

OAK LODGE AND GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE MEETING
APRIL 8TH, 2021



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



DESIGN TEAM INTRODUCTIONS

CONCORD PROPERTY



Jim Kalvelage
Partner (Opsis)



Ray Johnston
Partner (JA)



Mona Zellers
Principal (JA)



Liz Manser
Project Manager (Opsis)



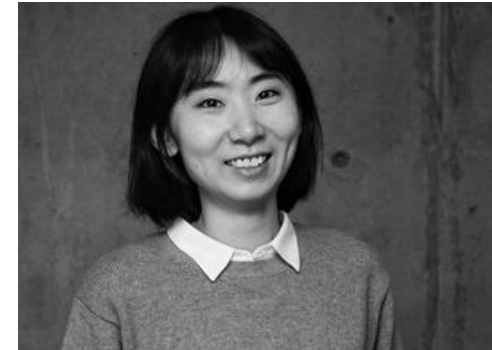
Aaron Schalon
Project Architect (Opsis)



John Morrison
Project Designer (Opsis)



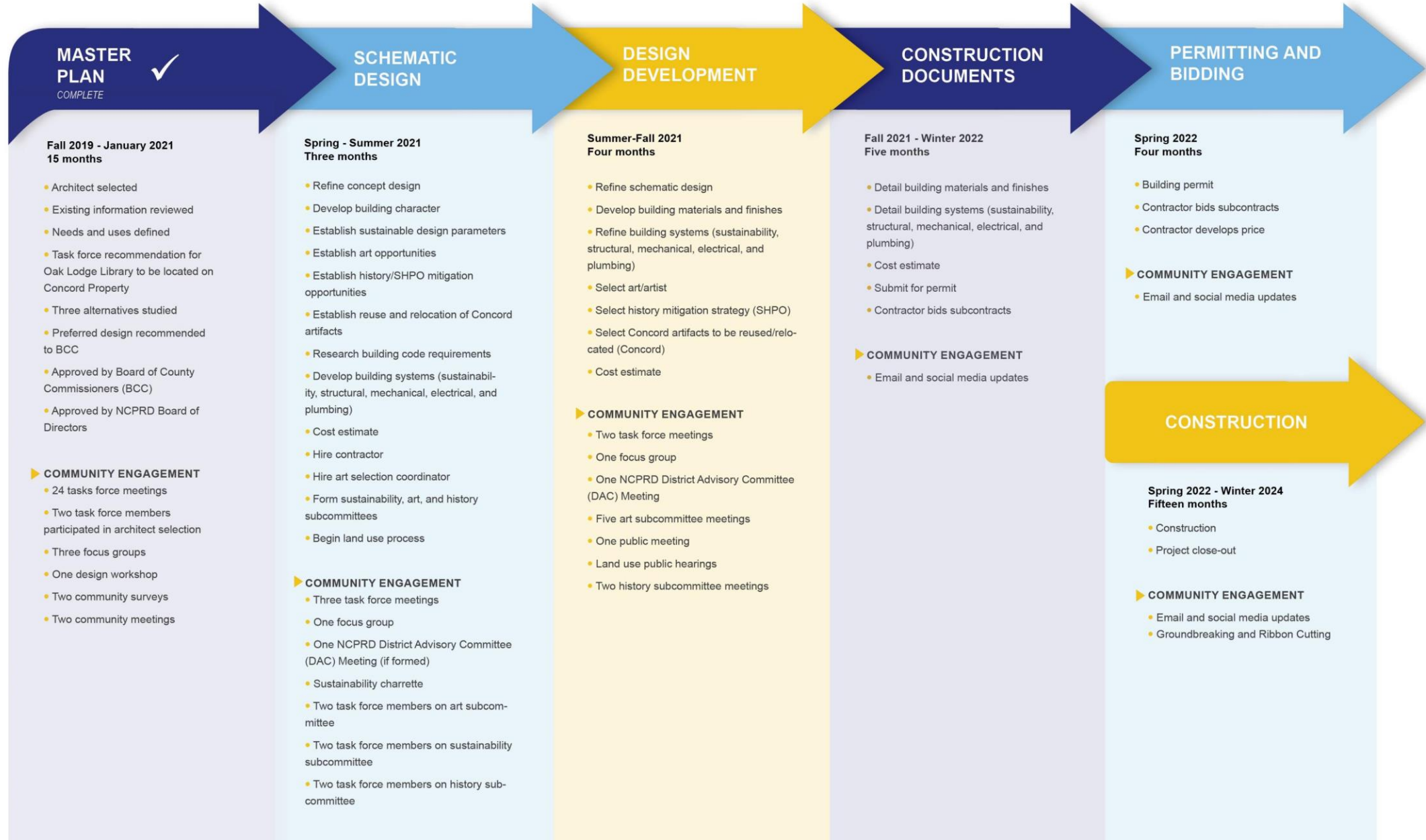
Julia Ahlet
Interior Designer (Opsis)



Siyao Zhang
Designer (JA)

