

# OAK LODGE & GLADSTONE COMMUNITY PROJECT

Concord Task Force Meeting  
May 20th



**NORTH CLACKAMAS**  
PARKS & RECREATION DISTRICT

JA **opsis**

# SCHEDULE REVIEW & TASK FORCE TOUCH POINTS

CONCORD PROPERTY

## OAK LODGE AND GLADSTONE COMMUNITY PROJECT SCHEDULE

OAK LODGE LIBRARY, COMMUNITY CENTER & NCPRD OFFICES



**FALL 2019 -  
JANUARY 2021**

15 MONTHS  
**MASTER PLAN COMPLETE**

*Technical information studied and alternatives analyzed to create a preferred concept design.*



**SPRING -  
SUMMER 2021**

3 MONTHS  
**SCHEMATIC DESIGN**

*Refine concept design and develop building character.*

★ TF-1   ★ TF-2   ★ BUSINESS MEETING   ★ TF-3



**SUMMER - FALL 2021**

4 MONTHS  
**DESIGN DEVELOPMENT**

*Develop building materials, finishes, and building systems (structural, mechanical, electrical and plumbing). Get land use approval.*

★ TF-4   ★ TF-5



**FALL 2021 -  
WINTER 2022**

5 MONTHS  
**CONSTRUCTION DOCUMENTS**

*Detail building materials, finishes, and building systems (structural, mechanical, electrical and plumbing). Submit for building permit.*

★ TF-6



**SPRING 2022**

4 MONTHS  
**PERMITTING AND BIDDING**

*Get building permit and receive final cost from contractor for building and site improvements work.*



**SPRING 2022 -  
SPRING 2024**

18 MONTHS  
**CONSTRUCTION**

*Construct building and site improvements.*

★ GROUND BREAKING   ★ GRAND OPENING

# SCHEMATIC DESIGN TASK FORCE MEETINGS

CONCORD PROPERTY

April 8th

## April Task Force Meeting

Review TF Comments from Masterplan and share preliminary design updates

Select Sustainability Subcommittee

May 20th

## May Task Force Meeting

Report from Sustainability Subcommittee

Review Design Refinements

June 9th

## June Task Force 'Business' Meeting

Review Task Force Charter

Elect new Chair/ Vice Chair

Select Art & History Subcommittees

July TBD

## July Task Force Meeting

Review Schematic Design

Review Cost Information

# TASK FORCE VALUE STATEMENTS AND IDENTIFIED COMMUNITY NEEDS

## CONCORD PROPERTY

*Please note these are not listed in order of priority.*

### WE VALUE:

- Conscientious stewardship of funding
- Creating a site that can serve multiple functions and accommodate community needs, both indoors and outdoors.
- Understanding and preserving the many histories, including the remaining historic features, that exist in this community and the Concord property
- Providing a welcoming and inclusive community heart that serves people and promotes a sense of shared community identity.
- Providing inclusive, diverse, and culturally-informed accessibility and access to services that accommodates all people regardless of age, race, gender, socioeconomic status, mobility, etc.
- Identifying and capitalizing on opportunities that will serve generations to come.
- Outcomes that are a result of responsible community involvement.
- Stewardship of parks, natural and green spaces.
- Incorporating sustainable practices in the design, construction and operation of outcomes, and a holistic view of community impacts

### WE, AS A COMMUNITY, NEED:

- A place for gathering and learning
- Recreation
- Opportunities for community art
- Library
- Economic development
- Park, natural and green spaces

