

PROJECT

LOSD Long-Range Facility Planning Committee

MEETING SUBJECT

LOHS CTE Tour, Lake Grove & Uplands

DATE

2024-03-12

LOCATION

Lake Oswego High School

TIME

4:30-6:00pm

PARTICIPANTS

See Sign-In Sheet (Attached)

DISTRIBUTION

Attendees

This is a record of the March 12th Long Range Facility Planning Committee meeting.

Meeting Agenda

- Tour of Lake Oswego HS renovated CTE spaces
- Meeting #4: Questions Answered
- Lake Grove Property
- Workshop: 6th Neighborhood Elementary School Location Advantages & Challenges
- Next Steps

School Tour of Lake Oswego 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.

Feb 26th Meeting – Answers to Committee Questions

- Rebecca and Levi reviewed the points discussed at the previous meeting and provided images and data to answer them, see attached presentation
 - Elementary School Locations: A map of district elementary schools and overlay business districts was provided.
 - Population, Enrollment, & Capacity: the data from the most recent demographics report by PSU were shared. Moderate residential population growth indicated for the next 15 years, enrollment since 2010 has been below 7,000 students and the forecast continues to show enrollment at or below 7,000 for the next 10 years. The current capacity of all schools in the district is 8,757 based on a 25 student per teacher ratio.
 - A breakdown of program needs in the Administrative Services building and CTP (Community Transition Program) was shared. Total building area for Admin Svc = 46,000sf. Total building area for CTP = 5,000sf. Total site requirements for Admin Services = 2.4 Acres based on surface-lot parking and using the current minimum parking requirements in the municipal code.
 - Zoning, Density, & Height Restrictions: The Lake Grove site is currently zoned PF (Public Facility) which has a height restriction of 35ft and maximum site density of 40%-60%. If a portion of the property were to be re-zoned as GC (General Commercial), that would have a 45ft height limit and density of 50%-70%.
 - Future Community Input: The LRFP Committee will review a draft of the LRFP on April 25th and present recommendations to the board on May 20th. The school board will take action on June 17th. Between the May 20th and June 17th meetings, open sessions for public comment will be held. During the summer, project refinement and estimating will occur, and in the fall the bond

Development Committee will convene to determine the final scope and scale of projects to be included on a potential bond. Additional Polling and outreach will take place as part of bond development.

Lake Grove Case Studies

- Levi presented four case studies for the feasibility of development on the Lake Grove property. The following is a record of comments and conversations of each:
 - Case Study 1: New Lake Grove Elementary School plus the Admin Services and CTP buildings.
 - This options leaves us with a school with no fields. The community won't be in favor of getting rid of fields for a sea of parking.
 - Are the fields used by the kids? Yes.
 - We should be concerned about the equity of building one school without fields when all of the other elementary schools have them.
 - Since Admin Services requires so many on-site elements in addition to parking (like the maintenance yard), could we build the community center there instead, have underground parking, and make room for the fields?
 - Case Study 2: Admin Services & CTP, City Community Center, and Private Development.
 - In this scenario it is assumed Lake Grove Elementary moves to the Uplands Site.
 - Discussion about the Boones Ferry Property Line: the Lake Grove development plan indicates buildings are pushed right up to the sidewalk (street cross section from the development code shared). We would ask for a variance if we wanted to put a school on this site since we don't want a school pushed right up to the street.
 - What are the needs of the CTP? Would it benefit more by being next to the community center or the admin services building? The CTP is a transition program for 18-21 year olds. The students here come and go throughout the day and need to have access to jobs and public transit. It does not need to be near the Admin Services building. There may be benefits to being close to a community center depending on what the community center includes.
 - What is the community center? Rebecca read the memo from the city indicating some general functions that could be included. Any specifics about the City's vision and required sizes or site functions are unknown.
 - Case Study 3: Admin Services & CTP, and City Community Center
 - This is like Case Study 2 but has less opportunity for long-term revenue
 - Case Study 4: Replace Lake Grove Elementary (no other development)

Workshop: 6th Neighborhood Elementary School Location Advantages & Challenges

The Committee was asked to consider the long-term implications of keeping the 6th neighborhood elementary school at either the Lake Grove or Uplands property. Each member was asked to provide what they considered to be the advantages and challenges of both sites. The following is a record of the committee's input.

Lake Grove Property

Advantages

- Multiple Access Points
- Maintain a Neighborhood School in Lake Grove
- Community Transition Program is adjacent to the Community Center
- Good symbiosis with school and community center for after-school programs
- The new admin structure and facilities/operations can be co-located
- Showcase the new school
- Opportunity for new community center north of the lake (offsetting the loss of the school)
- Good opportunity with the city community center
- Can generate revenue
- High commercial value
- It is the most useful community space
- Private revenue potential
- Good location for the admin building and family services with nearby businesses
- Opportunity for outside funding

Challenges

- Loss of play fields. Potential for outdoor space with community center
- 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
- Doesn't work without fields
- Site configuration
- Large challenge: school with no fields!

Uplands Property

Advantages

- Adjacent to nature park
- Neighborhood Oriented
- Existing large investment
- Already is a neighborhood school
- Uplands is really best suited to school use as a residential area
- Potential for housing expanded world language school

Challenges

- Older building needs work
- Uplands is not a good location for admin support or CTP compared to lake grove
- Would require redistricting?
- Closes an existing school
- Requires large redistricting
- Uplands is less well-located for true 6th elementary school

Long Range Facility Planning
Lake Oswego School District

Next Steps:
Meeting #6 April 1st at Lakeridge High School

Submitted by,
Arcadis Architects Inc.

Attachments: Attendee List
 Tour Handout
 Meeting Presentation

LOSD 2021



Long Range Facility Planning Committee Meeting

March 12, 2024 – Lake Oswego High 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	
Scott Schinderle	
Vandenberg, Tony	
Hansen, Debbie	
Schiele, Jennifer	
Ketzler, Stuart	
Larson, Mary Kay	
Hartman, Liz	
Megan Phelan	
Nina Vetter	

MAC LARSON

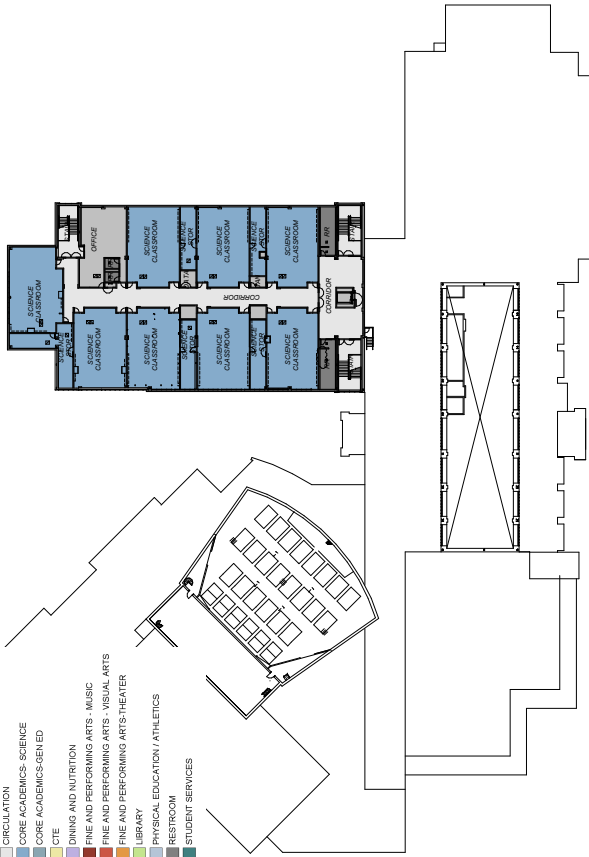
LOSD 2021: Building our future, together.

LEVI PATTERSON

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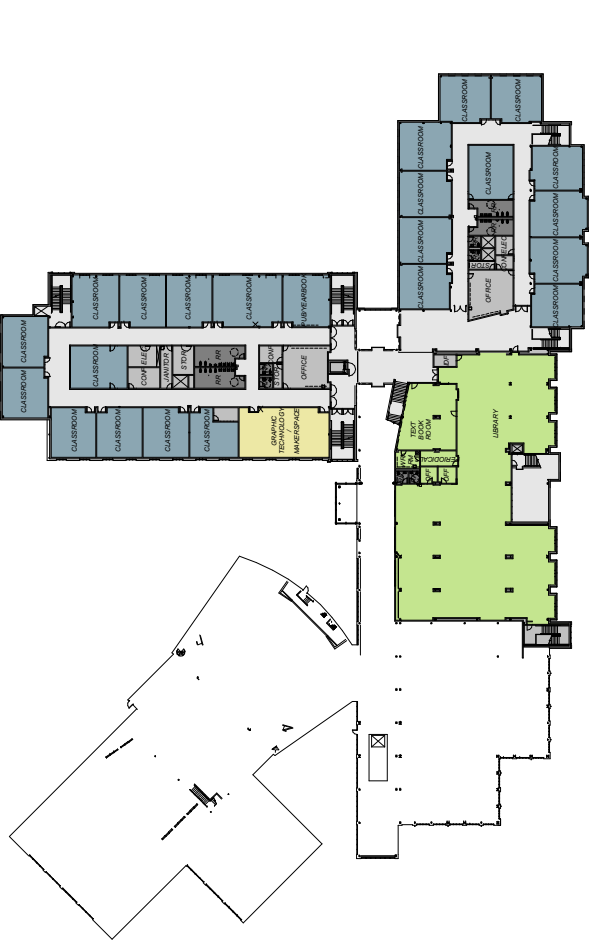
DEPARTMENT LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CORE ACADEMICS - SCIENCE
- CORE ACADEMICS - GEN ED
- CTE
- DINING AND NUTRITION
- FINE AND PERFORMING ARTS - MUSIC
- FINE AND PERFORMING ARTS - VISUAL ARTS
- FINE AND PERFORMING ARTS - THEATER
- LIBRARY
- PHYSICAL EDUCATION / ATHLETICS
- RESTROOM
- STUDENT SERVICES



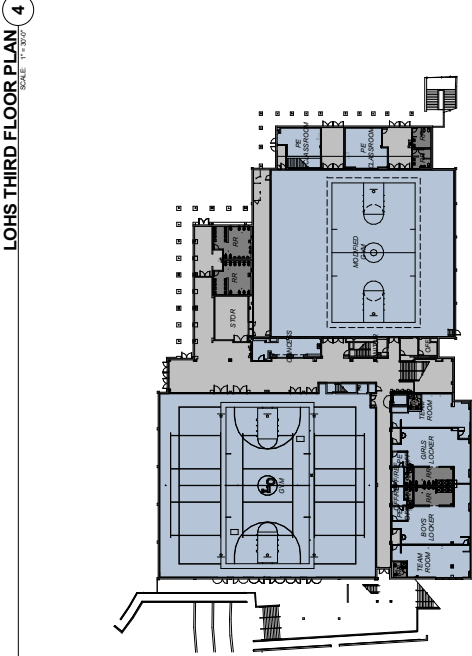
LOHS THIRD FLOOR PLAN

SCALE 1" = 30'-0"



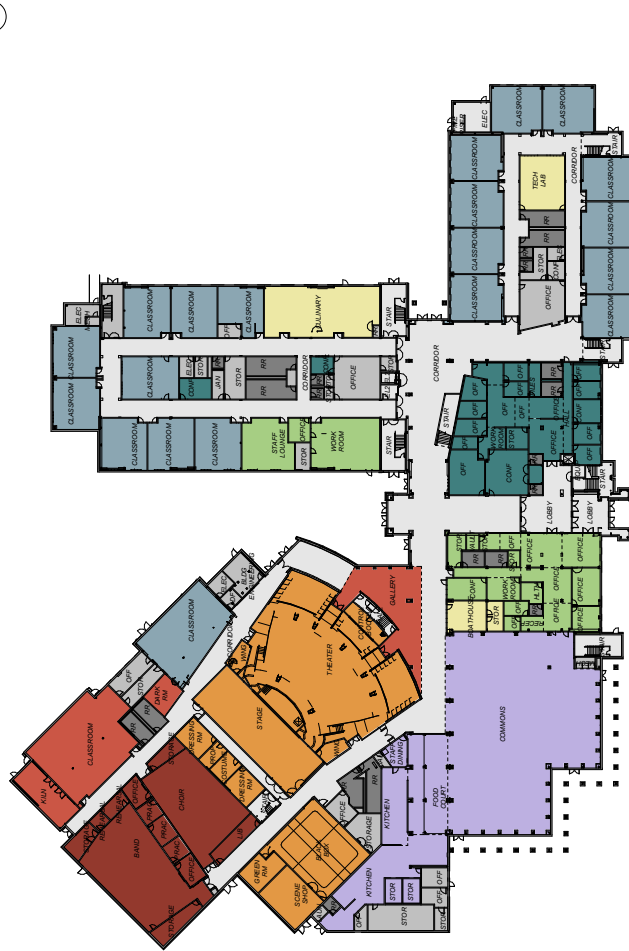
LOHS SECOND FLOOR

SCALE 1" = 30'-0"



