

## MEETING MINUTES

**Meeting Name:** Technical Design Committee/Citizen Advisory Committee – Workshop 3

**Project Name:** Woodburn Community Center

**Project Number:** 4773-01

**Submitted By:** Gary Blackwell

**Meeting Date:** September 4, 2019

<b>Attendees:</b>	Jim Row	Assistant City Administrator
	Eric Liljequist	Public Works Director
	Jesse Cuomo	Parks & Recreation Manager
	Josh Udermann	Aquatics Supervisor
	Pete Gauthier	Project Engineer
	Melinda Avila	Citizen Advisory Committee
	Sharyn Cornett	Citizen Advisory Committee
	Jeronimo Gaspar	Citizen Advisory Committee
	Rebecca Hayes	Citizen Advisory Committee
	Jenne Marquez	Citizen Advisory Committee
	Karsen O'Bryan	Citizen Advisory Committee
	David Piper	Citizen Advisory Committee
	Daysi Bedolla Sotelo	Citizen Advisory Committee
	Donna Stone	Citizen Advisory Committee
	Michael Vasquez	Citizen Advisory Committee
	Anthony Veliz	Citizen Advisory Committee
	Dylan Wells	Citizen Advisory Committee
	Jim Kalvelage	Opsis – PIC
	Chris Roberts	Opsis – PM/Designer
	Gary Blackwell	Opsis – PA
	Ken Ballard	Ballard*King
	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

Overview and summary of the Market Analysis report by Ballard\*King. Review updates to program information and refinements to the concept design options for the building, site and park.

### Space Program:

- The facility program comparison was updated and distributed for review. 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 71,500 sf

- Add-ons include the new waterslide, recreation pool and Boys & Girls Club total 17,000 sf.
- The group discussed the location of the Boys & Girls Club spaces as a logical area that could be built as a shelled space for future occupancy without impacting the other functions of the community center.
- Jim Row requested that subsequent program area and area takeoffs in the plans include the Boys & Girls Club in the base/proposed program.

Action: Opsis to include the 1500 sf of space for the Boys & Girls Club in the base program total.

#### **Market Analysis:**

- Ken Ballard presented a summary of the in-depth market analysis for the proposed facility program and its location. The discussion focused on the following:
  - The statistical information from demographic analysis indicates the primary service area, the City of Woodburn has:
    - Rather small population size.
    - There are many young families.
    - The majority ethnicity of the city population is Hispanic which should be considered in programming and sports participation. It was noted Woodburn has a strong population of Russian Old Believers.
    - The median household income in Woodburn is low compared to the Secondary service area, the State of Oregon, and Nationally.
    - The SPI (Spending Potential Index) for a variety of recreation activities is somewhat low (ranging from the mid-60s to low 70s on scale of 100).
    - The cost of living is lower than other areas of Oregon and national numbers and the expenditure for recreation activities are also lower.
    - The youth age groups will continue to grow in population size in the coming years. Also, the seniors age group will see the largest growth in the coming years. This should be considered in programming opportunities too.
- Extending the service area of the facility to a secondary service area is essential. The proposed secondary service area extends north towards Aurora, West towards St Paul, and south towards Gervais and Mt Angel. The benefits include:
  - It nearly doubles the population and doubles the number of families served.
  - It increases the median age and the median household income.
  - It increases the SPI ranging from the mid-70s to the low 80s.
- A list of nearby fitness centers public, non-profit, and private was discussed.
- The existing Woodburn Aquatics Center already provides a known market presence.
- Market analysis indicates that the addition to the Woodburn Aquatic Center with cardio/fitness, a multi-purpose gym, and other recreation programs will increase the utilization rate of the facility, appealing both to those in Woodburn and the secondary service area.
- Market analysis also indicates a warm recreation pool will serve a broader base of families and provide a higher utilization rate for the facility.

#### **Facility Layout:**

- Two options for preliminary concept plans were both presented and well received by committee members as the progression of a logical and efficient layout. The program layout is nearly the same in each option with some minor variations. Option 1 has Aquatic program functions on the east end of the existing Natatorium deck that replace the existing Wading Pool. Option 2 retains the existing Wading Pool.
  - In both schemes the internal ramps previously shown have been eliminated. Instead the first level would be set to match the finish floor of the existing natatorium pool deck. An

accessible ramp and exterior steps connect to an entry porch on axis with the terminus of South 1<sup>st</sup> Street.

- In Option 1 program elements shifting west within the footprint of the existing Natatorium help locate the building footprint further away from an existing 54" concrete storm drain pipe. Opsis noted that the location of the drainpipe is preliminary based upon a previous survey.
- In Option 2 program elements stay outside the footprint of the existing Natatorium and preserve the existing Wading Pool. This results in the building footprint being closer and slightly overlapping the existing 54" concrete storm drainpipe.
- The elevator was relocated further north to be more centrally located and in better proximity to the stairs.

Action: Opsis to ask mechanical consultant to review options for Natatorium HVAC units.

City of Woodburn to have location of existing 54" storm drainpipe verified through a survey.