# SUSTAINABILITY APPROACH - TRACKING MECHANISM

## TASK FORCE MEETING

### LEED v4



| LEED v4 for BD+C: New Construction and Major Renovation Project Checklist |  | Project Name:               | DATE:    |
|---|--|-----------------------------|----------|
| <b>Y T N</b>  | Integrative Process  | 1                           |          |
| <b>6 5 4 3 2 1</b>  | <b>Location and Transportation</b>   | <b>16</b>                   |          |
| Pass  | LEED for Neighborhood Development Location   | 16                          | Pass     |
| Pass  | Sensitive Land Protection  | 1                           | Pass     |
| Pass  | High Priority Site   | 2                           | Pass     |
| Pass  | Sustaining Diversity and Distinct Uses   | 5                           | Pass     |
| Pass  | Access to Quality Transit  | 5                           | Pass     |
| Pass  | Bicycle Facilities   | 1                           | Pass     |
| Pass  | Reduced Parking Footprint  | 1                           | Pass     |
| Pass  | Green Vehicles   | 1                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Sustainable Sites</b>   | <b>10</b>                   |          |
| Pass  | Construction Activity Pollution Prevention   | 10                          | Required |
| Pass  | Site Assessment  | 1                           | Pass     |
| Pass  | Site Development - Protect or Restore Habitat  | 1                           | Pass     |
| Pass  | Open Space   | 2                           | Pass     |
| Pass  | Stormwater Management  | 2                           | Pass     |
| Pass  | Heat Island Reduction  | 2                           | Pass     |
| Pass  | Light Pollution Reduction  | 1                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Water Efficiency</b>  | <b>11</b>                   |          |
| Pass  | Outdoor Water Use Reduction  | 11                          | Required |
| Pass  | Indoor Water Use Reduction   | 1                           | Required |
| Pass  | Building-Level Water Metering  | 1                           | Required |
| Pass  | Outdoor Water Use Reduction  | 2                           | Pass     |
| Pass  | Indoor Water Use Reduction   | 2                           | Pass     |
| Pass  | Coating Water Use  | 2                           | Pass     |
| Pass  | Water Metering   | 1                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Energy and Atmosphere</b>   | <b>33</b>                   |          |
| Pass  | Fundamental Commissioning and Verification   | 33                          | Required |
| Pass  | Minimum Energy Performance   | 1                           | Required |
| Pass  | Building-Level Energy Metering   | 1                           | Required |
| Pass  | Fundamental Refrigerant Management   | 1                           | Required |
| Pass  | Enhanced Commissioning   | 6                           | Pass     |
| Pass  | Optimize Energy Performance  | 18                          | Pass     |
| Pass  | Advanced Energy Metering   | 1                           | Pass     |
| Pass  | Demand Response  | 2                           | Pass     |
| Pass  | Renewable Energy Production  | 1                           | Pass     |
| Pass  | Enhanced Refrigerant Management  | 1                           | Pass     |
| Pass  | Green Power and Carbon Offsets   | 2                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Materials and Resources</b>   | <b>13</b>                   |          |
| Pass  | Storage and Collection of Recyclables  | 13                          | Required |
| Pass  | Construction and Demolition Waste Management Planning                                | 1                           | Required |
| Pass  | Building Life-Cycle Impact Reduction   | 5                           | Pass     |
| Pass  | Building Product Disclosure and Optimization - Environmental Product Declarations    | 2                           | Pass     |
| Pass  | Building Product Disclosure and Optimization - Sourcing of Raw Materials             | 2                           | Pass     |
| Pass  | Building Product Disclosure and Optimization - Material Ingredients                  | 2                           | Pass     |
| Pass  | Construction and Demolition Waste Management   | 2                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Indoor Environmental Quality</b>  | <b>16</b>                   |          |
| Pass  | Minimum Indoor Air Quality Performance   | 16                          | Required |
| Pass  | Enhanced Indoor Air Quality Strategies   | 2                           | Pass     |
| Pass  | Low-Emitting Materials   | 2                           | Pass     |
| Pass  | Construction Indoor Air Quality Management Plan                                      | 1                           | Pass     |
| Pass  | Indoor Air Quality Assessment  | 2                           | Pass     |
| Pass  | Thermal Comfort  | 1                           | Pass     |
| Pass  | Interior Lighting  | 2                           | Pass     |
| Pass  | Daylight   | 3                           | Pass     |
| Pass  | Quality Views  | 1                           | Pass     |
| Pass  | Acoustic Performance   | 1                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Innovation</b>  | <b>8</b>                    |          |
| Pass  | Innovative   | 8                           | Pass     |
| Pass  | LEED Accredited Professional   | 1                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>Regional Priority</b>   | <b>4</b>                    |          |
| Pass  | Regional Priority Specific Credit  | 4                           | Pass     |
| Pass  | Regional Priority Specific Credit  | 1                           | Pass     |
| Pass  | Regional Priority Specific Credit  | 1                           | Pass     |
| Pass  | Regional Priority Specific Credit  | 1                           | Pass     |
| <b>6 5 4 3 2 1</b>  | <b>TOTALS</b>  | <b>Possible Points: 110</b> |          |
| Checked:  | 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 |                             |          |

- Framework created by the US Green Building Council
- Third-party verification
- Credits tracking based on 8 Categories
- Continue to revisit throughout design phases
- Tracked throughout construction
- Recognized World-Wide

### AIA FRAMEWORK FOR DESIGN EXCELLENCE

|                    |  |                  |   |
|--------------------|--|------------------|---|
| <b>INTEGRATION</b> | <i>Design a building to lift the spirits and delight the senses.</i>                   | <b>ENERGY</b>    | <i>Good design reduces energy use and eliminates dependence on fossil fuels while improving building performance, function, comfort, and enjoyment.</i> |
| <b>COMMUNITY</b>   | <i>Good design positively impacts future occupants and the larger community.</i>       | <b>WELLNESS</b>  | <i>Good design supports health and well-being for all people.</i>   |
| <b>ECOLOGY</b>     | <i>Good design mutually benefits human and nonhuman inhabitants.</i>                   | <b>RESOURCES</b> | <i>Good design depends on informed material selection.</i>  |
| <b>WATER</b>       | <i>Good design conserves and improves the quality of water as a precious resource.</i> | <b>CHANGE</b>    | <i>Good design seeks to enhance usability, functionality, and value over time.</i>  |
| <b>ECONOMY</b>     | <i>Good design adds value for owners, occupants, community and planet.</i>             | <b>DISCOVERY</b> | <i>Every project presents a unique opportunity to gather information to refine the design process.</i>  |

- Framework adopted by American Institute of Architects
- Not a third-party verification
- Self reporting and tracking based on 10 Measures
- Continue to revisit throughout design phases
- Not tracked in construction

# SUSTAINABILITY APPROACH - INCENTIVES

## CONCORD PROPERTY

- Process, support and requirements
- Design related incentives
- Construction related incentives
- Renewable energy incentives

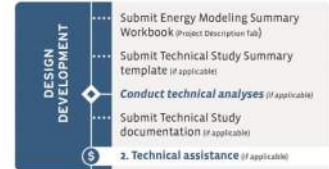
### SCHEMATIC DESIGN

SUPPORT AT EVERY STEP



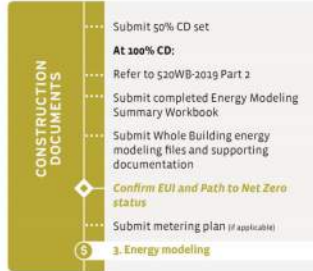
### DESIGN DEVELOPMENT

SUPPORT AT EVERY STEP



### CONSTRUCTION DOCUMENTS

SUPPORT AT EVERY STEP



### CONSTRUCTION + POST CONSTRUCTION



# COUNTY SUSTAINABILITY PRIORITIES

## TASK FORCE MEETING

- Ideally design buildings in support for carbon neutral (2050)
- Look for opportunities to embody carbon (ie mass timber)
- Waste reduction plan for construction process
- Design team should consider long term energy utilization.



