

# OAK LODGE & GLADSTONE COMMUNITY PROJECT

GLADSTONE TASK FORCE PRESENTATION  
MAY 20, 2020



**NORTH CLACKAMAS**  
PARKS & RECREATION DISTRICT





# CIVIC AMENITIES GLADSTONE LIBRARY



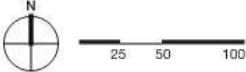
# ZONING

## GLADSTONE LIBRARY



### LEGEND

- C2**  
community commercial
- R5**  
single family residential



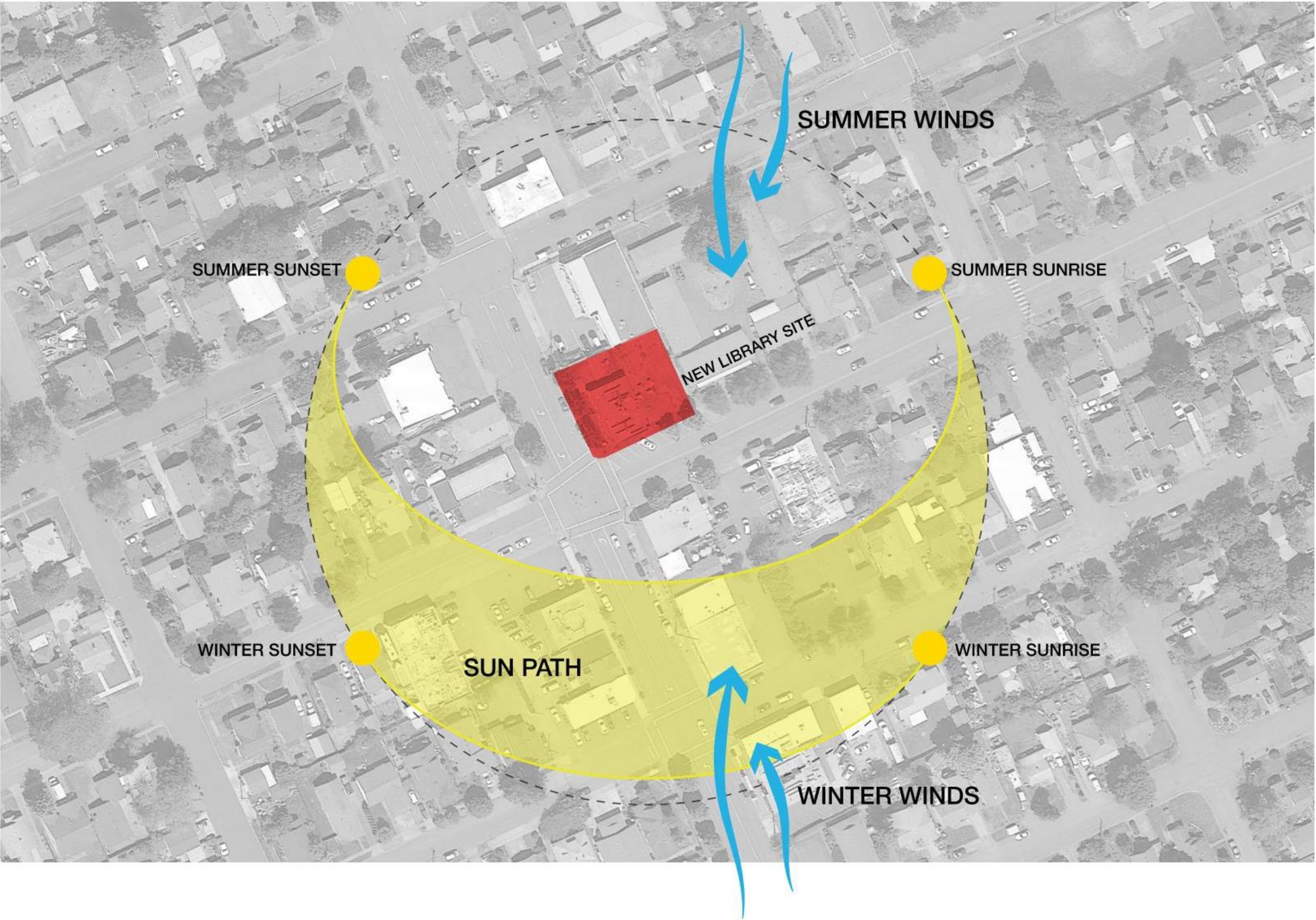
# SITE CONTEXT

## GLADSTONE LIBRARY



# CLIMATE

## GLADSTONE LIBRARY



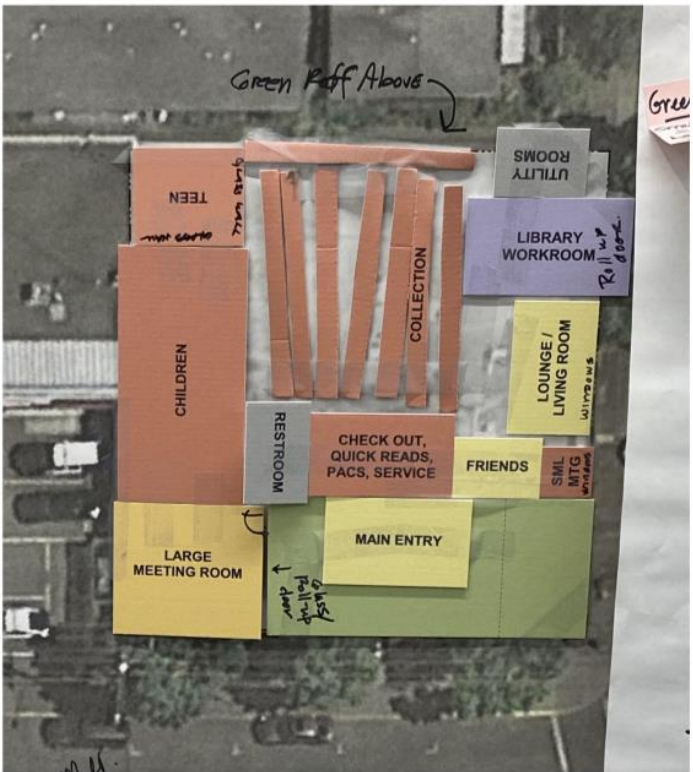
# COMMUNITY FEEDBACK

GLADSTONE LIBRARY

# 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

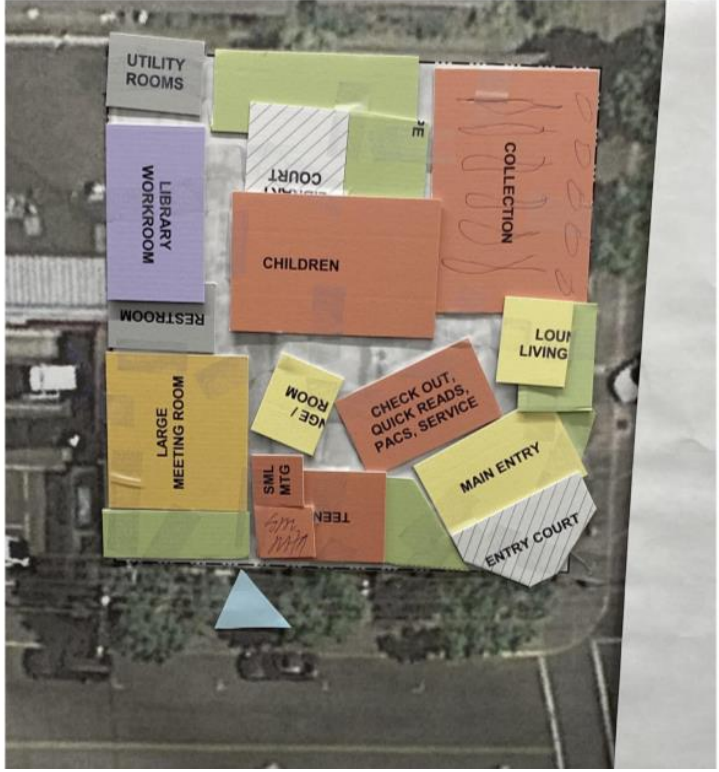
**TABLE 01**  
GLADSTONE

- 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 spillover.
- 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.

