

PROJECT

LOSD Long-Range Facility Planning Committee

MEETING SUBJECT

HS CTE, LGES property

DATE

2024-04-09

LOCATION

Administrative Building

TIME

4:30-6:00pm

PARTICIPANTS

Guy Benn	Bruce Brown
Erin Quandt	Cyndi Spear
Rachel Verdicks	Tony Vandenberg
Jennifer Schiele	Liz Hartman
Debbie Hansen	
Rebecca Stuecker	John Schupp

DISTRIBUTION

LRFP Committee

This is a record of the April 9th Long-Range Facility Planning Committee meeting.

Meeting Agenda

- 2024 LRFP Project Considerations – a Vision for High School STEM/CTE
- Lake Grove Property Case Study Review

2024 LRFP Project Considerations – A Vision for High School STEM/CTE

John Sperry, teacher at Lakeridge High School, presented the program needs and potential vision for large, flexible CTE and STEM spaces at the high school level. See attached presentation slides.

- The robotics program currently has 120 students and 30+ mentors meeting every evening and every weekend. It is a popular and growing program but lacks competition practice space.
- Practice space that is used by the Robotics teams after school can also double as flexible lab spaces for STEM electives during the school day. John shared examples of a high school in Austin, TX showing an electronics lab, engineering lab, manufacturing shop, and practice field.
- The career pathways and AP classes that these types of spaces support include electrical engineering, mechanical engineering, computer science, and other technology classes like digital photography and media production.
- Learning environments that support Tech curriculum draws in partnerships with local businesses. They see we've made a commitment to STEM and are more willing to come work with us and share knowledge and experience with our students.
- Q: Can students gain a certificate or credential through these programs? A: Yes. There are many certificate opportunities such as CAD and manufacturing, that students can receive when they graduate.

Lake Grove Property Case Study Review

Rebecca presented a recap of the previous case studies, 1 through 5. Based on previous discussions, the most interest and number of questions from the committee have come from Case Studies 2 and 5.

- Case Study 1 and 4, as indicated in last week's meeting, are also the most expensive and therefore least viable. Case Study 2 and 3 are identical, the only difference being the addition of a private development use on Case Study 2.
- In order to answer the questions from the previous meetings about Case Study 2 and 5, Arcadis has begun looking into the feasibility of each option with more depth.

- Regarding Case Study 5, the feasibility concerns include:
 - Code implications of changing a school use to a business use category. Confirmation from the City Code Official regarding the required code upgrades that would be needed in order to develop an appropriate design and cost estimate.
 - Land Use implications of moving the administrative services functions (including the maintenance yard) to the Palisades neighborhood. Confirmation from the City Planning department that the Admin Services functions will continue to be classified as a “Public Function” in the zoning code and allowable within the residential area will be needed in order to proceed with this design.
 - Design & Constructability Review – As indicated in the previous meeting, the administrative functions will fit in the Palisades building and site, there will need to be further design studies to confirm exactly what level of renovation is needed.
 - Confirmation from the City regarding the acreage and site needs at the Lake Grove site to confirm a functional community center and elementary school can fit on the site.
- Regarding Case Study 2, the feasibility concerns and questions from the committee have mainly been about the “Private Development” variable. Is this a commercially viable property that a developer would even have interest in? What possible functions would it hold? With the added community center and administrative building, will it just be a sea of parking?
 - Rebecca introduced John Schupp, Principal at Arcadis, who has many years of experience as an architect working for developers on similar projects. He has a history of working within the City of Lake Oswego and has completed feasibility studies for developers for sites just like Lake Grove.
 - John presented a few sketch ideas (see attached) showing potential vehicular and pedestrian circulation, parking, buildings, and green space.
 - In all cases, the three major functions: Private Development, Community Center, and Administrative Services/CTP can fit, and have the benefit of saving the large trees that are currently on the site.
- The following is a record of the committee conversation that followed:
 - Q: what is the potential revenue for the District? We see the cuts coming from the State year after year and worry about how we are going to continue to fund schools. Is there the potential for this to actually help us have long-term stability?
 - A: More time to study the development opportunities and speak to developers about their potential interest is needed before we can have an answer on the funding.
 - Sketch #3 is the best option. It celebrates the grove of trees and provides a real community resource.
 - Q: Is there enough parking shown on this sketch? Can we add more underground?
 - A: The cost of underground parking is more than a developer would likely be willing to pay. There is potential for this to be a “podium” building in which there is on-grade parking for a portion of the building, retail for a portion, and residential above. That, too, is more expensive and takes away from the square-footage of residential units a developer can build.
 - A: The number of parking spots may be a negotiation between the developer and the city and dependent on the height and type of use. If it is residential rental units, the City will want 1:1 parking. If it is senior housing Independent Living / Assisted Living, the need for parking is much less. A developer will want to build as little parking as possible.

- Q: Do we really need more retail and senior housing? I think a new school will be more of a draw for our community than either of those.
 - A: A developer will want to build as little retail as possible because it is not the profitable part of the building. But adding retail is part of the City's development plan for this area and can feasibly be something like a coffee shop or restaurant that will be an asset to the residents. In this sketch #3, the retail portion is only considered to be the area facing Boones Ferry and the plaza where the white sidewalk is shown. It is not the entire ground floor.
- Q: without knowing anything else about redistricting and just thinking about the best and most efficient use of this site, is this what you recommend?
 - A: Yes. Rebecca asked me to look at this with fresh eyes and without any information about redistricting or other issues that you all have been discussing.
- I still believe that if you take the school out you'll jeopardize the bond
- I disagree. This option brings synergies with a lot of other elements in the business district and offers the community a real asset with the new center and outdoor spaces.
- I think case study 2 is the best option for the "6th elementary school" question we've been asking.
- I've been speaking to City leaders this week and there are concerns from the City's perspective about Case study 5
 - Only about 1.5 acres were shown for the Community Center. We currently have the library on a 1.1 acre site and it is not enough. We would need more than 1.5 for this to be a viable option.
 - It is not ideal to put a public community center function next to an elementary school. It will be a place that all people can visit all day. There would need to be a major buffer to have the school feel like a safe and secure place.
- Q: Could Case Study 5 work at 1.5 acres for a private developer?
 - A: yes, a private development could fit there. It's doable, you will likely lose more trees, and you still have the challenge of putting a commercial function up against an elementary school.
- The Case Study 5 option also has the domino effect of moving the Admin Services to the Palisades neighborhood, the feasibility of which is something that needs to be studied further.
 - Q: Does admin services include the maintenance yard?
 - A: Yes
 - Q: Why can't we move the maintenance yard where the busses are?
 - A: there is not enough room
 - Q: Can't the District put the maintenance yard somewhere else?
 - A: The district does not own any other property, there is no where else to put it.
- We really need to think about the implications to the Palisades neighborhood if we go with Case Study 5. Moving the admin services and maintenance yard will have a major impact on that community.
 - We also need to think about the Lake Grove Community and the impacts of closing a school.
 - Yes, I agree, we need to think about both communities.
- At this point in the conversation, it was 6:00pm so Rebecca wrapped up the meeting with a recap of the next steps:

- Arcadis will continue to study the feasibility of fitting a school and community center OR private development on the property to help the committee visualize the opportunities and challenges with each.
 - Arcadis will continue to study the feasibility of moving administrative services to Palisades.
- The committee requested an additional meeting. The next meeting is scheduled for April 25th, and the Board presentation is May 20th. The District will look at additional dates before the board meeting to enable the committee to wrap up their recommendations.

