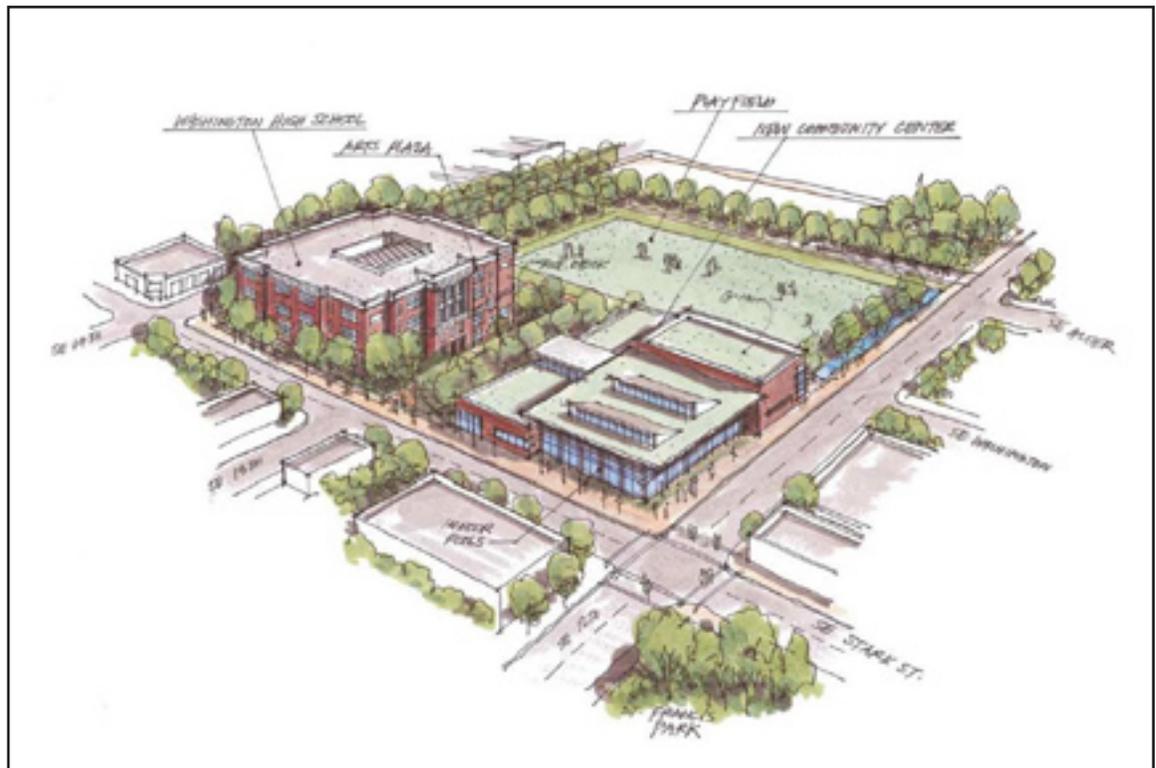




## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



# Washington High School Community Center

## Preliminary Design Process Summary

January 2011

# Washington High School Community Center

January 2011

## *Acknowledgements*

### **Portland Parks & Recreation**

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Eileen Argentina, Services Manager  
Susan Meamber, Project Manager  
Elizabeth Kennedy-Wong, Public Involvement Manager  
Bob Downing, Central Support Services Manager  
Jeff Milkes, South Service Zone Manager

### **Project Advisory Committee**

Doug Capps, Portland Public Schools  
Elizabeth Gatti, Hosford Abernethy Neighborhood Development (HAND)  
Tim Holmes, Central Eastside Industrial Council  
Susan Lindsay, Advisory Committee chair, Buckman Community Association  
Nancy Oberschmidt, area resident  
Martha Peck-Andrews, area resident  
Norm Rich, Multnomah Athletic Club  
MaryAnn Schwab, Sunnyside Neighborhood Association  
Tricia Tillman, Portland Parks Board  
Ellen Wax, area resident  
Mike Whitmore, Kerns Neighborhood Association  
Christine Yun, area resident

### **Consultant Team**

SERA Architecture  
ABHT Structural Engineering  
Architectural Cost Consultants  
Bookin Group  
Interface Engineering  
Kittleson & Associates  
KPF Consulting Engineers  
Lango Hansen  
Sports Management Group  
Water Technology  
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Nick Fish, Commissioner  
Zari Santner, Director

# Executive Summary



In 2000, Portland Parks & Recreation developed a vision for the park system in 2020. This vision included the development of a full-service community center with aquatic facilities to meet the needs of an increasingly dense urban environment. A key challenge to the development of this facility was the acquisition of land that was affordable and met the needs for a community center.

During 2002 and 2003, Portland Public Schools (PPS) identified a number of properties considered “surplus” based on the recommendation of Innovation Partnerships and the Real Estate Trust. The inner southeast community was very concerned about the potential of the Washington High School site passing out of public ownership, and the process PPS used to identify properties as “surplus.” After very successful organizing, the community convinced the City of Portland to acquire 4.5 acres of the 7-acre site. This acquisition cost the City \$2,000,000 and was paid for with both General Fund and Tax Increment Financing. The Central Eastside Urban Renewal District extended the boundaries of the URA to include this site and make it an eligible expenditure for the URAC. In 2003, an Advisory Committee was formed by Portland Public Schools to create a preliminary design for use of the portion of the site owned by the City of Portland. This design identified key community priorities that were carried forward into the second committee process.

In 2009, Portland Parks & Recreation (PP&R) received funds as a result of the support of Senators Ron Wyden and Gordon Smith. This money was received as a Housing and Urban Development Grant for \$656,500. In April 2009, a second Advisory Committee was appointed by Parks Commissioner Nick Fish to develop the scope and program for the facility. Initially, the committee’s task was to build upon the recommendations of the 2003 Advisory Committee’s work. Shortly after the committee began meeting, PP&R was approached by Portland Public Schools and invited to consider the existing high school as part of the design process. There was some reluctance to include the facility because the property was not owned by PP&R. After discussion, PP&R and the Advisory Committee determined that it would be incomplete to design the site without consideration of the old building.

Based on community priorities and committee criteria, SERA architects created three design options for the committee to consider. All options included underground parking below the playfield.

- Option A was a stand-alone facility located at the NW corner of the site at SE 12<sup>th</sup> & Stark. The entire facility and fields would be developed on space currently owned by PP&R.
- Option B was a connected facility with portions of the community center in a new development and portions located within the high school building.

## Executive Summary

- Option C was a center located entirely within the high school. The exterior of the building would be preserved, but the interior would be demolished. PP&R would have to purchase the building from PPS.

After much discussion, no Advisory Committee members voted for Option B (September 1, 2009 meeting). Concerns about Option B included:

1. PP&R would have to acquire the property from PPS. That cost was unknown.
2. PP&R did not need the entire amount of space in the old building and would need to identify long-term tenants – a risky and uncertain venture, or
3. PP&R would have to identify a developer willing to put up capital and partner with us.
4. This design had the greatest square footage which could increase neighborhood impact.

Each of these carried a large amount of uncertainty and risk for PP&R and it did not seem reasonable to pursue the option further.

After a community open house on October 15, 2009, it became apparent that Option C was unacceptable because there was significant community interest in preserving the entire high school building and not just the external facade. A prospective developer came forward expressing interest in redeveloping the property and inviting PP&R to lease the ground floor for community center functions. This appeared to be an excellent resolution to some of the project challenges. The Advisory Committee dubbed this Option D and, at the last meeting on November 2, 2009, agreed unanimously to support recommending Option D to Director Zantner and Commissioner Fish. If the private venture fails to transpire, the committee recommended that PP&R move forward with developing Option A.

# Design Process Overview



## PP&R Community Center Plan

Portland Parks & Recreation has operated community centers since 1913. The average age of our community centers is 57 years. As of 2002, the City had 12 community centers. Nine of the 12 facilities were constructed for other purposes including fire stations, boarding houses, and schools. Only three of the facilities were designed specifically to meet current recreational needs.

In the 2008 Community Center Technical Paper (Appendix B), Portland Parks & Recreation identified the following goals for community centers:

- A broad range of recreation experiences and opportunities with basic levels of service available to all.
- High quality, well-maintained facilities that support intensive use.
- Facilities and programs that are well managed and affordable.
- Equitable distribution of centers throughout the city.

Community centers involve a substantial financial investment. They can require land purchase. They can be expensive to build, own, staff, program, and operate and they require skilled management and continual maintenance. The bureau is trying to control costs and to provide more sustainable services by creating operational and program efficiencies such as reduced energy and water use, incorporating “green” technologies, and providing space for flexible programming.

Specific recommendations in the Community Center Technical Paper include:

- Build a new full-service community center at the Washington Monroe site.
- Renovate the gym and auditorium at Mt. Scott Community Center.
- Build a new full-service community center to fill the gap in Northeast Portland.
- Add a gym and game room at St. Johns Community Center.
- Expand fitness facilities at Southwest Community Center.
- Study future needs at Matt Dishman and Montavilla Community Centers.

## Site Acquisition

*(from the Executive Summary of the “Washington-Monroe Site: Final Report of the Washington-Monroe Project Advisory Committee”)*

“The approximately 7-acre Monroe High School site, located in southeast Portland, between Morrison and Stark Streets and 12<sup>th</sup> & 14<sup>th</sup> Avenues, is no longer being used as a high school. As a result, the

## Design Process Overview

Portland School District Board asked the Superintendent to recommend whether the site should be declared surplus. Portland Parks & Recreation and the community were committed to developing a community center with aquatics in the inner southeast and viewed this as a potential opportunity.

In February 2003, a committee which included community members, city staff and district representatives began meeting and recommended in May 2003 that the site be declared surplus and that the disposition of the site should provide a financial return based on fair market value to the District, that the site be used to provide new housing opportunities, to address community needs identified as a community center-swimming pool and open space for recreational purposes and that community impacts should be addressed. The Board of Education, on July 16, 2003, declared the site surplus and established directions to continue planning for redevelopment of the site, under the aegis of the Portland Schools Real Estate Trust.

A Project Advisory Committee was established in accord with the Board's direction and met from October 2003 through January 2004, guiding the development of a general concept plan for the site. A consultant-staff team was available to provide support, assistance and advice to the committee. The purpose of this effort was to define the amount of land that would be needed to be purchased by Portland Parks and Recreation for the community center/swimming pool and playfield (to be confirmed in an agreement between Portland Parks & Recreation and the Portland School District); to explore different housing and site development opportunities given existing zoning and possible locations on the site for the community center/swimming pool; and to address on-site parking needs.

The primary findings in the committee's report (Appendix A) were:

- Depending on the size and design of facilities, approximately 4.5 acres of the site will be needed for the community center/swimming pool and playfield/open space
- The preferred location for the community center is at the corner of SE 12th Avenue and SE Stark Street
- The original Washington-Monroe High School building (northeast corner of the site) should be preserved and utilized for housing; the other buildings are not expected to be retained and the balance of the site, not designated for the community center/swimming pool and playing field/open space/tree preservation area, is to be utilized to provide new housing opportunities
- Parking for both the housing and community center/swimming pool should be underground
- The stand of trees in the southwest corner of the site should be preserved as open space/park"

In 2004, the City of Portland agreed to purchase 4.5 acres from Portland Public Schools for the purpose of developing a community center. The Central Eastside Industrial Urban Renewal Advisory Committee and the Portland Development Commission expanded the boundaries of the Urban Renewal Area to include the block containing the future community center.

Portland Parks & Recreation worked closely with PPS over the past several years to develop the housing and recreation components in coordination with each other. Unfortunately, after several years, the fate of the housing development was still unclear.

In 2006, with the assistance of Senators Gordon Smith and Ron Wyden, Portland Parks & Recreation received a grant that funded feasibility work and a schematic design for the center. This grant afforded us the opportunity to begin to work with the community to develop a design for the next community center in Portland.

## Public Engagement Process

This project drew heavily from information gathered from the 2003 Project Advisory Committee. The project used the findings of that committee as a starting point and asked the public to weigh in on how the community and its needs may have changed in the ensuing five years.

Commissioner Fish and Director Santner appointed an advisory committee to guide this process. The Advisory Committee reviewed all information from the feasibility and community studies and developed recommendations for the programming and development of the facility.

A key responsibility of the Advisory Committee was to communicate information to the constituencies they represent. Applications for the Advisory Committee were solicited from the community at-large and from key stakeholder groups, including:

- Buckman Community Association
- Hosford Abernethy Neighborhood District
- Downtown Neighborhood Association
- Buckman School
- Central Eastside Industrial Council
- Reach CDC
- Join
- Multnomah Youth Commission
- Southeast Uplift Neighborhood Program
- Benson High School
- Commission on the Blind

Recommended Project Advisory Committee Composition (10-15 people suggested)

- Local youth (school or parent representative)
- Architecture
- Recreation programming (YMCA, Club, etc.)
- Accounting
- Community – surrounding neighborhoods
- Housing Development
- PP&R Recreation Staff
- PP&R Facilities Staff

A unique aspect of this public involvement process (Appendix C) was the tremendously high response rate to the second comment form (depicting the three design options). More than 1,200 individuals responded. The significantly high response rate is directly attributable to 1) high community investment in the project, 2) grants to community organizations willing to distribute the comment form, and 3) door-to-door distribution of fliers regarding the project. The results of these activities are summarized in Appendix D and Appendix E.

## Program Development Process

### PROJECT OBJECTIVES

To create a design for a community center at the former Washington-Monroe High School site, the Advisory Committee developed project objectives during three committee meetings starting on June 23, 2009, further refined on July 14, 2009, and accepted on July 28, 2009. Listed in no particular order:

## Design Process Overview

- Reflects and is consistent with the 2004 master plan that lists the following preferences:
  - The location for the community center is at the corner of SE 12<sup>th</sup> Ave and SE Stark St.
  - The site will be used for a community center/swimming pool and playfield/open space.
  - The stand of trees in the southwest corner of the site be preserved as open space/park.
  - Parking for the community center will be underground.
- The community center will make a positive contribution to the character of the neighborhood:
  - Scale is appropriate to the site and neighborhood.
  - Minimal impact of parking and traffic on the Buckman neighborhood and nearby residents and businesses.
  - Scope of programs addresses high priority needs of inner eastside neighborhoods.
- Is affordable for the public to access.
- Provides for maximum programming flexibility.
- Can be efficiently operated and maintained.
- Is financially feasible to build when funds are available.
- Enables staged development if necessary.
- Meets a minimum Leadership in Energy and Environmental Design (LEED) gold standard (required by City Policy).
- Looks at parking options.

### MARKET ANALYSIS

The Sports Management Group, a consulting firm dedicated to the planning and design of recreation, aquatic, and athletic facilities, was included as part of the SERA Architects team to develop a Market Analysis to help the advisory committee and the design team better understand the demographics within the service area, location and services offered by commercial providers in the area, and expected trends in recreation that should be considered as part of the community center design. The Market Analysis, as well as the background information that went into its development, were presented at the July 28, 2009 Advisory Committee meeting (Appendix F).

The service area for the market analysis was established as a 2-mile radius from the future community center site. The population within the service area in 2008 was 90,356 and is projected to grow to 92,549 by 2013. The population breakdown is:

- 45.7% are between 20 and 44 years in age
- 28.9% are 45 to 64 years in age
- 15.4% are children/teens up to 19 years in age
- 10% are retirement age adults 65 and older

Studies indicate that all age groups between 12 and 44 are significantly more likely than other groups to work out with free weights, fitness swimming, strength and resistance equipment, and aerobics. Although the percentage of children is small, the actual number of children and teens is significant. Features important to this group are a teen room, gymnasium, rock climbing wall, and a recreational pool.

In the service area's 2-mile radius, 77.4% of residents 25 and older have at least some college education. Participation in parks and recreation activities is highly correlated to higher levels of education.

The median household income in the service area studied is \$40,142 which is lower than the City of Portland's average of \$48,944. A significant percentage of the households (14%) earn less than \$10,000 per year. Households with higher income levels are more likely to participate in activities that would be offered at a community center. It will be important for the pricing structure of the community center to include a wide range of options to allow access by households at every level of the income scale.

There are 18 other service providers within the service area – 11 of these are on the west side of the Willamette River. Of the seven on the east side of the river, two are private membership facilities, three are commercial, one is a non-profit provider, and one is the City's Matt Dishman Community Center. Commercial and private fitness facilities typically serve a different market from public facilities because of restrictions on attendance and use by youth. The only public facility in the service area is Matt Dishman Community Center which has a fitness room that is heavily used; demand for use exceeds capacity during peak use times.

The Market Analysis prepared by the Sports Management Group also includes a national trends analysis. Trends they found include:

- Baby Boomers will both work and live longer, health is an important consideration for them, and community center programs should accommodate their needs for recreation.
- Access to a wide range of safe, affordable recreation opportunities is important in prevention of childhood obesity.
- Creating social, public spaces available by many modes of transportation (walking, bicycling, driving, public transit) is important in forging a connection between community design and public health and preventing social alienation.
- Incorporation of green building components in buildings and parks can have an impact on reducing ongoing operating costs.
- Swimming is the second most popular fitness activity after walking. Demand for water exercise and family aquatics centers (pools include beach entry, water slides, leisure and activity areas, and interactive play water features) is increasing.

### **TRAFFIC ANALYSIS**

Kittleston & Associates was included on the SERA Architects team to perform parking and traffic analyses. Preliminary information on these issues was presented to the Advisory Committee at their August 11, 2009 meeting. Based on input received at the meeting, Kittleston performed additional traffic counts at East Portland and Southwest Community Centers to ensure the most complete data is being used. Based on the additional information, Kittleston prepared a memo on August 31, 2009 summarizing their parking analysis (Appendix G). The recommendation is that 2.6 parking spaces be provided for each 1,000 square feet of community center. This would accommodate the typical weekday mid-morning peak, including a 5% buffer for turnover and circulation.

### **DESIGN CONSIDERATIONS/OPTIONS**

#### **August 11, 2009 Advisory Committee Meeting**

SERA Architects presented preliminary design options for the committee to discuss and consider. These options were based on a program of approximately 70,000 square feet that included leisure and lap pools

## Design Process Overview

with a spa, community meeting spaces, classrooms, wood floor studio, fitness room, and gymnasium (Appendix H).

- Option 1 is based on the master plan with a stand-alone community center located on the corner of SE 12<sup>th</sup> and Stark.
- Option 2 includes partial use of the Washington High School building to house the community meeting space, classrooms, and fitness room on the first two floors. The pools, wood floor studio, and gymnasium are in a new, separate, 2-story building on the corner of SE 12<sup>th</sup> and SE Stark.
- Option 3 is similar to Option 2, but the new community center building is located south of the high school fronting SE 14<sup>th</sup>. This orientation allows more community center activities to be located in the high school, reducing the size of the new addition.
- A fourth option was described that proposed putting the entire community center program of activities inside the high school building. The building façade would be preserved but the entire interior would be gutted to allow room for the pool and gym in addition to the other activities. No renderings of this option were presented.

### August 25, 2009 Open House

An Open House was held to get additional input on the design options from the public. Three design options were presented with characteristics for each scheme:

#### Option A (Option 1 from the 8/11/09 advisory committee meeting) (Appendix I)

|  |
|--|
| • Most efficient floor plan (build the least amount of building for the same program area)   |
| • Vertical (3-story) community center  |
| • All new building allows for easy integration of daylight and natural ventilation, green roofs, and other green features                                  |
| • Activates SE Stark St and SE 12 <sup>th</sup> Ave  |
| • Activity across from St. Francis Park which provides “eyes on the park”  |
| • Entrance to parking garage close to entrance to community center, minimizing the distance for people to travel to the center                             |
| • Easy to connect between underground parking and center   |
| • Most efficient for PP&R to operate and supervise which results in lower, ongoing taxpayer costs  |
| • Construction of this design can be phased – the facility can be built as funds become available – total funding not needed up front to begin development |
| • Does not address reuse or fate of historic Washington High School  |

#### Option B (originally Option 2) (Appendix J)

|   |
|---|
| • Nearly one-level community center   |
| • New entrance aligned with SE 13 <sup>th</sup> Ave activates Stark St                                |
| • Reuses portion of the ground floor of the existing high school                                      |
| • Preserves central theater in high school but requires a partner to manage the space and the program |

|  |
|--|
| <ul style="list-style-type: none"> <li>• The existing building has to be fully rehabilitated to use any portion of it – requires a development partner to help with these costs</li> </ul>                   |
| <ul style="list-style-type: none"> <li>• Additional site area to use for community garden and children’s playground</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Activity across from St. Francis Park provides “eyes on the park”</li> </ul>  |
| <ul style="list-style-type: none"> <li>• More challenging to operate because of multiple buildings on grade and may require additional PP&amp;R staff</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Renovated building maintenance costs will be higher</li> </ul>  |
| <ul style="list-style-type: none"> <li>• On-grade pool allows for indoor/outdoor connection</li> </ul>   |
| <ul style="list-style-type: none"> <li>• More parking is required to accommodate increased square footage of community center and existing building</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Larger square footage with full build-out and partnership could increase neighborhood impact and traffic</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Construction of this design can be phased – the facility can be built as funds become available – total funding not needed up front to begin development</li> </ul> |
| <ul style="list-style-type: none"> <li>• The high school building is not currently owned by PP&amp;R</li> </ul>  |

**Option 3** (eliminated by the advisory committee because it conflicted with the master plan objective to locate the community center on the corner of SE 12<sup>th</sup> and Stark).

**Option C** (the fourth option presented to the committee on 8/11/09 with the entire community center inside Washington Monroe High School) (Appendix K)

|   |
|---|
| <ul style="list-style-type: none"> <li>• Largest area left for park functions which allows for separate active and passive areas</li> </ul>     |
| <ul style="list-style-type: none"> <li>• Reuses entire Washington High School for community center</li> </ul>                                   |
| <ul style="list-style-type: none"> <li>• Vertical (3-story) community center</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Entrance to community center at the existing historic front entry of Washington High School</li> </ul> |
| <ul style="list-style-type: none"> <li>• Activates SE Stark St</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Project cannot be built in phases, need to have money up front to begin construction</li> </ul>        |
| <ul style="list-style-type: none"> <li>• The high school building is not currently owned by PP&amp;R</li> </ul>                                 |
| <ul style="list-style-type: none"> <li>• Preserves views and grandeur of Washington High</li> </ul>   |

A questionnaire was provided to open house attendees to add their input to the process (Appendix L).

**September 1, 2009 Advisory Committee Meeting**

A summary of the public comments on the design options discussed at the open house was presented. The committee was also provided with construction and operating cost estimates for each option (this was not available at for the Open House). All three options included all the programming elements that the design team felt were important in meeting the cost recovery target. In addition, program elements that the community had prioritized were added. As a result, the size of the design options were approximately 80,000 square feet. The committee discussed their preferences among the three options. Opinions were split between Option A and Option C. Option B received no votes. Some committee members discussed an Option A that incorporated elements of Option B. The committee expressed strong concern about the impacts of an 80,000 sf facility on the community.

**September 8, 2009 Advisory Committee Meeting**

## Design Process Overview

The primary activity of the advisory committee was a small group exercise to reduce the size of the community center, maintain the cost recovery target, and keep high priority programs. The result of this meeting was the “consensus program” that was the basis of future design work.

While the consensus program did provide clear priorities for programming, it did not provide clear agreement on size. Size continued to be a key discussion point throughout the process.

### **September 22, 2009 Advisory Committee Meeting**

The goal of this meeting was for the committee to make a recommendation on the preferred design option. The design consultants presented further refined versions of Options A and C as well as updated cost and budget estimates, program elements, and phasing options. The committee was unable to reach consensus and recommended a preferred design option.

### **October 15, 2009 Open House**

The purpose of this open house was to gather additional input from the community to help the advisory committee in their decision making process. Zari Santner, Director of Portland Parks & Recreation, and CJ Silvester, representing Portland Public Schools, both attended the open house and were available to answer questions from the public. The result of the comments at the open house did not reflect a clear community priority – 46.6% preferred Option C and 44.8% preferred Option A. There was a strong showing of people who expressed concern about preserving the historic nature of the building which would not be accomplished in Option C.

### **November 2, 2009 Advisory Committee Meeting**

The goals of this meeting were to discuss the open house comment results and recommend a preferred design option. Susan Lindsay, chair of the advisory committee as well as Buckman Neighborhood Association, distributed a description of a new option she called Option D. Susan Lindsay had been contacted by a private developer expressing his interest in purchasing the high school building to develop using historic tax credits, with the community center on the ground floor with housing above. Zari Santner indicated PP&R would support looking into this option further. The committee reached a consensus on recommending Option D with Option A as a fallback.

### **December 1, 2009 Advisory Committee Meeting**

The goal of this meeting was to clarify the size, scope and programming of Options D and A and to celebrate the work of the committee. The design consultants presented sketches of Option D (Appendix M) and Option A “Fallback” (Appendix N) to the committee. The committee endorsed this design with the following qualifications: create adequate drop-off areas, ensure the design is sustainable, and prioritize efficient use of space.

Detailed meeting notes are included as Appendix O.

# Appendices



- Appendix A – Washington-Monroe 2004 Report
- Appendix B – Community Centers Technical Paper 2008
- Appendix C – Public Involvement Plan
- Appendix D – Outreach Activities Summary
- Appendix E – Open House Summary Report: October 15, 2009
- Appendix F – Market Analysis
- Appendix G – Parking Analysis Summary
- Appendix H – Advisory Committee Meeting: August 11, 2009
- Appendix I – Open House (option A): August 25, 2009
- Appendix J – Open House (option B): August 25, 2009
- Appendix K – Open House (option C): August 25, 2009
- Appendix L – Open House Comment Summary: August 25, 2009
- Appendix M – Advisory Committee Meeting (option D): December 1, 2009
- Appendix N – Advisory Committee Meeting (option A fallback): December 1, 2009
- Appendix O – Meeting Notes

Appendices

## **APPENDIX A**

Washington-Monroe 2004 Report

Link: <http://www.portlandonline.com/parks/index.cfm?a=228551&c=51821>

Or call 503-823-7529 to order a hard copy.

## APPENDIX B

Community Centers Technical Paper June 2008

Link: <http://www.portlandonline.com/parks/index.cfm?a=218786&c=38306>

Or call 503-823-7529 to order a hard copy.

## APPENDIX C

### Public Involvement Plan

29 January 2009

Project Manager: Susan Meamber

PI Coordinator: Elizabeth Kennedy-Wong

Meeting Facilitator: EKW

Project Start: February 2009

Project Complete: Community Center Opening (This part of the project, scoping and feasibility study will go through August 2009)

#### PROJECT SCOPE

Develop a new community center in inner-southeast Portland that will serve people of all ages and abilities and accommodate a wide range of activities that promote health and wellness, arts/culture, and social interactions. The center components will be determined through feasibility studies and market analysis. The design will likely include a community center, an aquatics center, outdoor recreation facilities, and parking.

#### PROJECT BACKGROUND

In 2003 Portland Public Schools declared the site of the Washington Monroe High School surplus and began working with the Real Estate Trust to dispose of the site for redevelopment into housing. Surrounding neighborhoods, including Buckman, Hosford Abernethy, and Kerns became alarmed at the lack of public process and at the potential for the site to be sold out of the public domain. Additionally, the community had long identified the site as the best potential site for development of a community center. Inner Southeast Portland had been identified as deficient of community facilities for close to 20 years. After negotiation between the City of Portland and Portland Parks & Recreation, the City of Portland purchased a portion of the property for development of a community center and recreation fields.

The development of this project has been identified as a priority by the Central Eastside Urban Renewal Advisory Council, who expanded the URA boundaries to include the site and prioritized it for funding. Additionally, City Council committed to the development of the site with its purchase in 2003.

#### PROJECT DIRECTION

A single design/build contract for the entire project is being investigated. The proposed work will be broken into phases that will be awarded when funding becomes available.

#### Timeline

|  |                        |
|--|------------------------|
| <b>Start: December 2008</b>  | <b>End: March 2010</b> |
| <b>Phase I</b> – Feasibility study, schematic design and cost estimate – June 2009 |                        |
| <b>Phase II</b> – Design Development and cost estimate – dependent on funding      |                        |
| <b>Phase III</b> – Bid/Construction – dependent on funding                         |                        |

#### Budget

\$40-\$45 million total project costs

\$667,000 of federal funding is currently available for Phase I

**PROJECT OBJECTIVES**

Create a facility design that:

- Can be efficiently operated and maintained
- Provides for maximum flexibility in programming
- Is financially feasible and affordable
- Meets a minimum gold LEED standard
- Enables staged development if necessary
- Reflects a character that captures the qualities and spirit of the City of Portland

**POTENTIAL ISSUES AND OPPORTUNITIES**

The host neighborhood is highly invested in this project. Buckman Community Association identifies as the champions of the community center. They have articulated concerns about the facility and its impacts to the community including traffic and parking. We will need to work closely with them to ensure that they are integrally involved in addressing these issues.

The development of this community center may have impacts on service and programming at the Matt Dishman Community Center. This facility should be engaged as we look at programming WAMO.

Hosford Abernethy, Kerns, Richmond, and other neighborhoods have expressed that the interests of the Buckman neighborhood are being prioritized over the interests of the larger community. The best way to ensure all interests are heard and weighed appropriately is to create a broad and inclusive process that ensures that we are listening and responding to everyone who has a stake in this facility.

**PUBLIC INVOLVEMENT OVERVIEW**

A Project Advisory Committee was convened in October 2003 to work with the community to identify community needs and develop a general concept plan for the site. Primary findings from that work were:

- Depending on the size and design of facilities, approximately 4.5 acres of the site will be needed for the community center/swimming pool and playfield/open space.
- The preferred location for the community center is at the corner of SE 12th Avenue and SE Stark Street.
- The original Washington-Monroe High School building should be preserved and utilized for housing; the other buildings are not expected to be retained.
- Parking for both the housing and community center/swimming pool should be underground.
- The stand of trees in the southwest corner of the site should be preserved as open space/park.

Portland Parks & Recreation has been working closely with PPS over the past several years to develop the housing and recreations components in coordination with each other. Unfortunately, after several years, the fate of the housing development is still unclear.

This project will draw heavily from information gathered from the previous Project Advisory Committee. We will begin with their findings and ask the public to weigh in on how the community and its needs may have changed in the ensuing 5 years.

Portland Parks & Recreation (Director or Commissioner) will appoint an advisory committee to guide this process. The Advisory Committee will review all information from the feasibility and community studies and develop recommendations for programming and development of the facility.