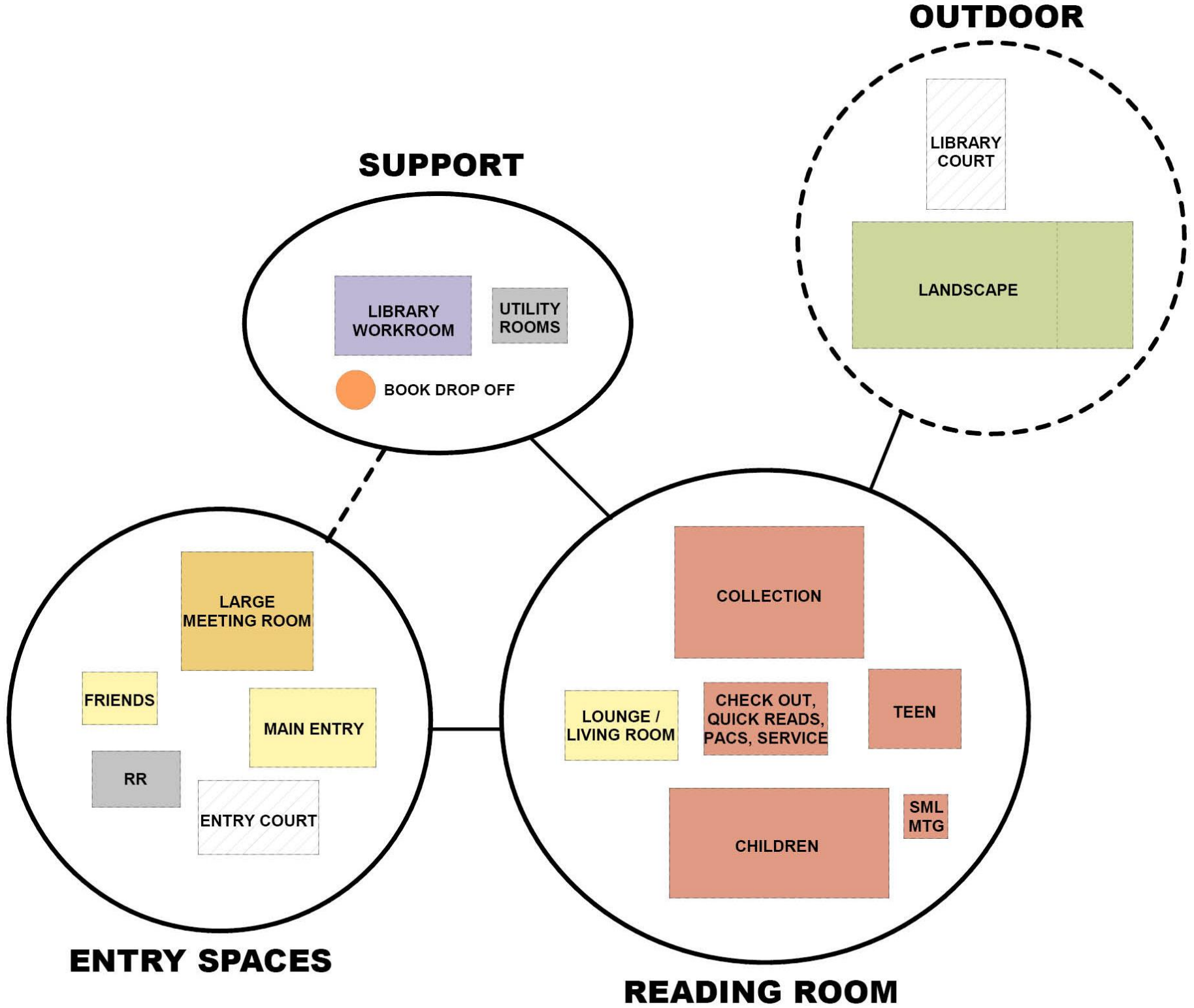


# DESIGN OPTIONS

CONCORD PROPERTY

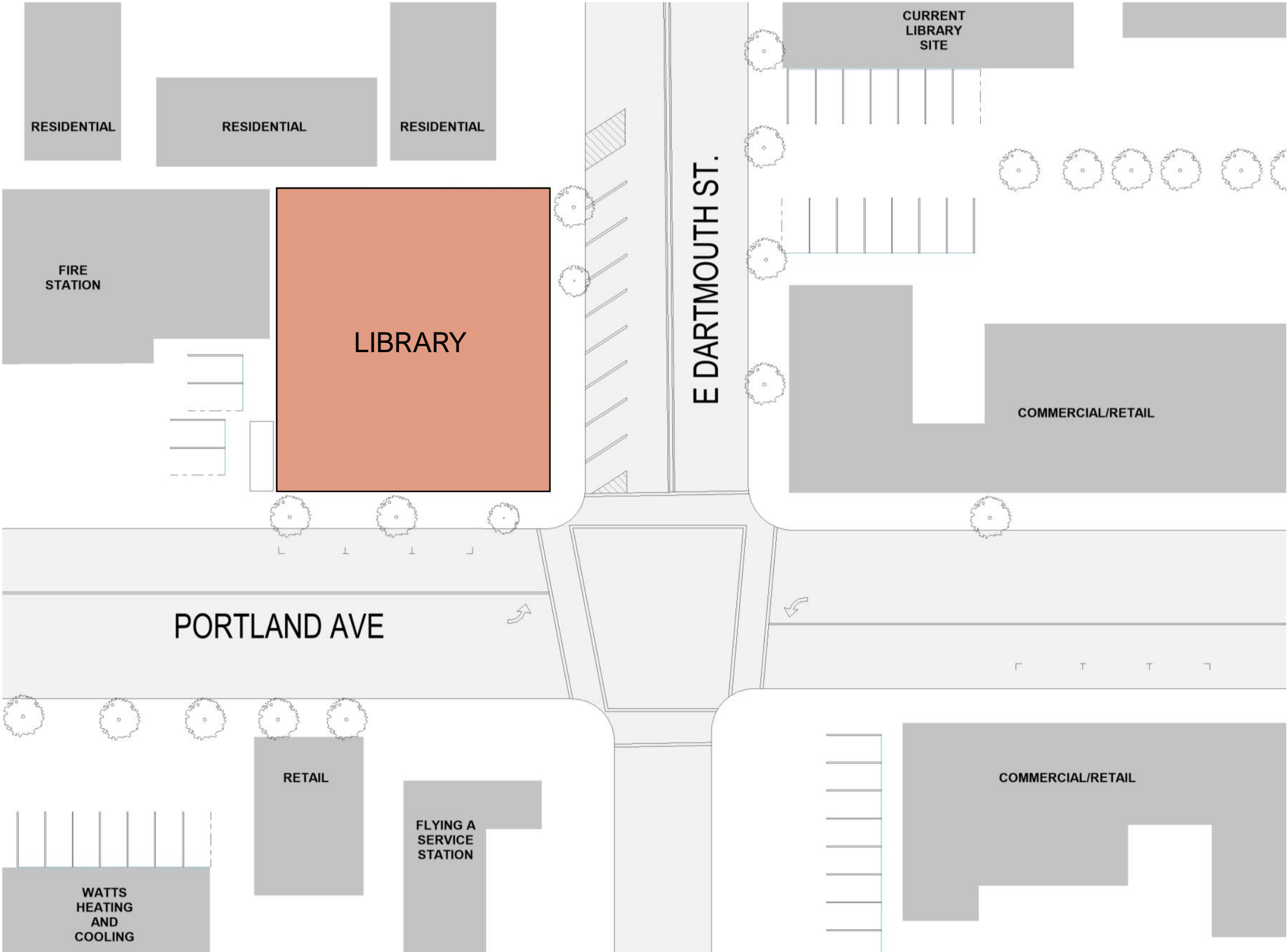
# LIBRARY AFFINITY DIAGRAM

## GLADSTONE LIBRARY



# SITE PLAN

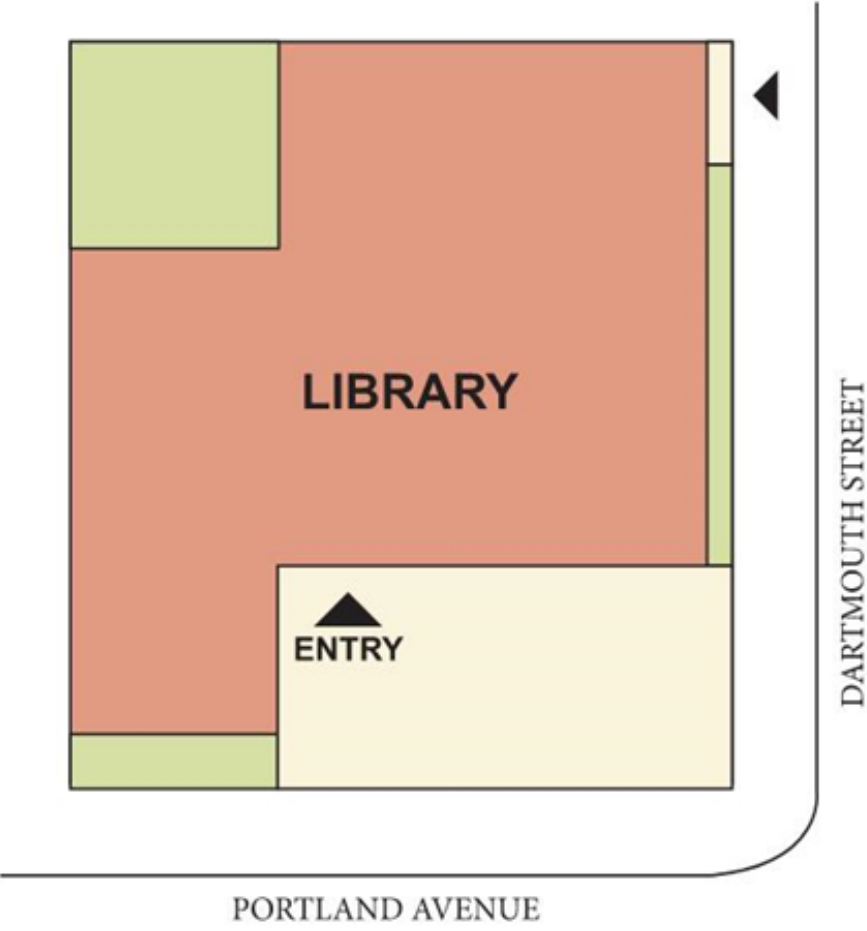