ATHLETIC COMPLEX

SCALE 1" = 30'-0"



LOHS FIRST FLOOR

SCALE 1" = 30'-0"

LAKE OSWEGO HIGH SCHOOL

2024 Long Range Facility Planning | Lake Oswego School District



LAKE OSWEGO HIGH SCHOOL - SITE

2024 Long Range Facility Planning | Lake Oswego School District

Long Range Facility Planning Committee Meeting #5

Lake Oswego School District

March 12, 2024

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Agenda

4:30 Tour of Lake Oswego High School & Site

5:00 Capital Improvements

Lake Grove Property – Part 3

5:50 Updated Workplan & Next Steps

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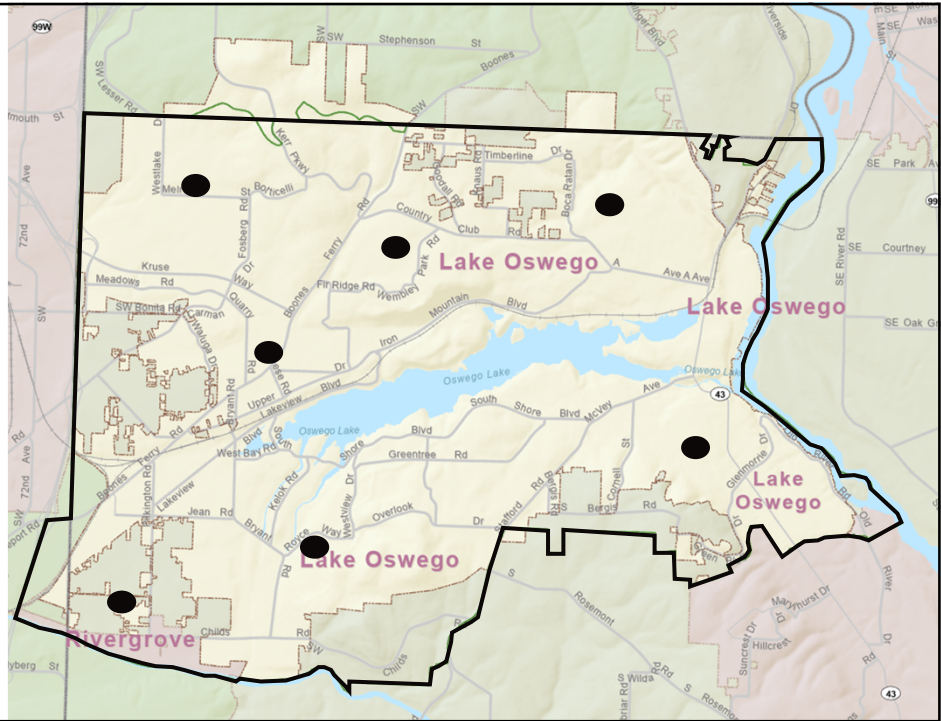


Lake Grove: 2/26 Recap

Elementary School Locations

● Neighborhood
Elementary
School

ARCADIS + Lake Oswego School District



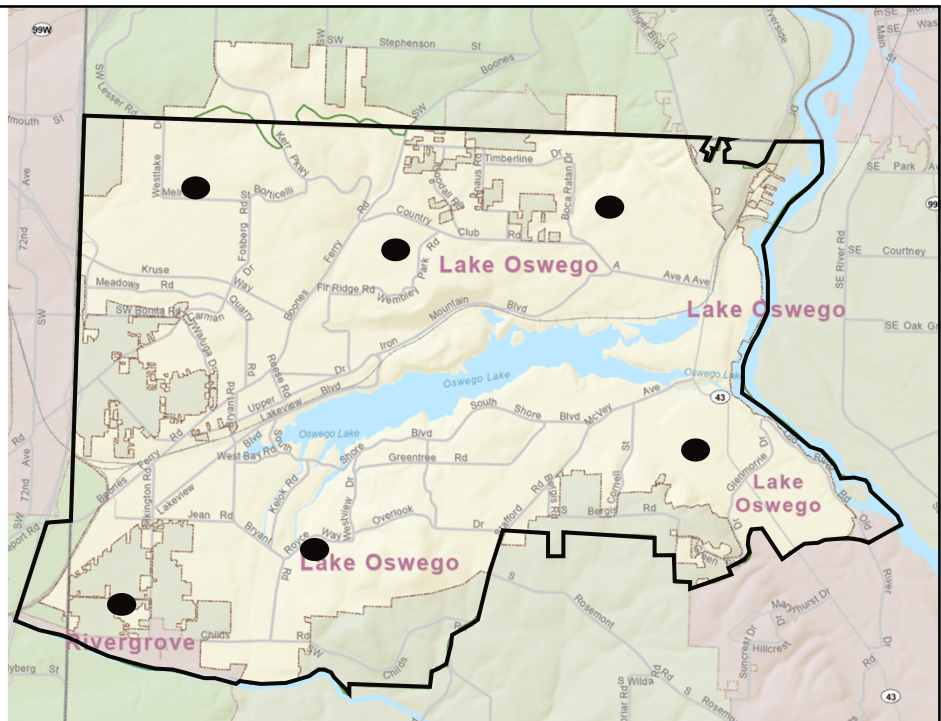
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Lake Grove: 2/26 Recap

Elementary School Locations

● Neighborhood
Elementary
School

ARCADIS + Lake Oswego School District



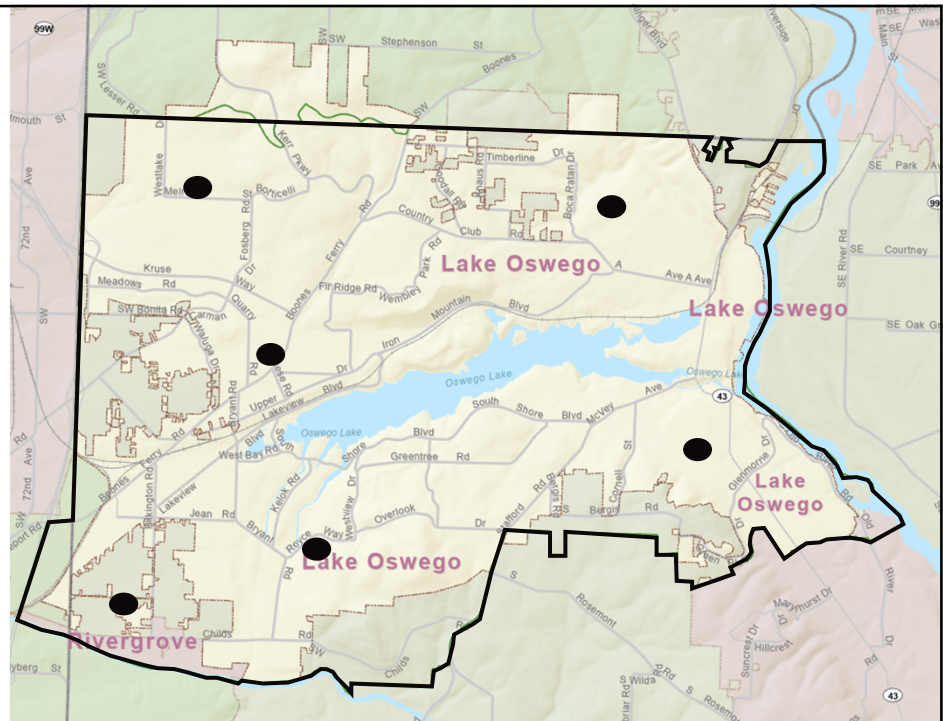
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Lake Grove: 2/26 Recap

Elementary School Locations

- Neighborhood Elementary School

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Lake Grove: 2/26 Recap

Elementary School Locations

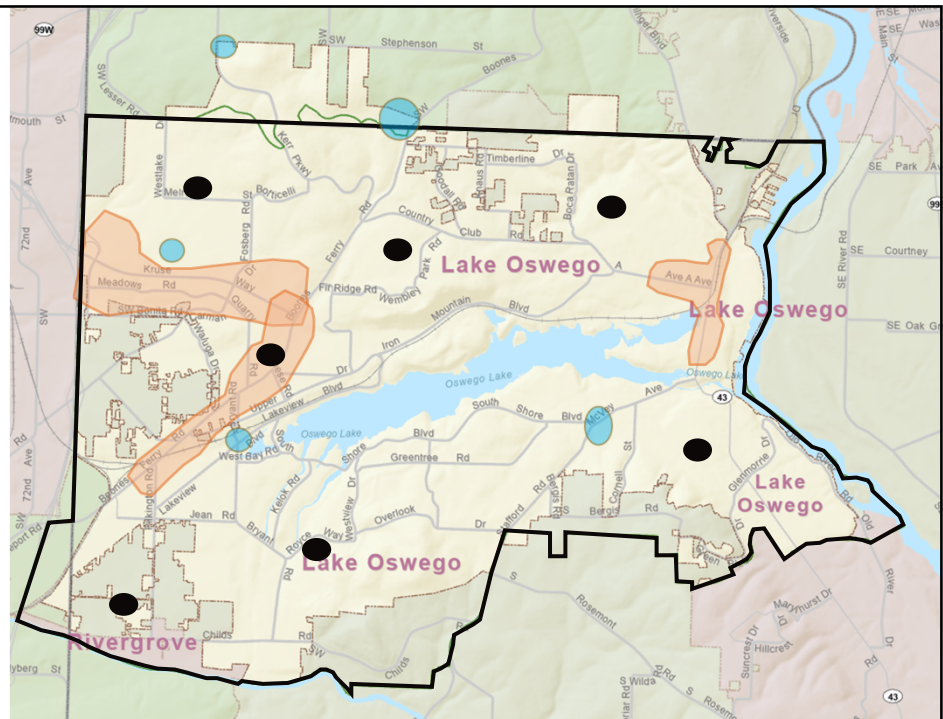
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Business Areas

- Neighborhood Elementary School
- Commercial / Retail
- Neighborhood Retail

Source: City of Lake Oswego Business District Map

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Lake Grove: 2/26 Recap

Population, Growth, & Capacity

"Relatively few net new housing units were permitted in recent years, as most new units were offset by residential demolitions (Table 2)."

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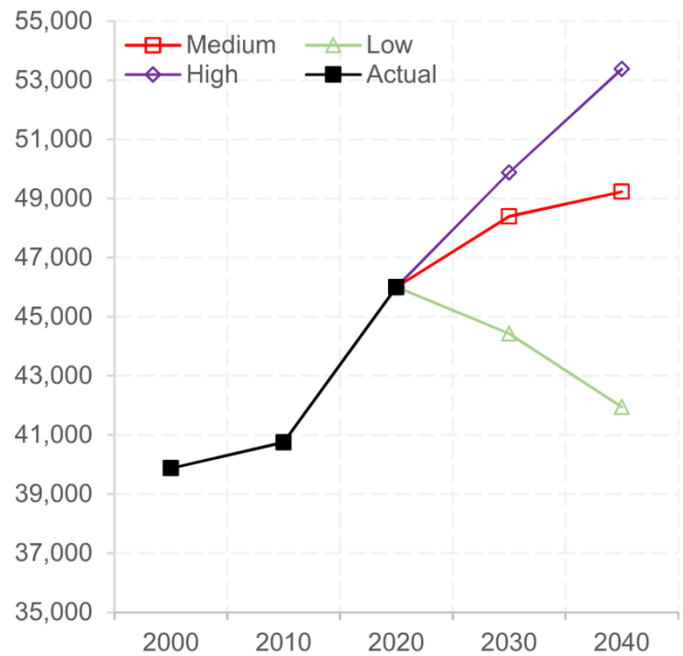


FIGURE 1: TOTAL RESIDENT POPULATION

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Lake Grove: 2/26 Recap

Population, Growth, & Capacity

"Approximately 1/3 of households have children, up slightly from 2010 (30%) and above the statewide average (28%)."

