

OAK LODGE & GLADSTONE COMMUNITY PROJECT

GLADSTONE TASK FORCE MEETING
APRIL 7TH, 2021



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



GLADSTONE
Oregon



opsis

DESIGN TEAM INTRODUCTIONS

GLADSTONE LIBRARY



Jim Kalvelage - Partner



Liz Manser – Project Manager



Ray Johnston – Principal JA



Mona Zellers - Principal JA



Sina Meier– Project Architect
Gladstone



Aaron Schalon – Project Architect
Concord



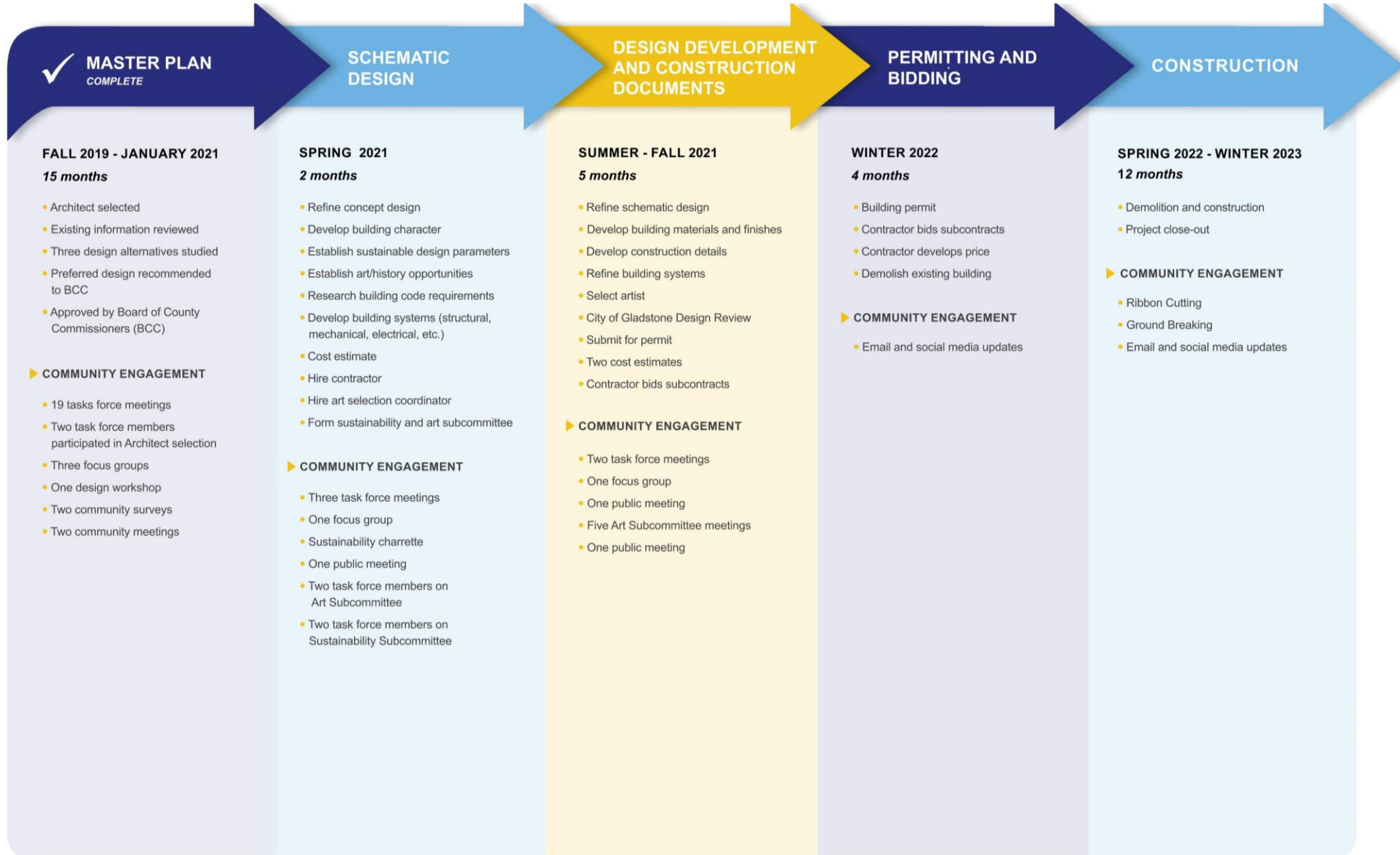
John Morrison – Project Designer



Julia Ahlet - Interiors

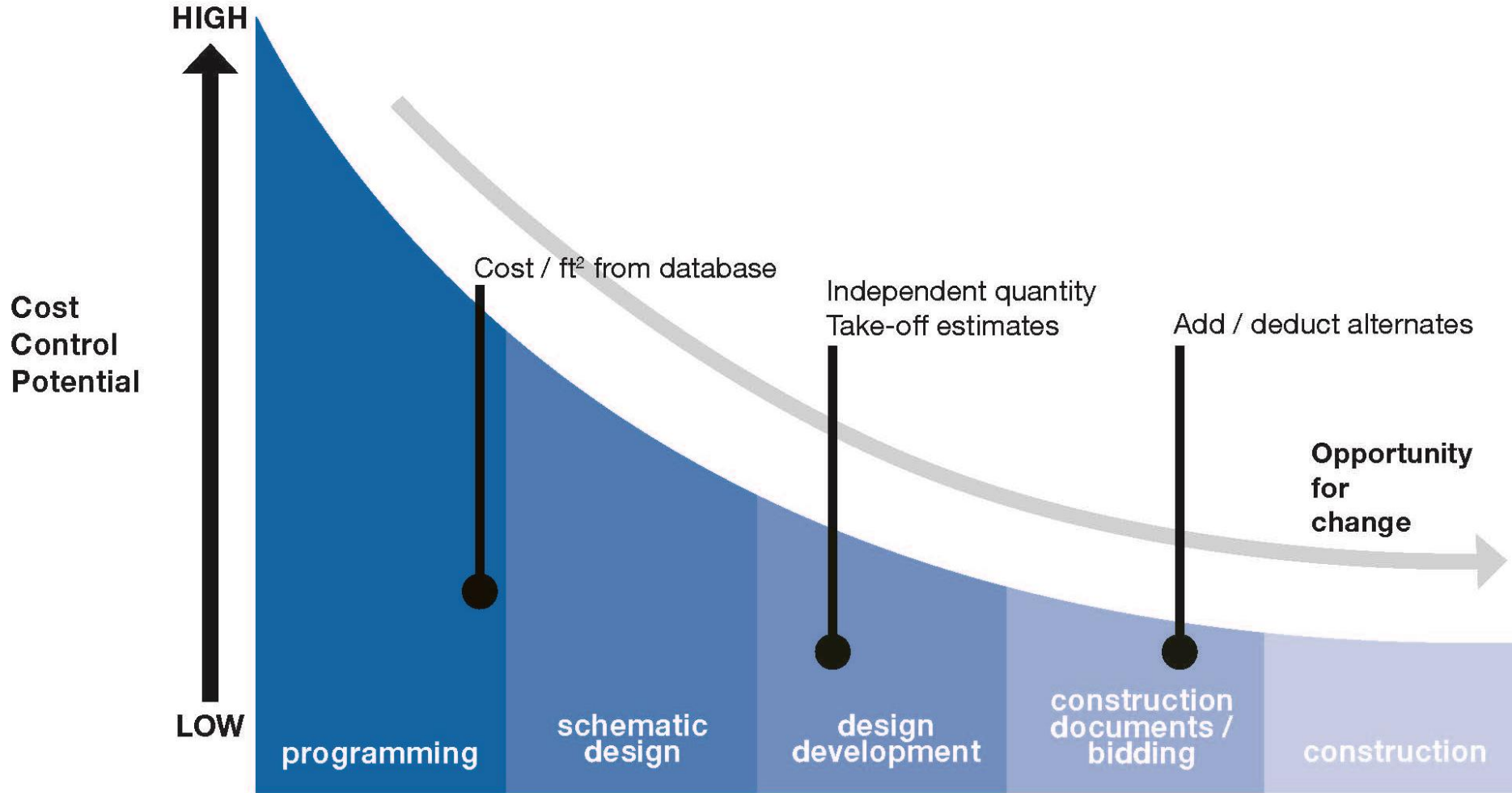
PROJECT SCHEDULE

GLADSTONE LIBRARY



SCHEMATIC DESIGN PHASE – WHY DO BIG CHANGES HAPPEN NOW?

GLADSTONE LIBRARY



PROJECT SCHEDULE – TASK FORCE FEEDBACK

GLADSTONE LIBRARY



**FALL 2019 -
JANUARY 2021**

15 MONTHS
MASTER PLAN COMPLETE

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



SPRING 2021

2 MONTHS
SCHEMATIC DESIGN

Refine concept design and develop building character.



SUMMER - FALL 2021

5 MONTHS
**DESIGN DEVELOPMENT AND
CONSTRUCTION DOCUMENTS**

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