Next Steps:

Meeting #8 April 25th at River Grove Elementary School

Submitted by,
Arcadis Architects Inc.

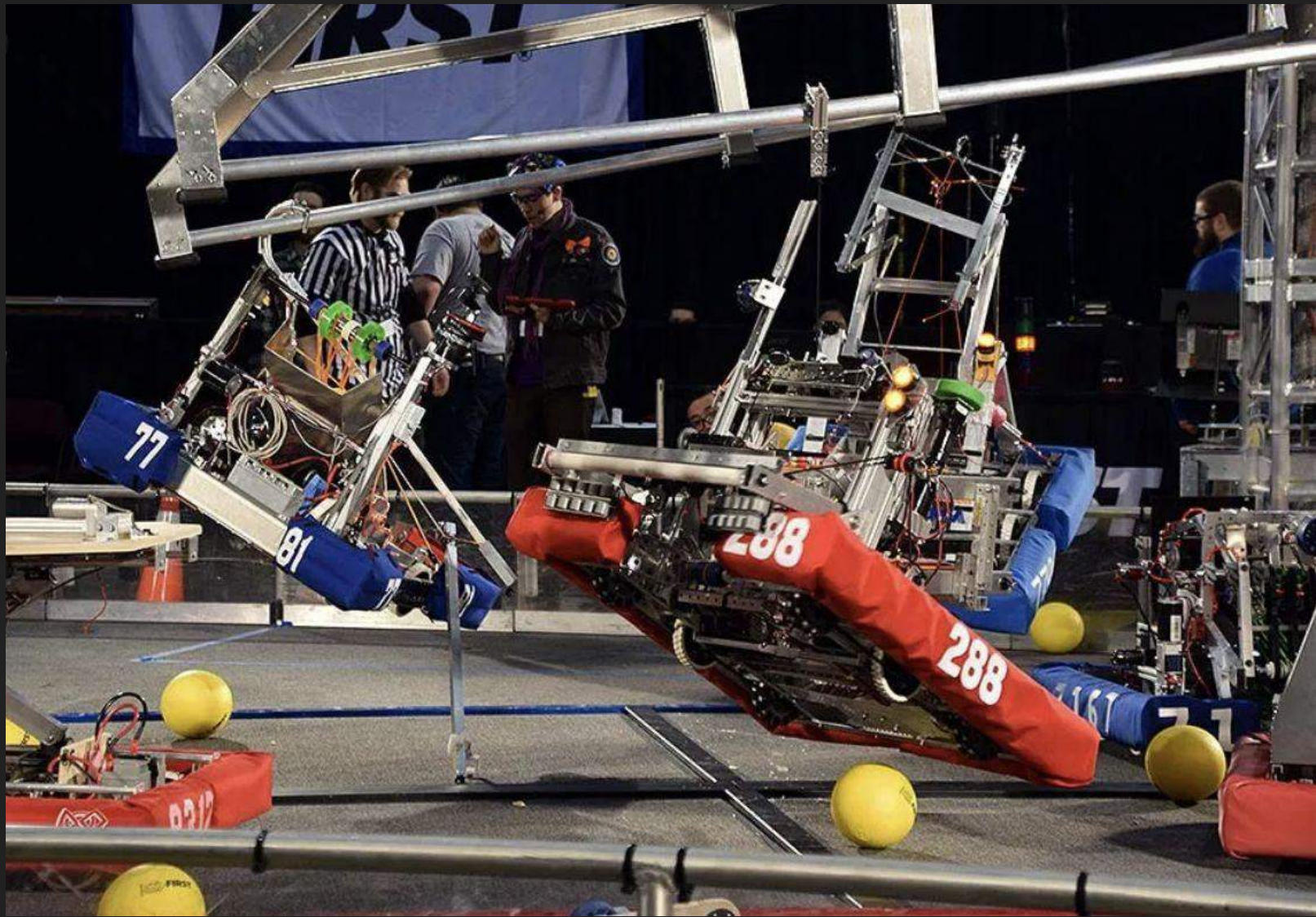
Attachments: CTE/STEM Meeting Presentation by John Sperry
Meeting Presentation



