

**PROJECT**

LOSD Long-Range Facility Planning Committee

**MEETING SUBJECT**

Lake Grove Tour, Sustainability & Resilience,  
& Lake Grove Site Analysis

**DATE**

2024-02-26

**LOCATION**

Lake Grove Elementary School

**TIME**

4:30-6:30pm

**PARTICIPANTS**

See Sign-In Sheet (Attached)

**DISTRIBUTION**

Attendees

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*This is a record of the February 26th Long Range Facility Planning Committee meeting.*

**Meeting Agenda**

- Tour of Lake Grove Elementary School & Site
- Topic A: Sustainability & Resilience
- Topic B: Capital Improvements
  - Lake Grove Property – Part 2
- Next Steps

**School Tour of Lake Grove ES**

- The committee started the tour by walking around the building through the entire site.
- The large established trees on the SW side were noted, and the heritage tree along the Boones Ferry frontage was identified.
- The amount of space and variety of needs at the operations center were noted.
- Entry through Beasley Way crowded by bus arrival
- The tour continued through the interior of the school. The length of the hallway was noted, especially due to the constriction of the hallway for half the distance due to construction repairs from the ice storm.
- The lack of restroom access, distance to kitchen, and small iLab were noted.

**Sustainability & Resilience**

- Larry Zurcher attended the meeting to speak about the District's strategic initiative for sustainable and resilience schools.
  - Larry discussed the measurable goals set by the District in November, 2021 and presented the improvements made / standards set by recent projects like Lakeridge Middle School and Hallinan Elementary.

**Lake Grove Property Capital Improvements – Conversation Continuation**

- Rebecca reviewed the points discussed at the previous meeting
  - What improvements have been done to Uplands already? Can it be an Ed. Spec-compliant school? A feasibility study to remodel and do an addition to Uplands was shared with the group.
  - Where are district operations and admin functions? Map of various programs shared with the committee.

- What can fit on the Lake Grove property? Feasibility study test fits of various programs provided.
- The following is a record of the conversation:
  - We don't need two school properties. What are we going to do with Uplands? Isn't that the question we're really asking? We only need one school, where should it be? Uplands or Lake Grove.
  - A community center on the Lake Grove property sounds like a great idea
  - If Lake Grove isn't a school, Uplands is so far away from families in the Lake Grove boundary.
    - A: boundaries on the entire north side of the district would need to be studied.
  - I'm not convinced you can't put a library AND a school on the site.
  - I'm compelled by the idea of putting a library or community center here. I'm also compelled by the fact that it's a long way between schools. Our current administration building is not representative of our great district, but rebuilding it is not as compelling to me.
  - There is a growing need for daycare, the Lake Grove property would be a great place for a childcare center.
  - If we lose a building by getting rid of Uplands or Lake Grove, we won't have space to grow. There are developments going up.
    - A: enrollment forecasts show us going down and declining in the next 10 years.
    - Q: what is the current capacity of our schools and how does that compare to the enrollment projections? If we think into the future we need to consider the greater housing density and infill that we're starting to see.
  - Is Uplands really that much newer than Lake Grove or Forest Hills? Won't we just need to replace it soon as well?
    - A: Uplands was built in 1960, Lake Grove in 1949, Forest Hills in 1946
    - That's not really the question. We can decide as a committee recommend tearing down and replacing Uplands. The question that we need to answer is: which is the better school site? Lake Grove or Uplands?
  - I don't feel like I have enough information about the development potential of the Lake Grove property. I think it can be a school AND something else.
    - If we lose the fields, kids can walk across the street to the park
  - I think you can fit a library and community center on the Lake Grove property WITH a school with careful study. Then we can keep Uplands as an asset for future growth.
    - Uplands can be repurposed or leased. What about future programs like Mandarin immersion that can move into Uplands?
  - We need to do more of a deep dive into the Lake Grove site, we need a more detailed masterplan. The amount of area needed for parking, for instance, looks too large to me.
    - The city is considering reducing the parking requirements
    - Can we put parking underground?
  - Will there be a chance for more community input?
    - Yes, once this committee makes a recommendation it will go to the board for public comment in June. If the board adopts the LRFP, community outreach will begin in the summer and continue into the fall with the Bond Development Committee.

Long Range Facility Planning  
Lake Oswego School District

**Next Steps:**  
**Meeting #5 March 12<sup>th</sup> at Lake Oswego High School**

Submitted by,  
Arcadis Architects Inc.

Attachments: Attendees List  
Tour Handout  
Meeting Presentation

# LOSD 2021









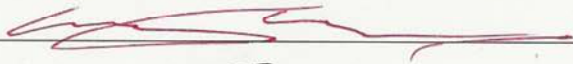








## Long Range Facility Planning Committee Meeting

February 26, 2024 – Lake Grove Elementary School

4:30 PM

### MEMBER SIGN-IN SHEET

COMMITTEE MEMBER	MEMBER 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	
Zurcher, LARRY	

LOSD 2021: Building our future, together.