# ECO CHARETTE UPDATE

## TASK FORCE MEETING



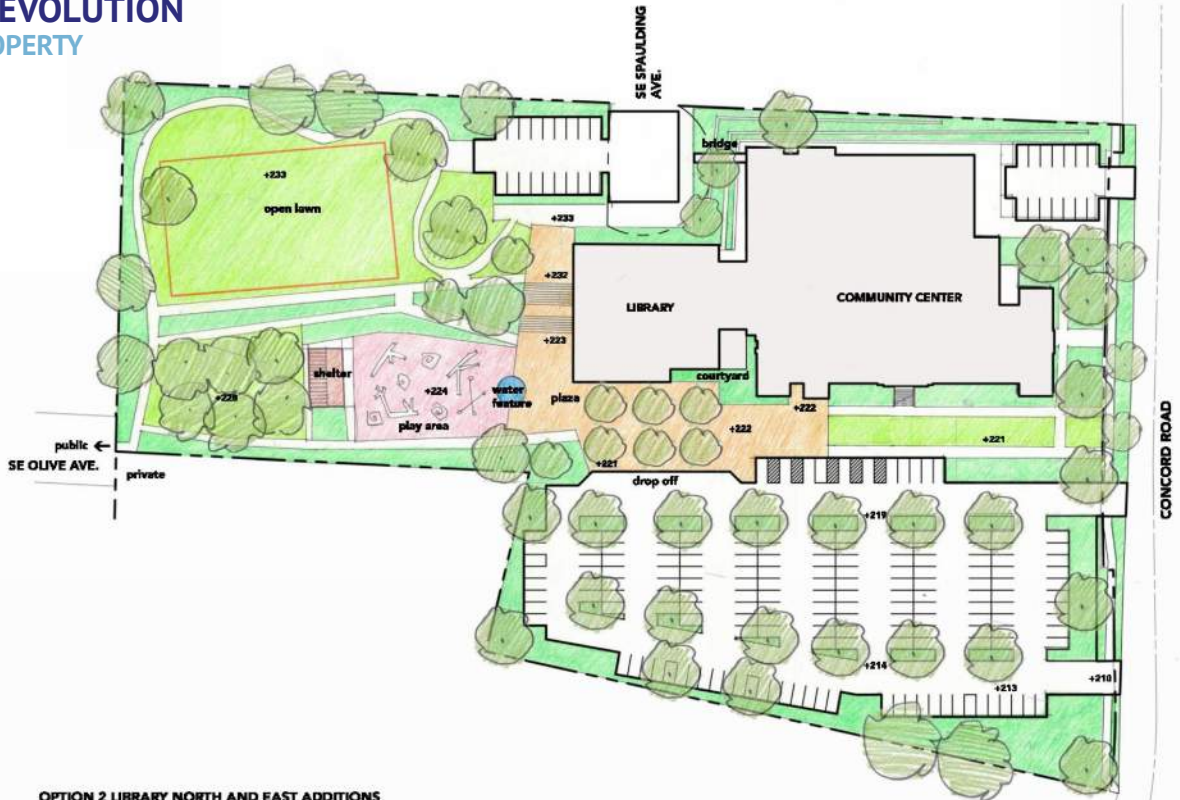
# SITE PLAN FEEDBACK FROM LAST TASK FORCE MEETING

## CONCORD PROPERTY

- Consider exterior restrooms accessible from the park
- Continue to develop the design of the park area
- Maximize the extents of loop trail if possible
- Consider potential location for seed garden

