

OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE PRESENTATION
MAY 21, 2020

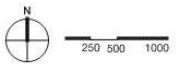


NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



EXISTING NCPRD PARKS

CONCORD PROPERTY



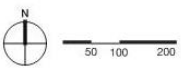
CIRCULATION

CONCORD PROPERTY



LEGEND

- pedestrian
- pedestrian, bike
- pedestrian, bus, bike
- bus stop
- vacated right of way



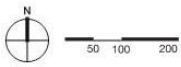
ZONING

CONCORD PROPERTY



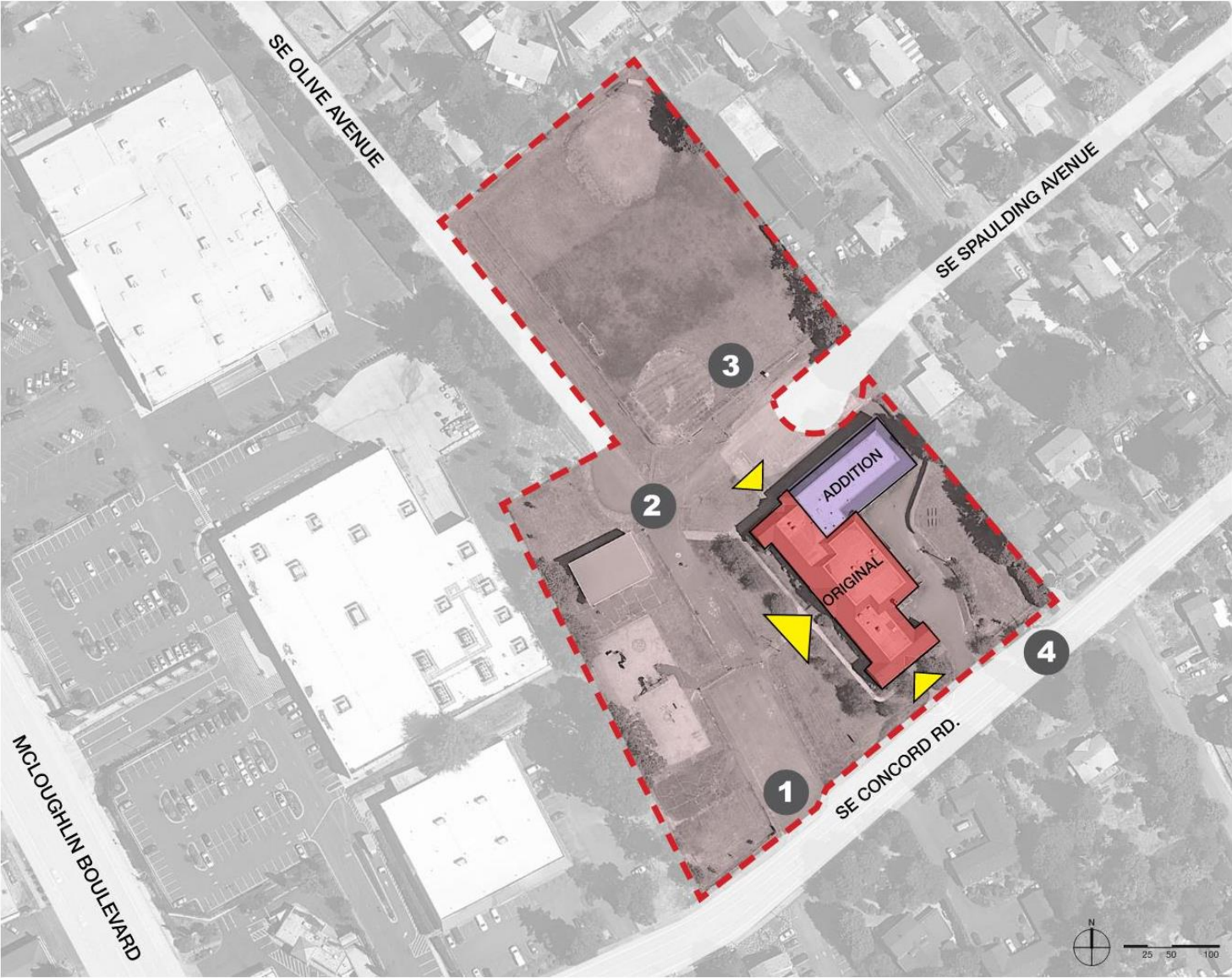
LEGEND

- OSM**
open space management
- R7 | R8 | R10**
urban low density residential
- MRI**
medium density residential
- C3**
general commercial
- HDR**
high density residential