DOUGLAS WAY

SIDEWALK EASEMENT

2.13 Acres

WATER EASEMENT

BEASLEY WAY

0.96 Acres

6.2 Acres

HERITAGE TREE

SPECIAL STREET SETBACK - 30'

BOONES FERRY ROAD

QUARRY ROAD

OAKRIDGE ROAD





# Long Range Facility Planning Committee Meeting #4

Lake Oswego School District

February 26, 2024

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## Agenda

**4:30** Tour of Lake Grove School & Site

**5:00** Topic A: Sustainability & Resilience

**5:20** Topic B: Capital Improvements

Lake Grove Property – Part 2

**6:00** Next Steps

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# Sustainability & Resilience

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## Strategic Initiatives – Nov, 2021



ARCADIS + Lake Oswego School District

## Teach & Practice Sustainability

Preserve and sustain our shared resources while accelerating our students' ability to combat climate change.

## Evidence of Success

Create stewards of our shared resources

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## Priority: Teach and practice sustainability

**Outcome:** Preserve and sustain our shared resources while accelerating our students' ability to combat climate change

**Evidence of Success:** Create stewards of our shared resources

**Strategies:**

1. Establish organizational structure accountable to sustainability (behaving)
2. Promote sustainability curriculum, activities and practices (teaching)
3. Prioritize sustainable building practices and facility operations (building)



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## Strategy 1: Establish organizational structure accountable to sustainability

**Actions**

- **Appoint district sustainability TOSA to facilitate district-wide efforts**
  - Work with student and staff representatives from each school to collaborate and implement sustainability initiatives across the district
- **Establish site-based staff leadership**
  - Enlist school sustainability leaders
  - Organize Green Teams
- **Conduct sustainability audit to assess district and school practices**
  - Establish baselines
  - Identify areas of opportunity and improvement
  - Establish key performance metrics



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## Strategy 3: Prioritize sustainable building practices and facility operations

### Actions

- Construct resilient and highly efficient buildings that strive to use sustainable materials and minimize carbon footprint



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## Lakeridge Middle School: Path to Net Zero

LMS was designed to exceed 70% reduction in energy use as compared to baseline design standards.

### Cooling System

- Hybrid passive cooling system for classrooms

### Exposed Concrete and Thermal Mass

- Flooring and exposed structures works as a heat sink

### All Electric Building

- LMS does not rely on fossil fuel
- Solar array reduces the intake of electricity

Predicted 213,000 kWh annually  
Cost = \$360,000  
Predicted to break even 13 years

### Roof & Walls

- R50 insulated roof
- Walls are “super insulated”

### LED Lighting and Daylighting

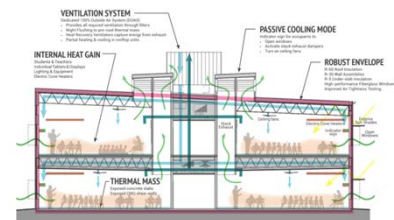
- Highly efficient controlled lighting systems



**HYBRID PASSIVE COOLING**  
Occupants Engaged with Tunable Building

### Energy Trust Incentive Check: Received \$274,049

- Planning & Design
- New Building Program - Energy Analysis
- Design Review
- HVAC, Lighting, Ovens, and Dishwashers



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## Hallinan Efficiency Upgrades

### Windows

- Replaced exterior doors and windows with higher performing frames and glass

### Lighting

- Exterior and Interior

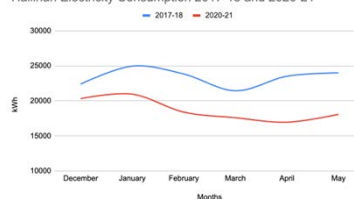
### HVAC Repairs



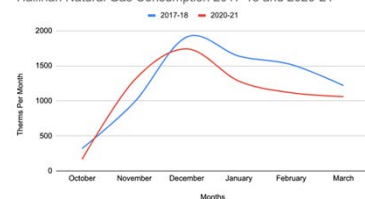
### Energy Trust Incentive Check: Received \$53,323

- Lighting Upgrades
- Roof and Wall. Insulation
- Hydro Pumps and Boilers

Hallinan Electricity Consumption 2017-18 and 2020-21



Hallinan Natural Gas Consumption 2017-18 and 2020-21



## Sustainability & Resilience – 2020 LRFP

*The LRFPC recommends integrating the following sustainable approaches into future capital improvement plans, as feasible.*

Provide a Garden at Every School

Maximize Daylighting

Use Sustainable Features as Learning Tools

Prioritize Renewable Building Design

Reduce Energy Consumption and Embrace Renewable Energy at School Sites

Increase Opportunities for Biophilic Experiences in Schools

Prioritize Life Cycle Cost



## Sustainability & Resilience – 2020 LRFP

*The LRFP recommends integrating the following sustainable approaches into future capital improvement plans, as feasible.*

- Provide a Garden at Every School
- Maximize Daylighting
- Use Sustainable Features as Learning Tools
- Prioritize Renewable Building Design
- Reduce Energy Consumption and Embrace Renewable Energy at School Sites
- Increase Opportunities for Biophilic Experiences in Schools
- Prioritize Life Cycle Cost

5 PROGRAMS AND INITIATIVES THAT AFFECT FACILITIES  
Sustainability and Resilience

### SUSTAINABILITY AND RESILIENCE

Resilience refers to the ability to plan for, absorb, recover from, and more successfully adapt to environmental stressors. Typically, those stressors have included earthquakes or climate change, but the current Covid-19 pandemic is placing additional challenges on school facilities, requiring a renewed focus on the meaning of resilience.