FOR INSPIRATION & RECOGNITION OF SCIENCE & TECHNOLOGY



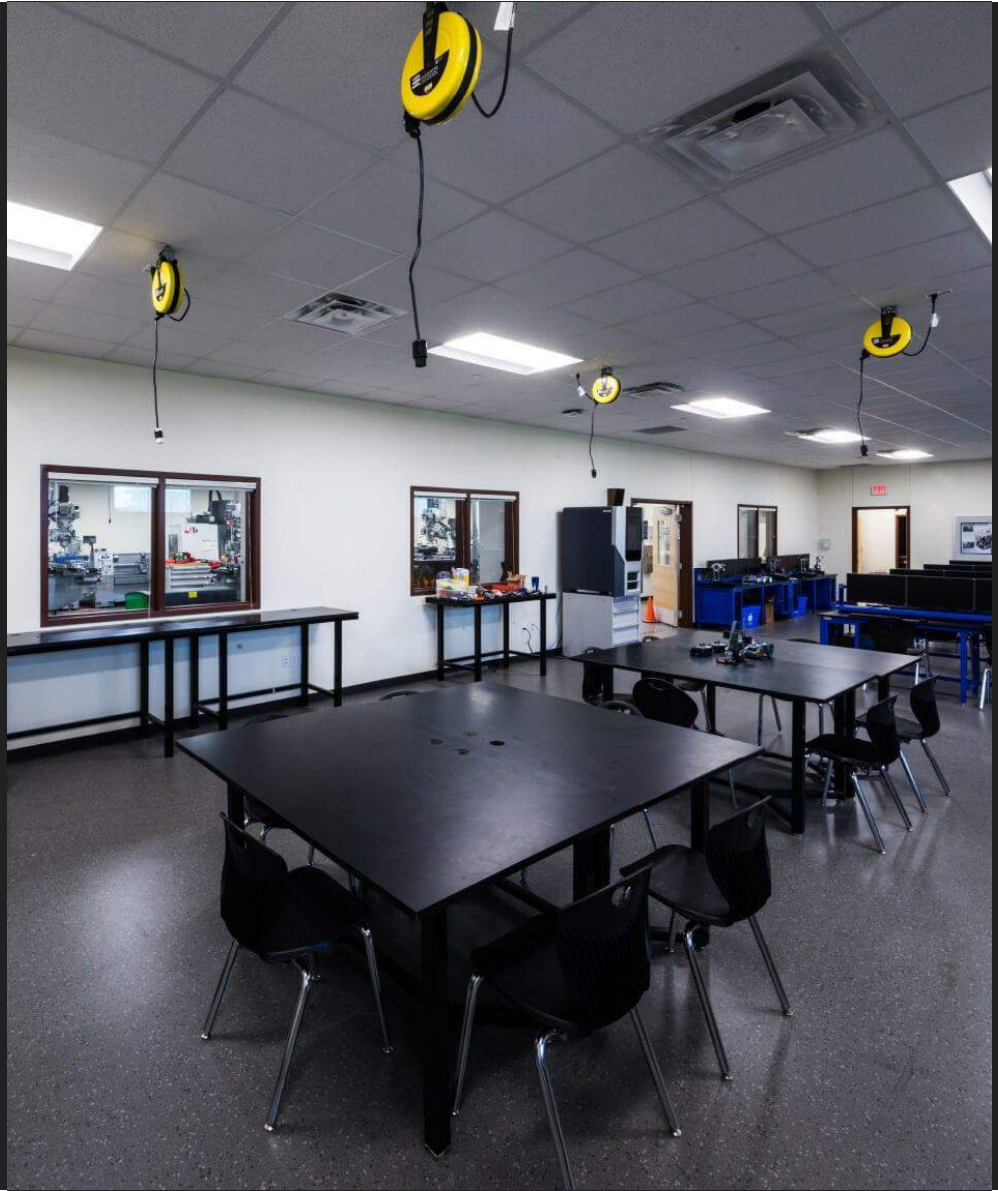


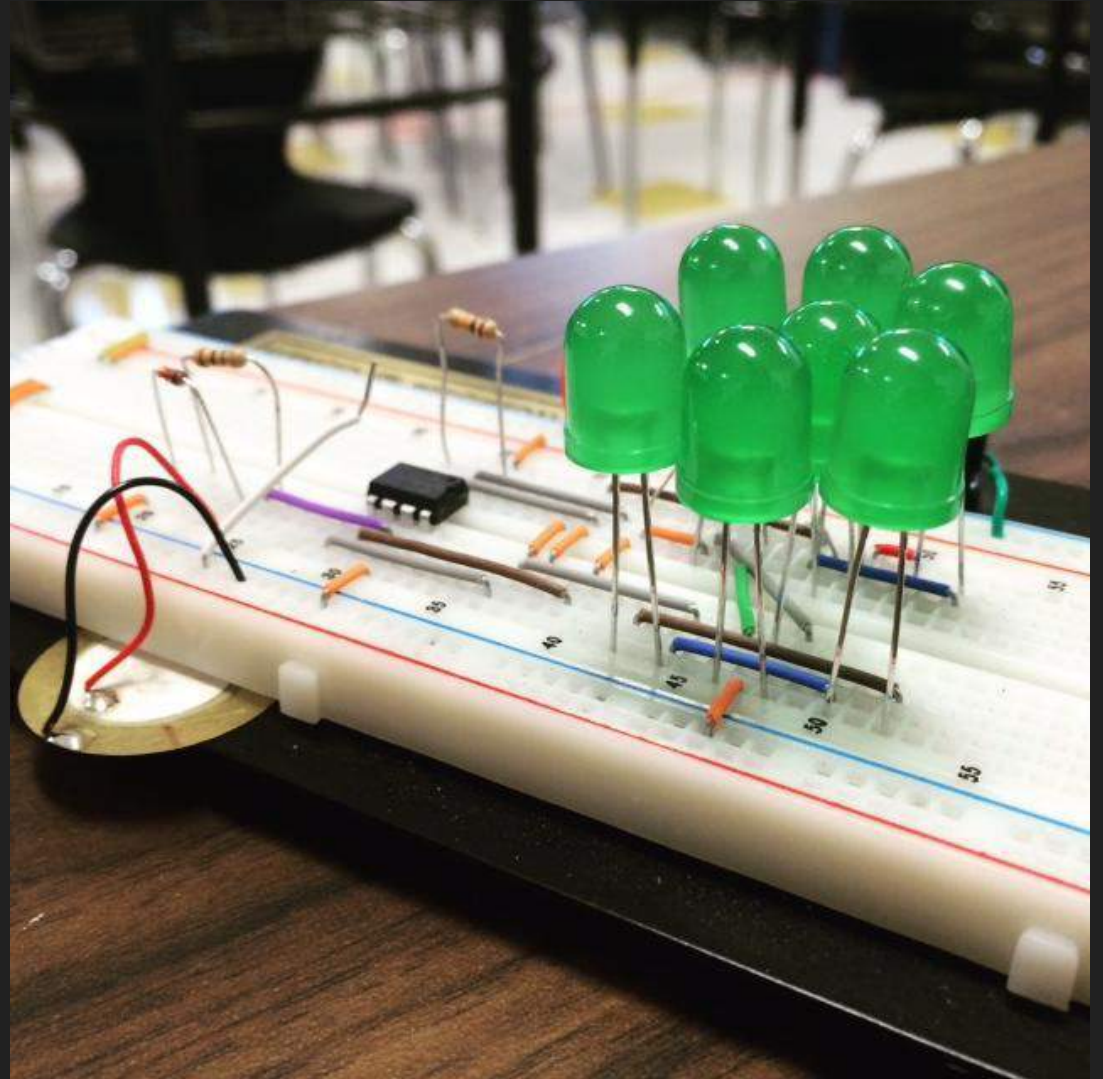










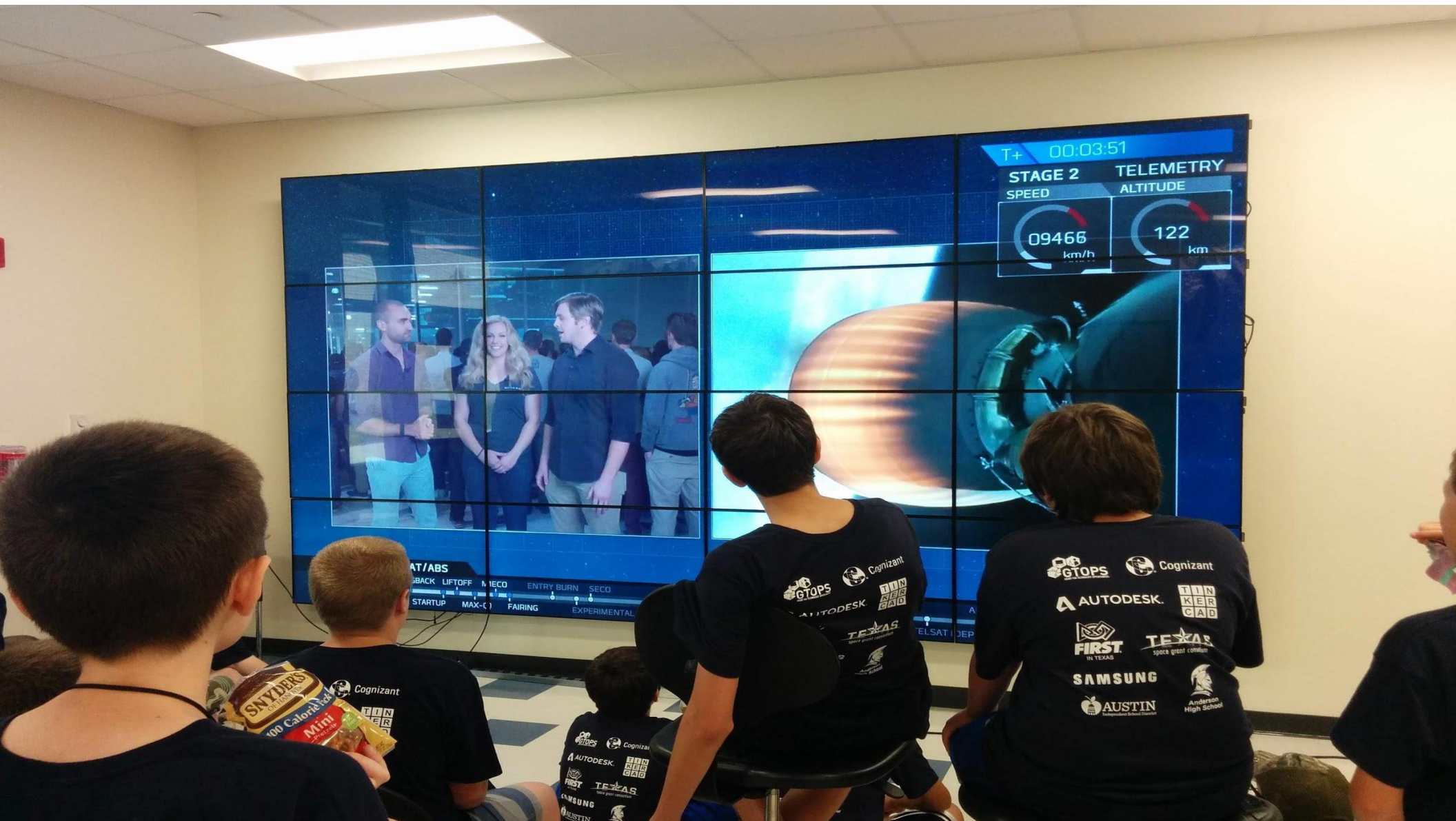
















CLOSED

Switchbox: Flexible, rugged gearing for robotics

A rugged and simple gearbox with 2 useful ratios and slots for easy mounting. Powered by 1 or 2 common FIRST robotics 500 series motors



Switchbox Team

1 Campaign | Austin, United States

\$1,374 USD

12 backers

45% of \$3,000 Flexible Goal

♡ FOLLOW



STORY FAQ UPDATES 1 COMMENTS 2 ?

What is the Switchbox?

Switchbox is a new gearbox for FIRST robotics that has face and edge slots for easy mounting, can be quickly repaired in the field, makes huge torque by accepting two motors, and has two

Select a perk

Every dollar counts!

\$5 USD

Who are we?

We are a group of students from the 7 year [FIRST](#) Robotics Team, the [austin CANS](#). We've built many robots for competitions, and used almost every available gearbox. We believe that all current gearboxes have shortcomings. With Switchbox, we've tried to build our ideal gearbox for rigorous world of robotics competitions.



A note to our backers from Kickstarter:

gear just like the ones we used in our prototype. Makes a great key chain! These might be orange, red or yellow. Please let us choose the color.

Estimated Shipping

February 2013

4 claimed

Switchbox 20:1

\$140 USD

Switchbox gearbox with one gear reduction (20:1). We will also include 3 stickers.

Estimated Shipping

March 2013

0 claimed

The Ultimate Switchbox!

\$175 USD

This includes both the 90:1 and 20:1 gear ratios. We will also include 3 stickers.

5 claimed

SOLD OUT

The Prototype!