## GLADSTONE LIBRARY



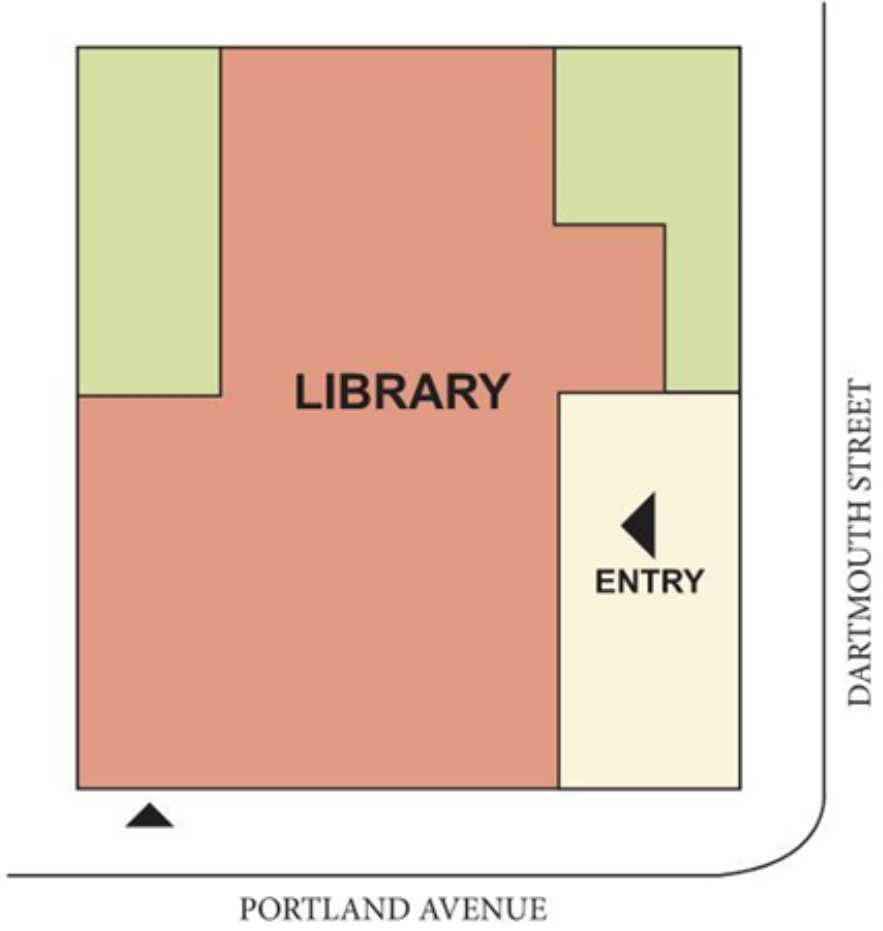
**CONTEXT**  
GLADSTONE LIBRARY



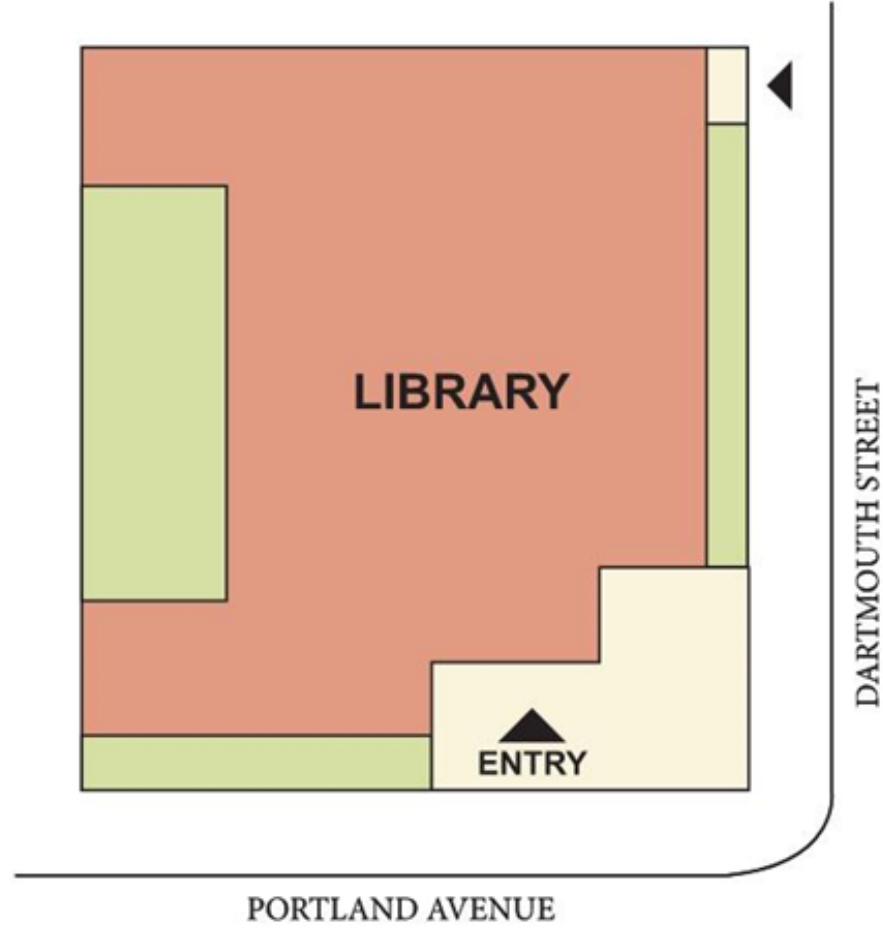
**DESIGN OPTION DIAGRAMS**  
GLADSTONE LIBRARY