## Appendices

We will strive to develop excellent communication systems with the interested stakeholders. Additionally, a key responsibility of the Advisory Committee will be to communicate information to the constituencies they represent.

Applications for the Advisory Committee will be solicited from the community at large and from key stakeholder groups, including, but not limited to:

### **Stakeholder Outreach (this is not intended to be exhaustive)**

- Buckman Community Association
- Hosford Abernethy Neighborhood District
- Downtown Neighborhood Association
- Buckman School
- Central Eastside Industrial Council
- Reach CDC
- Join
- Multnomah Youth Commission
- Benson High School
- Blind Commission

### **Project Advisory Committee (10-15 people suggested)**

Knowledge of :

- Local youth (school or parent representative)
- Architecture
- Recreation programming (YMCA, Club, etc.)
- Accounting
- Community – surrounding neighborhoods
- Housing Development
- PP&R Recreation Staff
- PP&R Facilities Staff

### **Publications/Notification**

- Newsletters/Postcards
  - Initial newsletter mailed to carrier routes

- Meeting/Event Notices/Fliers
  - Fliers in local businesses
  - Distributed through school take homes

- Website
  - Updated monthly

- Signage
  - Posted on fencing around facility

- Media
  - Opportunity for media and publicity around federal support (delegation) of the project.
  - Need to work with Government Relations to determine if we still want to pursue this opportunity.

### **Public Meetings**

Anticipate two Open Houses in addition to Advisory Committee meetings.

## PI Schedule

March 2009

Develop materials

Article for local publications and websites

Advisory Committee Interest Form

PAC Recruitment (deadline February 15)

Article in SE Examiner

Information distributed to neighborhood association websites

ONI Notification

Media Release

Project Team meets to review Advisory Committee Applicants

Announce Advisory Committee

Article in SE Examiner

Mail meeting invitations

Week of March 30

Advisory Committee Meeting #1

Project Orientation

Goal

What is a Community Center?

National and local trends and information

Review RFP process and consultant selection timeline

Review meeting calendar and committee roles and responsibilities

April 9

Public Meeting – Project Kick-Off

Overview of process

Review results of 2004 PAC

Public input on what the community needs

Late April

Sub-committee reviews RFP's

Advisory Committee Meeting #2 – Meet with Consultant finalists

June

Award Consultant Contract

July

Advisory Committee Meeting #3 – Meet with Consultants, Review work plan and timeline

July/August

Consultants work

Traffic Assessment

Community Survey

Market Survey

August 25

Public Meeting #2 – What we heard

August/September

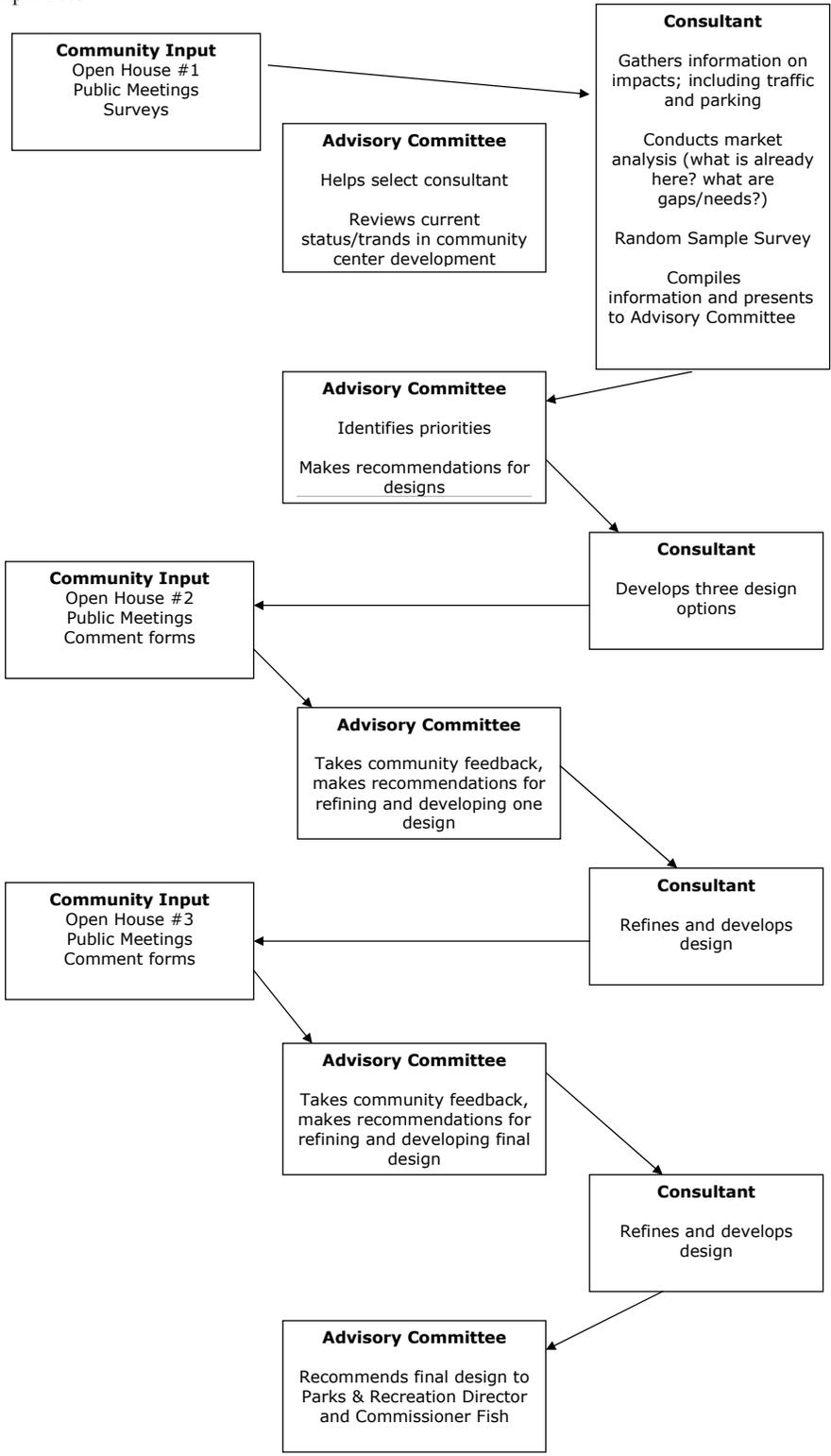
Advisory Committee Meeting #4 – Prioritizing and balancing programs and impacts

October

Public Meeting #3 – Present proposed program

Advisory Committee Meeting #5 – Finalize proposed program

**Washington High Community Center**  
 Public Input Process  
 April 2009



## APPENDIX D

### Outreach Activities Summary

May 5, 2009

The following organizations have completed or proposed activities to gather feedback on the proposed Washington High Community Center.

#### Completed

|                        |        |     |
|------------------------|--------|-----|
| Kerns/Buckman Clean-Up | Survey | 120 |
| Open House             | Survey | 45  |
| <hr/>                  |        |     |
| Total                  |        | 165 |

#### Planned

|  |                       |      |
|--|-----------------------|------|
| Buckman Community Association<br>Immediate neighbors | Targeted Mailer       | 1739 |
| Friends of Ladd Gardens                              | Survey – Door to Door | 665  |
| Buckman Sun School/PTA                               | Youth Activity        | 200  |
| Center for Intercultural Organizing                  | Event                 | 100  |
| Southeast Uplift/<br>Buckman neighbors               | Event                 | 100  |
| Reach  | Mailer - 97214        | 535  |
| HAND   | Targeted Survey       | 100  |
| <hr/>  |                       |      |
| Total  |                       | 3439 |

Using the rule of halves – of the 2,939 distributed by mail or dropped at the door – I would expect to receive approximately 200 back. The committed events will yield another 500. This could bring us up to a total number of responses between 800-1,000.

All events and activities are required to target their participation to individuals who live inside the proposed community center service area. All responses can be tracked by zip code.

Portland Parks & Recreation is working with each group to develop consistent tools to gather information and ensure all outreach efforts reflect a consistent understanding and message about the project.

**Outreach Evaluation**

August 28, 2009

**Overview**

The Public Involvement Plan for this project outlines a strategy that focused on intense grassroots outreach and visibility efforts in the initial phases. Through surveys and community activities the project generated a solid list more than 1,000 individuals who are interested in the Washington High Community Center. Additionally, approximately 50 individuals have contacted Portland Parks & Recreation requesting to receive information.

This initial list of names gathered from the surveys forms the foundation of outreach activities for the duration of the project.

**Budget**

\$60, 000 or 10% of the project budget was set aside for public involvement. Below is a breakdown of expenses to date.

|                             |   |
|-----------------------------|---|
| \$ 7,350                    | Outreach Support (surveys)                      |
| \$ 950                      | Advertising (Open House 2)                      |
| \$ 30,000 (total projected) | Staff Time@ averaged 10 hours/week for 9 months |
| \$ 6,000                    | Printing & Distribution                         |
| \$ 6,000                    | Meetings & Open House                           |
| <b>\$50,300</b>             | <b>Total</b>                                    |

**Outreach Targets (in order of most likely to actively engage in the process)**

- Self-identified interested parties – people who have already expressed an interest are the most likely people to attend an open house – we have a solid list of those based on the survey response and an additional list of 110 folks who have contacted parks directly = 1,000 people
- Engaged community members – neighborhood associations, community based organizations, etc.
- Business community – through business associations and targeted businesses through CEIC
- General community

**Strategies**

|   |                |
|---|----------------|
| <ul style="list-style-type: none"> <li>• Direct Mail – most expensive, most effective with already identified interest individuals (need to repeat mailings if this strategy is used to target folks who don't already have this on their radar – think about campaign mailings)</li> </ul> | 1,000 pieces   |
| <ul style="list-style-type: none"> <li>• Print Advertisement</li> </ul>   | 3 ads<br>\$950 |

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Electronic alerts – cost effective, easy to target, easy to broadcast, easy to repeat. Email can be sent to identified supporters, supporters can easily forward.</li> </ul> | <p>emailed directly to 750 people, 4 times (July 23, August 12, August 19, August 21) – including neighborhood associations, business associations, community organizations</p>           |
| <ul style="list-style-type: none"> <li>Posters – good visibility, limited life span (3-5 days)</li> </ul>   | <p>Distributed posters between the river and 39<sup>th</sup> (up to 50<sup>th</sup> on Division and Hawthorne) and I-84 and Holgate – 2 rounds, week of August 10 and 17, 200 posters</p> |
| <ul style="list-style-type: none"> <li>Fliers – cost effective</li> </ul>   | <p>500 random distribution</p>  |
| <ul style="list-style-type: none"> <li>Phone Calls – cost effective, labor intensive, good persuasion strategy</li> </ul>   | <p>Targeted to business community (CEIC) Michael Z. assisted with outreach</p>  |
| <ul style="list-style-type: none"> <li>Media – hard for pre-event coverage to increase visibility, good for day-of visibility</li> </ul>  | <p>Press release went out, Channel 2 was present</p>  |

**Brainstorm list at 7/14/09 meeting**

**Status**

|  |   |
|--|---|
| <p>Brooklyn, Hand, Creston-Kenilworth, Richmond, Sunnyside, Belmont Area Business Association, East Burnside Business Association, Hawthorne Area Business Association</p> | <p>10 neighborhood associations directly by phone early in the project (March). Each neighborhood association receives the information sent to the Advisory Committee (meeting minutes, project information etc.). Four notices about the open house were sent.</p> |
| <p>SE Examiner, Sellwood Bee, Hollywood Star– an article or paid public notice</p>   | <p>Advertisements were placed for August editions</p>   |
| <p>Kerns Neighborhood picnic</p>   | <p>?</p>  |
| <p>Neighborhood Night Out</p>  | <p>?</p>  |
| <p>Sundays in the Park – August 16, combined with Hawthorne Street Fair. MAS suggested holding the open house at Warner Pacific.</p>                                       | <p>?</p>  |

## Appendices

|  |  |
|--|--|
| Buckman Blog   | ?  |
| Neighborhood websites; HAND website  | ?  |
| Movies/Concerts in the Park – an announcement can be added to the big screen.  | ?  |
| Land use meetings  | Not done (electronic notification only)                                |
| Libraries – possibly used on their screen savers (also could be done in schools and community centers)   | Not done   |
| Other community centers  | Done   |
| Kiosks – CY would distribute posters to kiosks in the area   | Done   |
| SE Industrial Area (URAC) – from 12 <sup>th</sup> to the Willamette. MW commented that PP&R needed to find out more about that potential user group. EKW confirmed that due to cost considerations, the survey mailing did not get sent to businesses. | EKW contacted Michael Z. (CEIC) who agreed to contact area businesses. |
| Walking around the neighborhoods and businesses with fliers. LG offered to help. EKW noted that she will request PAC assistance with posters.<br>Doggie daycare centers<br>Children daycare centers<br>Fitness gyms/yoga centers                       | Done – 200 posters, 500 fliers distributed in two rounds               |
| Business Associations  | Done   |
| A PP&R media release   | Done   |

It was assumed that the neighborhood representative on the committee for a specific neighborhood association assisted by forwarding the electronic alerts to their lists and posting the information on their websites.

We did not discuss doing a carrier route mailing for this Open House. There are more 50,000 households in the 2 mile catchment area – not including businesses.

Fliers were provided to committee members at the July 28 meeting and posters were provided for distribution on August 14.

Finally – additional emails have been sent to our entire contact list informing them of the opportunity to comment on the design options online.

## APPENDIX E



**Washington High Community Center  
Open House Summary Report  
November 2, 2009**

**Overview**

The Washington High Community Center Open House took place Thursday, October 15. More than 120 people were in attendance. The meeting format included brief remarks from the Advisory Committee Chair Susan Lindsay and PP&R Director Zari Santner. CJ Sylvester from Portland Public Schools was invited to present information on the position of the school district regarding the future of the existing building. Many of the participants were interested in understanding the district's plans for the building and a healthy contingent emerged interested in conserving the building for future use – not demolishing the interior for a community center. A representative from the Bosco-Milligan Foundation was present with a position paper advocating for the preservation of the entire Washington High School Building.

The Portland Parks & Recreation Project Manager, Susan Meamber, gave an update on where we were with the designs. Questions were taken from the entire group and then the audience was invited to view the designs at one of the three stations (each was identical) and speak directly with members of the design team, advisory committee, and Portland Parks & Recreation.

A comment form was available at the meeting and the form was online through October 26. Notifications were sent electronically to our contact list (1,000+) informing the public of the availability of the comment form.

**Outreach Summary**

- Mailing – a postcard was mailed to our contact list (965 names) in late September
- Posters – 200 posters were distributed to area businesses from Burnside to Holgate and from the river to 50<sup>th</sup>. Posters were also placed along Broadway and businesses along Fremont.
- Fliers – 20,000 fliers were distributed to households and businesses from Fremont to Holgate. In Southeast from 12<sup>th</sup> to 20<sup>th</sup> and Burnside to Powell. Also the Kerns and Brooklyn neighborhoods were targeted.
- Electronic notification – Electronic notification was sent three times in the month prior to the Open House to all neighborhood and business associations in the service area.

**Comment Form Summary**

| Please indicate your preference on Options A or C by picking one of the following. |            |       |
|--|------------|-------|
| Strongly prefer Option C   |            | 46.6% |
| Strongly prefer Option A   |            | 44.8% |
| Either Option is great   |            | 8.6%  |
| <b>Total</b>   | <b>116</b> |       |

**General Observations**

- Respondents who preferred Option C were still divided about preservation of the building vs. interior demolition
- Emerging voice suggests that there is a lot of support for preserving the building and a community center may not be the right “fit”
- People feel they have waited a long time for this facility
- The desire for a gym was repeated throughout the comments
- Option B was brought up throughout the comments
- Many respondents suggested that A provided good anchor for corner of 12<sup>th</sup> and Stark
- More respondents felt more strongly about building the community center within the high school than building a new building ( 81.6% vs. 60.5%)
- Respondents support the notion of phasing if they get something built sooner, but they want certainty that they will get to completion
- Respondents want the high school to be used
- Not having to deal with PPS was a bonus for respondents who preferred Option A
- Size of the facility did not seem to make a significant difference to those who supported Options A or C

**IF YOU PREFER OPTION A**

We would like to know what characteristics of OPTION A influence your preferences.

- 1 – This is very important to me
- 3 – I don't have an opinion
- 5 – This is not important to me

| 1. This option creates a new 3-story building on the open site at SE 12 <sup>th</sup> and Stark. |           |       |
|--|-----------|-------|
| 1 + 2  |           | 60.5% |
| 3 Neutral  |           | 19.7% |
| 5 + 4  |           | 19.7% |
| <b>Total</b>   | <b>76</b> |       |

- Renovation is potentially risky
- New building provides community with what they want, program, sustainable
- Strengthens intersection
- More cost effective

**2. The center could be built in phases – start with a smaller facility and added on to over time as funding becomes available.**

|              |           |       |
|--------------|-----------|-------|
| 1 + 2        |           | 54.3% |
| 3 Neutral    |           | 27.2% |
| 5 + 4        |           | 18.5% |
| <b>Total</b> | <b>81</b> |       |

- Allows community to get something more quickly – need something now!
- Concerns about completion/delays
- More expensive in the long term

**3. Does not address the future of the existing Washington High School building.**

|              |           |       |
|--------------|-----------|-------|
| 1 + 2        |           | 65.4% |
| 5 + 4        |           | 19.2% |
| 3 Neutral    |           | 15.4% |
| <b>Total</b> | <b>78</b> |       |

- While people generally agreed this was a concern – they did not assume the solution was to put the community center inside the building.
- Find another use for it
- School districts responsibility

**4. Does not require any property negotiations with Portland Public Schools (12<sup>th</sup> and Stark site owned by PP&R).**

|              |           |       |
|--------------|-----------|-------|
| 1 + 2        |           | 66.7% |
| 5 + 4        |           | 22.2% |
| 3 Neutral    |           | 11.1% |
| <b>Total</b> | <b>72</b> |       |

**5. Center size may need to be limited due to the potential build out of adjacent Washington High.**

|              |           |       |
|--------------|-----------|-------|
| 3 Neutral    |           | 35.3% |
| 1 + 2        |           | 39.7% |
| 5 + 4        |           | 25.0% |
| <b>Total</b> | <b>68</b> |       |

- Don't limit building size to accommodate the building
- Several people did not understand the question
- Limiting size is unacceptable
- Limiting size is a good idea

| 6. Activates the intersection of SE 12 <sup>th</sup> and Stark. |           |       |
|---|-----------|-------|
| 1 + 2   |           | 51.3% |
| 3 Neutral   |           | 26.4% |
| 5 + 4   |           | 22.2% |
| <b>Total</b>  | <b>72</b> |       |

- Generally like the idea of increasing people/activity in the area

**IF YOU PREFER OPTION C**

We would like to know what characteristics of OPTION C influence your preferences.

**1 – This is very important to me**

**3 – I don't have an opinion**

**5 – This is not important to me**

| 1. This option builds the community center within the exterior walls of existing Washington High School. |           |       |
|--|-----------|-------|
| 1 + 2  |           | 81.6% |
| 3 Neutral  |           | 10.5% |
| 5 + 4  |           | 7.9%  |
| <b>Total</b>   | <b>76</b> |       |

- Like look and feel of the building
- Concern with gutting

| 2. The center could be phased with some program elements added as money becomes available. |           |       |
|--|-----------|-------|
| 1 + 2  |           | 66.7% |
| 3 Neutral  |           | 25.3% |
| 5 + 4  |           | 8.0%  |
| <b>Total</b>   | <b>75</b> |       |

- People supported phasing as a way to get something done

| 3. Provides a certain future for Washington High School. |           |       |
|--|-----------|-------|
| 1 + 2  |           | 85.5% |
| 3 Neutral  |           | 7.9%  |
| 5 + 4  |           | 6.6%  |
| <b>Total</b>   | <b>76</b> |       |

- Not the right future for the building
- Great way to take advantage of the building

| 4. Requires acquisition of high school building (owned by Portland Public Schools) for project. |           |       |
|---|-----------|-------|
| 1 + 2   |           | 45.2% |
| 3 Neutral   |           | 31.5% |
| 5 + 4   |           | 23.2% |
| <b>Total</b>  | <b>73</b> |       |

- It is a big deal, but it is not a deal breaker

| 5. The additional full block of land at 12 <sup>th</sup> and Stark could be used for open/green space. |           |       |
|--|-----------|-------|
| 1 + 2  |           | 86.3% |
| 3 Neutral  |           | 11.0% |
| 5 + 4  |           | 2.8%  |
| <b>Total</b>   | <b>73</b> |       |

- People really like the idea of more green space

| 6. Preserves the look, views and external facade of the existing historic high school. |           |       |
|--|-----------|-------|
| 1 + 2  |           | 81.7% |
| 3 Neutral  |           | 9.9%  |
| 5 + 4  |           | 8.4%  |
| <b>Total</b>   | <b>71</b> |       |

- Look of building fits with the neighborhood
- A lot of community attachment to building

| 7. Allows for a larger community center. |           |       |
|--|-----------|-------|
| 1 + 2                                    |           | 53.5% |
| 3 Neutral                                |           | 29.6% |
| 5 + 4                                    |           | 16.9% |
| <b>Total</b>                             | <b>71</b> |       |

- Space will be well utilized
- Already too big – smaller is better

| 8. Limiting additional development on the site reduces parking and traffic impacts |           |       |
|--|-----------|-------|
| 1 + 2  |           | 75.7% |
| 3 Neutral  |           | 12.9% |
| 5 + 4  |           | 11.4% |
| <b>Total</b>   | <b>70</b> |       |

- Parking is an issue
- Increase motivation for alternative transportation
- Parking is essential
- Parking is overblown

**How much do you agree with the following statement?**  
 If the old high school were able to be acquired and reused for this project, would you prefer to build the community center there preserving the exterior shell and appearance, and providing for increased site open space rather than building an entirely new structure for the center and not incorporating the high school? (pick one below)

| Indicate your answer to the statement above. |           |       |
|--|-----------|-------|
| 1 - strongly agree                           |           | 57.6% |
| 5 - strongly disagree                        |           | 31.5% |
| 3 Neutral                                    |           | 7.6%  |
| <b>Total</b>                                 | <b>92</b> |       |

| Would you be willing to pay more for this option? (pick one) |           |       |
|--|-----------|-------|
| Yes  | 60        | 70.6% |
| No   | 25        | 29.4% |
| <b>Total</b>   | <b>85</b> |       |

| How much more? (pick one) |           |       |
|---------------------------|-----------|-------|
| \$10 million              | 25        | 30.9% |
| \$0                       | 19        | 23.5% |
| \$20 million              | 14        | 17.3% |
| \$5 million               | 14        | 17.3% |
| \$15 million              | 9         | 11.1% |
| <b>Total</b>              | <b>81</b> |       |

### Demographic Information

| I am age     |            |       |
|--------------|------------|-------|
| 45-59        | 49         | 40.2% |
| 35-44        | 31         | 25.4% |
| 25-34        | 22         | 18.0% |
| 60-79        | 15         | 12.3% |
| 80 & over    | 3          | 2.5%  |
| 16-24        | 2          | 1.6%  |
| <b>Total</b> | <b>122</b> |       |

| I am         |            |       |
|--------------|------------|-------|
| female       | 57         | 50.4% |
| male         | 55         | 48.7% |
| other        | 1          | 0.9%  |
| <b>Total</b> | <b>113</b> |       |

| How many children do you have living with you under the age of 18? |           |       |
|--|-----------|-------|
| 0  |           | 31.2% |
| 1  |           | 27.5% |
| 2  |           | 27.5% |
| 3  |           | 8.8%  |
| 4  |           | 2.5%  |
| 5  |           | 2.5%  |
| <b>Total</b>   | <b>80</b> |       |

| Regarding residence, I... |            |       |
|---------------------------|------------|-------|
| own                       | 95         | 81.9% |
| rent                      | 19         | 16.4% |
| other                     | 2          | 1.7%  |
| <b>Total</b>              | <b>116</b> |       |

| I live in the following Portland neighborhood |            |       |
|---|------------|-------|
| Buckman                                       |            | 49.1% |
| HAND  |            | 19.3% |
| Kerns   |            | 7.8%  |
| Sunnyside                                     |            | 7.0%  |
| Richmond                                      |            | 2.6%  |
| Brooklyn                                      |            | 1.8%  |
| Concordia                                     |            | 0.9%  |
| Fairview                                      |            | 0.9%  |
| Grant Park                                    |            | 0.9%  |
| Hollywood                                     |            | 0.9%  |
| King  |            | 0.9%  |
| Laurelhurst                                   |            | 0.9%  |
| Lloyd Center Area                             |            | 0.9%  |
| Montavilla                                    |            | 0.9%  |
| Mt Tabor                                      |            | 0.9%  |
| Mt Tabor/Sunnyside                            |            | 0.9%  |
| Oregon City                                   |            | 0.9%  |
| skyline                                       |            | 0.9%  |
| Western edge of Tabor                         |            | 0.9%  |
| Woodlawn                                      |            | 0.9%  |
| <b>Total</b>                                  | <b>114</b> |       |

**88% of participants came from the identified service area.**

| I identify as                 |     |       |
|-------------------------------|-----|-------|
| Caucasian/White               | 110 | 89.4% |
| Other                         | 8   | 6.5%  |
| Asian/SE Asian                | 2   | 1.6%  |
| Latino                        | 1   | 0.8%  |
| Native American/Alaska Native | 1   | 0.8%  |
| Pacific Islander              | 1   | 0.8%  |

| How often do you travel by foot? |            |       |
|----------------------------------|------------|-------|
| Daily/weekly                     |            | 98.4% |
| Infrequently                     |            | 0.8%  |
| Monthly                          |            | 0.8%  |
| <b>Total</b>                     | <b>124</b> |       |

| How often do you travel by car? |            |       |
|---------------------------------|------------|-------|
| Daily/weekly                    |            | 57.6% |
| Infrequently / never            |            | 7.2%  |
| Monthly                         |            | 4.0%  |
| <b>Total</b>                    | <b>125</b> |       |

| How often do you travel by bike? |            |       |
|----------------------------------|------------|-------|
| Daily/weekly                     |            | 64.7% |
| Infrequently /never              |            | 27.9% |
| Monthly                          |            | 7.4%  |
| <b>Total</b>                     | <b>122</b> |       |

| How often do you travel by bus? |            |       |
|---------------------------------|------------|-------|
| Monthly                         |            | 27.4% |
| Infrequently/never              |            | 34.2% |
| Daily/weekly                    |            | 38.5% |
| <b>Total</b>                    | <b>117</b> |       |

| How did you hear about the Open House? |            |       |
|--|------------|-------|
| Flier                                  | 43         | 33.6% |
| Email                                  | 40         | 31.3% |
| Other                                  | 20         | 15.6% |
| Newspaper                              | 16         | 12.5% |
| Postcard                               | 9          | 7.0%  |
| <b>Total</b>                           | <b>128</b> |       |

This question was not asked (the Advisory Committee eliminated Option B in August). Respondents wrote in the Option.

| I prefer Option B |    |  |
|-------------------|----|--|
| Yes               | 11 |  |

APPENDIX F

# WASHINGTON HIGH COMMUNITY CENTER

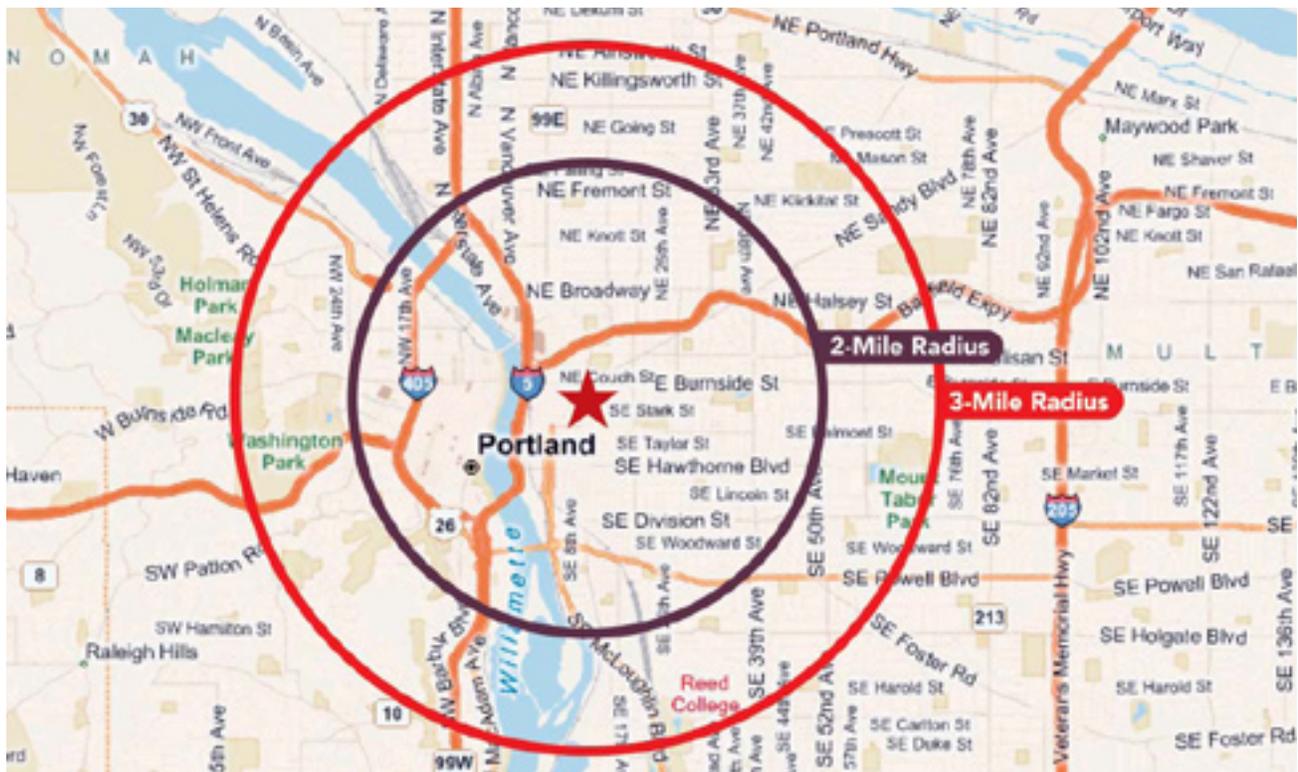
## MARKET ANALYSIS

### Overview

To assess the market conditions that may have an impact on the facility's space programming, participation and total revenue, The Sports Management Group performed a market analysis. It examined the demographics of the service area and the trends impacting the demand and delivery of recreational services, and inventoried the public and commercial providers to test the capacity of the market to serve and meet the market for selected activities.

