

OAK LODGE & GLADSTONE COMMUNITY PROJECT

GLADSTONE TASK FORCE PRESENTATION
MAY 20, 2020



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



CIVIC AMENITIES

GLADSTONE LIBRARY



ZONING

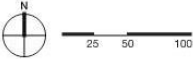
GLADSTONE LIBRARY



LEGEND

C2
community commercial

R5
single family residential



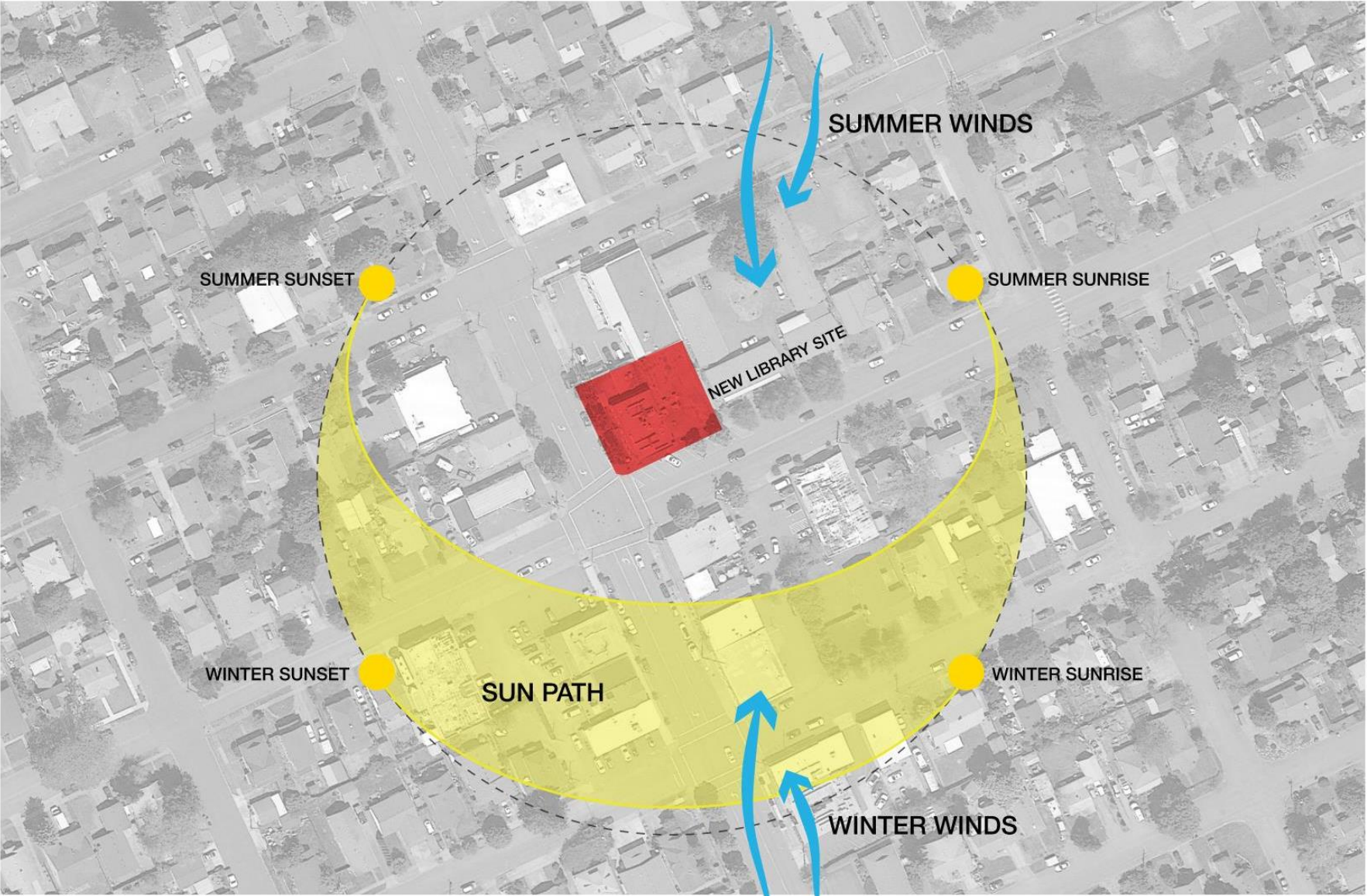
SITE CONTEXT

GLADSTONE LIBRARY



CLIMATE

GLADSTONE LIBRARY

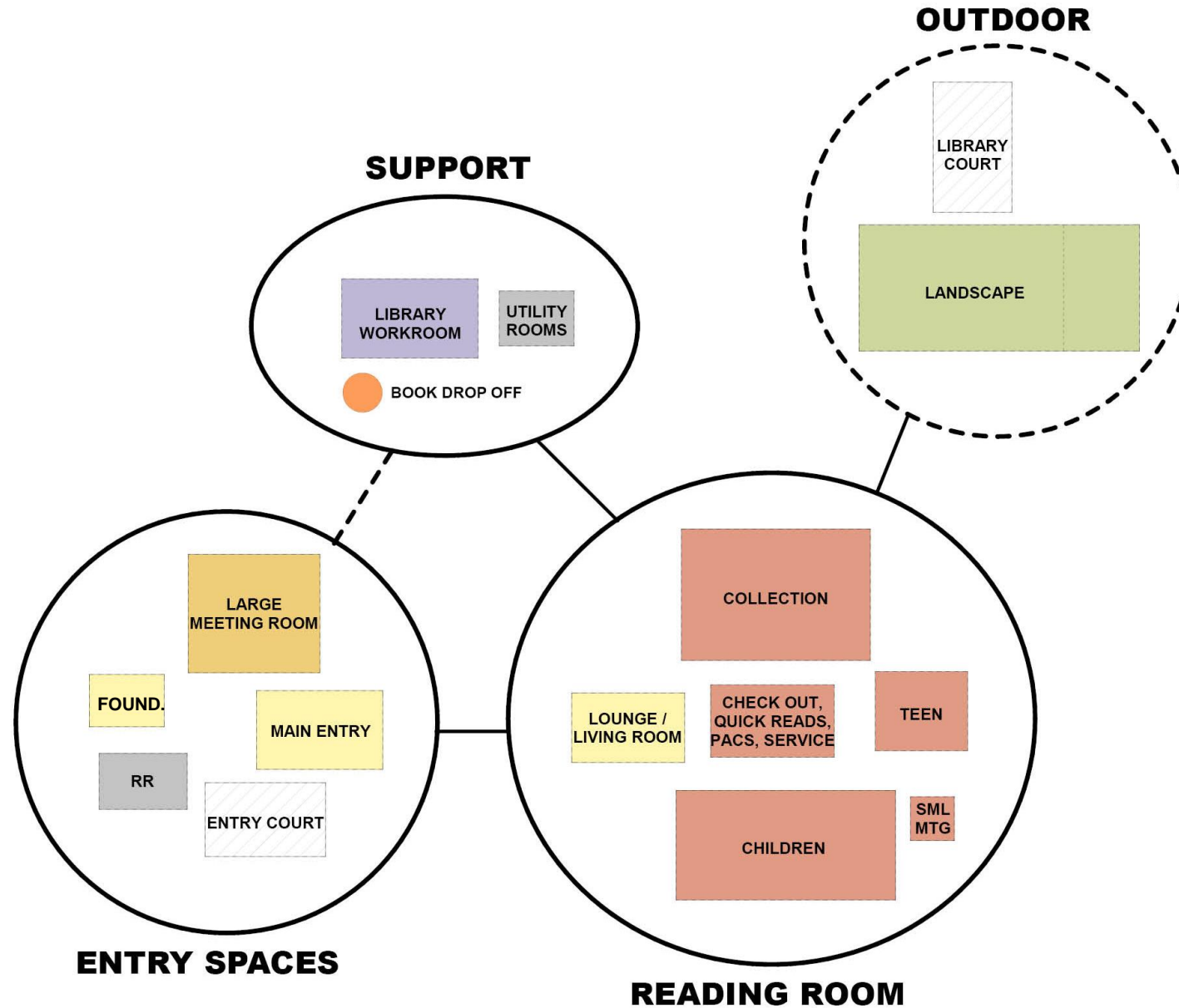


COMMUNITY FEEDBACK

GLADSTONE LIBRARY

LIBRARY AFFINITY DIAGRAM

GLADSTONE LIBRARY



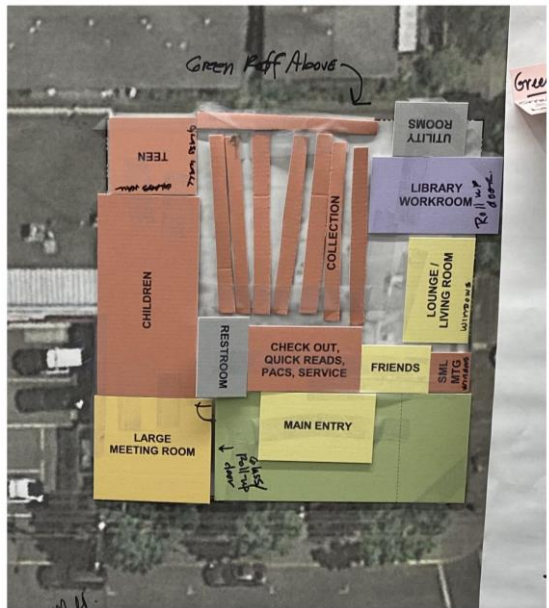
OPTION 1 – PORTLAND AVENUE ENTRY

GLADSTONE LIBRARY

TABLE 02

GLADSTONE

- Glass / open feeling
- Usable landscape
- Inside/outside living area
- Large meeting room in front with exterior access
- Provide roll up door from outside
- Teens in the back with glass walls for visibility
- Friends/checkout close by entry
- Staff in the middle for safety
- Provide line of sight down stacks
- Lounge/work areas with natural light



OPTION 2 – DARTMOUTH STREET ENTRY

GLADSTONE LIBRARY

TABLE 06
GLADSTONE

- Corner entry
- Friends/friend's workspace close to entry
- Restroom close to entry.
- Large meeting room along Portland Avenue with exterior access.