**OPTION 1 – PORTLAND ENTRY**



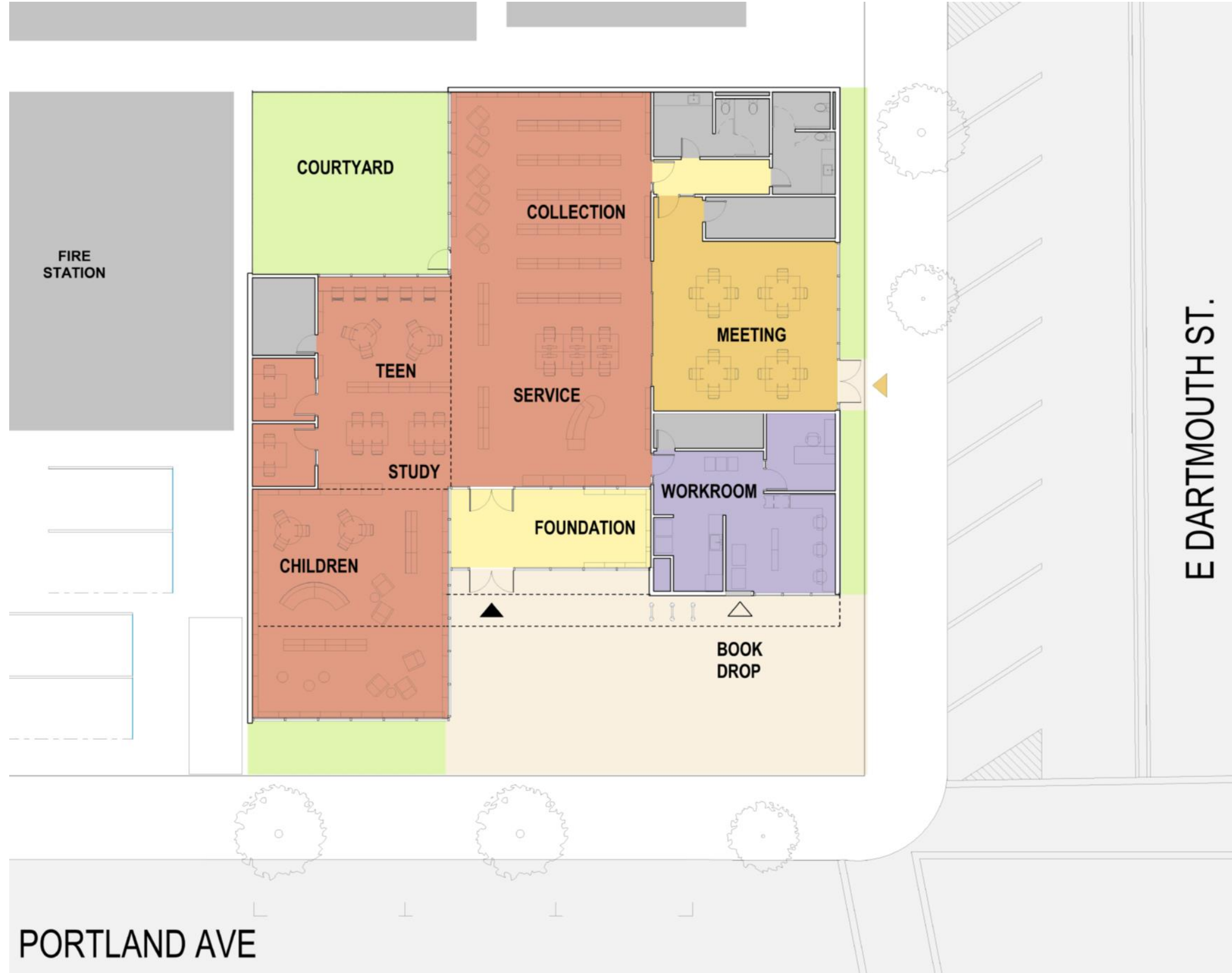
**OPTION 2 – DARTMOUTH ENTRY**



**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**



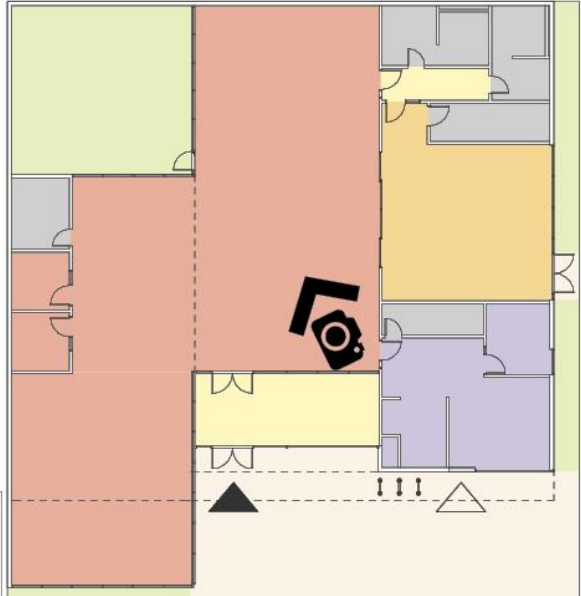
**View from Portland**

**OPTION 1 – PORTLAND ENTRY**  
**GLADSTONE LIBRARY**



View from Dartmouth

