West Linn Community Recreation Center

Feasibilty Study and Concept Plan

2024

Contents

Acknowledgements

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- Council President Mary Baumgardner, Council Liason

Community Participants

The project team thanks the many participants in this process, including respondents to online questionnaires, open house participants, and more. Your ideas and willingness to engage in this conversation have helped us advance the conversation to this point.

Executive Summary

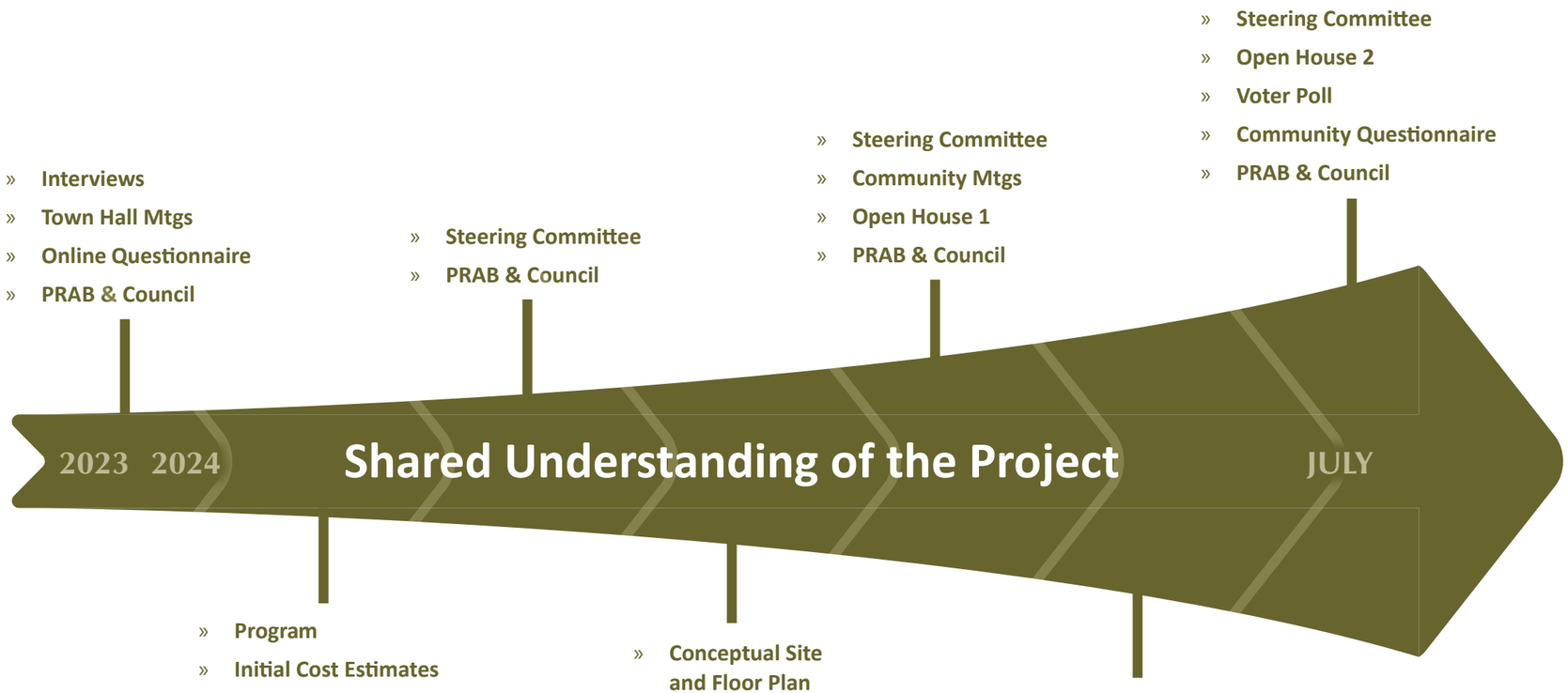
Community Engagement Process

The City Council explicitly stated the process should be driven by community involvement at all stages.

To ensure the needs of the community were being met, the project team conducted multiple rounds of public engagement activities, broken into two main phases:

- **Phase one** outreach consisted of introductory informational gatherings via small group interviews, town hall meetings and an online questionnaire, all designed to understand the different needs and priorities for a community recreation space.
- **Phase two** outreach activities comprised open houses, an outreach voter poll and a community questionnaire to solicit feedback on the facility's design and what they are willing to pay for the capital and operation costs for the conceptual building.

Project staff also conducted additional in-person outreach to engage individuals from hard-to-reach communities who had not participated in previous Phase One or Phase Two outreach activities.



Over 1,000 community members asked for:

- Running, Jogging, Walking
- Strength Training
- Health and Wellness
- Cardio
- Yoga/Pilates
- Recreation Programs
- Classes/Instruction
- Arts and Crafts

Project Goals and Key Features

The results from the community engagement activities were critical in shaping all aspects of the project. Through them, the City developed a shared vision for the Center based on a set of goals drawn from the community, the technical team, and the direction provided by City Council:

Multi-generational facility accessible to all and welcoming year-round

Flexible, sustainable, and operationally efficient

Maximize revenue and cost recovery

Plan for future aquatic addition and associated parking

Integrate into the park setting, including programmable outdoor space

Support existing community/recreation amenities

Compelling vision with public support

About the Report

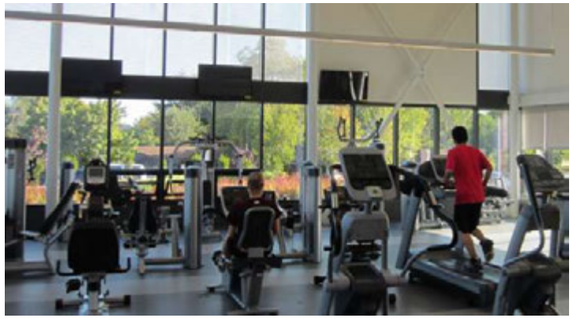
This document aims to support ongoing community conversations, fundraising efforts, and decision-making for the Center. As the first stage of designing the proposed Community Recreation Center, this document will explore:

- The project team's site analysis that assesses and evaluates the site's existing and contextual conditions.
- A conceptual site plan that shows the overall look and inspiration of the proposed building and describes each planned area.
- The construction costs associated with the building's design.
- An operational analysis of the funding needed to construct and maintain the Community Recreation Center.

Overview

The West Linn Community Recreation Center will help address the need for indoor recreational and community spaces to provide programs, events, classes, and activities for residents of West Linn and surrounding neighborhoods.

The idea for an indoor recreation facility has been circulating in the community for years. Most recently, support for a center came from a community engagement survey conducted as part of the 2019 Parks, Recreation, and Open Space Master Plan. In early 2023, the West Linn City Council explored the feasibility of an indoor recreation and civic center. City staff were given the task to explore what this center could be, how it could serve all ages and interests, and how to ensure that its operations could be financially sustainable.