- Lounge around green spaces - more intimate lounge rather than one big space.
- Children collection and utility in the back.



OPTION 3 – INTERSECTION CORNER ENTRY

GLADSTONE LIBRARY

TABLE 01
GLADSTONE

- Service area on Portland Avenue
- Welcome on Dartmouth/Corner
- Restroom/friends close to entrance
- Landscape
- Meeting room made smaller/front
- Utility/work room in the back
- Children to the back - close to meeting room
- Lounge/Teens quiet and visible
- Library of things



TABLE 03
GLADSTONE

- Corner entry / iconic
- Check out in the middle and close to Teens.
- Large meeting with landscape to allow for expansion to exterior.
- Children with landscape for spillout.
- Collection and friends near Dartmouth
- Split lounge area and seating along windows.

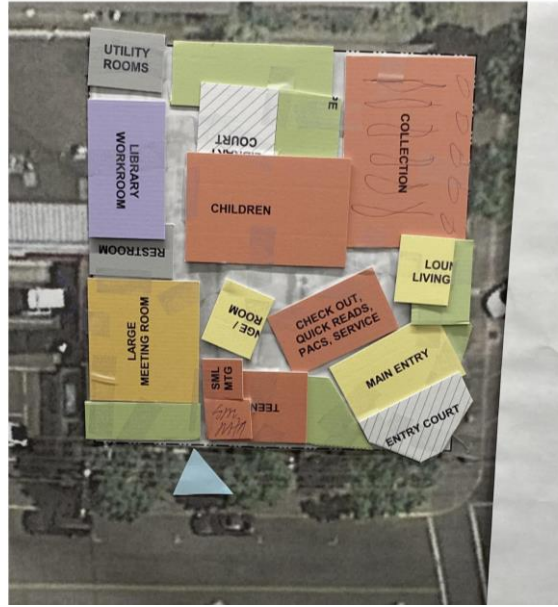


TABLE 04
GLADSTONE

- Corner entry
- Green space along Portland Avenue.
- Teens close to staff.
- Moveable collection to allow larger meeting room expansions.
- After hours area.s
- Divided work area.
- Lounge in the quiet back area.
- Children's landscape spillover.
- Loading on Portland Avenue.



TABLE 05
GLADSTONE

- Dartmouth Landscape to make more enjoyable and add light.
- Corner entry, large meeting, and check out close to Main entry/front.