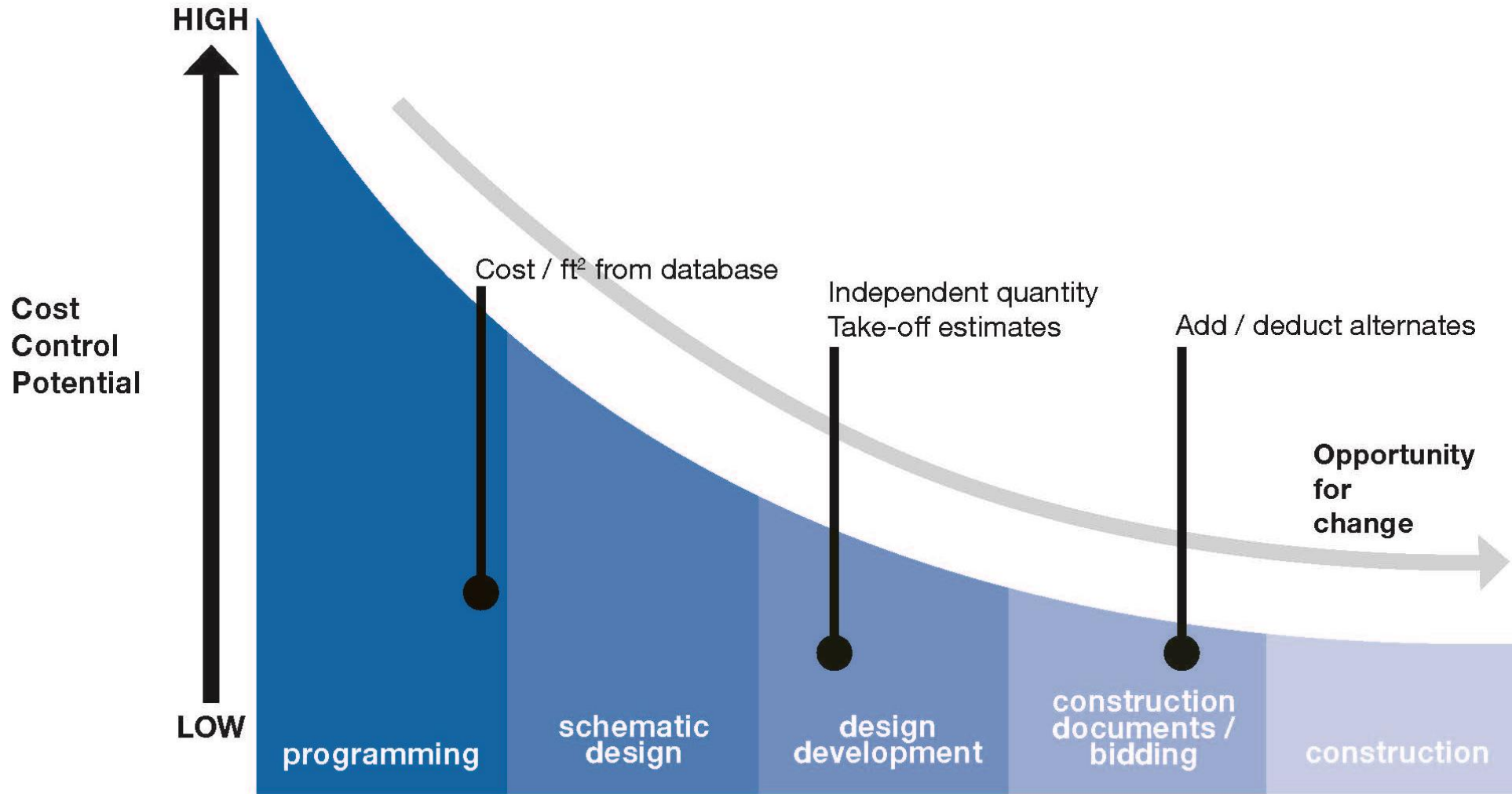
PROJECT SCHEDULE

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WHY DO BIG CHANGES HAPPEN IN SCHEMATIC DESIGN?

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PROJECT SCHEDULE – TASK FORCE FEEDBACK POINTS

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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.



SUMMER - FALL 2021

4 MONTHS
DESIGN DEVELOPMENT

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



**FALL 2021 -
WINTER 2022**

5 MONTHS
CONSTRUCTION DOCUMENTS

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



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.



★ ★ ★
TF-1 TF-2 TF-3

★ ★
TF-4 TF-5

★
TF-6

★ ★
**GROUND GRAND
BREAKING OPENING**

SCHEMATIC DESIGN TASK FORCE MEETINGS

GLADSTONE LIBRARY

Beginning of SD

April TF Meeting

- Review Comments from Masterplan and Preliminary Design Responses
- Select Sustainability Subcommittee

Mid SD

May TF Meeting

- Review Design Refinements
- Review feedback from Library / NCPRD User Group Workshops
- Select Art & History Subcommittees

End of SD

July TF Meeting

- Review Schematic Design
- Review Cost
- Reports from Subcommittees

PUBLIC INVOLVEMENT PLAN

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Task Force Subcommittee

Public Meetings

Goal: keep the community engaged and informed in the design process

- 2 Public Events (After SD & DD)
- 2 Underrepresented Focus Groups (After SD & DD)
- 6 TF Meetings
- 2 Land Use Public Hearings
- 2 DAC Meetings

Sustainability

Goal: Review and prioritize sustainable design strategies

- Sustainability Charette
- 1.5% Green Energy Technology (GET)
- Work with Energy Trust of Oregon (ETO)
- Review potential ETO Incentives
- Report to Task Force

1 Meeting

Task Force Subcommittee

Art

Goal: Review public art opportunities in the community park, community center/library and plaza