Impact of Community Engagement

This project intended to identify the community's needs and desires for indoor recreation and communal spaces and their willingness to pay for the resulting concept. The results from the community engagement activities were critical in shaping all aspects of the project, informing the technical team every step of the way. Examples of the community's original ideas that were eventually incorporated into the process or the concept include:

- Using the online questionnaire and responses from the Town Hall meetings to define the initial building program
- Expanding the fitness space on the second floor to include an open-air roof deck
- Stacking the fitness spaces on a second floor to overlook the park and make efficient use of the site
- Designing the community meetings in an open house format to allow people to explore and discuss at their own pace
- Adding outdoor spaces for programming and gathering (For teens and for all season gathering spaces)
- Shifting from a fixed stage in the community room to an open space that allows for the option of a temporary stage as needed for events
- Emphasizing funding options (including private fundraising) to reduce the taxpayer burden of a new facility
- Describing ways that community and recreation spaces are relevant to all ages in West Linn
- Inclusion of a green roof and natural feeling materials to better fit into the natural setting of the park
- Social and impromptu meeting areas in the common spaces
- Sustainability and emergency preparedness features
- Integration of community art reflecting local indigenous cultures and the history of West Linn.
- Building design to fit the park natural features
- Common areas for impromptu meeting areas

Market Summary

The following information summarizes the estimated demographic characteristics of West Linn according to the Environmental Systems Research Institute's (ESRI) 2020 Census data, along with their projections for 2023-2028. The ESRI has also provided data on housing, recreation, entertainment spending, and adult participation in activities. The potential facility described in this concept plan aims to serve the residents of West Linn; however, the full market analysis, included in Appendix A , also examines a larger secondary market area that matches the West Linn – Wilsonville School District boundary.

Summary of West Linn Demographics

Key Facts

27,522
Population

44.5
Median Age

2.7
Average Household Size

$128,682
Median Household Income

Education

2%
No High School Diploma

9%
High School Graduate

22%
Some College

66%
Bachelor's/ Grad/Degree

Business

805
Total Businesses

5,305
Total Employees

Employment

80.8%
White Collar

9.9%
Blue Collar

9.3%
Services

4.7%
Unemployment Rate

Income

$128,682
Median Household Income

$63,159
Per Capita Income

$589,992
Median Net Worth

2023 Households by income (Esri)
The largest group: $200,000+ (28.1%)
The smallest group: $25,000- $34,999 (3.2%)

Indicator	Value	Diff
<$15,000	5.5%	-0.5%
$15,000- $24,999	3.4%	-2.0%
$25,000- $34,999	3.2%	-1.9%
$35,000- $49,999	6.4%	-2.6%
$50,000- $74,999	8.0%	-3.9%
$75,000- $99,999	9.3%	-4.3%
$100,000- $149,999	21.2%	-1.3%
$150,000- $199,999	14.9%	+2.5%
$200,000+	28.1%	+14.0%

	West Linn Oregon
Population:	
2020 Census	27,373
2023 Estimate	27,522
2028 Estimate	27,879
Households:	
2020 Census	10,104
2023 Estimate	10,202
2028 Estimate	10,383
Average Household Size:	
2020 Census	2.68
2023 Estimate	2.67
2028 Estimate	2.66
Households with Children	
2023 Estimate	37%
Ethnicity (2023 Estimate):	
Hispanic	6.0%
White	82.1%
Black	0.9%
American Indian	0.3%
Asian	5.1%
Pacific Islander	0.1%

	West Linn Oregon
Other	1.5%
Multiple	9.9%
Median Income:	
2023 Estimate	$128,682
2028 Estimate	$148,579
Average Assessed Value of a Home:	
2023	$427,090
Additional data:	
Households with own children of the householder under 18 years	3,658
Under 6 years only	14.5%
Under 6 years and 6 to 17 years	13.1%
6 to 17 years only	72.4%
Total households	9,998
SELECTED HOUSEHOLDS BY TYPE	
Households with one or more people under 18 years	37.1%
Households with one or more people 60 years and over	43.3%

U.S. Census Bureau. "HOUSEHOLDS AND FAMILIES." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1101, 2021, . Accessed on October 12, 2023.

Recreation Expenditures

Based on the 2019 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics, West Linn residents spend approximately $1,160 across five categories of recreation expenditures (Fees for Participant Sports, Fees for Recreational Lessons, Social, Recreation, Club Membership, Exercise Equipment/Game Tables, Other Sports Equipment). This is roughly twice the average for the State of Oregon.

> The Average West Linn residents spends $490 per year on social, recreation, and club membership.

Envisioning the Center

Community Engagement

The feasibility project was designed to start with community engagement activities that would continue throughout the process. As we defined a shared vision for a community recreation center, informational and hands-on interactive opportunities were created for West Linn. The engagement activities included:

Phase 1 Activities

Community Leader Interviews: The project team conducted five individual or small group interviews with the Mayor, City Councilors, and senior staff at the West Linn- Wilsonville School District.

Town Hall Meetings: Two initial meetings—one online and one in-person—were held to gather input on potential activities in the building. Approximately 48 people participated in total in these two meetings.

Online Questionnaire: A questionnaire was created to provide residents who otherwise would not have participated in the decision-making process an easy-to-access opportunity to weigh in on potential activities. This questionnaire reached over 1,800 participants.

Phase 2 Activities

Open House Meetings: Two design open house meetings were held at key points in the process. These events gave community members an opportunity to explore the current state of the concept design and discuss the project with the technical team, City staff, and their fellow community members.

Additional Outreach Meetings: Smaller updates to existing groups including the Adult Community Center, The Youth Advisory Council, neighborhood associations, etc. City staff and Steering Committee members attended meetings to discuss the concept plan and collect questions and ideas.

Voter Poll: A probabilistic survey of West Linn voters to explore the willingness to pay for the capital and operations costs necessary for the conceptual building.

Community Questionnaire: An open-access online questionnaire sent to the community at large using the same questions as the voter poll to allow broader participation.

Recurring Meetings and Updates

Through both phases the project team met with the following:

Steering Committee: A committee of community members, including liaisons from the Park and Recreation Advisory Board and City County, that worked closely with the technical team throughout the concept design development.

Park and Recreation Advisory Board: The board was appointed to make recommendations to the City Council about all aspects of parks and recreation in West Linn. In addition to having representatives on the Steering Committee, the full PRAB was updated at key points in the process.

City Council: updates to the City Council occurred at key decision points, including between Phase 1 and Phase 2, and in July to consider the process' results and the potential to refer a ballot measure to the November election.

Outreach Efforts

Most of the information regarding this feasibility and concept plan project was provided online for easy access. The project team used a variety of outreach strategies to supplement the typical notices in email to reach beyond the people who regularly communicate or engage with the City. These included:

- A sign-up form with a QR code, building a contact list of over 800 interested residents
- Sandwich boards at popular parks advertising events
- Social Media advertisement purchased for Open House 2, targeting West Linn residents and reaching 65,000 unique users

A full list of community engagement activities isavailable at westlinnoregon.gov/parksrec/community-recreation-center-outreach

Building Program

The Community Recreation Center program brings the recreation and community space needs together based on the Phase-1 programming and market analysis. Continued input and refinement from the Steering Committee and community engagement during the Phase-2 planning effort resulted in a total building area of approximately 57,000 gross square feet. The mix of program spaces focuses on providing equitable, affordable, and accessible community gathering and recreation activity spaces for all community members. Envisioned as a multi-generational facility, the Community Recreation Center will serve all age groups and abilities while providing a program that considers revenue generation and the associated operational cost.