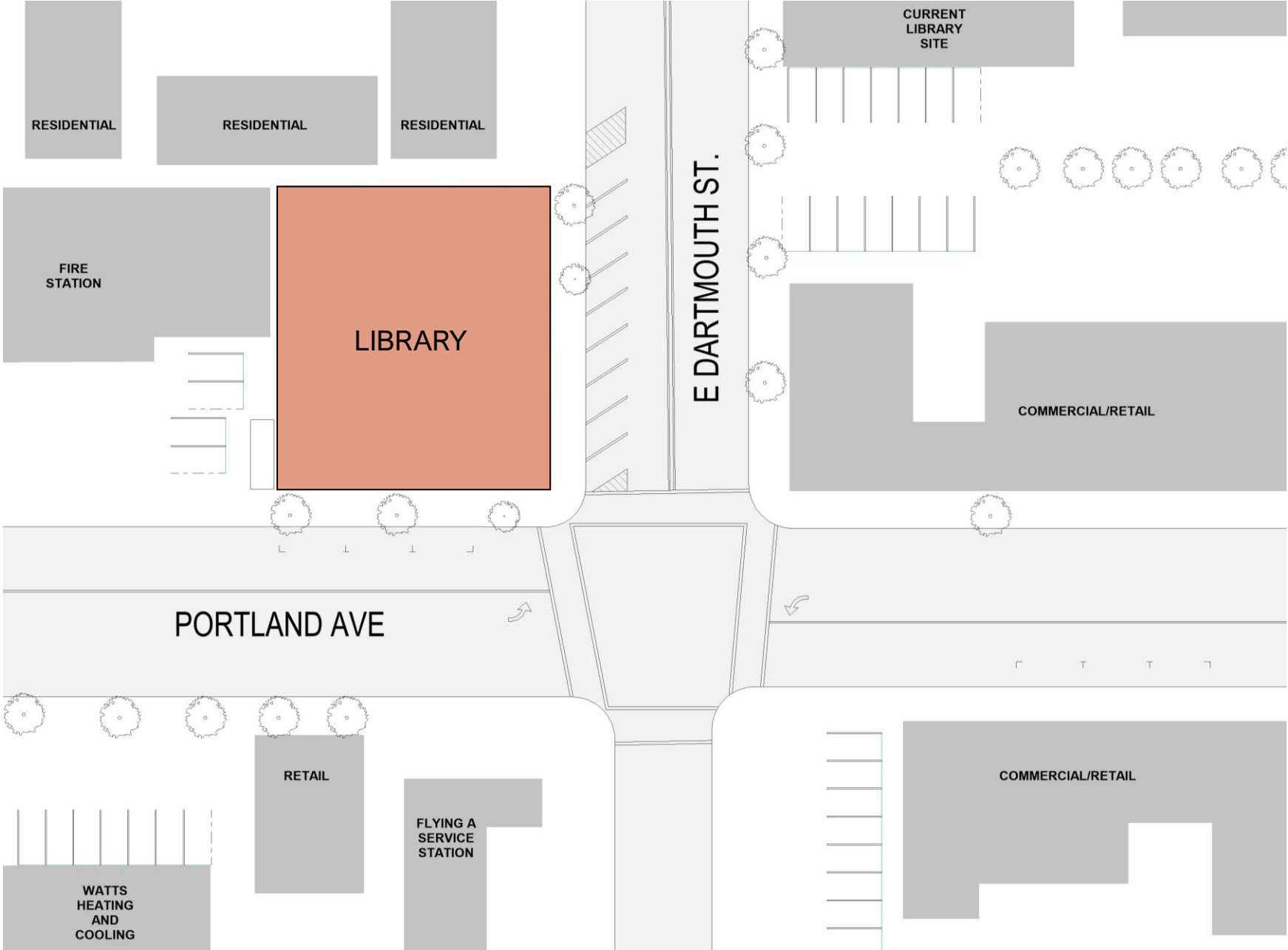


DESIGN OPTIONS

CONCORD PROPERTY

SITE PLAN

GLADSTONE LIBRARY

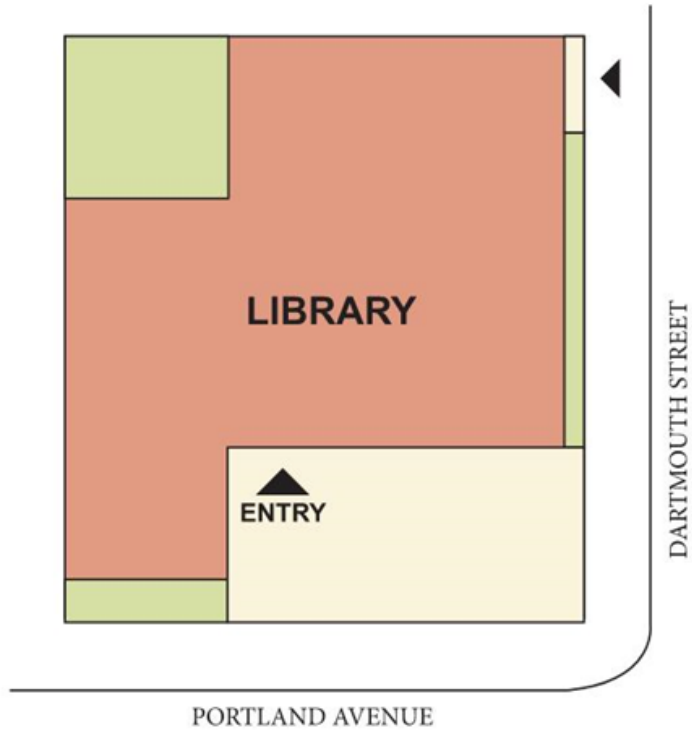


CONTEXT
GLADSTONE LIBRARY

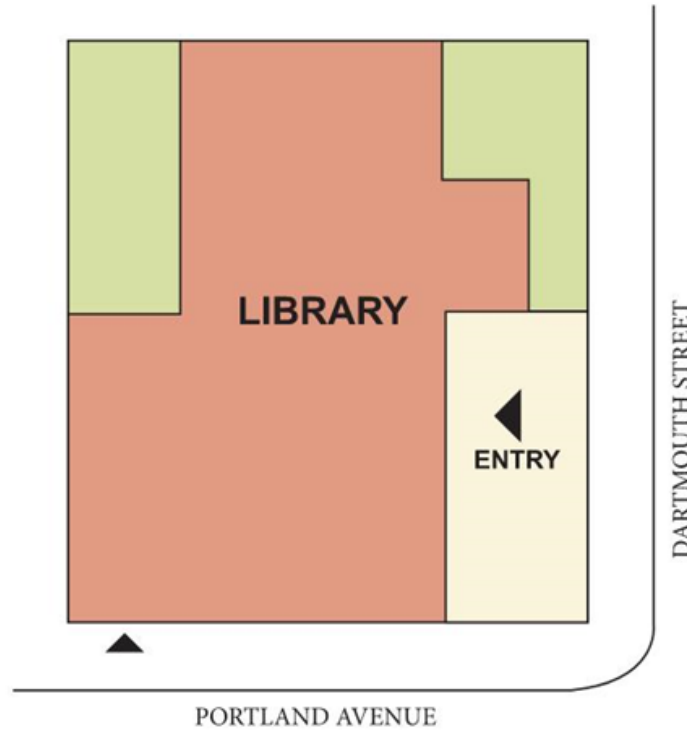


DESIGN OPTION DIAGRAMS

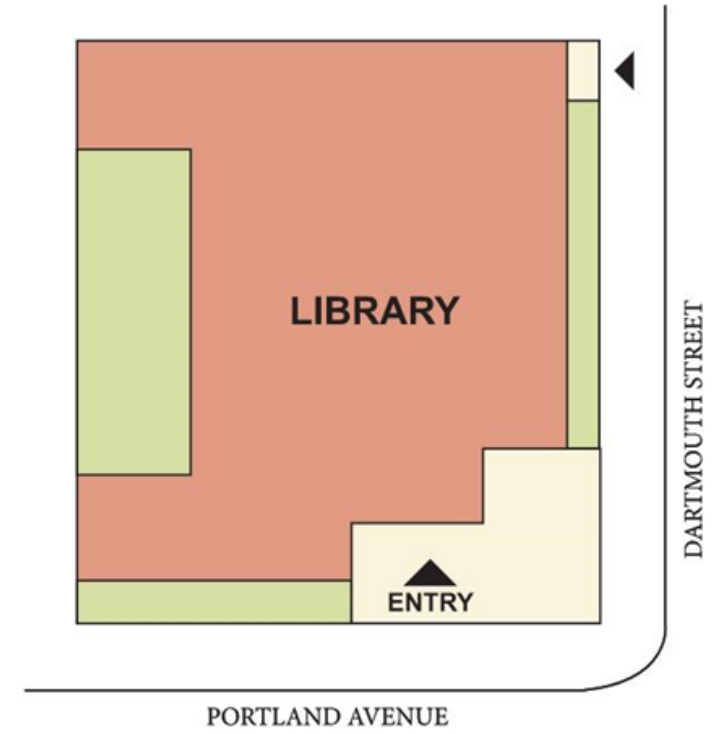