### Service Area

Mileage radii define service areas and target markets. The primary service area has been defined as the population residing with a two-mile radius of the Washington Monroe High School site at SE Stark Street and SE 12th Avenue. The secondary service area includes the area within a three-mile radius of the site.



## MARKET ANALYSIS

### Demographics

Demographics are an effective instrument for making conclusions about potential center users and appropriate programs because recreation interests vary based on differences in age, family status, income, and other demographic measures. The American Sports Data, Inc (ASD) "Superstudy" is of assistance in this process: it asked a random sampling of survey respondents to identify those activities in which they participated at least once in the previous year, and then asked them to estimate their frequency of participation in that year. Those responses were categorized using demographic indicators, and the study noted correlations between certain demographic groups and their frequency of participation. An examination of educational attainment and income, household composition, and age groupings within the service area helps to make more general conclusions on the ability and likelihood of demand for facilities and the purchases of passes or daily admission.<sup>1</sup>

Demographic data provided in this report is based upon data obtained from DemographicsNow, a Census-based demographics supplier, and is provided for the year 2008 unless otherwise stated.

### Population

There are 90,356 people residing within a two-mile radius of the Washington Monroe High School site, approximately 17% of the total population of the City of Portland (545,917). There are 181,721 residents, one-third (33.3%) of the total population of the City of Portland residing within three miles of the site.

|               | Total Population |         |          |
|---------------|------------------|---------|----------|
|               | 2008             | 2013    | Increase |
| 2-Mile Radius | 90,356           | 92,549  | 2.4%     |
| 3-Mile Radius | 181,721          | 187,373 | 1.5%     |
| Portland      | 545,917          | 555,514 | 1.8%     |

Source: DemographicsNow

DemographicsNow estimates the population of the City of Portland will grow 1.8% by 2013 to 555,514. The population within a two-mile radius of the site is projected to grow at a higher rate of 2.4% to 92,549, while the population within a three-mile radius of the site is expected to grow 1.5% by 2013.

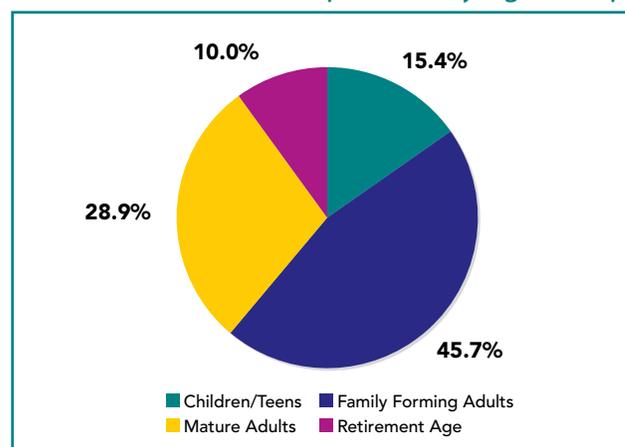
### Age Groups

#### BABY BOOMERS

Baby Boomers are defined as those born between 1946 and 1964, or those aged 45 to 63. For this study, the age group is expanded to age 64 and referenced as the "mature adult population."

There are 26,090 mature adults within a two-mile radius of site, or 28.9% of the total population residing within the primary service area. This is consistent with the population of mature adults within a three-mile radius of the site (28.5%) and within the City of Portland (27.9%). The mature adult population is projected to increase by approximately one and a quarter percentage points in the primary and secondary service areas by 2013, slightly higher than the estimated 1% in Portland. The higher rate of increase of mature adults within the primary and secondary service areas illustrates the strength of the community and the desire of residents to grow old in place.

Population by Age Groups



Source: DemographicsNow

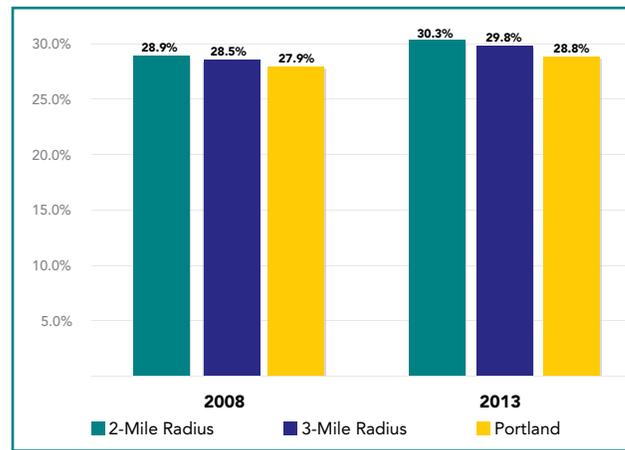
## MARKET ANALYSIS

### IMPACT ON PARKS AND RECREATION:

As these Boomers continue to age, the senior population will sharply increase in numbers over the next two decades. The impact Baby Boomers have on the community is significant. Boomers are unlike any generation preceding them. They are health-conscious, active overall and will exercise, work, and live longer than any previous generation. As they age, Baby Boomers will likely have increased interest in participating in fitness activities and enrichment classes that are designed for them.



Mature Market



Source: DemographicsNow

### FAMILY FORMING ADULTS

Within the primary service area family forming adults, ages 20 to 44, comprise the largest segment of the population (45.7%). This is significantly higher than the City (36.8%), Multnomah County (35.9%), or the State (34.7%). Within this age cohort the largest group is age 25 to 34 (20.9%) also referred to as Generation X. The unique qualities of the Hawthorne District-- the availability of affordable housing, eclectic shops, trendy restaurants, and the "fun and funky feel"<sup>iii</sup> have attracted this age group.

| Age Groups            | 2-Mile Radius |       | Portland |       | Multnomah |       | Oregon    |       |
|-----------------------|---------------|-------|----------|-------|-----------|-------|-----------|-------|
| Total Population      | 90,356        |       | 545,917  |       | 690,144   |       | 6,555,088 |       |
| Family Forming Adults | 41,319        | 45.7% | 200,621  | 36.8% | 247,837   | 35.9% | 2,278,824 | 34.7% |
| 20-24                 | 7,375         | 8.2%  | 31,958   | 5.9%  | 39,747    | 5.8%  | 446,898   | 6.8%  |
| 25-34                 | 18,924        | 20.9% | 80,865   | 14.8% | 97,563    | 14.1% | 898,919   | 13.7% |
| 25-44                 | 15,020        | 16.6% | 87,798   | 16.1% | 110,527   | 16.0% | 933,007   | 14.2% |

Source: DemographicsNow

## MARKET ANALYSIS

### Age Groups

#### FAMILY FORMING ADULTS - CONTINUED

Generation X is defined as the generation born between mid-60's to 1981 (depending on the source).

Gen Xers make up about 20% of the U.S. population and represent an estimated \$1.2 trillion in spending power. Because this group will exercise this spending power to become a dominant force in the economy, there is extensive research regarding their interests, values, and spending patterns.<sup>iii</sup>

#### IMPACT ON PARKS AND RECREATION:

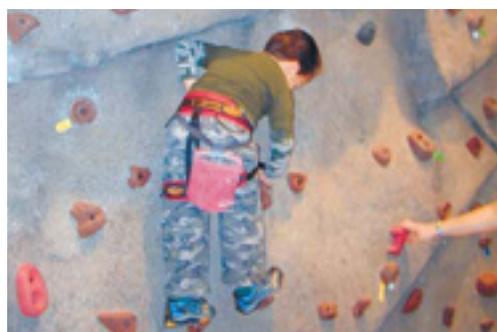
Traditionally members of Generation X tend to value social time with friends, embrace technology, want flexibility in their work life, eat better, exercise more, and are more environmentally conscious. Integration of work, play, family, friends, and technology is a life-style objective.<sup>iv</sup>

In addition, the youth of the adult population suggests that state-of-the-art fitness facilities incorporating technology and a full range of equipment would have a strong appeal. The "Superstudy" conducted by American Sports Data, Inc. indicated that all age groups between the ages of 12 and 44 are significantly (as much as 40%) more likely to work out with free weights, fitness swimming, strength and resistance equipment, and aerobics than other groups.<sup>v</sup>

Spaces within a facility that respond to the interest of this group include the game room, group exercise and yoga studios, gymnasium, pool, and internet café. Food offered in the facility should include healthy options and wi-fi service should also be available.

#### CHILDREN AND TEENS

Children and teens represent 15.4% of the population in the primary service area, or 13,916 people. Whereas the population of family forming adults within the primary service area is significantly greater than that of the City, County, and State, the population of children and teens within the primary service area is significantly less than that of the City (23.9%), County (25.3%), State (26.4%). While this cohort represents a lower percentage of the population the raw numbers indicate a large population of children and teens to be served.



| Age Groups               | 2-Mile Radius |       | Portland |       | Multnomah |       | Oregon    |       |
|--------------------------|---------------|-------|----------|-------|-----------|-------|-----------|-------|
| Total Population         | 90,356        |       | 545,917  |       | 690,144   |       | 6,555,088 |       |
| Children                 | 13,916        | 15.4% | 130,863  | 23.9% | 174,173   | 25.3% | 1,728,588 | 26.4% |
| Pre-School (4 and under) | 3,805         | 4.2%  | 36,031   | 6.6%  | 47,620    | 6.9%  | 432,407   | 6.6%  |
| Youth (5-14)             | 6,284         | 7.0%  | 64,101   | 11.7% | 85,817    | 12.5% | 843,758   | 12.9% |
| Teens (15-19)            | 3,827         | 4.2%  | 30,731   | 5.6%  | 40,736    | 5.9%  | 452,423   | 6.9%  |

Source: DemographicsNow

## MARKET ANALYSIS

### CHILDREN AND TEENS - CONTINUED

The percentage of children and teens within the in the two-mile radius of the Washington High Community Center is 21.5% greater than that within in the two-mile radius of the Southwest Community Center. In addition, with a large family forming adult population, it is expected that the child and teen population will increase over time.

Within the primary service area, there are 6,144 households with children or 12.4% of the total household count compared to the City of Portland (24.7%) or the State (32.6%).

### IMPACT ON PARKS AND RECREATION:

Features that appeal to children and teens include a teen room, gymnasium, rock climbing wall, gymnasium, and a recreational pool with waterslides, current channel, and interactive play features.

## Households with Children

### IMPACT ON PARKS AND RECREATION:

With the large number of family forming adults in the primary service area, it is expected that the number of households with children will increase over the next decade. Planning for this demographic is important to the long-term use and viability of the Washington High Community Center.

To attract or retain families with children, the new facility and programs could offer a wide range of activities for families. This includes programs and activities for new parents and parent and tot classes. Programming for young children should be scheduled concurrently with programming for adults to encourage participation from all members of the family. Scheduling convenience is important for families as today's family is very busy and values their free time.

| Households               | 2-Mile Radius |       | Portland |       | Oregon    |       |
|--------------------------|---------------|-------|----------|-------|-----------|-------|
| Total Households         | 49,393        |       | 237,228  |       | 2,536,076 |       |
| Households with Children | 6,144         | 12.4% | 58,680   | 24.7% | 825,524   | 32.6% |
| Average Household Size   | 1.73          |       | 2.24     |       | 2.53      |       |

Source: DemographicsNow

## MARKET ANALYSIS

### Education

77.4% of residents (53,477) age 25 and over residing in the primary service area have at least some college education, an associates, bachelors, or graduate degree. Comparison with the City (67.6%), State (63.7%), and national average (54.5%) indicate the population within the primary service area is highly educated.

| Educational Attainment          | 2-Mile Radius |       | Portland |       | Oregon    |       | U.S.        |
|---------------------------------|---------------|-------|----------|-------|-----------|-------|-------------|
| Total Persons 25 Years and Over | 69,065        |       | 383,096  |       | 4,379,602 |       | 201,218,330 |
| Some High School or Less        | 5,106         | 7.4%  | 41,528   | 10.8% | 457,450   | 10.4% | 30,045,240  |
| High School Graduate            | 10,482        | 15.2% | 82,697   | 21.6% | 1,130,318 | 25.8% | 61,595,298  |
| Some College or Assoc. Degree   | 18,195        | 26.3% | 108,627  | 28.4% | 1,420,725 | 32.4% | 53,709,006  |
| Bachelor Degree                 | 21,355        | 30.9% | 90,450   | 23.6% | 884,254   | 20.2% | 35,327,843  |
| Graduate or Professional Degree | 13,927        | 20.2% | 59,794   | 15.6% | 486,855   | 11.1% | 20,540,943  |

Source: DemographicsNow

#### IMPACT ON PARKS AND RECREATION:

Education is highly correlated to participation in parks and recreation activities including fitness and enrichment classes, therefore the higher a community's education level, the more interest there will likely be in recreation activities.

Those who are highly educated tend to have diverse parks and recreation interests when compared to those who are not as highly educated. Children of highly educated parents are more likely to be enrolled in after-school enrichment activities.

## MARKET ANALYSIS

### Income

The median household income in the primary service area is \$40,142, up 21.0% from 2000 (\$33,183). The median household income in Portland is significantly higher at \$48,944, however, the population residing within a three-mile radius of the site has a median household income of \$45,211. The per capita income within the primary service area is \$31,310 compared with the City of Portland’s per capita income of \$28,169.

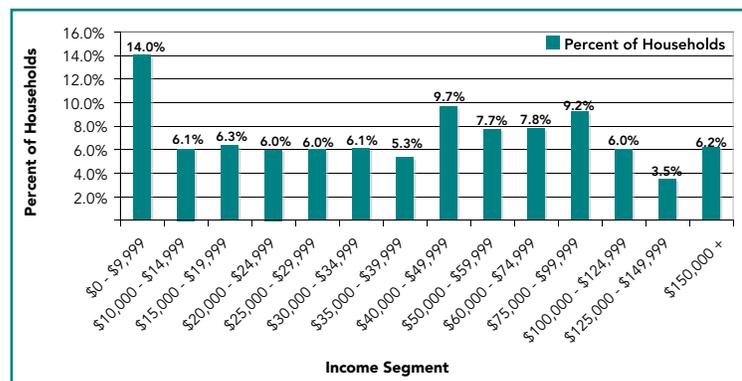
Another factor to consider when analyzing income is the distribution of household income. In the primary service area, this distribution is heavily weighted in the lower range with 14.0% of total households in the primary service area with an income under \$10,000. The distribution also shows that 49.9% of total households make less than \$40,000 per year.

Those households with an annual income under \$10,000 are considered to be living in poverty. Poverty is defined as those living below Poverty Thresholds, based on size of household, as defined by the U.S. Census Bureau and updated annually. For a single household, that threshold is \$10,997. The population below poverty level in the primary service area is 16.8%, four percent or more higher than that of the State (12.8%) and National (12.0%) averages.

| Income              | 2-Mile Radius | 3-Mile Radius | Portland |
|---------------------|---------------|---------------|----------|
| Per Capita Income   | \$31,310      | \$32,338      | \$28,169 |
| Median H.H. Income  | \$40,142      | \$45,211      | \$48,944 |
| Average H.H. Income | \$53,993      | \$61,198      | \$62,354 |

Source: DemographicsNow

### Households by Income



Source: DemographicsNow

#### IMPACT ON PARKS AND RECREATION:

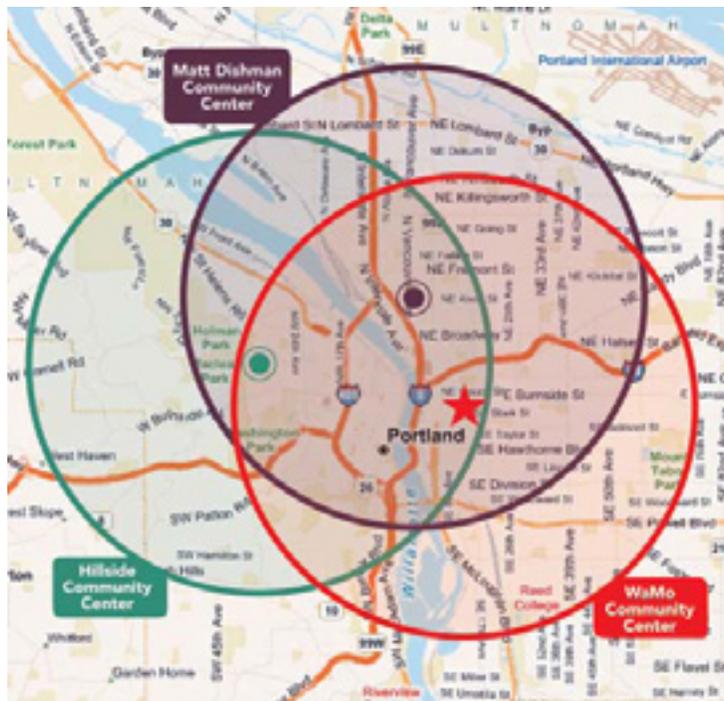
Households with higher discretionary income are more likely to participate in many different activities including before and after school programs, summer camps, and sports and fitness programs.

To serve a population with less discretionary income, pricing for the new community center should include a wide range of options. Diversity in the pricing structure for the new community center will allow access by households at every level of the income scale.

## SERVICE PROVIDERS

An objective of the City's Parks 2020 Vision is to provide "a full-service community center—a center with a pool, arts, facilities classrooms and active recreation facilities—within three miles of every resident." The City of Portland currently owns and operates 12 community centers throughout Portland ranging from basic community centers, such as the Woodstock Community Center, to full-service community centers such as the Southwest Community Center & Pool with a gymnasium, fitness room, kitchen, meeting and pool-side rooms, rock climbing wall, lap pool, and recreation pool. Within a 3-mile radius of the site, there are two community centers, the Matt Dishman Community Center and the Hillside Community Center. The Matt Dishman Community Center is a full-service community center located approximately 1.7 miles from the site. The Hillside Community Center, located 2.7 miles from the site, is a community center without a pool and is not considered a full-service community center.

### Overlap of Community Service Areas

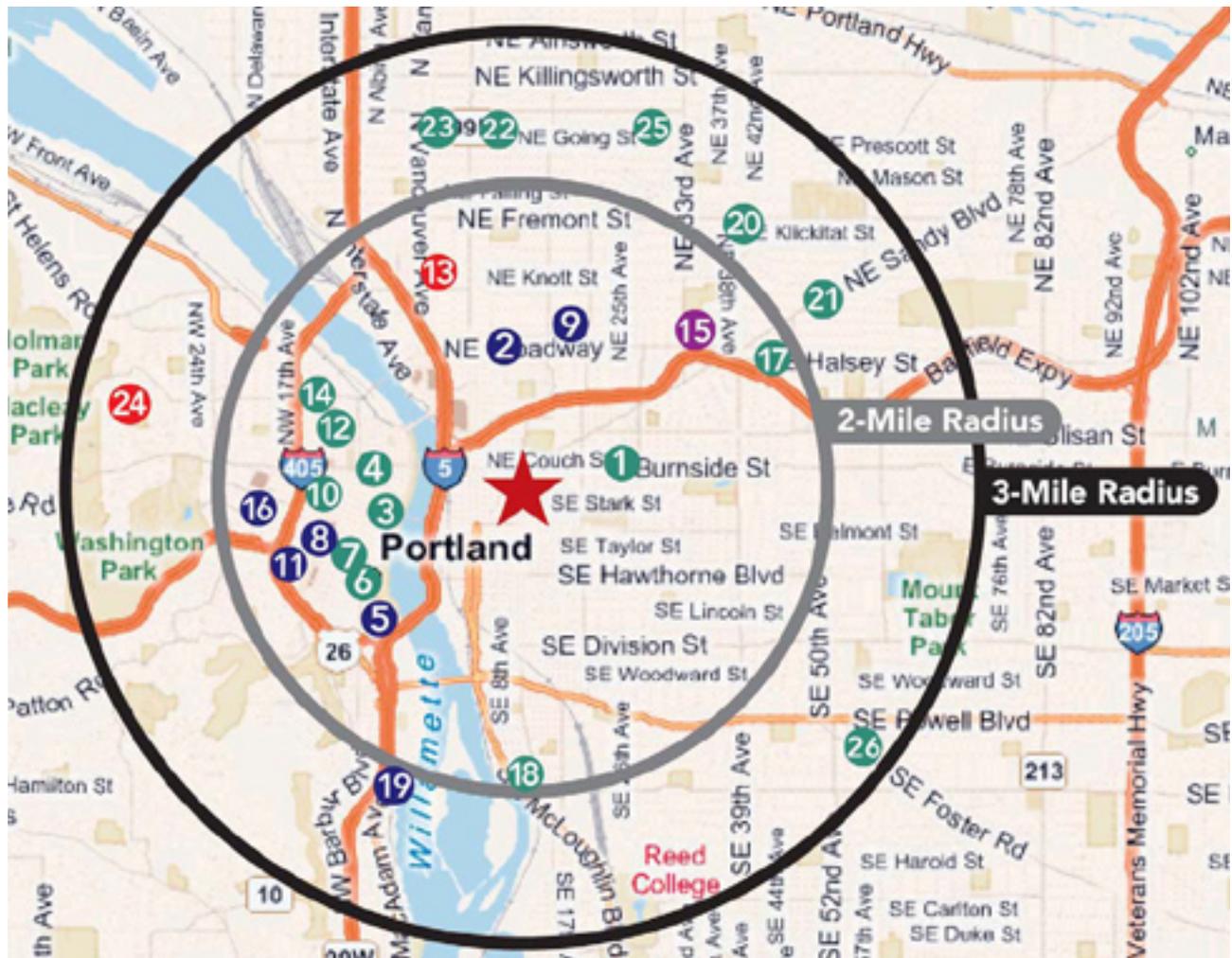


A survey of fitness facilities located within the primary and secondary service areas, excluding specialty facilities, identified 26 public, private and commercial fitness facilities. Of the 26 facilities identified, 18 are located within the primary service area with 11 of the 18 located across the Willamette River on the west side of Portland. The remaining seven fitness providers include two private membership facilities, three commercial facilities, one nonprofit provider, and the City-operated facility Matt Dishman Community Center. Of the seven fitness providers, only two are located south of the Banfield Expressway and both are commercial facilities.

Commercial and private fitness facilities typically serve a market distinct from public facilities. The facilities are sustained by membership fee. Generally, commercial facilities do not offer drop-in admission and apply many limitations to use by youth. Public facilities have traditionally attracted the "fitness seekers," the de-conditioned adult market, mature adults, teens, and families. The only public facility area providing fitness in the primary service area is the Matt Dishman Community Center with a small 1,300 square foot fitness room. The room is heavily used on a daily basis and the demand for use exceeds capacity during peak use times before 9:30 am and after 3:30 pm. To increase the capacity and serve the demand for community fitness facilities, additional facilities must be built.

## SERVICE PROVIDERS

### Area Service Providers Map



LEGEND:

- Commercial
- Private
- City
- Non-Profit

- |                                   |  |
|-----------------------------------|--|
| 1. Whole Body Fitness             | 14. LA Fitness                         |
| 2. Lloyd Athletic Club            | 15. North Community Center             |
| 3. Bally Total Fitness            | 16. Multnomah Athletic Club            |
| 4. West Side Athletic Club        | 17. 24 Hour Fitness Sport              |
| 5. Riverplace Athletic Club       | 18. 24 Hour Fitness Super Sport        |
| 6. 24 Hour Fitness Sport          | 19. Willamette Athletic Club (The WAC) |
| 7. LA Fitness (Coming Soon)       | 20. Alameda Fitness Center             |
| 8. Hilton Portland Athletic Club  | 21. Giants Gym                         |
| 9. Irvington Club                 | 22. The Green Micro Gym                |
| 10. Empower Fitness               | 23. It's About ME Fitness              |
| 11. 10th Avenue Athletic Club     | 24. Hillside Community Center          |
| 12. 24 Hour Fitness Sport         | 25. West Coast Health & Fitness        |
| 13. Matt Dishman Community Center | 26. Foster Fitness Center              |

## Area Service Providers

| Name  | Address                                   | West of the Willamette River  |
|---|---|---|
| Whole Body Fitness                                  | 1408 East Burnside St<br>(503) 234-7253   |   |
| Lloyd Athletic Club                                 | 815 NE Halsey St<br>(503) 287-4594        |   |
| Bally Total Fitness                                 | 110 SW Yamhill St # 130<br>(503) 223-0088 |   |
| West Side Athletic Club                             | 555 SW Oak St<br>(503) 222-7800           |   |
| Riverplace Athletic Club                            | 150 SW Montgomery St<br>(503) 221-1212    |   |
| 24 Hour Fitness Sport                               | 1407 SW 4th Ave<br>(503) 224-2233         |   |
| LA Fitness – coming soon                            | 1270 NE Weilder St<br>(503) 734-2950      |   |
| Hilton Portland Athletic Club                       | 921 SW 6th Ave<br>(503) 220 - 2672        |  |
| Irvington Club                                      | 2131 NE Thompson St<br>(503) 287-8749     |   |
| Empower Fitness                                     | 1127 SW Morrison<br>(503) 274-2639        |  |
| 10th Avenue Athletic Club                           | 1111 SW 10th Ave<br>(503) 294-7420        |  |
| 24 Hour Fitness Sport                               | 1210 NW Johnson St<br>(503) 222-1210      |  |
| Matt Dishman Community Center<br>(City of Portland) | 77 NE Knott St<br>(503) 823-3673          |   |
| LA Fitness  | 1414 NW Northrup St<br>(503) 928-8892     |   |
| Northeast Community Center                          | 1630 NE 38th Ave<br>(503) 284-3377        |   |
| Multnomah Athletic Club                             | 1849 SW Salmon Street<br>(503) 223-6251   |  |

## Area Service Providers - Continued

| Name  | Address  | Across the river?   |
|---|--|---|
| 24 Hour Fitness Sport                           | 4224 NE Halsey St, Ste 100<br>(503) 281-4767         |   |
| 24 Hour Fitness Super Sport                     | 4546 SE Mcloughlin Blvd<br>(888) 243-5002            |   |
| Willamette Athletic Club (The WAC)              | 4949 SW Landing Drive<br>(503) 225-1068              |   |
| Alameda Fitness Center                          | 4016 NE Fremont St<br>(503) 548-4011                 |  |
| Giants Gym                                      | 5223 NE Sandy Blvd<br>(503) 281-4776                 |   |
| The Green Micro Gym                             | 1237 NE Alberta Street<br>(888) 300-4015             |   |
| It's About ME Fitness                           | 4943 NE Martin Luther King Jr Blvd<br>(503) 282-7900 |   |
| Hillside Community Center<br>(City of Portland) | 653 NW Culpepper Terr<br>(503) 823-3181              |   |
| West Coast Health & Fitness                     | 2640 NE Alberta<br>(503) 288-4500                    |   |
| Foster Fitness Center                           | 5623 SE Center St<br>(503) 775-6399                  |   |

## TRENDS ANALYSIS

### Baby Boomers

The aging of the population is having a tremendous impact at both a national and state level. By 2013, it is projected that the aging of the Boomer population will increase the senior population by 20.8% from 9,031 to 10,912 within the primary service area. This number will likely continue to increase rapidly as the Boomer population continues to enter retirement age. Boomers are unlike any generation before them. They have a more positive concept of age as well as different fitness interests, retirement and work expectations, social connection desires, and health and wellness needs. With these changing interests and needs, traditional concepts for parks and recreation are being adapted to better serve this age cohort.

#### CHARACTERISTICS OF THE BABY BOOMERS

Today's seniors have a youthful self-concept as over 63 percent of Baby Boomers state that they feel younger than they are.<sup>vi</sup> Several studies have indicated that feeling younger is a state of mind – and attitude is key. It has also been reported that feeling young is about good health and exercising to stay in good shape. Most Boomers report they are not afraid of aging and as such expect to live longer.



Many of today's older adults will age in place. A study by the National Association of Home Builders reports that annually, only 5 percent of people age 55 and up will relocate with 50 percent of those staying in the same county and 75 percent staying in the same state. Many of today's Boomers are part of the "sandwich generation." Approximately 1 in 8 are raising a child and providing financial assistance to parents.

A study completed by AARP of Boomers born in 1946 indicated that almost all of those who participated in the study want to make a substantial life change – 87 percent want to take better care of their physical health; 72 percent plan to spend more time on their interests and hobbies; and 47 percent want to do more volunteering.<sup>vii</sup> Parks and recreation departments can actively participate in facilitating Boomers needs as they apply to physical health, interests, hobbies, and volunteering. A recent study indicates that older adults seem to prefer moderate activity and intellectual pursuits as a part of their leisure activities.<sup>viii</sup>

#### RETIREMENT AND WORK PLANS FOR BABY BOOMERS

As Baby Boomers approach what was formerly retirement age, most do not plan to retire like the generations before them. A recent study found that 7 in 10 Americans plan to work following retirement from their career. An additional 14 percent plan to continue their work as volunteers.<sup>ix</sup>

The Bureau of Labor Statistics estimates that the number of workers age 55 years and older is expected to grow by nearly 50 percent between 2002 and 2012. However, the types of employment are changing – 16.4 percent of those aged 50+ are self-employed. Of these, one in three started their self-employment after age 50.<sup>x</sup> Those who are retiring have a new set of expectations as they want to participate in meaningful volunteering, have time for recreation and exercise, and would like to pursue special interests or participate in a hobby.

### TRENDS ANALYSIS

#### Baby Boomers

##### RETIREMENT AND WORK PLANS FOR BABY BOOMERS - CONTINUED

The trend of adults working longer will impact delivery methods for traditional “senior” services. In the past, senior/adult community center hours were during the workday with classes or activities also held during the workday. As more seniors continue in working, it will be important for the Parks and Recreation Department’s programs, activities, and facility hours to be adapted. This could include offering more adult classes that target this working population in the evening or on weekends. Additionally, it will be important to offer job/volunteer seekers information regarding meaningful work opportunities. The types of programs and activities offered will also have to adapt to the more active hobbies and interests of the Boomer population.

#### Health/ Physical Activity

According to the report *F as in Fat 2008*, published by the organization, Trust for America’s Health, Oregon ranks 29 out of 51 states (including the District of Columbia) in terms of overall obesity with 1 being the most obese and 51 being the least obese. The report cites Oregon’s adult obesity rate at 25% and notes that this figure represents statistically significant increases for three consecutive years.<sup>xi</sup> The Trust for America’s Health also reports a rise in adult obesity across the nation. In 1980, the national average of adult obesity was 15 percent, as of 2008 the estimated average was 66 percent.

