

OAK LODGE COMMUNITY PROJECT

SITE ANALYSIS | DRAFT PROGRAM



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

opsis

PROJECT UPDATES

**OAK LODGE AND GLADSTONE
COMMUNITY PROJECT**

UNDER-REPRESENTED

OAK LODGE AND GLADSTONE COMMUNITY PROJECT

- **Gladstone High School – Journalism Class**
 - 18 respondents
- **Good Roots Food Pantry – Oak Grove**
 - 16 respondents
- **North Clackamas School District – Parent Group**
 - 14 respondents (14 Hispanic)
- **Gladstone Family & Child Center**
 - 6 respondents (2 Hispanic)



ADDITIONAL INPUT

OAK LODGE AND GLADSTONE COMMUNITY PROJECT

- **Gladstone Library Teen Advisory Group**
 - 9 teen respondents
- **NCPRD Teen Group**
 - 9 teen respondents (Freshman – Senior)



SITE ANALYSIS

CONCORD PROPERTY

ZONING

CONCORD PROPERTY

ZONING

CONCORD PROPERTY

- Jurisdiction: **Clackamas County**
- Split-zoned **OSM, R-7, R8.5**

- **Uses**
 - **Outdoor Recreation** – permitted
 - **Indoor Recreation** allowed with CU
 - **Libraries** allowed with CU
 - **Offices** not allowed in any of zones

- **Development standards** in R-7, R-8.5
 - Max lot coverage 40%
 - Max Building Height 35 ft
 - Front setback 15 ft



ZONING

CONCORD PROPERTY

- **Land Use Review**
 - Type III Conditional Use
 - Design Review is discretionary in OSM, but expected
- **Parking Standards**
 - Offices 2.7 sp / 1,000 gsf
 - Rec facilities 4.1 sp / 1,000 gsf
 - Libraries – 4.1 sp / 1,000 gsf



SITE ANALYSIS

CONCORD PROPERTY

EXISTING NCPRD PARKS CONCORD PROPERTY

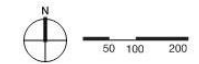


CIRCULATION CONCORD PROPERTY



LEGEND

- pedestrian
- pedestrian, bike
- pedestrian, bus, bike
- bus stop
- vacated right of way



IEWS

CONCORD PROPERTY

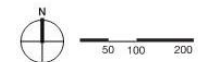


ZONING CONCORD PROPERTY



LEGEND

- OSM**
open space management
- R7 | R8 | R10**
urban low density residential
- MRI**
medium density residential
- C3**
general commercial
- HDR**
high density residential