Thanks to the success of the 2018 bond measure, necessary seismic upgrades have been completed at Lake Oswego Junior High, River Grove, Uplands, Westridge, and Oak Creek Elementary Schools. Seismic upgrades to Forest Hills, Hallman, and Lake Grove Elementary Schools are currently underway. The LRFP recommends the District continue to prioritize resilience in new buildings as was implemented in the design of the new Lakeside Middle School.

The LRFP provides an opportunity for Lake Oswego School District to examine current approaches to sustainability and strengthen the connection between students and the natural environment. The advantages of sustainable schools are numerous and far-reaching. The LRFP recommends integrating the following sustainable approaches into future capital improvement plans, as feasible.

**Provide Gardens at Every School**  
Gardens are a resource on which to build for the future. Inquiries between schools and their outdoor learning opportunities should be rectified. There should be a more organized effort and curriculum to support outdoor education. Sustainability and outdoor education should be increased at the Middle and High School levels as well.

**Maximize Daylighting in Schools**  
The District recognizes the environmental and educational benefits of daylighting. New school designs should incorporate ample daylight. Consider the addition of skylights and/or courtyards at existing schools to provide daylight to interior spaces.

**Use Sustainable Features as Learning Tools**  
Indoor and outdoor sustainable features may be used as learning tools. Sustainable features such as energy monitoring or rainwater collection should be exposed and labeled to allow them to function as educational tools. Schools can create an integrated curriculum that is linked to sustainability.

**Prioritize Renewable Building Design**  
Reduce building materials like concrete that have the greatest negative impact to the environment. Consider the carbon footprint of materials and systems as part of the decision-making process.

**Reduce Energy Consumption and Embrace Renewable Energy at School Sites**  
Invest in renewable energy resources at school sites, such as photovoltaic solar panels. Create a plan to operate schools as Net Zero buildings (where feasible). Buildings should be renewable-ready without major retrofitting. All new schools should be built to be all electric.

**Increase Opportunities for Biophilic Experiences in Schools**  
The District recognizes the innumerable health and mental benefits that come with exposure to the natural environment. Principles of biophilic design should be included in future construction and remodel projects.

**Prioritize Life Cycle Cost**  
The District should not base purchasing decisions solely on initial costs. Consider long-term operational costs when selecting building equipment and systems. Invest in durable products that reduce operating costs through lower energy consumption and/or resource conservation.



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## Lake Grove



## Lake Grove – 2/12 Recap

### Property Ownership

- The District has no plans to sell the Lake Grove Property.

### Partnership

- The urban renewal zone offers a tax opportunity for the City. This does not apply to any other District-owned property.
- The City's interest in building a community asset for lifelong learning complements the mission of the District. The Lake Oswego City Council tentatively approved an initiative to *"Develop a strategy for an all-ages and all-activities community center on the west side of town that would include event and meeting spaces, public services, and may include library services"*.

## Lake Grove – 2/12 Recap

### Uplands Elementary

- After the major construction projects are complete, Uplands will be available.
- The District has completed approximately \$14M worth of upgrades to the Uplands facility.
  - Interior renovations
  - Seismic upgrades
  - Security upgrades & vestibule
  - STEM program upgrades
  - Site improvements including modulars and fire lane
- The Uplands site is a high value for a school, with opportunities from the nearby Middle and High Schools, and a supportive neighborhood community.
- Uplands is a distance for some Lake Grove families to travel.

## Uplands Elementary

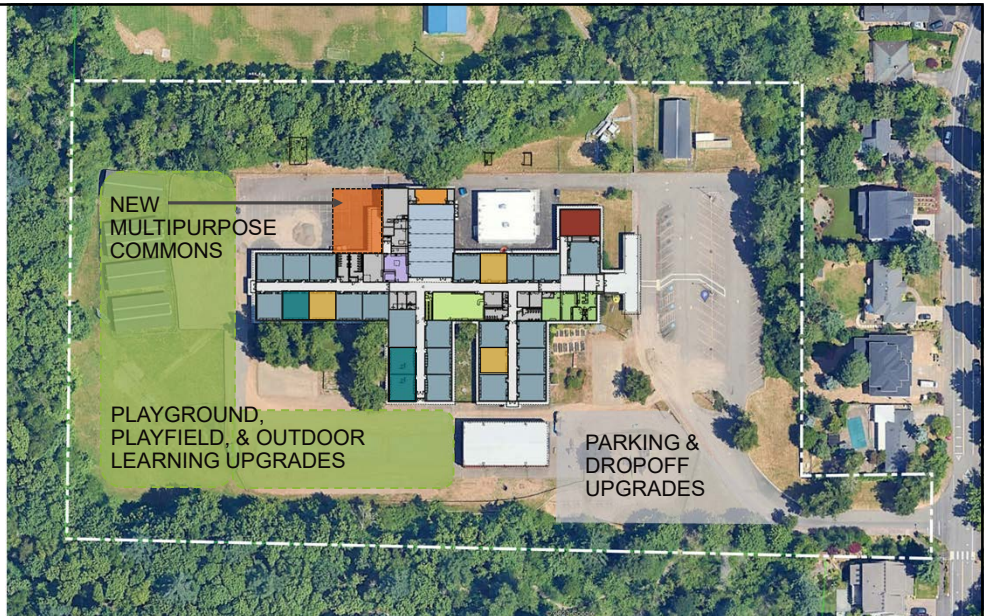


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## Uplands Elementary

### Planning Considerations:

- New Multipurpose Commons w/ Access to Kitchen & Playground
- Upgrade pickup & drop off zones for busses and cars
- Outdoor Learning Garden & Classroom near innovation Lab
- Interior Remodel for: Student Services Programs and Extended Learning Spaces