As Boomers began to turn 60, AARP conducted a national survey of adults born in 1946. From this survey, researchers found that the area of their lives that 60 year-olds want to improve the most over the next five years is their physical health.<sup>xii</sup> To increase their physical health, many will turn to

physical activity. For many, this will include exercise walking, as it has become the most popular activity for Americans over age 45.<sup>xiii</sup>

In addition to physical activity, health planning will play an increasingly important role in the lives of today’s seniors. As Boomers age, the importance of providing access to health and wellness programs and information will become very important.

In addition to exercise walking, seniors may participate in fitness activities at a health club. As of 2005, adults 55 and older are the fastest growing group of health club members. Additionally, adults 45 and older represent 51 percent of personal training clientele. Although many adults 55 and older are joining health clubs, in general, the Boomer population is more comfortable participating in health and wellness activities at a community facility rather than commercial facilities. Community facilities tend to promote a sense of belonging and community that has been found to be important for adults as they age. The newest trend has been to incorporate fitness rooms and wood floor studios in senior/adult centers to provide a wide range of physical activity classes and programs.

#### Youth

The recognition of the youth obesity crisis in the United States has become widespread. In the past two decades, obesity rates have doubled in children (aged 6-11) and tripled in adolescents (aged 12-17). Currently, 30 percent of children in the United States over age 6 are overweight. Of these children, one in three born after the year 2000 will develop diabetes. According to the Childhood Obesity Action Network, 26.5% of Oregonian children 10-17 years of age are overweight or obese compared with the national average of 30.6%.<sup>xiv</sup> While the obesity rate of Oregonian children is below the national average, it is still a concern that at least one of every four children is obese.

## TRENDS ANALYSIS

### Youth - Continued

Obesity is directly related to the loss of free time for children. Over the past two decades, children have lost 12 hours of free time a week, including eight hours of unstructured play and outdoor activities. Two recent studies have reported alarming trends – 43 percent of adolescents watch more than two hours of television each day,<sup>xv</sup> and on a typical day, a child is six times more likely to play a computer game than to ride a bike.<sup>xvi</sup> The health consequences for children resulting from the decrease of play time are already apparent and include greater risks of lung disease, diabetes, asthma, and cancer.<sup>xvii</sup> If current trends in obesity and physical inactivity continue, today's youth will be the first generation in this nation's history to face a shorter life expectancy than their parents.<sup>xviii</sup>



Over the past two decades, participation in organized sports has doubled; however, sports participation does not ensure the necessary levels of physical activity required for health and physical fitness. Additionally, there has been a negative trend in youth sports that has been attributed to the win-at-all-costs competition.

The July 2004 cover story for U.S. News and World Report stated the following:

- Drop-out rate for children in youth sports is 70 percent by the age of 13
- 44 percent of parents say their children dropped out because it made them unhappy
- Children are beginning sports too young, even when experts say child stars are not created by starting early in sports<sup>xix</sup>

Nationally, 59.0% of children ages 6-17 participate in four or more days of rigorous physical activity per

week. Oregonian children rank above that average at 63.8%.<sup>xx</sup> Studies indicate that children and adolescents are more likely to become physically active and fit if they have a wide range of accessible, safe, and affordable recreation opportunities. Additionally, to sufficiently motivate children and youth to increase their level of physical activity, experiences must be enjoyable. This includes providing a wide range of sports and recreational activities, and the instruction of necessary skills by competent, knowledgeable, and supportive adults. Programming trends for children and adolescents include programs that are designed to engage children in physical activity, introduce children to leisure activities, and to teach skills that they will maintain throughout their adult life. It matters less about the specific activity and more about the opportunity and access to these programs.

### Community Design

Cities throughout the State and the nation are working to address the issue of social alienation and physical inactivity through community design. As inactivity and social isolation increase, so does the incidence of obesity, heart disease, diabetes, depression, and mental illness.<sup>xxi</sup> Until recently the relationship between community design and public health was not well researched and not a discussion point within parks and recreation. The first proactive solutions related to research about public health and community design related to “constructing sidewalks, transit facilities, recreation facilities, and greenways closer to people’s home.”<sup>xxii</sup> However, the organization Project for Public Spaces (PPS) believes that to be successful in forging the connection between community design and public health, strategies need to focus on creating social, public spaces that are available by many modes of transportation including walking, bicycling, or driving.

Research has shown that psychologically, thriving public spaces give residents a strong sense of community. Additionally, thriving public spaces promote the familiarity and social bonds that make neighborhoods safer and healthier.

### TRENDS ANALYSIS

#### Environmental Design

Parks and recreation departments have a long history of stewardship of the environment. However, it is been the concept of environmental design has revolutionized the design and construction of parks and recreation facilities. Green building components can be included in almost any facility or park and can have a significant impact on the cost to operate the facility. Typically, facility operators report savings over 30 percent in the areas of energy, water use and waste cost.<sup>xxiii</sup>

Facilities that are designed to be “green” can be certified as a Leadership in Energy and Environmental Design (LEED) facility. The standards set forth to reach this certification is the leading building rating system in the country.

The City of Portland is committed to leadership in environmentally friendly and sustainable design. In 2001, the City of Portland adopted a Green Building Policy which requires the incorporation of green building principles and practices into the design, construction, and operations of all City facilities, City-funded project, and infrastructure projects to the fullest extent possible.”The City has directed that the new Washington High Community Center be designed and constructed so as to achieve LEED Gold certification. The City has been an early adopter of the initiatives to mitigate and reverse the damage to the environment and recreation facilities play a key role in this critical endeavor.

#### Aquatic Trends

According to national surveys, swimming is second only to walking as the most popular form of exercise, with more than 368 million annual visits to swimming pools. A variety of surveys and studies provide evidence of the importance of swimming as a leisure activity. In response to this tremendous demand, aquatic facilities and programming have changed dramatically in recent years to

better serve the public. The City of Portland’s response to this is embodied in its Parks 2020 Vision to provide a full-service community center with a swimming pool within three miles of every resident. With six of the City’s 12 community centers containing at least one swimming pool, the City on its way to achieving this vision.

#### WATER EXERCISE

Not only is swimming popular but there is increasing demand for water exercise. Water exercise is reported to have a higher percentage of growth in participation than all other forms of water activity. Water exercise is just that - exercise performed in the water. Exercises can be performed with or without pool equipment (such as float devices), and in differing depths of water. With water supporting up to 90% of one’s body weight, persons of all ages and abilities can achieve movement in the water. Further, since exercises can be performed in shallow or deep water, it encourages non-swimmers to participate.

The benefits of water exercise have long been known among physicians, pain clinics, athletic trainers and other healthcare professionals. Studies have demonstrated the benefits of water exercise for rehabilitation, injury prevention and pain management. Arthritis patients, as an example, have an increased range of motion and more flexibility in water that allows them to improve their physical condition. For Portland’s aging population, the benefits of water exercise can be immeasurable. In order to better serve this aging population and to provide aquatic therapy programs, community facilities have developed pools with warm-water areas designed to support these programs. Often the area for therapy is incorporated into the leisure pool, which typically is maintained at a water temperature suitable for aquatic therapy. Older adults and persons in need of therapy are not the only residents that can benefit from water exercise. There is also a growing trend to extend the appeal to younger fitness enthusiasts by offering a variety of programs such as water boxing and deep water walking and running.

## TRENDS ANALYSIS

### Aquatic Trends

#### FAMILY AQUATIC CENTERS

The origins of the “family aquatic center” in the United States can be traced to the early 1980’s. Around that time, communities began rethinking the traditional pool that is a rectangular body of water, possibly with a diving well, bordered by a thin ribbon of concrete and encircled by a tall fence or wall. The family aquatic center responded to a need for increased and more varied programming and accessibility and decreased density. Features such as a zero-depth (beach) entry, water slides, leisure and activity areas, and interactive water play features provide the attraction for families. These features are critical to the annual participation and the financial success of the facility. It is the entertainment value that attracts children and families and drives the frequency of use.

The state-of-the-art indoor family aquatic center incorporates picnic areas, birthday party rooms and packages, an array of play features and conveniences for families including ample deck space for families and groups to spend a day at the pool. The family recreation pool is a social gathering place for the community. The new aquatic center addition to the East Portland Community Center is an excellent example of a state-of-the-art aquatic center.



## ENDNOTES

<sup>i</sup> American Sports Data, Inc., "The Superstudy of Sports Participation Volume I: Fitness Activities." Hartsdale, NY: American Sports Data, Inc., 2004.

<sup>ii</sup> PortlandNeighborhood.com, "Guide to Buckman Neighborhood in Portland Oregon" Retrieved from <http://www.portlandneighborhood.com/buckman.html>.

<sup>iii</sup> All Business. "Gen X Buy Power Tops \$1 Trillion." Bicycle Retailer. August 1, 2001. Retrieved from <http://www.allbusiness.com/retail-trade/miscellaneous-retail-miscellaneous/4152158-1.html>.

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<sup>vi</sup> AARP. (2004). Baby Boomers Envision Retirement II – Key Findings: Survey of Baby Boomer's Expectations for Retirement. Retrieved July 6, 2007 from <http://www.aarp.org/money/careers/employerresourcecenter/trends/a2004-08-10-envisionret.html>

<sup>vii</sup> AARP. (2006). Boomers Turning 60. Retrieved July 6, 2007.

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<sup>xi</sup> Center for Disease Control. (2001). Prevalence of Obesity among US Adults by State Behavioral Risk Factor Surveillance System. Retrieved July 6, 2007 from [www.cdc.gov/nccdphp/dnpa/obesity/trend/prev\\_reg.htm](http://www.cdc.gov/nccdphp/dnpa/obesity/trend/prev_reg.htm)

<sup>xii</sup> Trust for America's Health. (2008). F as in Fat 2008. Retrieved June 26, 2009 from <http://healthyamericans.org/reports/obesity2008/release.php?stateid=OR>

<sup>xiii</sup> The Consilience Group. (2006). Global Aging and Sports: The Impact of Aging of the World's Population on the World of Sports. Princeton, NJ: SBRnet

<sup>xiv</sup> Health Link. (2002). The Surgeon General's Call to Action to Prevent and Decrease Overweight and Obesity. Retrieved July 6, 2007 from [http://www.surgeongeneral.gov/topics/obesity/calltoaction/fact\\_adolescents.htm](http://www.surgeongeneral.gov/topics/obesity/calltoaction/fact_adolescents.htm)

## ENDNOTES - CONTINUED

<sup>xv</sup> Childhood Obesity Action Network. (2008). How much do you know about the childhood obesity epidemic in Oregon?. Retrieved June 26, 2009 from <http://nschdata.org/Viewdocument.aspx?item=236>

<sup>xvi</sup> Elkind, D. (2007). *The Power of Play: How Spontaneous, Imaginative Activities Lead to Happier, Healthier Children*. Cambridge, MA: Da Capo Press.

<sup>xvii</sup> California Center for Public Health Advocacy. (2002). *An Epidemic: Overweight and Unfit Children in California Assembly Districts*. Retrieved July 6, 2007 from [http://www.publichealthadvocacy.org/policy\\_briefs/study\\_documents/Full\\_Report1.pdf](http://www.publichealthadvocacy.org/policy_briefs/study_documents/Full_Report1.pdf)

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## MARKET ANALYSIS

Source: DemographicsNow

### Population

#### 2-Mile Radius

|                 |        |                    |      |
|-----------------|--------|--------------------|------|
| 1990 Census     | 81,161 |                    |      |
| 2000 Census     | 86,420 | Growth 1990 - 2000 | 6.5% |
| 2008 Estimate   | 90,356 | Growth 2000 - 2008 | 4.6% |
| 2013 Projection | 92,549 | Growth 2008 - 2013 | 2.4% |

| Age Groups               | 2-Mile Radius  |       |                |       | 3-Mile Radius   |       |                 |       |
|--------------------------|----------------|-------|----------------|-------|-----------------|-------|-----------------|-------|
|                          | 2008<br>90,356 |       | 2013<br>92,549 |       | 2008<br>181,721 |       | 2013<br>184,373 |       |
| Children                 | 13,916         | 15.4% | 14,768         | 15.9% | 33,593          | 18.5% | 34,952          | 19.0% |
| Pre-School (4 and under) | 3,805          | 4.2%  | 4,010          | 4.3%  | 9,246           | 5.1%  | 9,480           | 5.2%  |
| Youth (5-14)             | 6,284          | 7.0%  | 6,784          | 7.3%  | 15,799          | 8.7%  | 16,766          | 9.1%  |
| Teens (15-19)            | 3,827          | 4.2%  | 3,974          | 4.3%  | 8,548           | 4.7%  | 8,706           | 4.7%  |
| Family Forming Adults    | 41,319         | 45.7% | 38,882         | 42.0% | 76,813          | 42.3% | 71,485          | 38.7% |
| 20-24                    | 7,375          | 8.2%  | 7,642          | 8.2%  | 12,842          | 7.1%  | 13,168          | 7.1%  |
| 25-34                    | 18,924         | 20.9% | 16,470         | 17.8% | 34,293          | 18.9% | 29,519          | 16.0% |
| 35-44                    | 15,020         | 16.6% | 14,770         | 16.0% | 29,678          | 16.3% | 28,798          | 15.6% |
| Mature Adults            | 26,090         | 28.9% | 27,987         | 30.3% | 51,869          | 28.5% | 54,873          | 29.8% |
| 45-54                    | 14,956         | 16.6% | 15,062         | 16.3% | 29,684          | 16.3% | 29,449          | 16.0% |
| 55-64                    | 11,134         | 12.3% | 12,925         | 14.0% | 22,185          | 12.2% | 25,424          | 13.8% |
| Retirement Age           | 9,031          | 10.0% | 10,912         | 11.8% | 19,446          | 10.7% | 23,063          | 12.5% |
| 65 and over              | 9,031          | 10.0% | 10,912         | 11.8% | 19,446          | 10.7% | 23,063          | 12.5% |
| Median Age               | 38.1           |       | 40.0           |       | 38.2            |       | 40.1            |       |

## MARKET ANALYSIS

Source: DemographicsNow

| <i>Educational Attainment</i>   | <i>2-Mile Radius</i> |       |        |       | <i>3-Mile Radius</i> |       |         |       |
|---------------------------------|----------------------|-------|--------|-------|----------------------|-------|---------|-------|
|                                 | 2008                 |       | 2013   |       | 2008                 |       | 2013    |       |
| Total Persons 25 Years and Over | 69,065               |       | 70,139 |       | 135,286              |       | 136,253 |       |
| Some High School or Less        | 5,106                | 7.4%  | 4,469  | 6.4%  | 10,517               | 7.8%  | 9,125   | 6.7%  |
| High School Graduate            | 10,482               | 15.2% | 10,438 | 14.9% | 21,403               | 15.8% | 21,117  | 15.5% |
| Some College or Assoc. Degree   | 18,195               | 26.3% | 17,203 | 24.5% | 35,050               | 25.9% | 32,920  | 24.2% |
| Bachelor Degree                 | 21,355               | 30.9% | 22,205 | 31.7% | 40,441               | 29.9% | 41,681  | 30.6% |
| Graduate or Professional Degree | 13,927               | 20.2% | 15,824 | 22.6% | 27,875               | 20.6% | 31,410  | 23.1% |

### *Race/Ethnicity*

|                        |        |       |        |       |         |       |         |       |
|------------------------|--------|-------|--------|-------|---------|-------|---------|-------|
| Caucasian              | 74,453 | 82.4% | 76,816 | 83.0% | 145,377 | 80.0% | 148,420 | 80.5% |
| Asian                  | 4,970  | 5.5%  | 5,460  | 5.9%  | 10,540  | 5.8%  | 11,615  | 6.3%  |
| African-American       | 5,602  | 6.2%  | 5,738  | 6.2%  | 14,901  | 8.2%  | 15,303  | 8.3%  |
| American Indian        | 1,897  | 2.1%  | 2,591  | 2.8%  | 3,453   | 1.9%  | 4,609   | 2.5%  |
| Other Race             | 1,175  | 1.3%  | 740    | 0.8%  | 2,726   | 1.5%  | 1,844   | 1.0%  |
| Two or More Races      | 2,259  | 2.5%  | 1,203  | 1.3%  | 4,725   | 2.6%  | 2,581   | 1.4%  |
| Hispanic               | 6,144  | 6.8%  | 7,589  | 8.2%  | 13,447  | 7.4%  | 16,409  | 8.9%  |
| Not Hispanic or Latino | 84,212 | 93.2% | 84,960 | 91.8% | 168,273 | 92.6% | 167,964 | 91.1% |

### *Income*

|                          |          |          |          |          |
|--------------------------|----------|----------|----------|----------|
| Per Capita Income        | \$31,310 | \$34,856 | \$32,338 | \$35,923 |
| Median Household Income  | \$40,142 | \$43,963 | \$45,211 | \$49,780 |
| Average Household Income | \$53,993 | \$58,907 | \$61,198 | \$66,748 |

### *Households*

|                          |        |       |        |       |        |       |        |       |
|--------------------------|--------|-------|--------|-------|--------|-------|--------|-------|
| Total Households         | 49,393 |       | 51,801 |       | 92,276 |       | 95,564 |       |
| Family Households        | 14,427 | 29.2% | 14,483 | 28.0% | 33,852 | 36.7% | 33,750 | 35.3% |
| Households with Children | 6,144  | 12.4% | 6,019  | 11.6% | 15,289 | 16.6% | 14,881 | 15.6% |
| Average Household Size   | 1.73   |       | 1.69   |       | 1.90   |       | 1.86   |       |

**APPENDIX G**



**KITTELSON & ASSOCIATES, INC.**

TRANSPORTATION ENGINEERING / PLANNING

610 SW Alder Street, Suite 700, Portland, OR 97205 P 503.228.5230 F 503.273.8169

**MEMORANDUM**

**Date:** August 31, 2009 Project #: 10350.0  
**To:** Lisa Petterson  
 SERA  
 338 NW 5th Avenue  
 Portland, Oregon 97209  
**From:** Diego Arguea and Dan Seeman  
**Project:** Washington High School Community Center  
**Subject:** Parking Analysis Summary

This memorandum summarizes the estimated parking demand for the proposed Washington High School Community Center. The summary herein is based on the summary and conclusions provided in the August 2009 *Preliminary Parking and Traffic Analysis* draft memorandum.

**Washington High School Existing Parking Supply**

Table 1 summarizes the estimated current on-street parking supply on the Washington High School various block faces.

**Table 1  
 On-Street Parking Supply on the WHS Site By Block Face**

| Street Face <sup>1</sup>   | Capacity <sup>2</sup> | # Cars Parked During Morning Peak <sup>3</sup> | Available Supply |
|--|-----------------------|--|------------------|
| East side of SE 12 <sup>th</sup> Avenue north of SE Alder Street                     | 18                    | 0  | 18               |
| East side of SE 12 <sup>th</sup> Avenue south of SE Alder adjacent to stand of trees | 5                     | 0  | 5                |
| South side of SE Stark Street, west of high school building                          | 9                     | 8  | 1                |
| On SE 14 <sup>th</sup> Avenue below High school building to SE Alder Street          | 10                    | 8  | 2                |
| <b>Total</b>   | <b>42</b>             | <b>16</b>                                      | <b>26</b>        |

- Notes: 1. These streets border the WHS site.  
 2. Spaces shown are on the same side of each street as the WHS site.  
 3. Morning peak was observed at 10:00 a.m. on Thursday, July 30, 2009.

Based on the parking inventory, there are approximately 42 parking spaces available on the block faces immediately adjacent to the proposed site, excluding the frontages on SE Stark Street and SW 14<sup>th</sup> Avenue adjacent to the vacated high school building, which is retained in PPS ownership and, therefore, is not part of the site. Of these, between 15-20 vehicles currently are parked there

during the morning peak period. Hence, there are between 22 and 27 spaces, for an average of 25 spaces, available for public use.

**Observed Parking Demand at Other Community Centers**

Table 2 summarizes the results of several data collection efforts at other local community centers.

**Table 2  
Parking Data Counts and Estimations Summary**

| Community Center | Day of Week | Date    | Time (a.m) | Total Demand Measured | Size (1,000 GSF) | Measured Parking Rate (Sp/1,000 GSF) | Seasonally-adjusted Parking Rate <sup>1</sup> (Sp/1,000 GSF) |
|------------------|-------------|---------|------------|-----------------------|------------------|--------------------------------------|--|
| EPCC             | Thurs       | 8/13/09 | 10:30      | 146                   | 55.825           | 2.6                                  | 2.6 <sup>2</sup>   |
| SWCC             | Tues        | 6/3/03  | 9:30       | 112                   | 48               | 2.3                                  | 2.9 <sup>3</sup>   |
| Firstenburg      | Thurs       | 8/13/09 | 10:30      | 156                   | 80.982           | 1.9                                  | 2.4  |
| Mt Scott         | Thurs       | 7/30/09 | 10:30      | 92                    | 56.744           | 1.6                                  | 2.0  |
| Dishman          | Wed         | 7/29/09 | 10:00      | 82 <sup>4</sup>       | 43.345           | 1.9                                  | 2.4  |

Notes:

1. As documented in 2005/6 attendance data provided by Portland Parks & Recreation, winter historically has been the busiest season for attendance at community centers city-wide. Winter was reported to have 26.2% greater attendance than summer. Thus, in order to reflect seasonal peaking at the community centers, it was assumed that parking demand, as measured in July/August, would be 26.2% higher in the winter. This factor was applied to all parking demand data, with the exception of EPCC (see footnote below).
2. Based on observations from EPCC staff, summer peak times (with swim lessons fully utilizing pool, as was the case) represent full utilization of the facility. Thus, no seasonal peaking is called for, because the facility was being fully utilized at time of parking count.
3. SWCC is significantly less accessible to alternative modes than either EPCC or the WHS site, and therefore, its parking demand rate is higher than would be expected at WHS. Thus, this rate should be presented for comparative purposes, and should be considered as the higher bound for parking demand at the WMHS facility.
4. Based on survey results, parkers entering during the peak period (10:00-10:15 a.m.) parked their cars about 50% in the lot and 50% on-street. Thus, based on a parking count of 41 parked cars in the lot, it was concluded that 41 additional cars were parked on-street. This is a re-calibration of the estimate that was made previously, based on KAI's surveyors' "best guess" at the time as to how many Dishman-related cars were parked on the street.

The advisory committee requested that we also consider parking needs at the Metro YMCA. This facility has been purchased by a private fitness vender, and has been renamed "All Star Fitness". Based on casual conversations with athletic club staff, there are currently 110 parking spaces in the garage, and "there is the need for an additional 80-90 percent more". Thus, it was assumed for comparative purposes that the total demand for the All Star Fitness facility is about 200, resulting in an estimated parking demand of 2.9 spaces per 1,000 gross square feet (200 estimated peak parkers ÷ 70 KSF = 2.86). Bear in mind that this facility is significantly different in its operations,

and hence parking demand, when compared with the proposed community center at the Washington High School site. For example, it is likely that a much higher proportion of All Star Fitness members arrive as single-occupants of private cars, while only about one-third of community center private cars will likely arrive as single occupants (as observed at Mt. Scott and Dishman community centers). Hence, it is reasonable to expect that the parking demand rate at All Star Fitness is significantly higher than can be expected at the Washington High School Community Center. In recognition that All Star Fitness is a private athletic club and that the data is “unscientific” at best, this parking rate is included for comparative purposes only.

### **Conclusions**

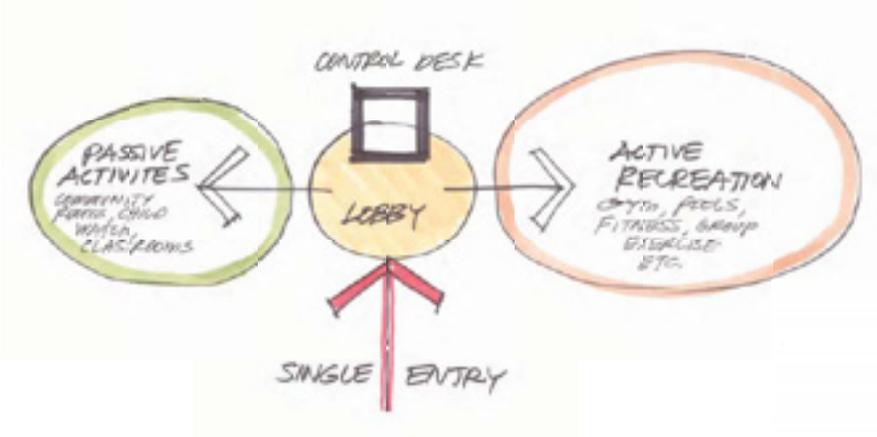
Based on the data, we should provide a minimum of about 2.6 spaces per KSF of on-site parking capacity. Based on an assumed WHS facility of approximately 70,000 square feet and applying the rate experienced at EPCC, parking on-site should include approximately 190 spaces ( $70,000 \div 1,000 \times 2.6 \text{ spaces/1,000 gsf} = 182 \times 1.05\% \text{ buffer} = 191$ ). This would accommodate the typical weekday mid-morning peak, including a five percent buffer for turnover and circulation.

It can be expected that on occasion the typical weekday parking peak rate may be exceeded as on occasion such facilities have special events. Given that there are an estimated 26 additional available spaces (see Table 1) along the street frontage of the WHS site, particularly under-utilized parking along the east side of SE 12th Avenue adjacent to the facility’s likely entrance, during the mid-morning peak, this will provide an estimated 0.4 parking spaces per 1,000 gsf buffer to accommodate these peaks. Thus, including the on-street parking supply available on the facility’s frontage increases the effective parking availability to 3.1 parking spaces per 1,000 gsf ( $191 + 26 = 217 \div 70 = 3.10$ ).