### **Natatorium Layout:**

- Both options showed variations of a warm water recreation pool and run-out type water slide that would be in an addition to the south of the existing Natatorium.
  - Relocating the water slide to a run-out type slide allows for greater flexibility in options and takes advantage of higher space of new structure. It also provides greater operational flexibility for use of the existing Competition Pool.
  - Both layouts for the warm water pools shown have the following: a shallow zone with zero-entry up to 3.5-foot water depth, an intermediate zone with water depth constant at 3.5-foot depth, and a deeper zone with water depth 3.5 foot to 5.0-foot depth.
  - The proposed recreation pool(s) was well received as a warm water amenity that offers a variety of activities and features that serves Woodburn's and the secondary service area demographics comprised of young families and seniors
- Josh Udermann asked about the ability to use the deep-water zone to accommodate group exercise programming opportunities. Michael Moreheart of Counsilman-Hunsaker said that pool configurations were test fits and that shapes/sizes would be adjusted and refined to meet programming requirements.
- Jim Row asked how the existing and new HVAC units would work to control the Natatorium environment.
  - During the discussion Pete Gauthier noted that the existing HVAC unit for the Natatorium is approximately 10 years old.
  - Group discussion concluded that the design team should design with a base assumption that a second HVAC unit be added to serve the proposed Natatorium addition.
  - An alternate should also be created to describe replacing the existing Natatorium HVAC unit and replacing with a unit to serve both the existing and expanded Natatorium spaces.

Action: Opsis to coordinate with Mechanical design team to explore base and alternate schemes for Natatorium HVAC system(s).

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:**

- An Option 3 site plan was presented.
  - This option is like Option 2 in that it has a pedestrian pathway that wraps from the north entry to the SW corner of the park.
  - The existing Boys & Girls Club building is preserved.
  - Parking count requirements need to be verified.
  - Option 3 site plan reviewed indicated approximately 207 stalls.
    - 126 stalls along S Front Street.

- 60 stalls adjacent to 1<sup>st</sup> Street on city owned property.
- 21 existing stalls on SW corner of Settlemier Park off Settlemier Ave.
- The existing parking stalls in the southwest corner could be potentially connected with a vehicular path to the east stalls along S Front Street.

All landscape options were well received by the City and the committee. Although there was a strong preference expressed for the curved geometry of Option 2 with the landscaped panhandle and pedestrian pathway that connects 1<sup>st</sup> Street to the park activity field and amenities to the south. The design team, City and committee will need to define the scope of site work.

- 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. Consider adding an additional basketball court
- Jesse Cuomo commented that locating the playground to a more visible location in park is desirable. A centralized location seems more appropriate.

### General CAC Notes

- The Committee appointed members David Piper as Chair of Citizen Advisory Committee and Dylan Wells as Vice-Chair of Citizen Advisory Committee.
- Ken Ballard presented the Market Analysis as summarized in the notes above. Several committee members asked questions such as:
  - Is it possible to show the number of multi-family households in Woodburn and secondary service area?
  - Is there a map correlating the SPI number with location of households?
  - Is there a trend within the SPI index about participation rates among the variety of activities?
- Several committee members noted that Woodburn has a strong link to soccer and suggested that integrating soccer or soccer related programming into this community center seemed appropriate.
- Prior community outreach opportunities were discussed with the committee.
  - Jim Row spoke of a phone survey with registered voters that focused on gathering input for programming the community center addition.
  - David Piper spoke of a Parks & Recreation community outreach survey that also focused on identifying desired amenities for expanding Woodburn recreation activities.
  - These surveys indicated that cardio/fitness, multi-purpose gym, warm water program / recreation pool, and social/community spaces were the most desirable amenities.
- The committee also discussed several ideas for financing strategies varying from fundraising to seeking a partner (e.g. YMCA, local church, local business partners), and seeking local/state funding.
  - Jim Row spoke about the proposed design timeline and initiative to have this facility funded through the bond process. The proposed plan is to have a Bond measure in place for the November 2020 general election.
  - Ken Ballard explained that most public recreation facilities are funded through the bond process. He also explained that many public facilities have a deficit in their operations and thus the local government using other funds to subsidize/offset the difference.
  - Ken also explained that the financial goal should be to find a balance of recreation and community spaces that will attract a broader range of potential users while minimizing the subsidy needed to operate the facility.
  - The committee also discussed that this facility is an investment in the Woodburn community towards better health of its current and future residents.
- Several committee members also commented that the large Multi-Purpose room should be larger suggesting a space that can host at least 250 people during events.

- City of Woodburn does not currently have a community space to accommodate groups of this size.
- Several groups and non-profits currently meet at a conference room within the Legacy Medical Group – Woodburn Health Center. There are also several non-profit galas held here annually.
- The committee thought that increasing the size of the large Multi-Purpose community room could be a great opportunity for renting space to these groups and be a benefit to the larger community.
- The committee also suggested that Opsis should attend an upcoming “Coffee Hour” meeting at the Woodburn Senior Estates to present the community center project. Opsis and Jim Row will coordinate with the group to attend a future meeting.
- In general, the committee is supportive of the development of the community center plans and the site landscape options. A few comments to consider going forward:
  - An entry plaza and the main entrance at the end of South 1<sup>st</sup> Street is good. The connection to Settlemier Park is a community benefit.
  - The playground should be in more visible and centralized space. Could the playground be a universal access design to be more inclusive for a variety of users?
  - Could fruit trees be integrated in the landscape as a community amenity and an opportunity to address food disparities?
  - Could indoor soccer/ futsal programming be integrated in the project? There is a shortage of space for playing soccer, especially among younger teams/players.
  - The community center should recognize and celebrate local success (e.g. academic and athletic achievements w/ soccer championships). The center should also celebrate the quality of life and diversity of Woodburn. It should be a facility the community is very proud of and serves everyone.
  - Is there a means of making the center more equitable especially among low income residents such as farmworkers?
- Next scheduled meetings
  - September 19<sup>th</sup> TDC and CAC
  - September 25<sup>th</sup> Public Open House
  - October 14<sup>th</sup> Woodburn City Council Presentation

End of Meeting Notes