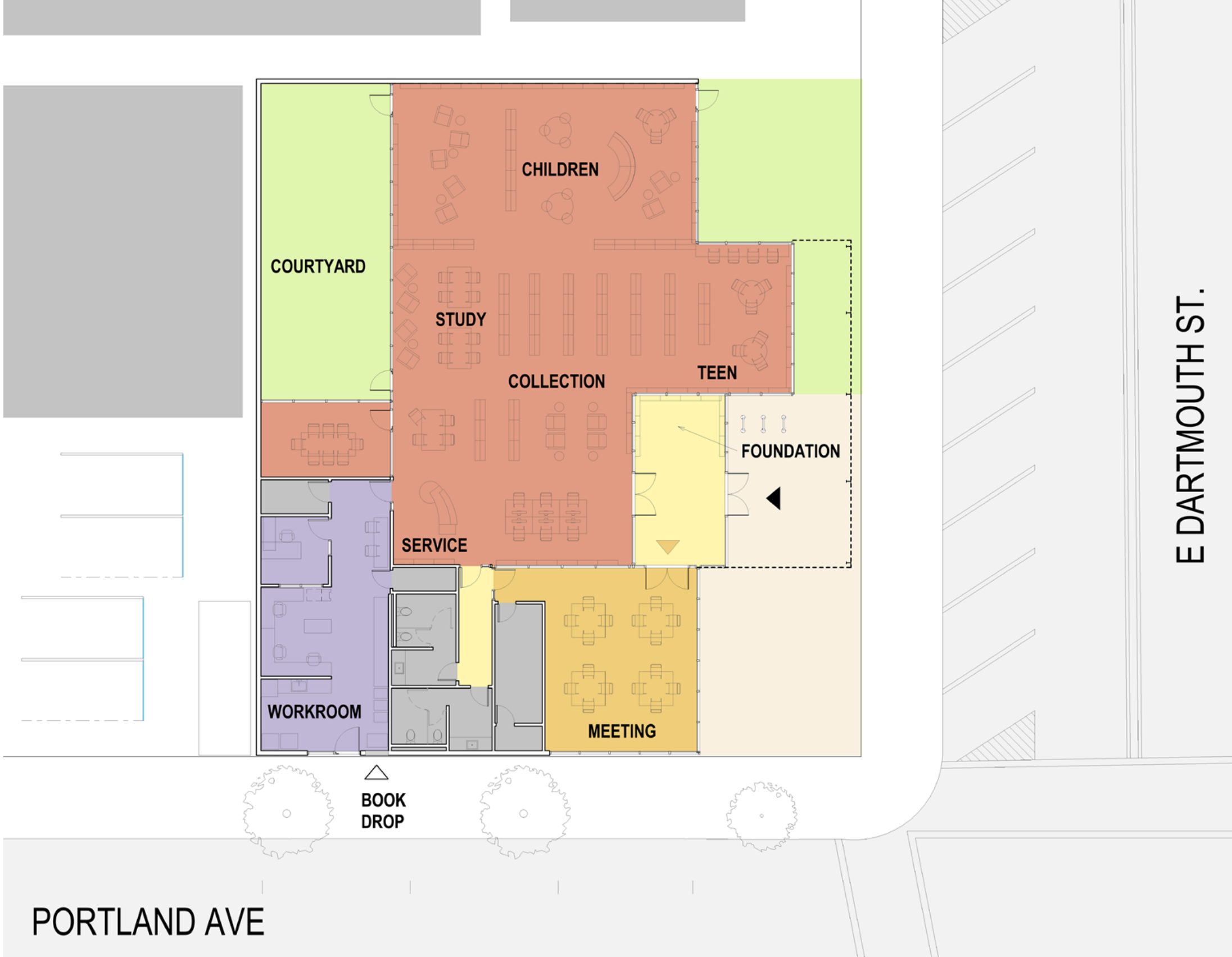
# OPTION 1 – PORTLAND ENTRY GLADSTONE LIBRARY



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**

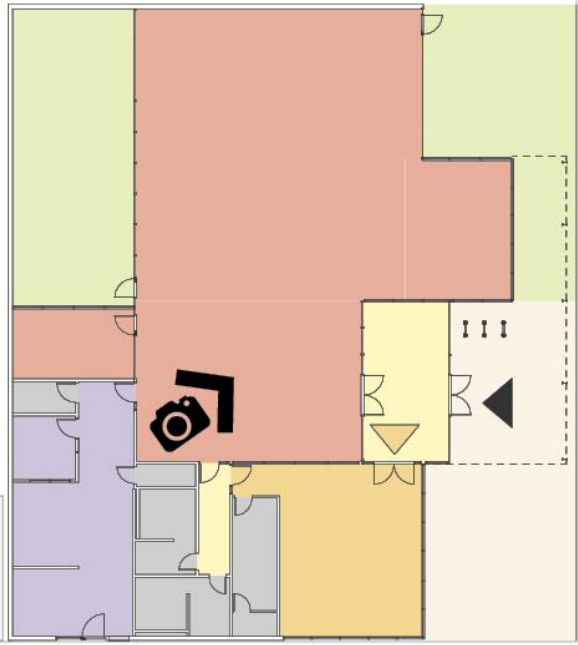
**OPTION 2 – DARTMOUTH ENTRY**  
GLADSTONE LIBRARY