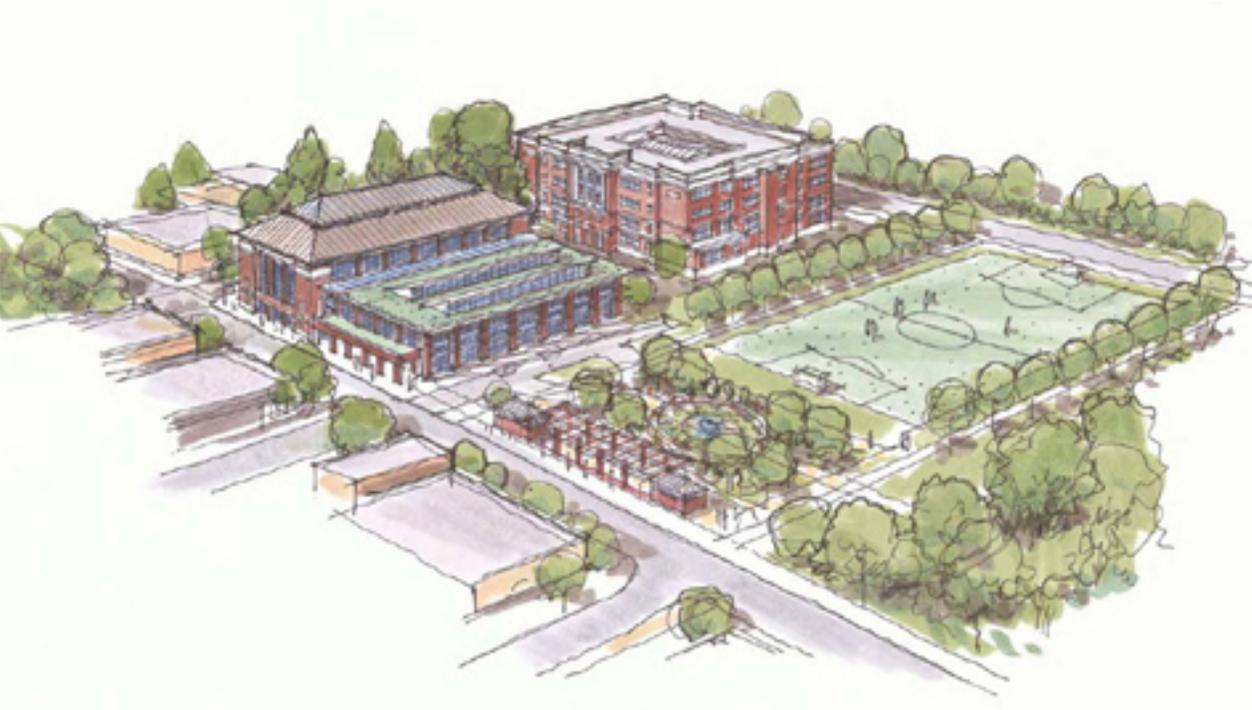
APPENDIX H

Washington High Community Center

Option 1 Stand Alone Community Center



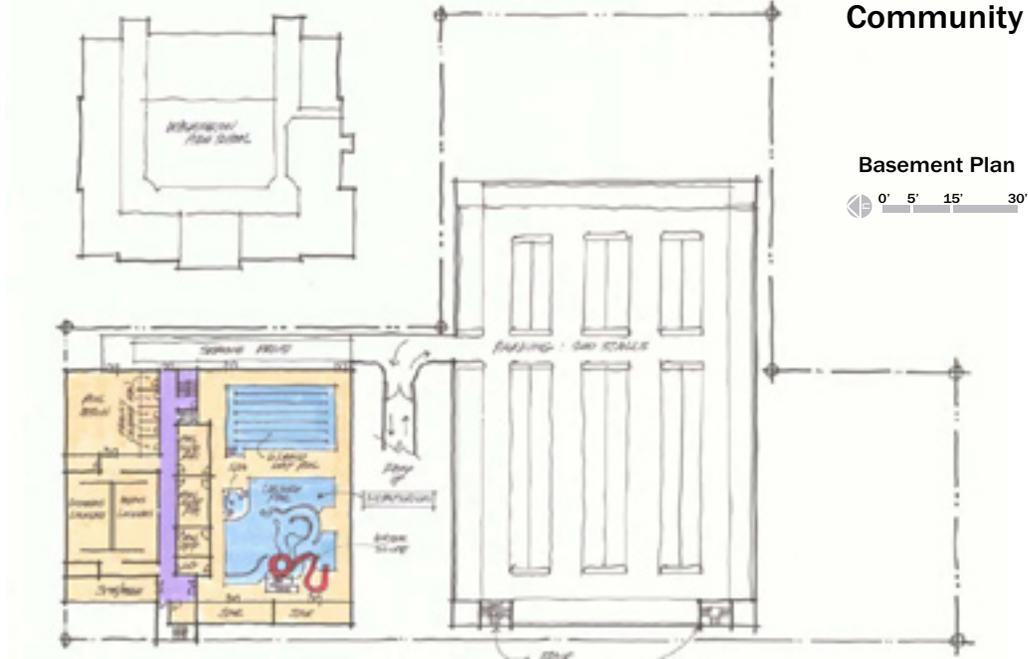
Community Center Diagram



View from Southwest

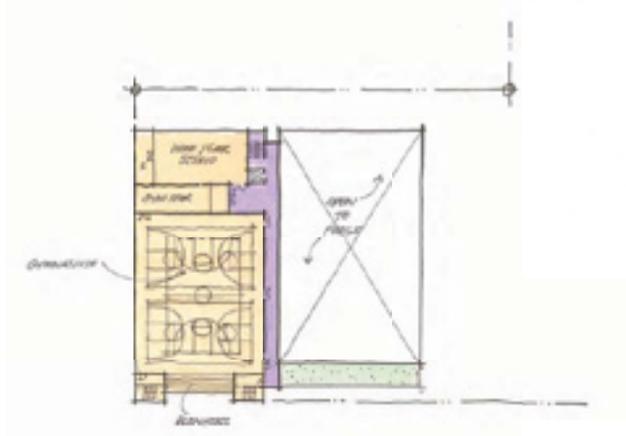
Washington High Community Center

Option 1 Stand Alone  
Community Center

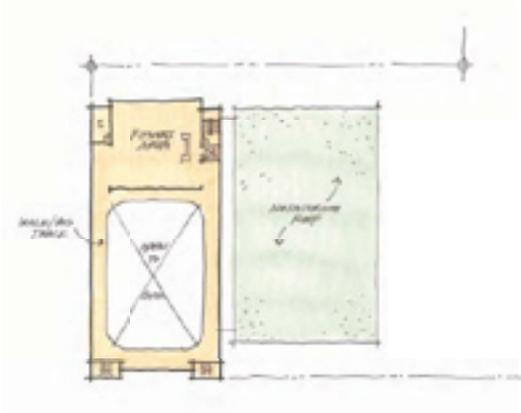


Washington High Community Center

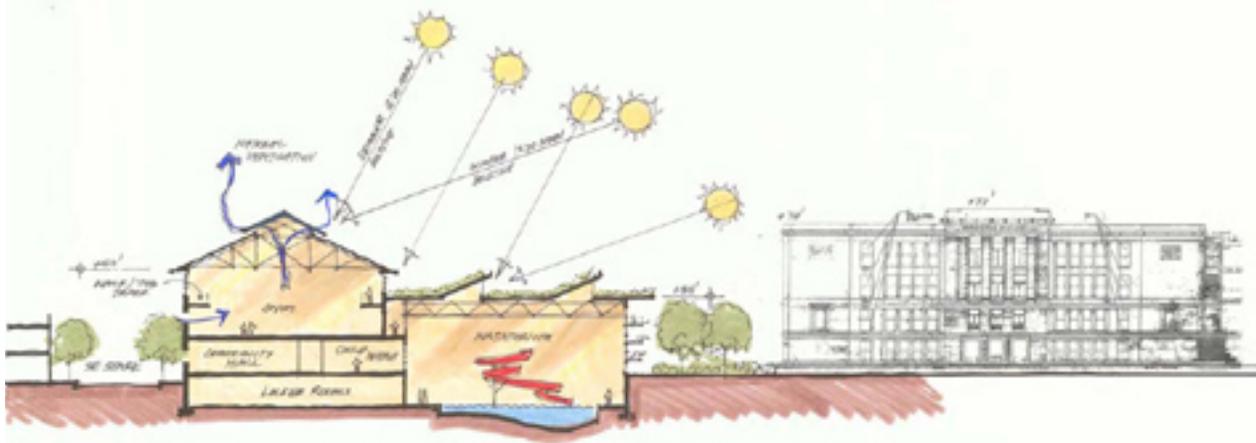
Option 1 Stand Alone Community Center



Level 2 Plan



Level 3 Plan

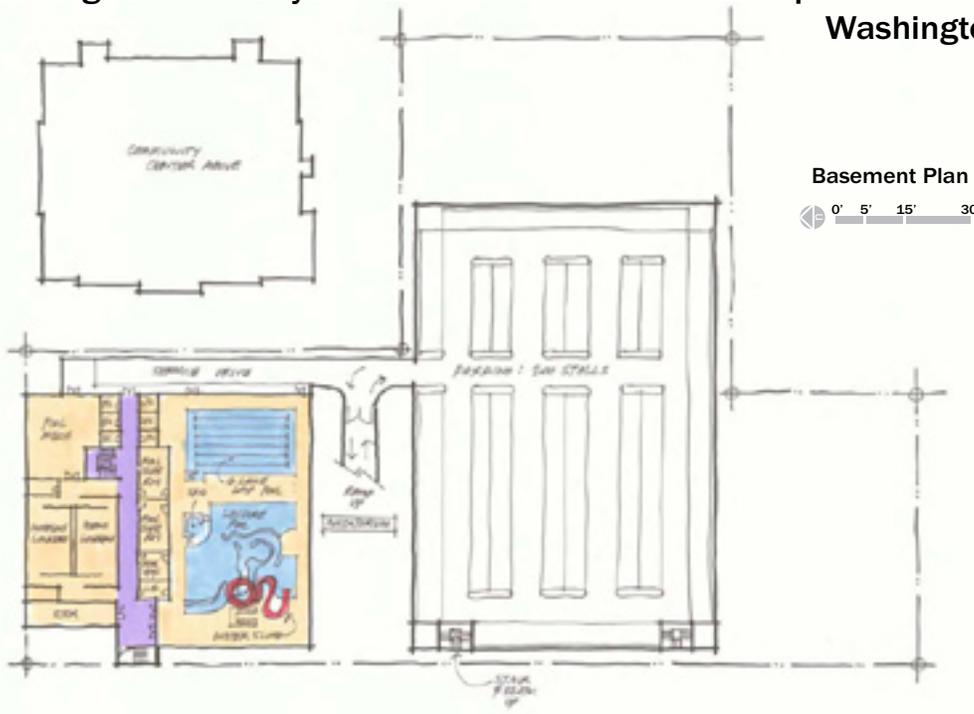


Section Looking East

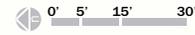


### Washington High Community Center

### Option 2 Attach to Washington High



Basement Plan



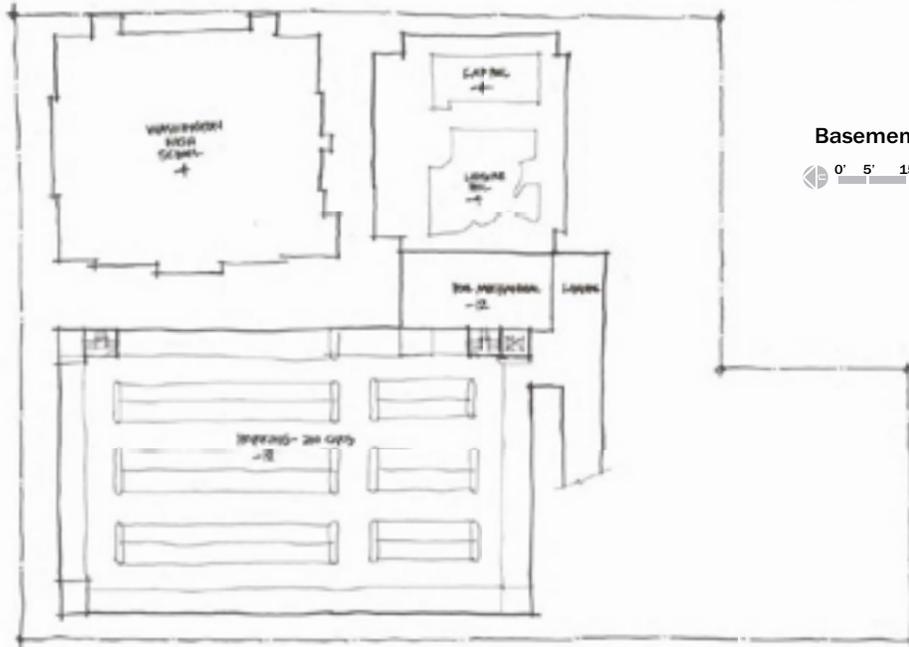
Ground Floor & Site Plan



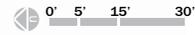


### Washington High Community Center

### Option 3 Attach to Washington High



Basement Plan

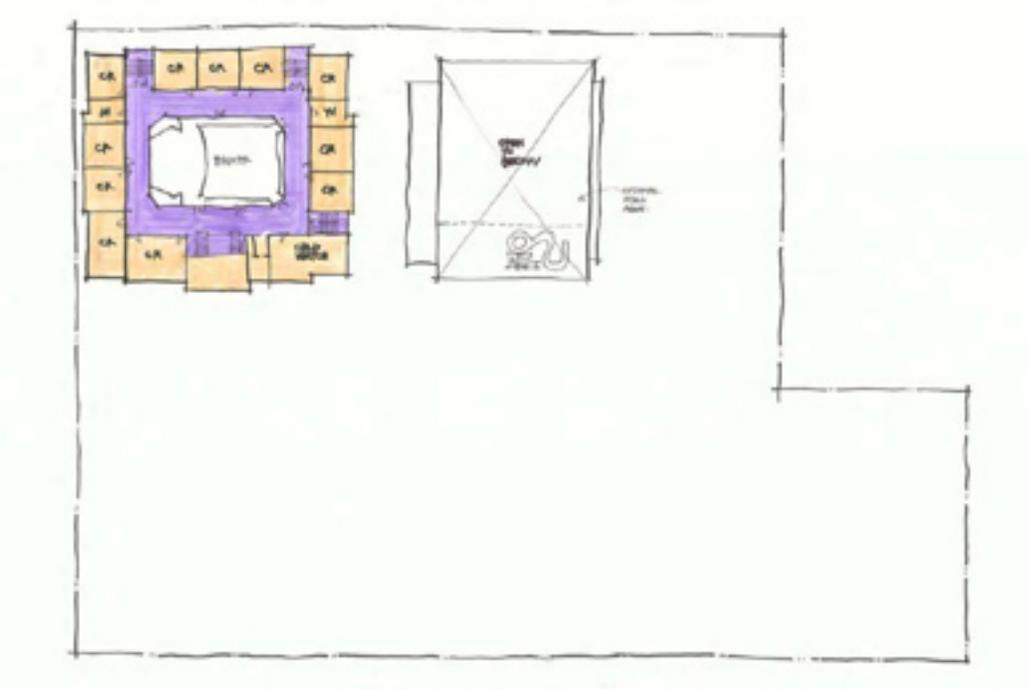


Ground Floor & Site Plan



Washington High Community Center

Option 3 Attach to Washington High



Level 2 Plan

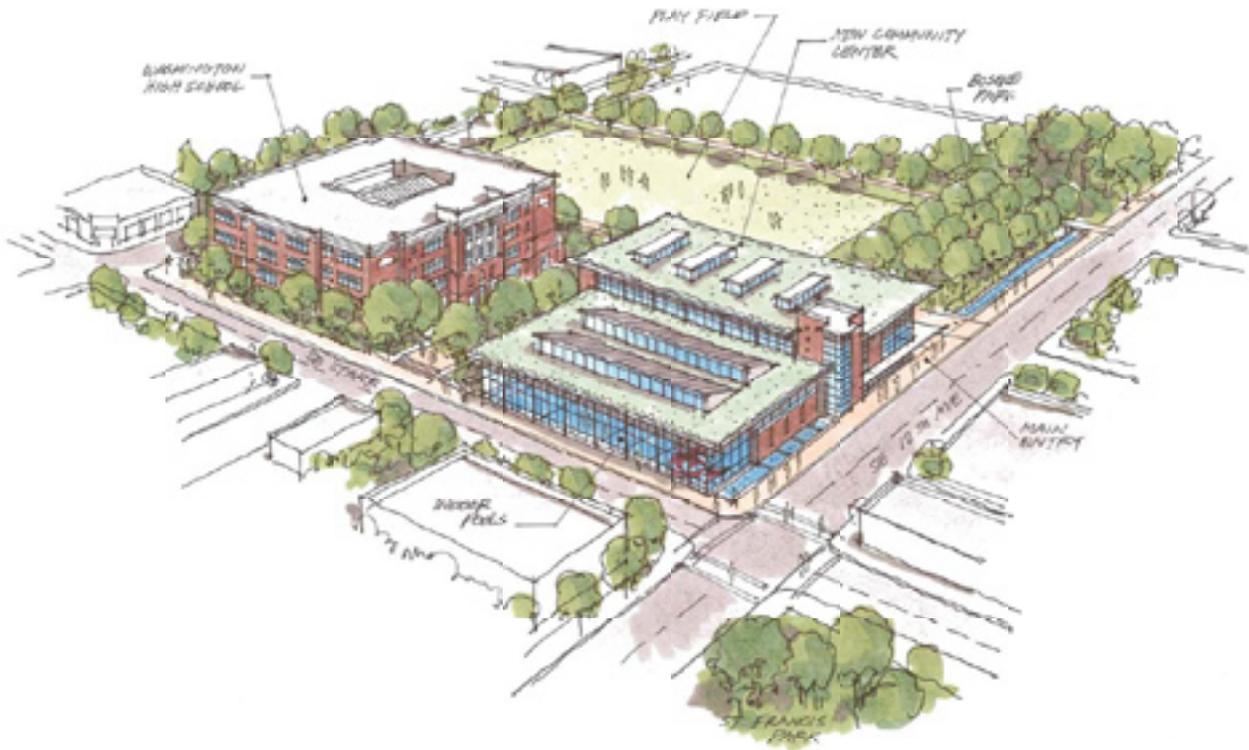


View from Southwest

**APPENDIX I**

**Washington High Community Center**

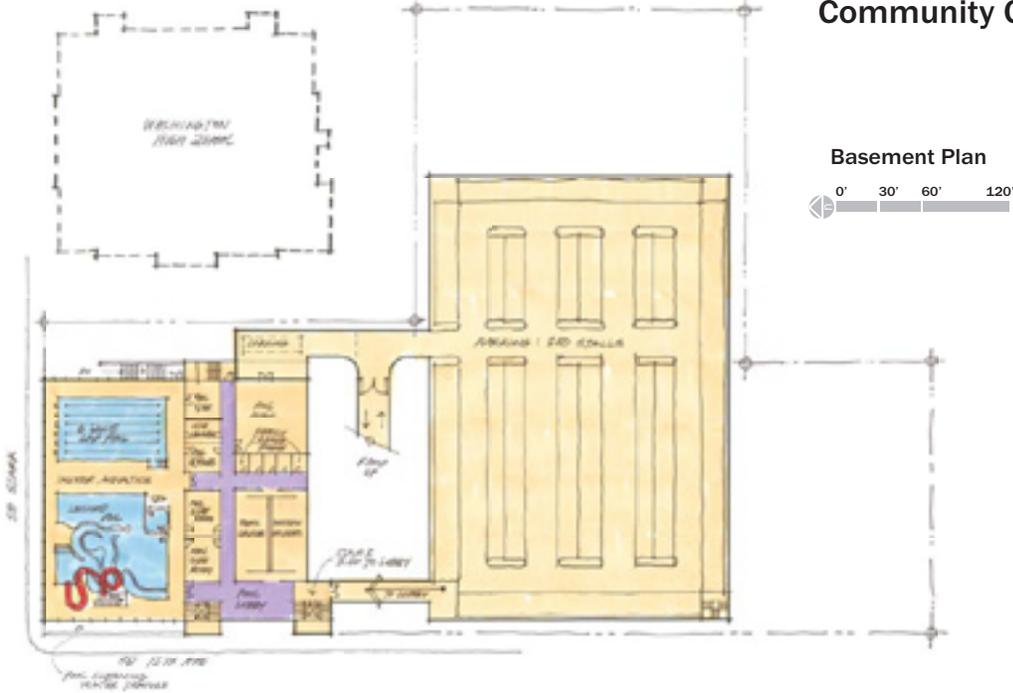
**Option A Stand Alone  
Community Center**



View from Northwest

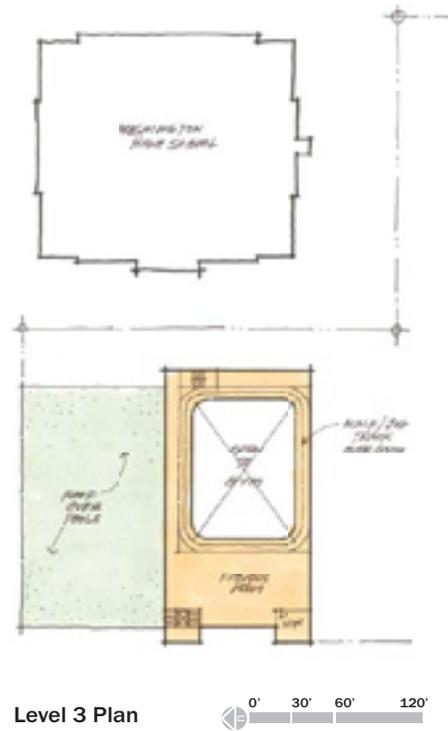
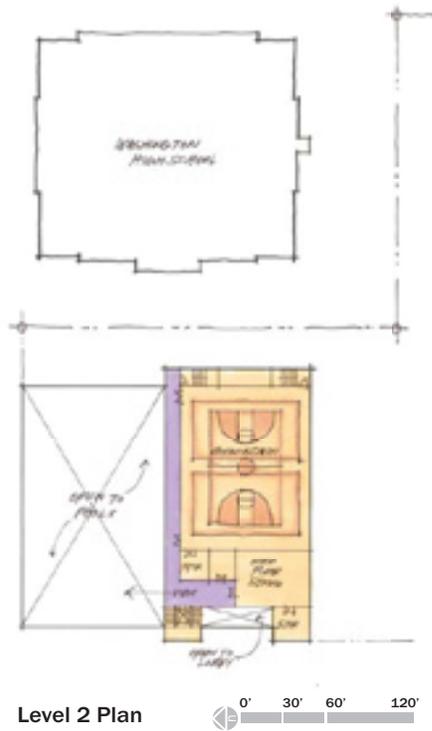
Washington High Community Center

Option A Stand Alone Community Center



Washington High Community Center

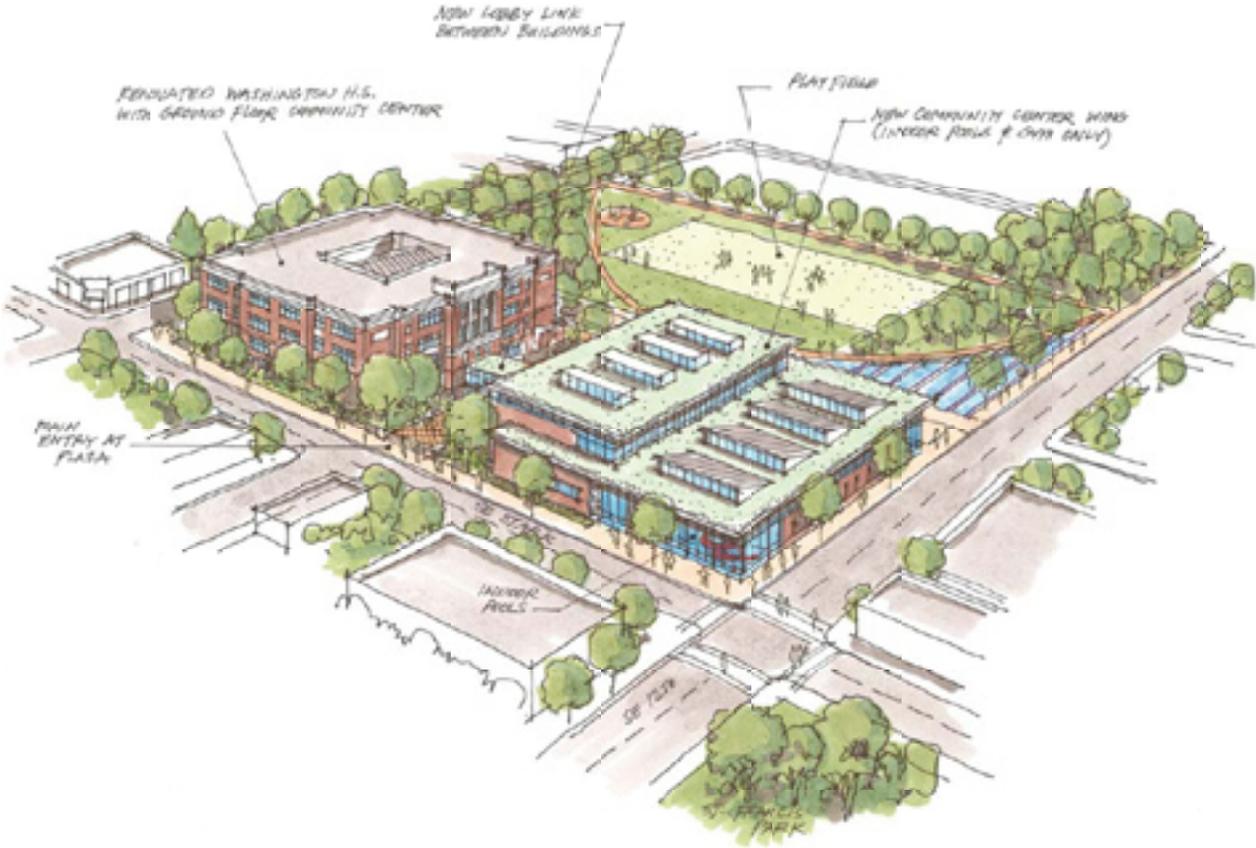
Option A Stand Alone  
Community Center



APPENDIX J

Washington High Community Center

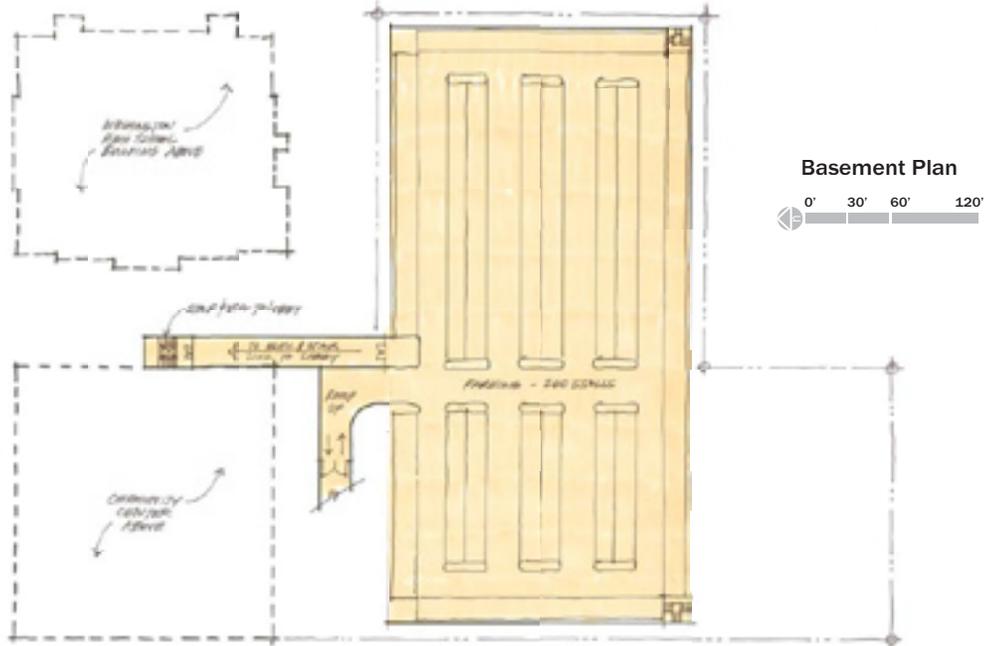
Option B Hybrid Design  
(Addition and Renovation)



View from Northwest

### Washington High Community Center

### Option B Hybrid Design (Addition and Renovation)

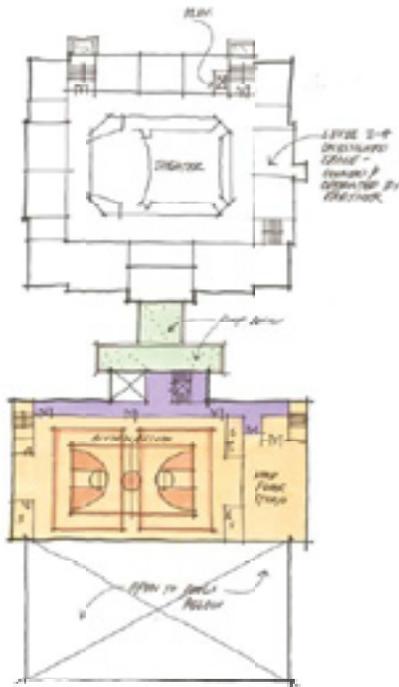


Public Open House

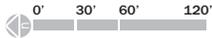
08.25.2009

Washington High Community Center

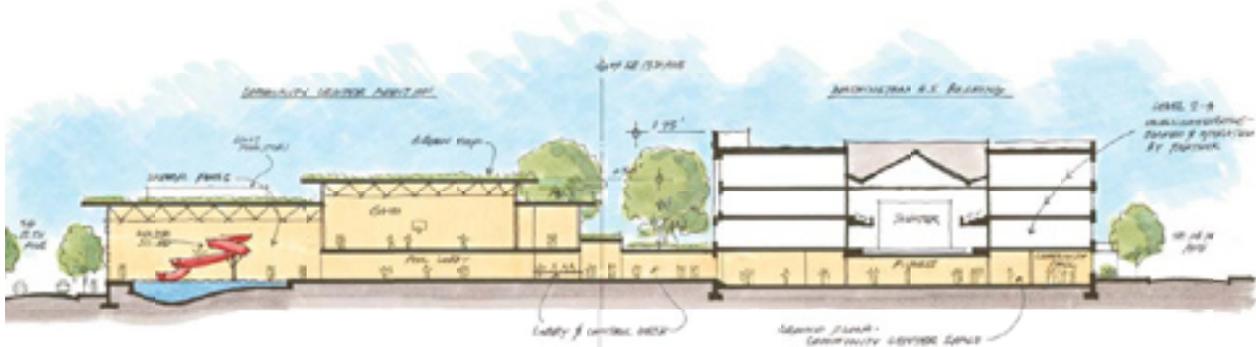
Option B Hybrid Design  
(Addition and Renovation)