- 1% of Project Budget Dedicated to Art
- Coordinate with Friends of the Library
- Work with a public art facilitator
- Identify Opportunities/ Locations
- Select Artist
- Review Art progress
- Report to Task Force

5-6 Meetings

Task Force Subcommittee

History

Goal: Review options for State Historic Preservation Office (SHPO) requirements and integration of artifacts from the existing building and interpretive displays, and integration of Oak Grove history

- Fact Finding/ listening session. Review existing building artifacts
- Review of proposed SHPO mitigation strategies
- Provide input on interpretive display
- Report to Task Force

3 Meetings

SUSTAINABILITY SUBCOMMITTEE SELECTION

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TIME COMMITMENT:

1 Meeting on May 10rd 2:30-5:00 pm (zoom)

ATTENDEES:

- (1) Task Force Representatives
- Project Manager
- Project Management Team (PMT)
- Energy Trust Facilitator
- Design Team – Architects & Engineers
- Facilities Representative
- County Sustainability Representative

MEETING GOAL:

Establish project's energy goals and identify strategies to meet those goals

- Review preliminary daylight and energy models
- Discuss strategies for achieving energy goals
- Discuss sustainable site strategies
- Review financial incentives provided by the energy trust



MASTERPLAN DESIGN FEEDBACK

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TASK FORCE COMMENTS (BUILDING LAYOUT AND FUNCTIONALITY)

- Community Kitchen needs commercial capability
 - Consider gender-inclusive restrooms
 - Provide restrooms for families & children
 - Include outdoor children's play area
 - Provide opportunities for community theater in existing gym
 - Consider locating historic archives in library
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- Integrate clear wayfinding signage
 - Include lactation room & stroller parking
 - Consider ventilation / mechanical filtration to address health concerns

MASTERPLAN DESIGN FEEDBACK

CONCORD PROPERTY

LIBRARY COMMENTS (BUILDING LAYOUT AND FUNCTIONALITY)

- Provide exterior book-drop adjacent to main entry
- Provide additional single-user restroom in library
- Consider gender-inclusive public restrooms design
- Consider reduced collection size & more seating / lounge space
- Provide additional small study rooms to accommodate 2-4 people
- Provide medium-sized meeting space in library
- Consider COVID-related design solutions
- Consider relocating Friends display and sales area inside library
- Accommodate shared-work area for Friends in library workroom
- Reduce the number of self-check stations
- Consider how daily deliveries & book delivery will work
- Consider how patrons will access after-hours pickup

- Create a dedicated 15-minute parking stall for book-drop
- Consider some moveable stacks in key location(s)

MASTERPLAN DESIGN FEEDBACK

CONCORD PROPERTY

N CPRD COMMENTS (BUILDING LAYOUT AND FUNCTIONALITY)

- Investigate gender-inclusive design for public restrooms
 - Consider opportunities for expanded storage areas
 - Consider existing Gymnasium character and accessibility
 - Provide restrooms within the locker rooms
 - Provide direct restroom access from the large gym
 - Open-up the upper-level corner between hallway and exterior stair entry
 - Consider how MEP systems are shared between the Library & Community Center related to construction and operational costs
 - Provide the ability to lock down portions of the building as needed
 - Consider the upper level as “all-recreation” zone
 - Consider COVID-related design solutions
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- Define operational scenarios for existing gym and active use rooms (consider wayfinding and exiting related to the existing main entry)
 - Consider providing access with a discrete gate system

MASTERPLAN DESIGN FEEDBACK

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TASK FORCE COMMENTS (SITE AND EXTERIOR CHARACTER)

- Explore possibility of reportioning library to increase park space
- New entry design to activate plaza
- New entry to retain views of historic entry stair
- Consider materiality, scale, and fit of additions with character of Concord School
- Consider Library Addition with more solid wall next to the Concord School
- Consider accessibility at plaza stairs
- Balance active park elements with natural space
- Consider sustainable design for stormwater management and paving
- Review possibility of parking on Spaulding right-of-way

MASTERPLAN DESIGN FEEDBACK

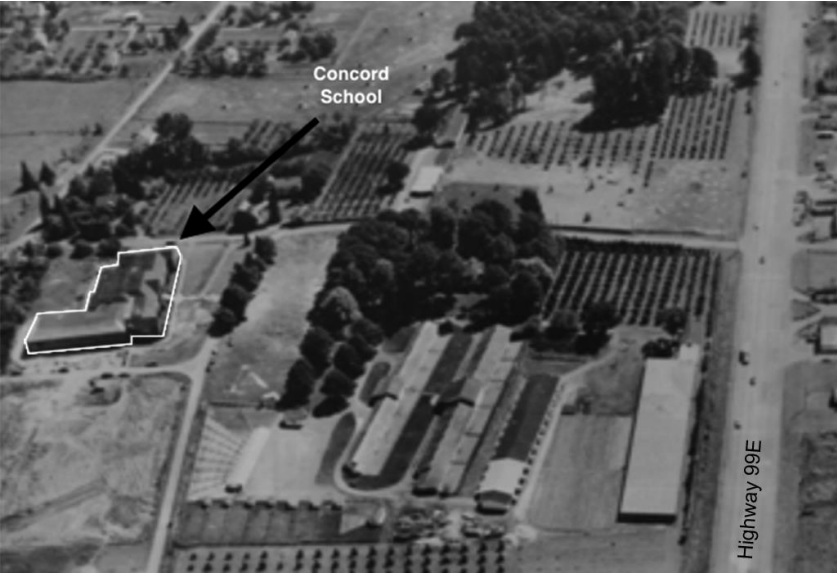
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N CPRD COMMENTS (SITE AND EXTERIOR CHARACTER)