Community Spaces

The collection of community spaces envisioned provides a range of multi-purpose gathering and event spaces to create a community hub that serves everyone with an emphasis on families, youth, and seniors. A large community event room accommodates up to 200-people at round tables for sit-down dinners, weddings, reunions, dances, conferences, and a variety of social and cultural events. The community room can be subdivided into three spaces to support a wide range of activities and group sizes. It's served by a kitchen for catering events and the potential for teaching or commercial uses. A multi-purpose classroom/meeting room supports after-school programs, art classes, and other flexible programming needs. A party/meeting room can be subdivided into two spaces and used for birthday parties or meetings. Additionally, a welcoming lobby offers seating areas to serve as the community "Living Room" along with other distributed lounge areas. In addition to the interior spaces, outdoor patios / terraces support indoor-outdoor informal gathering opportunities that overlook and connect with the park and wetland environment.

In community spaces you might see:

- Performances
- Celebrations or reunions
- Community meetings
- People meeting for coffee
- After school programs
- Senior programming

Recreation Spaces

The recreation spaces include a two-court multi-purpose gym and an elevated walk/jog track within the gym. A cardio/weight area provides space for both equipment-based workouts and free-weights along with a stretching area, and multi-use functional training and exercise area. Rounding out the recreation spaces are a large and small multi-purpose group exercise room that can be used for activities such as yoga, Zumba, and Pilates.

In recreation spaces you might see:

- Gym sports
- Weight lifting
- Classes from yoga to cardio
- Indoor playground
- Martial arts

Support Spaces

Support areas include a welcome desk and administrative offices, all-user changing rooms, binary locker rooms, as well as storage/maintenance spaces.

Aquatics Addition

The community's interest in a potential aquatics addition was considered when developing the program spaces, which include a six-lane, 25-yard competition lap pool, a warm water recreation pool, a whirlpool spa, and a sauna. The lap pool offers programming opportunities for general exercise, open swim for training, and high school swim practice and competitions with bleacher seating. The warm water recreation pool supports swim lessons, aerobic exercise classes, and a children's play area with water features. This includes a zero-depth entry which provides a beach for toddler play and ease of access for community members with mobility needs. A potential lazy river allows for activities ranging from waterplay to therapeutic with resistance walking and rehabilitation exercises. The aquatics program includes all-user changing rooms, aquatic staff offices, storage, and support spaces.

Initial Building Program

Recreation	29,620 sf
Multi-Purpose 2-Court Gym (2 courts 50’ x 74’)	13,000 sf
Gymnasium Storage	800 sf
Elevated Walk/Jog Track	4200 sf
Cardio/Weight Room + Storage	6,200 sf
Fitness Assessment/ Health Screen Room	120 sf
Multi-Purpose Large Group Exercise + Storage	2,200 sf
Multi-Purpose Small Group Exercise + Storage	1,100 sf
Multi-Use Functional Training	2,000 sf

Community	8,880 sf
Community Room (Divisible into 3 spaces)	3,600 sf
Commercial/Teaching Kitchen	800 sf
Multi-Purpose Classroom/ Meeting/Art	1,300 sf
Lobby/ Lounge Seating	2,200 sf
Flexible Party/ Meeting Room	980 sf

Operations	1,970 sf
Reception/Registration	500 sf
Rec Facility Offices (3 @ 120sf)	360 sf
Rec Program Staff Offices (4 @ 80sf)	320 sf
Rec Staff Breakroom	250 sf
Rec Staff Workroom/Copy/ Mail	240 sf
Conference Room	300 sf

Support	4,320 sf
Concessions/Vending	200 sf
Binary Locker Rooms	2,000 sf
Universal Changing Rooms (3 @ 90sf) + Vestibule	470 sf
Restrooms- Lobby	700 sf
Restrooms- Unisex (2)	150 sf
Lactation Room	100 sf
Maintenance /Storage	700 sf

Grossing Factor	11,610 sf
Total	**56,400 sf**

Future Aquatics Addition	18,500 sf
Lap Pool (6-lane x 25 yard)	6000 sf
Recreation Pool	7,600 sf
Whirlpool	250 sf
Sauna	150 sf
All-User Changing Rooms	2,500 sf
Aquatic Staff	750 sf
Storage/Support Spaces	1,250 sf
Grossing Factor	**4,500 sf**
Total with Aquatics	**79,400 sf**

Site Analysis

The project team performed a site visit to assess the existing site's conditions and evaluate contextual conditions around the project site, including observations related to solar exposure (sun/shade), drainage patterns, general soil conditions, site access, usage patterns, and identifying existing vegetation and plant communities. The team traversed the adjacent trail network to provide insight into how the project site connects with Tanner Creek Park, Tanner Creek, the fitness station and parking lot at Wild Rose Drive, Tanner Creek Skatepark, Cascade Summit Town Square retail area, and nearby residential communities. The project team identified opportunities for increased connectivity, wayfinding, and compatible site programming and features.

Adjacent to the project site are a variety of park and trail areas that offer a wide range of outdoor recreation opportunities. These areas include a robust trail network that connects retail, residential, park, and creek areas. Tanner Creek Park has a sports court, a water play area, a covered picnic pavilion, restrooms, playground structures, and an open lawn used seasonally for summer concerts and events. Parking is limited to street parking within the residential areas and a small parking lot along Wild Rose Drive, near Parker Road.

The team used publicly available data from the City of West Linn to conduct a site analysis, including GIS layers of walking paths and trails, wetland areas and corresponding buffers, and general topography.

The team also reviewed aerial imagery from the City of West Linn and Google Earth, including historical images of the site and surrounding area. There is no current survey for the project site; however, a survey is recommended as part of future design development.