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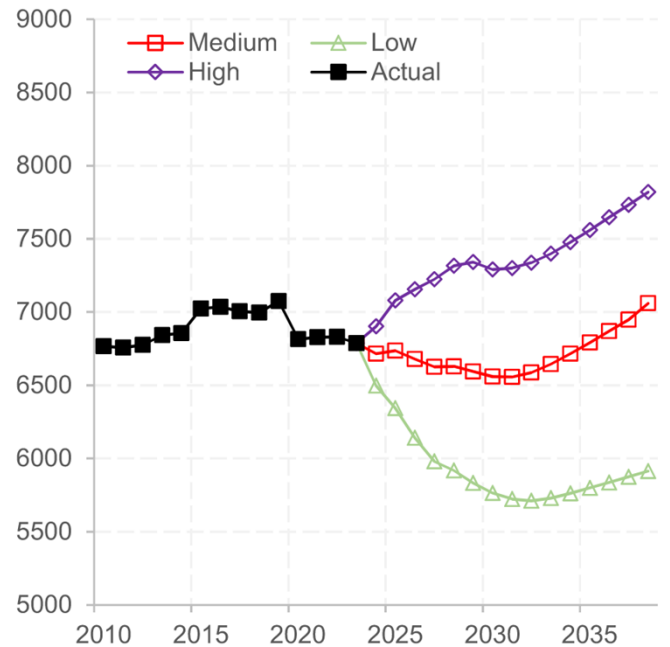


FIGURE 3. Districtwide enrollment forecast

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Lake Grove: 2/26 Recap Population, Growth, & Capacity		School Name	Current Enrollment (March, 2024)	Teaching Station Capacity	Projected 10-year Enrollment* (2033/34)	Projected 10-year Available Capacity
	Elementary	Forest hills	399	425	374	51
		Lake Grove	442	475	451	24
		Oak Creek	407	575	451	124
		Hallinan	360	450	322	128
		River Grove	348	600	325	275
		Westridge	464	475	383	92
		Palisades World Lanugage School	223	450	387	63
		Elementary Totals	2643	3450	2693	694
	Middle	Lake Oswego Middle School	836	1100	789	311
		Lakeridge Middle School	832	1100	757	343
		Middle Totals	1668	2200	1546	654
	High	Lake Oswego High School	1259	1591	1240	351
		Lakeridge High School	1189	1516	1141	375
		High School Totals	2448	3107	2381	726
		Harmony Academy Charter***	6			
		Alternative Education Programs***	6			
		TOTALS	6771	8757	6620	2074

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**Lake Grove:
2/26 Recap**

**Administrative
Services & CTP**








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Lake Grove: 2/26 Recap

Administrative Services & CTP



EVERGREEN PUBLIC SCHOOL ADMINISTRATIVE BUILDING, GBD ARCHITECTS

ARCADIS + Lake Oswego School District

Building Program

Administrative Services

- Offices and meeting rooms for all departments 12,000sf
 - Student Services
 - Teaching & Learning
 - Human Resources
 - Communications
 - Business & Finance

Facilities & Operations

- Offices and meeting rooms for all departments 8,000sf
 - Bond Management
 - Maintenance
 - IT
 - Safety & Security
 - Nutrition Services

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Lake Grove: 2/26 Recap

Administrative Services & CTP



EVERGREEN PUBLIC SCHOOL ADMINISTRATIVE BUILDING, GBD ARCHITECTS

ARCADIS + Lake Oswego School District

Building Program

Large Storage, Technical, and Work Spaces

- Network & Information Services 5,000
- Nutrition Services 4,000
- General Storage Warehouse 8,000

Board Room 4,500

Professional Development Center 4,500

Total Building Area 46,000sf

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Lake Grove: 2/26 Recap

Administrative Services & CTP

Community Transition Program

- Large Classroom Area
 - Includes Kitchen, laundry, and large group instruction
- (3) Staff offices and Staff room
- (3) Small Group Meeting Spaces
- Entry, Storage, & Restrooms
- Parking for 13 staff plus students and visitors
- Van Dropoff zone
- Easy access to work opportunities & community colleges

Total Building Area

5,000sf

EVERGREEN PUBLIC SCHOOL ADMINISTRATIVE BUILDING, GBD ARCHITECTS

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Lake Grove: 2/26 Recap

Administrative Services & CTP



Site Program

Parking for Staff & Visitors 130 stalls 65,000sf
(3.33 spaces per 1,000sf of office area)

District Service Vehicle Parking 10,000sf

Facilities & Maintenance Yard 20,000sf
Including covered area

Stormwater Management 10,000sf
(+/- 7% of the impervious area)

Total Site Program Area **105,000sf**
2.4 Acres

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Lake Grove: 2/26 Recap

Administrative Services & CTP

Summary

Total Administrative Services Building Area	46,000sf
Total CTP Building Area	5,000sf
Total Site Program Area	105,000sf (2.4 Acres)

Lake Grove: 2/26 Recap

Programs OUTSIDE of the LOSD Long-Range Facility Plan

Possible Private Ventures

- Housing
- Childcare Center
- Commercial / Retail

Possible Public Ventures

- Community Center
- Library
- Teen Lounge
- Indoor Play Area (Parks & Rec)
- Outdoor Plaza & Gathering
(Lake Grove Farmer's Market)

Lake Grove: 2/26 Recap

Zoning, Density, and Building Height

BASE ZONING DESIGNATIONS

RESIDENTIAL

R-15, R-10, R-7.5, R-6, R-5, R-3, R-2, R-0

COMMERCIAL

GC – GENERAL COMMERCIAL

To provide lands for a mix of higher intensity commercial activities supplying a broad range of goods and services to a market area approximately equal to the planning area identified in the Comprehensive Plan, as well as residential, public facilities, and cultural uses.

SPECIAL PURPOSE DISTRICT

PF – PUBLIC FUNCTIONS

The Public Functions (PF) zone is intended to specify appropriate land uses and development standards for public uses, such as government services, education, and similar activities.

Lake Grove: 2/26 Recap

Zoning, Density, and Building Height

OVERLAY DISTRICTS – AREA SPECIFIC

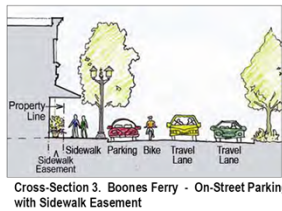
LAKE GROVE VILLAGE CENTER OVERLAY DISTRICT (LGVCO)

The purpose of the LGVCO District is to implement the vision, goals, and policies of the Lake Grove Village Center Plan, a special district plan within the City of Lake Oswego Comprehensive Plan. Implementation is intended to occur through land use requirements, development standards, and incentives that promote an attractive, pedestrian, and bicycle friendly, mixed-used center. The LGVCO features special standards to address specific conditions and ensure desired features and character as follows:

- a) Village Transition Areas
- b) Village Commons and Village Gather Places
- c) Design Area Standards
- d) Village Streetfront Standards

Lake Grove: 2/26 Recap

Zoning, Density, and Building Height



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BUILDING HEIGHT LIMITS

LAKE GROVE VILLAGE CENTER OVERLAY DISTRICT (LGVCO)

GC ZONED – 45ft.

PF ZONED – 35ft.

Standards for buildings exceeding 35-ft. in height or 2-1/2 stories

- At Boones Ferry max building height shall not exceed a plane that starts at the opposite street right-of-way and extends up towards the subject property at a 26.6-degree angle.
- A minimum 12-ft. wide area for public sidewalk or pathway shall be provided
- Stories above the second story shall be stepped back from the adjacent lower story facing a street by a minimum of 8-ft.

Standards for buildings greater than three stories

- Residential use required above the second story exclusively
- Screen views from upper stories of adjacent low-density residential
- Preserve existing trees and features adjacent to low density residential property.

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Lake Grove: 2/26 Recap

Zoning, Density, and Building Height

LOT COVERAGE – MAXIMUM

LAKE GROVE VILLAGE CENTER OVERLAY DISTRICT (LGVCO)

GC ZONED – 50%

PF ZONED – 40%

Areas can be increased with the addition of parking garages, housing, and/or sustainability features.

TABLE 50.05.007-2: LOT COVERAGE				
Zone Districts and Village Transition Areas	Maximum Lot Coverage Base Case	Maximum Site Coverage with All Site Amenities Provided	Additional Lot Coverage Allowed for Site Amenities	
			Housing [1]	Sustainability Features
GC	50% [2]	70%	Up to 15%	5%
OC, OC/R-3	30%	60%	Up to 25%	5%
NC/R-o, PF	40%	60%	Up to 15%	5%
R-o, R-3, R-5	40%	50%	NA	10%
VTA 1	40%	60%	Up to 15% [1]	5%
VTA 2	40%	60%	Up to 15% [1]	5%
VTA 3	40%	60%	Up to 15% [1]	5%

Notes:

[1] Applies only when base zone is GC, OC, NC, NC/R-o, OC/R-3 or PF.

[2] As identified in Figure 50.05.007-U: Parking Facilities and Access Coordination Map, the maximum lot coverage for a site where a public garage is the primary use is 75%.

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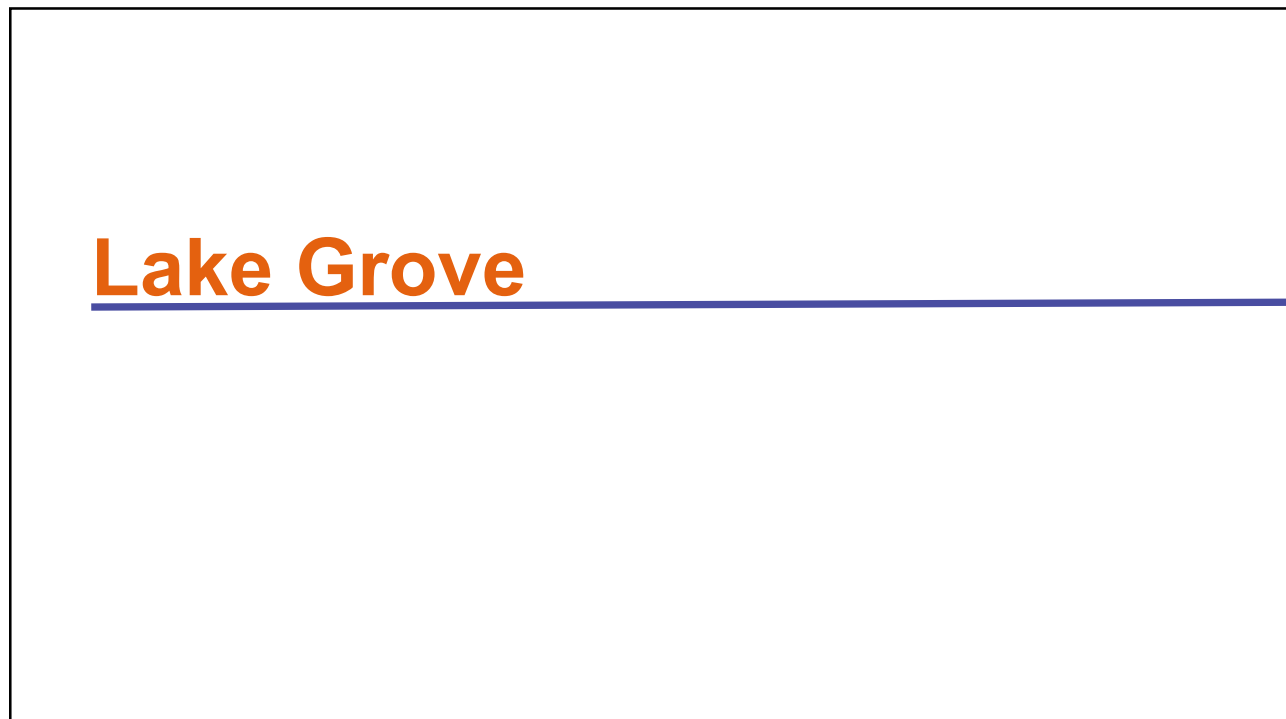
Long Range Facility Planning Committee Meeting #5 03.12.2024

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Lake Grove: 2/26 Recap Community Input & Committee's Role	April 25 th	Committee Reviews LRFP Draft
	May 20 th	Committee Presents Recommendations to School Board.
	Possible Multiple Meetings	Open Sessions for Public Comment
	June 17 th	School Board Takes Action on the LRFP
	Summer '24	Community Outreach, Assessments and Cost Estimates for Project Recommendations.
	Fall '24	Bond Development Committee determines the final scope and scale of projects included on a future ballot and presents recommendation to the School Board. Continued community outreach and polling.
	Nov/Dec '24	School Board Takes Action
	Jan-May'25	Bond Campaign
	May 2025	Bond Measure

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2020 LONG-RANGE FACILITIES PLAN GUIDING PRINCIPLES

1. OUR SCHOOLS WILL WELCOME ALL STUDENTS

Our schools will be safe, inclusive, and accessible to all. Students will feel encouraged and intrinsically validated in their ability to learn and succeed.

2. OUR SCHOOLS WILL BE PLACES OF EDUCATIONAL EXCELLENCE

Our school facilities will be places where exceptional teaching and learning are supported. They will be places that instill community pride.

3. OUR SCHOOLS WILL PREPARE STUDENTS FOR THE FUTURE

We will design schools that are flexible and adaptable to suit the ever-evolving needs of our students. These spaces will serve us well into the future and keep pace with the changing educational and professional landscape.