SITE CONTEXT

CONCORD PROPERTY



LANDSCAPE CONCORD PROPERTY

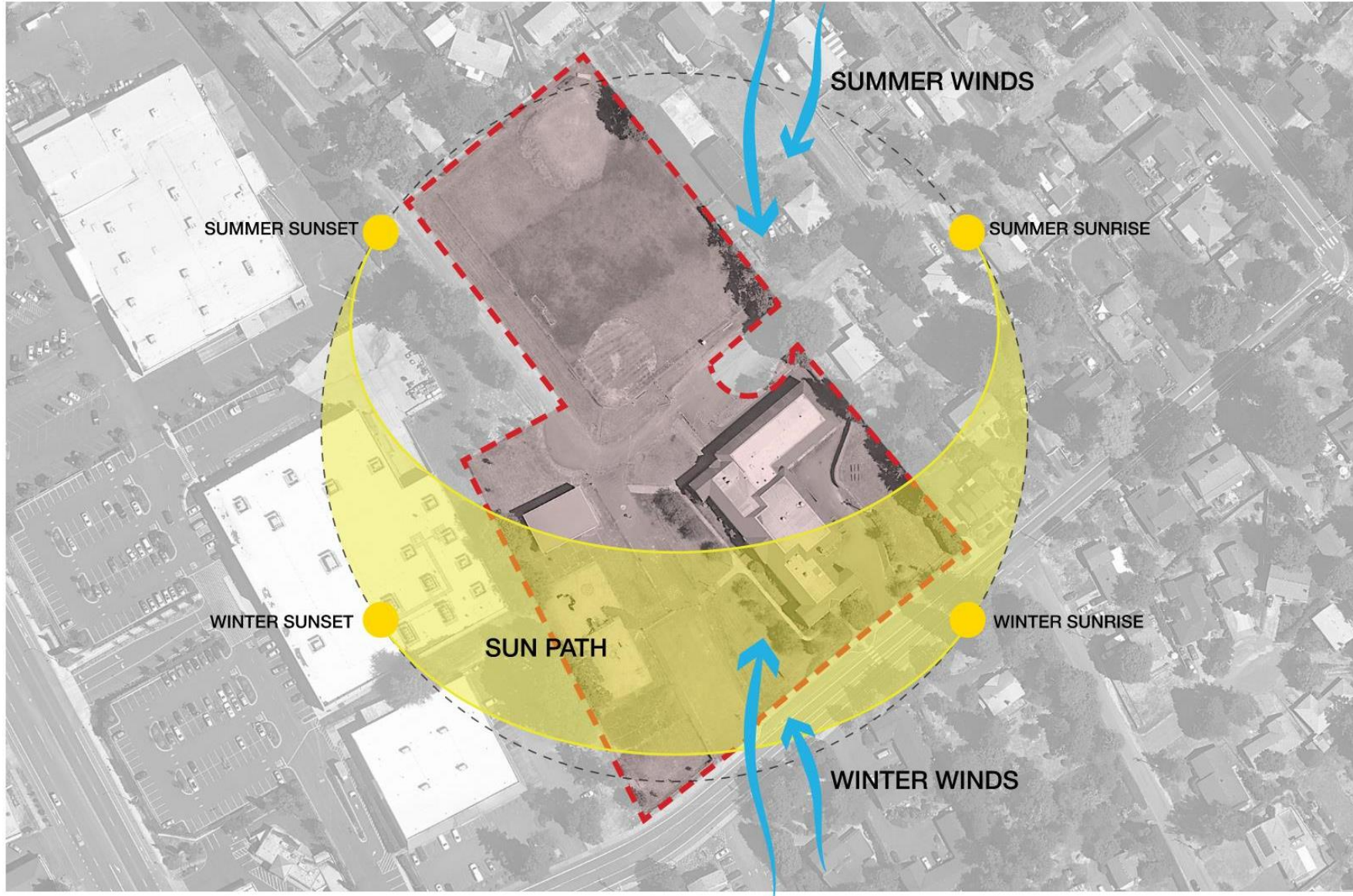


LEGEND

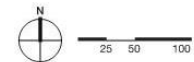
 embankments



CLIMATE CONCORD PROPERTY



SITE OPPORTUNITIES CONCORD PROPERTY



PROGRAM ANALYSIS

CONCORD PROPERTY

PARKS PROGRAM

CONCORD PROPERTY



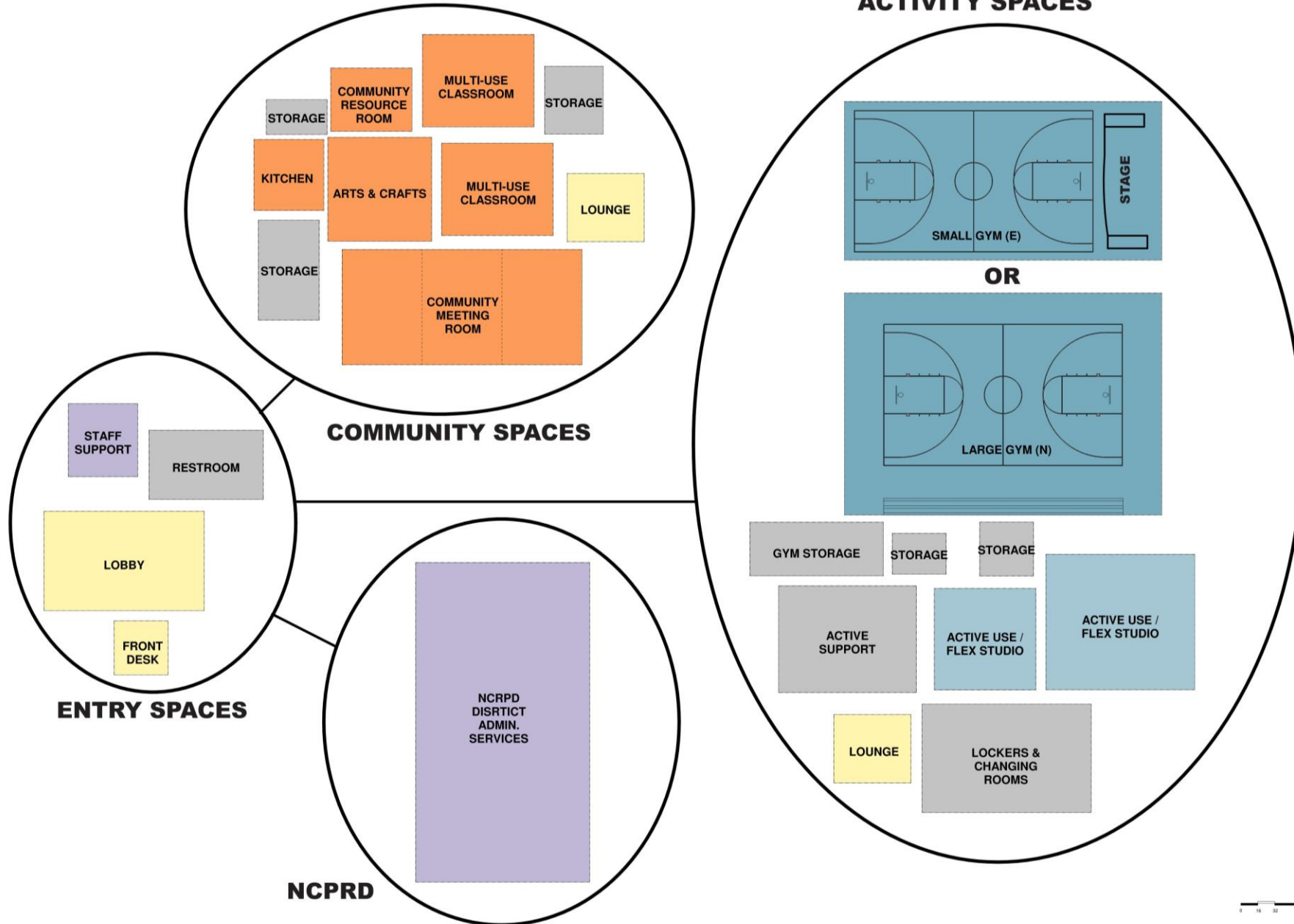
COMMUNITY CENTER PROGRAM

CONCORD PROPERTY



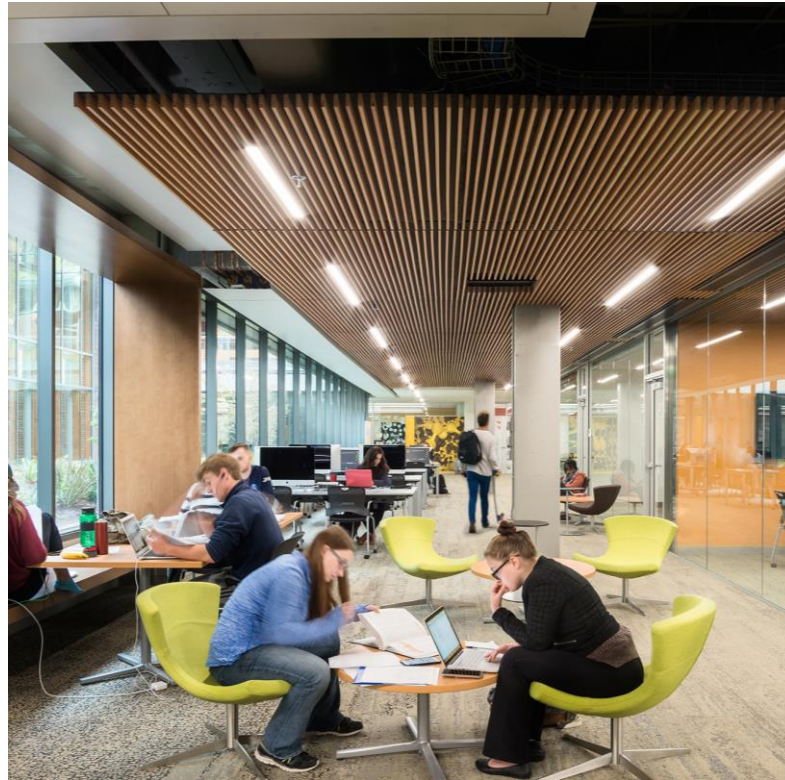
AFFINITY DIAGRAM

COMMUNITY CENTER | CONCORD PROPERTY



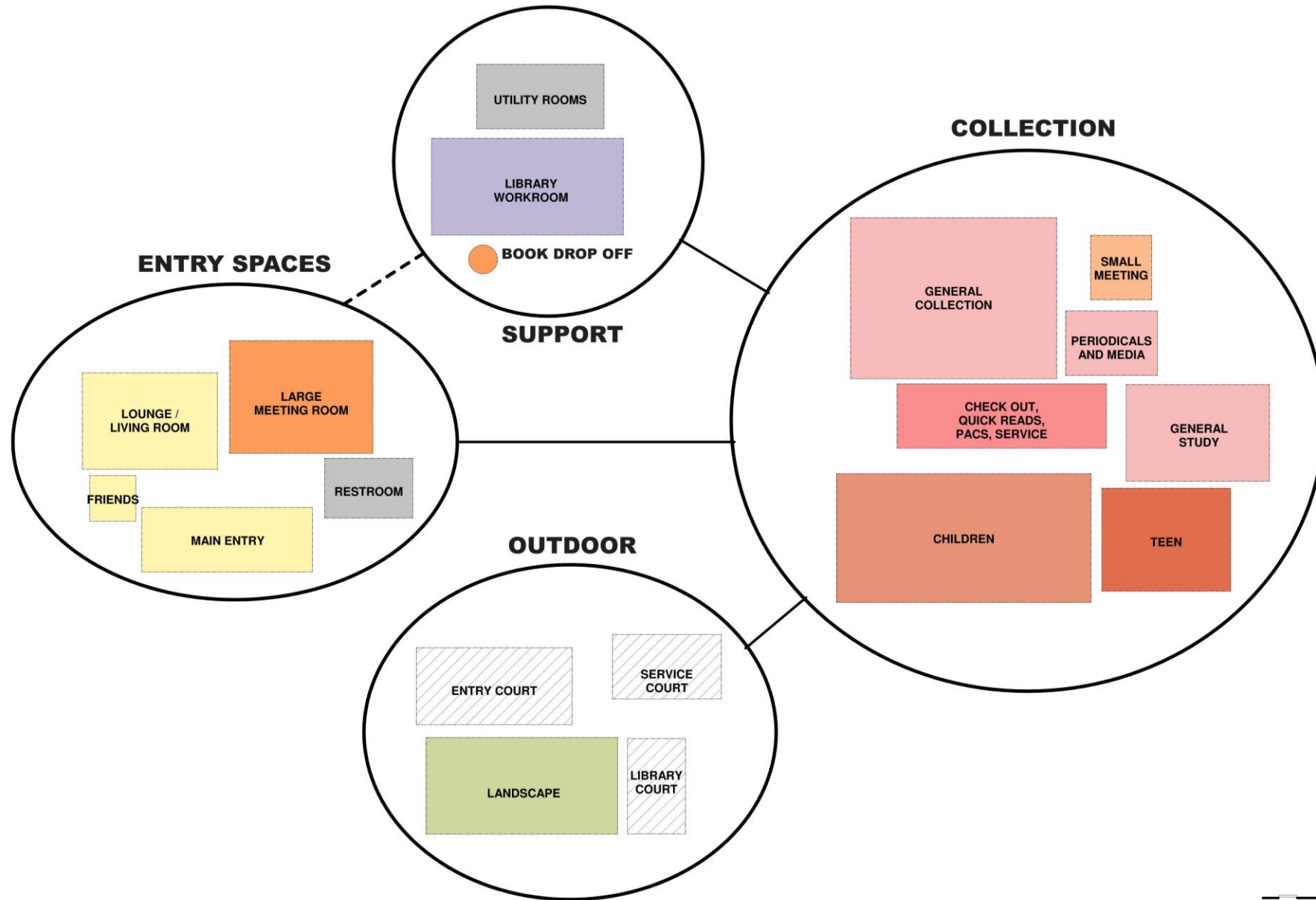
LIBRARY PROGRAM

CONCORD PROPERTY



AFFINITY DIAGRAM

OAK LODGE LIBRARY | CONCORD PROPERTY



OPPORTUNITIES & CONSTRAINTS

CONCORD PROPERTY

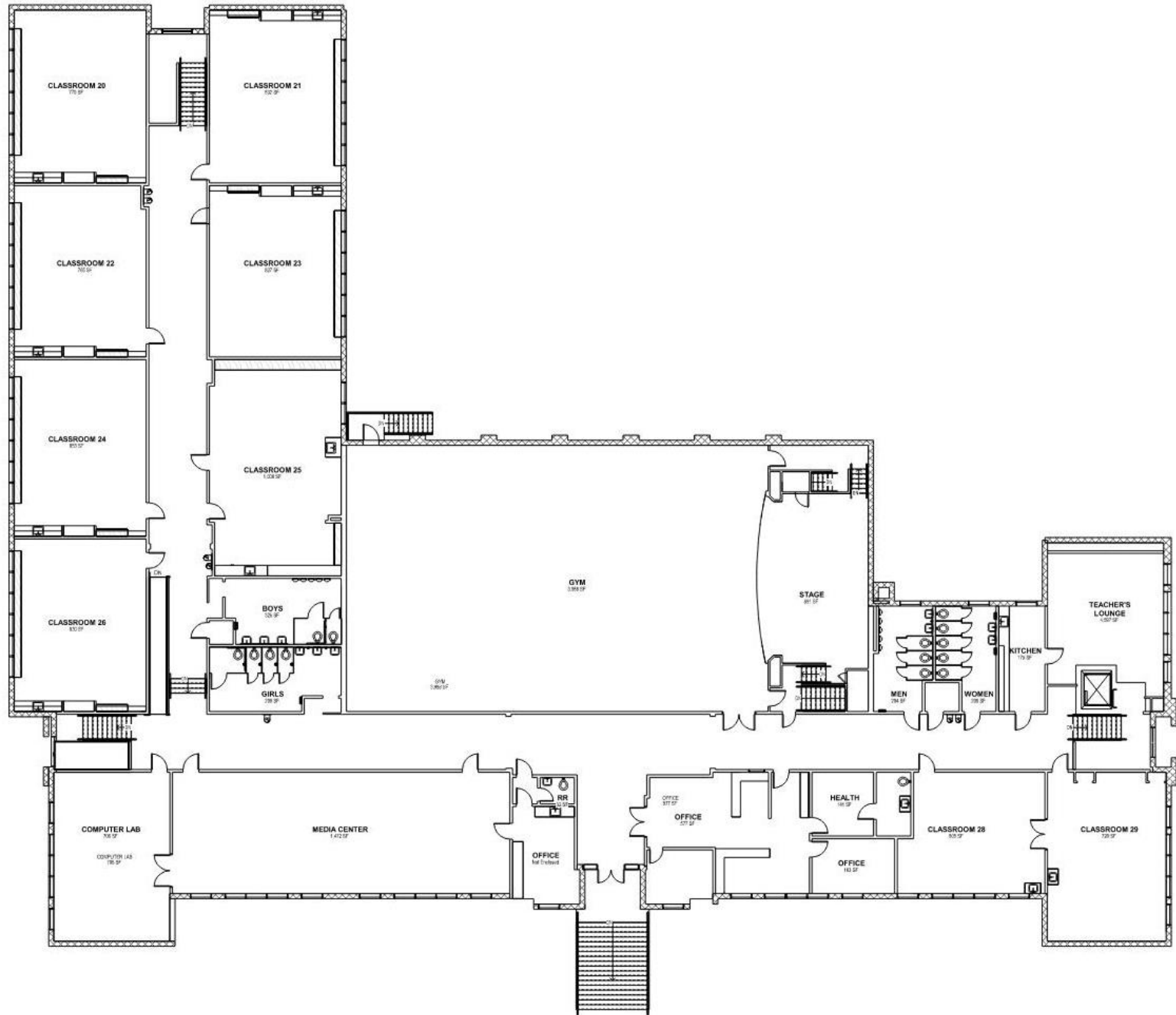
Opportunities and Constraints

Oak Lodge Community Project - Concord Property