# SITE PLAN EVOLUTION

## CONCORD PROPERTY

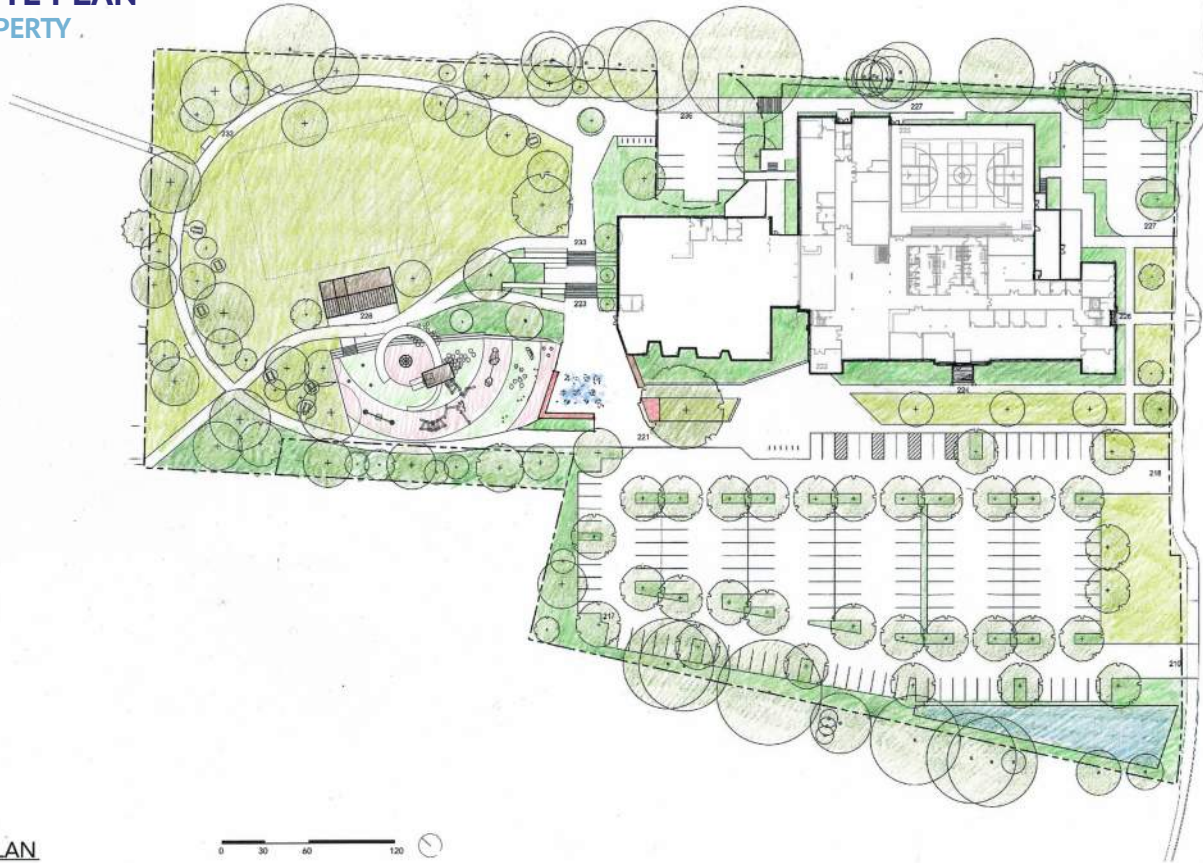


**OPTION 2 LIBRARY NORTH AND EAST ADDITIONS**  
 ITE PARKING: 195 STALLS  
 CODE REQUIRED: 229 PARKING STALLS



# CURRENT SITE PLAN

## CONCORD PROPERTY



SITE PLAN



# ENLARGED SITE PLAN

CONCORD PROPERTY



SITE PLAN



# FOUNTAIN

CONCORD PROPERTY



WATER FEATURE

### Physical Play

- Spinning
- Sliding
- Swinging
- Rocking
- Climbing
- Crawling
- Upper Body
- Balancing
- Jumping & Bouncing
- Running, Walking and Rolling
- Movement experienced from a wheelchair



### Social Play

- Social Interaction
- Cooperative Play
- Dramatic and Imaginative Play
- Loose Parts