View from Dartmouth

# OPTION 2 – DARTMOUTH ENTRY

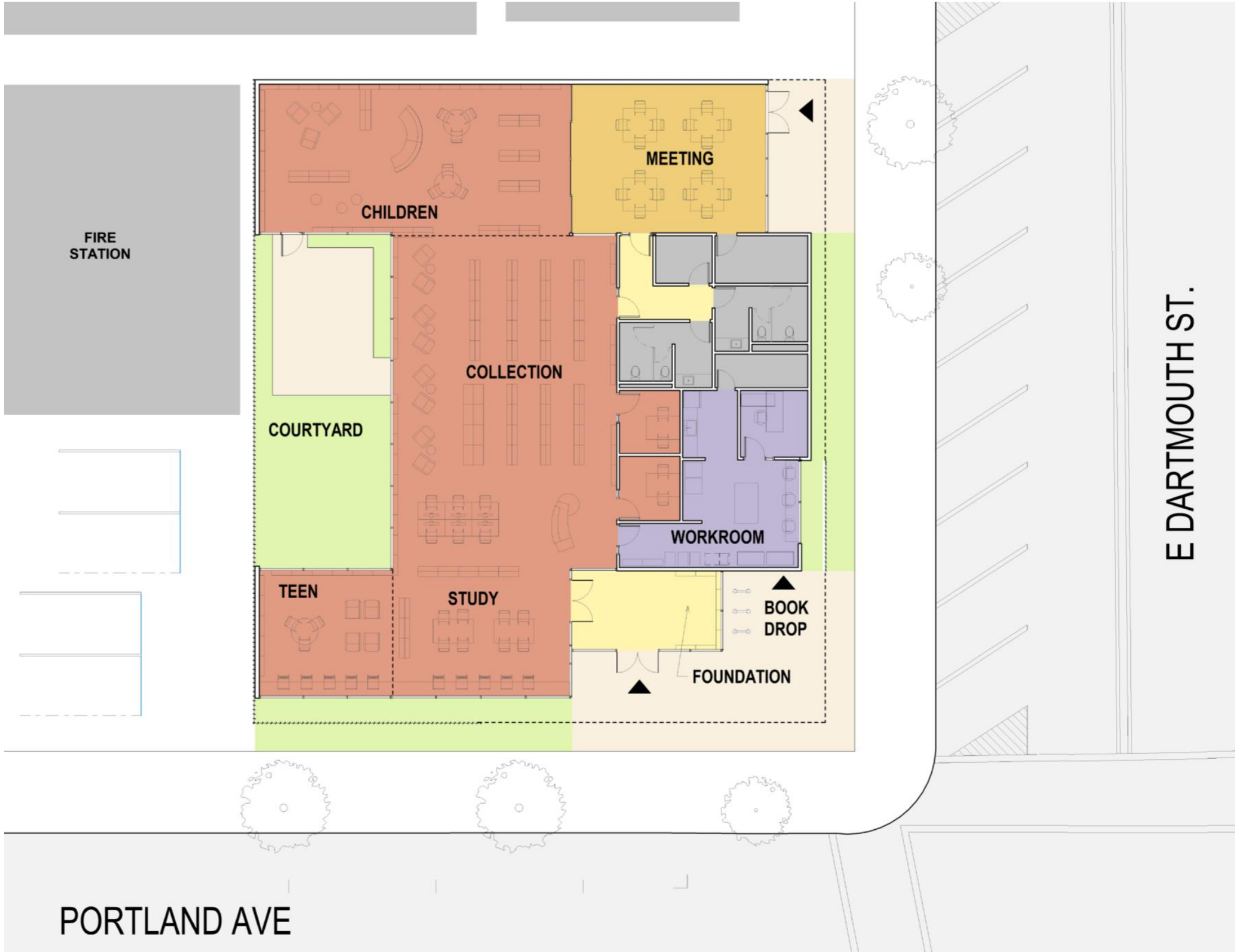
## GLADSTONE LIBRARY



From Service Point

# OPTION 3 – CORNER ENTRY

## GLADSTONE LIBRARY



**OPTION 3 – CORNER ENTRY**  
**GLADSTONE LIBRARY**

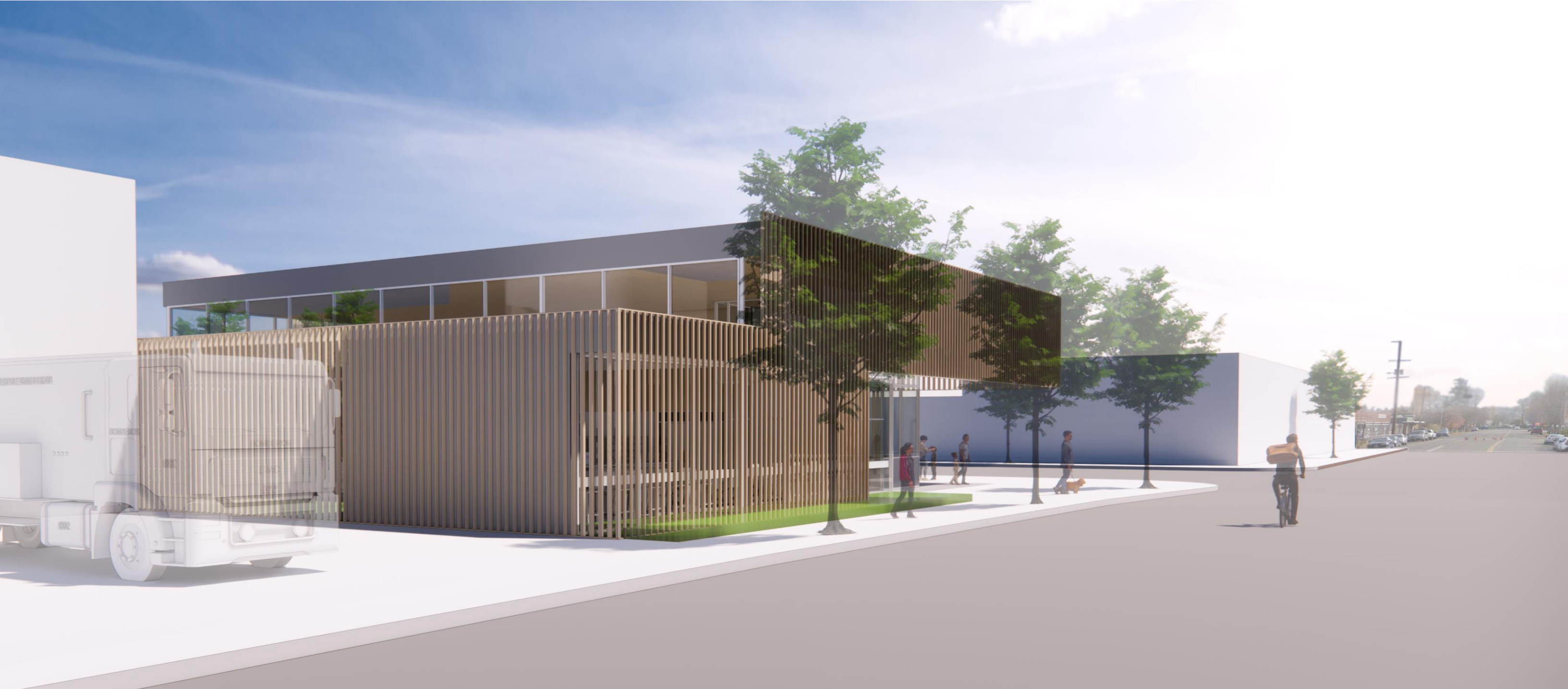


**OPTION 3 – CORNER ENTRY**  
GLADSTONE LIBRARY



View from Corner

**OPTION 3 – CORNER ENTRY**  
**GLADSTONE LIBRARY**



**View from Portland**

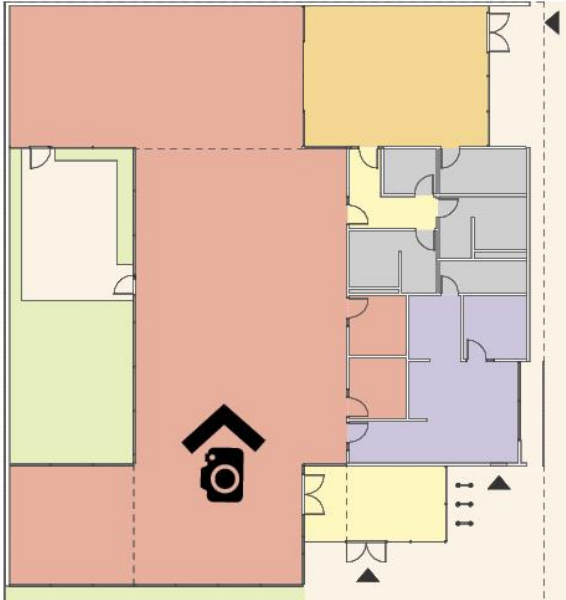
**OPTION 3 – CORNER ENTRY**  
GLADSTONE LIBRARY



View from Dartmouth



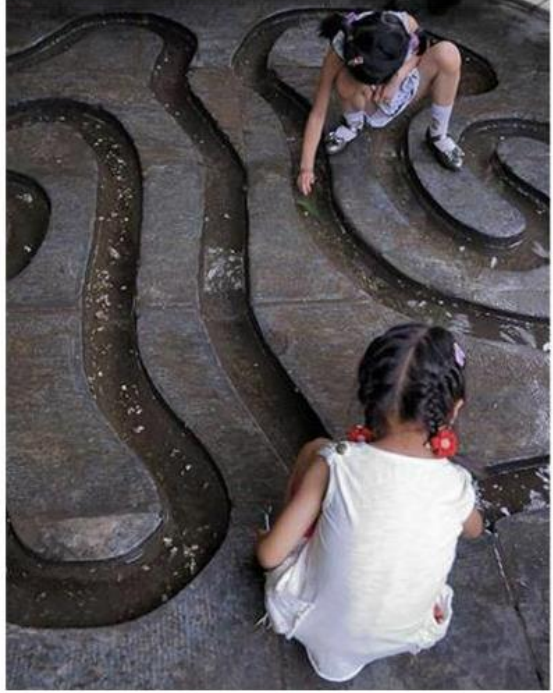
# OPTION 3 – CORNER ENTRY GLADSTONE LIBRARY