GLADSTONE LIBRARY



OPTION 1 – PORTLAND ENTRY



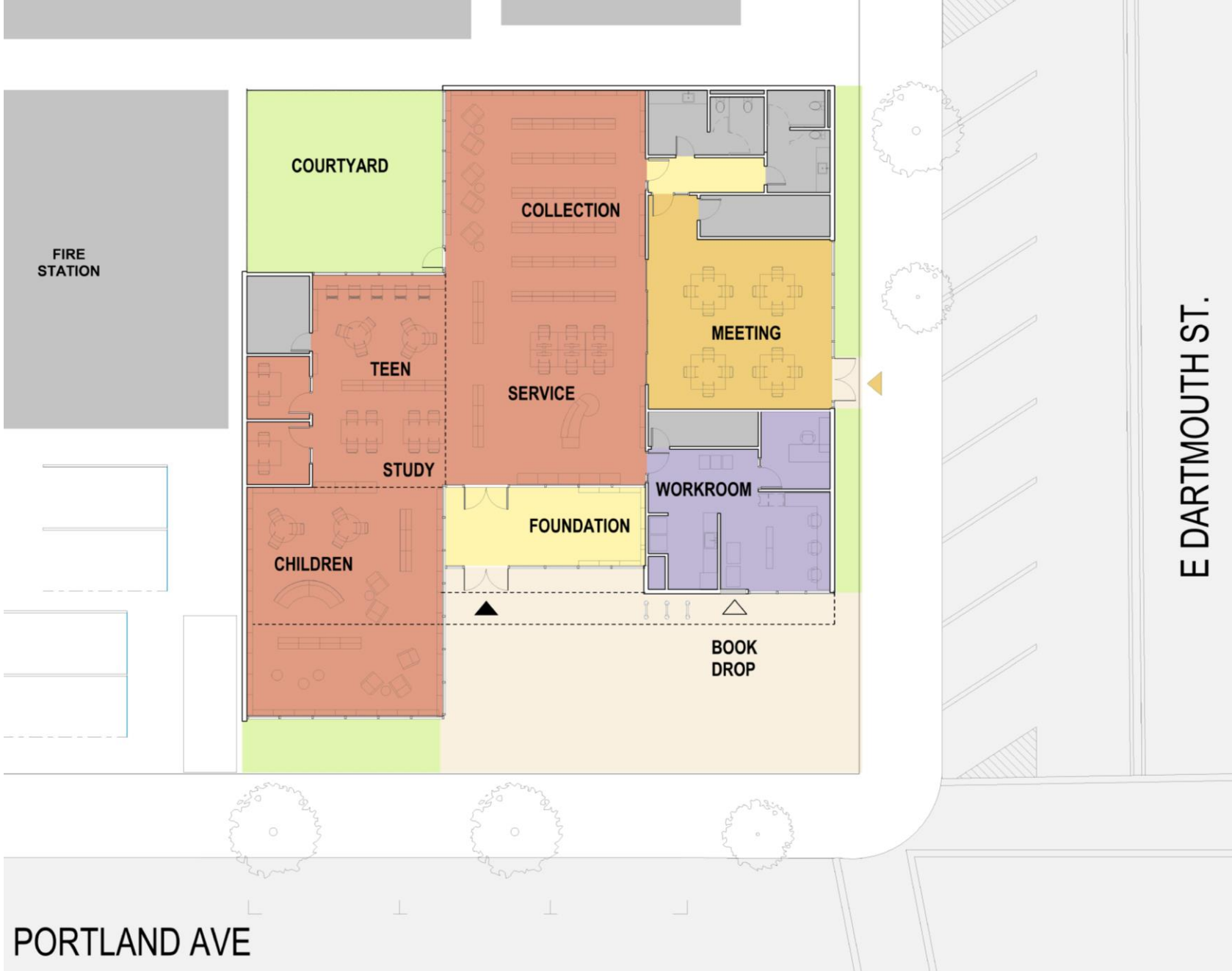
OPTION 2 – DARTMOUTH ENTRY



OPTION 3 – CORNER ENTRY

OPTION 1 – PORTLAND ENTRY

GLADSTONE LIBRARY



OPTION 1 – PORTLAND ENTRY

GLADSTONE LIBRARY



OPTION 1 – PORTLAND ENTRY
GLADSTONE LIBRARY



