

## MEETING MINUTES

**Meeting Name:** Technical Design Committee/Citizen Advisory Committee – Workshop 2 (REV-1)

**Project Name:** Woodburn Community Center

**Project Number:** 4773-01

**Submitted By:** Chris Roberts

**Meeting Date:** August 15, 2019

**Attendees:**

Jim Row	Assistant City Administrator
Eric Liljequist	Public Works Director
Jesse Cuomo	Parks & Recreation Manager
Josh Udermann	Aquatics Supervisor
Pete Gauthier	Project Engineer
Kathy Figley	Citizen
David Piper	Citizen
Randi Garcia	Citizen
Kevin Grossnicklaus	Northwest Senior & Disability Services
Jim Kalvelage	Opsis – PIC
Chris Roberts	Opsis – PM/Designer
Antonio Lara	Lara Media Services
Miguel Tendero-Lopez	Lara Media Services
Kurt Lango	Lango Hansen
Kyle Trulen	Lango Hansen

**Distribution:** Attendees      Design Team

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This represents my understanding of the discussions and directions during the Meeting. Participants should communicate revisions to Opsis Architecture.

### OBJECTIVES

Review program information and initial concept design test fit. Identify adjacencies and alternative building layouts along with preliminary site and park design. Discuss public outreach along with community messaging and engagement as the project moves forward.

### Space Program:

- The facility program comparison was briefly reviewed. The spreadsheet compares the original program and concept in relationship to the proposed program under development. Aspirational program elements have also been added to the list.
  - Base program area is 67,000 sf
  - Add-ons include the new waterslide, recreation pool and Boys & Girls Club total 17,000 sf

### Facility Layout:

- The preliminary concept plan was well received by committee members as a logical and efficient layout. It offers a clear zoning of community and recreation spaces with controlled access and supervision, creates a civic presence from 1<sup>st</sup> Ave, and makes a strong connection to the park.
  - Community based program elements are located on the north side of the existing aquatics center facing Oak Street.
  - Main entry located at the terminus of 1<sup>st</sup> Avenue provides focal point to downtown.

- Administrative program area at the entry provides control point for activity spaces.
- Program areas are located on 2 levels in a consolidated footprint to maximize the available park space.
- A series of ramps are provided in the facility to account for the 4-feet of elevation change between the entry on Oak and the finish floor of the natatorium.
- Pete Gauthier expressed concern of lower level adjacent to the existing wading pool area.
  - Pool Pump issues in the past have led to flooding of the existing entry area in the past.
  - The capacity of the pool deck drainage system needs to be verified and addressed.
  - Their needs to be an emergency shut off for pumps
- The Special Events space in the community wing can also be utilized as a small multipurpose meeting space
- It was noted that the kitchen shown in the program and plans does not need to be commercial grade (i.e. commercial hoods, fryers, etc.)
- The kitchen should be connected to both the Large Multi-Purpose room and Small Multi-Purpose room.
  - Will be used by Meals on Wheels
  - Discuss use case with Ken Ballard
- Gym Layout should focus on maximizing usable space.
- Plan shows (2) 74'X50' middle school sized side by side courts.
- Center divider curtain will be provided.
  - Additional divider curtains are being used at Opsis designed Hillsboro CC to provide 4 court areas.
  - Center full sized court not needed
  - Jesse Cuomo requested a drawing of the Hillsboro plan.

Action: Opsis to provide PDF plan of Hillsboro

#### **Natatorium Layout:**

- The pool deck should have space allocated for tables and chairs, so parents have areas to view their children. An outdoor sunning deck would be a desirable amenity.
- Splash pad is not a project requirement as the City recently built a park splash pad. In the nearby Centennial Park has a splash pad. The splash pad could be considered as an “add-on” option if there is not a recreation pool addition.
- Views to the south and park from the natatorium is desirable from a daylighting, access to a possible outdoor terrace and park security/monitoring standpoint.
- The existing slide in the northwest corner is best situated for deep water use.
  - Shallow water slide shown conflicts with pool depth and current swim instruction area.
  - The design team will look a “Runnel” type slide which does not require pool entry.
- The proposed recreation pool was well received as a warm water amenity that offers a variety of activities and features that serves Woodburn’s demographics comprised of young families and seniors.
- If the recreation pool is built the existing wading pool would not be necessary. This space could be reclaimed for more enhanced efficiency in the layout.

Action: Opsis will study layout options both with and without the wading pool.

Mechanical system ventilation would need to be designed around open doors if the desire is to have the pool deck open to an outdoor deck area.

#### **Site Layout:**

- Parking count requirements need to be verified.
  - Site plans reviewed indicated approximately 195 stalls.
    - 133 stalls along S Front Street
    - 41 stalls adjacent to 1<sup>st</sup> Street on city owned property

- 21 existing stalls on SW corner of Settlemier Park off Settlemeir Ave.
- The design team is reviewing the city's storm water retention requirements.
  - The design team will look for storm water retention opportunities in the landscape.
- Tennis court orientation in the landscape Option 2 were preferred. (North/South)
- Both landscape options were well received by committee members
  - Options show pedestrian pathway from the north entry to the SW corner of the park
  - Pathway aligns with Woodburn trail system
  - Move playground to more visible location in park
  - Outdoor basketball adjacent to skate park
- Option 2 landscape was preferred over Option 1 with better landscape and pedestrian connectivity of the park along the east face of the building.
- The design team and committee need to define the scope of site work.
  - Delineate between landscape needs required by community center and landscape desires for the park
- Landscape/Site scope related to community center
  - Parking
  - Entry Plaza
  - Landscape adjacent to building
  - Connecting pathway around building
  - New tennis courts and lighting
  - New basketball court and lighting
- Landscape/Site scope related to Settlemier Park
  - Playground relocation
  - New restrooms and or shelters
  - New site lighting
  - Tree plaques
- A new park restroom would be desirable
- Closing Oak street to thru traffic is desirable and allows for accessible parking close the building entry.
- Better lighting for security and safety in treed area of park is desirable
- Park design should consider celebrating the diversity of trees species in park.
- Senior center church Wednesday meeting meals on wheels
- Outreach opportunities
  - Senior center coffee hour every Thursday at 10 am
  - Lara Media to work with City on Saturday targeting strategies
  - Farm worker housing connections
  - Youth sports

#### **General CAC Notes**

- The committee like the development of the community center plans.
- Having a recreation pool as an attractor is a positive benefit for the community center,
- Kevin noted that Meals on Wheels does not need a commercial kitchen
  - Kitchen equipment should include warmers, ranges, ovens, heated service line
  - Need 2 ranges, ovens dish washer, storage
  - Design should consider a salad bar
- Kevin is meeting with senior center to discuss the project.
- Meals on Wheels 100 meals per day service estimated.
- The community center needs to be inviting to pedestrians.
- The committee liked that the designs embraced Settlemeir Park making it integral to community center design.

- Revise kitchen layout to connect to both multi-purpose rooms and provide access directly to the exterior of the building for deliveries.
- Outreach will require emotive visuals for posting on Facebook, etc.
- Start campaign to build support for Community Center
- Open House scheduled for September 26<sup>th</sup> @ 6:30.
  - Suggested Open House @ the Aquatics Center
  - Open in Lobby
  - Display boards and information around facility
  - Keep normal aquatics operations during open house to increase community exposure
- The community center should showcase that there is “something here for everybody”.
- Next scheduled meetings
  - September 4<sup>th</sup> TDC and CAC
  - September 19<sup>th</sup> TDC and CAC
  - September 25<sup>th</sup> Public Open House

End of Meeting Notes