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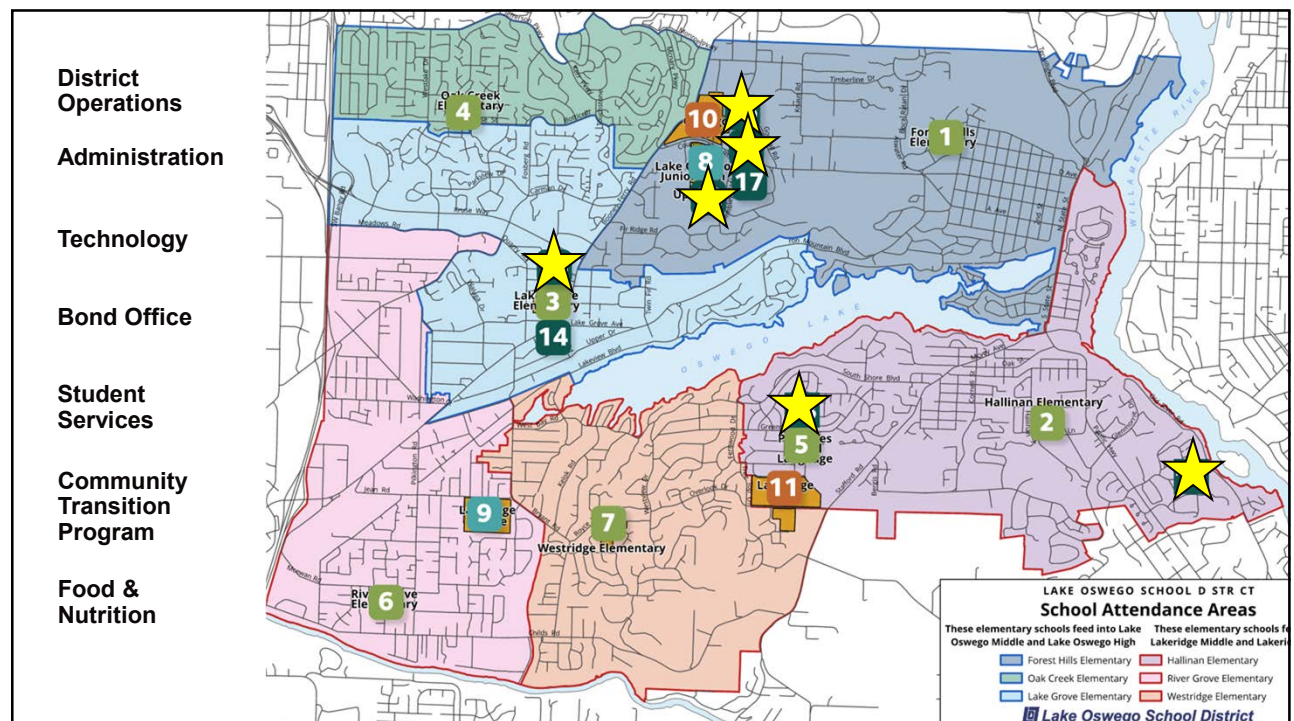


## Lake Grove – 2/12 Recap

### District Services

- Lake Grove is a central location to move all District Services that are currently spread throughout the district and include one department that is leasing space.

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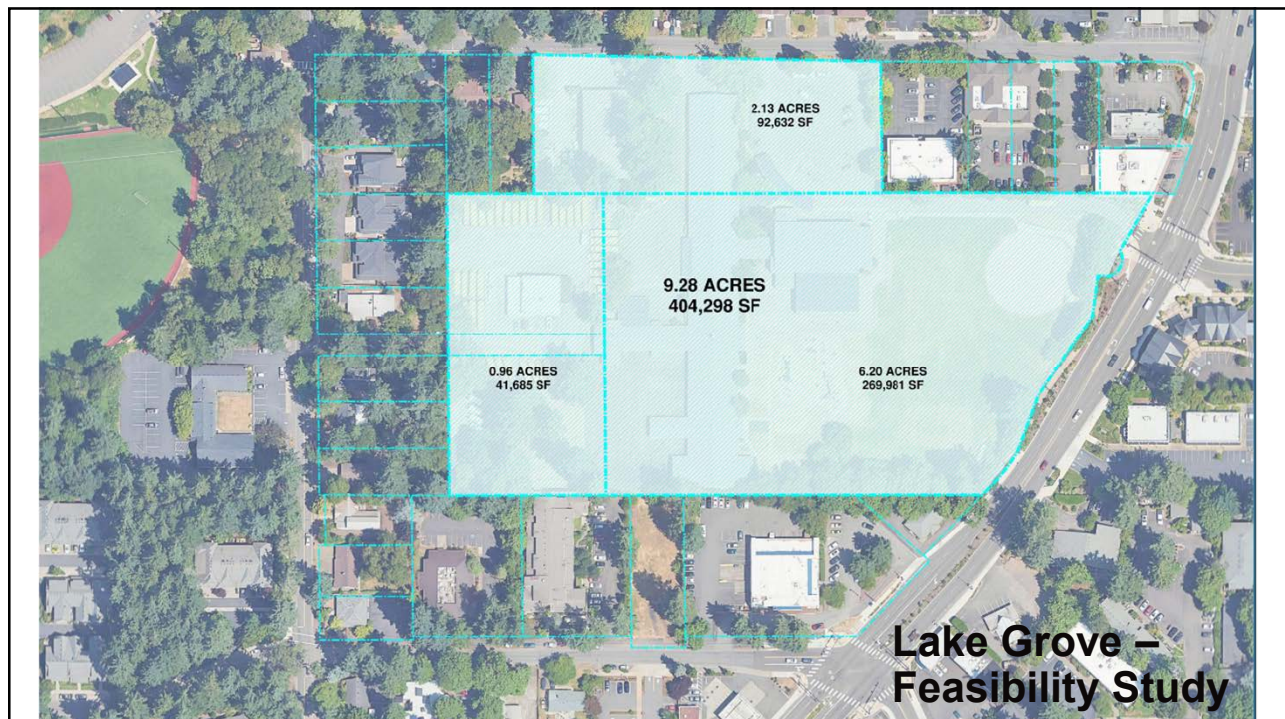