SITE CONTEXT

CONCORD PROPERTY



LANDSCAPE

CONCORD PROPERTY



LEGEND

 embankments



SITE OPPORTUNITIES

CONCORD PROPERTY



SITE PHOTOS

CONCORD PROPERTY



COMMUNITY FEEDBACK

CONCORD PROPERTY

CONCORD DESIGN WORKSHOP

CONCORD PROPERTY



OPTION 1 – FREESTANDING LIBRARY CONCORD PROPERTY

TABLE 02
CONCORD PROPERTY

SITE

- Library - Community Center Compound.
- Freestanding Library and a central Plaza
- Open up ceiling for atrium in Library at entrance - take out stairs.
- Create three entries to the site - from all streets
- New SW corner entry to building
- Play areas grouped together - lots of uses.

LIBRARY / COMMUNITY CENTER

- Enter Community Center on lower level.
- Active spaces on the upper level
- Uses grouped in wings of the building.
- Add a central stair and an elevator to upper level.
- Glass and lots of light upstairs
- NCPRD on lower level.



TABLE 05
CONCORD PROPERTY

SITE

- Standalone Library near street.
- Formal seating in corner - on the lawn/flex space for concerts.
- Separating the Library and Gym might not be feasible.
- Central bike storage.

LIBRARY / COMMUNITY CENTER

- Lower level Community Center entrance
- Preserve arch but take out the steps to create an atrium.
- Admin upstairs and down.
- Upstairs - want to preserve stage for local theater. It could also double as a meeting space.
- Library-kids area near outdoor space.



TABLE 09
CONCORD PROPERTY

SITE

- Do not cover the site with parking - put parking under building (working with existing grade change).
- Retain originality of building especially at the entrance.
- Freestanding library with parking underneath.
- Community center in original Concord building.

LIBRARY / COMMUNITY CENTER

- Place the staff offices on the lower level.
- Community functions on the upper level.
- Keep existing gym.



TABLE 10
CONCORD PROPERTY

SITE

- Freestanding library.
- Active sports, music gathering and group gatherings.
- The site plan has 3 zones: Active/Sports, Messy/Community Center, and Quiet/ Library
- Provide outdoor space associated with the Library.
- Library should be on one level.
- Maintain existing gym but expand it to provide areas for visitors/spectators.
- All play/ball features grouped together.
- Storm-water and plantings dispersed in parking.
- Lots of challenges around Library - took the entire workshop to decide between freestanding or addition and still not sure.



OPTION 2 – LIBRARY NORTH ADDITION CONCORD PROPERTY

TABLE 08
CONCORD PROPERTY

- SITE**
- Stack parking if possible - probably not feasible
 - Handicapped parking near entrances
 - Parking should be spread around
 - Retain covered play area with west wall
 - Provide covered picnic areas
 - Water feature like Jamison Square
- LIBRARY / COMMUNITY CENTER**
- Large Gym addition and Library addition
 - Circulation, self-checkout, and restrooms near entrance
 - Keep the stage in the community center
 - The community center will be on the lower level.
 - Maintain and add trees



OPTION 3 – LIBRARY EAST ADDITION

CONCORD PROPERTY

TABLE 01
CONCORD PROPERTY

SITE

- Parking to the back to maximize green space - parking in one area
- Have the green space be the first thing you see.
- Grouping play/site/shelter/water features makes sense for parents and guardians.
- Entry to respect neighbors and context and from Olive Street
- Breaking up outdoor areas and lawn space to provide more purposes.
- Formal seating - idea of amphitheater
- Break up stormwater areas

LIBRARY / GYMNASIUM

- Library service courtyard and workroom close
- Lounge spaces should be sprinkled around.
- Building around outdoor spaces.
- Separate the Teens and Children spaces.
- Add Oak Grove History.
- Prominently feature the Library on Lower Level.
- Use current Gym as flex space - performance, meeting, etc.



