$20,000,000
PARTNERSHIP	City - Yes, Private - Yes	\$0
<b>SUBTOTAL</b>		<b>\$67,500,000</b>
<b>POTENTIAL FUTURE REVENUE</b>		<b>Yes</b>

## CASE STUDIES: COMPARATIVE ANALYSIS

CASE STUDY #4	CAPITAL IMPROVEMENT	ESTIMATED COST
LGES	Replace	\$55,000,000
UPLANDS	Remodel for Admin Svc.	\$4,000,000
ADMIN. SERVICES	Move to Uplands	\$0
CTP	New Building on LGES Property	\$3,000,000
PALISADES WLS	6 Classroom Addition & MPR	\$20,000,000
PARTNERSHIP	City - No, Private - No	\$0
<b>SUBTOTAL</b>		<b>\$82,000,000</b>
<b>POTENTIAL FUTURE REVENUE</b>		<b>None</b>

## CASE STUDIES: COMPARATIVE ANALYSIS

CASE STUDY #5	CAPITAL IMPROVEMENT	ESTIMATED COST
LGES	Replace	\$55,000,000
UPLANDS	Remodel for World Language School & to Meet Ed. Spec.	\$12,500,000
ADMIN. SERVICES	Move to Palisades. Remodel for Offices, Board Room, Training Center, etc.	\$4,000,000
CTP	New Building at LGES	\$3,000,000
PALISADES WLS	Move WLS to Uplands	\$0
PARTNERSHIP	City - Yes, Private - No	\$0
<b>SUBTOTAL</b>		<b>\$74,500,000</b>
<b>POTENTIAL FUTURE REVENUE</b>		<b>Yes</b>

## CASE STUDIES: COMPARATIVE ANALYSIS

	1	2,3	4	5
<b>LGES</b>	Replace* (without fields)	Move to Uplands	Replace	Replace
<b>UPLANDS</b>	None	Upgrade to Ed. Spec	Renovate to Admin	Upgrade to WLS & Ed. Spec.
<b>ADMIN. SERVICES</b>	New – at LGES	New – at LGES	Move to Uplands	Move to Palisades
<b>CTP</b>	New – at LGES	New – at LGES	New – at LGES	New – at LGES
<b>PALISADES</b>	Classroom Addition	Classroom Addition	Classroom Addition	Renovate to Admin
<b>PARTNERSHIP / REVENUE</b>	None	Yes – City & Private	None	Yes - City
<b>SUBTOTAL</b>	<b>\$109M</b>	<b>\$67.5M</b>	<b>\$82M</b>	<b>\$74.5M</b>

ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #6 04.01.2024

## 2024 CONSIDERATIONS: SUMMARY

<input type="checkbox"/> Replace Forest Hills Elementary School	\$55M	Case Study 1	<b>\$109M</b>
<input type="checkbox"/> Build a Multipurpose / Cafetorium space at all Elementary Schools. (Oak Creek, Hallinan, and Westridge)	\$18M	Case Study 2,3	<b>\$67.5M</b>
<input type="checkbox"/> Continue to build CTE/STEM spaces at each High School	\$20M	Case Study 4	<b>\$82M</b>
<input type="checkbox"/> District-Wide Improvements	\$20M - \$50M	Case Study 5	<b>\$74.5M</b>
<input type="checkbox"/> Athletics & Recreation Facility Upgrades <input type="checkbox"/> Infrastructure & Accessibility Upgrades <input type="checkbox"/> Safety, Security, and Technology Upgrades & Replacements			
<b>Subtotal</b>	<b>\$113M – \$143M</b>		

ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #6 04.01.2024

# Next Steps

## 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	River Grove Elementary