GLADSTONE COMMUNITY PROJECT

SITE ANALYSIS | DRAFT PROGRAM

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
GLADSTONE LIBRARY SITE

ZONING
GLADSTONE LIBRARY SITE

ZONING
GLADSTONE LIBRARY SITE

- Jurisdiction: **City of Gladstone**

- Zoned **Community Commercial** C2

- **Libraries allowed** outright

- Discretionary Development Standards; compliance determined through **Design Review** (required)

- **Parking Standards**
  - 1 space per 400 sf
  - 1 space per 2 employees
  - Site constraints – ongoing discussions
  - Loading must be handled off-street

ZONING
GLADSTONE LIBRARY SITE

- Max setback **5 ft** on Portland Ave

- **35 ft** building height

- Landscaping: **15%** lot required

- **Ground floor windows** required along Portland Ave.

- All buildings must have **primary entrances** facing Portland Ave
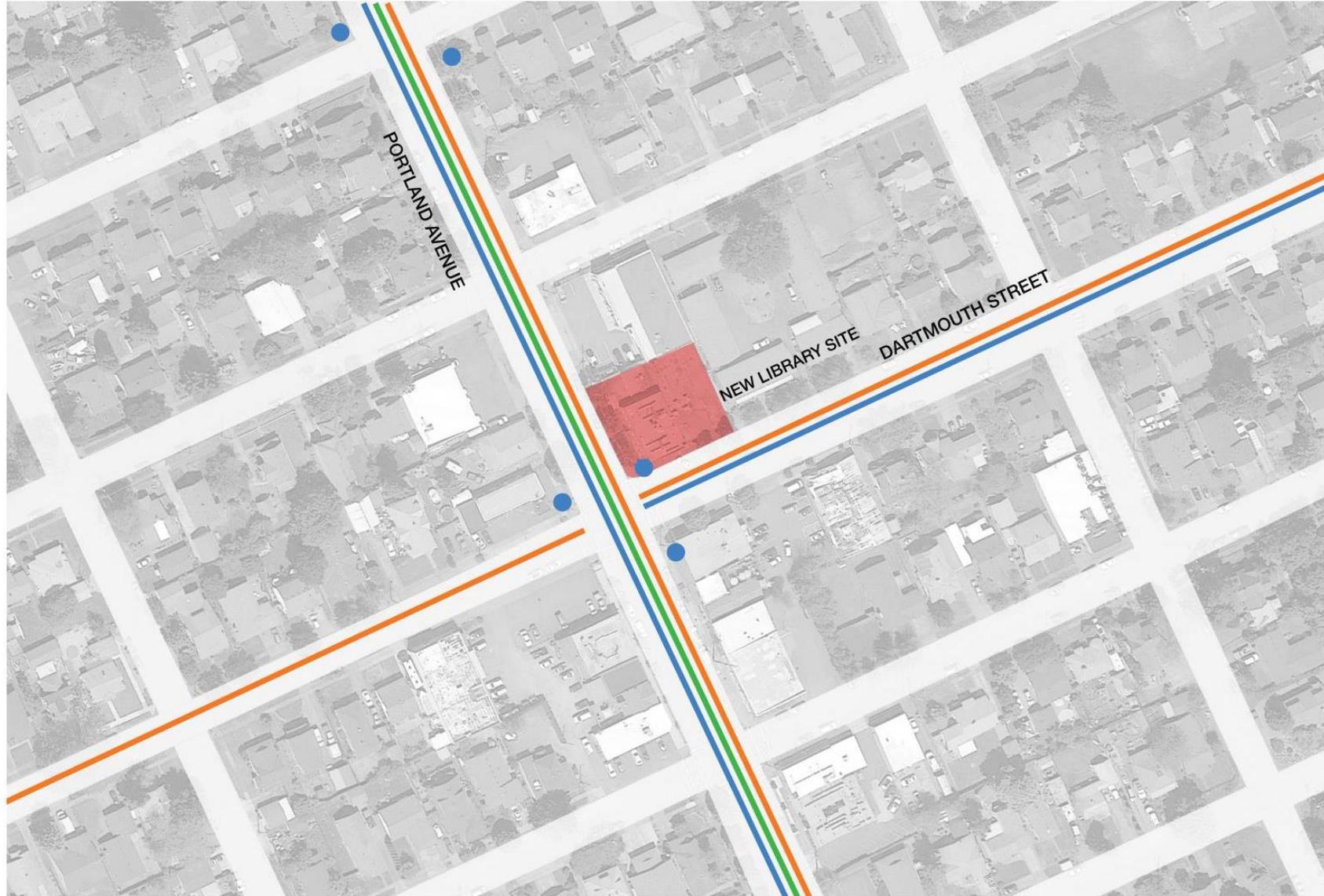
- **Building Siting and Design Standards** apply