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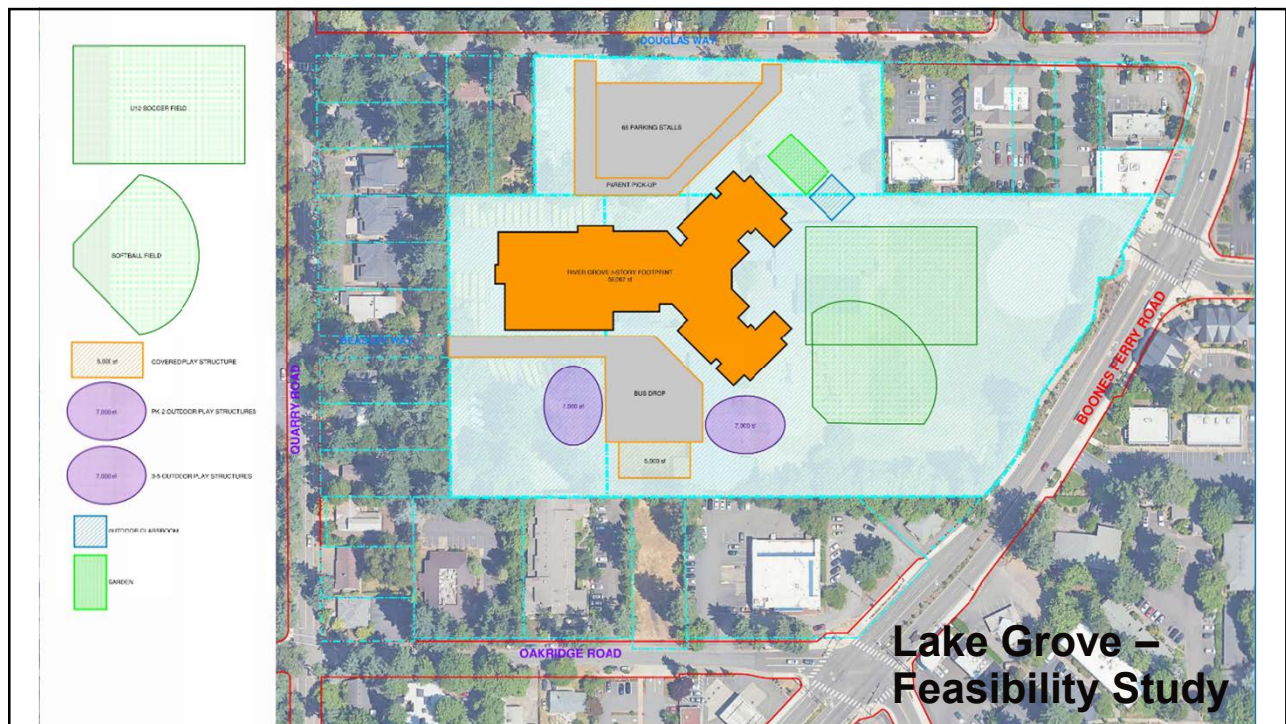
## Lake Grove – 2/12 Recap