WINTER 2022

4 MONTHS
**PERMITTING AND
BIDDING**

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



**SPRING 2022 -
WINTER 2023**

12 MONTHS
CONSTRUCTION

Demolish existing building and construct building and site improvements.

★ ★ ★
TF-1 TF-2 TF-3

★ ★
TF-4 TF-5

★ ★
**GROUND
BREAKING** **GRAND
OPENING**

SCHEMATIC DESIGN TASK FORCE MEETINGS

GLADSTONE LIBRARY

April Task Force Meeting

- Review TF Comments from Masterplan and preliminary design updates
- Select Art & Sustainability TF Members

May Task Force Meeting

- Review Design Refinements
- Elect New Chair/Vice Chair & Review Task Force Charge
- Review Feedback From Library User Group

June Task Force Meeting

- Review Schematic Design
- Review Cost
- Reports from Art and Sustainability Subcommittees

PUBLIC INVOLVEMENT PLAN

GLADSTONE LIBRARY

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)
- 5 TF 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 & History

Goal: Review public art opportunities, with an intention to incorporate the history of Gladstone.

- 1% Of Project Budget Dedicated To Art
- Coordinate With Library Foundation
- Work With A Public Art Facilitator
- Identify Opportunities/ Locations
- Select Artist
- Review Art Progress
- Report To Task Force

5-6 Meetings

SUSTAINABILITY SUBCOMMITTEE SELECTION

GLADSTONE LIBRARY

TIME COMMITMENT:

1 Meeting on May 3rd 2:30-5:00 pm (zoom)

ATTENDEES:

- **(1) Task Force Representative**
- Project Manager
- Project Management Team (PMT)
- Energy Trust Facilitator
- Design Team – Architects & Engineers
- Facilities 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
- Review financial incentives provided by the energy trust
- Discuss sustainable site strategies



ART & HISTORY SUBCOMMITTEE SELECTION

GLADSTONE LIBRARY

TIME COMMITMENT:

Approximately 5 Meetings beginning in May (Date/Time TBD)

ATTENDEES:

- **(2) Task Force Representatives**
- Project Manager
- Project Management Team (PMT)
- Art Facilitator
- Design Team – Architects
- Foundation Representative
- At Large Community Artist

SUBCOMMITTEE GOALS:

- Select location(s) for art
- Select artist
- Select art
- Review final art submission