4. OUR SCHOOLS WILL BE PLACES WHERE STUDENTS CAN BE THEIR BEST SELVES

Schools will provide a positive and healthy environment. We will design spaces that are inviting, where students and teachers will feel excited and inspired.

5. WE WILL BUILD TO REFLECT OUR COMMUNITY'S VALUES

Sustainable design will be a priority and will influence all decisions. We will work to reduce our impact on the environment in all aspects of school operation and design.

6. WE WILL BUILD AND DESIGN RESPONSIBLY

We will spend our community's dollars wisely. We will take care of our assets and design schools that are high performing and easy to maintain.

CASE STUDY 1...

NEW LGES (WITHOUT FIELDS)
+ ADDITIONAL DEVELOPMENT

CASE STUDY 2...

ADMINISTRATIVE SERVICES
+ CITY COMMUNITY CENTER
+ PRIVATE DEVELOPMENT

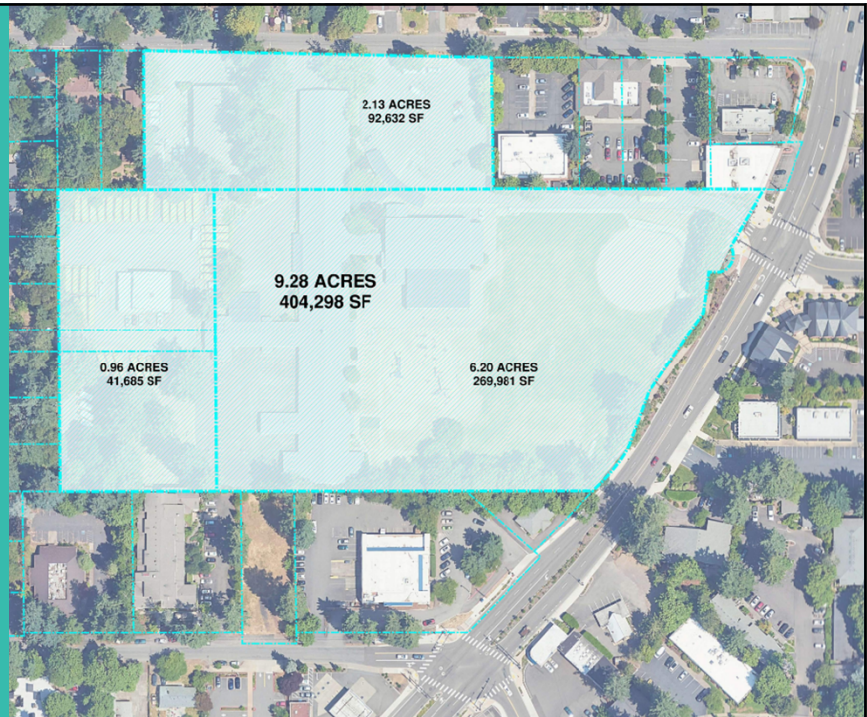
CASE STUDY 3...

ADMINISTRATIVE SERVICES
+ CITY COMMUNITY CENTER

CASE STUDY 4...

NEW LGES (WITH FIELDS)

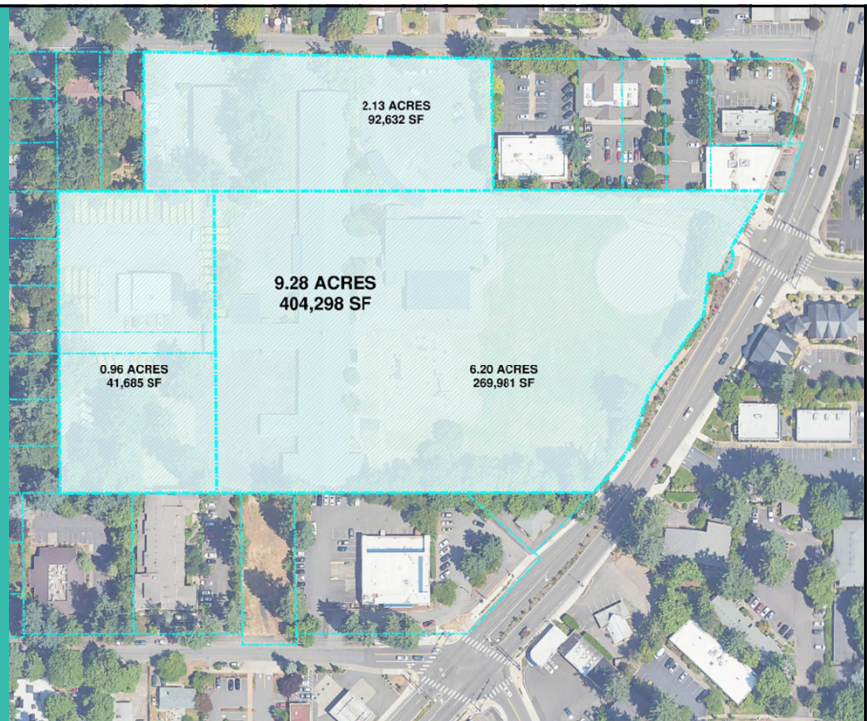
Lake Grove – Feasibility Study



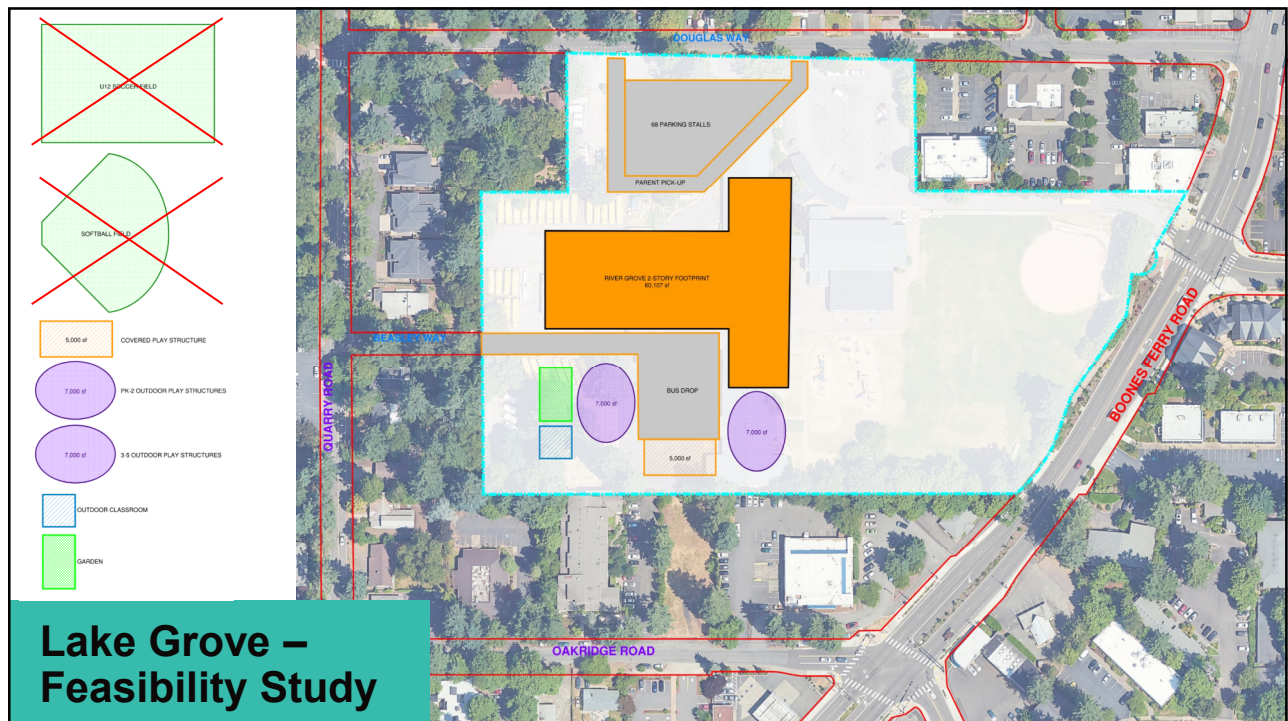
CASE STUDY 1

NEW LGES
+ ADDITIONAL DEVELOPMENT

Lake Grove – Feasibility Study

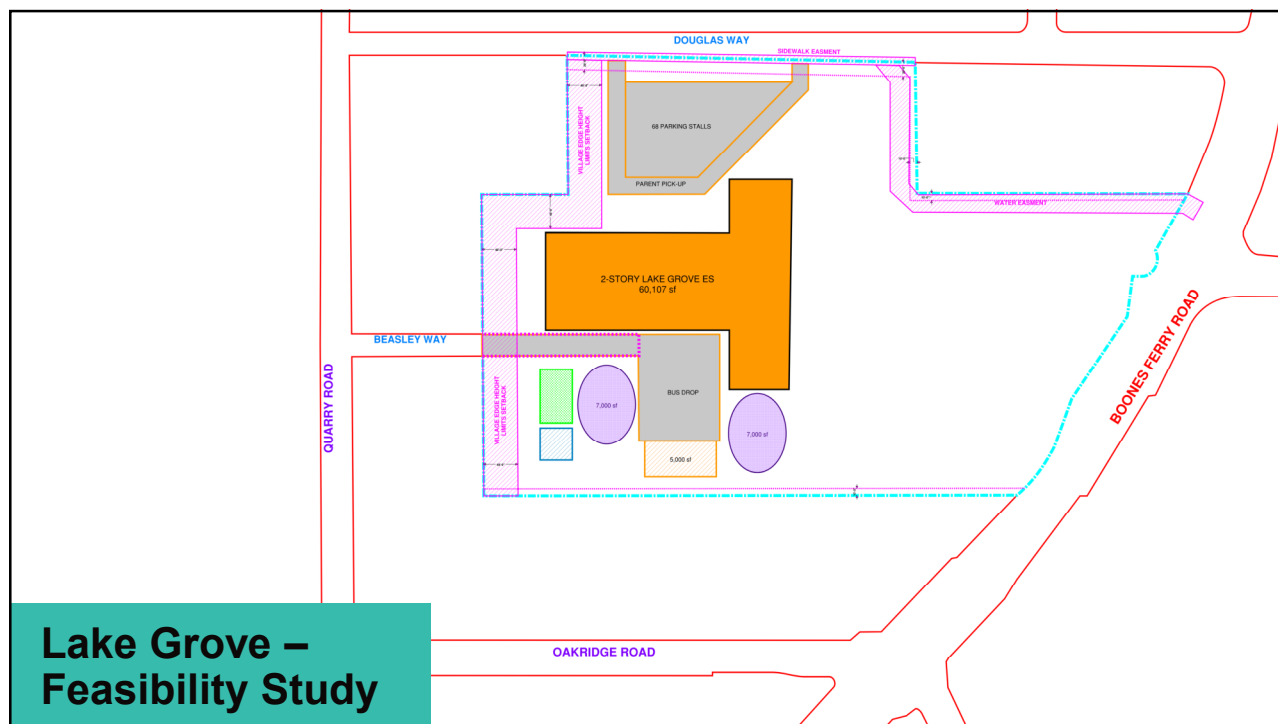


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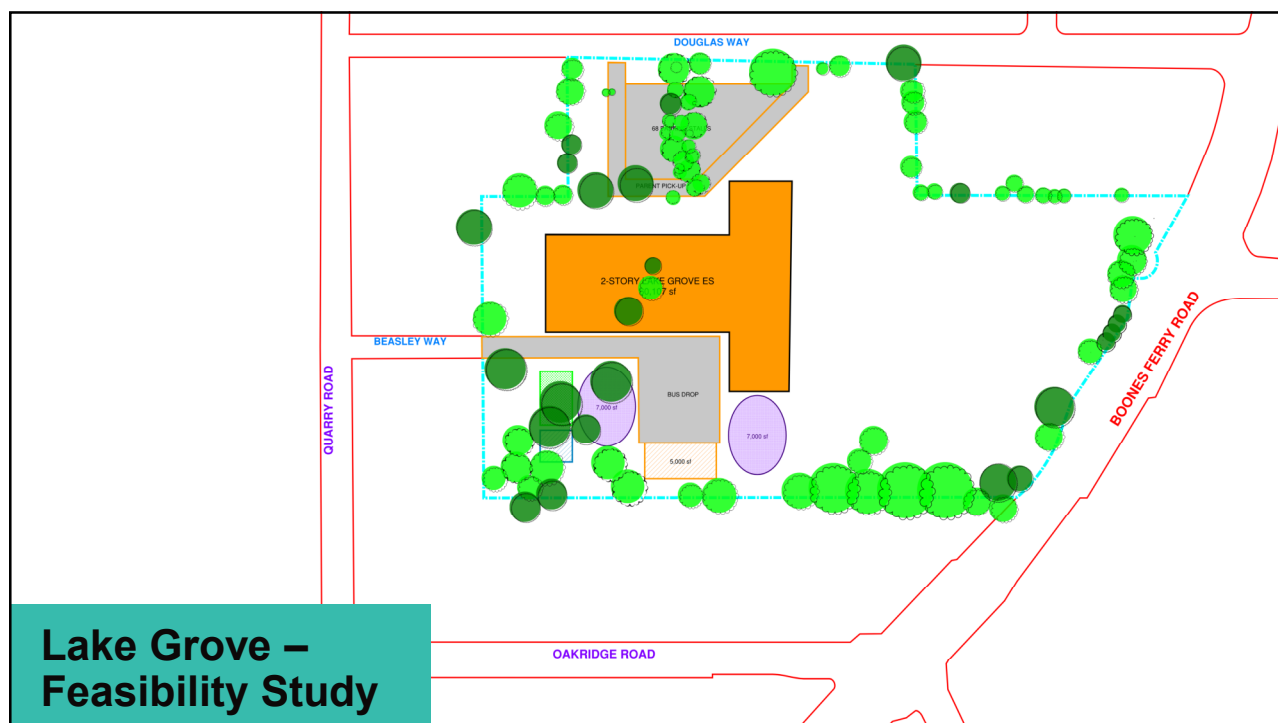