### Lake Grove

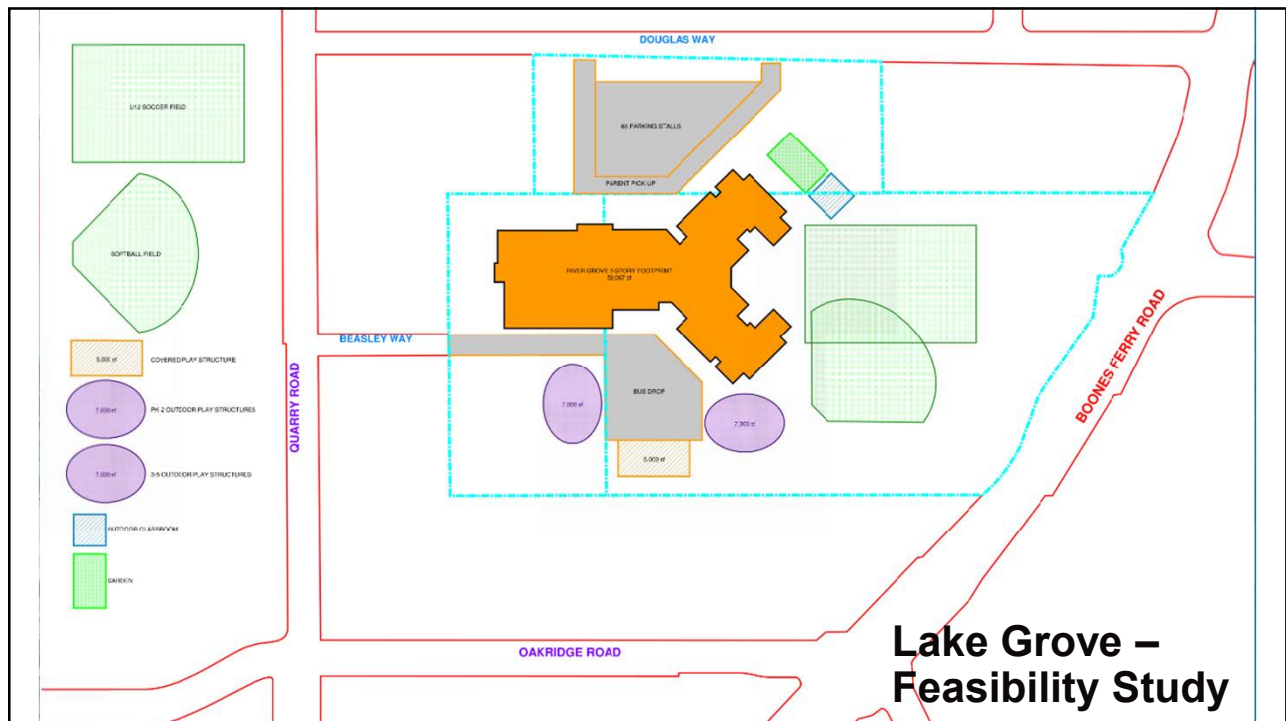
- Although there is a general understanding the school building is aging and should be replaced, the nearby community highly values having a school here.
- Maintaining a school on this site will continue to generate traffic issues.
- At 9.3 acres, is it feasible to build a centralized district services building AND a new 2-story elementary school?