TABLE 07
CONCORD PROPERTY

SITE

- Entrances (car/vehicle) on Olive and Concord - Concord to be the main.
- Large plaza with fountain and water play feature
- Retain pedestrian/vehicle-free area in the center
- Storm water management between parking - but parking spread across site
- Bus pull-outs on concord – parallel parking
- Drop off at south entrance - near Spaulding
- Play area should include inclusive play structure and nature play
- Play area at jog of West property line.
- Flex use area has minimum size sports field with opportunities for other uses.

LIBRARY / COMMUNITY CENTER

- Entrance on lower level, elevator on West side
- Library addition next to existing building to retain park space
- Vegetable garden and outdoor courtyard
- 70% of Library on one level, but some lower level with offices (mostly on upper level)
- Retain current gym for gym use
- Keep historic stage and green room
- Keep Kitchen/Cafeteria as community room.



OPTION 4 – RECREATION EAST ADDITION

CONCORD PROPERTY

TABLE 01
CONCORD PROPERTY

SITE

- Parking to the back to maximize green space - parking in one area
- Have the green space be the first thing you see.
- Grouping play/site/shelter/water features makes sense for parents and guardians.
- Entry to respect neighbors and context and from Olive Street
- Breaking up outdoor areas and lawn space to provide more purposes.
- Formal seating - idea of amphitheater
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LIBRARY / GYMNASIUM

- Library service courtyard and workroom close
- Lounge spaces should be sprinkled around.
- Building around outdoor spaces.
- Separate the Teens and Children spaces.
- Add Oak Grove History.
- Prominently feature the Library on Lower Level.
- Use current Gym as flex space - performance, meeting, etc.



TABLE 04
CONCORD PROPERTY

SITE

- Library facing outdoor space.

LIBRARY / COMMUNITY CENTER

- Separate Gym/Play from Library functions.
- Check out/Lending/Returns front and center.
- Divided collection - lounges/seating surroundings.
- Split the Teens and Children.



TABLE 06
CONCORD PROPERTY

SITE

- Play area in the front near Concord keeps views clear of the building.
- Where could the restrooms for the playground go?
- Added in a dog park
- Preserve through way for access

LIBRARY / COMMUNITY CENTER

- Main entrance on the lower level-open up to atrium/new grand staircase to upper level.
- Upper level for library, lower level for Community Center
- Added stage to new gym with a new gym addition
- In need of a functional modern stage and not a historic stage
- "Make Library Work" - didn't organize completely.