Integrated into building interior at Patricia Reser Center for the Arts



Integrated into building exterior at Hidden Creek Community Center



Free Standing Sculpture at Oregon Zoo

ART & HISTORY SUBCOMMITTEE MEMBER SELECTION

GLADSTONE LIBRARY

GLADSTONE TASK FORCE
GLADSTONE LIBRARY



LIBRARY & TASK FORCE COMMENTS

- Confirm entry door placement and overhang provision
- Confirm Foundation sales location
- Provide family restroom near Children's area
- Explore gender-inclusive restrooms
- Consider needs for courtyard landscape maintenance
- Teen Area to include mix of private and open areas
- Maximize flexibility of space with furnishings
- Explore 15-min dedicated parking next to library

LIBRARY & TASK FORCE COMMENTS

- Provide placemaking & welcoming entry at corner
 - Explore design character of the solar & privacy screen
 - Explore building character through design & materials
 - Integrate mass timber (CLT) construction
 - Explore integration of Public Art opportunities
 - Integrate sustainable design strategies
 - Provide bird friendly glazing & bird deterrent strategies
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- Explore graphic branding opportunities
 - Consider library signage & community information

GLADSTONE COMMUNITY ATTRIBUTES

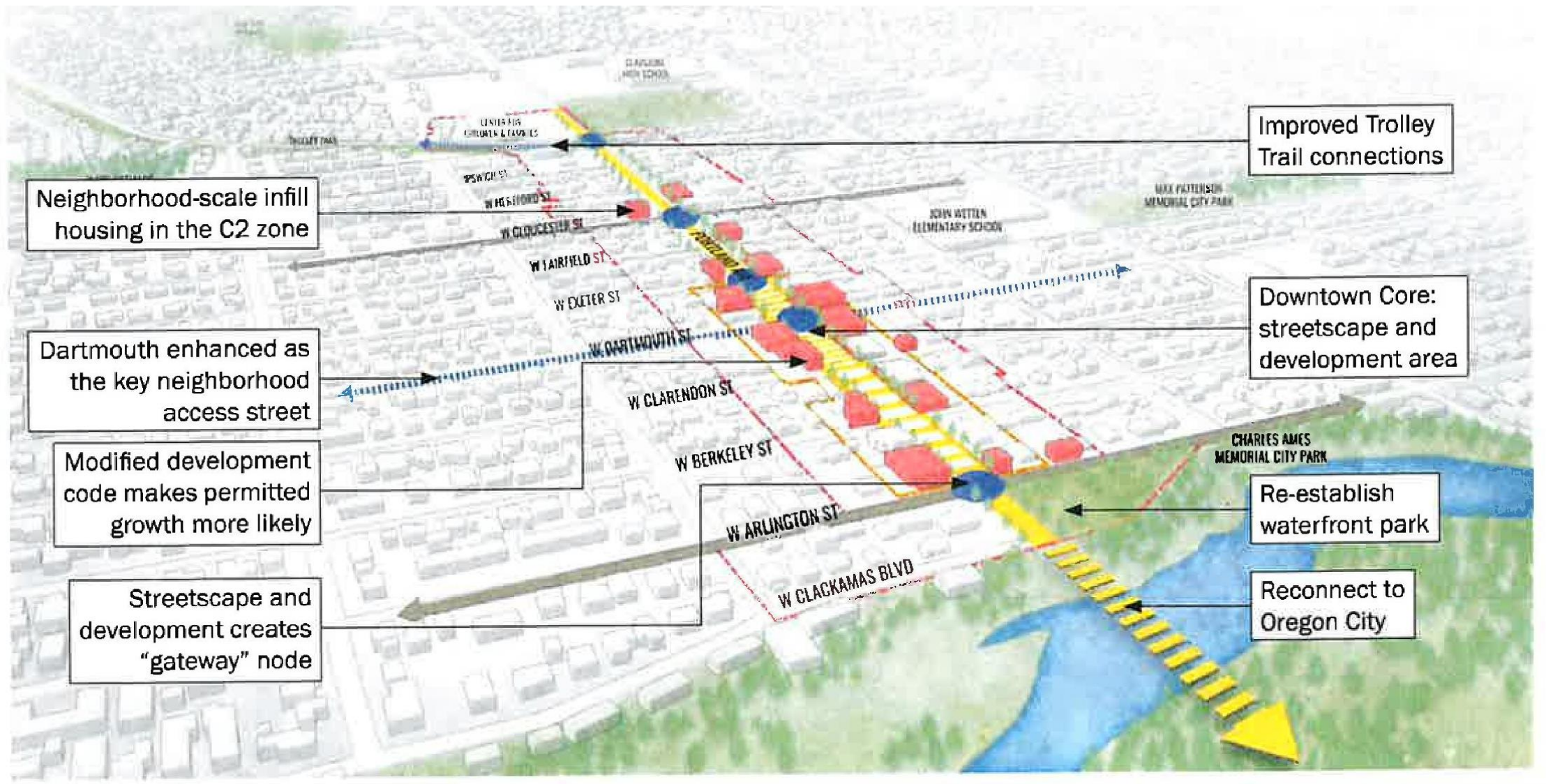
GLADSTONE LIBRARY

- Connection to Nature
- Small Town Feel
- Express Civic Character
- Celebrate Heritage
- Integration of Art
- Sustainable Design
- Look to the Future