SITE ANALYSIS
GLADSTONE LIBRARY SITE

CIVIC AMENITIES
GLADSTONE LIBRARY

NEW CITY HALL

GLADSTONE HIGH SCHOOL

PORTLAND AVENUE

GLADSTONE HIGH SCHOOL FIELD

GCCF

SENIOR CENTER

TROLLEY TRAIL

MCLOUGHLIN BOULEVARD

DARTMOUTH STREET

POST OFFICE
FIRE DEPARTMENT
NEW LIBRARY SITE

125   250   500

CIRCULATION
GLADSTONE LIBRARY

PORTLAND AVENUE

NEW LIBRARY SITE

DARTMOUTH STREET

LEGEND

pedestrian

bike

bus

bus stop

N

25   50   100

ZONING
GLADSTONE LIBRARY

R5

C2

PORTLAND AVENUE

C2

R5

NEW LIBRARY SITE

DARTMOUTH STREET

LEGEND

C2
community commercial

R5
single family residential

N

25 50 100
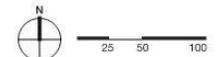
SITE CONTEXT
GLADSTONE LIBRARY

POSTAL OFFICE

FIRE DEPARTMENT

NEW LIBRARY SITE

PORTLAND AVENUE

DARTMOUTH STREET

CYCLE EXPRESS

HAIR LINES N' DESIGNS

HAPPYROCK COFFEE ROASTING

PORTLAND AVENUE PIZZA COMPANY

VOGIES BAR

SISUL ENGINEERING

GLADSTONE CARD ROOM

CLIMATE
GLADSTONE LIBRARY

SUMMER WINDS

SUMMER SUNSET

SUMMER SUNRISE

NEW LIBRARY SITE

WINTER SUNSET

SUN PATH

WINTER SUNRISE

WINTER WINDS

N

25   50   100
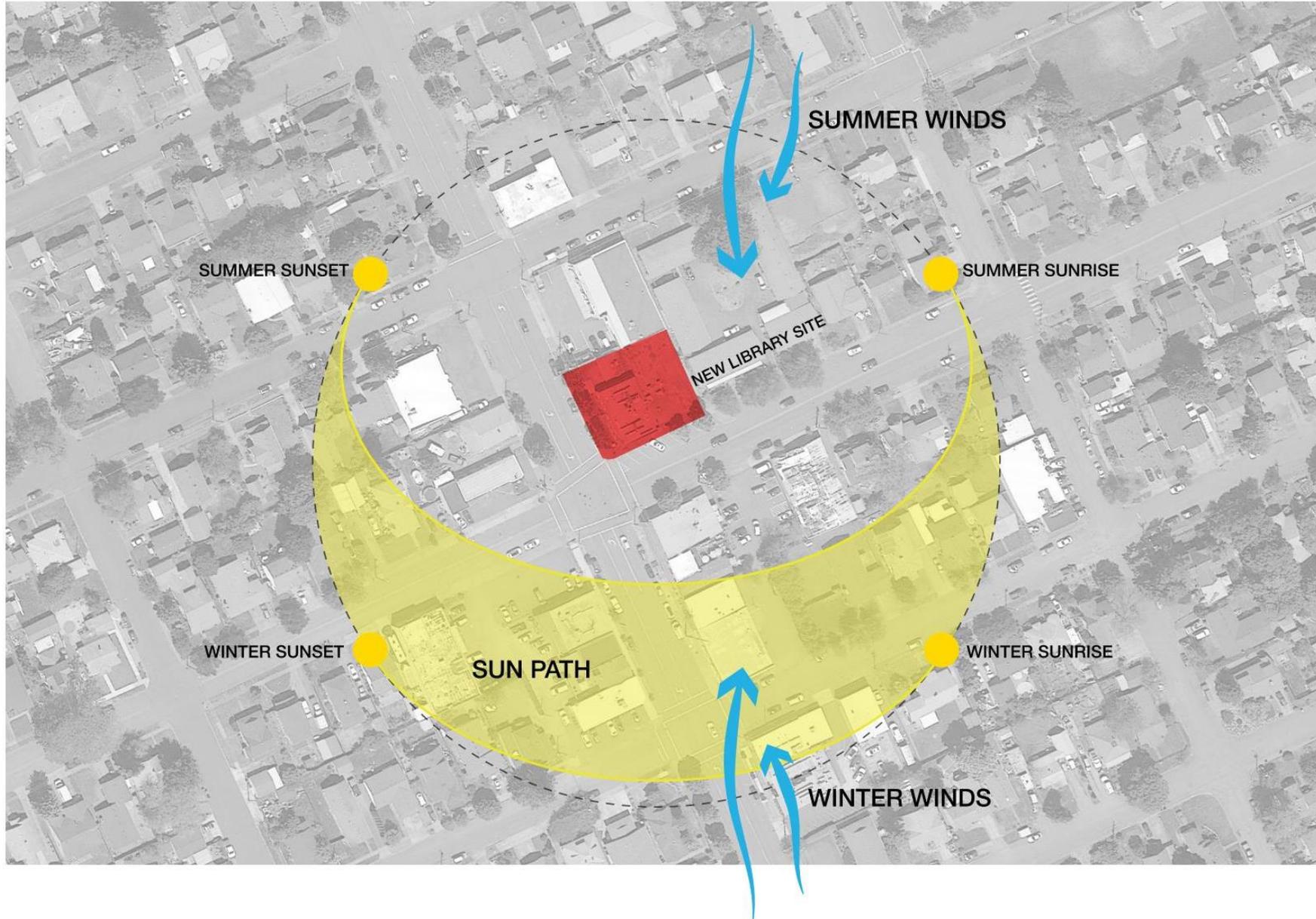
PROGRAM ANALYSIS
GLADSTONE LIBRARY SITE