View from Corner

OPTION 1 – PORTLAND ENTRY

GLADSTONE LIBRARY



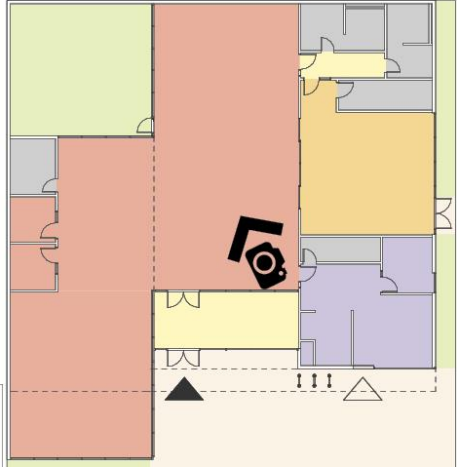
View from Portland

OPTION 1 – PORTLAND ENTRY
GLADSTONE LIBRARY



View from Dartmouth

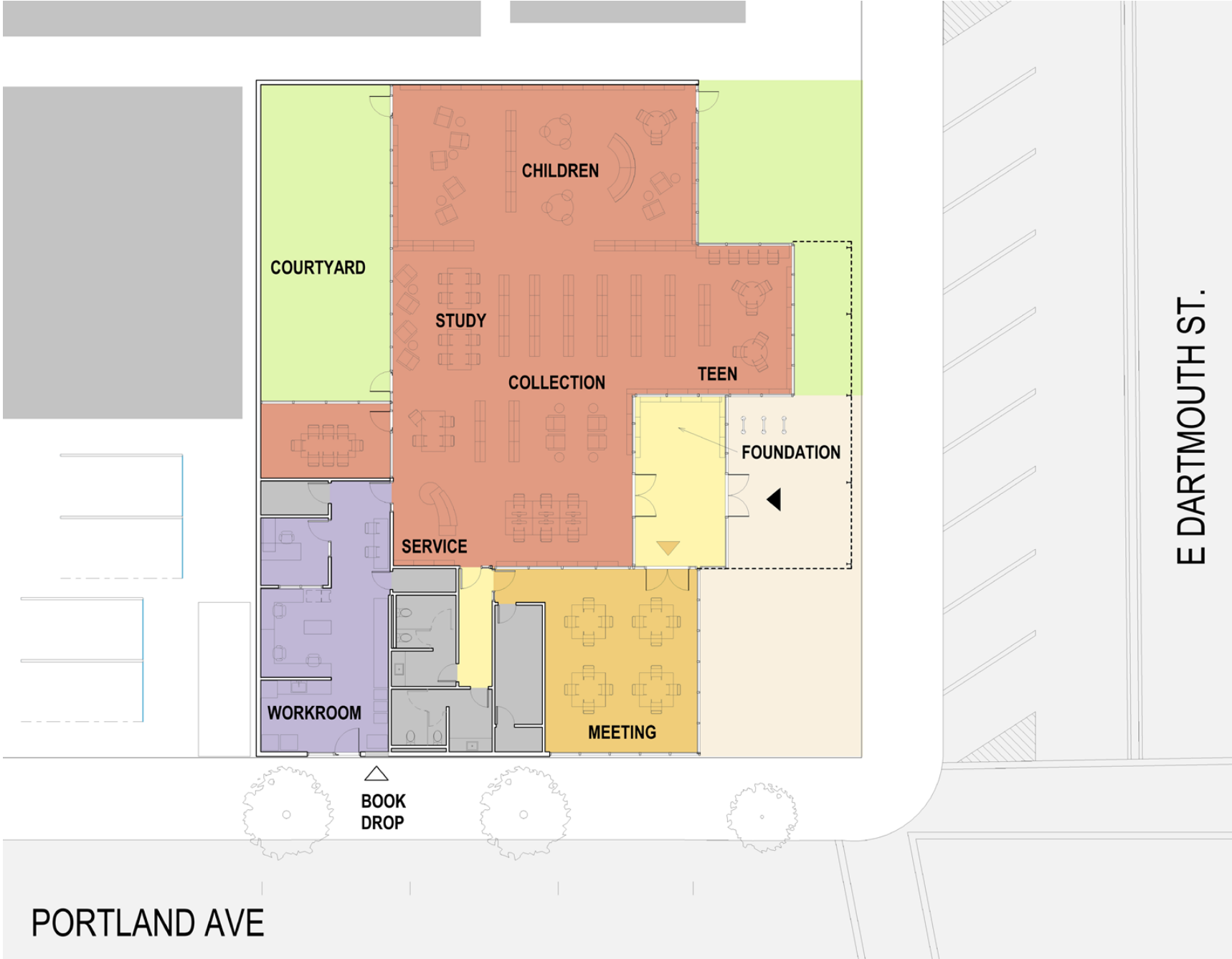
OPTION 1 – PORTLAND ENTRY GLADSTONE LIBRARY