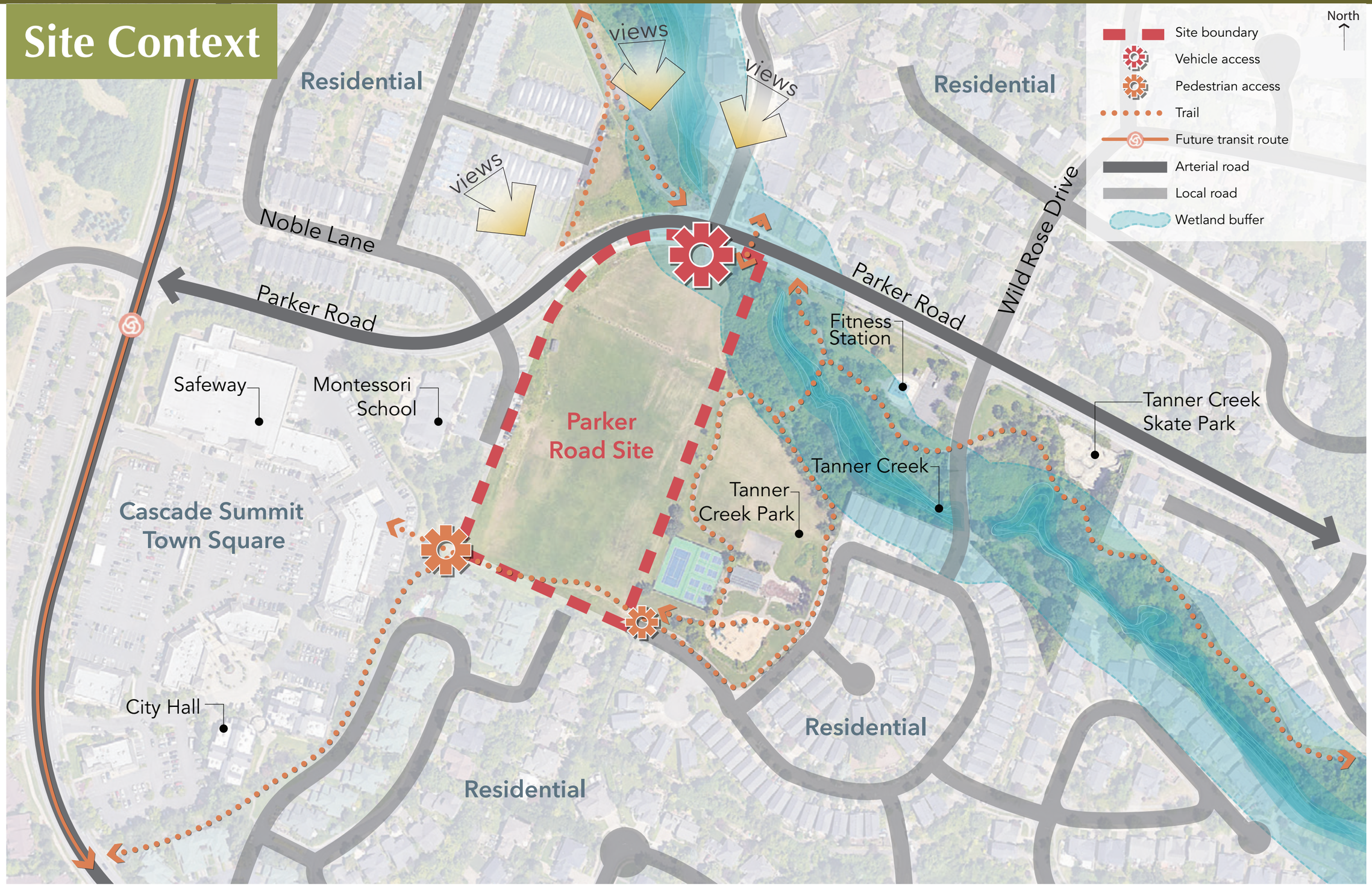
The natural topography of the project site slopes gently and is relatively flat, with a few exceptions. The northeast corner of the site quickly slopes down to Tanner Creek. The western border of the site has a more severe grade change, which would require a retaining wall. The eastern border of the site has a moderate grade change near the existing tennis and pickleball courts in Tanner Creek Park. Residential properties adjacent to the north are at a higher elevation on a hill and look down into the project site, making the area highly visible from above.

The project team reviewed the current local transit infrastructure and discussed future transportation routes near the project site. A traffic study is needed for future project development to determine the need for a traffic signal at the primary entrance to the project site along Park Road. There are limited oncoming view distances due to the road's curvature of the road, and access is restricted due to the proximity of the Tanner Creek wetland and buffer area.

There is also a pedestrian crosswalk across Parker Road near the future site entrance that may need to be evaluated further to ensure that pedestrians and cyclists can safely navigate the multi-use trail along Tanner Creek crossing Parker Road. Possible changes may include realigning crosswalk and upgrading safety crossing facilities, such as a signalized crossing.

Site Analysis

Site Context



Building Program

The Center will provide a mix of program spaces focused on providing equitable, affordable, and accessible community gathering and recreational activities:

- Community spaces include a range of multi-purpose gathering and event areas that will serve everyone, emphasizing families, youth and seniors. A multi-purpose classroom/ meeting room will support after-school programs, art classes and other flexible programming needs. A party/meeting room can serve as a space for birthday parties or meetings.
- Recreational spaces include a multi-purpose gym with two basketball courts, an elevated walk/jog track, a cardio/weight area, multi-functional training and exercise space, and large and small multi-purpose group exercise rooms.
- The addition of a lap pool will offer programming opportunities for general exercise, open swim for training, and high school swim practice and competitions with bleacher seating. A warm water recreation pool will support swim lessons, aerobic exercise classes, and a children's play area with water features.

Site Analysis and Conceptual Site Plan

The Center will be a shared space where residents of West Linn can come together to connect. The Center and the site will prioritize safety, sustainability, and increase access for all to be able to enjoy the space. Key features of the overall site include:

- A robust trail network that connects the Center to surrounding retail, residential, park, and creek areas
- Stormwater interpretive elements to control and redirect water runoff
- Pedestrian pathways to provide access across the building's site and the surrounding trail network
- Outdoor spaces and passive recreation areas that foster an increased sense of community
- Pathways and parking lot circulation designed to meet or exceed ADA accessibility standards

Concept Building Design

The Center's building layout focuses on optimizing operations, reinforcing the unique qualities of the various community and recreation spaces, and maximizing indoor-outdoor connections. The site's concept design will:

- Emphasize indoor-outdoor connections with courtyards, roof terraces, and pathway connections
- Increase access for different modes of transportation
- Utilize native plant species throughout the landscape and incorporate stormwater management systems
- Use locally sourced materials that support local economies
- Integrate non-fossil fuel energy sources into the building systems and equipment

The Center will also serve as a safe space for the community during times of need. Improved air filtration will enable the site to serve as a cooling center during extreme heat/wildfire events. Additionally, provisions to accommodate a temporary emergency generator will allow the site to serve as a community shelter during winter storm power outages.

Cost Analysis and Funding

The project team conducted a detailed cost analysis of the facility based on the current design concept. The total project budget—comprising construction costs (building and sitework) and indirect costs (design, permits, equipment, etc.) is estimated at $60M to $65M total.

The team also analyzed proposed operational costs, considering factors such as staffing and materials. The analysis compared estimated expenses to potential revenue from rental fees, classes, and memberships to determine the total operational costs.

Based on current projections, the annual operational costs are approximately $1.08M per year, representing a 56% cost recovery.

Funding for the Center could be raised through a voter-approved bond. A $65.4M capital bond measure (the full amount of the capitol costs) would require a $1.18/$1,000 tax in assessed value for West Linn properties.

There are options for reducing the bond amount:

- Split the budget into two parts, a portion paid by bonds and the other for outside fundraising
- Remove some of the building design elements either permanently or as a temporary cost-savings with the intent to fund them later

The project team has also explored options for operational funding, including raising Park Maintenance Fees or a local option levy (property tax). Each of these options present unique challenges.

Going forward, the City will continue to explore ways to move forward with funding options that reduce the burden on taxpayers as much as possible.

We invite you to review the following report for a robust look into the project team's work, evaluations, findings, and recommendations to consider for the Community Recreation Center.

Planning the Site

Conceptual Site Plan

The conceptual site plan for the Community Recreation Center is strongly influenced by surrounding natural areas. The site aims to create a sense of place while also considering multi-modal access, prioritizing safety, enhancing neighborhood connectivity, and offering new opportunities for the community to engage in shared space.