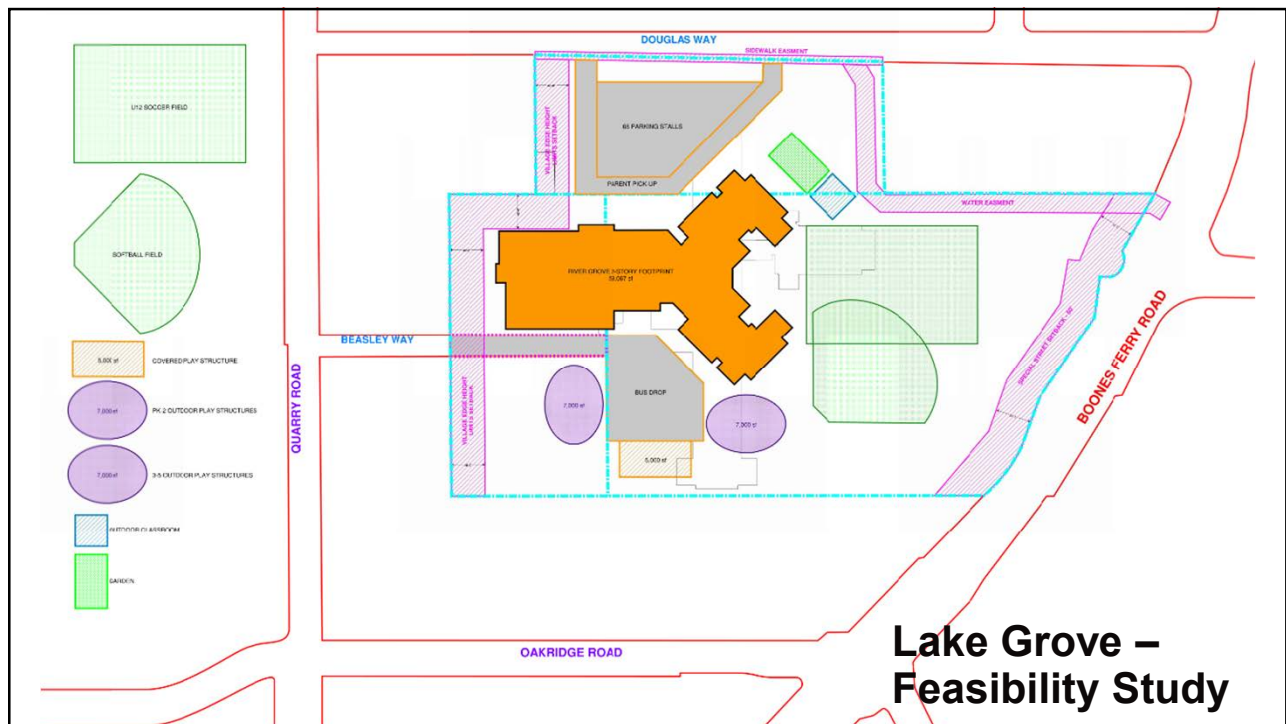




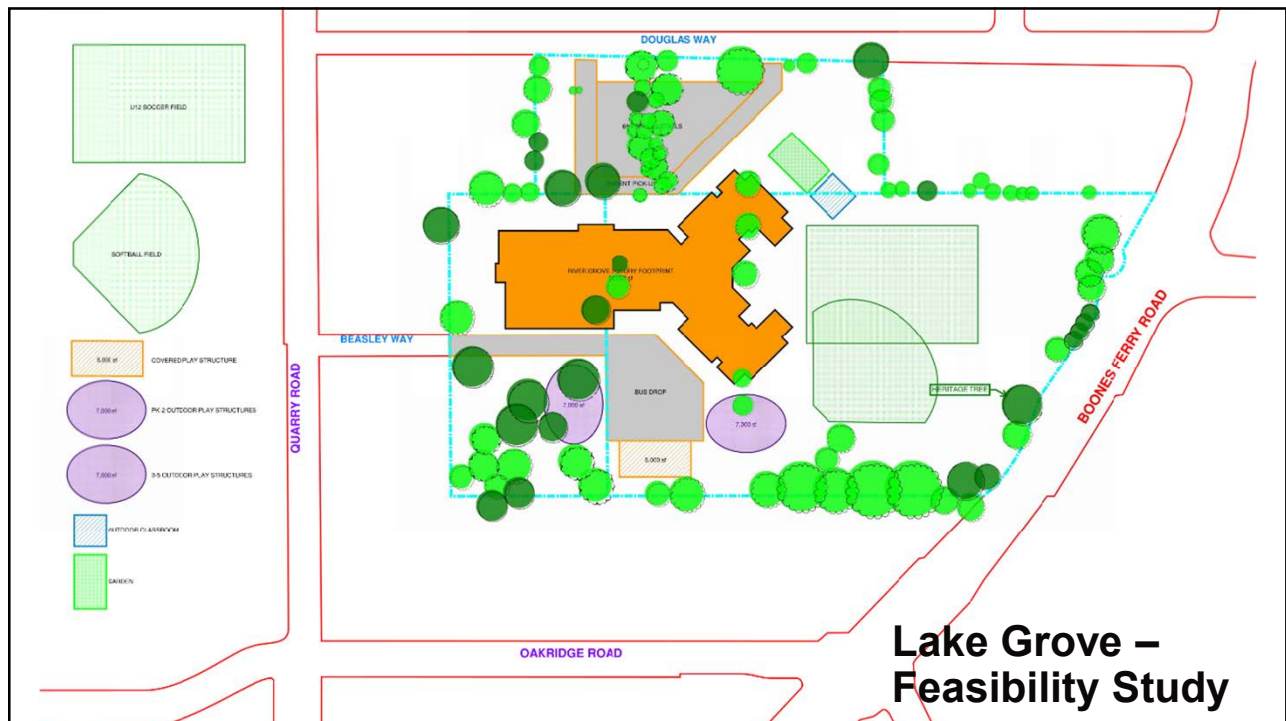
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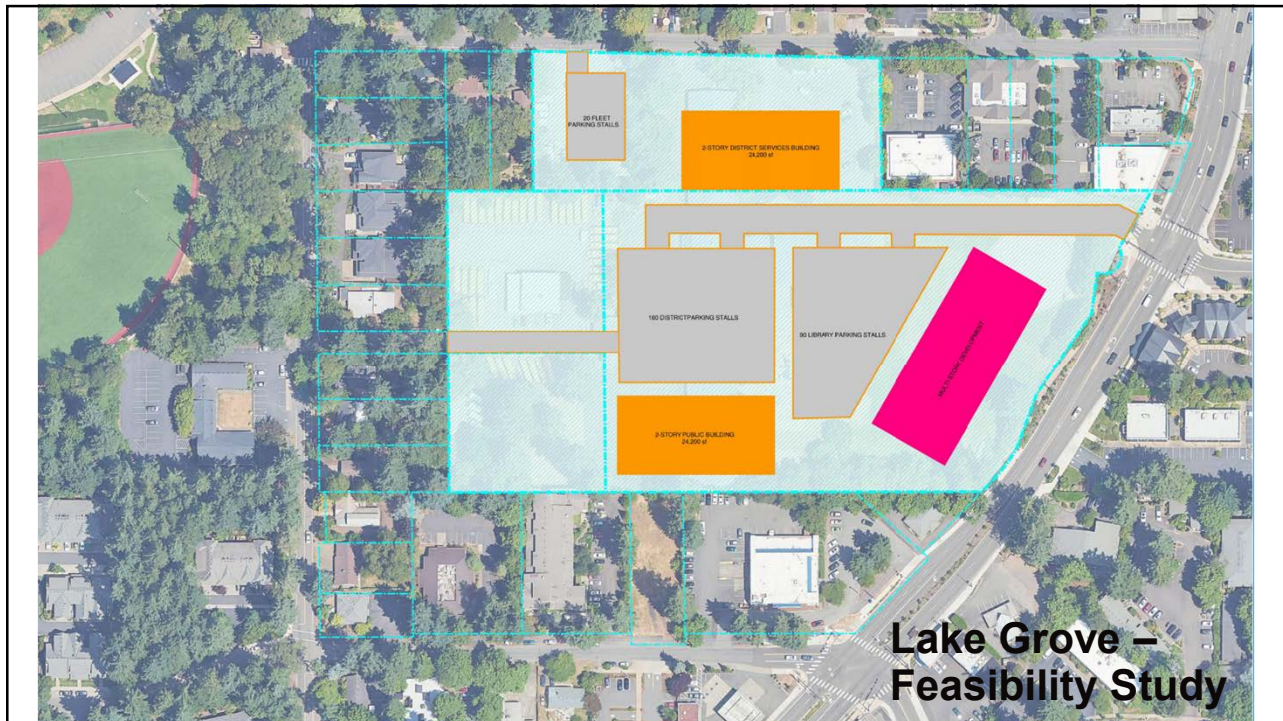