2017 DOWNTOWN REVITALIZATION PLAN

GLADSTONE LIBRARY



Neighborhood-scale infill housing in the C2 zone

Dartmouth enhanced as the key neighborhood access street

Modified development code makes permitted growth more likely

Streetscape and development creates "gateway" node

Improved Trolley Trail connections

Downtown Core: streetscape and development area

Re-establish waterfront park

Reconnect to Oregon City

PORTLAND AVENUE & DARTMOUTH CORNER

GLADSTONE LIBRARY



PORTLAND AVENUE – NORTH APPROACH
GLADSTONE LIBRARY



CORNER ENTRY – MASTER PLAN FLOOR PLAN

GLADSTONE LIBRARY

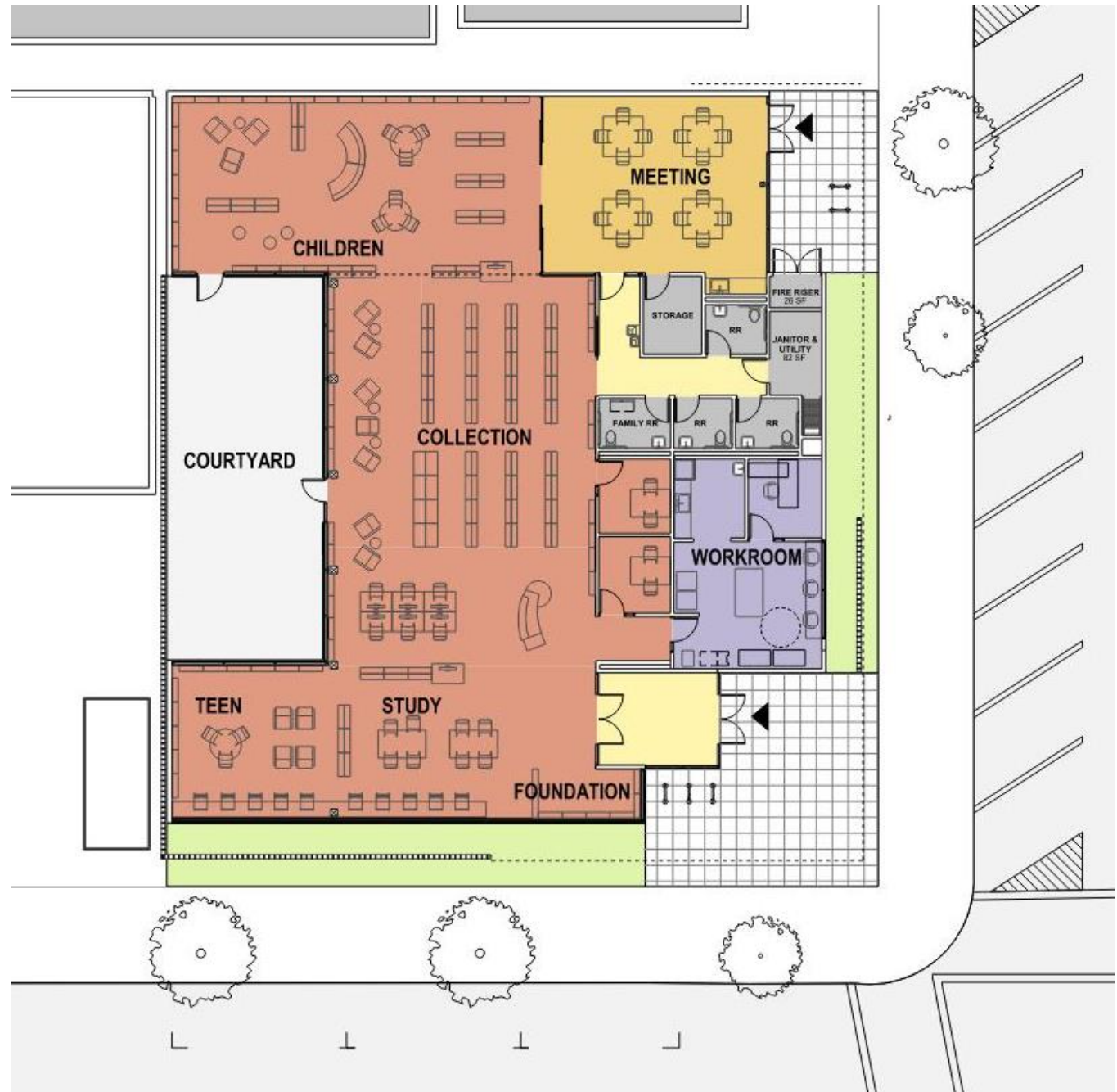


PROPOSED UPDATED PLAN

GLADSTONE LIBRARY

PLAN REFINEMENTS

- Vestibule Orientation
- Foundation Location
- Restroom & Support Layout
- Workroom refinements