- Integrate existing grades with proposed park design
 - Identify criteria / priorities for park design that support quality programmatic elements
 - Utilize landscape design / pathways to discourage the existing entry from feeling like the primary entry
 - Provide access around entire building for maintenance purposes
 - Provide space for portable restrooms and utility hook-ups for large park events
 - Consider opportunities for events / performances in the plaza and potential park amphitheater
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- Provide clear park wayfinding / signage in consideration of safety hazards
 - Consider cost, maintenance, and durability if permeable paving is considered

HISTORIC EXTERIOR

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HISTORIC INTERIOR

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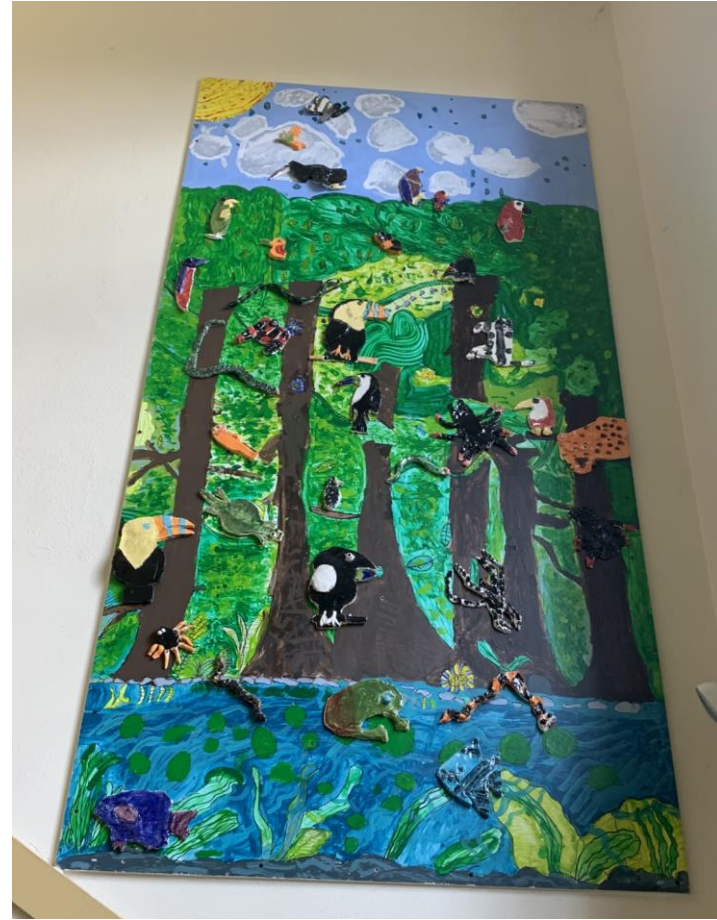
HISTORIC INTERIOR

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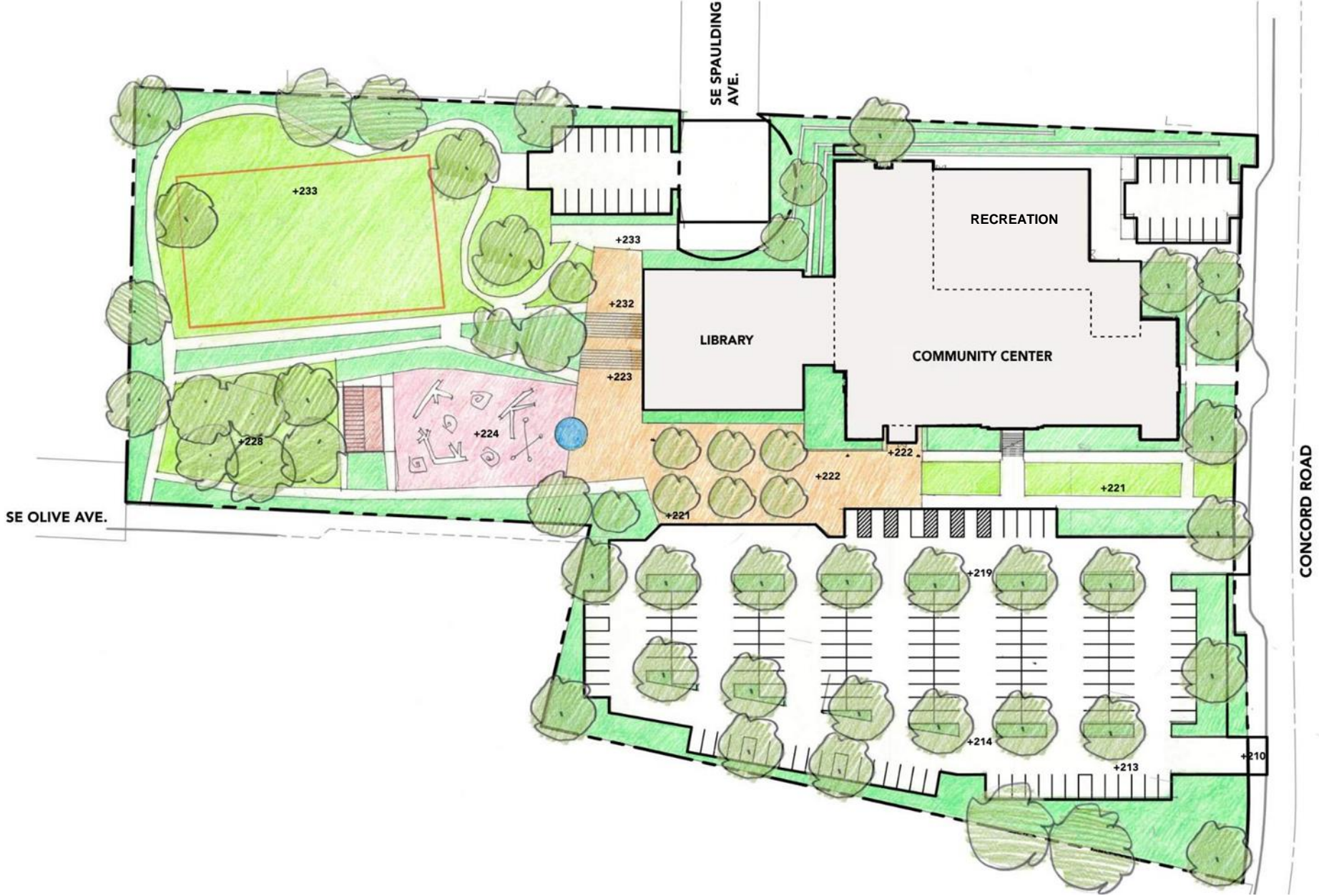
EXISTING ART INSTALLATIONS