\$300 USD

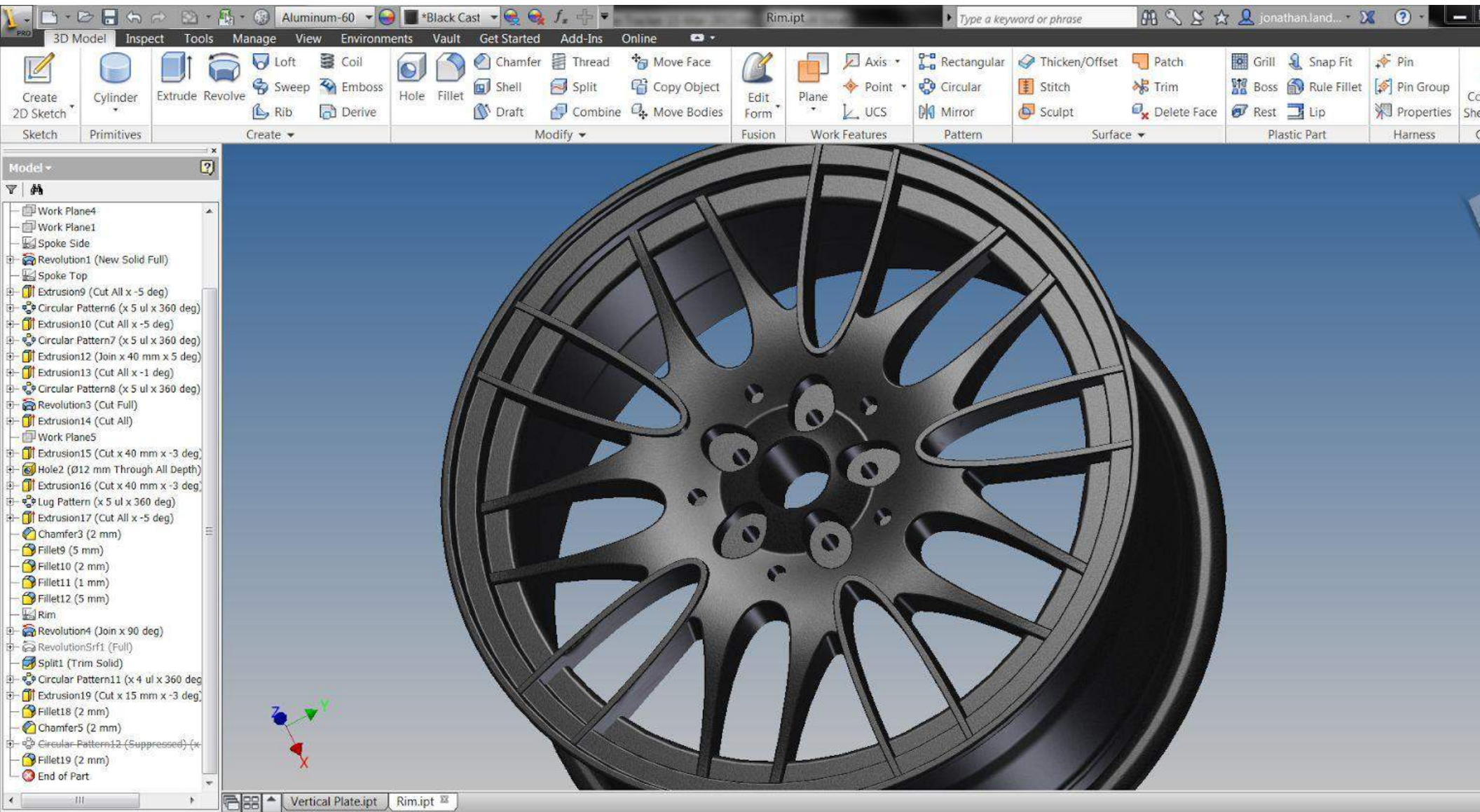




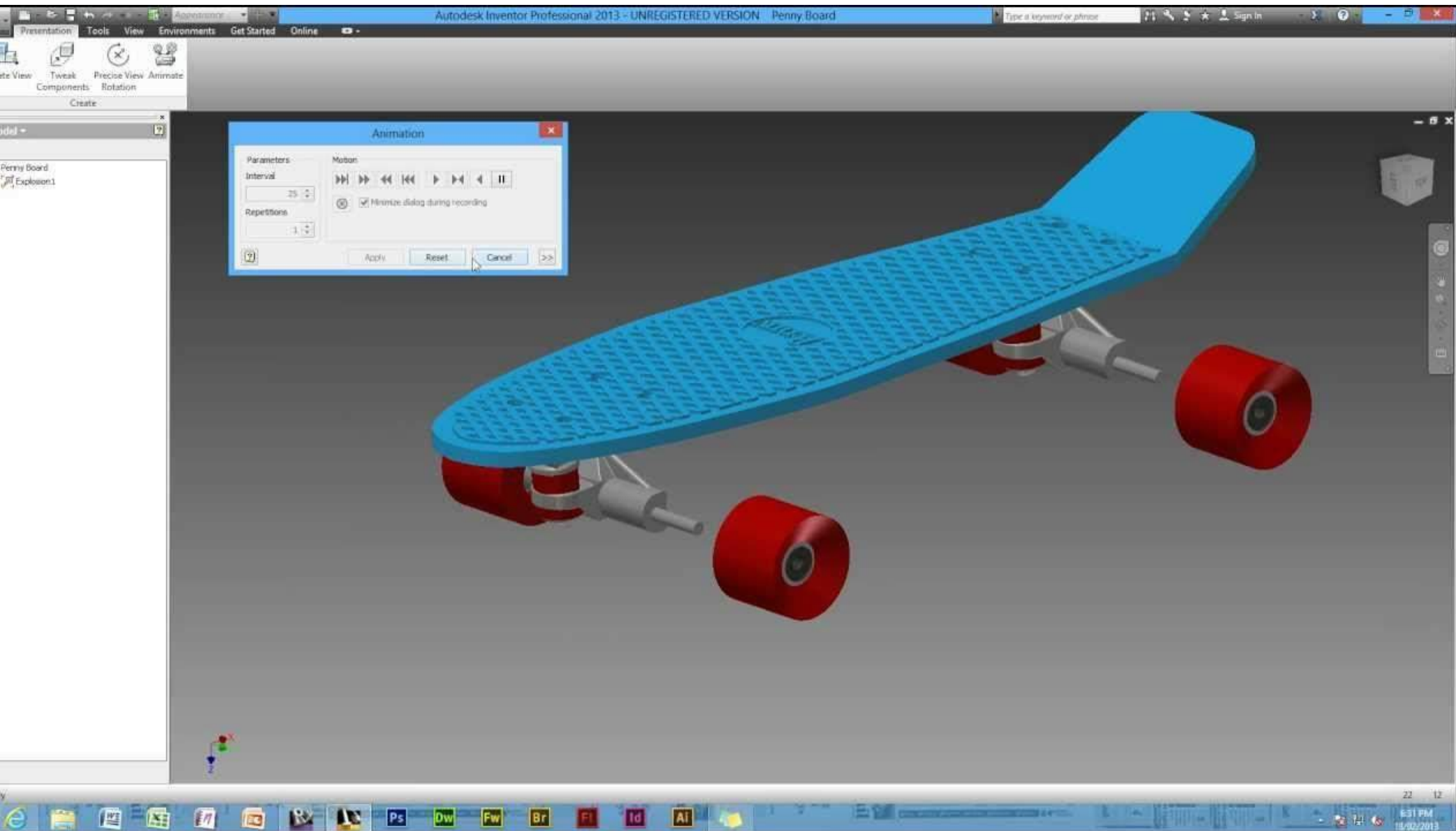