OPPORTUNITIES	CONSTRAINTS
Context	
<i>(Zoning, public amenities, economic drivers)</i>	
<ul style="list-style-type: none"> • Project type is a good transition between commercial and residential contexts • Many commercial amenities nearby (Starbucks, grocery, gas station, sporting goods, etc.) • Increase of visits may have positive economic impact on nearby businesses • Location for District Offices offers prominent public presence and convenient access within NCPRD 	<ul style="list-style-type: none"> • Office use is not allowed within currently site zoning designations (office use may require re-zoning)
Circulation	
<i>(Transit, bike, car, pedestrian)</i>	
<ul style="list-style-type: none"> • Good public access (proximity to McLoughlin and Oatfield Rd.) • Located on bike route • Convenient bus routes on McLoughlin and Oatfield Rd. • Public street access on three sides • Good front-door access from west to parking lot (ADA / universal accessibility needs to be addressed) • Within walking distance for neighbors • Extensive surface parking for commercial strip along McLoughlin (not close enough to serve this site) 	<ul style="list-style-type: none"> • Potential of further Traffic Impact Study requirements • Location may result in higher transient population • Back-of-house service access from Spaulding could be challenging • Many nearby streets are not pedestrian-friendly (sidewalks, if they exist are curb-tight) • Program requirements will increase parking requirement, which may limit Park offerings • Parking requirement / need will take up a large portion of the site.