### Sensory Play

- Tactile
- Auditory
- Visual
- Cozy Spaces
- Interaction with Natural Features

# PLAY AREA CONCORD PROPERTY



Interaction with Natural Features



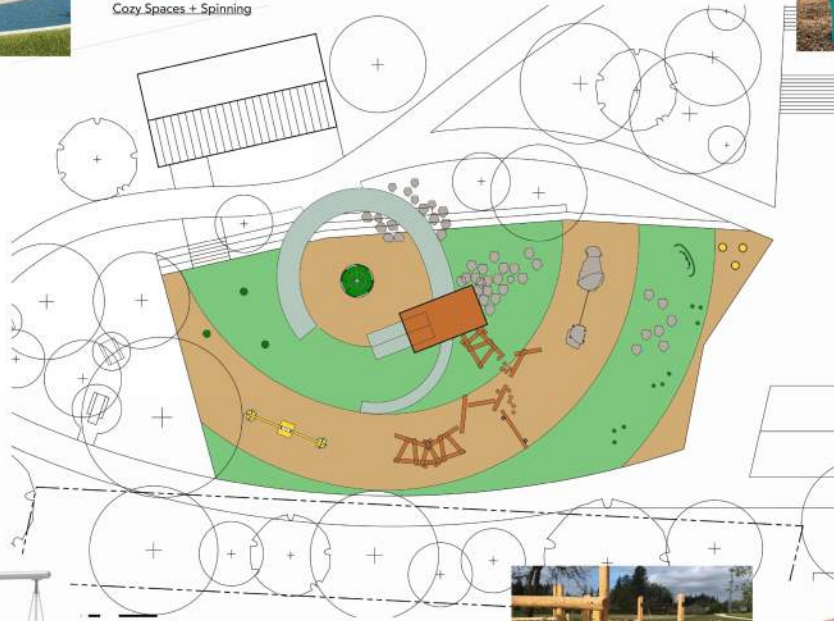
Cozy Spaces + Spinning



Cooperative Play + Auditory Sensing



Barrier Free Entry



Auditory Sensing



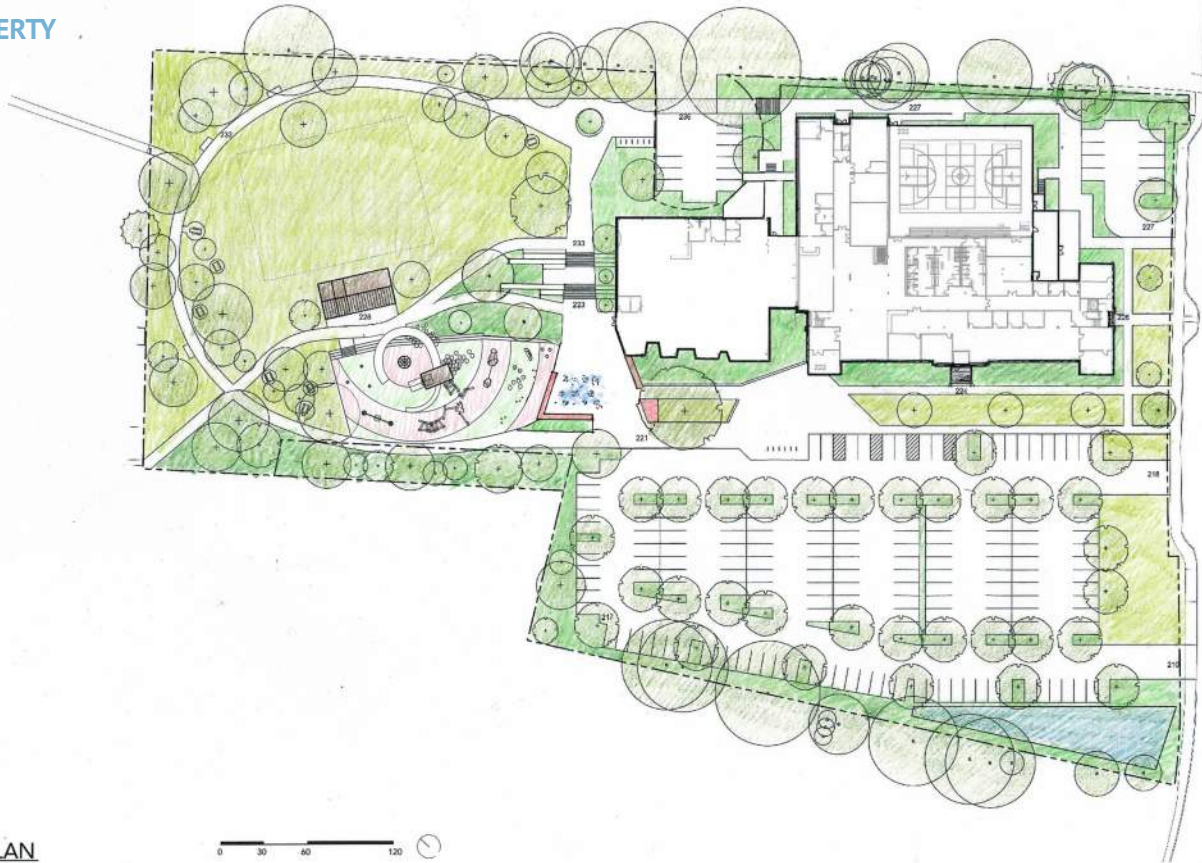
Social Interaction + Spinning



Entryway Orientation



**SITE**  
**CONCORD PROPERTY**



SITE PLAN



Q&A

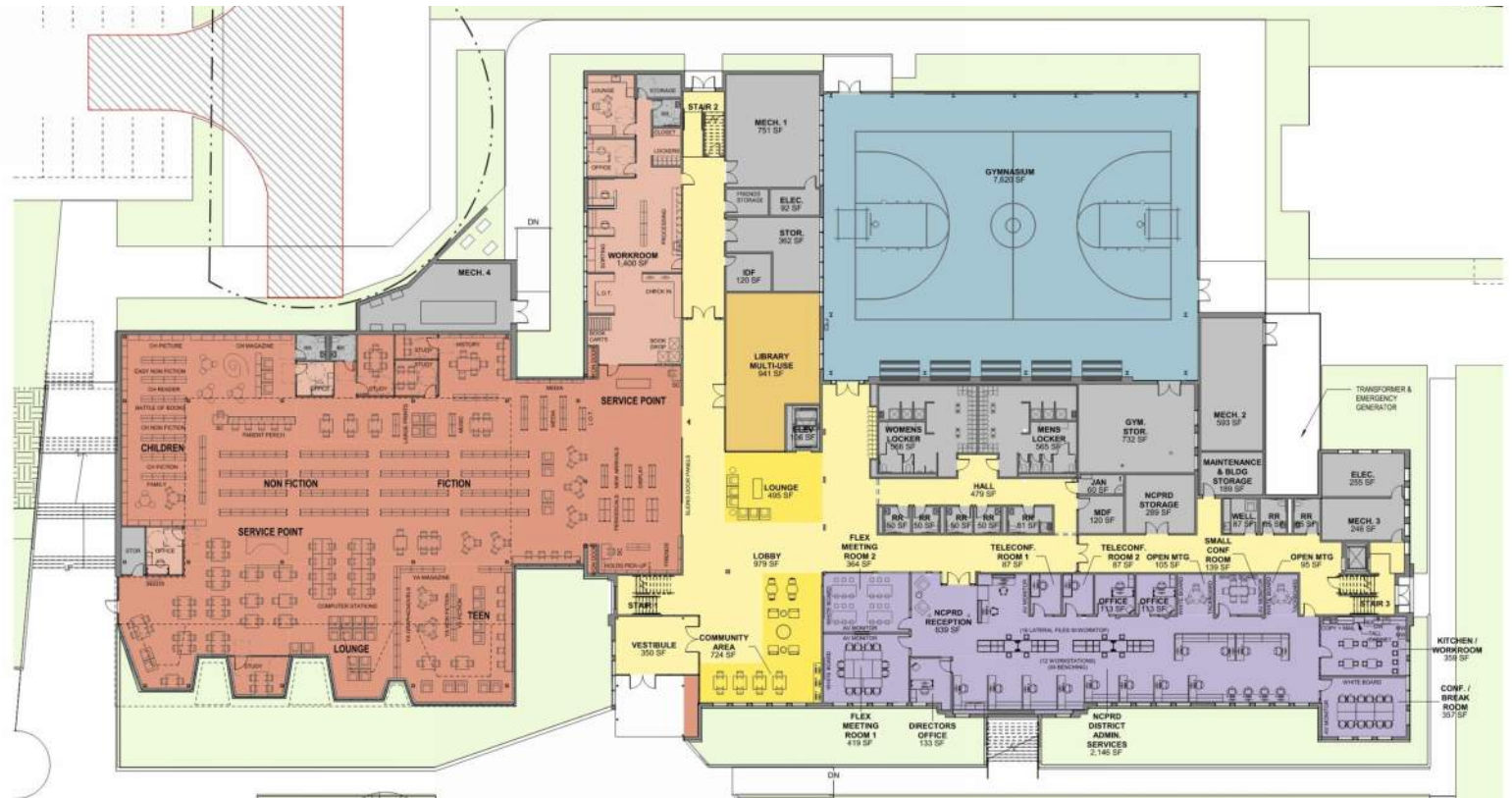
# BUILDING FEEDBACK FROM LAST TASK FORCE MEETING