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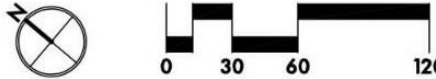


SITE PLAN – MASTER PLAN DESIGN

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PARKING: 198 STALLS
OPEN PARK AREA: 1.77 ACRES

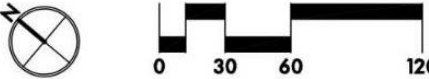


SITE PLAN – GRADING REFINEMENT

CONCORD PROPERTY



PARKING: 198 STALLS
OPEN PARK AREA: 1.77 ACRES



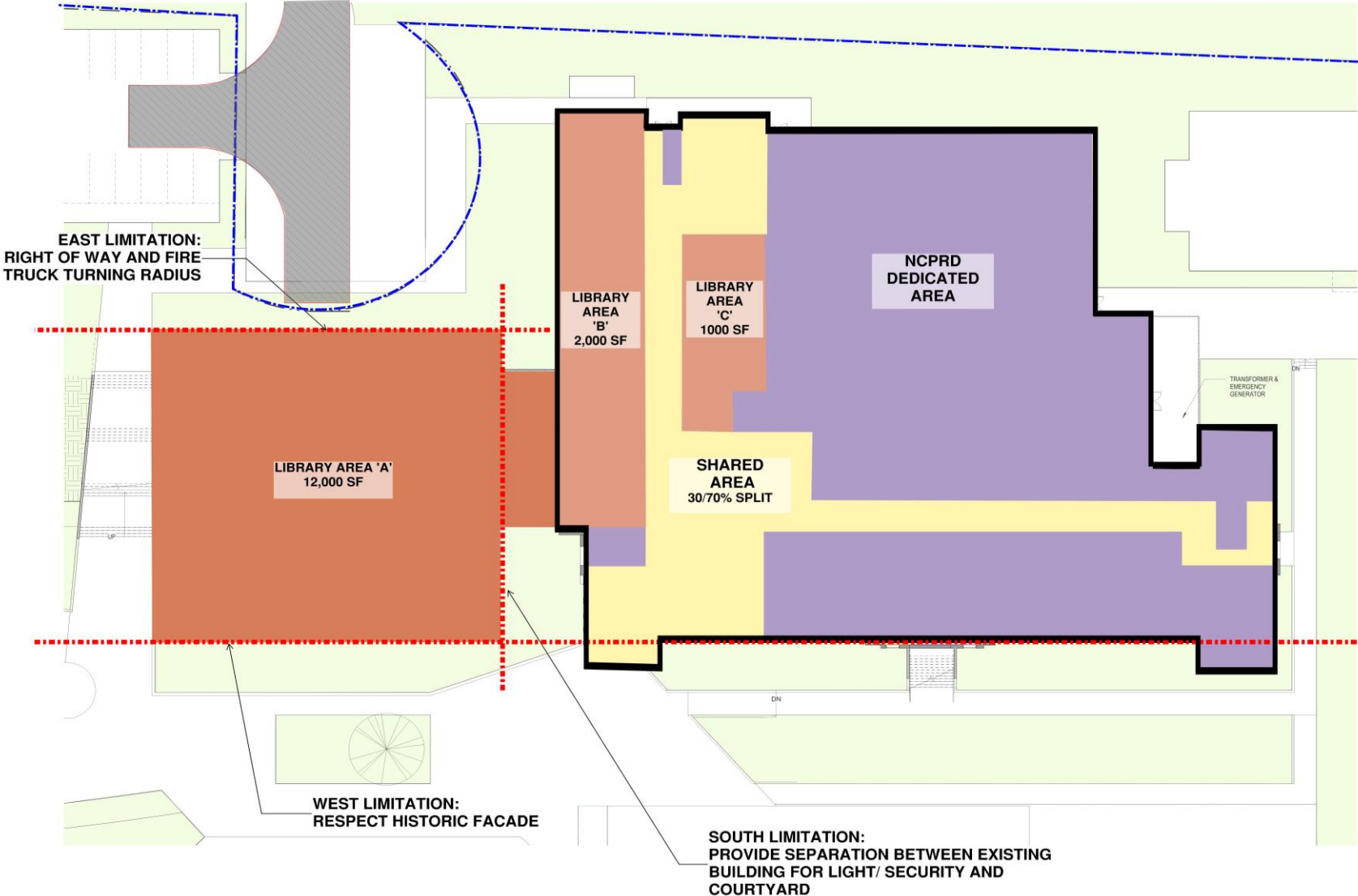
SITE PLAN – PLAY AREA PROGRAMMING

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SITE LIMITATIONS

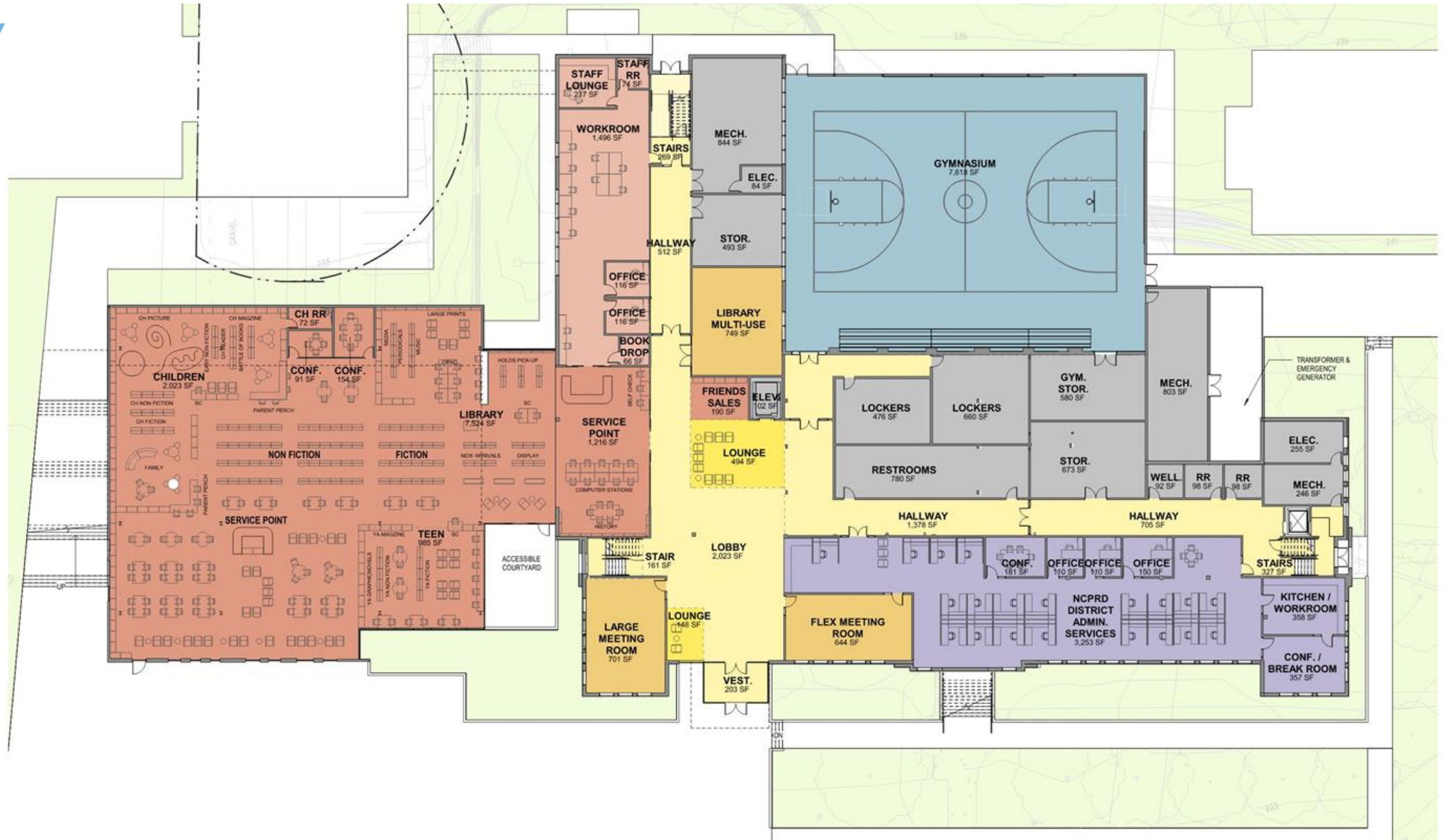
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LIBRARY AREA A + LIBRARY AREA 'B' + LIBRARY AREA 'C' + 30% OF SHARED SPACE = 19,000 SF

