



Gladstone Library Building Gladstone, OR

Structural Narrative December 10, 2019

Project Description

As part of the Oak Lodge and Gladstone Community Project, the Gladstone Library Building is planned to reside on the site of the current Gladstone City Hall building scheduled to be demolished (time to be determined) following City Hall relocation in 2020. The site is located at 525 Portland Avenue in Gladstone, Oregon. This structural narrative describes our current understanding of the building and identifies potential criteria to be aware of related to the demolition and future building design.

Structural Basis of Design

- 2019 Oregon Structural Specialty Code
- Site Class D
- Occupancy less than 500 people, Risk Category II structure
- Occupancy to consist of dedicated library program and associated support spaces

- No plans for future vertical expansion. A future horizontal expansion may be considered during programming
- Currently planned as a 6,000 square foot, single story facility

Existing Building Description:

The existing Gladstone City Hall building was originally constructed in 1940 with a horizontal addition and remodel in 1985. The building is approximately 10,000 square foot structure. Roof and floor structures are composed of light wood framed joists supported by interior post and beam construction and lightly reinforced concrete exterior walls. The structure will be deconstructed and removed in its entirety to make room for the proposed Gladstone Library Building. Deconstruction should consider two existing conditions:

1. A shared common wall line occurs between the Gladstone Fire Station building along the north elevation of Gladstone City Hall. We understand separate walls occur at the interface of buildings and removal of the Gladstone City Hall building should not impact the structure and operations of the Fire Station. However, it is unclear whether a single wall or double wall condition occurs at the interface of the structures. We recommend verification of existing conditions prior to estimating costs affiliated with deconstructing Gladstone City Hall.
2. The neighboring building to the east of Gladstone City Hall and Gladstone Fire Station is a post-way courtyard apartment building. Tenants access residences along the shared lot line between the apartment building and the City Hall building. The entrance to the apartment building occurs on an elevated grade approximately four to five feet above street grade and the ground floor of Gladstone City Hall. The elevated lot line access relies upon an existing Gladstone City Hall wall to retain the soil. Deconstructing Gladstone City and removing the easternmost wall will potentially undermine the lot line access to the adjacent apartment building. We recommend including cost and schedule impacts related to bracing the existing lot line access during deconstruction and reconstructing a permanent retaining wall.

Proposed New Gladstone Public Library:

Design for the new Gladstone Public Library building is not yet conceptualized. However, we anticipate the new 6,000 square foot building will likely employ timber framing consisting of light frame wood stud walls, wood posts, and wood beams. Conceptual structural framing is yet to be confirmed during the conceptual design process.