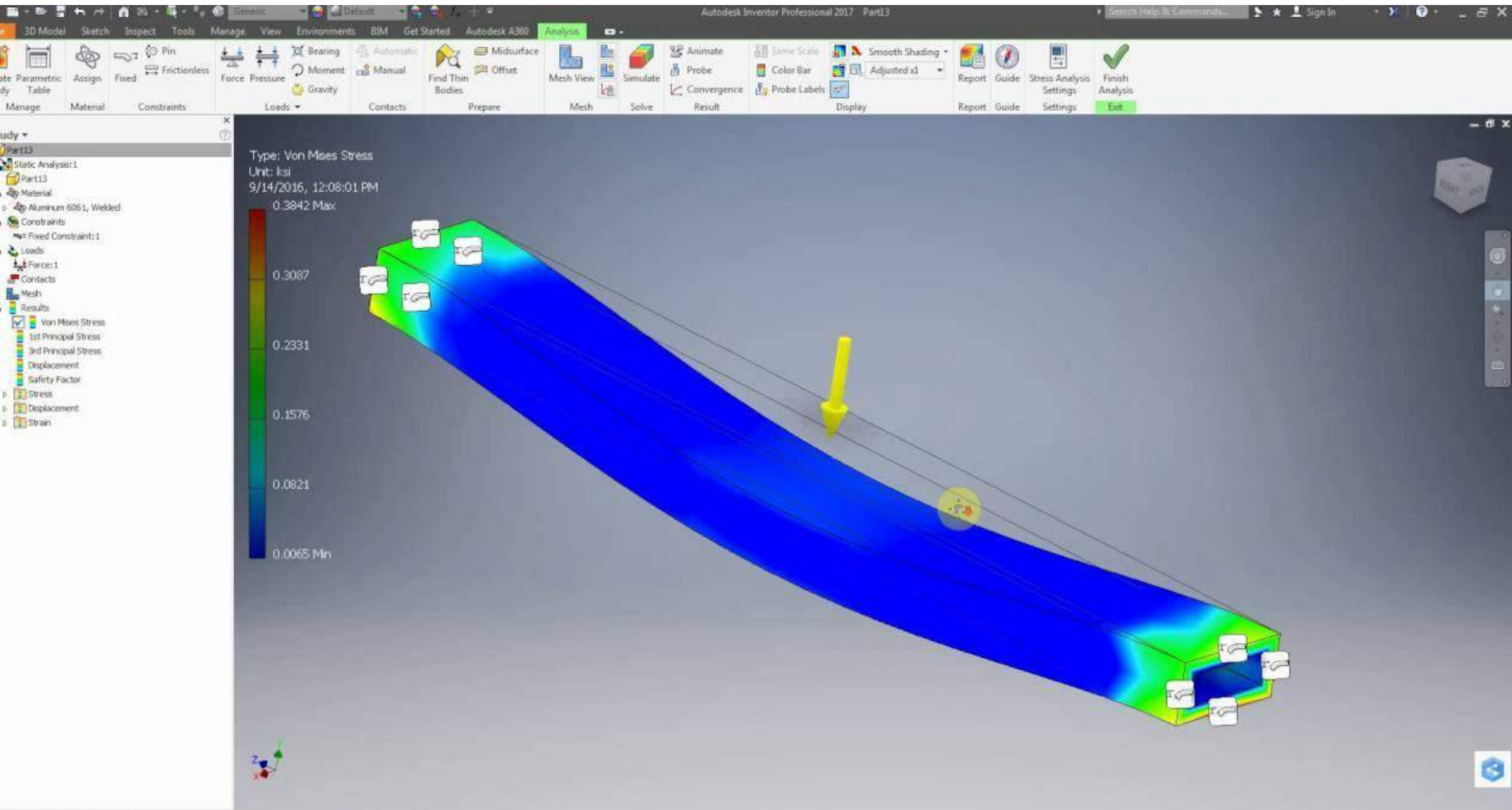
Computer Aided Design (CAD)