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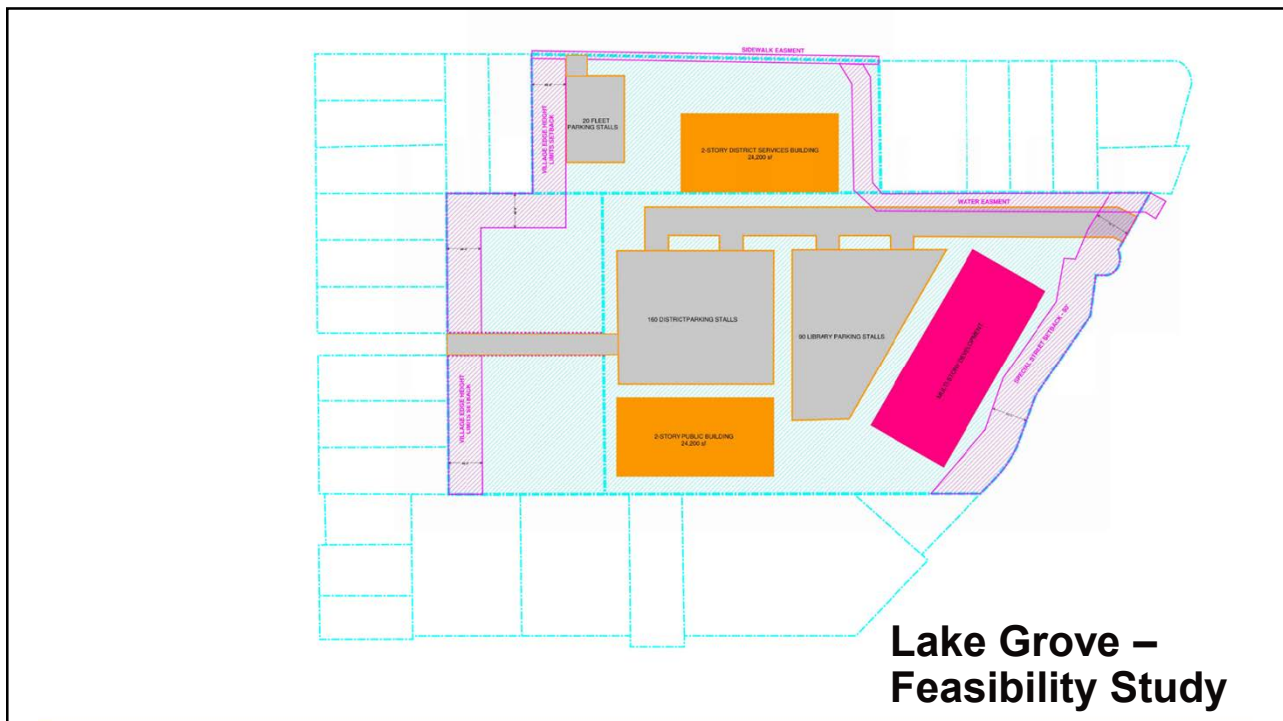


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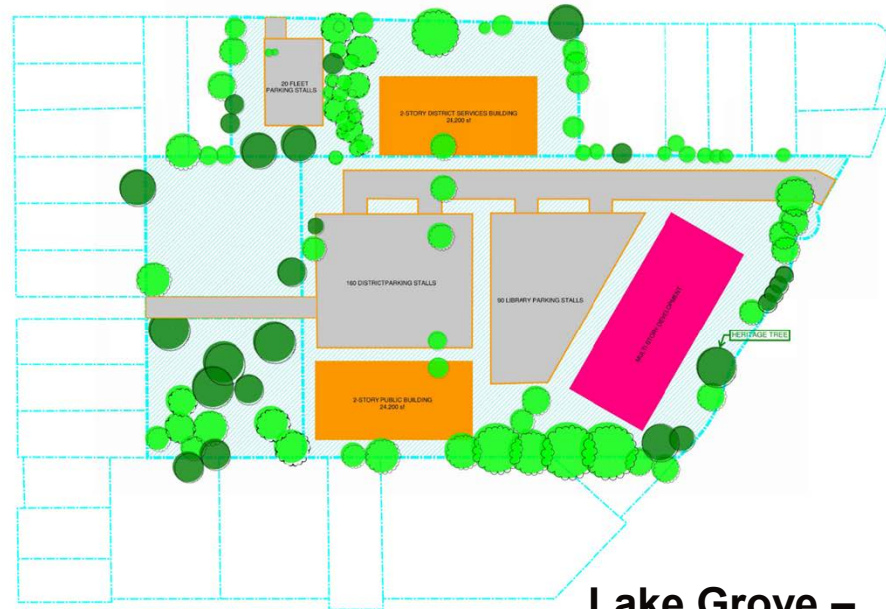


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**Lake Grove –  
Feasibility Study**

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## 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 5	Lakeridge HS
Meeting #6	March 12	Lake Oswego HS
Meeting #7	April 9	River Grove Elementary