LIBRARY PROGRAM
CONCORD PROPERTY

AFFINITY DIAGRAM
GLADSTONE LIBRARY

SUPPORT
- UTILITY ROOMS
- LIBRARY WORKROOM
- BOOK DROP OFF

COLLECTION
- SMALL MTG
- CHECK OUT, QUICK READS, PACS, SERVICE
- GENERAL COLLECTION
- CHILDREN
- TEEN

ENTRY SPACES
- LOUNGE / LIVING ROOM
- FRIENDS
- LARGE MEETING ROOM
- RESTROOM
- MAIN ENTRY

OUTDOOR
- ENTRY COURT
- SERVICE COURT
- LANDSCAPE

0   16   32   64 FT
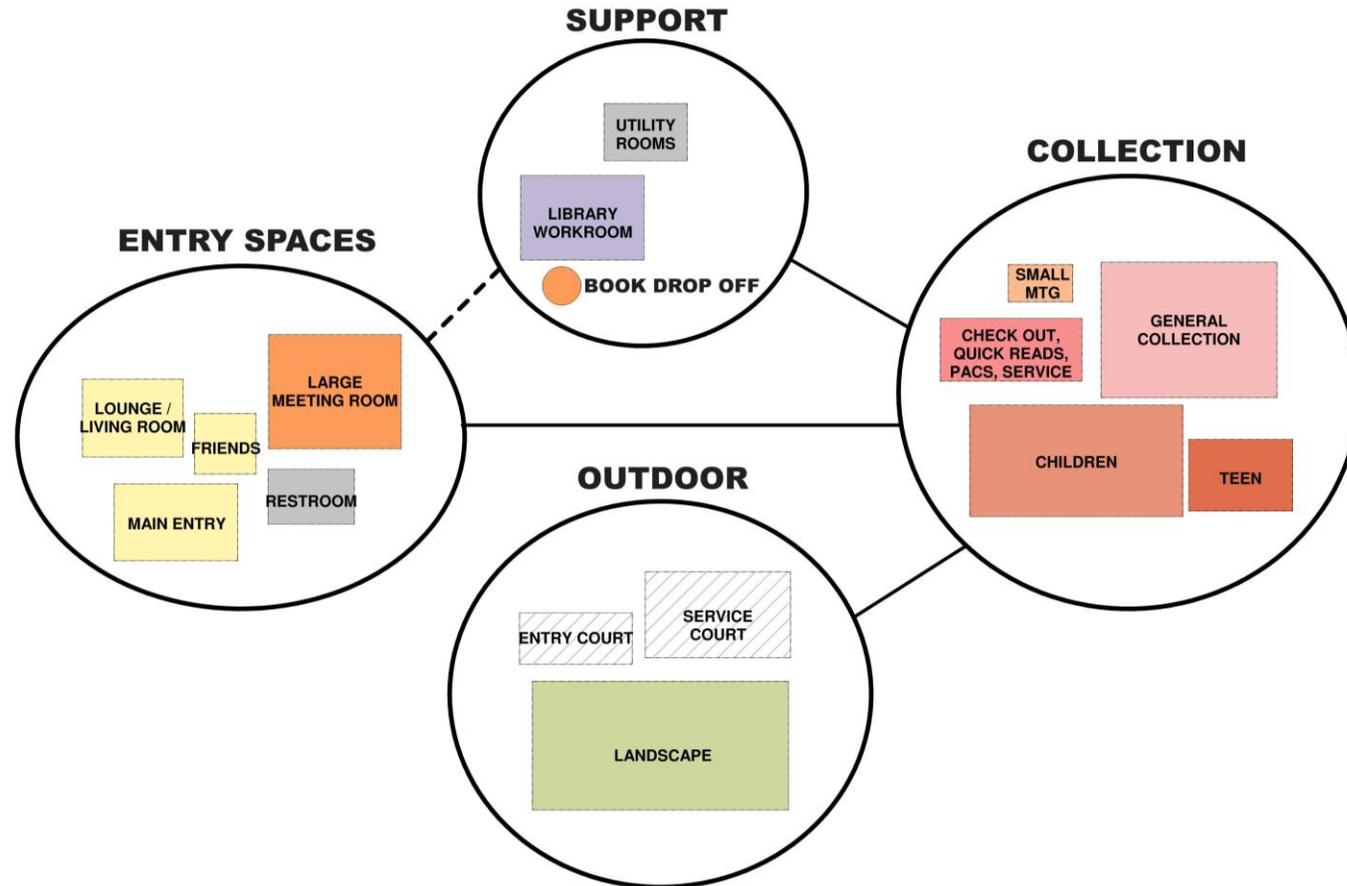
SITE BLOCK DIAGRAMS
GLADSTONE LIBRARY

PORTLAND AVENUE

6K

DARTMOUTH STREET

PORTLAND AVENUE

6K

DARTMOUTH STREET

PORTLAND AVENUE

6K

DARTMOUTH STREET
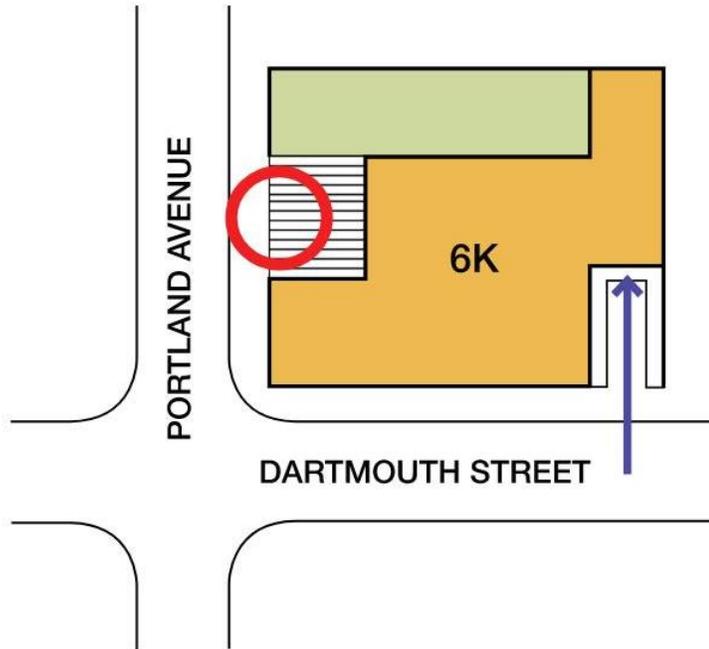
OPPORTUNITIES & CONSTRAINTS
GLADSTONE LIBRARY SITE