LEVEL 1 – MASTER PLAN DESIGN

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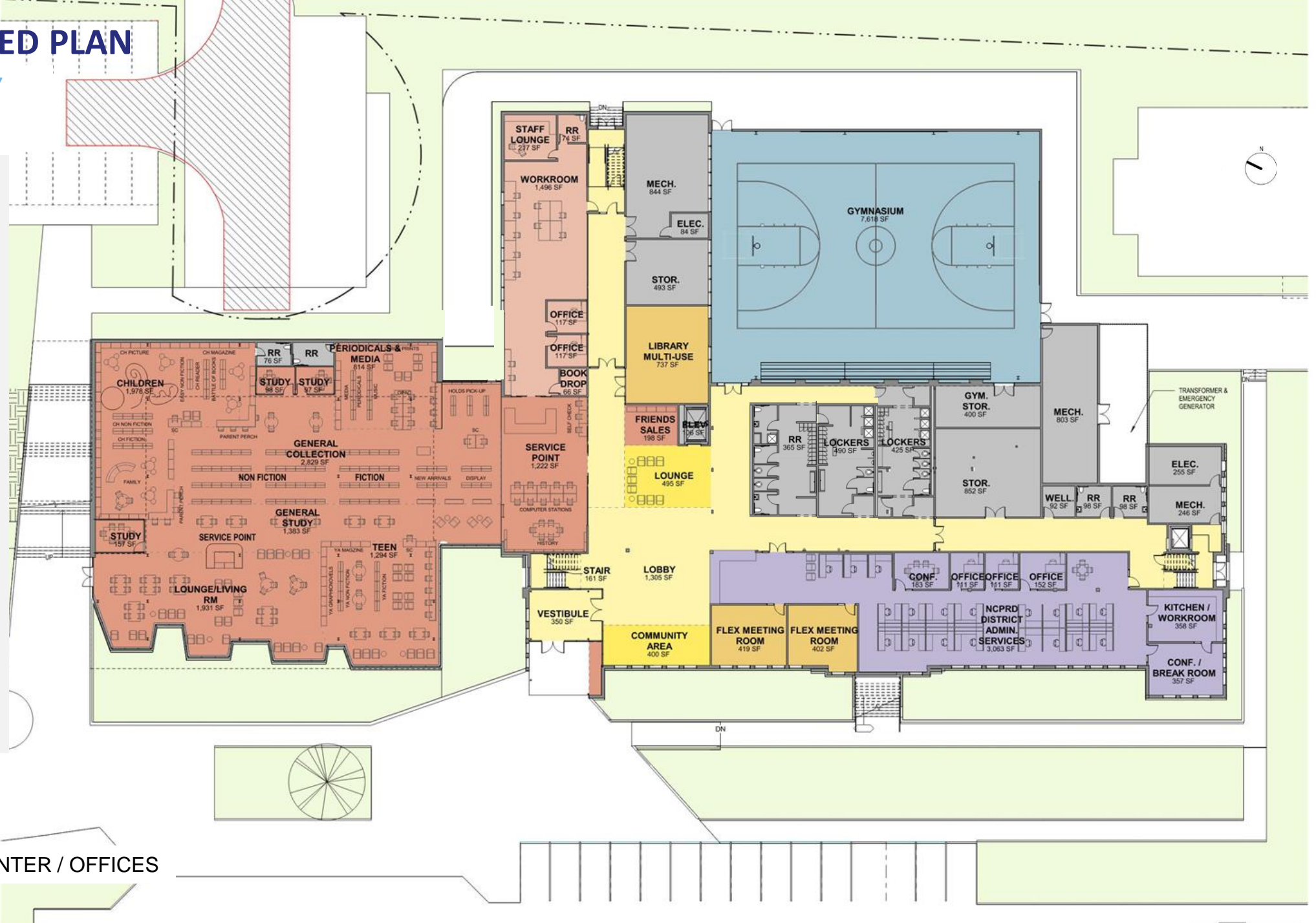
LIBRARY / COMMUNITY CENTER / OFFICES
LOWER LEVEL

LEVEL 1 – UPDATED PLAN

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INITIAL UPDATES

- Creation of a 'community area' in lobby
- NCPRD meeting room in NW corner becomes new main entry
- NCPRD flex meeting room becomes (2) smaller flex meeting rooms in NCPRD Admin area
- Locker room layout updates
- Addition of single user RR in library
- Addition group room in library
- Library courtyard modifications
- Considerations for maintenance access west side of gym