The natural elements of the project site area have been inspired by the lush tree canopies and vegetation of nearby Tanner Creek. The planting areas throughout the parking lot are wider than the minimum requirements to capture stormwater and provide space to grow a variety of large trees. These trees—a mix of deciduous and evergreens, broadleaf, and coniferous species—will soften the view down into the site from adjacent residential areas once they mature. Additionally, native and climate-resilient plants beneath this tree canopy will enhance the site's overall appearance and benefit local wildlife.

In the parking lot median, stormwater plantings will capture water from impervious surfaces. A series of check dams will provide an artistic, interpretative site element thematically consistent with a riparian forest. To the north of the building, a larger interpretive stormwater overlook with seating will be situated by the walking trails. This area can double as an outdoor classroom for summer camps or a gathering space for small groups. Its proximity to the recreation center building could support citizen science-related programming that may track pollinators, bird species, or water patterns.

Additional stormwater interpretative site elements can include playful paving patterns that mimic water flow or raindrops. Interpretive signage can support outdoor educational opportunities about natural processes. Seasonal changes in plantings from a thoughtfully developed plant palette, along with the fluctuation of stormwater, can communicate the thematic qualities of a riparian forest that change throughout the seasons, creating all-year interest for visitors. The next design phase should explore how future site construction can sensitively minimize any potential negative impacts on the adjacent wetland area.

The location of the primary vehicle access to the north from Parker Road avoids congestion through the residential streets off Wild Rose Drive and ensures quick access for emergency vehicles. However, the wetland buffer from Tanner Creek to the northeast constrains the entrance. As noted in the site analysis, a traffic study is needed to determine safety enhancements, such as a traffic signal and enhanced pedestrian crossing.

The parking lot's design accommodates over 100 full-sized vehicles, including six ADA parking spaces and a drop-off lane that can fit five vehicles. Additionally, there is a service entrance near the north side of the community center with a hammerhead turnaround. This location minimizes overall site disruption and aligns with the service kitchen's placement within the building. Since there is no applicable West Linn parking standard for a community recreation center, the project team tried to balance the need for ample parking with the desire to keep the site within the forested context of nearby Tanner Creek.

An extension of the multi-use trail connects the existing crosswalk along Parker Road to the recreation center site, leading visitors along the edge of the Tanner Creek wetland buffer where they can either cross the stormwater overlook areas toward the front entrance of the recreation center building or continue east to Tanner Creek Park. Pedestrian pathways connect the southwest and southeast corners of the overall site to the Community Recreation Center, and a path immediately south of the building connects to the Tanner Creek Park walking loop lawn area. An additional connection point along the property's western edge includes stairs down to the lower adjacent grade.

There are several opportunities for outdoor gathering and passive recreation within the site. The building's entrance has the largest area, with an entry plaza sequence that offers a variety of seating options and can accommodate a wide range of visitors, small groups, foot traffic in and out of the building, and a waiting area near the Drop Off lane. The eastern side of the building has two courtyard areas to support indoor-outdoor programming. The southwest corner of the building includes a mid-sized gathering space with flexible furniture to encourage visitors to socialize and linger. The western side of the project site includes a small rest area near stairs down to the existing park. A smaller seating area near the south portion of the site functions as a rest stop and informal gathering area where trails intersect from all four directions.

Site furnishings will be distinctive and unique to the character of West Linn. Building and interior materials could include a mix of natural wood with energetic colors. Paving materials should be low-maintenance and highly accessible surfaces, such as concrete.

All pathways and parking lot circulation design will meet or exceed ADA accessibility standards. Future design work will include additional accessibility features like wayfinding and site lighting. Any lighting used should be Dark Sky compliant—this will minimize light pollution to neighboring residential areas and minimize habitat disruption, especially with adjacent wetland areas.

WEST LINN COMMUNITY RECREATION CENTER - PHASE I

Site plan integrating multi-model access, natural riparian forest systems, and blending interior and exterior environments.

LEGEND

- Lawn Area
- Planting Area
- Stormwater Capture Area
- Paths + Gathering Areas
- Parking Lot (105 spots)
- Site Boundary
- Phase I Boundary
- ------ Emergency Access

N

PEDESTRIAN CIRCULATION

- P1 Connection to Existing Crosswalk
- P2 Overlook + Bridge Crossing
- P3 Connection to Existing Adjacent Trails
- P4 Outdoor Gathering Spaces
- P5 Connection Over Grade Change
- P6 Rest Area

VEHICLE ACCESS

- A1 Vehicle Entrance + Turn Lane
- A2 Service Access
- A3 Phase I Parking (99 spots)
- A4 Drop-Off (5 spots)
- A5 ADA Parking (6 spots)
- A6 Emergency Access Route
- A7 Secondary Emergency Access Route

VEGETATED AREAS

- V1 Entrance Plantings + Large Trees
- V2 Stormwater Feature + Overlook
- V3 Stormwater Capture with Check Dams
- V4 Dense Tree Canopies
- V5 Parking Lot Screening
- V6 Phase I Vegetated Buffer
- V7 Phase I Informal U11 Soccer Field

WEST LINN COMMUNITY RECREATION CENTER - PHASE II

Site plan integrating multi-model access, natural riparian forest systems, and blending interior and exterior environments.

LEGEND

- Lawn Area
- Planting Area
- Stormwater Capture Area
- Paths + Gathering Areas
- Parking Lot (147 spots)
- Site Boundary
- Phase I Boundary
- ------ Emergency Access

N

PEDESTRIAN CIRCULATION

- P1 Connection to Existing Crosswalk
- P2 Overlook + Bridge Crossing
- P3 Connection to Existing Adjacent Trails
- P4 Outdoor Gathering Spaces
- P5 Connection Over Grade Change
- P6 Rest Area

VEHICLE ACCESS

- A1 Vehicle Entrance + Turn Lane
- A2 Service Access
- A3 Phase I Parking (99 spots)
- A4 Drop-Off (5 spots)
- A5 ADA Parking (6 spots)
- A6 Phase II Parking (42 spots)
- A7 Emergency Access Route
- A8 Secondary Emergency Access Route

VEGETATED AREAS

- V1 Entrance Plantings + Large Trees
- V2 Stormwater Feature + Overlook
- V3 Stormwater Capture with Check Dams
- V4 Dense Tree Canopies
- V5 Parking Lot Screening