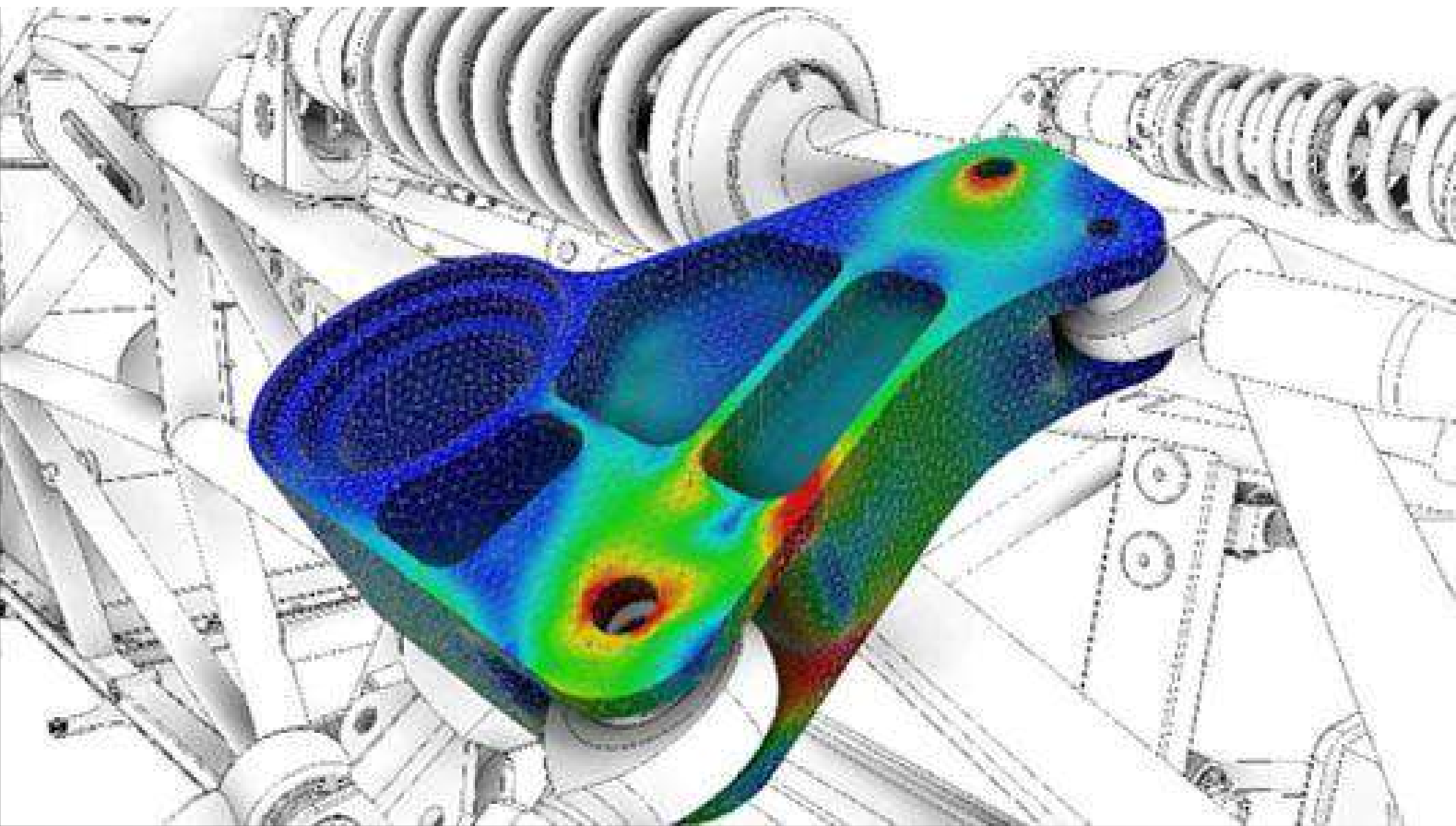


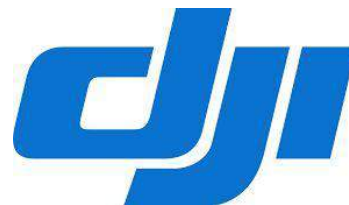


Ready









Long Range Facility Planning Committee Meeting #7

Lake Oswego School District

April 9, 2024

1

Agenda

4:30 Lake Grove Property Case Studies
Case Study 3 & 5 Deep Dive

5:30 2024 LRFP Project Considerations
District-Wide Upgrades and Improvements

5:45 LRFPC Recommendations - DRAFT
Review for April 25th meeting


2

Lake Grove Property – Case Studies


3

CASE
STUDY
RECAP


1




2



4



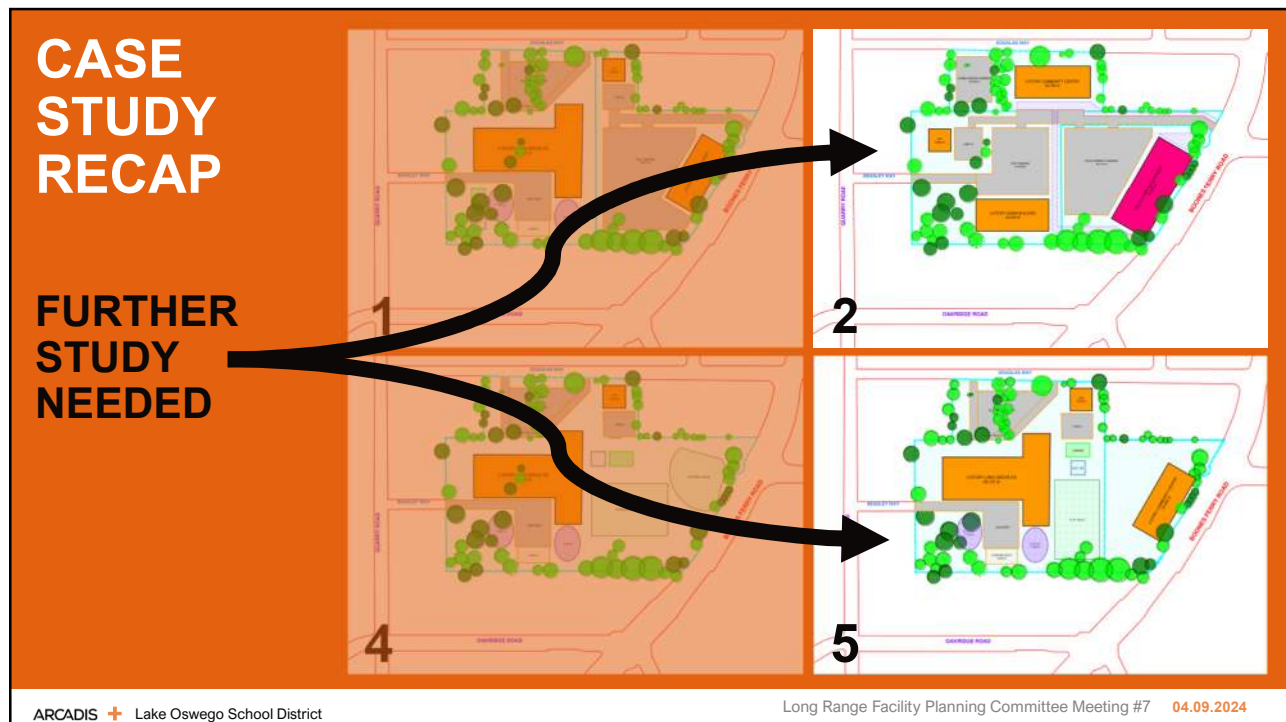
5



ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #7 04.09.2024

4



5

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 #7 04.09.2024

6

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 #7 04.09.2024

7

CASE STUDY DEEP DIVE: CASE STUDY 5

Feasibility Study: **Converting Palisades into Administrative Services**

1. Jurisdictional Confirmation: Public Function zoning is still applicable. *(Given Maintenance Yard, Office Space, etc.)*
2. Cost Estimate Confirmation: Primary Occupancy Classification & Code-Required upgrades *(Change from Education to Business)*
3. Design & Constructability Review – Admin Svc. Functions in Palisades



ARCADIS + Lake Oswego School District

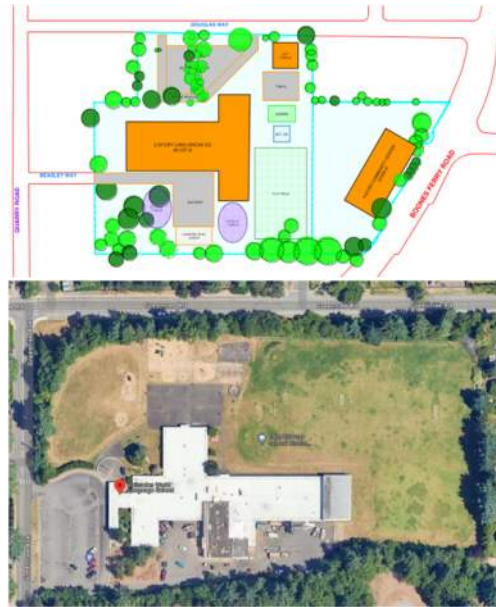
Long Range Facility Planning Committee Meeting #7 04.09.2024

8

CASE STUDY DEEP DIVE: CASE STUDY 5

Feasibility Study: **Community Center Programming**

1. Confirm with the City: What acreage is needed for a viable new Community Center/Library facility? Will the remainder be adequate for a new elementary school?