## CONCORD PROPERTY

- Consider oversight of teen area on the second floor
- Continue to refine restroom layout with consideration of both inclusivity and safety
- Consider acoustic separation from the gym and the building.
- Consider building operation during a disaster
- Give equal importance to the design development of both the community center and the library
- Determine the programming and functionality of the kitchen - commercial kitchen/warming kitchen/teaching kitchen.

# CURRENT LEVEL 1 PLAN

## CONCORD PROPERTY

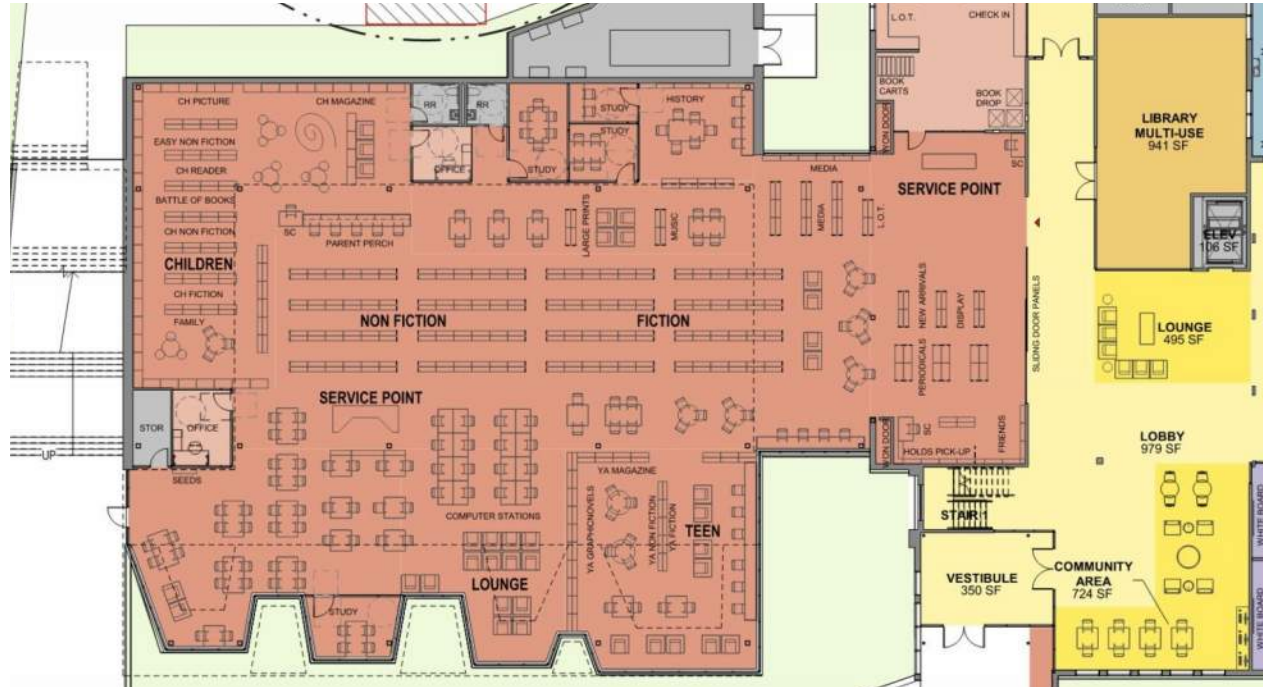


# LIBRARY UPDATES

## CONCORD PROPERTY

### Major Floorplan updates

- History relocation
- Addition of offices for additional oversight into the library area
- Friends of the library located within the library area
- Parent Perch