Concept Building Design

Building Layout

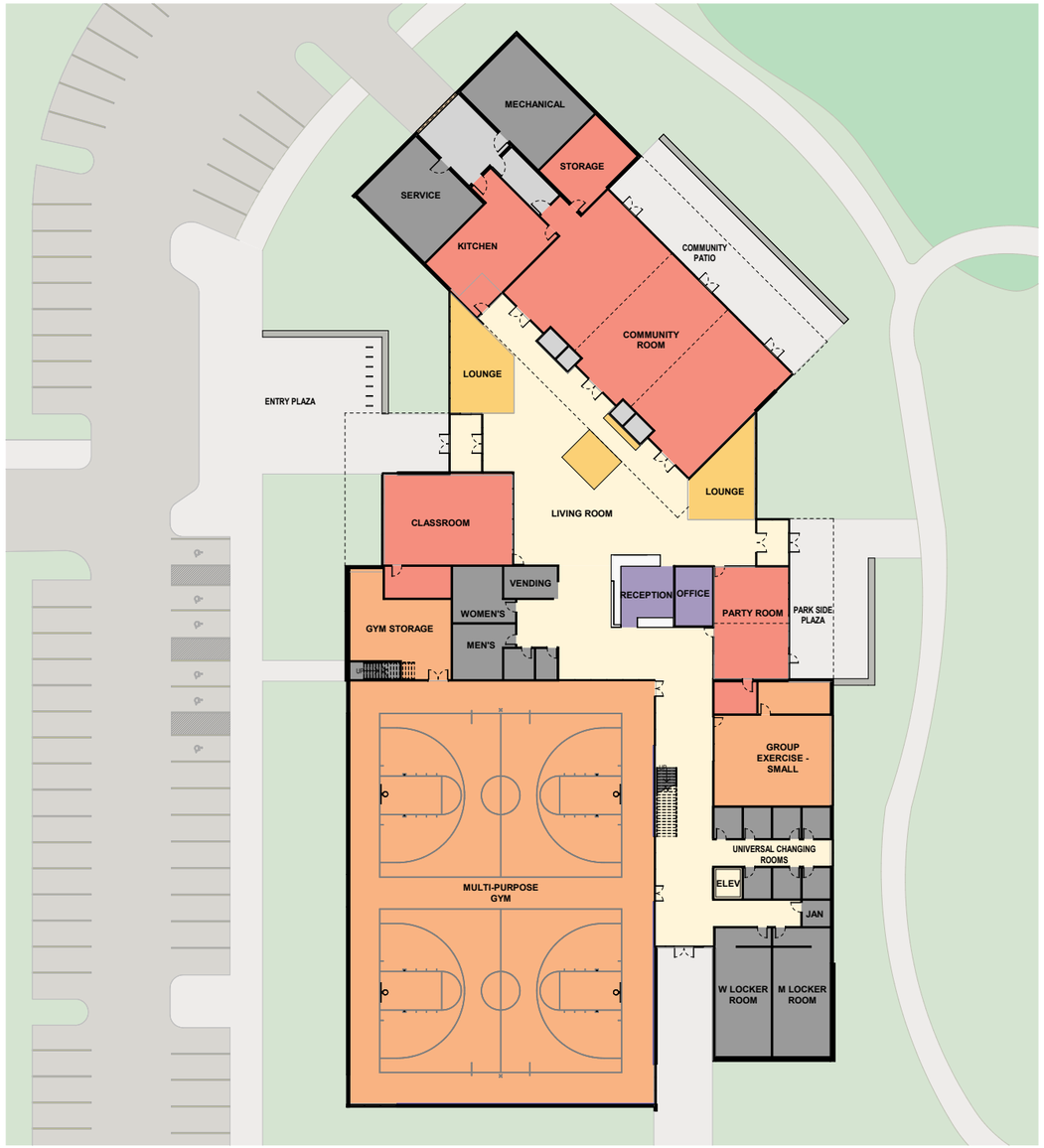
The building layout focuses on optimizing operations, reinforcing the unique qualities of the various community and recreation spaces, and maximizing indoor-outdoor connections. The two-story building layout offers a compact footprint that preserves existing park amenities, extends pathway connections, and plans for expansion with the aquatic addition and related parking located at the south end of the site. The building's size breaks down in scale to improve the pedestrian experience, with the community wing oriented to the wetlands and the recreation wing facing the park. Indoor-outdoor opportunities with patios and terraces that connect visually and physically to the site features are integrated throughout the building.

When visitors enter the building, they are greeted by a welcoming lobby with a variety of seating areas where the community can come together and congregate in a living room atmosphere with views of landscape gardens, activity spaces, and a direct route to the park. Community-focused program spaces including a community room/events space, a multi-purpose classroom, and a birthday party/meeting room are all organized around the lobby. The community room opens to the adjacent riparian area and an outdoor terrace that extends into the landscape. Building visitors can also enjoy these views from the gymnasium and additional exercise spaces above the lobby. Reception and administrative offices are centrally located on both levels to optimize supervision and controlled access to the lockers/changing rooms and recreation spaces.

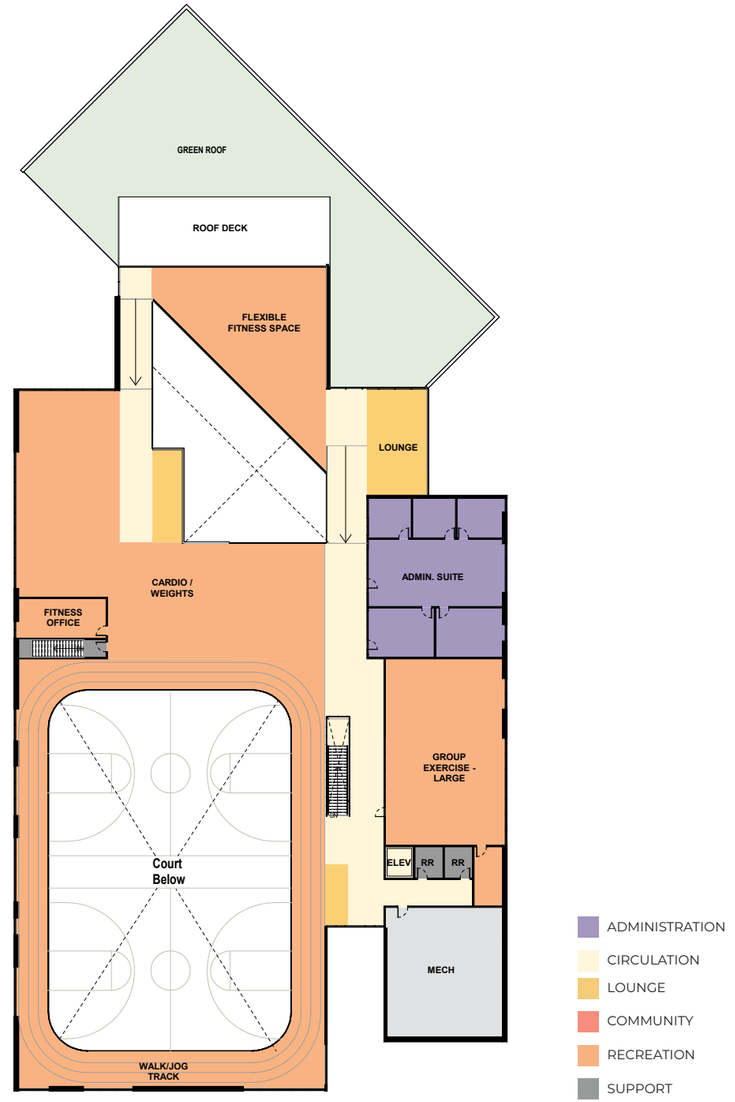
The two-story, east-facing recreation space comes equipped with lockers and changing rooms. The multi-purpose group exercise rooms on the first and second floor have views out into the park and direct access to the walk/jog track above the two-court gymnasium that offers a multitude of recreational activities like basketball, volleyball and pickleball, an indoor playground, and a venue for large community events and high school graduation parties. The cardio/weight area on the upper floor is organized around the two-story lobby with workout equipment, areas for stretching, lounge seating, and access to an exterior exercise terrace located within the green roof over the community room/events space.