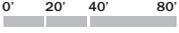
Level 2 Plan



Level 3 Plan



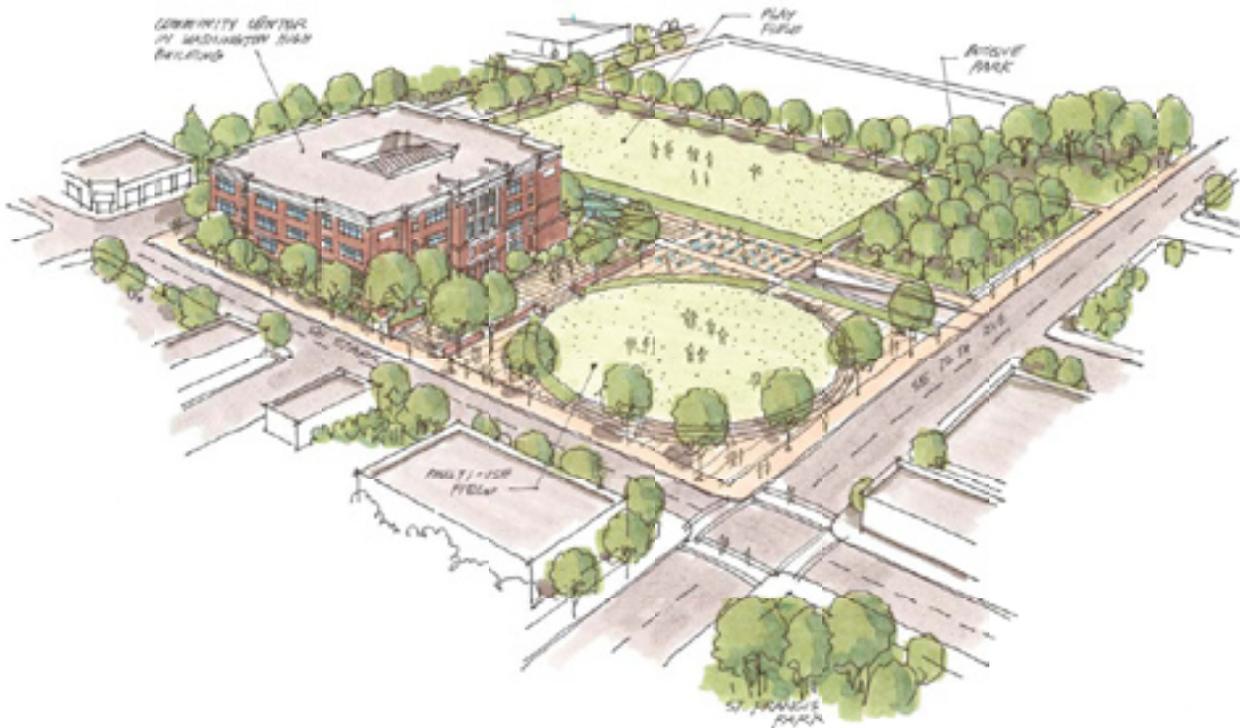
Section Looking North



**APPENDIX K**

**Washington High Community Center**

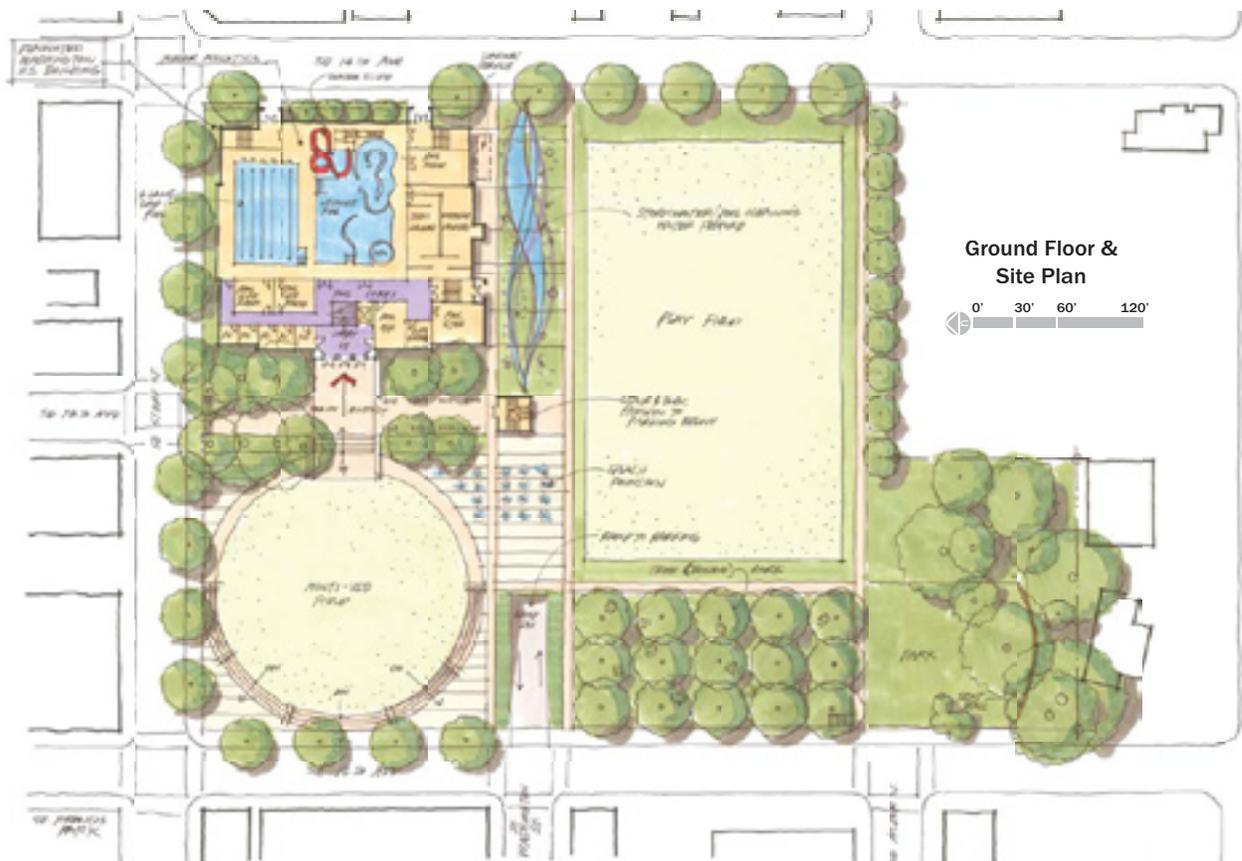
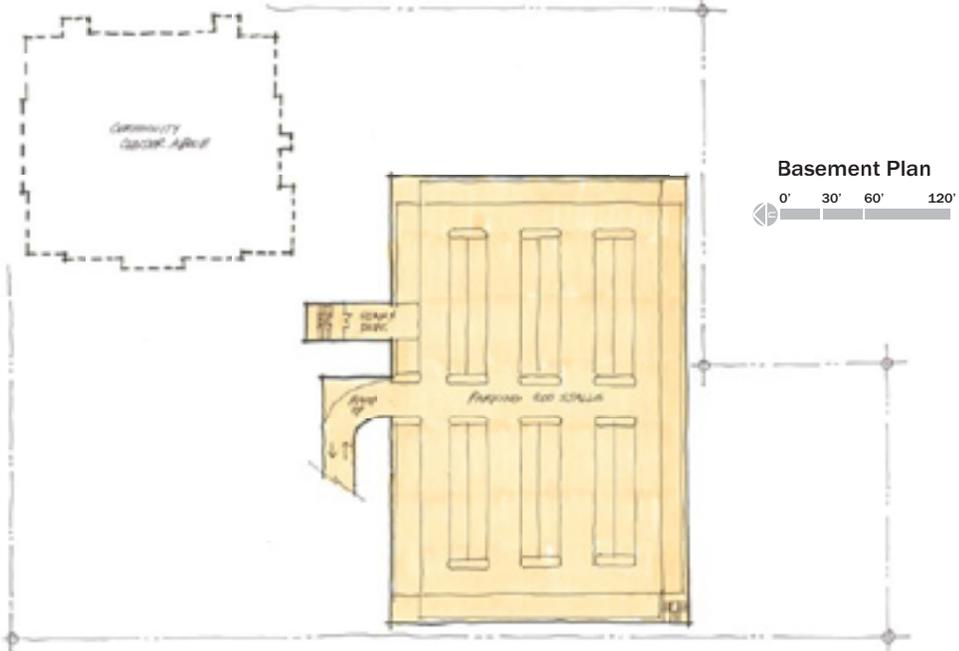
**Option C Renovate Washington  
H.S. for Community Center**



View from Northwest

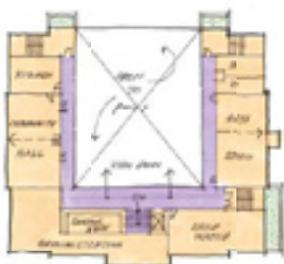
Washington High Community Center

Option C Renovate Washington H.S. for Community Center

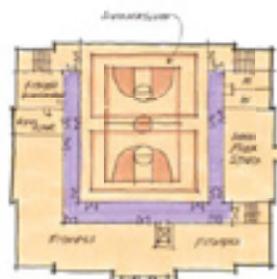


### Washington High Community Center

### Option C Renovate Washington H.S. for Community Center



Level 2 Plan



Level 3 Plan



Section Looking North



PORTLAND PARKS & RECREATION  
Healthy Parks, Healthy Portland

Public Open House

08.25.2009

**APPENDIX L**



**Washington High Community Center Open House  
August 25, 2009  
Community Comment Form Responses**

117 individuals signed in at the Open House. Approximately 150 individuals were in attendance. 114 comment forms were completed: 76 people left completed comment forms at the Open House. 2 hard copy comment forms were received after the Open House. 36 comment forms were completed online.

Please rank the characteristics of each design option based on how important they are to you.

- 1 = very important
- 2 = somewhat important
- 3 = not important

**Scheme Characteristics – the characteristics have been sorted in order of importance as rated by respondents.** (Respondents were not asked to compare the various options, but to rate the characteristics of the options.)

| <b>OPTION A – Stand Alone Community Center</b>   | <b>Rank 1, 2 or 3</b> |
|--|-----------------------|
| All new building allows for easy integration of daylight and natural ventilation, green roofs, and other green features                              | 1                     |
| Most efficient floor plan (build the least amount of building for the same program area)   | 2                     |
| Activates SE Stark St and SE 12 <sup>th</sup> Ave  | 3                     |
| Construction of this design can be phased – the facility can be built as funds become available – all money not needed up front to begin development | 4                     |
| Does not address reuse or fate of historic Washington High School  | 5                     |
| Most efficient for PP&R to operate and supervise which results in lower ongoing tax payer costs  | 6                     |
| Easy to connect between underground parking and center   | 7                     |
| Activity across from St Francis Park which provides “eyes on the park”   | 8                     |
| Entrance to parking garage close to entrance to Community Center minimizing the distance for people to travel to the center                          | 9                     |
| Vertical (3-story) community center  | 10                    |

| <b>OPTION B – Combination Scheme</b>   | <b>Rank 1, 2 or 3</b> |
|--|-----------------------|
| <i>Reuses High School with gymnasium/pool addition at SE 12<sup>th</sup> &amp; Stark</i>   |                       |
| Additional site area to use for community garden and children’s playground   | 1                     |
| Preserves central theater in high school but requires a partner to manage the space and the program  | 2                     |
| Construction of this design can be phased – the facility can be built as funds become available – all money not needed up front to begin development | 3                     |
| The existing building has to be fully rehabilitated to use any portion of it – requires a development partner to help with these costs               | 4                     |
| Reuses portion of the ground floor of the existing high school   | 5                     |
| On grade pool allows for indoor/outdoor connection   | 6                     |
| Larger square footage with full build-out and partnership could increase neighborhood impact and traffic.  | 7                     |
| Renovated building maintenance costs will be higher  | 8                     |

|  |    |
|--|----|
| More parking is required to accommodate increased square footage of community center and existing building | 9  |
| The high school building is not currently owned by PP&R  | 10 |
| Activity across from St Francis Park provides “eyes on the park”   | 11 |
| More challenging to operate because of multi buildings on grade and may require additional PP&R staff      | 12 |
| New entrance aligned with SE 13 <sup>th</sup> activates Stark St   | 13 |
| Nearly one level community center  | 14 |

**OPTION C – Reuse existing High School for Community Center**

**Rank 1, 2 or 3**

|   |   |
|---|---|
| Preserves views and grandeur of Washington High School                                      | 1 |
| Reuses entire Washington High School for community center                                   | 2 |
| Largest area left for park functions which allows for separate active and passive areas     | 3 |
| Activates SE Stark St   | 4 |
| The high school building is not currently owned by PP&R                                     | 5 |
| Project cannot be built in phases, need to have money up front to begin construction        | 6 |
| Entrance to community center at the existing historic front entry of Washington High School | 7 |
| Vertical (3-story) community center   | 8 |

**What other characteristics are important to you?** (For detailed comments see end of document)

**General Summary**

- Most people reported a favorable opinion of Option B.
- Many people indicated a desire to reuse the school, although not necessarily as a community center.
- Several comments referenced the feel of the facility in relationship to the community, urban design and landscaping.
- Several comments referenced cost and getting something done.

**The plan calls for a playing field and preserved open space.**

**Rank 1 thru 9**

Please rank the following other site features in order of preference: (1 = high priority)

|  |   |
|--|---|
| Active open space (open lawn areas for informal sports such as Frisbee, touch football, soccer, catch, volleyball, etc.)   | 1 |
| Passive open space (smaller seating areas, places for sunbathing, reading, relaxing)   | 2 |
| Stormwater/pool cleaning feature   | 3 |
| Community garden   | 4 |
| Shaded tree area   | 5 |
| Interactive water feature  | 6 |
| Children’s play area   | 7 |
| Picnic area  | 8 |
| Other: Off-leash dog area<br>Space for rotating or permanent public art<br>Dog park (1)<br>bike entrance on smaller street<br>Fire pit<br>Artwork or fountain in front of old HS (1)<br>I like the idea of outdoor amphitheater/hang out space (1)<br>More arts & crafts |   |

**The plan calls for a swimming pool.**

Please rank the following aquatic amenities in order of preference: (1 = high priority)

**Rank 1 thru 8**

|  |   |
|--|---|
| Six-lane lap pool  | 1 |
| Shallow water for swim lessons   | 2 |
| Spa  | 3 |
| Beach entry (zero depth)   | 4 |
| Water slide  | 5 |
| Current channel (similar to EPCC and Mt Scott)   | 6 |
| Tot slide  | 7 |
| Other: Diving (8)<br>Access to natural light, views, open air in summer, etc.<br>Competition deck and storage with flex spectator area<br>Connect lap and rec pool similar to Dishman<br>Diving board (3)<br>High dive platform<br>Lanes for lap swim is most important<br>LONG lap pool<br>Other options are equal in preference<br>Please make it warm enough. Many of Portland's indoor heated pools are too cold.<br>Salinated water |   |

**Please tell us about yourself:**

Age

|           |    |     |
|-----------|----|-----|
| 16-24     | 5  | 4%  |
| 25-34     | 20 | 18% |
| 35-44     | 31 | 27% |
| 45-59     | 39 | 35% |
| 60-79     | 14 | 12% |
| 80 & over |    |     |

I am

|        |    |     |
|--------|----|-----|
| female | 54 | 48% |
| male   | 51 | 45% |
| other  |    |     |

How many children do you have living with you under the age of 18? 87 total children

|   |    |     |
|---|----|-----|
| 0 | 49 | 56% |
| 1 | 17 | 20% |
| 2 | 15 | 17% |
| 3 | 5  | 6%  |
| 4 | 1  | 1%  |

How old are they?

|    |   |     |
|----|---|-----|
| <2 | 9 | 14% |
| 2  | 2 | 3%  |
| 3  | 2 | 3%  |
| 4  | 4 | 6%  |
| 5  | 5 | 8%  |
| 6  | 2 | 3%  |

## Appendices

|    |   |    |
|----|---|----|
| 7  | 4 | 6% |
| 8  | 4 | 6% |
| 9  | 6 | 9% |
| 10 | 3 | 5% |
| 11 | 4 | 6% |
| 12 | 4 | 6% |
| 13 | 3 | 5% |
| 14 | 3 | 5% |
| 15 | 3 | 5% |
| 16 | 2 | 3% |
| 17 | 3 | 5% |
| 18 | 1 | 2% |

Regarding residence, I

|       |    |     |
|-------|----|-----|
| own   | 88 | 78% |
| rent  | 16 | 14% |
| Other |    | 5%  |

I identify as (please check all that apply):

|                               |    |     |
|-------------------------------|----|-----|
| Latino                        | 6  | 5%  |
| African American/Black        | 1  | <1% |
| Asian/SE Asian                | 5  | 4%  |
| Pacific Islander              | 1  | <1% |
| Native American/Alaska Native | 2  | 2%  |
| Caucasian/White               | 95 | 83% |
| Other                         |    |     |

My most frequently used mode of transportation is:

|       |    |     |
|-------|----|-----|
| foot  | 21 | 20% |
| car   | 42 | 40% |
| bike  | 37 | 35% |
| bus   | 5  | 5%  |
| other | 7  |     |

Zip code

|       |    |     |
|-------|----|-----|
| 97202 | 6  | 5%  |
| 97211 | 1  | <1% |
| 97214 | 90 | 79% |
| 97215 | 1  | <1% |
| 97219 | 1  | <1% |
| 97222 | 1  | <1% |
| 97232 | 4  | 4%  |

### Comments

Comments were sorted into categories based on similarity. Comments with multiple ideas were separated. No language was changed.

This is not a quantification of priorities, but provides an indication of the views of those individuals who chose to complete a survey. More than 1,000 individuals were presented with the opportunity to complete the survey.

### Preferences

- Maintaining trees in front of school 2. Rooftop access common area for view 3. In option C - showcasing large artwork in circular park at NW corner of property. 4. Understanding access to parking entry proposed at SE Washington and SE 12th Ave. 5. Accessibility to Blind and Visually Impaired neighbors across the street.
- Ultimately I liked Option B best, then A, then C.
- I like A & B best.
- While I much prefer Option B and C to Option A, one component that seems present in the rough sketches for A but not B or C is a circular drop-off spot. I'm concerned about people pulling up on Stark and dropping their children off there, which would certainly cause congestion and possibly be dangerous. Could a similar drop-off circle to the south of the planned building (between the building and the parking ramp) be included in Options B and C?
- Prefer option c or option a. Plaza opportunity for 12th and stark with C. with A, be great to have glass on upper floors for view and a rooftop deck and roof garden.
- Overall I would vote for option #2, with option #3 coming a close second. I do not like the idea of a community center without reusing Washington high school.
- A & B are my preferred plans.
- The impact to the neighborhood for both Option A & B would be huge. I don't think anyone that lives here would like to see the massive influx of people from all over the City that would take place with a Community Center of this size (Both A & B).

### Option A

- Option A ignores the original building for the site to work well all elements need to work together.
- As for Option A, I really do not like that there is no entrance on Stark St. Living in Kerns and having friends north of the center in Buckman, I think it would be nice to be able to access from the north.
- Rooftop garden or cafe/pub if option A
- I like the idea of reusing Washington High school in addition to having a separate community center.
- I like Option A the best.
- Most important is to have something that can actually be built. We've waited years for this. Let's get something done. Option A seems most feasible at this time.
- Solar panels do keep utilities cheap. I like option A. The existing building, I would hope could be used to expand for private use to boost local business. I would like this to also add public interest in st. francis to help clean it up and use what is already there.

### Option B

- Option B is clearly the best scheme for constructing the best facility.
- Design refinements for Option "B" A. 12TH Stark coner needs to be beveled and create a two to three story landmark. reduce the playpool area and pop the waterslide out through the glass plane out over the side walk. B. The water feature on scheme "A" is better on the corner. Add it to the Scheme B "B" feature. C. The 6 lane pool requires a competitive competition deck and at the deep end and a spectator area above the 12 th street walk. It can create a covered walk way and tie into the exercise area to the east. Add collapsable bleachers into the back wall. D. Better connection from the locker

rooms to the pool. E. Better connection from lobby to locker room. F. More storage everywhere. G. Add a raised track around the upper gym level on this schem. connect to the roof garden. H. Build out the entire site for parking. Make sure the calculation includes enough separate parking for 1.5 parking spaces per potential housing unit in the 3 upper floors of the existing school (or 4 thousand square feet for commercial office which ever is greater.) with separate secure connection from parking garage to WHS building. I. the SW corner of the parking garage should be exposed to the park. J. LOBBY / Garage connection 1. The proposed connection is too long and enclosed corridor. There should be an open air /covered connection from the parking lot to the lobby. 2. An open three level ramp system with Growing planting and falling water brings the garage users to the lobby. Then from the lobby to both sides of the program.

- Opt #2: preserves theater: a plus. Requires partner: a complication, but consider a different plan that creates storefronts on Stark on 1st/2nd floor; uses the upper floors for CC.
- Favorite option is B
- Inner SE is a dense area and I feel needs a large community center. Option B looks great but may be the most expensive option. Having underground parking is a fantastic idea!
- I personally like the look and feel of option 2 much more than the other two.
- I would like to see Scheme B explored in more detail with more recreation functions included in the WAMO building.
- Housing is worthwhile and ecologically sound. Plan B would drive this unique development and still preserve the site.
- I do like very much any option that could preserve that theater. Option B does, and perhaps a partner could be found to make the rest of the building into an arts incubator! A great match with the Parks community center.
- Our city's population will expand exponentially. We should provide as much structural space for future use. Plan B addresses this while increasing green space. Thanks for the parking garage.

### Option C

- Option C is to limiting to the original footprint
- A new building along SE 12th will block the view of historic WHS. Reuse the existing building, and save as much open space for outdoor uses.
- Consider Opt #3 with small stand-alone aquatic center to be phased. Consider keep theater, create small gym out of 2-3 classroom areas, use eco-roof for walking track, tai-chi, other individual/group activities.
- I love the idea of using all of WHS, but do worry about the cost of the renovation and purchase of the building. Leaving more open space is highly desirable!
- I choose C to reuse Washington High and keep the footprint manageable and efficient. B creates too much square footage, parking traffic and needs a partner. A leaves out old building which will be dwarfed by new one.
- I really think that the outdoor space in option C is what will really allow the neighborhood to adopt this space and make it theirs. The old building is beautiful and would make a grand community center that could be decorated with historic references similar to some of the McMennamins projects to engage local artist and stimulate the memory of generations of neighbors.
- New aesthetic and design incorporated into older building. Increase lighting, ventilation.
- Much prefer option c. use of architectural elements in the landscape to echo old building arbors, trellises, benches, etc. option for community garden on site - either on roof or around ground level.
- Much prefer option C, but with modification of pool at corner of SE Stark and 12th. Feel strongly that natural light is very important to pool center and am concerned that would not get much in ground level of high school. Also am concerned that tough element at St. Francis park will see open space and move some activity to our community park.

- I love the amount of green space that Option C reserves for public use. I feel that the combination of community center and lots of outdoor area would be a nice balance for the neighborhood.

### **Reuse**

- Any designs using high school building should think about using/accessing the roof space -- walking track, tea house, etc.
- Some assurance that Wash HS will be preserved even if it's not part of the project.
- start work now to encourage safe and development of high school for compatible use
- Doubt can realistically build without addressing fate of school building, what ever it may be.
- I like the idea of using the high school mostly because I don't like the idea of a vacant building in the neighborhood.
- preserving inside and outside of WaMo. repurposing interior space instead of gutting it. American's always through away their history.
- recycle existing building lots of open space limited car access
- save the old high school for another use, that can preserve at least some of the historic interior, the theater, etc. as well as the historic exterior.
- Option 3 doesn't activate the 12th & Stark area -- small scale retail there could help, park isn't enough

### **Stark & 12th**

- Activate the streets (especially 12th)
- Filling out the corner of stark and 12th is a great move.
- 12th is a busy street and it'd be better to have the entry on Stark to encourage neighborhood pedestrian traffic & support nearby businesses.

### **Urban Design**

- (At this stage) don't see enough emphasis on role of Com Center in overall urban design for the area
- Setback of buildings along Stark in Options 1&2: try to create more "public space", landscaping, etc.

### **Dog Park**

- A fenced dog park, this has been the use of the land (unofficially) for several years and we should honor what has been as well as what will be!
- At this time the biggest use of this land is dedicated to people enjoying exercise with their dogs. I notice this has not been mentioned in any of these visions. Please dedicate a parcel to our needs.
- Dog Park on 12th and alder
- Off leash dog park please! Hopefully.
- Off leash park a big plus

### **Sustainability features (incorporated in other comments as well)**

- A green roof
- Energy efficiency

### **Athletic Features**

- A gymnastics gym with proper equipment, properly and safely installed. There are virtually no places in inner Portland to take gymnastics classes that have proper equipment.

### **Parking**

- Underground parking.
- Allow underground parking for shoppers on Stark.
- Design parking so that it can be phased in and shared for Washington High use at a later date

## Appendices

- Parking: consider parking available on 10th, 11th, 12th Aves; possibility of partner with CEID with parking structure [W] of CC.
- More parking for downtown parking people to bike in from here!
- Local residents and businesses fear all of the on street parking will be taken by clients of the center. Why would anyone park underground where the possibility of theft, vandalism or crime will surely occur when they can park in the daylight and sunshine in the open, especially women! Parking on 12th will be closer to the entrance than most of underground parking
- Secure indoor bike parking car parking that is self supporting or subsidizes the centers operation money. There is no such thing as free parking.

### Program

- Adequate space for classes (arts and science) - sun school for adults and kids. A bit on the order of the multnomah art center/mt. scott/EPCC
- Art Classes are covered by 100th Monkey (16th Ankeney) and newspace Ctr. for photo.
- Arts programming! make use of theater as a theater, not a pool.
- You need a computer room!

### Pool

- One thing I would like would be the indoor/outdoor pool idea (since we already have indoor with Buckman).
- I'm also hoping for a saline pool and if any pool will be on the street side, it should be the activity pool, not the lap pool. Can the lap pool have more lanes?
- The space liberated by deleting that play pool could be used for more valuable functions and amenities, like a cafe, kitchen, small theater space, etc
- I strongly object to the Wild Waves type play pool- size and glitz factor are out of proportion to the promised local neighborhood character the project was supposed to have.
- Lip of pool should be at water line so you don't strain your arm when getting out. Low chlorine or better yet saline pool. Lots of light and ventilation in pool area. Sauna. Non slip pool side and locker room floors. Poolside open showers to rinse off.
- The most important issue in any development of this facility is that it features an INDOOR POOL. Inner SE is totally under served for swimming and a key commitment must be made to this issue. A POOL is the most important feature of anything that is designed and built.

### Outdoor Space

- Also, sad to see there isn't any space reserved for a skate park - even if it would need to be funded by private funds and business donations. A skate park would be really loved since it's a 15 mintue drive to any others (pier, ed benedict, sw comm center, ..)
- Grass amphitheater in circular park. try to connect project w/ st. francis church and encourage renovation of st. francis park. rose garden - small and semi enclosed (similar to rose garden in fenway park, boston)
- In the tree areas there needs to be viewing corridors or alot of people will take up residence in the park a condition which the city of Portland refuses to address once it happens.
- Community gardens big plus
- Missing from all design options is an attempt to create multiple rain shelters around the building(s). it would not be difficult or costly to include rain shelters around the site and attached to the buildings that would enable greater year round use of the site. especially with design option 3 with the multi use field, this would create the ability to have events that may be challenging with rain. built in shelters, awnings, and other rain shielding devices would add to the beauty but more importantly to the functionality of this community center.

- The site design and landscaping needs more work - more interactive with people. Include street scape along stark. include a commercial coffee shop/meeting space. Keep the internal appearance informal and non institutional! Keep it affordable for all income levels.

### **Social Service**

- I hope there is some way to partner somehow with ST. Francis so PP&R can be of some help for the homeless, ie, access to showers, community programs, etc.

### **General Comments**

- Anything at all will be better than what we have now. And honestly, I liked all the options.
- As a renter two blocks away from the site who is currently building a house in the neighborhood, it is most important that this activate the neighborhood in a wide variety of ways - not just through the internal activities that happen within the walls of the center, but how the project engages with the existing neighborhood and helps bring added vitality to the site. This center should not only serve the car commuters, but also the pedestrians and bicyclists. In addition, it should serve the immediate neighborhood - a neighborhood that is, according to the 2000 census, 85% renters; 52% 22 to 39; and 52% one person households. Features including maximizing open space, including community gardens, multiple uses for the exterior, and street presence on 12th & Stark are the most important to me. Sustainability is also critical, and while I would love to see the vacant high school building reused, I don't feel like any of the plans do this in a comprehensive way - I would like to see more reuse of the existing structure (not merely the facade), but feel that of these three plans, the new building provides the most opportunity for sustainable building within a more modest budget.
- Community center enhances vibrancy of buckman and is built to scale for the area.
- Why focus on a fitness-center model CC?! The plans ignore the NAs' preference for spaces for arts and crafts. There are many public and private fitness centers in inner SE and Portland, but no place where one can learn to throw a pot or sew, practice a musical instrument, create a painting or sculpture, practice dance all in one space. Let's offer alternative space/programming that can fill a vacuum.
- I feel like the program for this community center is insensitive to the neighborhood. We are a neighborhood of renters who need community garden space. We are a neighborhood of artists and musicians who need practice and performance space. These needs are unmet and unrecognized because there has been little effort to reach out to all but a small group of people who do not accurately represent the demographics of the inner southeast. Additionally, none of the designs address the adjacent commercial district. While a few years ago there wasn't much happening there, several cafes and shops have opened up along SE Stark in between 12th and 15th, and any new development should aim to be a part of this, to integrate with other activity without trying to stand along as its own thing,
- I think that it is important to make this a safe/clean part of the neighborhood. I worry that extra park space would invite the homeless element, that already plagues the area, on to this zone, that they now largely ignore.

### **Comment Form**

- I kind of had a hard time understanding how exactly to rank the different questions, because some of them came off as a little ambiguous (i.e. I couldn't tell if "Very Important" was as in "this is very important for me to have" or "this very important because I am concerned about this element."
- This is one of the most confusing opinion forms I have ever completed.

**APPENDIX M**

**Washington High Community Center**

**Option D**



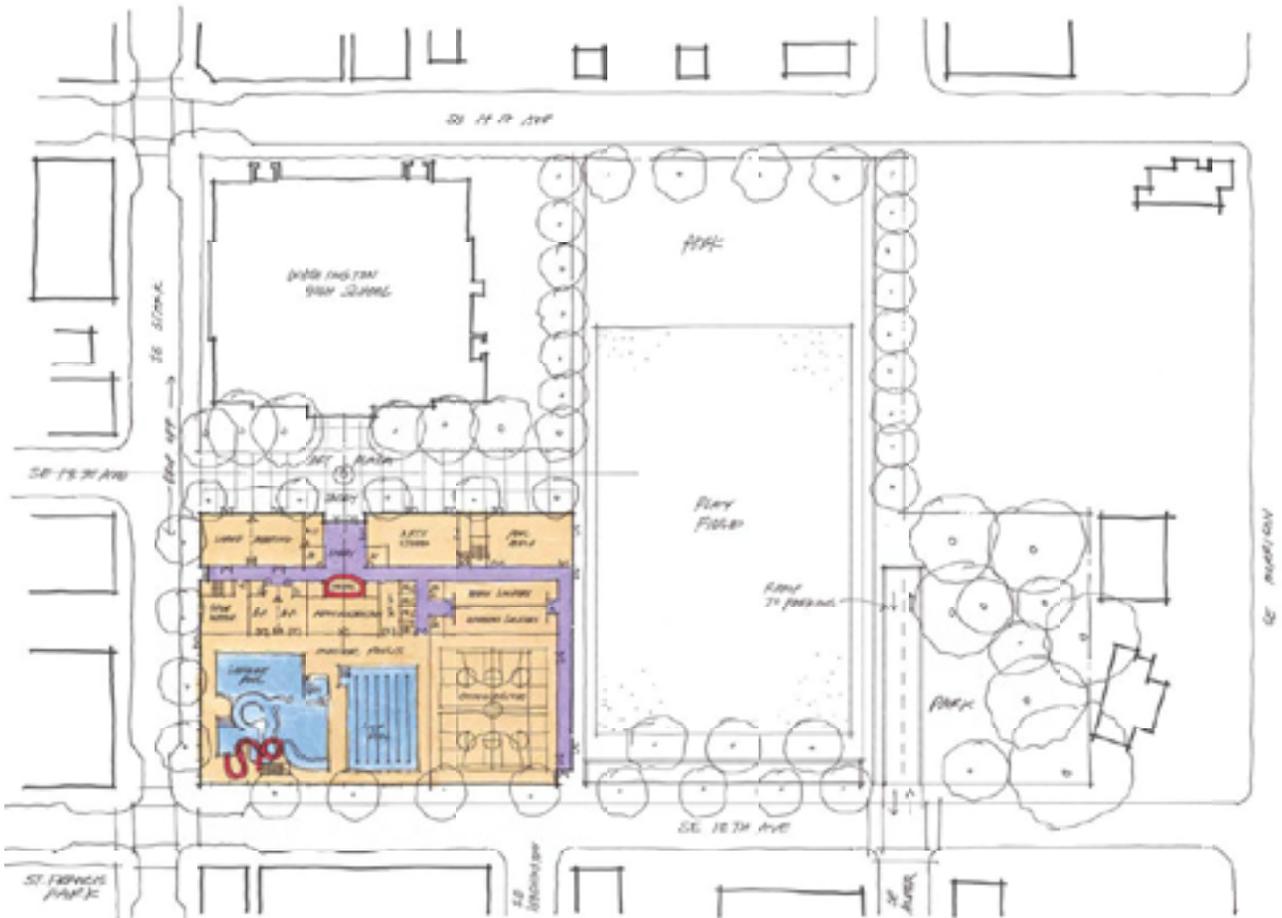
View from Northwest



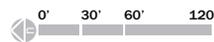
APPENDIX N

Washington High Community Center

Option A "Fallback"  
Reduced Size

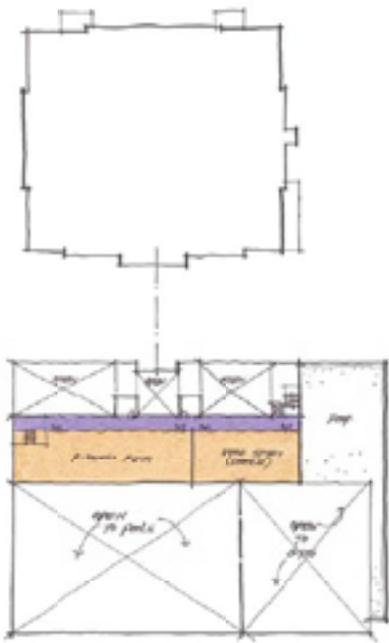


Ground Floor & Site Plan

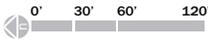


Washington High Community Center

Option A "Fallback"  
Reduced Size



Second Floor Plan



## APPENDIX O



### PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

#### **Washington Memorial Advisory Committee**

**4/7/09**

**6:00 – 8:00 PM**

**Portland Opera Offices**

**211 SE Caruthers**

**Committee Members:** Tim Holmes (CEIC), Martha Peck Andrews, Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Milkes (PP&R), Bob Downing (PP&R), Christine Yum (Bankman), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Ellen Wax (Eastside), Noem Rich (MAC Club/Recreation), Tricia Tillman (Parks Board), Doug Capps (PPS), Nancy Oberschmidt (HCA)  
**Staff:** Susan Mcambler, Elizabeth Kennedy-Wong, Sarah Coates, (PP&R)

#### **Meeting Outcomes/Goals**

- Introduce the Advisory Committee, Portland Parks & Recreation Staff
- Introduce Project Goals, outcomes and timeline
- Review Committee roles and responsibilities

#### **I. Introduction**

Committee members were given "People Bingo" as an icebreaker. The chair began the meeting and invited the committee to introduce themselves, and share a bit of their experience and interest in serving on the committee.