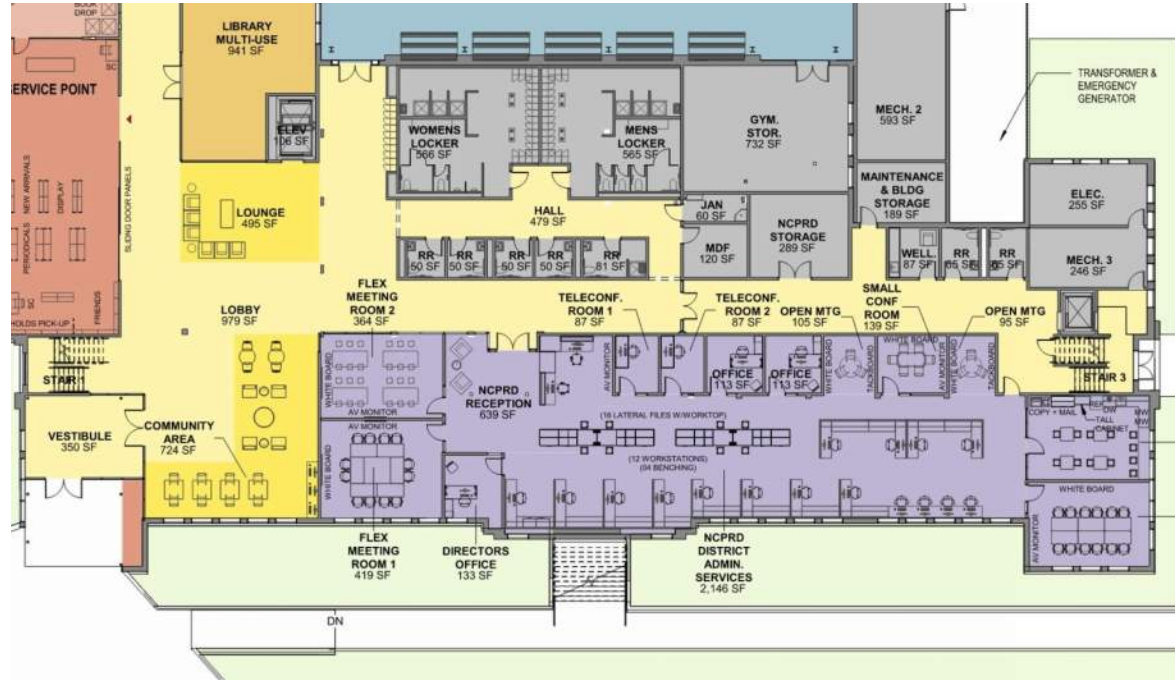


# LOBBY/ADMINISTRATION/ RESTROOM UPDATES

## CONCORD PROPERTY

### Major Floorplan updates

- NCPRD reception entry
- Locker room/restroom layout
- Refinement of storage requirements