Early explorations of the site and building layout

CONCEPT DESIGN FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR

Exterior & Interior Character

The building's exterior and interior character strives to express qualities that distinguish the West Linn community with a harmonious relationship to the park and residential context that emphasizes indoor-outdoor connections. The two-story massing breaks down in scale to reinforce the pedestrian experience with the community wing oriented to the wetlands and the recreation wing facing the park. The undulating roofscape of the two-story building recalls the rolling topography of West Linn and adjacent hills.

Large windows integrate the surrounding park and wetland landscape into the building, with a possible green wall extending from the entry plaza into the lobby and a green roof with exercise terrace over the community room accessed from the multi-use exercise loft and functional training area. A large skylight over the lobby brings daylight deep into the heart of the building, while a large north-facing clerestory brings natural, glare-free light into the gymnasium. Environmental graphics and public art celebrate West Linn's local history, indigenous first people, the natural environment, and local artists.

Exterior materials of wood and profiled metal express a natural character that grows out of the park and wetlands setting. The potential of mass-timber construction offers the material warmth of wood into the interior that reinforces a familiar and inviting character while supporting sustainable design practices.

West Linn Community Recreation Center Renderings

The preliminary exterior and interior images of the Community Recreation Center were generated with input from the project steering committee, the Parks and Recreation Advisory Board (PRAB), and the West Linn community. Their suggestions and direction shaped a shared vision intended to reflect the character and qualities that distinguish the West Linn community, reinforce Tanner Creek Park and the neighborhood context, and establish the City's sustainability and resiliency goals.

The project visualization assisted the community in understanding the project's experiential qualities and helped inform the project cost estimate. The development and refinement of the Community Recreation Center design and character will occur during the subsequent design phases.

Video Rendering

Scan the QR code below with your phone or click this link to bring these renderings to life:
https://bit.ly/WestLinnCRCVideo

Overall View

Entry Plaza View

Tanner Creek Park View

Lobby | Gym View

Lobby | Community Room View

Fitness | Exercise View

Walk-Jog Track | Gym View

Sustainable Design & Resiliency

Sustainable design and resiliency practices informed the site's concept design layout. Optimizing balanced natural daylight into all occupied interior spaces was a primary design consideration for creating a comfortable interior while also reducing overall energy use. The sloped roofscape is ideally oriented to integrate a large solar array to produce renewable energy on-site. An early analysis indicates the building can host up to a 290 kW PV system that would produce roughly 330,000 kWh/year. Depending on other energy efficiency measures incorporated in future phases of design, this size of an array could offset anywhere from 25-90% of the building's energy use.

The following sustainable design goals informed the concept design and will guide the next phases of design to ensure a holistic, sustainable design for the West Linn Community Recreation Center. These are based on the American Institute of Architect's Framework for Design Excellence:

DESIGN FOR INTEGRATION: Sustainability is at the heart of the West Linn Community Recreation Center, focusing on community health and wellness, financial sustainability, and design in harmony with the local ecosystem.

DESIGN FOR EQUITABLE COMMUNITIES: The Community Recreation Center is accessible to all through multi-modal access to the center (including pedestrian and bike paths and local transit opportunities), incorporating family and universal changing rooms/restrooms, and a lobby space to support community gathering.

DESIGN FOR ECOSYSTEMS: The design is rooted in the specific geography and ecology of West Linn through views creating a visual connection to Mount Hood and the Tanner Creek Riparian area. The landscape design will utilize native species as much as possible.

DESIGN FOR WATER: Water conservation and stormwater management will be incorporated into the building and site design to address this limited resource.

DESIGN FOR ECONOMY: The project design will focus on local materials and supporting local economies as much as possible.

DESIGN FOR ENERGY: The design began with a building massing and site orientation to minimize energy demand through passive strategies providing solar potential on the south-facing roof areas. The next phase of design will explore daylighting analysis to fine-tune window locations/sizes, wall and roof assemblies to provide overall building efficiency. The building systems and equipment will integrate non-fossil fuel energy sources as much as possible, and the integration of building systems and equipment with non-fossil fuel energy sources as much as possible.

DESIGN FOR WELLNESS: The design emphasizes indoor-outdoor connections with courtyards, roof terrace, and pathway connections to Tanner Creek Park. Balanced natural daylight will create a comfortable interior environment and building systems and material selections will emphasize a healthy indoor environment.

DESIGN FOR RESOURCES: Use of the Zero Guide and added focus during the eco-charrette will inform material selections to reduce the building's carbon footprint. The possible mass-timber construction offers the carbon-sequestering attributes of wood.

DESIGN FOR CHANGE: As a Community Recreation Center, the facility is a natural fit as a community resiliency center. Resiliency considerations include air filtration to provide a cooling center during extreme heat/wildfire events, and a provision to accommodate batteries or a temporary emergency generator to serve as a community shelter during winter storm power outages.

DESIGN FOR DISCOVERY: Interactive art displays, environmental graphics, and signage will engage the community and provide education on the project's sustainable design features.

Evaluating Cost and Next Steps

Construction Costs

A key objective of this process was to advance the shared understanding of the project and the design to a stage where we could make a reasonable construction cost estimate. Team member DCW Cost Management, using the floor plan, renderings, and program discussed above, recommends a construction budget of $46-50 million. With the indirect costs (such as design, permits, fixtures, furnishings, and equipment), the total project budget is estimated between $60-65 million. The Capital Cost table summarizes the concept cost range, with the completed cost estimate in Appendix B.

At this stage in design, the costs include a series of contingencies that account for the risks and the choices in the design process. The costs and contingencies reflect a post-COVID leveling, but still elevated, rate of inflation in construction costs. The total Project budget accounts for indirect costs which are estimated at 30% of total Construction Cost, industry-standard figure that allows some room for uncertainty. The costs in this estimate are escalated to April 2026, a reasonable start date if funding is secured in November 2024. The cost figures developed by DCW and Opsis are intended to be conservative to ensure the project is not under budgeted.

Capital Cost Estimate Summary

	Low	High
Building	$41m	$45m
Sitework	$5m	$5m
Const. Cost	$46m	$50m
Indirect Cost	$14m	$15m
Total Project	**$60m**	

Operational Costs

A detailed operational plan, created by team member Ballard*King, identifies the new operational costs and additional revenues associated with a new indoor facility. This preliminary plan considers the operation of similar facilities locally and nationwide, accounting for the major costs, such as staffing and materials, and the revenue sources such as rentals, drop-in fees, and memberships. This provides the community with a full understanding of the costs (both one-time and ongoing) associated with building and operating the concept building. All operational costs are escalated to 2027, the plan's assumed first year of operations. Fees are set based on similar facilities and the existing rental policies of West Linn. All operational costs are, like the capital costs, set at conservative levels and do not yet account for any efficiency in existing recreation programming. The Operational Cost table provides a summary of the operational costs , with details available in Appendix A.

Notably, this facility will require additional recreation staff to cover the hours of operations and new programming opportunities. The plan indicates that some of the existing recreation staff could be assigned to the new facility while others maintain their roles in city-wide events, Adult Community Center programming, volunteer coordination, and indoor/outdoor programming at other facilities.