##### **Project Overview**

###### **a. History of WAMO Community Center**

The chair reviewed the history of the community center and reviewed the recommendations from the 2004 Advisory Committee. The committee recommendations at that time included:

- A community center located at the northwest corner of the site
- A playfield will be included
- A swimming pool will be included
- The trees in the southwest corner of the site will be preserved
- Traffic impacts to the immediate community, especially 14<sup>th</sup> and 15<sup>th</sup> Aves, will be minimized (underground parking)

###### **b. Current Effort**

###### **i. Timeline**

The Project Manager reviewed the project timeline. The consultant is expected to be on board by June, July they are expected to focus on market studies, traffic analysis etc. We are scheduled to complete the project by September 2009.

###### **ii. Product**

This phase of the project will take the design through land use review and provide us with schematic designs. The next phase would be design development and construction.

#### **II. Committee Roles and Responsibilities**

##### **a. Notebook**

Public Involvement Manager reviewed the contents of the notebook – especially focusing on committee responsibilities, ground rules and decision-making. The committee agreed to following a consensus based

decision-making model, supported following the ground rules and all present agreed to the rules and responsibilities as outlined in the notebook.

### III. Meeting Schedule

The next meeting was scheduled for May 5. There was some discussion about the June meeting due to school schedules. Dates were selected for the July and August meetings.

Project Manager took on scheduling the June meeting.

Scheduling the Open House was deferred until the consultant was selected.

### IV. Next Steps

#### a. Open House

Committee members were reminded of the date, time and location of the Open House and requested to attend as part of their responsibilities.

#### b. RFP Review Volunteers (2)

Susan Lindsay, Michael Whitmore and Martha Peck-Andrews volunteered to serve on the RFP review committee.

### V. Public Comment

There was no public comment.

### VI. Adjourn 8:05

Next Meeting  
 May 5, 2009  
 East Portland Community Center



**PORTLAND PARKS & RECREATION**

Healthy Parks, Healthy Portland

**Washington High Project Advisory Committee Meeting**

5/5/09

6:00-8:00 PM

East Portland Community Center

**Meeting Outcomes/Goals**

Provide the Project Advisory Committee with information on Portland Community Centers. Meeting included a tour of the East Portland Community Center led by Doug Brenner, PP&R Zone Manager, and an informational discussion on Portland Community Centers led by Doug Brenner, Bob Downing, Portland Parks & Recreation (PP&R) Operations and Maintenance, and Jeff Milkes, PP&R Zone Manager. Meeting also included Project Advisory Committee (PAC) questions and answers, and public comment.

**Participants**

**Committee Members:** Tim Holmes (CEIC), Martha Peck Andrews, Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Milkes (PP&R), Bob Downing (PP&R), Christie Yun (Buckman), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Ellen Wax (Eastside), Norm Rich (MAC Club/Recreation), Tricia Tillman (Parks Board), Doug Capps (PPS), Nancy Oberachmidt (BCA)

**Staff:** Susan Meamber, Elizabeth Kennedy-Wong, Sarah Coates, (PP&R)

**Invited Presenters:** Bob Downing, Doug Brenner, Jeff Milkes (PP&R)

**Community:** Seven members of the public attended the meeting.

**Meeting Summary**

The meeting began with a tour of East Portland Community Center (EPCC) led by Doug Brenner, Zone Manager for East Portland. The Community Center includes a variety of spaces and uses.

1. Doug Brenner noted that the 1800 square foot fitness center did not accommodate current need, and a space twice as large could easily be used.
2. Rentals of the space bring in revenue for PP&R.
3. The EPCC site was acquired by a land swap with the David Douglas School District (no money was involved in the swap).
4. Question: Is there a model for what constitutes a community center? Answer: Community Center can typically include multiple aquatic features, courts/gymnasiums, a walk/jog track (which EPCC does not have), group exercise studios, climbing wall (although PP&R doesn't frequently have climbing walls), fitness centers, party/rental rooms, being located near green space, storage, control desk, multi-use classrooms.
5. Question: What is the exact size of EPCC? Per SERA Architecture EPCC including the aquatic addition is 44,198 square feet

After the tour, PAC Chair, Susan Lindsay, called the meeting to order and led introductions. She then turned the floor back over to Doug Brenner.

1. Doug Brenner commented that the EPCC total project cost (including permitting, design, construction, etc.) of the original building, opened in 1998, was \$5.5M. The addition, which was just constructed, cost \$12.3M. Southwest Community Center (SWCC) opened in 1999, for a \$12.5M total project cost. Doug noted that some of the costs involved developing the area surrounding the park, like adding sidewalks.

2. **Question:** Are there community centers with a second floor? **Answer:** Not currently in the PP&R system, though there is one in Vancouver (Furstenberg Center).
3. **Question:** What is the total footprint of the community center and parking lot combined? **Answer:** The lot size for the EPCC Community Center including the parking area and fields is 5.27 acres.
4. Doug Bretnor noted that PP&R has not had a large problem with people using the community center parking lot for non-community center uses.
5. Cost recovery refers to the annual percentage of the cost to run a community center that is recovered by revenue generated by the community center. EPCC cost recovery is set for 60%, SWCC cost recovery is set at 80%, and Mt. Scott is set at 60%. Page 28 of the June 2008 draft *Community Centers Technical Paper* lists cost recovery statistics.
6. It's not unusual for a community center facility to take 1.5-2 years to construct.
7. **Question:** Has there been any discussion of using a saline pool? **Answer:** The State of Oregon has two allowable treatment options for pools: chlorine or bromine. Saline treatments can be turned to chlorine.

Jeff Milkes, PPR Zone Manager for South Portland, provided additional information regarding community centers:

1. Jeff noted that everyone in the community gets to be part of the community center, and it is important to remember that the community need will drive the programs, and the programs will drive the design of the facility.
2. Key program areas include: fitness program/gymnasium, weight room (will be a highly used area), leisure/ instruction classes, aquatics, special events, art/cultural events, (these get people introduced to the facility), camps and supervised programs, including preschools.
3. Operating expenses breakdown: 75% goes for personnel, 15% goes for facilities, and 10% is spent on other expenses.

Bob Downing, Parks Maintenance Supervisor, provided information on what it takes to run a facility over the course of its lifetime:

1. Maintenance of facilities is generally covered by General Fund dollars. While design is underway PP&R does cost estimation, so when it opens there are funds ready for operations and maintenance.
2. Maintenance costs: A site without a pool usually costs \$2-3/square foot annually to maintain (or \$4-6 including utilities). A site with a pool usually costs \$5/square foot (or \$10/square foot including utilities). While pools are expensive, they are a high value item to the community.
3. LEED certification drives the cost up for a project, though some projects may not require as much maintenance over time, so where there would be a greater initial cost, there would be a lower cost over time.

#### PAC Questions

1. **Question:** Do you perceive there is a need for mechanical ventilation for spaces like a gymnasium that could be naturally ventilated? **Answer:** Once a design team is on board, they could look into and discuss that further.
2. **Question:** The June 2008 draft *Community Centers Technical Paper* says the primary service area for a community center is a 3-mile radius. For newer facilities, how far are people traveling? **Answer:** With new facilities, such as the EPCC pool, some new people are coming to the community center. Typically, people come to the community center from a 3-5 mile radius. A map showing a 3-mile radius of the Washington High area was handed out.

3. **Question:** What about density? The Washington High area is a high density area. Will that be looked at when planning for the facility to see what impacts could result from that (revenue and use)?  
**Answer:** Part of the consultants work will be doing a market feasibility analysis.
4. **Question:** What percentage of people drive to a community center? **Answer:** As part of the consultant work there will be a traffic analysis.
5. **Question:** Can the bus routes be overlaid on the 3-mile radius service area map? **Answer:** PP&R will make the addition to the map.
6. **Question:** Can the PAC get statistics from existing PP&R community centers on which programs bring in the most/least revenue? **Answer:** To be provided at a later date by PP&R. PP&R will provide the Advisory Committee the 2006 Cost of Service Study and Cost Recovery Policy (appendix) as well as the 2007 & 2008 Update for background information about the City's cost recovery policy and expense and revenue information by program and community center.
7. **Question:** Is PP&R on board with the idea of 20-minute neighborhoods, or are they looking for a larger catchment area for this community center? **Answer:** PP&R is supportive of the idea of 20-minute neighborhoods, but for larger items, like a community center, PP&R doesn't have the funds to place them in every neighborhood in the City, so we have to look at a larger catchment area.

#### **Public Comment**

1. It would be fantastic to have an 8 lane 25-yard pool for formal club swim meets.
2. **Question:** What are next steps for the design process? What information is needed? When does the public get to comment on it? **A:** This is a PAC information meeting. PP&R will email a process chart showing where and how public information will be gathered and used during the process.
3. **Question:** Since PP&R's mission is to provide healthier environments, what about looking at passive ventilation? Indoor air quality is important to highlight to the design team. **Answer:** PP&R recognizes the importance of air quality. At minimum, the building will be constructed to a LEED Gold standard.
4. Meeting adjourned at 8:02p.m.



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

6/23/09

6:00-8:00 PM

Southwest Community Center

6820 SW 45<sup>th</sup> Ave

### Meeting Outcomes/Goals

Provide project status reports, review/confirm project objectives, and discuss the consensus decision-making process.

### Participants

**Committee Members:** Tim Holmes (CEIC), Martha Peck Andrews, Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Miller (PP&R), Bob Downing (PP&R), Christie Yun (Buckman), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Ellen Wax (Eastside), Tricia Tillman (Parks Board), Doug Capps (PPS), Nancy Oberachnick (BCA). Norm Rich (MAC Club/Recreation) not present.

**Staff:** Susan Mcamber, Elizabeth Kennedy-Woog, Sarah Costes, Lisa Peterson, SERA Architects, Barbara Hart.

**Invited Presenters:** MaryAnn Takashima, Director, Southwest Community Center, Zari Santner, Director, PP&R.

**Community:** Leah Hyman, Manager SE Uplift, Luke, Peter Curtis, Ken Dieter, John Wright, Kina Vach, resident of HAND, business owner in Buckman.

### Meeting Summary/Notes

1. The meeting began with a tour of Southwest Community Center (SWCC) led by MaryAnn Takashima, SWCC Director.
  - a. The Community Center is 44,000 square feet and includes a variety of spaces and uses.
  - b. Southwest Community Center is targeted to operate as an 80% cost recovery facility. During FY 07-08, the center had a 90% cost recovery of its direct operating expenses.
  - c. When the building was constructed 10 years ago, it cost aPP&Rapproximately \$12M.
2. Susan Lindsay (SL) called the meeting to order and led introductions.
3. SL commented that she had questioned why the process was being pushed so quickly, and the response she received is that the project is moving quickly to ensure the project is ready for inclusion in a potential 2010 bond measure.
  - a. SL would also like to discuss potentially looking at smaller community centers on additional field trips, and adding additional meetings.
4. SL introduced PP&R Director Zari Santner.
  - a. Zari thanked all the PAC members for their willingness to participate in this process. PP&R is in the process of developing a 25-year capital plan, which includes existing assets, as well as addressing areas of community need and inequity of service delivery. She discussed sources of funding for Parks, which include PP&R periodically going to the voters for major capital funding. The Washington High Community Center is one of the highest priority new projects for PP&R.
  - b. Zari wants the community center to fit into its neighborhood, to serve the target community, and to have a light footprint on the planet.

- c. Revenues from all centers are combined- centers aren't in competition. Cost recovery goals depend on the demographics and the ability of the community where the facility is located. In general, PP&R needs to do a cost recovery of 39%. Currently, PP&R is about 35%.
- 5. SL and Susan Member (SM) led a discussion of the process overview:
  - a. RFP Selection Process: Michael Whitmore, Martha Peck-Anders, Susan Lindsay, and Bob Downing, Susan Member, Danya McGriff (PDC), and Eileen Argentinna were the evaluation committee members.
  - b. There were 11 proposers and 4 were interviewed.

**DECISION:** SERA Architects (represented by Lisa Peterson) was the highest-scored proposer. SERA was involved in the EPCC project, and was involved in the Washington High project in its initial siting consultation phase. SERA will hopefully be under contract by July 1<sup>st</sup>.

- c. Firstenberg field trip: Several committee members took a field trip to the Firstenberg Community Center. Revenue generation is important, utilizing lots of windows for visibility. They did have a second story, with an elevator, and the WaMo site will undoubtedly be a multi-story structure. They also had an extensive shop with snacks and supplies. Their parking lot is reported to be always full. Because it is very suburban, most users are driving to the facility. The facility had a very nice, professional kitchen. The building is LEED Gold.
- d. RFP & Issues matrix: Once SERA is on board, PP&R will work with SERA to determine the best method of keeping the consultant moving and giving committee input. It may be that it makes sense to add some additional meetings. SM also passed out the process flow chart and a matrix to keep track of requests and items that have been requested.
  - 1) PAC member requested to receive floor diagrams and list of program elements including areas for community centers that the PAC has visited.
- 6. SM led a discussion of the project objectives.
  - a. SL was concerned about the project objectives discussed at the first meeting and the lack of an objective that addresses the project impacts on the neighborhood, and desire not to harm the neighborhood.
    - 2) PP&R will clarify items 1 and 3, add definitions to 4, and further define 6. The new proposed items, worked through by PP&R and the sub-committee consisting of Liz, Nancy, and MaryAnn, will be distributed by email before and will be an agenda item at the next meeting.
- 7. Elizabeth Kennedy-Woog (EKW) led a discussion of decision-making procedures.
  - a. EKW noted that the group just had their first experience of consensus process discussing the project objectives. She asked the group to reflect on how the process will continue to work once the issues are higher stake goals.
  - b. Barbara Hart suggested using fingers to check in with the group: 1 finger means you fully support the proposal, 2 fingers means the person can live with it if the group wants to move on, 3 fingers means the person has concerns and questions. The group agreed to use the finger comment method.
  - c. EKW also noted that substantive communication (discussion or decision-making) shouldn't happen by email.
  - d. SL offered that committee members were welcome to join her in the bi-weekly meetings she has with PP&R.
- 8. Some group members indicated an interest in more frequent meetings to meet the deadline. The group will re-visit the topic of extra meetings.

9. Doug Capps gave some new Portland Public Schools (PPS) developments. PPS owns the school building which may be incorporated into the community center and another piece of property separated by the field.
  - a. Both the Director of PP&R and Commissioner Fish are supportive of having one of the three options SERA looks at be re-use of Washington High.
  - b. Retrofitting an older building can be expensive but preserves the neighborhood look/feel.
  - c. PP&R will need to research whether looking at the existing property would be feasible in the project scope, and in SERA's contract.
  - d. The school board standard price for the property is fair market value.
  - e. There may be opportunities to continue investigating using the 1<sup>st</sup> floor as community center, with housing above.
  - f. Several committee members voiced support but no vote taken now.
10. Public comment
  - a. The possibility of using the existing building opens the discussion widely – no matter what the decision was before, you needed to plan for that building as part of the project anyway. It's a great opportunity.
  - b. It would be interesting to do a LEED rehabilitation of the existing building, along with a LEED Gold new building. The combination would be a great demonstration project.
  - c. A member of the public requests to know when the demographic and floor plan information will be available.
11. Committee reviewed and approved the May 5<sup>th</sup> meeting notes.

Send agenda suggestions to Susan Lindsay, chair, and cc: Susan Mcamher, Project Manager.

Next meeting with project staff and chair are July 1, 9:30 am - 10:30 am

Meeting adjourned at 4:35 pm.



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

7/14/09

6:00-8:00 PM

SE Uplift

3534 SE Main (2 blocks north of Hawthorne)

#### Meeting Outcomes/Goals

Discuss and confirm project objectives, discuss community outreach process, and discuss project overview with design team.

#### Participants

**Committee Members:** Tim Holmes (CEIC), Martha Peck Andrews, Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Milkes (PP&R), Bob Downing (PP&R), Christine Yun (Buckman), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Ellen Wax (Eastside), Doug Capps (PPS), Nancy Oberachmidt (BCA), Norm Rich (MAC Club/Recreation). Tricia Tillman (Park Board) not present.

**Staff:** Susan Mcambr, Elizabeth Kennedy-Woog, Sarah Costes, Kurt Schultz, SERA Architects.

**Invited Presenters:** None.

**Community:** Ken Dieter, Susan Pratz (Hosford-Abernethy Neighborhood Association) Ross Plambeck, (Portland Development Commission), Peter Katon, David Rees, Linda Nettekoven.

#### Meeting Summary/Notes

1. Susan Lindsay (SL) called the meeting to order and led introductions.
2. Committee approved the evening's agenda.
3. Committee reviewed and approved the June 23<sup>rd</sup> meeting notes, with one addition under Item 4.C – noting that Zari Saetner was on board with the idea of 20-minute neighborhoods.
4. No public comment.
5. Project objectives: A sub-committee met to draft out project objectives.
  - a. Changed to "is financially feasible to build when funds are available."
  - b. Com'd pressure to try to include parking. SL offered to have the issue taken back to the sub-committee.
  - c. MW noted he thinks looking at the existing Washington High building should also be an objective, but PPR does not currently own the building so it will not be included yet as an objective.
  - d. MP-A requests to change the "look at parking options" to be worded "parking options will be evaluated during the design process."

**DECISION:** The group accepted the objectives with the above changes.

6. Community outreach debrief: 1,233 people responded to the survey. It was broadly distributed and received a high rate of response but was not scientific. A higher percentage of responses came from home owners, and people from the area closest to the community center were more likely to respond.
  - a. Outreach for the open house: PPR anticipates that approximately 200 people will attend, EKW will look for space for 300.
  - b. PAC brainstormed outreach ideas that EKW will use to put together a strategy to send to the PAC.

- c. Survey results will be presented at the July 24th meeting, along with results of other analysis the design team has been doing.
7. Project overview: Kurt Schmitz (SERA) noted that SERA has been involved in the project in earlier phases (from 2004 study on) and is familiar with the background of the project. SERA assumes they will be able to look at re-using the existing school as one of the alternatives. At their own risk, they have started putting together a base drawing of the school.
- a. The four-month project timeline for SERA's work is shown as July-October, though some permitting may occur after October.
  - b. There are five different categories of tasks:
    - 1) Management/feasibility study. This will include market/financial analysis, programming, demographics, recreation trends, and other background material. The Sports Management Group (Lauren Livingstone) will be very involved with this component. Lauren is actively working on information gathering at this time including comparatives for other community centers.
      1. SERA will distribute current research to PAC members a week in advance of the meeting.
      2. MAS would like to see one of the concepts be the one identified in 2004 and SERA agreed.
    - 2) Traffic study. The traffic work will primarily be conducted by Kittleson & Assoc. who worked on the 2004 report and are actively gathering traffic information at this time.
      1. SERA will have preliminary parking data ready by the August 25<sup>th</sup> open house, and hopefully by the August 11<sup>th</sup> PAC meeting.
    - 3) Design Process. This component will be led by SERA, who has a diverse team assembled. Their team includes structural engineers (KPF (for Washington High) and ABET), Interface Engineers, Lango Hansen as the Landscape Architect, and Peter Meijer Architects.
    - 4) Land Use approval process: This process will begin once the options have been created. It would be early 2010 before a land use approval is reached. Beverly Bookin is the land use specialist. Once SERA has three designs, they can proceed with the pre-application conference. Until then, they are having informal conversations.
    - 5) Project Management: Includes interim reports/deliverables.
- c. Upcoming Meetings
- 1) At the July 24<sup>th</sup> PAC meeting, Lauren Livingstone will present a briefing on the analysis she has done thus far.
  - 2) Eco-Charrette: Before August 11th meeting, SERA plans an eco-charrette with PPR and consultants, and some PAC member volunteers to discuss the site, the building, potential program, sustainability features, the sustainability goals. Tim Smith, SERA civic ecology expert, will attend. PAC members interested in attending included: Nancy, Christine, Tim, Mike, MaryAnn. Audience members Ken and Linda also expressed interest in attending.
  - 3) At the August 11<sup>th</sup> PAC meeting, SERA will be presenting preliminary financial info, traffic analysis, very preliminary draft concept options.
  - 4) Project open house will be August 25<sup>th</sup>. At this open house, SERA will gather public feedback on the options. SERA will provide PAC members with that information prior to the September 1<sup>st</sup> PAC meeting.
  - 5) There will be a September 1<sup>st</sup> PAC meeting after the August 25<sup>th</sup> open house.

- 6) The format of the final open house is still to be determined, but will likely include information presentation as well as some community input.
  - d. The presentation to City Council is informational.
  - e. The final deliverable for the design and land use process will be a final report which includes the drawings.
  - f. All the scientific analysis that was done previously on Washington High was done considering a residential use. If it is used for a different use (like a community center), it will have to be redone.
  - g. SERA will prepare a document just showing the PAC/Open House activities and excluding the other SERA activities.
  - h. The Washington High building is approximately 8,000 SF per floor, and it has 3 floors.
  - i. Susan Mcamher noted that SERA is now under contract.
  - j. PPR sent a letter to PPS requesting a letter back to confirm they want PPR to undertake the design analysis and that they make information, and access, available to assist in the analysis.
  - k. SL will ask Brad Moulton for the information they gathered during the 2004 report process.
  - l. One of the PAC suggestions was to have a meeting evaluation form. SM passed them out for PAC members to fill out.
  - m. MW wondered if the surveys provided an idea of community goals for design development? KS confirmed that SERA has been able to gather a sense of goals from the surveys and research done so far, though it will continue to evolve.
4. Future agenda items/notes for the issue matrix:
- a. Lauren has the recovery rate for the Furstenberg center.
  - b. Reflect the catchment areas for Matt Diahman and EPCC- PPR will provide that information.
  - c. PPS might go for a bond and so PPR plans to make a decision by 1/2010 about whether they would proceed with a bond in 2010.
  - d. Include other recreational facilities on the map
  - e. Larger zip code map and neighborhood boundaries.
    - 7) EKW will send a pdf of the map, and will look into a map that also includes neighborhood boundaries.
  - f. SM will add these items to the issue matrix.

Meeting adjourned at 4:15 pm.

Next Meeting: July 24, 2009, 6:00 pm – 8:00 pm (tour at 5:30pm for those interested)

Mt. Scott Community Center, 5530 SE 72<sup>nd</sup> Ave



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

7/28/09

6:00-8:30 PM

Mt Scott Community Center

5530 SE 72<sup>nd</sup> Ave

### Meeting Outcomes/Goals

Discuss and confirm project objectives, share and explain information from project team on trends, services and surveys and describe the relationship between program, revenue and need and the responsibility of the committee to balance these needs.

### Participants

**Committee Members:** Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Millies (PP&R), Bob Downing (PP&R), Christine Yun (Buckman), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Ellen Wax (Eastside), Nancy Oberschmidt (BCA), Norm Eich (MAC Club/Recreation), Bob Downing (PP&R).  
**Staff:** Susan Meamber, Kyle Morelock, Kurt Schultz, Barbara Hart, SERA Architects

**Invited Presenters:** The Sports Management Group

**Community:** Linda Nettekoven, Susan Pearce

**Not in Attendance:** Tim Holmes (CEIC), Martha Peck Andrews, Elizabeth Kennedy-Wang, Doug Capps (PPS)

### Meeting Summary/Notes

1. Susan Lindsay (SL) called the meeting to order and led introductions.
2. Committee approved the evening's agenda.
3. Susan Meamber (SM): (Project Manager Update) An addition of the building amendment has gone out. Met with Doug Capps for bldg info.  
 EKW released the open house notification schedule. Interest was expressed in passing out posters of map. Aug. 11<sup>th</sup> meeting is when these will be distributed.  
 Issues matrix was updated and is available online. There are copies of floor plans for SW, EPCC and Firstenberg sites. Also have available: Matt Diabman and Mt. Scott maps, Facilities providing recreation (in market study sheet), and Neighborhood boundary list.
  - a. Cost recovery recommendation from internal analyst grp: 53%.
4. SM: After last meeting, feedback was not clear on whether or not objectives were met. Need to agree before we can proceed tonight.
  - a. Parking: Agreement is vague enough that there may be other options for parking. This is a primary issue that should be agreed upon.
  - b. Neighbors: "scope of programs address high priority needs of inner eastside neighbors." Zard states that there should be a distinction between neighbors and residents. Zard prefers the word residents.

"Neighborhoods" is accepted.

5. Sports Management Group (Lauren Livingston): presented slide show to group on meeting needs of community.
  - a. Demographics

- 1) Children/teens (Infant-19) 15.4%
  - 2) Family forming adults (20-44) 45.7%
  - 3) Mature adults (45-64) 28.9%
  - 4) Retirement age (65 over) 10%
  - 5) Total households (2008) 49,393
  - 6) Households with children 6,144 (12.4%)
- b. Break from Slide show: Definition of full service community centers tend to have indoor pools as well as other amenities. Pentonville and Montevilla have outdoor pools and are not considered "Full Service" because an outdoor pool does not draw the same amount of traffic, nor is it open during certain seasons.
  - c. Resume Slide show: Trends Impacting recreation programming (Boomer generation, Sandwich generation, Childhood obesity, Healthy communities, Environmental stewardship, Decreased funding)
    - 1) Sandwich Generation: 20 million adults provide care for both a parent and a child
  - d. Survey: 70% use or would use aquatics
- 6. Group Exercise**
- a. Each person in the room is given 6 red dots (highest priority) and 6 blue dots (next highest)
  - b. List of Potential Features: adult social room; arts studio; child drop in; community room; demonstration classroom; fitness room; game room; gymnasium; indoor playground; jogging track; lap pool; leisure pool; multipurpose gym; multipurpose classroom; poolside rooms; preschool classrooms; tech room; wood floor studio; yoga/pilates/dance studio
  - c. Issues with the exercise:
    1. representation/community input
    2. workshop rooms like wood shop, kitchen
- Issues are resolved
7. Susan Pearce (SP): if we wish to truly do excellent public outreach and reach the largest group possible, we need to aim for mid to early September.
  8. LL: Synopses of exercise: Arts studio is the top priority and features having to do with arts. Community room, second; fitness room, third; lap pool, fourth; leisure pool, fifth; multipurpose classroom, sixth. Lower on the list is game room, tech room, pre school classrooms etc.
  9. MS: Mark Bartlett and I would like the group to go back to Zari, and mention that we have lots of special needs kids who would like a place to socialize. We need to be there voice.

Meeting adjourned 8:45pm

**Next Meeting**

August 11, 2009, 6:00 – 8:30 pm. (Potential Tour @ Dishman for those interested)  
Urban League of Portland, 10 N. Russell



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

8/11/09

6:00-8:30 PM

Urban League of Portland

10 N. Russell St.

### Meeting Outcomes/Goals

Approve meeting notes for 7/14 and 7/28 meetings, review the 2-mile catchment area and project timeline, understand the methodology of the traffic study, clarify market analysis sources, and provide input for the preliminary program.

### Participants

**Committee Members:** Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Milkes (PP&R), Bob Downing (PP&R), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Nancy Oberschmidt (BCA), Bob Downing (PP&R), Doug Capps (PPS), Martha Peck Andrews, Tim Holmes (CEIC)

**Staff:** Susan Meamber, Kyle Moreslock, Kurt Schultz, Barbara Hart, SERA Architects

**Invited Presenters:** Dan Seetman (Kittleman)

**Community:** Linda Nettekoven, Susan Pearce, Kira Voelz

**Not in Attendance:** Elizabeth Kennedy-Wong, Norm Rieb (MAC), Ellen Wax (Eastside), Christine Yun (Buckman), Trish Tillman (Parks Board)

### Meeting Summary/Notes

1. Meeting notes from July 14<sup>th</sup> and July 28<sup>th</sup> meetings were approved.
2. Susan Meamber (SM): The catchment area for the community center started out as 3-miles which included one third of the population of Portland. Parks Vision 2020 sets as a goal to "Develop a full-service community center ... within three miles of every resident." The 1995 guidelines are more in line with a 2 mile catchment area being recommended by The Sports Management Group. Internal Parks' data on how far people travel to community centers stated that 60% travel 2.2 miles on average.
3. SM: Concerns were raised on project timeline but SERA is tracking on schedule and there is still lots of work to do. October is the deadline to have a preferred design option that is sketched and estimated. For our project to be considered for a possible bond, we need to get our scope and cost information to the capital needs group ASAP. There will be polls to see how potential projects resonate with the public. This is the reason for an ambitious design schedule.
  - a. SL: If there is a big Park bond, tacking on 20 dollars a month on property taxes. Would we vote?

### Unanimous YES!

4. SL: concerns about project "drifting" and use of the old school building.
  - a. DC: Will convey this to the school board tomorrow.
  - b. MW: When do we get to see the building, and compare it to existing parks rec. center?

Everyone wants to see Washington Memorial building.