READING ROOM – MASTER PLAN
GLADSTONE LIBRARY



READING ROOM – MASTER PLAN
GLADSTONE LIBRARY



POW WOW TREE – SYMBOL OF GLADSTONE
GLADSTONE LIBRARY



CONFLUENCE OF CLACKAMAS & WILLAMETTE RIVERS

GLADSTONE LIBRARY



READING ROOM – UPDATED
GLADSTONE LIBRARY



READING ROOM – EXTEND LOWER ROOF, ELEVATED PLANTER, & COURTYARD EDGE

GLADSTONE LIBRARY



AERIAL VIEW – MASTER PLAN WITH SOLAR, PRIVACY & MECHANICAL SCREEN

GLADSTONE LIBRARY



AERIAL VIEW – UPDATED SW CORNER

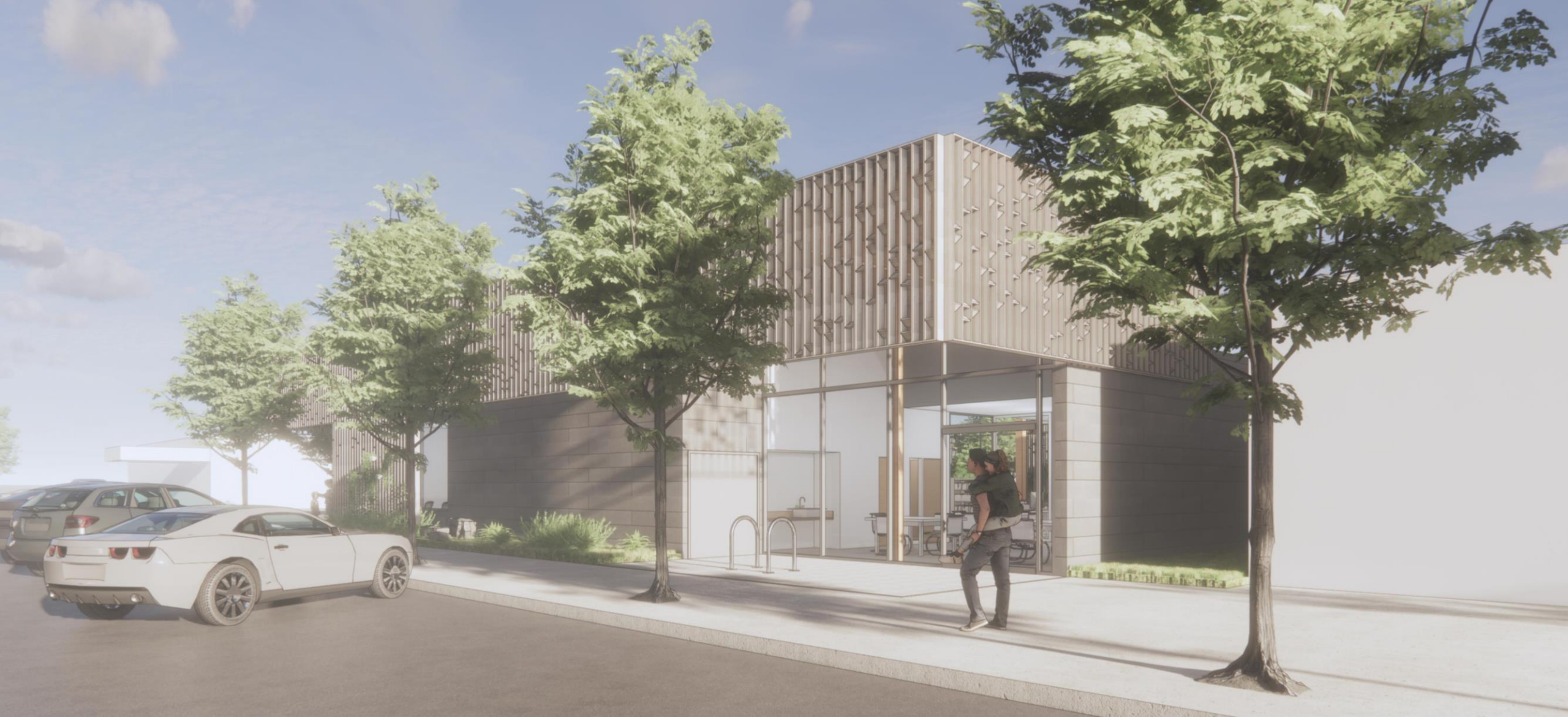
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SE CORNER – MASTER PLAN
GLADSTONE LIBRARY



SE CORNER – CIVIC CORNER
GLADSTONE LIBRARY



NW CORNER – MASTER PLAN DESIGN
GLADSTONE LIBRARY



NW CORNER
GLADSTONE LIBRARY



ENTRY CORNER – MASTER PLAN
GLADSTONE LIBRARY



ENTRY CORNER – WARMTH OF WOOD WITH KEBONY SKIN & LOWER VESTIBULE
GLADSTONE LIBRARY



ENTRY CORNER – ENTRY
GLADSTONE LIBRARY



COURTYARD CHARACTER

GLADSTONE LIBRARY

OPTION 1
community scheme - plan



COURTYARD CHARACTER

GLADSTONE LIBRARY

OPTION 2
patchwork scheme - plan



COURTYARD CHARACTER

GLADSTONE LIBRARY

OPTION 3
the eddys scheme - plan