Operational Cost Summary

Expense	$2,450,000
Revenue	$1,370,000
Difference	$1,080,000
Cost Recovery	**56%**

Capital and Operational Funding for a New Facility

Building a Community Recreation Center (Capital)

Large construction projects by public agencies are typically funded through voter-approved bonds, often repaid through a tax on property value. The concept level estimate, developed by DCW, for all the costs to build the Community Recreation Center totals between $60-65.4 million. The range is due to the contingencies included, based on real-world cost changes and design choices. To ensure that the building has all the features described in this concept plan, the funding mechanism is a voter approved bond measure for the full amount on the high-end of the range at $65.4 million.

$65.4 Million Capital Bond

- 20-year repayment
- 5% interest
- 1.18/$1,000 in assessed value
- Example: $427,090 average assessed value[1] of a home in West Linn

    $502 per year for the average home

    $42 per month for the average home

Operating and Maintaining a Community Recreation Center (Operations)

One major challenge of all public projects is the ongoing cost of operations and maintenance. With both costs and revenues considered, the Community Recreation Center will need , on average, an additional $1,055,000 per year to meet their operating costs. The resources needed for operations will continue or increase for every year the center is open. Similarly to the capital costs, the City's current budget does not include funds for the increased operations while simultaneously maintaining the current level of other recreational services. Two options the City can consider for operating a future facility are a local option levy (property tax) or an increase in the Park Maintenance Fee (utility fee).

Local Option Levy for Operations

- Total funds needed: $1,055,000
- Requires voter approval
- 5-year maximum duration, would need to be renewed after that
- $0.24/$1,000 in assessed value
- Example: $427,090 average assessed value of a home in West Linn

    $105 per year for the average home

    $8.75 per month for the average home

Park Maintenance Fee Increase

- Total funds needed: $1,055,000
- Existing fee can be increased by City Council
- Continues until changed by City Council
- 39% increase[2] in the existing parks maintenance fee charged monthly on utility bills
- Single-family fee increase from $21.23 to $29.38 per month
- Multi-family fee increase from $20.16 to $27.90 per month

[1] Assessed value is the amount used by the County Assessor to calculate your taxes, it is not the real market value or the purchase/sale price of the property. The increase in assessed value is limited by Oregon law and is generally much lower than the market value. Look up assessed value at: https://maps.clackamas.us/maps/cmap

[2] $2,747,000 collected in 2023, low-income citizens (defined in the fees and charges schedule) are charged at ½ the regular rate

Next Steps

Moving the new Community Recreation Center forward will take funding for both capital and operational costs. The City Council will consider community input to decide how to move forward with funding. Based on the results of a voter poll conducted in June 2024 and appended to this report, the City is looking for ways to reduce the funding burden on the taxpayers. The project team has identified two approaches that can be addressed individually or together to advance this community-supported concept.

Outside Funding

One way to reduce the taxpayer portion of the cost would be to split the budget into two parts, a portion paid by bonds and the other through outside fundraising. Community input during this process, suggested that voters might support a $45 million bond measure with the City raising the $20.4 million balance through grants and fundraising.

This concept has individual spaces and community-wide benefits that could be appealing to a private or public funder. Large and small gifts, grants, or purchase of naming rights could offset the portion that the community has to fund through bonds.

It's important to note that, while obtaining funding to reduce the burden on taxpayers would be ideal, this process could be quite extensive and there is no guarantee that West Linn could secure the full $20.4 million in donations and grants. Several members of the Steering Committee have stepped forward to help identify potential sources for grants and fundraising to understand the viability of this approach.

$45 Million Capital Bond

- 20-year repayment
- 5% interest
- 0.81/$1,000 in assessed value
- Example: $427,090 average assessed value of a home in West Linn
  - $345 per year for the average home
  - $29 per month for the average home

Additional Fundraising Options

- Grants
- Private donations
- State or Federal funding

Target Goal: $20.4 million

Options To Reduce Costs

An alternate approach to reduce the bond amount includes identifying building design elements to be removed from the project either permanently or as future phase of the project to be funded later. If the reduced-cost building comes in under-budget, the items optioned out could be brought back into the project. The table below includes examples of six concept design elements that could be relatively easily removed or delayed to reduce the construction cost.

Design Element	Cost
Green Roof	$500,000
Roof Terrace & Railing	$100,000
Acoustical Treatment	$370,000
Walk/Jog Track	$1,090,000
Sitework South of Building	$950,000
Solar Panel Array	$620,000
TOTAL REDUCTIONS	**$3,630,000**

Develop a schematic design consultant team to refine the project vision and cost. This effort would include any design modifications to align the project with the community supported budget. In addition to the building modifications described above, some of the site related modifications might include:

- Excluding irrigation for the southern fields and providing no improvements such as leveling, reseeding, soil, etc.
- Eliminating the gathering space along the south portion of the site near the trail's intersection.
- Omitting site furnishings from the initial project that can be added later, with financial support from local businesses and interest groups.
- Reducing the outdoor gathering areas, such as the medium-sized plaza space near the southwest corner of the building.
- Eliminating the stairway connecting to the west side of the site.
- Removing the water line through the site and third fire hydrant, pending fire department consultation.
- Reducing or removing onsite stormwater features, minimizing plantings, and prioritizing parking lot pavement layout These final strategies would remove the thematic quality of a riparian forest from the site design which could impact community support for the project.

In addition to the building modifications described above, some site related modifications could be addressed in other cost reductions—including removing or reducing spaces within the building—could be made during the next stages of the design process. A caution here is that the mix of spaces was based on community needs and to ensure operational efficiency. Changing this mix could reduce either or both of these important priorities for the project.

Advancing the Design

With the completion of this concept plan, the next steps for the design process would further refine the understanding of the project and reduce risk by eliminating unknown costs. The following are tasks or questions identified by the project team during the concept development:

A **site survey and geotechnical/soils report** to develop a more accurate understanding of the site conditions.

A **transportation study** to analyze trips and the necessary road/crossing infrastructure. Concerns include the total additional traffic, adequate parking, and access to the site across Parker Road for cars, bicycles, and pedestrians. Determining the best turning pattern and crossing design will be critical for safely reaching the site using multiple transportation modes.

Evaluate **fire access** by consulting with the local Fire Department Chief to confirm requirements for emergency access. This project included a review of West Linn fire code, including Appendix D Fire Apparatus Access Roads. The site design assumes that the recreation center building will be fully sprinklered. Two points in the site design provide emergency access, although special permission may be granted to reduce to one access point. Parker Road would serve as the primary access and provides enough space for emergency vehicles to turn around within the parking lot and drive aisles are at least 20’ in width. Secondary access is located at the southeast corner of the site from Wild Rose Drive, via a locked bollard, with a vehicular-grade, structurally reinforced Grasscrete surface.

An additional water line in the project budget could connect existing fire hydrants along Park Road to the north and the adjacent Wild Rose Loop. This water line would allow for a third fire hydrant at the building entrance, which is included in the cost estimate.

Building On Momentum

Working with the community on this concept design has built up a base of understanding and support for this project that is an important asset to the community. However, there are still many members of the community who are either uninformed about the effort or have reservations that should be considered or addressed. Members of the Steering Committee and the Park and Recreation Advisory Board have expressed interest in continuing to build on this process, to share this concept and answer questions that may be holding back broader community support. At the July 2024 update to the City Council, Mayor Bialostosky suggested that a summit meeting could help organize the effort going forward to identify potential funders, strategies for building support, and decisions about advancing the design further.