From Service Point

OPTION 2 – DARTMOUTH ENTRY

GLADSTONE LIBRARY



OPTION 2 – DARTMOUTH ENTRY

GLADSTONE LIBRARY



OPTION 2 – DARTMOUTH ENTRY
GLADSTONE LIBRARY



View from Corner

OPTION 2 – DARTMOUTH ENTRY

GLADSTONE LIBRARY



View from Portland

OPTION 2 – DARTMOUTH ENTRY

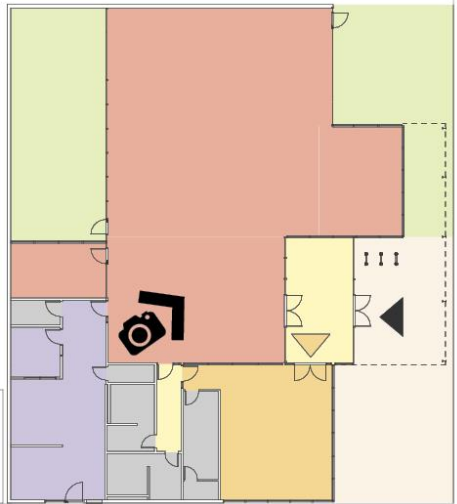
GLADSTONE LIBRARY



View from Dartmouth

OPTION 2 – DARTMOUTH ENTRY

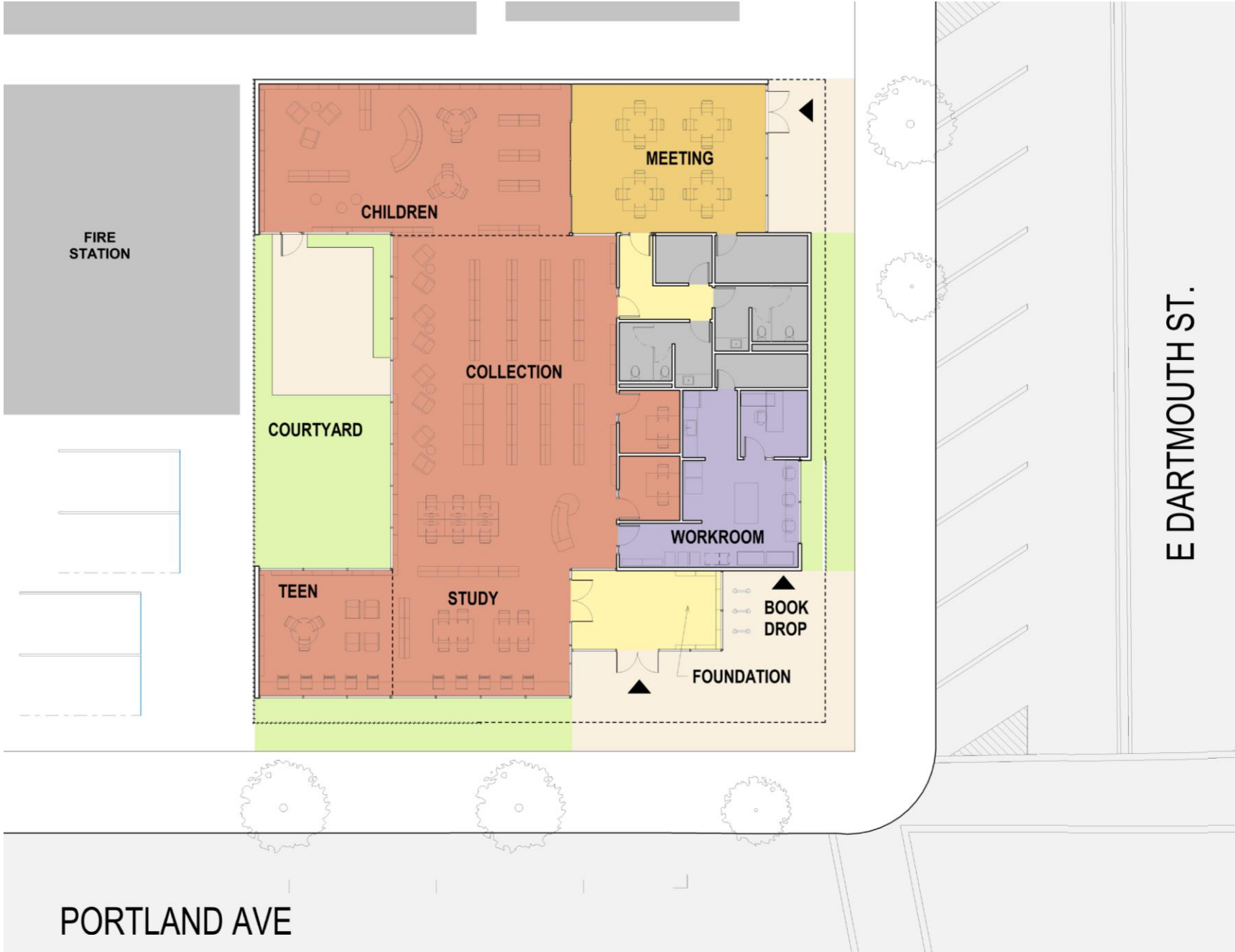
GLADSTONE LIBRARY



From Service Point

OPTION 3 – CORNER ENTRY

GLADSTONE LIBRARY



OPTION 3 – CORNER ENTRY

GLADSTONE LIBRARY



OPTION 3 – CORNER ENTRY
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View from Corner

OPTION 3 – CORNER ENTRY
GLADSTONE LIBRARY



View from Portland

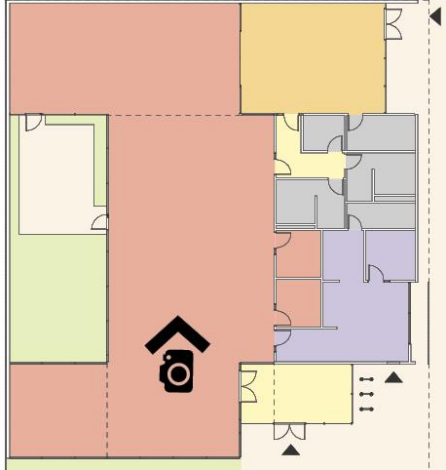
OPTION 3 – CORNER ENTRY
GLADSTONE LIBRARY