From Main Entry

# LANDSCAPE PRECEDENT IMAGERY

## GLADSTONE LIBRARY



# LANDSCAPE PRECEDENT IMAGERY

## GLADSTONE LIBRARY



# PROJECT CHARACTERISTICS

GLADSTONE LIBRARY

# PROJECT CHARACTERISTICS - DRAFT

## GLADSTONE LIBRARY

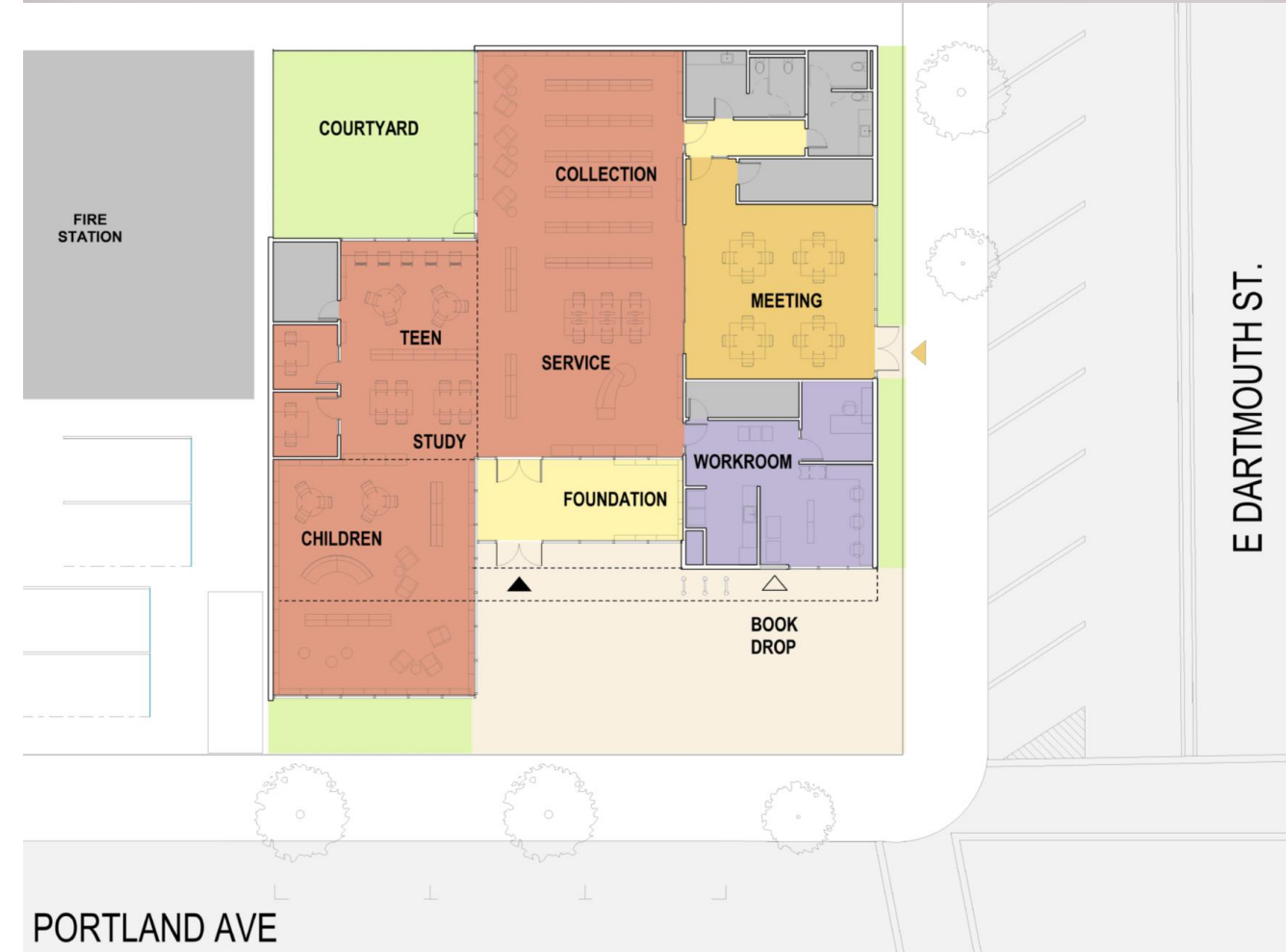
### OPTION 1 – PORTLAND ENTRY

#### 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

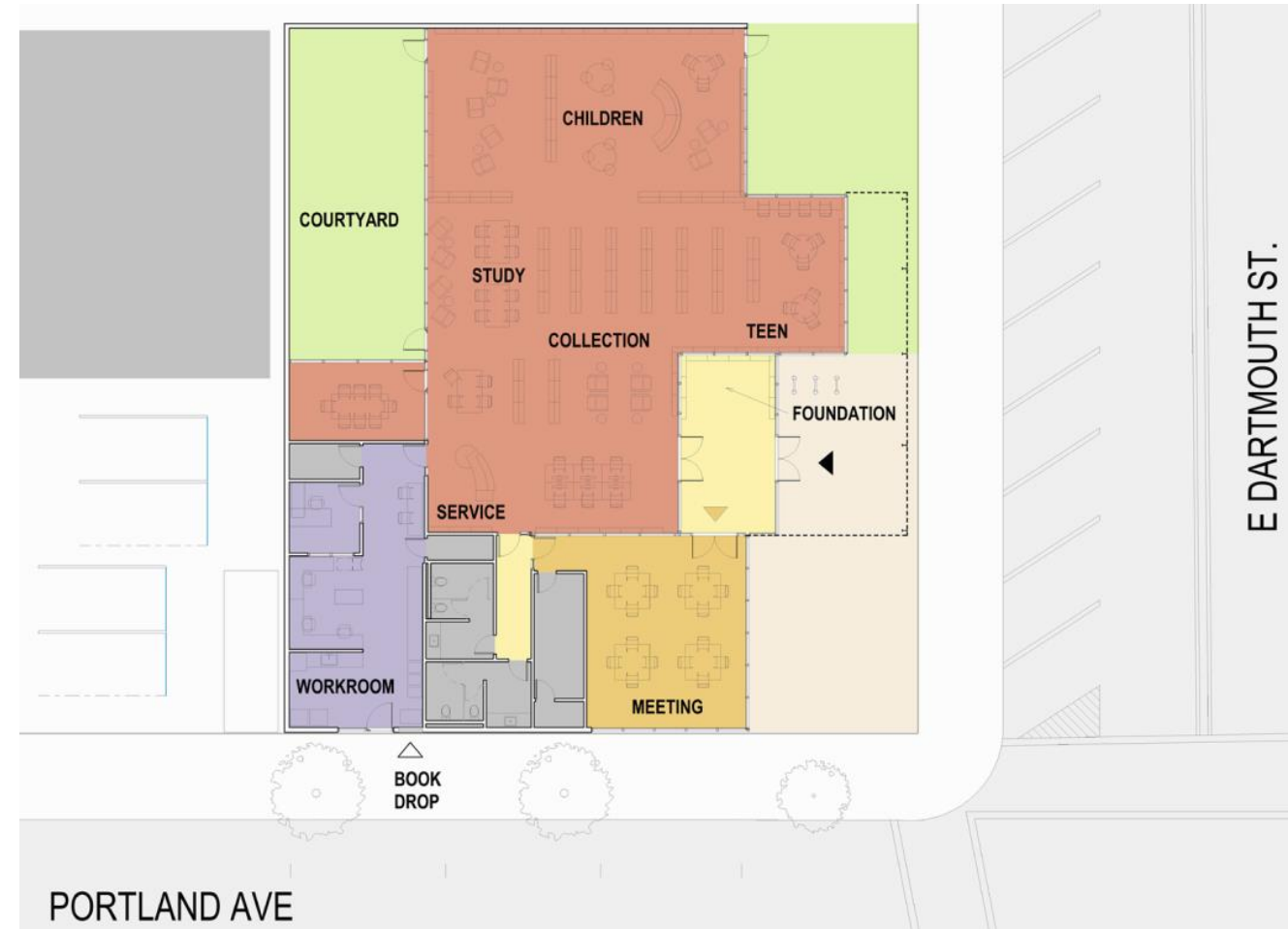
### OPTION 2 – DARTMOUTH ST ENTRY

#### 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

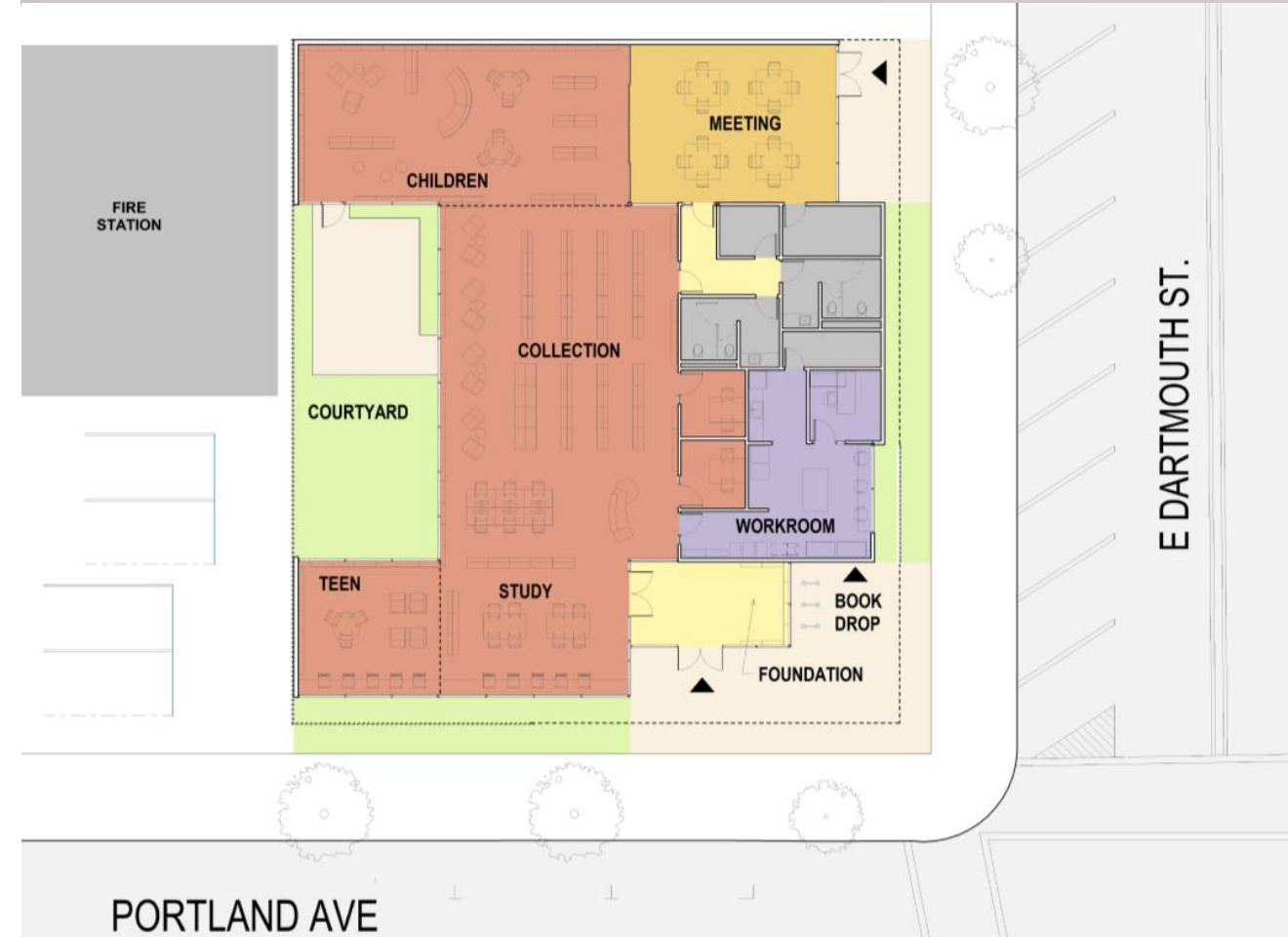