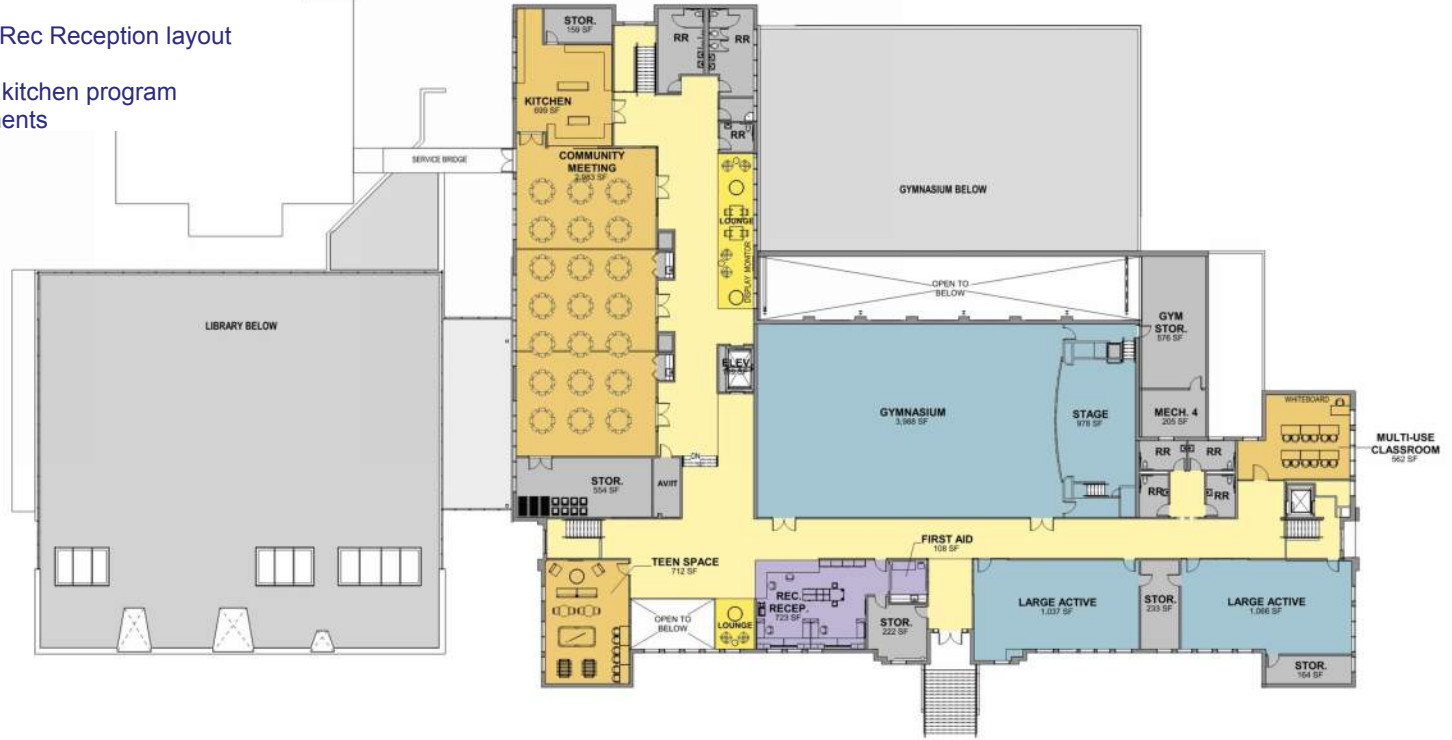


# CURRENT LEVEL 2 PLAN

## CONCORD PROPERTY

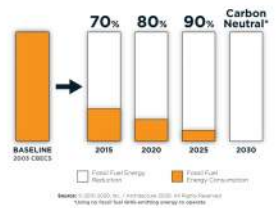
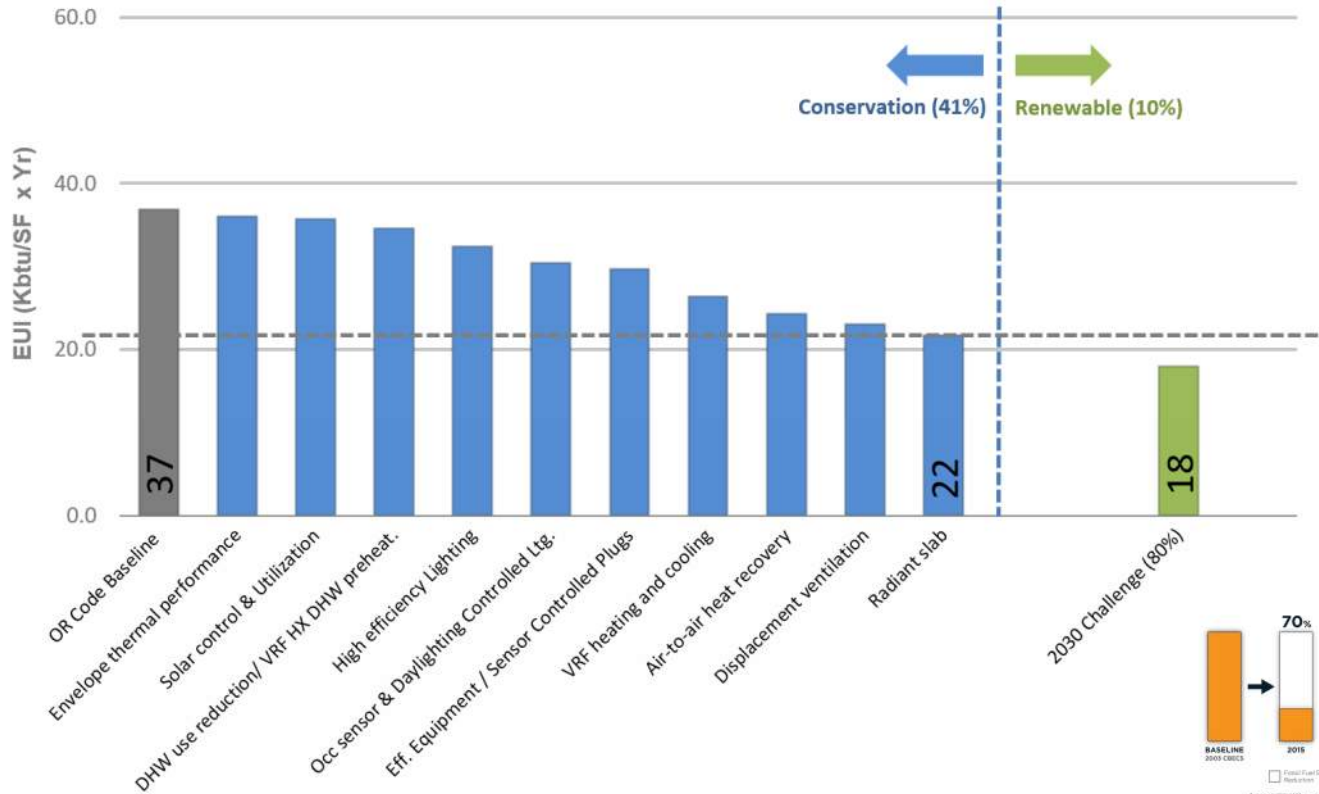
### Major Floorplan updates

- NCPRD Rec Reception layout
- Refining kitchen program requirements



# ENERGY TARGETS

## CONCORD PROPERTY



Source: U.S. EIA, 2018. U.S. Energy Information Administration. All rights reserved. Values are based on 2018 energy use and are subject to change.

# SOLAR FEASIBILITY CONCORD PROPERTY



*Oregon state law requires that public entities spend 1.5% of public building construction costs on green energy technology.*



# AXONOMETRIC VIEW

CONCORD PROPERTY



**AXONOMETRIC VIEW**  
CONCORD PROPERTY



# EXTERIOR VIEW FROM CONCORD

CONCORD PROPERTY



# CURRENT GYM DESIGN

CONCORD PROPERTY



# CURRENT MAIN ENTRY DESIGN

CONCORD PROPERTY



# CURRENT MAIN ENTRY DESIGN

CONCORD PROPERTY



# CURRENT MAIN ENTRY DESIGN

CONCORD PROPERTY



# LIBRARY INTERIOR

CONCORD PROPERTY





# LIBRARY INTERIOR

CONCORD PROPERTY



# LIBRARY INTERIOR

CONCORD PROPERTY



# LIBRARY INTERIOR

CONCORD PROPERTY



# LIBRARY EXTERIOR

CONCORD PROPERTY



**LIBRARY EXTERIOR**  
CONCORD PROPERTY