View from Dartmouth

OPTION 3 – CORNER ENTRY

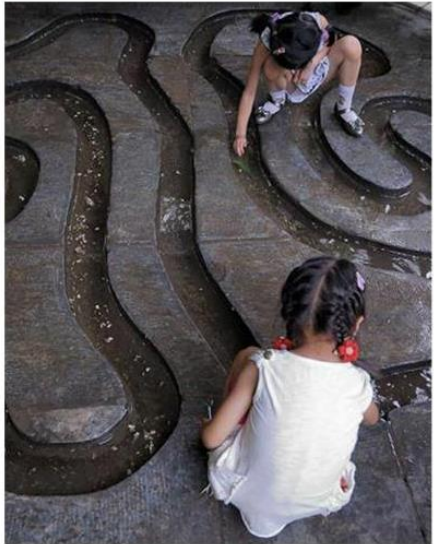
GLADSTONE LIBRARY



From Main Entry

LANDSCAPE PRECEDENT IMAGERY

GLADSTONE LIBRARY



LANDSCAPE PRECEDENT IMAGERY

GLADSTONE LIBRARY



PROJECT CHARACTERISTICS

GLADSTONE LIBRARY

PROJECT CHARACTERISTICS - DRAFT

GLADSTONE LIBRARY

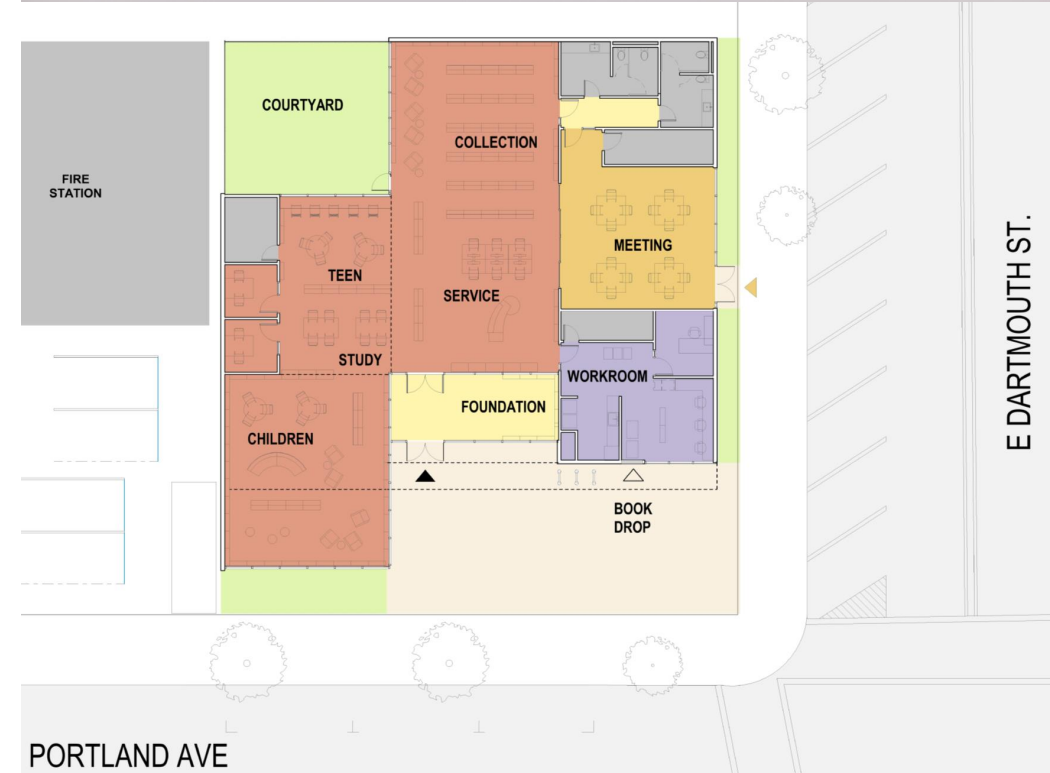
OPTION 1 – PORTLAND ENTRY

OPPORTUNITIES

- Inviting Portland Ave presence
- Large civic plaza for seating / gathering
- Good service point visibility
- Ability for meeting room to expand into reading room
- Children's area is contained

CHALLENGES

- Weak civic identity from Portland (north) and Dartmouth (east) approaches
- Meeting room lacks inviting after-hours entry
- Teen area lacks identity within the middle of space
- Children's area not connected to courtyard or meeting room
- Courtyard exposed to apartment building and fire station
- Unprotected SW-facing windows create glare and heat gain
- Increased exterior skin to floor area ratio



PROJECT CHARACTERISTICS - DRAFT

GLADSTONE LIBRARY

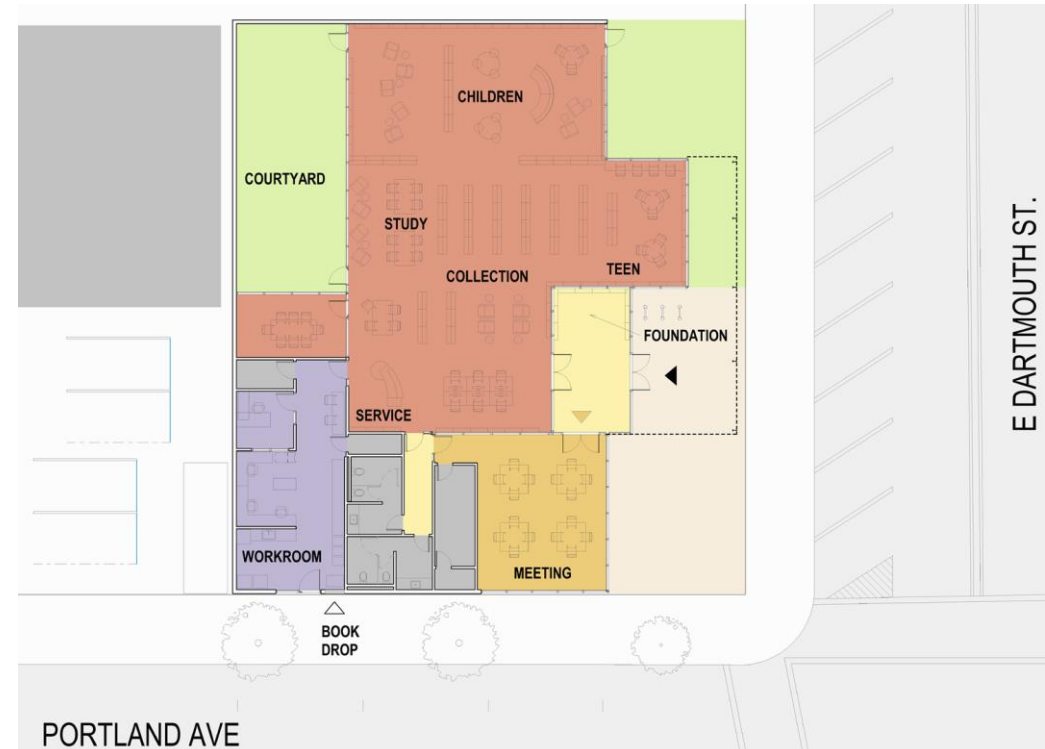
OPTION 2 – DARTMOUTH ST ENTRY

OPPORTUNITIES

- Inviting Dartmouth street presence
- Grand civic building scale
- Good service-point visibility
- Meeting room entry through vestibule
- South-facing loggia, sunscreen and landscape area
- Children's area access to courtyard

CHALLENGES

- Entry on Dartmouth St. removed from Portland Ave.
- Lacks inviting presence on Portland Ave.
- Lacks civic identity from Portland (north) approach
- Book drop disconnected from entry
- Expansion of meeting room into reading room is difficult
- Children's area disconnected from entry and meeting room
- Increased exterior skin to floor area ratio