Lake Grove – Feasibility Study

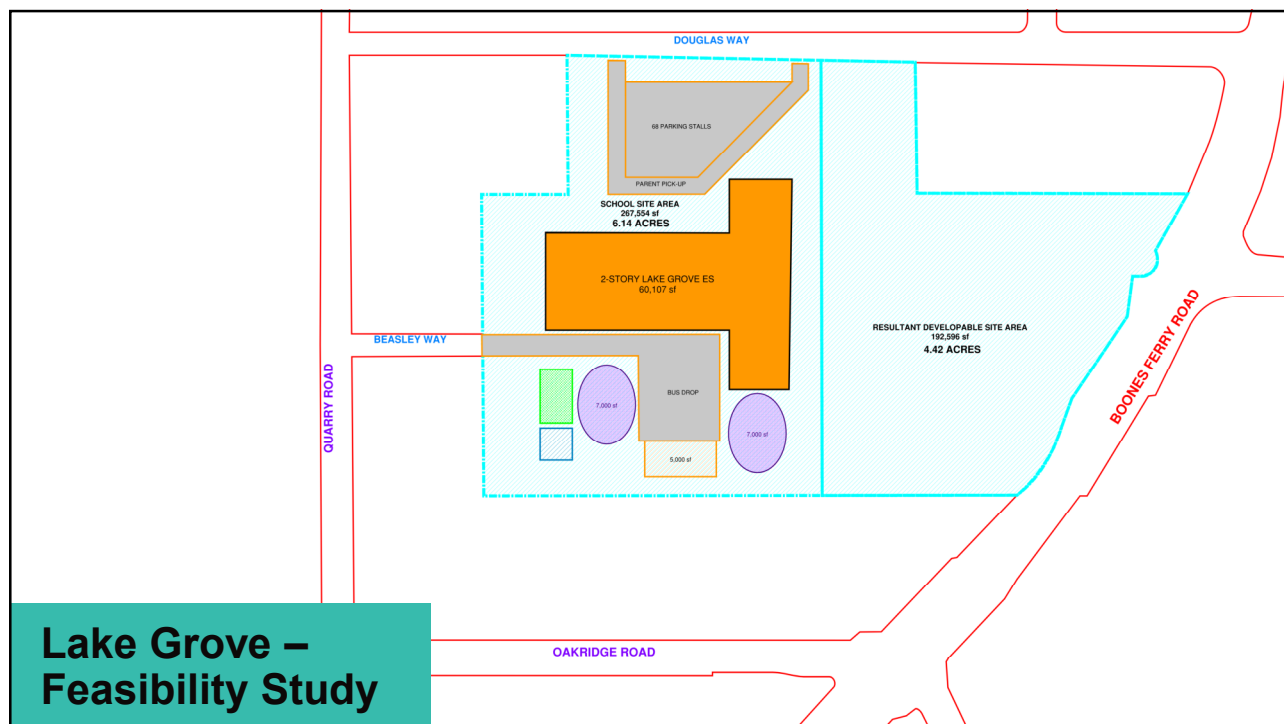
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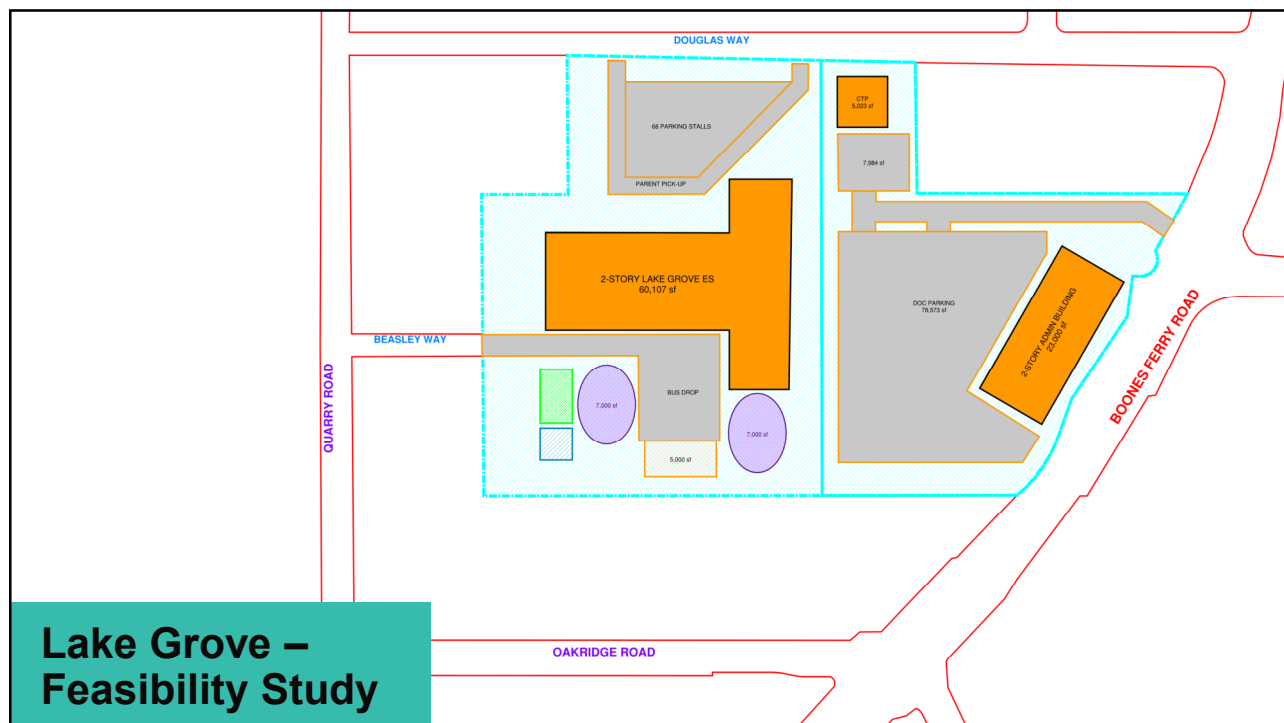
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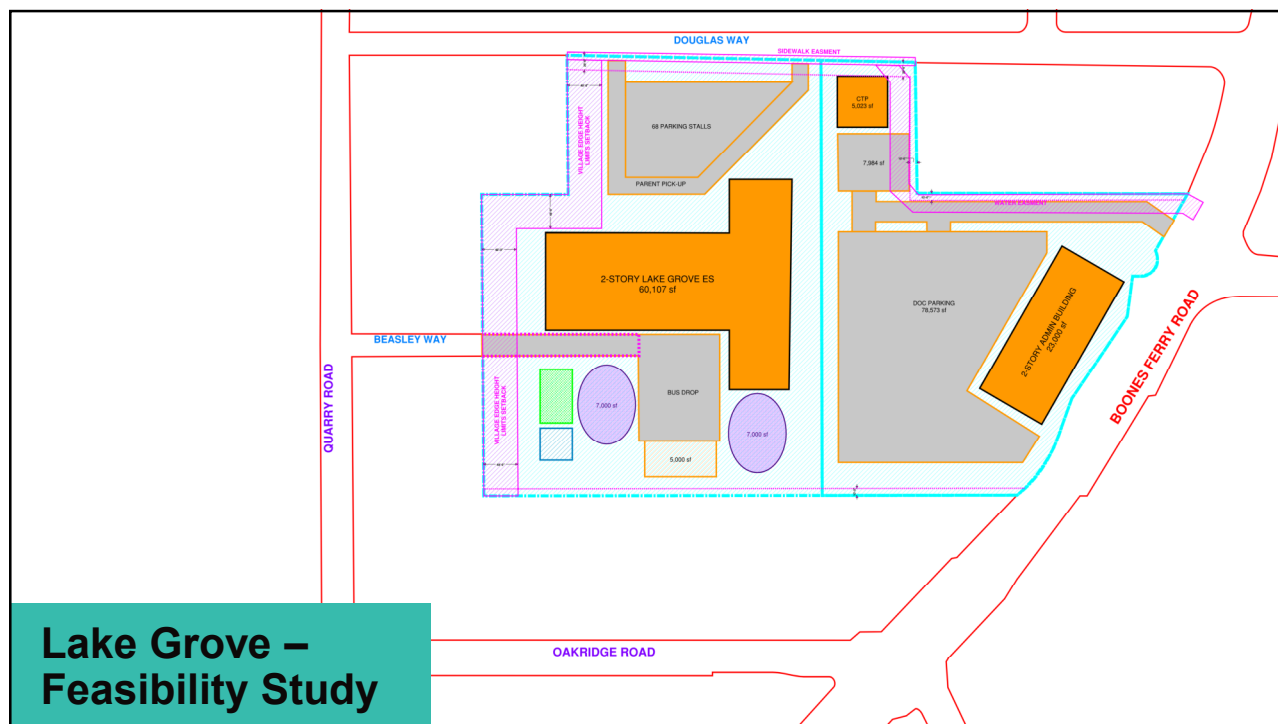
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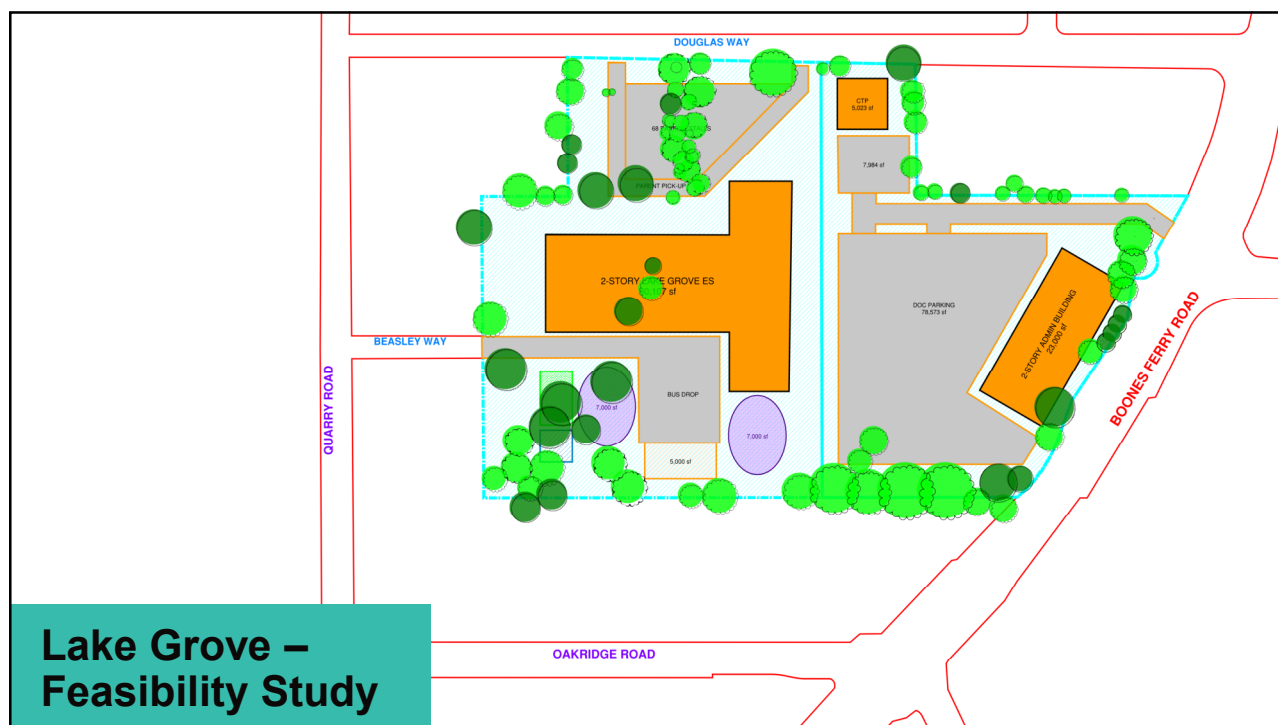
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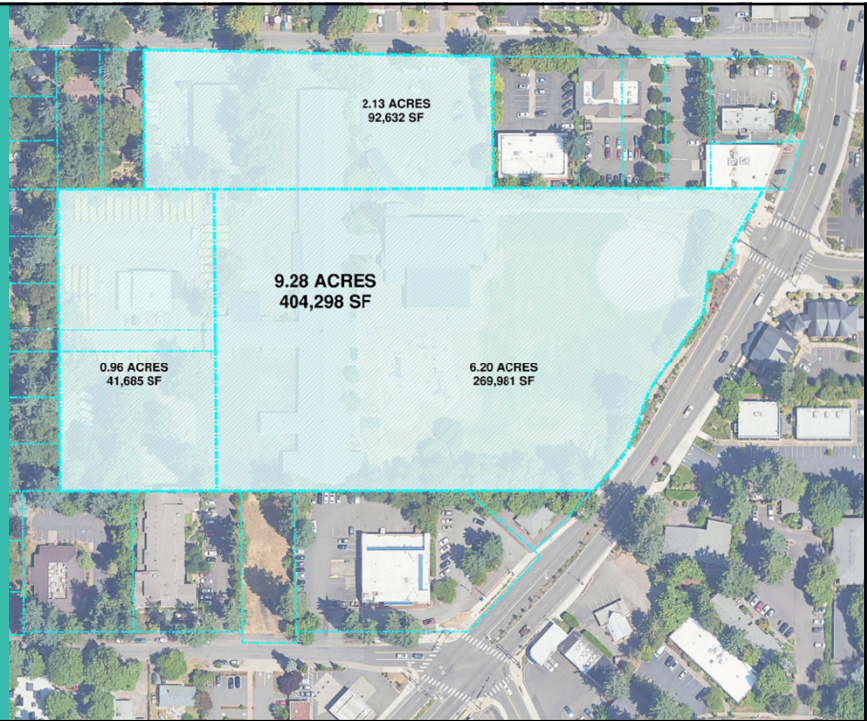