LIBRARY / COMMUNITY CENTER / OFFICES
LOWER LEVEL

LEVEL 2 – MASTER PLAN DESIGN

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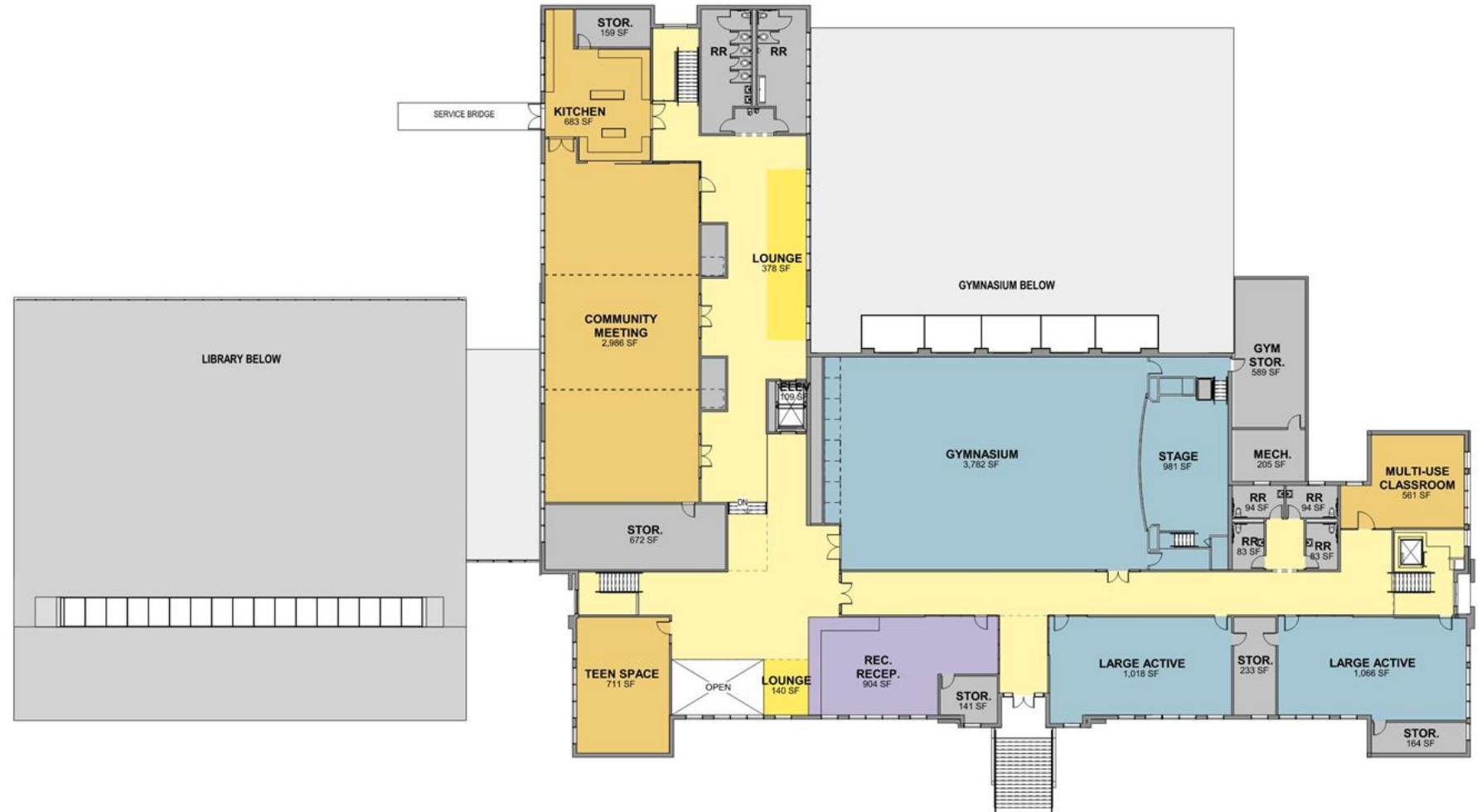
COMMUNITY CENTER
UPPER LEVEL

LEVEL 2 – UPDATED PLAN

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INITIAL UPDATES

- Kitchen layout modified for teaching opportunities
- Multi Use Classroom expanded
- Expanded storage in the community meeting rooms



LIBRARY ADDITION – DIAGRAM

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LIBRARY – VIEW TO EAST - MASTERPLAN DESIGN

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LIBRARY – VIEW TO EAST - UPDATED
CONCORD PROPERTY



LIBRARY – VIEW TO NORTH - MASTERPLAN DESIGN

CONCORD PROPERTY



LIBRARY – VIEW TO NORTH - UPDATED
CONCORD PROPERTY



LIBRARY –VIEW TO SOUTH - MASTERPLAN DESIGN

CONCORD PROPERTY



LIBRARY –VIEW TO SOUTH - UPDATED
CONCORD PROPERTY



GYM ADDITION – MASTERPLAN DESIGN

CONCORD PROPERTY



GYM ADDITION – UPDATED DESIGN

CONCORD PROPERTY



CONCORD SCHOOL ENTRY CHARACTER

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EXTERIOR ELEVATION-- EXISTING

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LOWER LEVEL
OPENING DATUM



RECESSED ENTRY

EXTERIOR ELEVATION- MASTERPLAN DESIGN

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LOWER LEVEL
OPENING DATUM

CANOPY AND
VESTIBULE
PROJECT BEYOND
HISTORIC FACADE

EXTERIOR ELEVATION - UPDATED

CONCORD PROPERTY

LOWER LEVEL
OPENING DATUM



RECESSED ENTRY
OPEN TO SITE
CIRCULATION

LIBRARY & GYM ADDITIONS – MASTERPLAN DESIGN

CONCORD PROPERTY



CANOPY AND
VESTIBULE
PROJECT BEYOND
HISTORIC FACADE

View Looking East

LIBRARY & GYM ADDITIONS – UPDATED

CONCORD PROPERTY



RECESSED ENTRY
OPEN TO SITE
CIRCULATION

View Looking East

NEW ENTRANCE – MASTER PLAN DESIGN
CONCORD PROPERTY



NEW ENTRANCE – UPDATED

CONCORD PROPERTY



LIBRARY ADDITION – MASTER PLAN DESIGN

CONCORD PROPERTY



LIBRARY ADDITION – UPDATED

CONCORD PROPERTY



AXON FROM NORTHWEST – MASTERPLAN DESIGN

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