PROJECT CHARACTERISTICS - DRAFT

GLADSTONE LIBRARY

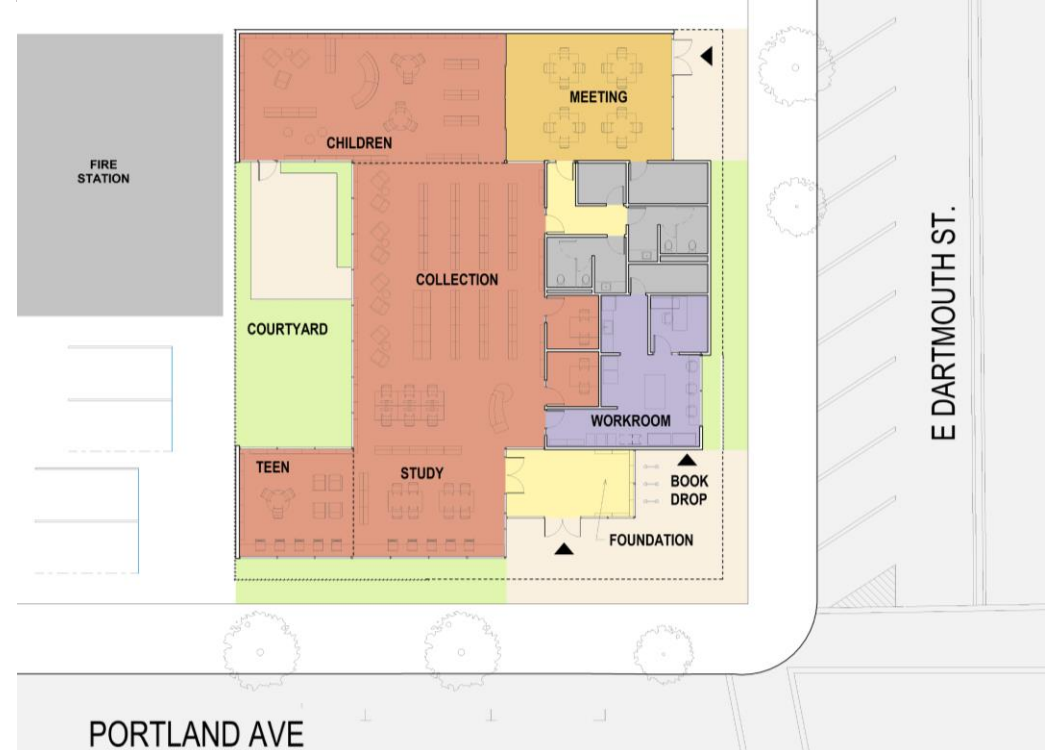
OPTION 3 – CORNER ENTRY

OPPORTUNITIES

- Inviting Corner Entry presence
- Civic identity from Portland (north) and Dartmouth (east) approaches
- Appropriate civic building scale
- Good service point visibility
- Inviting meeting room with after-hours covered entry
- Ability for meeting room to expand into Children's area
- Teen area identity with service-point oversight
- Courtyard shared by all library program areas
- Courtyard size offers seating, landscape and views beyond
- North-facing daylight
- SW solar orientation addressed with integrated sunscreen
- Efficient exterior skin to floor-area ratio

CHALLENGES

- Children's area distant from entry



COST REVIEW

GLADSTONE LIBRARY

DIRECT CONSTRUCTION COSTS

Expenses directly related to construction

Direct (“Hard”) Construction Costs include:

- Materials / Labor
- Demolition / Abatement
- Earthwork
- Site Improvements
- Landscaping
- Site Utilities
- Right-of way upgrades
- **General Contractor Markups:**
 - Contingencies (Estimating / Design / Construction)
 - Index to construction start
 - General Conditions / Insurance / Bond
 - General Contractor Overhead & Profit
 - Corporate Activity Tax

Direct costs typically represent 70% of total development cost

INDIRECT CONSTRUCTION COSTS

Expenses not directly related to labor and physical building materials

Indirect (“Soft”) Costs typically include:

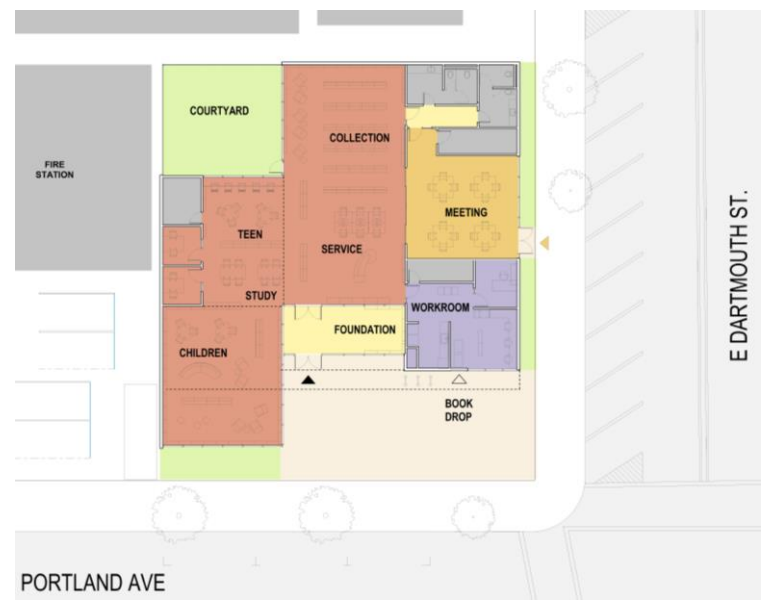
- Reports and Surveys
- Owner’s Construction Contingency
- Architecture & Engineering Fees
- Building Permit Fees
- Furniture, Fixtures & Equipment (FF&E)
- Testing and Inspections
- Insurance, Accounting, Legal fees
- Construction Management
- Commissioning

Indirect costs typically represent 30% of total development cost

DIRECT CONSTRUCTION COSTS

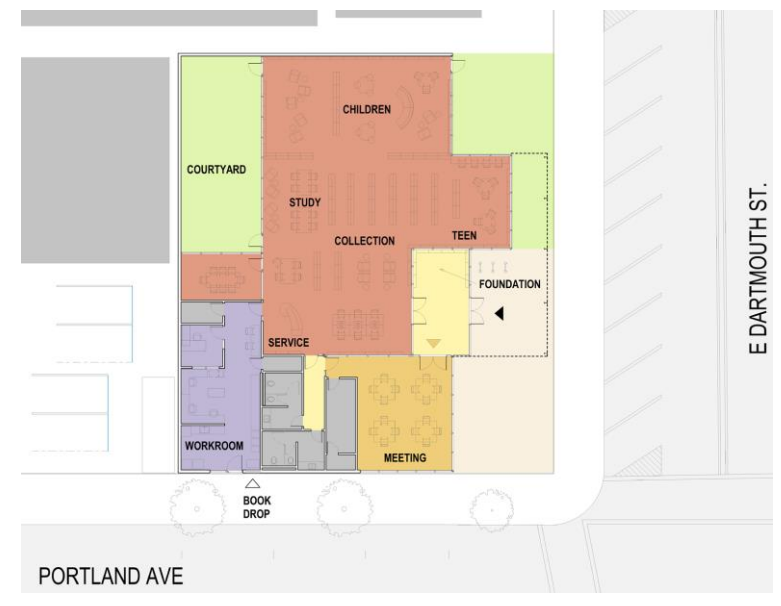
OPTION 1 PORTLAND ENTRY

\$3.78 M



OPTION 2 DARTMOUTH ENTRY

\$3.82 M



OPTION 3 CORNER ENTRY

\$3.67 M



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