### OPTION 3 – CORNER ENTRY

#### 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

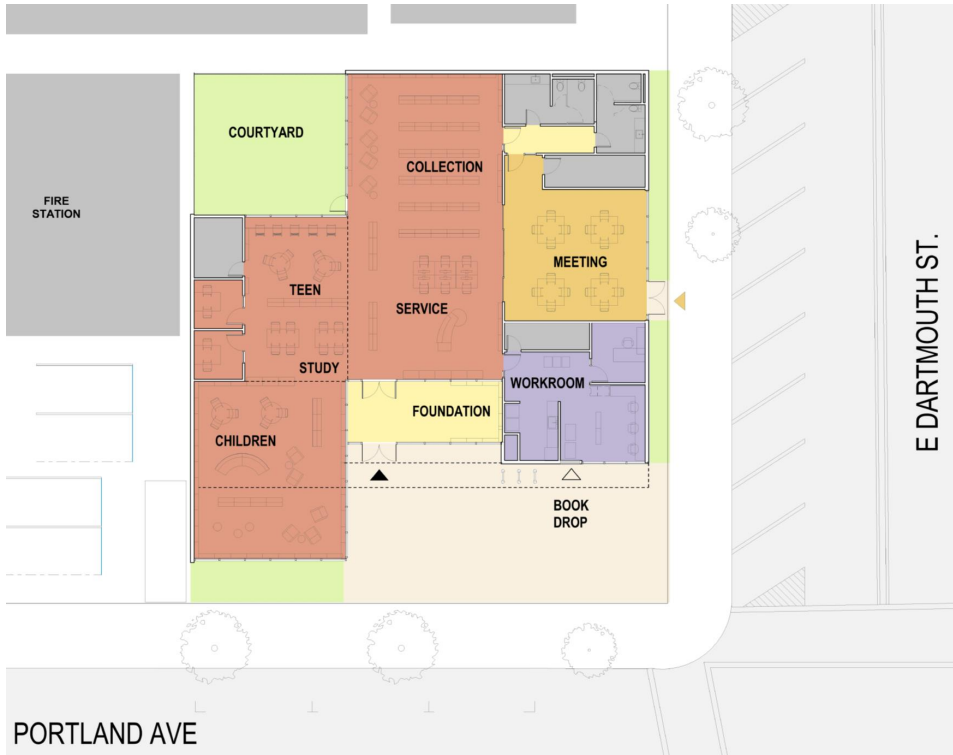
*Indirect costs typically represent 30% of total development cost*

**COST REVIEW**  
**GLADSTONE LIBRARY**

**DIRECT CONSTRUCTION COSTS**

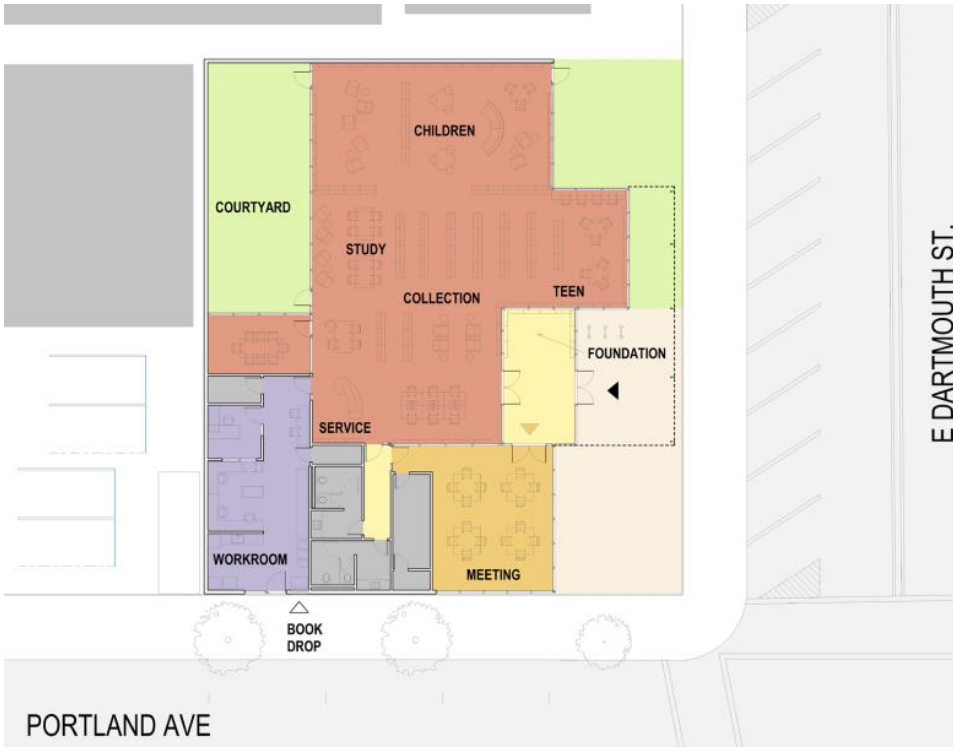
**OPTION 1  
PORTLAND ENTRY**

\$3.78 M



**OPTION 2  
DARTMOUTH ENTRY**

\$3.82 M



**OPTION 3  
CORNER ENTRY**

\$3.67 M