5. Open House and Open House Outreach
  - a. Barbara Hart (BH): We will have corrected posters for committee members to distribute.
  - b. When you enter the room you will be able to see design options, background, schedule etc. We will do a project overview, timeline schedule, funding. First timers will be oriented. Talk about public involvement process, past, present and future. Presentation by SERA on slides, images, and design options. Q&A for design team, then break up for informal discussions when you can talk to parks staff and SERA staff. Comment forms will be available regarding process and design, and you can take those. Can respond online, fax, email etc. A week to ten days will be provided for comments and we hope to gather lots of feedback.
  - c. Susan Pearce (SP): Some have received postcard and some have not. Need to make sure that HAND citizens are receiving those.
  - d. SL: concerns about misinformation and preparation at first open house, decided to incorporate community input more.
6. Dan Sexton (DS) (Traffic): preliminary results of parking and traffic analysis
  - a. Basic objectives: well managed parking, with a high degree of connectivity with surrounding neighborhoods. Currently, the pedestrian system is well established – well connected.
  - b. Bikes - have both Belmont and Morrison, 11<sup>th</sup> and 12<sup>th</sup>.
  - c. Transit – Belmont Morrison, 11<sup>th</sup>, 12<sup>th</sup> are relatively well served by transit (bus 15).
  - d. Traffic – traffic counts were taken in July in the morning and evening during peak hours and traffic was counted on 12<sup>th</sup> and stark. Adequate service including during school year.
    - i. If we wanted to drive car transport down, we could implement, transit programs, car pool programs etc. Low percentage of visitors that go other than car (90% take a car). However there is a high rate of carpooling 2.6 per car. And 3.7 among multiple occupant vehicles.
    - e. Lots of concerns raised about inadequate parking at other centers, parking along neighborhood streets, ratios of parking spaces. Group will continue to discuss parking issue.
7. LL: Survey based upon community priority survey done by Parks and PSU. Industrial district and whole city included. Scientific, good data.
  - a. MW: In terms of parking and fitness centers each manager has quoted that each center needs more room and facilities. Greater demand than capacity for area.
8. KS: SERA obligated to provide three design options, wants feedback on which to present at open house.
  - a. Option 1: based off the master plan scheme.
    - i. Take all main parking off of SE 12<sup>th</sup> Ave at the Washington St intersection and the driveway goes to below ground parking. Also want everything along 12<sup>th</sup> a continuous park. All open spaces should be continuous. Hoping to see community gardens in conjunction with bike parking etc. Sacred trees must get integrated into the plan.
    - ii. 3 story building. Ground level is all lobby and passive activities. Lobby looks down into room with the pools. Pools should be set down into the ground. Then community center goes up or down. Down a level gets you to the pool which is on the same level as the underground parking. Locker rooms are in the basement. This also fulfills the city council's mandate for a pool to be a stand alone addition.
    - iii. Parking might be 200 stalls. Parking space is tentative because it doesn't go all the way to 14<sup>th</sup>.
    - iv. Upstairs is active fitness. There is a gymnasium that sits on top of the passive wing. Gym could also be phased. This program of 70k sq ft is hard to pass a bond measure.

for. In any scheme, the gym would probably be phased in. It's all about how the levels are stacked. Building should sweep down to the south and that way we have lots of opportunity for green ideas.

- b. Option 2:
  - i. From lobby, a central deck that directs you right or left.
  - ii. Pools are still lower. Pool will be a two story space in a separate building at the corner of 12 and Stark.
  - iii. All community spaces are now in the WaMo building. Dance and fitness are also in WaMo building. All programming requiring larger spaces such as the aerobics studio will make up the lower level of the WaMo building, especially if we maintain theater, because it's a wider space.
  - iv. Upper level of WaMo is child watch, multiple classrooms, arts rooms etc. around the theater (which would be rehabilitated).
  - v. 2 of 4 floors are viable for the center. Upper floors might be a partnership opportunity for housing, office space, etc.
- c. Option 3: is more of a straight dollars and cents approach. It would maximize the programming that could be put into the high school building but violates the 2004 Master Plan recommendation that the community center be located at the corner of 12 and Stark.
  - i. Enter directly into the old WaMo building. This idea would also preserve the historic façade. Go down to main lobby.
  - ii. Stuff locker rooms in lower level of WaMo. Stretch fitness and weights around the corner.
  - iii. Pool is same size with gym stacked on top. With this scheme the size of the addition would go down considerably.
  - iv. Still two floors with more program space and you would still have upper two floors.
  - v. This scheme has problems with fields stretched to the corner, takes traffic all the way back. Lessons from this should be applied to Option 2, preferred by SERA.
- d. Option 4: The WaMo building is radically transformed on the inside.
  - i. "Ship in the bottle" approach for the pool.
  - ii. Scoop out the inside, and build a new structure. Building is 110,000 sq. ft. and if we scooped it all out, all the program activities would fit.

Ship in a Bottle Idea: Yes = 5 No = 4

Meeting Adjourned 9:13pm

Open House:

August 25<sup>th</sup>, 2009

7:00pm - 9:00pm

Burkman Elementary School

Next Meeting

September 1, 2009

6:00pm - 8:30pm

TRD



**PORTLAND PARKS & RECREATION**

Healthy Parks, Healthy Portland

**Washington High Project Advisory Committee Meeting**

9/1/09

6:00-9:00 PM

Mt. Scott Community Center

5530 SE 72<sup>nd</sup>

**Participants**

**Committee Members:** Mike Whitmore (KNA), MaryAnn Schwab (SNA), Jeff Millers (PP&R), Bob Downing (PP&R), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Nancy Oberschmidt (BCA), Bob Downing (PP&R), Martha Peck Andrews, Tim Holmes (CEIC), , Norm Rich (MAC), Ellen Wax (Eastside), Christine Yun (Brockman)

**Staff:** Susan Meamber, Kyle Mordlock, Kurt Schultz, Barbara Hart, Elizabeth Kennedy-Wong, SERA Architects

**Invited Presenters:** None

**Community:** Susan Pearce, Kina Voelz, Ken Dietzer, Ross Plumbek

**Not in Attendance:** Tricia Tillman (Parks Board), Doug Capps (PPS)

**Meeting Summary/Notes**

1. Susan Meamber (SM): Open house review: 150 in attendance, 113 comment forms. People liked:
  - a. Option A: Efficient layout, green roof, natural ventilation, lots of natural sunlight
  - b. Option B: Site plan, children's playground, central theatre, phasable design.
  - c. Option C: Grandeur of WaMo preserved, large area for park functions.
  - d. Conclusions: Option B was preferred, people wanted to reuse the school but not necessarily as a Community Center. They also mentioned the importance of the high school to the community, cost statistics, opportunities to rent open space for various uses, desire for passive space. 6 lane lap pool was top priority.
2. Issues with zip code data, home ownership/rentals- data will be fixed. Also concerns that many families couldn't attend.
3. Kurt Schultz (KS): revisiting design options
  - a. Capital bonds: identified \$400 million worth of needs but likely to get \$100-200 million. Community priorities are equity and maintenance.
  - b. 2 major project that we know will be included: The Tabor yard and WaMo. Also smaller projects. The working assumption for these major projects is around 20 million each. 20% of bond package goes toward these two major projects.
  - c. PPS also going for a bond. Hard to pass both.
  - d. Often easier to phase in community centers. A and B are phasable, while C is not so much.
  - e. Cost comparisons are essentially the same in all 3 schemes. This \$0k sq ft program hits the 53% cost recovery but project will probably need to be smaller.
4. Lauren Livingston explained how costs and cost recovery are calculated. Dot exercise and community survey about priorities needs to be taken into consideration along with how different programming changes cost recovery. Other concerns discussed included whether the 2 mile catchment area could support 53% recovery rate since much of it is low income. Scholarships for low income families near center, must be made aware of opportunity.
5. Meeting summary notes. APPROVED.

**Meeting Break @ 7:38pm.**

**Back in session @ 7:48pm**

**6. Back to design options.**

- a. For bond, 57 million is too much, and we will need to create a smaller center to some degree. Between now and the next meeting, Lauren and PP&R will be looking at the smallest reasonable size, and create a list of competitors.
- b. Option C more expensive, harder to phase. A and B have some interest from developers.
- c. Parking discussion: a revised parking memo has been provided. Parking analysis was redone with more centers included. Dan's recommendation was 2.1 per thousand. 2004 was 2.6 per thousand. Currently we are at 2.6 per thousand sq. ft. This is what we used for the cost analysis. As community center gets smaller so will the parking, and this will help us save money.
- d. Other arts centers break even. Specific types of programming that generate revenue are more important than just size.

**7. Public Comment:**

- a. Competitive swimming is a big factor in cost recovery, lots of neighborhood kids interested in club swimming. Competitive swimmers drive lots of pool use, not good use of funds if pool can't be used for competitive swimming. Supports Option B.

**8. Narrowing Options**

- a. Option A
  - i. Pro: easiest to phase and market, pool facade (but need more space for viewing), could move parking slot to Alder and have more space, keeps PPS honest, all new and maintainable, most efficient use of space, could transition to B or "a"
  - ii. Cons: greatest threat of overuse for the community
- b. Option B
  - i. Pro: good if can find partner, save character of WaMo, could be architecturally fantastic, optimistic, spectator area over pool
  - ii. Cons: a lot of money for unseen partnership and not owning facility, costs of maintaining old building
- c. Option C
  - i. Pro: more green space, preserves outside of building, inside is LEED, round plaza nice and relates to rest of neighborhood, most Portland-like, least amt of parking needed
  - ii. Cons: not financially feasible, isolating characteristics, more politics, not very phaseable, requires more upfront funding and creative funding, riskier, waste of space, not flexible

**Another Meeting is scheduled for the 8<sup>th</sup>!**

**Meeting Adjourned 9:07pm**



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

9/8/09

6:00-9:00 PM

Co-Axis

1515 SE Water Ave

### Meeting Outcomes/Goals:

Discuss program elements and overall size of community center; make recommendation on preferred design option.

### Participants

**Committee Members:** Mike Whitmore (KNA), Jeff Milkes (PP&R), Bob Downing (PP&R), Elizabeth Gact (HAND), Susan Lindsey (Chair), Nancy Oberschmidt (BCA), Bob Downing (PP&R), Tim Holmes (CEIC), Christine Yun (Buckman), Doug Capps (PPS)

**Staff:** Susan Meamber, Kyle Morelock, Kurt Schukz, Barbara Hart, Elizabeth Kennedy-Wong, SERA Architects

**Invited Presenters:** None

**Community:** Susan Pearce, Kira Voelz, Ross Plambeck, Kip Richardson, Ross Plambeck, Linda Nettekoven, Fabiana Wallis, Matt Kirkpatrick

**Not in Attendance:** Tricia Tillman (Parks Board), Noeta Rich (MAC), MaryAnn Schwab (SNA), Ellen Wax (Eastside), Martha Peck Andrews,

### Meeting Summary/Notes

1. Background was 80k sq. ft. for original 3 options, but now we know this is too large. New target is 60k sq. ft. (40 million dollars), which will still probably be phased. Interest expressed in examining Dlahman's "cost-bred" option for leisure pool.
2. Doug Breiber (DB): Filling in for Nancy Roth. 5 interest areas for aquatics. Aquatics always surveys high and programs thrive on that design. Many facilities have 3 pools, multiple activities at the same time.
  - a. Recreational: (biggest market) indoor swimming pools usually have multiple pools. You get different water temperatures and water depths.
  - b. Instructional: Swimming lessons, synchronized swimming etc.
  - c. Exercise Programs: Lap swimming, water exercise classes
  - d. Competitive Programs: Diving, water polo, competitive swimming
    - i. DB: We don't charge PPS for meets and practices, PPR nets 35,000 a year from PAC.
  - e. Therapeutic Programs: walking, stretching etc.
3. Jeff Milkes (JM): Gymsnasiums (Mt. Scott, EPCC, Montavilla). We currently have a shortage of gyms and most times they are scheduled to 90% of capacity. It's rented for sports groups, kids play, league play/activities, and drop in (open gym). Multipurpose rooms also helpful for space. Within parks, our mission statement is about fitness, and gyms really facilitate that desire for fitness. Most gym users pay a global fee.
  - a. Interest expressed in having a rock wall. PPR has 6 bouldering walls and 4 mobile walls- very popular, one nearby at 12<sup>th</sup> and Burnside

4. Eileen Argentina (EA): MAC does very well in Portland. It's a good size facility and they lease out about half of their property to tenants. They also have a critical mass and they have regional draw. It's different than a established center. Unless we had a significant critical mass for WaMo it wouldn't be as successful as MAC.
  - a. Interest in renting out space like MAC does, but community concerns for low-intensity (housing not business). EKW provided data.
5. Program elements exercise: outer limit of 60k sq. ft, one conscious program from each of the three groups, 11k sq. ft for required space. Cost recovery is challenging because there is some synergy that happens when you have spaces that generate the bulk of the revenue but projected 1 million dollars in sales from passes from use of the fitness center, pools, gym. Overhead expense -20. Aiming for a -4 to achieve cost recovery.
  - a. Group 1: Went for the double pool, with administrative space, wood floor, arts, meeting room, put the smaller gym in at 11k sq. ft. 62,600 sq. ft. and are at -4.
  - b. Group 2: 2 pools, large fitness room, child watch, instead of meeting room we went for multipurpose with wood floor studio and kitchenette, double art space, poolside room. 51,090 -5/-4 depending on how you count w/ 143 parking spaces. To save space you could have outdoor kitchen space. Subroom. Improving acoustics in music rooms. The multi-purpose room to also function as a meeting space, there would need to be some sort of special acoustical treatment, or maybe a ceiling could lower and rise for the different conditions.
  - c. Group 3: Art studio, child watch, large community hall, large fitness room, gym (plumbing), wood floor studio, poolside room, leisure pool and no lap pool. -1, 64,090 sq. ft. Large meeting space, caterers kitchen, outdoor roll up space, and encourage people to drive together.
  - d. Public Art center rather than a fitness center, present alternative. 2 pools, art studio divisible into classes and free studio time with no instructor costs. Child watch, theatre that serves as a community hall, and can serve as some of the gym functions, increase the size of theatre to accommodate storage and stage space. Revenue from theatre, smaller fitness room and storage, poolside rooms were multiuse and combined with the arts. Wood floor studio is multiuse for gym functions. Considerations for noise and aroma (chlorine) and provides free time studio space. -2 not including changes with theatre with 154 parking spaces. Rooftop garden as well.
  - e. Conscious on child watch, poolside, wood floor, 2 pool option
  - f. Strong support for art space but concerns about cost recovery, relying too heavily on neighbors who can't afford it
  - g. Gym: some say plenty of athletic facilities in area, but high school gyms tied up with sports in winter and community centers lose older teens, who use gyms. Also good for cost recovery. Could phase gym.

ES: We will test the programming in A and C and how they might be phased and considered.

EKW: We have created a schedule for neighborhood meetings that we would like to attend, and we would like the neighborhood representative to come with us.

Meeting adjourned: 9:21pm

Next Meeting:

September 22, 2009 @ Concia

1515 SE Water Ave.

6pm - 9pm



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### **Washington High Project Advisory Committee Meeting**

**9/22/09**

**6:00-9:00 PM**

**City Hall, Portland**

**1221 SW 4<sup>th</sup> Ave**

### **Meeting Outcomes/Goals**

**Discuss project updates; consider revised costs and budget, program and phasing for new community center. Make recommendation on preferred design option.**

### **Participants**

**Committee Members:** Mike Whitmore (KNA), Jeff Miller (PP&R), Bob Downing (PP&R), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Nancy Oberschmidt (BCA), Tim Holmes (CEIC), Christine Yun (Hockman), Martha Peck Andrews, Norm Rich (MAC), Tricia Tillman (Parks Board), MaryAnn Schwab (SNA), Ellen Wax (Eastside)

**Staff:** Susan Mesmer, Kyle Morlock, Kurt Schultz, Barbara Hart, Elizabeth Kennedy-Wong, SERA Architects

**Invited Presenters:** None

**Community:** Susan Pearce, Kira Voelz, Ross Plumberg, Linda Nettekoven, Matt Kirkpatrick,

**Not in Attendance:** Doug Capps (PPS)

### **Meeting Summary**

1. Meeting agenda approved.
2. 9/8 meeting minutes approved with amendments: MaryAnn Schwab had excused absence, concerns about equity vs cost recovery.
3. Still lots of flexibility with programs, cost, so focus on design tonight. Updated issues matrix provided.
  - a. There was a meeting with SERA, Multnomah Arts Center (MAC), and Community Music Center (CMC) to brainstorm potential arts programming. MAC and CMC have friends groups that fundraise.
  - b. Very strong neighborhood support for arts- utilize survey data.
4. Board discussion
  - a. Aim for \$20 million (still need to do polling to determine exact amt), which is lower than what designs require (core program of 50k sq. ft., 70 k sq. ft. w/ a gym which would be biggest center ever, 1 level of parking under field)- must be phasable
  - b. Concerns about SE being the priority and other projects reducing costs, being forced into A because of phasability
  - c. 220 total parking spots, easy to phase
  - d. Reduce size of 6-lane leisure pool, scale down overall to fit enviro
5. SERA presentation on design options
  - a. Option A: stand-alone center like in Master Plan
    1. Take risk in assuming WaMo will be around, make it feel connected to center and open spaces

- ii. Activate Stark St w/ plaza (ideally for arts), WAMo developer could access 1<sup>st</sup> floor, roll-up garage doors for non-athletic facilities (very open, accessible)
  - iii. Showcase pools on 12<sup>th</sup>, playfield on 12<sup>th</sup>, quieter activities 14<sup>th</sup>, parking through Alder underground up to plaza
  - iv. 3 story bldg even w/out gym: pool in basement w/ north/south light, fitness areas above, arts etc on 2<sup>nd</sup> floor, gym on top, green roof connected to park open space
  - v. Splitting site in half is \$20 million but hard to split
  - b. Option C: use existing 4 story bldg for 3 stories
    - i. Enter from portico, 2<sup>nd</sup> floor non-recreation, up or down to athletics, pool on 1<sup>st</sup> floor, leisure pool visible from Stark, 3<sup>rd</sup> floor fitness areas and gym phased in (1<sup>st</sup>, large "bathtub" so wall need to be waterproofed, lots of \$ in phase 1 before gym), rooftop garden for views of city
    - ii. For \$20 million: 2<sup>nd</sup> floor, fitness areas, wood floor areas, shell for pool, no parking (temporary on 12<sup>th</sup> and Stark)
6. Public comment
- a. Crime on 14<sup>th</sup>, dog park could help keep area busy
  - b. Support Option C and arts programming, not "either/or" to fitness
  - c. Barkman community member, use qualities of site, local businesses, pool should be used not necessarily showcased
  - d. SE Portland resident, supported Option B, gyms necessary for kids and reducing crime, Cleveland programs could use gym
  - e. Support B, look at cost recovery for parking not just programming
  - f. Surveys drove architects, how was bias mitigated in surveys? Was inner West Side included? (wasn't heavily targeted) Center is arts + pool, doesn't represent community without a gym.
  - g. Support A, suggest bldg gym right away in C to save costs, likes accessing green roof from park, wish B was still an option
  - h. 30 people here and maybe 1 or 2 bikes, shouldn't spend \$6 million on free parking, make it harder for people to drive
  - i. Support C and going to a bond asap, no guarantee WAMo will exist in 5 yrs if not used now, SERA principals of civic ecology should be included, carbon emissions expected to decrease 80% in 40 yrs so parking lot is too big
  - j. Support A because with C, might never be a gym. All other centers have gyms, community expects one, all 3 options at open house had a gym, sports programs need gym, young people can burn off energy which will reduce vandalism/increase health.
7. Committee input on A and C
- a. General comments
    - i. Many people want gym space which is in shortage
    - ii. Process too rushed
    - iii. (note read to committee) Parks might be saving open space for future bonding use, experts conversation between Parks and PPS Real Estate Trust. Fish saved 38.5 Acres Park from private investment for baseball, PDC 30% set-aside in Barkman includes Hooper Detox Center. Concerned about public involvement honesty/transparency. Open space should be preserved for community use- use 2020 refinement docs to show need for land in perpetuity. Sunnyside Neighborhood Association Liaison supports C if open space is preserved regardless of budget shortfalls.
    - iv. Need to lift \$20 million cap- do it right or don't do it at all.
    - v. Neither option is very feasible so need to do own bond measure and go for the big dream (C)

- vi. Charge for parking (not discounting parking now), phase it
- vii. Prefer parking via Alder not Washington
- viii. 20 min walk to a park, less parking, bike space
- b. Option A
  - i. Pros: green space, political feasibility, phasability, size more realistic, adapting bldg easier into park better, leaves big bldg intact, art plaza connects indoor/outdoor
  - ii. Cons: should be smaller, leisure pools are a fad, architecture doesn't fit neighborhood, W&M might be left vacant
- c. Option C
  - i. Pros: green space, using the school, option for open space, big dream, drama, people who live there want to preserve bldg, culture, maximize open space, field important
  - ii. Cons: phasability, unanswered q's, looks like PPS doesn't want to make a deal

**8 for A, 6 for C- no consensus**

- ii. Next steps: present both options at open house because no consensus.

**Meeting Adjourned 9:23pm**



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

11/2/09

6:00-9:00 PM

Commission for the Blind

535 SE 12<sup>th</sup> Ave

### Meeting Outcomes/Goals

Receive open house results, discuss project updates, and make recommendation of preferred design option.

### Participants

**Committee Members:** Mike Whitmore (KNA), Jeff Miller (PP&R), Bob Downing (PP&R), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Nancy Oberschmidt (BCA), Tim Holmes (CEIC), Christine Yun (Buckman), Martha Peck Andrews, Norm Rich (MAC), Tricia Tillman (Parks Board), MaryAnn Schwab (SNA), Ellen Wax (Eastside), Doug Capps (PPS)

**Staff:** Susan Mcamberg, Kyle Moredock, Kurt Schultz, Barbara Hart, Elizabeth Kennedy-Wong, Zari Sautner, SERA Architects, Eileen Argentina, Lisa Pettersson

### Invited Presenters: None

**Community:** Susan Pearce, Kina Voelz, Ross Plumberg, Linda Nettekoven, Matt Kirkpatrick, Fred Lesson, Lee Pen Mun, Michael Szpaduk, Ken Dicker, Kip Richardson, John Wright, Mary Francillon, Paul Falsetto, Tracey Simpson, Nathalie Weibstein, Sarah Mirk

### Meeting Summary

1. Agenda approved.
2. 9/22 meeting summary approved with amendments: Elizabeth Gatti and Ellen Wax attended.
3. Statement by Zari Sautner: thanked committee for 8 months of work and retold them of importance of their work. Parks only has 5 centers like this and only builds them every 10-15 yrs. Fish directed Parks to prepare bond for Nov 2010 which will include \$20 million for center but they need a design from this group. Parks will honor group's decisions as long as they are consistent with the original goals of the committee- especially mtg priority needs of community and having finances to construct & operate. History of process started from 2004 master plan but then began to work around school, extended process and budget but need a decision now. SL concluded urging committee to reach consensus tonight.
4. Open house results (EKW): 46% for C, 44% for A, 10 votes (& many comments) for B. Results cannot be extrapolated.
  - a. C supporters felt strongly about preserving building.
  - b. Community waited a long time, ok with phasing but something soon.
  - c. Desire for a gym, size of facility not very important to people.
  - d. A supporter said center's a good anchor for 12<sup>th</sup> and Stark.
  - e. Preferred to avoid a deal with PPS.
  - f. 88% of respondents from Buckman, Kerns, or Sunnyside.
  - g. Kerns had later mtg and voted 7 for A, 10 for B, 5 for C.

5. **Washington High**
  - a. PPS did not designate as historic but another entity could do that- no benefit for PPS but tax benefits for private owners. School assessed bldgs to determine which elements should be preserved, not for list.
  - b. Changes to building could still be made even if placed on registry.
6. **Option D (SL): private developer wants to purchase building and put it on the register, restore it, community center on ground floor, housing above. Like Option B but Parks leases instead of owning/restoring.**
  - a. Center could be footprint, aquatics and bond measure later.
  - b. Still need to decide on size but would be large enough even with above-ground parking on 14<sup>th</sup>.
  - c. DC supportive, easier than Parks/PPS agreement.
  - d. ZS: Parks not dictating anything, just can't commit to build without bond measure. Bond gives developer certainty.
  - e. With bond, could have pool, underground parking.
  - f. KS working on cost recovery, could fit gym on bottom level.
  - g. Parking for residents (50-60 units in old housing plan) could be on south end, everyone else on streets, underground when aquatics comes.
  - h. 2 separate bldgs, 1 for aquatics and gym, other for passive activities. Bldg height lower & wouldn't have to have large bldg on corner.
7. **Budget (SM): committee members received packet.**
  - a. Spent more than planned but can complete project if decision reached.
  - b. SERA did more drawings than expected but budget is sufficient.
  - c. Sports Management have a little more budget, maybe haven't billed everything, used up their funds. At limit for cost estimating.
8. **Public Comment:**
  - a. Ken Diener: think you can link bldgs (historic consultant advised against), D is win-win, A should be back-up because C won't happen for years. Impact on neighborhood at PICA mtg not an issue.
  - b. Paul Falsetto (Chair of Historic Resource Committee for American Institute of Architects): WaMo ranked green which allows for greater flexibility and tweaking while still being eligible for registry, cuts 20% hard and soft costs but have to follow some rules.
  - c. D is next-best after B, concerned about not having public process for private investor. DC says lots of public process in school board vote, anyone can still get info online and make an offer, Nov 10<sup>th</sup> mtg.
  - d. Everyone wants to know who developer is but process is confidential until an offer is made.
9. **Design options- committee feedback**
  - a. City has formal authorization for a bond, needs specifics to write the ordinance in March. PPS might still go for a bond.
  - b. Options A to D or with D as fallback, D with A as fallback.
  - c. D meets needs of community, better use of bond money. D still has lots of ifs (but if A first, more certainty). Redundancy built in which is good, and could still have programming even if bond fails.
  - d. Logical way to separate space is fee/no fee, need control point.
  - e. D feels more like community college campus, good for neighborhood.
  - f. Security: pedophiles in area, also churches and social centers nearby.
  - g. Request to reconstituted D with a fallback of A:

**WE HAVE REACHED CONSENSUS ON D**

**Next Steps**

**SM: New meeting to pin down the rest of this stuff.**

**Meeting Adjourned @ 9:03**

**Next Meeting: THD**



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

### Washington High Project Advisory Committee Meeting

12/1/09

Belmont Dairy

3340 SE Belmont

Portland, OR 97214

### Meeting Outcomes/Goals

Discuss design refinements for the new community center, and celebrate the work of the committee.

### Participants

Committee Members: Mike Whitmore (KNA), Jeff Millers (PP&R), Bob Downing (PP&R), Elizabeth Gatti (HAND), Susan Lindsay (Chair), Nancy Oberschmidt (BCA), Tim Holmes (CEIC), Christine Yim (Buckman), Martha Peck Andrews, Tricia Tillman (Parks Board), MaryAnn Schwab (SNA), Ellen Wax (Eastside), Doug Capps (PPS)

Staff: Susan Meamber, Kyle Moredock, Kurt Schultz, Barbara Hart, Elizabeth Kennedy-Wong, SERA Architects, Elicca Argentina

Invited Presenters: None

Community: Kira Voelz, Ron Plumbek,

Not in Attendance: Noem Rich (MAC), Bob Downing (PP&R)

### Meeting Summary

1. Agenda approved. Committee members told to read 11/2 summary.
2. Purpose of meeting: discuss size and scope, cost recovery of A and D as SERA can make designs.
3. Cost recovery: 53% for WaMn. Most people in area at median income level and can pay, scholarships available, wide price range for activities.
  - a. Concern that cost recovery is driving programming, size- it's a factor but not the only factor.
  - b. Reminder that other City services like Fire Bureau compete for funding, so Parks has to meet some costs. Concerns can be raised later with the Commissioner, not settling costs tonight.
4. Design updates (KS)
  - a. Programming was 70k and met CR, tried 60k which didn't. Efficient use of space matters and can help meet CR. Option D makes 3 story into 1 story which helps.
5. New option D: still have communal space (arts plaza), 2 lobbies face each other, 30k with 18k usable space. Ground level: lobby, art studio, child watch space, large meeting room, kitchen, restrooms. No offices or staffing of both buildings. New bldg 200x260 (city block is 200x200), central control desk, fitness, pool, gym (52k, or 40k without). Parking improved, 172 spaces.
6. Option A fallback: try to be smaller and efficient while mtg CR. 1 story, 200x260 footprint, elements similar to D but passive space in new bldg, fitness lifted to 2<sup>nd</sup> story.
7. Comments on D and A:
  - a. Parking minimum \$25 million. Could get pools & admin with bond but not parking. Phase or reduce (leisure) pool size.
  - b. \$20 million cap is not issue of committee, should just address programming, space, CR. Staff will work out phasing, total cost.
  - c. 20 into neighborhood and 2 mile catchment are compatible.
  - d. LL says huge demand for pools, also can't shrink fitness much.

- e. Developer looking at options, wants to keep auditorium, parking is an issue. RFI will be put out for other developers too.
  - f. 1-story D more accessible for disabled, design fits neighborhood.
  - g. Could cut pool 6 to 4 lanes, birthday room, leisure pool.
  - h. Could flip and have drop-off on Stark, but busy/back to WaMo.
8. Public Comment
- a. Kip Richardson: supports D, flexible, look at fields for parking.
  - b. Kina Voelz: purchase space across street and build structured lot, more long-term solution. Pool & gym not positive contribution to urban fabric, turning back on 12<sup>th</sup> and Stark.
  - c. Keep pool full-size, hard to find full-size pools.
  - d. There is a need for competitive swim facilities. This facility should be explored as an opportunity to meet that need.
9. SERA has enough information now to update costs and look at chunks for phasing. Committee work is done but will still be kept updated and can be involved in later parts of the process.

Meeting Adjourned @ 8:58pm

### Consensus Recap

The Washington High Project Advisory Committee has reached consensus, and created a design for a community center at the former Washington Monroe High School site that achieves the project objectives. In reaching consensus on “Design D” with a fallback of “Design A”, the committee has given adequate direction to SERA with several considerations including, but not limited to:

- Giving the center adequate drop off areas

- Ensuring the design is sustainable

- Addressing issues of size, specifically in regards to the aquatic elements

Though the committee has completed its objective, the public process will continue to be a valuable and necessary step throughout the duration of this project. Thank you for earnest efforts and deliberation over the past several months. Without your sincere dedication, none of this would have been possible.