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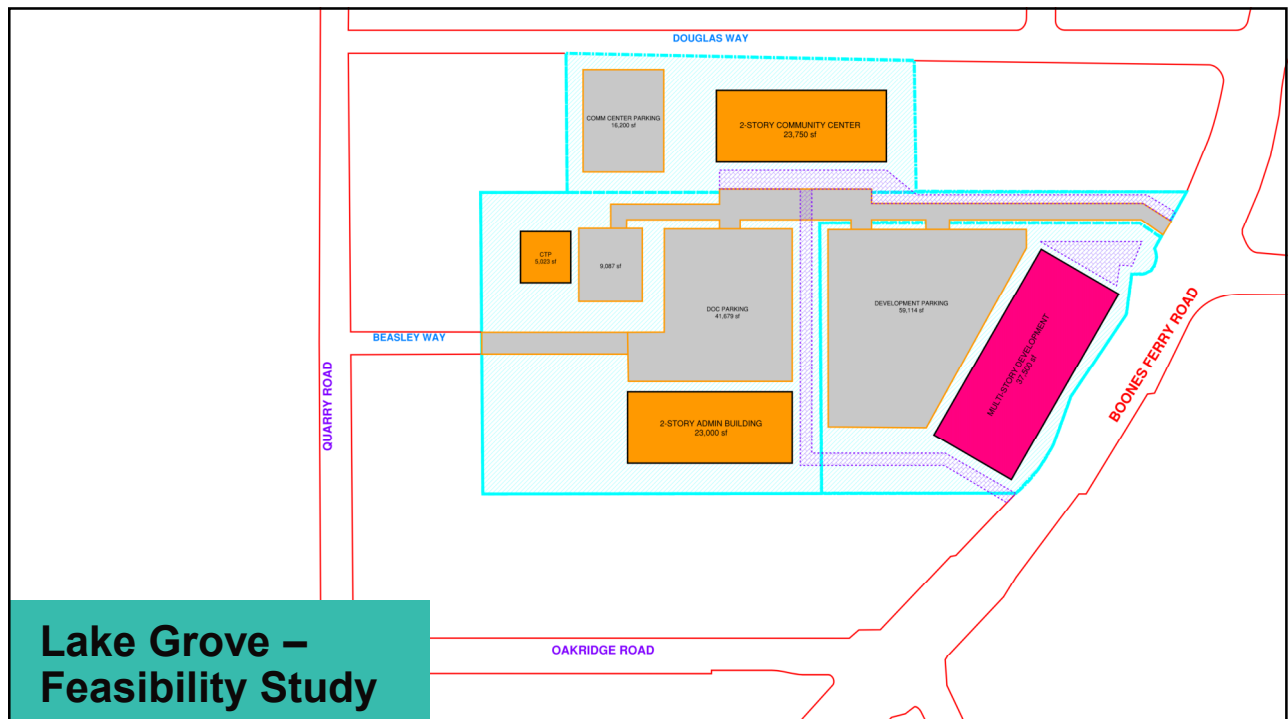
CASE STUDY 2

ADMINISTRATIVE SERVICES
+ CITY COMMUNITY CENTER
+ PRIVATE DEVELOPMENT

Lake Grove – Feasibility Study

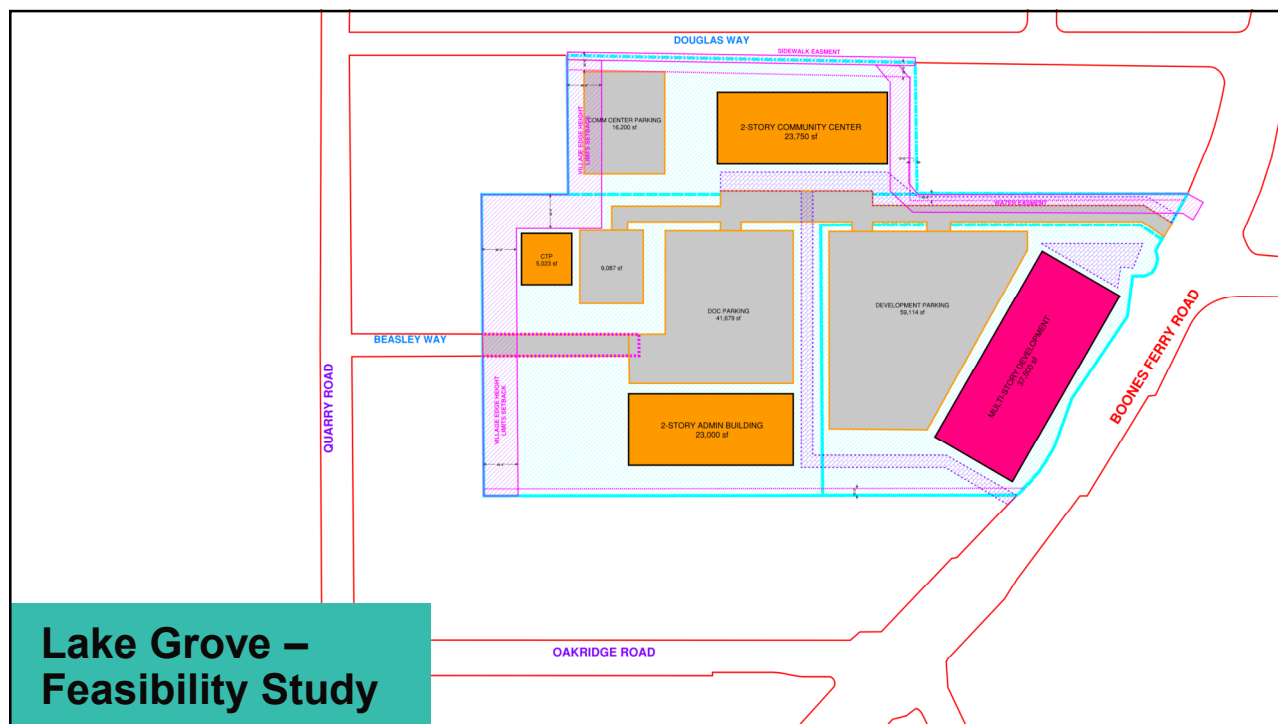


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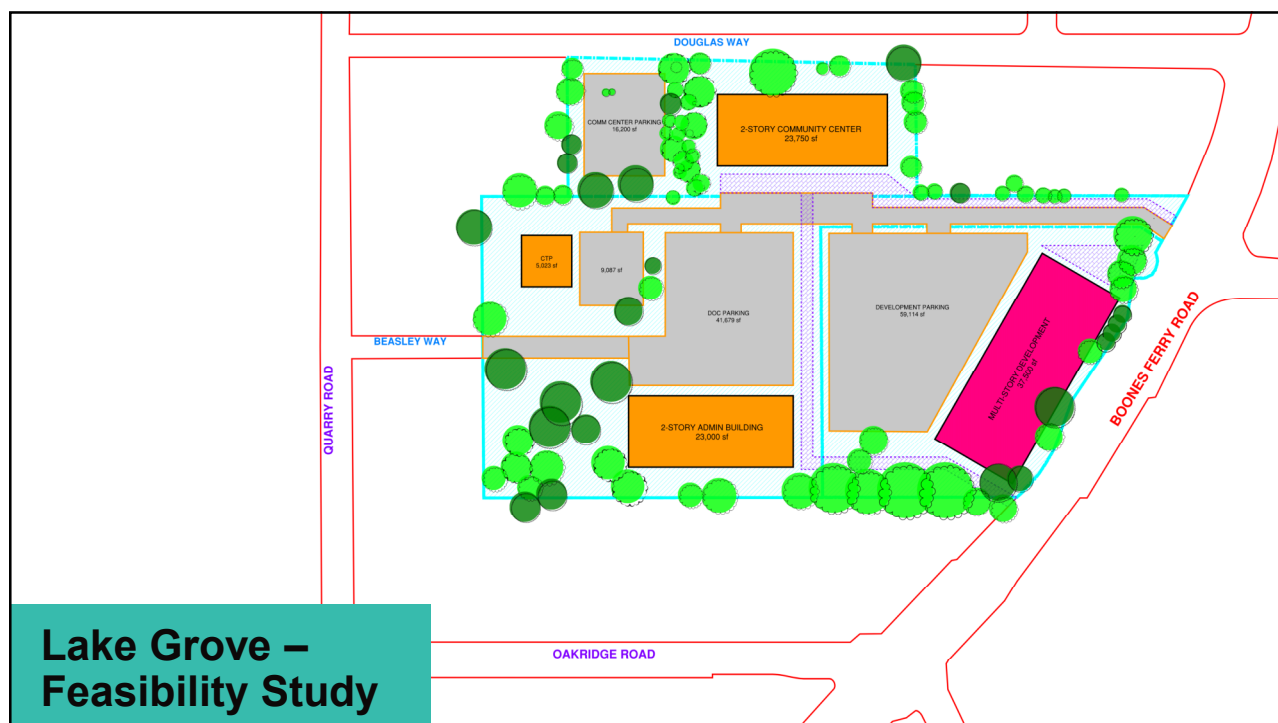


Lake Grove – Feasibility Study

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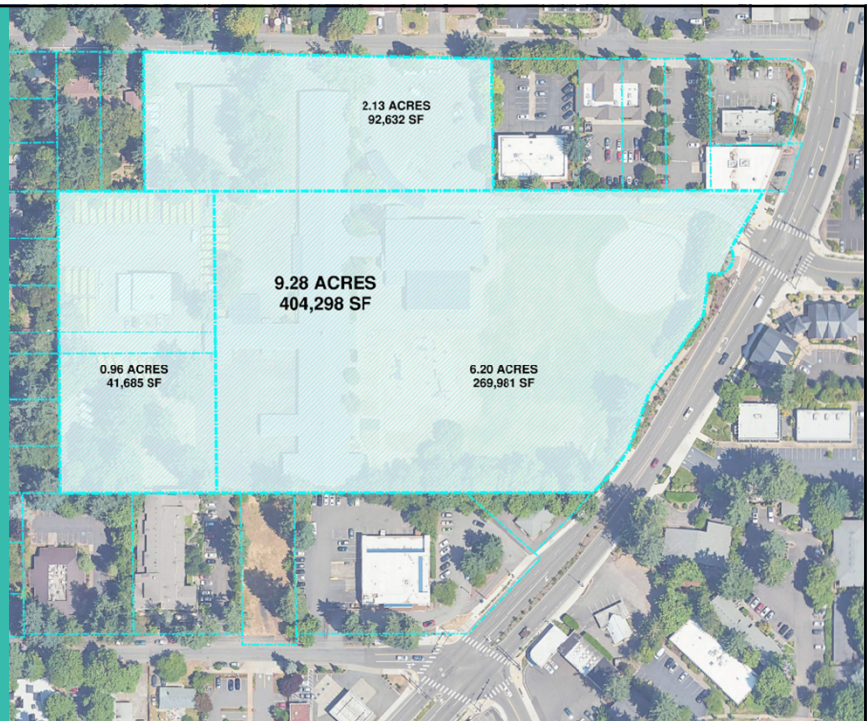