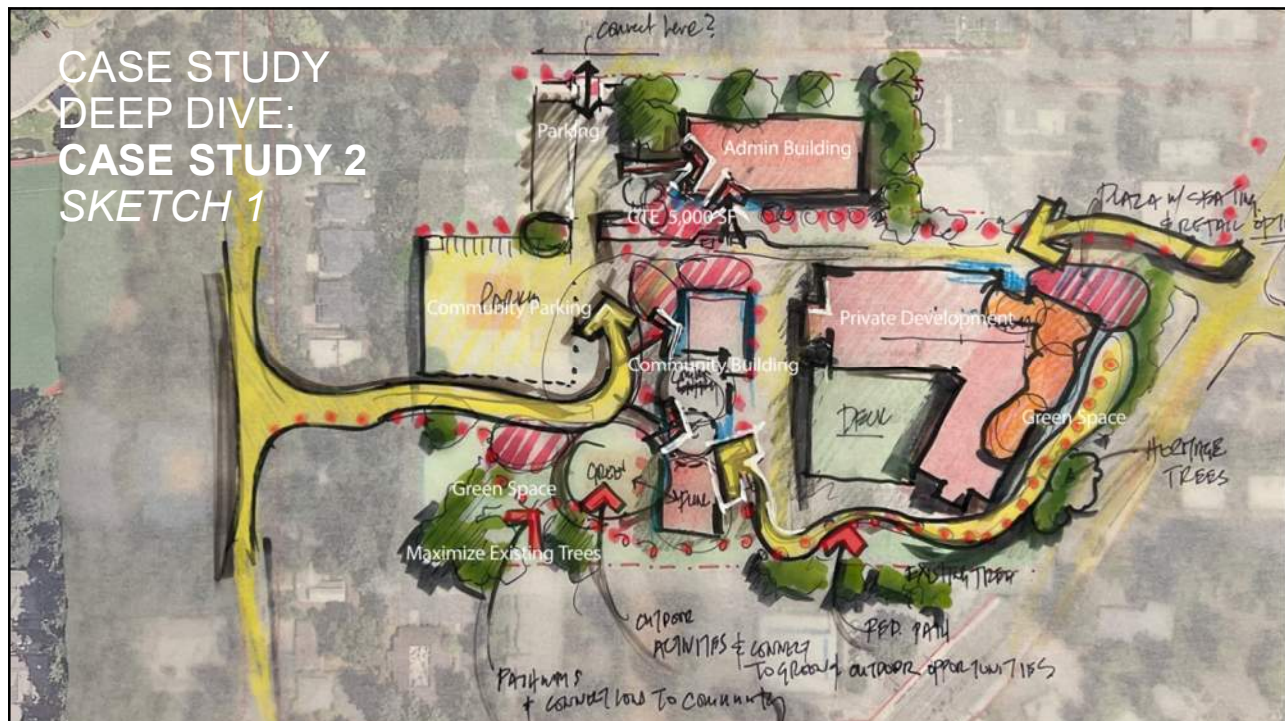


ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #7 04.09.2024

9

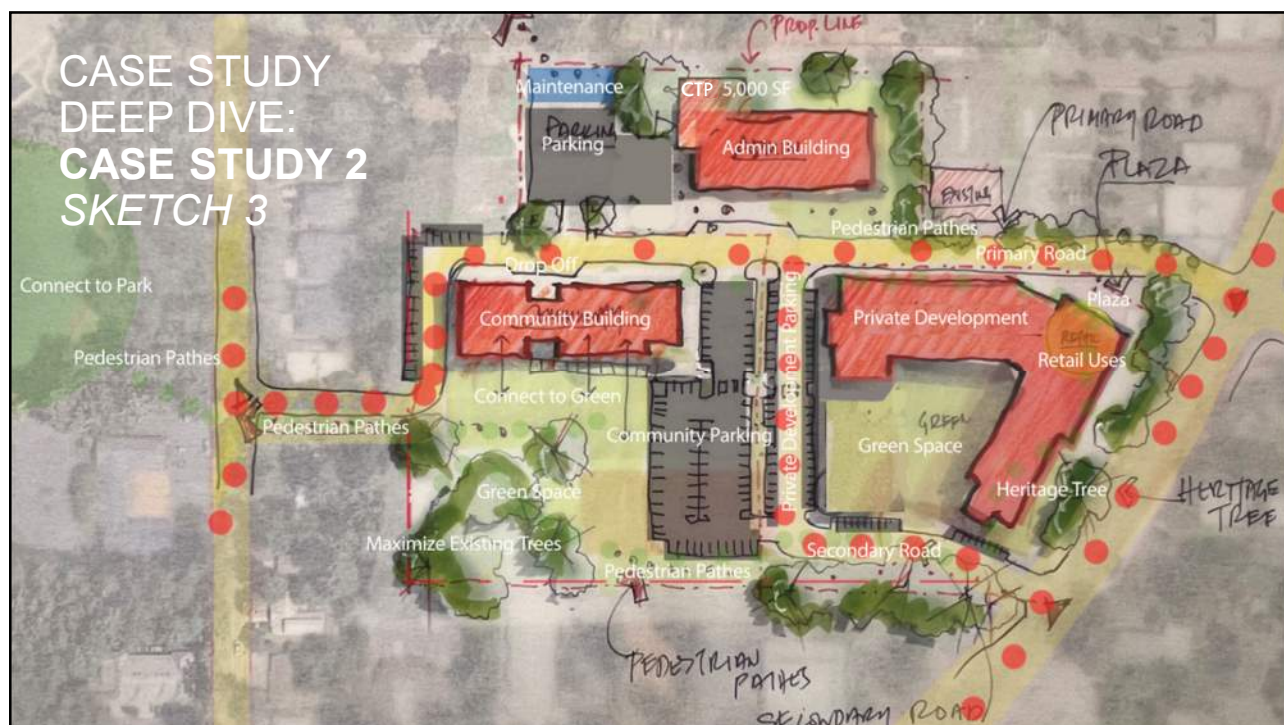
CASE STUDY DEEP DIVE: CASE STUDY 2 SKETCH 1



10



11



12

2024 LRFP Project Considerations

13

2024 CONSIDERATIONS: SUMMARY

- ☐ Replace Forest Hills Elementary School
- ☐ Build a Multipurpose / Cafetorium space at all Elementary Schools. (Oak Creek, Hallinan, and Westridge)
- ☐ Continue to build CTE/STEM spaces at each High School
- ☐ District-Wide Improvements
 - ☐ Athletics & Recreation Facility Upgrades
 - ☐ Infrastructure & Accessibility Upgrades
 - ☐ Safety, Security, and Technology Upgrades & Replacements

14

2024 CONSIDERATIONS: SUMMARY

- ☐ Replace Forest Hills Elementary School
- ☐ Build a Multipurpose / Cafetorium space at all Elementary Schools. (Oak Creek, Hallinan, and Westridge)
- ☐ Continue to build CTE/STEM spaces at each High School
- ☐ District-Wide Improvements
 - ☐ Athletics & Recreation Facility Upgrades
 - ☐ Infrastructure & Accessibility Upgrades
 - ☐ Safety, Security, and Technology Upgrades & Replacements

2024 CONSIDERATIONS: Athletics & Recreation

LOHS

Turf for practice field, Baseball hitting facility upgrades, East gym bleachers, Cross country / walking path on campus, Restroom upgrades at football/baseball concessions, Equipment storage at stadium, Tennis lighting, Baseball scoreboard.

LHS

Baseball hitting facility upgrades, Upper gym bleachers, Tennis resurfacing, Equipment storage, Locker room upgrades

LOMS & LMS

New Concessions / Restroom / Storage building

2024 CONSIDERATIONS: High School CTE/STEM Guest Presentation



2024 LRFP Recommendations ***DRAFT***

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:

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 25	River Grove

Presentation to the Board May 20