OPPORTUNITIES	CONSTRAINTS
Site Character (Views, vegetation, grade)	
<ul style="list-style-type: none">• Prominent location with views of existing building to be maintained as a defining feature• Quantity of open space already exists	<ul style="list-style-type: none">• Site grading and elevated upper level entry poses accessibility challenges• Site grading to accommodate uses may incur higher site development cost
Site History (Site use, building use, building structure)	
<ul style="list-style-type: none">• Continues community use of the building with enhanced benefits (library, community center and park)• Opportunities through art and culture to display site / building history• Preserves the original building from demolition• Utilizing existing space may offer construction cost savings vs. new construction	<ul style="list-style-type: none">• Historic requirements may restrict some renovation opportunities (or require additional remediation for approval)• Additional measures required to bring the building and site up to current code conformance (seismic & accessibility)• Utilizing existing space could result in less efficient building layout as well as less optimal space sizes and proportions
Climate	
<ul style="list-style-type: none">• Good solar access – opportunities for renewable energy	<ul style="list-style-type: none">• Wind exposure higher due to position of building on site / grade of site

UPPER LEVEL CONCORD BUILDING



1 UPPER LEVEL FLOOR PLAN
A1.11 1/8" = 1'-0"



LOWER LEVEL CONCORD BUILDING