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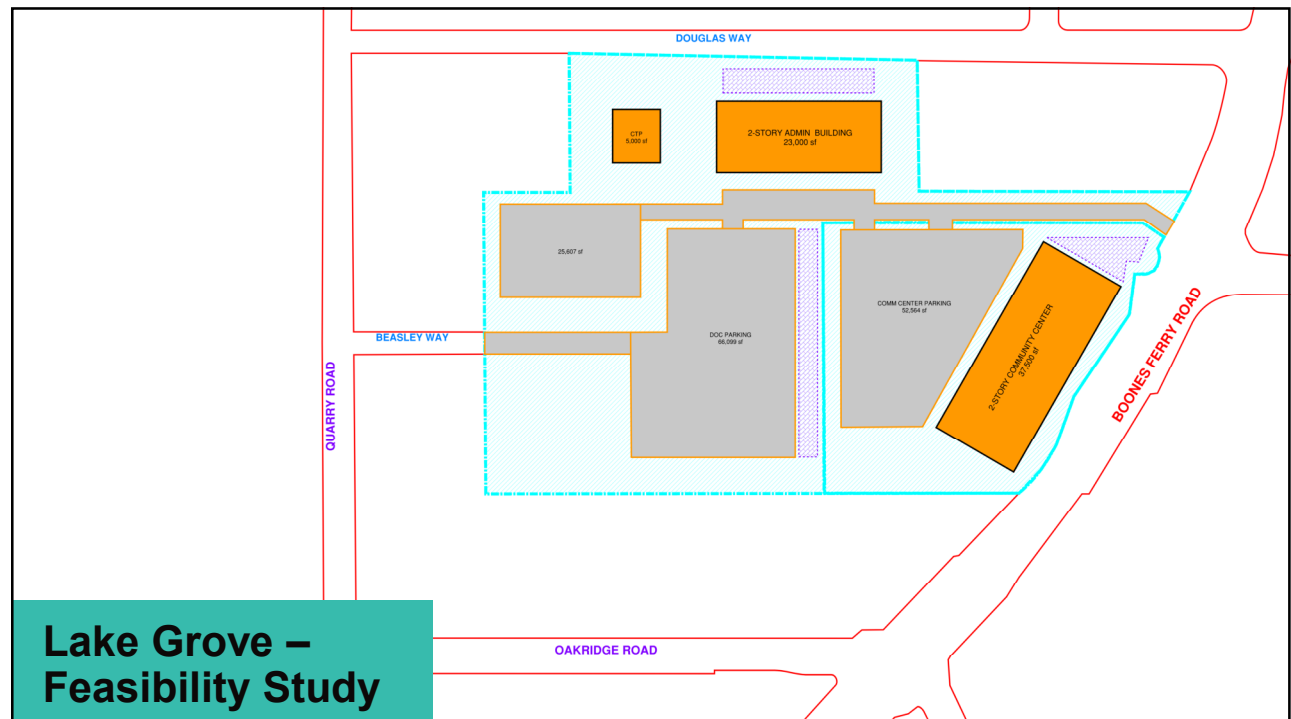
CASE STUDY 3

ADMINISTRATIVE SERVICES
+ CITY COMMUNITY CENTER

Lake Grove – Feasibility Study

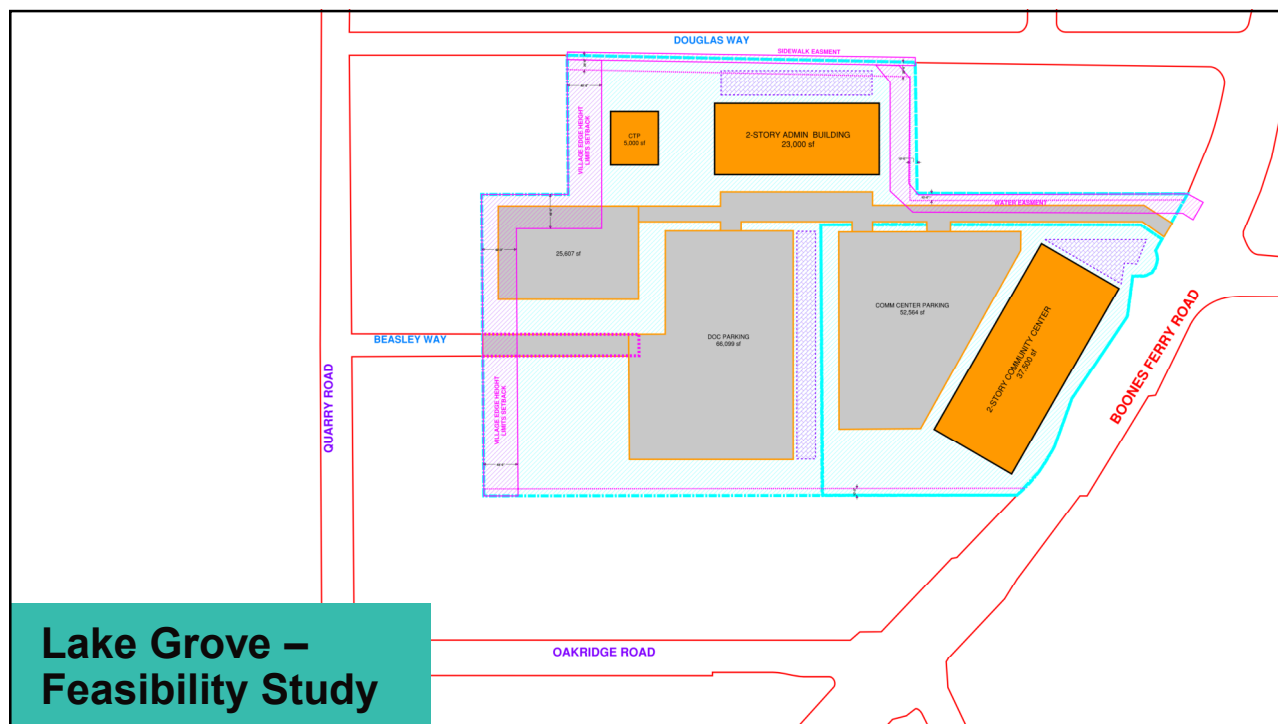


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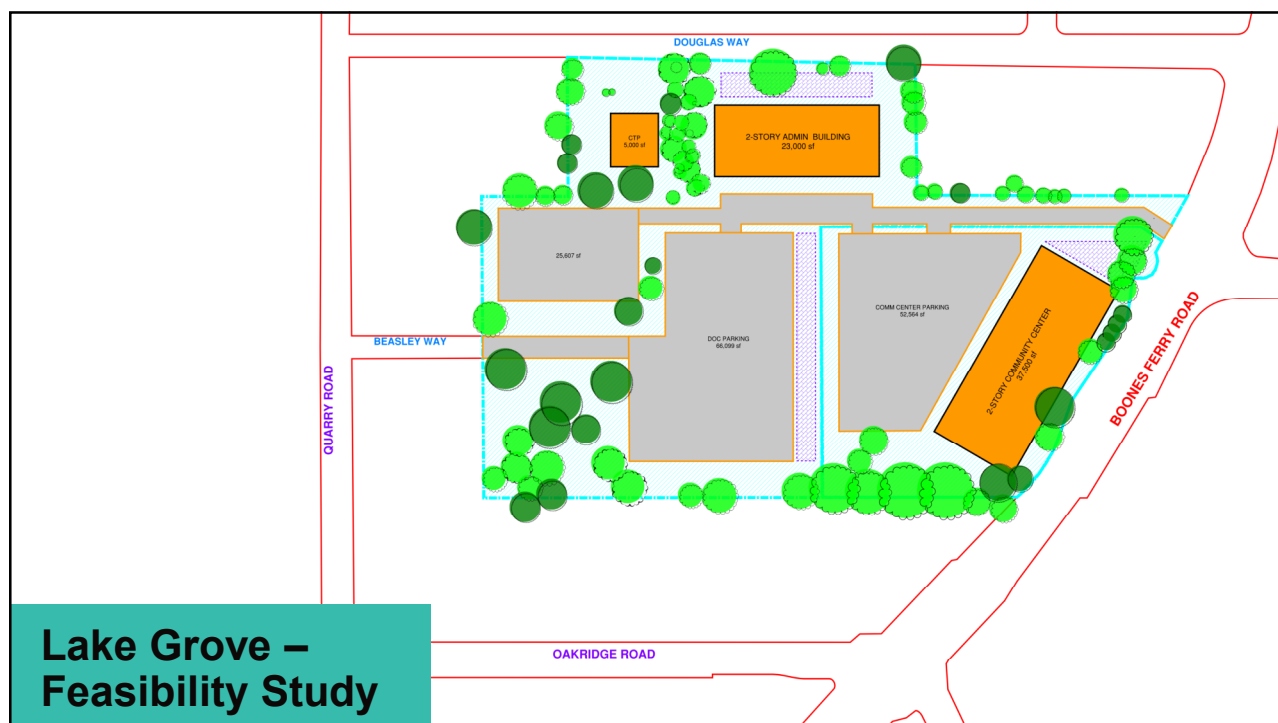


Lake Grove – Feasibility Study

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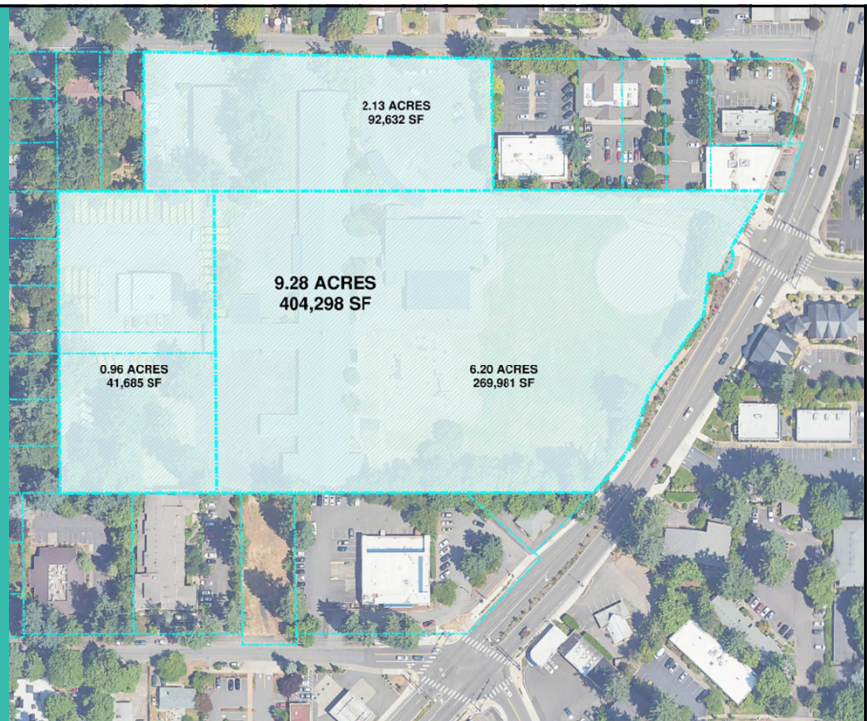


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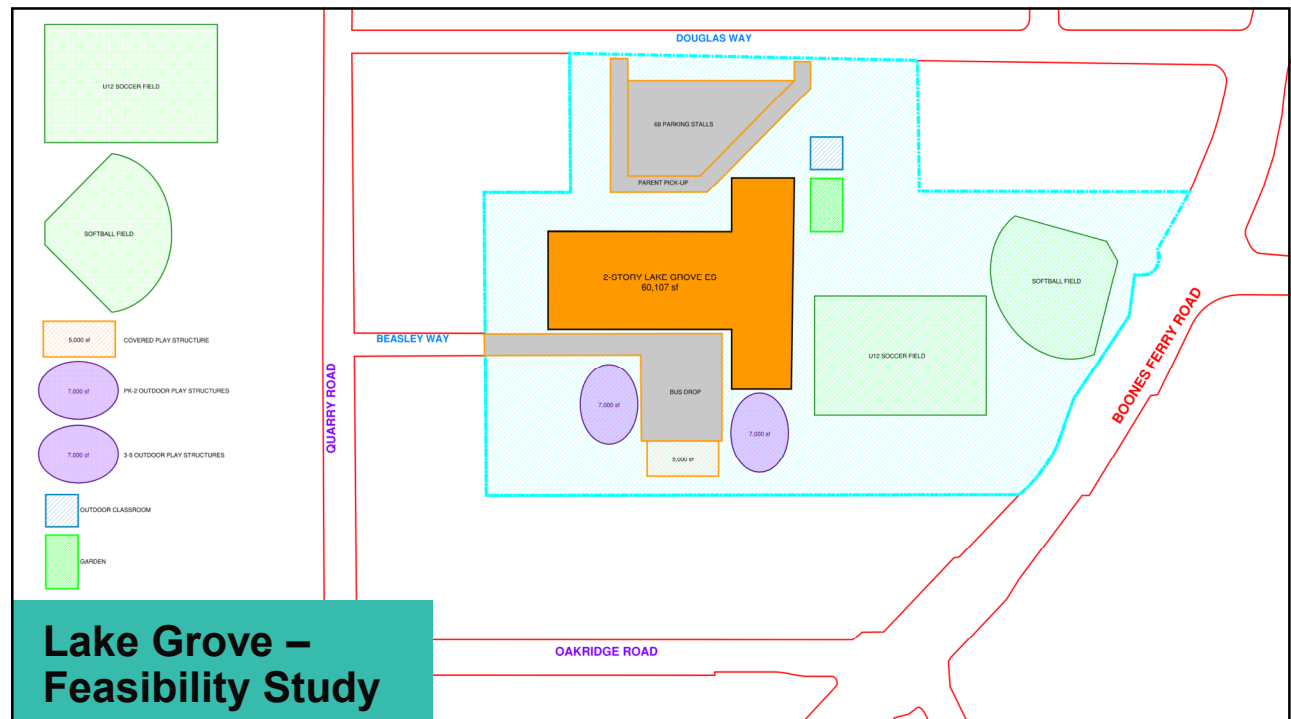
CASE STUDY 4

NEW LGES

Lake Grove – Feasibility Study

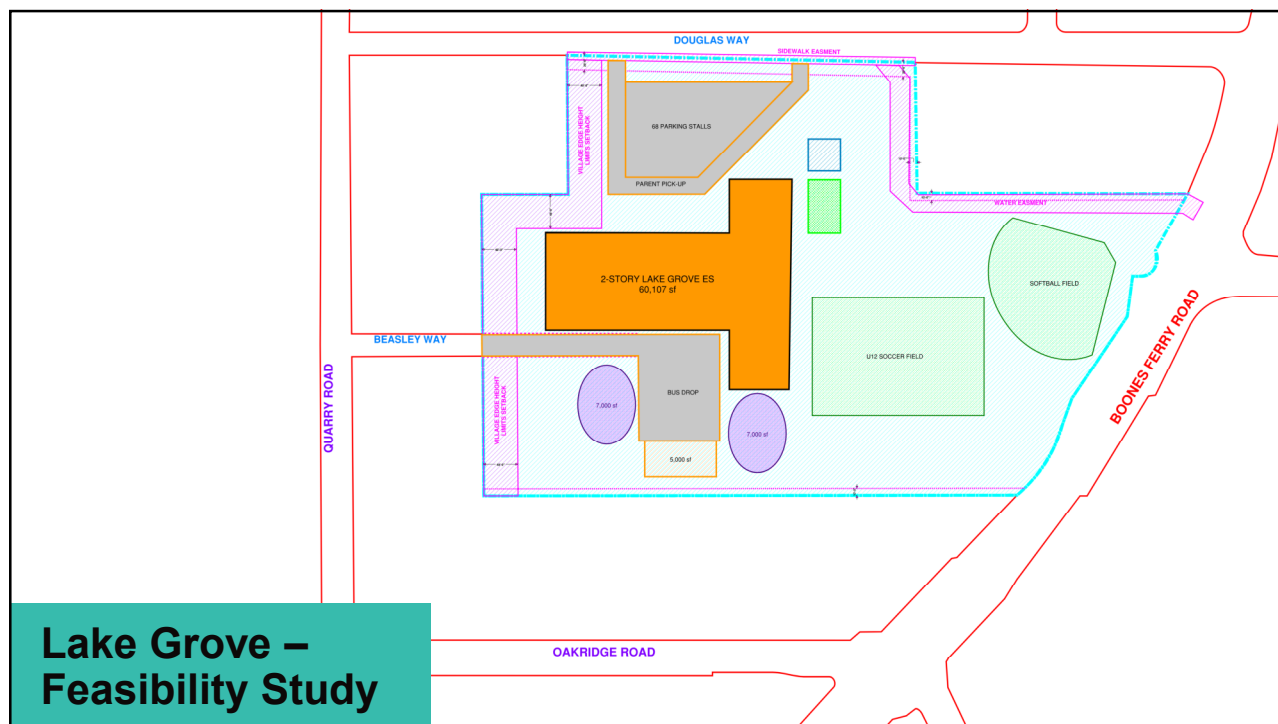


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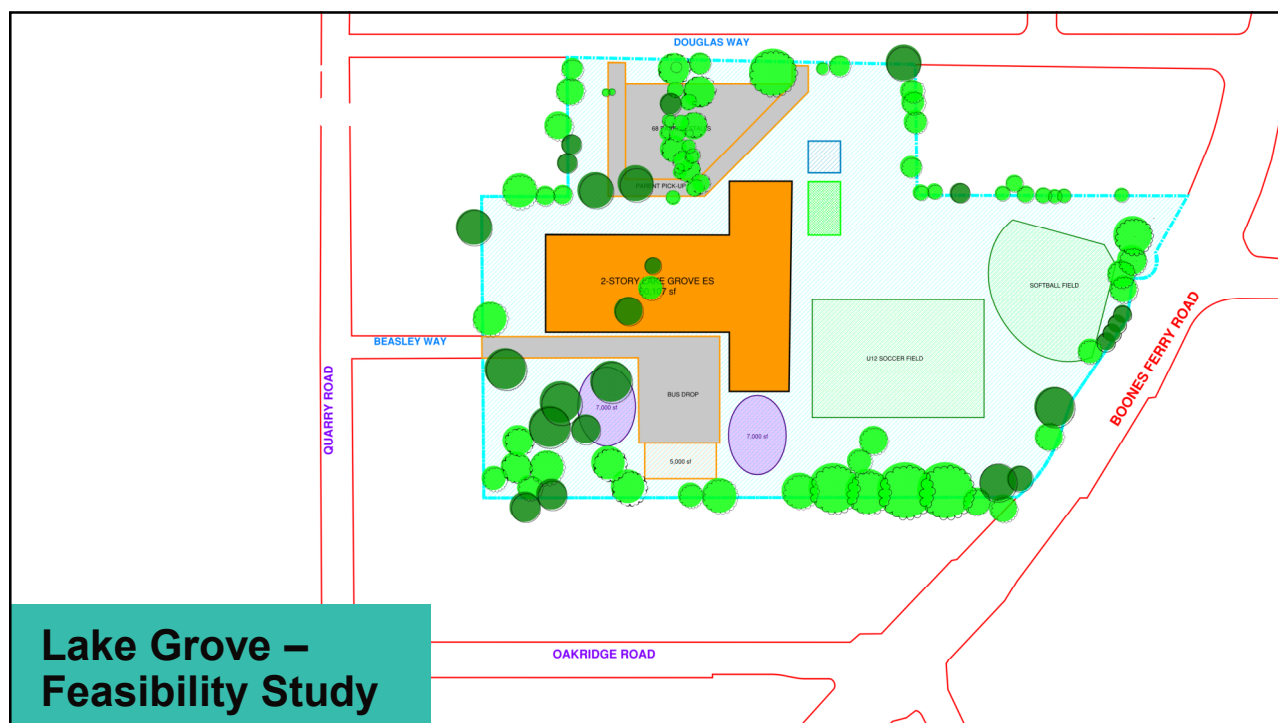


Lake Grove – Feasibility Study

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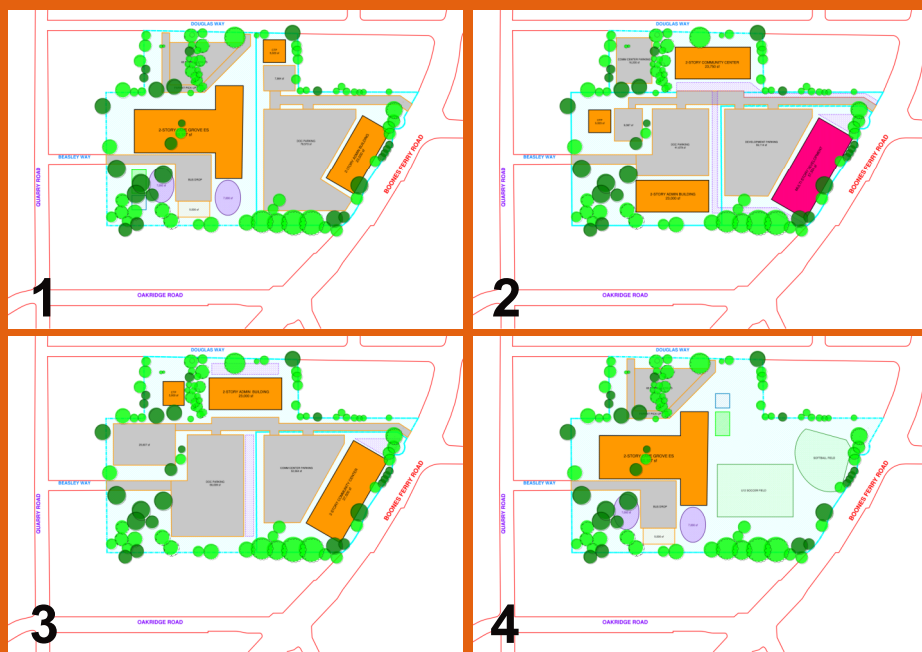


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CASE STUDY RECAP



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CASE STUDY COMPARATIVE ANALYSIS

	CASE STUDY 1	CASE STUDY 2	CASE STUDY 3	CASE STUDY 4
RELATIVE COST	\$\$\$\$	\$	\$\$	\$\$\$
PARTNERSHIP OPPORTUNITY	NO	YES	YES	NO
LONG-TERM FINANCIAL POTENTIAL	NONE	HIGH	LOW	NONE
SCHOOL ON SITE	YES	NO	NO	YES
PLAY FIELDS ON SITE	NO	NO	NO	YES

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Lake Grove & Uplands

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2020 LONG-RANGE FACILITIES PLAN

GUIDING PRINCIPLES

1. OUR SCHOOLS WILL WELCOME ALL STUDENTS

Our schools will be safe, inclusive, and accessible to all. Students will feel encouraged and intrinsically validated in their ability to learn and succeed.

2. OUR SCHOOLS WILL BE PLACES OF EDUCATIONAL EXCELLENCE

Our school facilities will be places where exceptional teaching and learning are supported. They will be places that instill community pride.

3. OUR SCHOOLS WILL PREPARE STUDENTS FOR THE FUTURE

We will design schools that are flexible and adaptable to suit the ever-evolving needs of our students. These spaces will serve us well into the future and keep pace with the changing educational and professional landscape.

4. OUR SCHOOLS WILL BE PLACES WHERE STUDENTS CAN BE THEIR BEST SELVES

Schools will provide a positive and healthy environment. We will design spaces that are inviting, where students and teachers will feel excited and inspired.

5. WE WILL BUILD TO REFLECT OUR COMMUNITY'S VALUES

Sustainable design will be a priority and will influence all decisions. We will work to reduce our impact on the environment in all aspects of school operation and design.

6. WE WILL BUILD AND DESIGN RESPONSIBLY

We will spend our community's dollars wisely. We will take care of our assets and design schools that are high performing and easy to maintain.

ARCADIS + Lake Oswego School District

Long Range Facility Planning Committee Meeting #5 03.12.2024

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Maintaining 6 Neighborhood Elementary School Sites

	Uplands Property	Lake Grove Property
Property Area (Tax Lot Data from L.O.Maps)	9.6 Acres (Incl. North Slope)	9.3 Acres (Incl. Bus + Operations + School)
Zoning, Height, Business Area	PF (Public Function) 35' Height Limit	PF (Public Function) 35' Height Limit Commercial/Retail BA
Partnership Opportunity	Low	High
Long-Term Financial Potential	Low	High
<div> <div>ARCADIS + Lake Oswego School District</div> <div>Long Range Facility Planning Committee Meeting #5 03.12.2024</div> </div>		

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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 12	Lake Oswego HS
Meeting #6	April 1	Lakeridge HS
Meeting #7	April 9	River Grove Elementary
Meeting #8	April 24	Admin Building