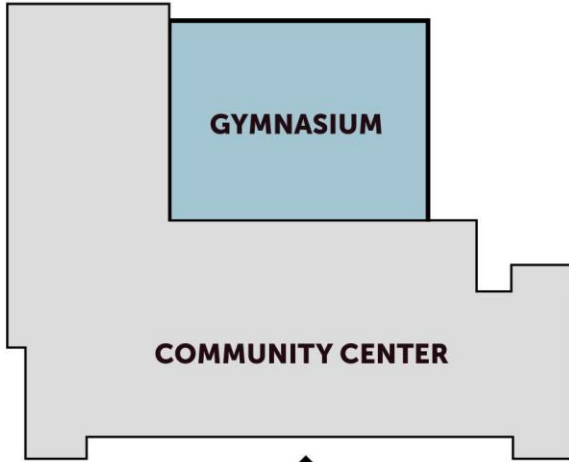


DESIGN OPTIONS

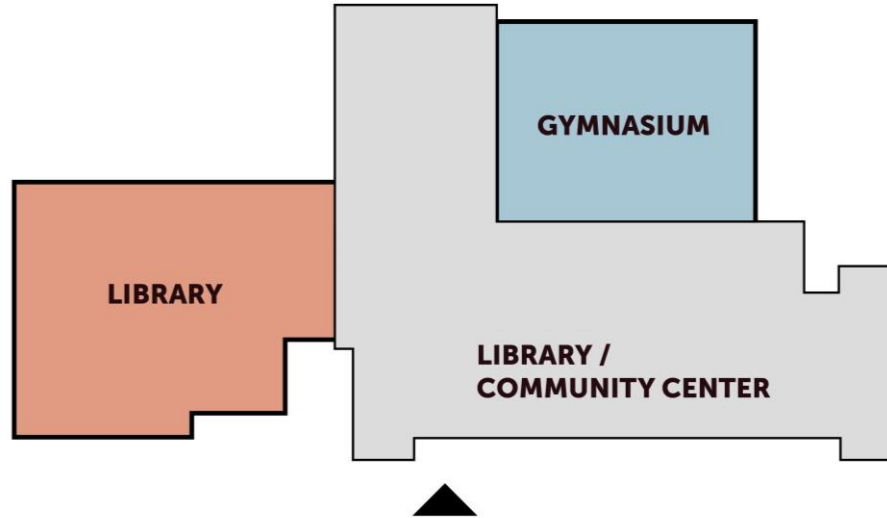
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DESIGN OPTION DIAGRAMS

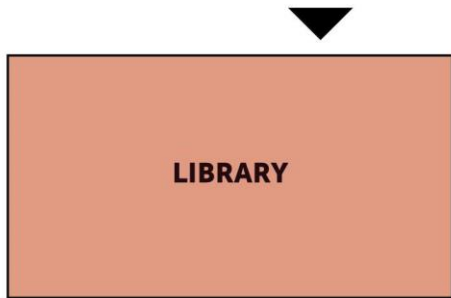
CONCORD PROPERTY



OPTION 1
FREE STANDING LIBRARY
GYMNASIUM EAST ADDITION
LOWER LEVEL

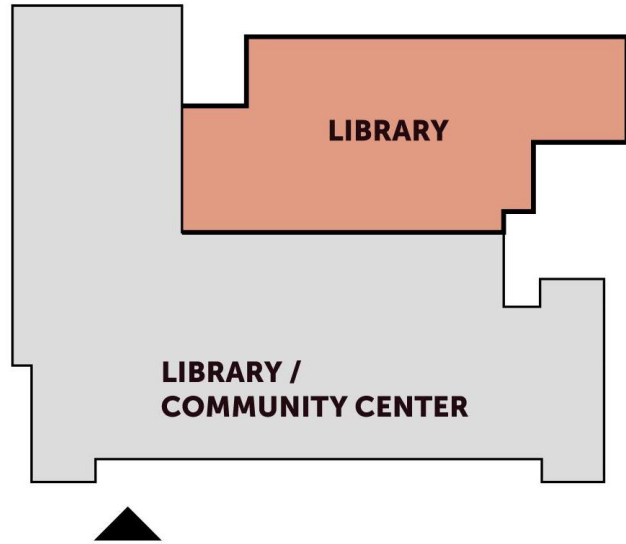


OPTION 2
LIBRARY NORTH ADDITION
GYMNASIUM EAST ADDITION
LOWER LEVEL

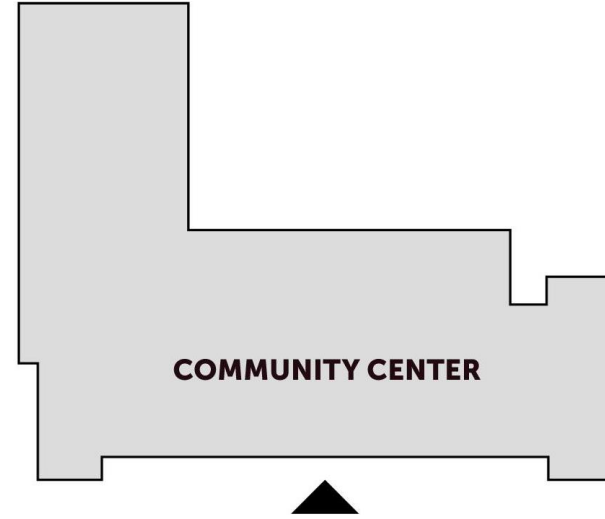


DESIGN OPTION DIAGRAMS

CONCORD PROPERTY



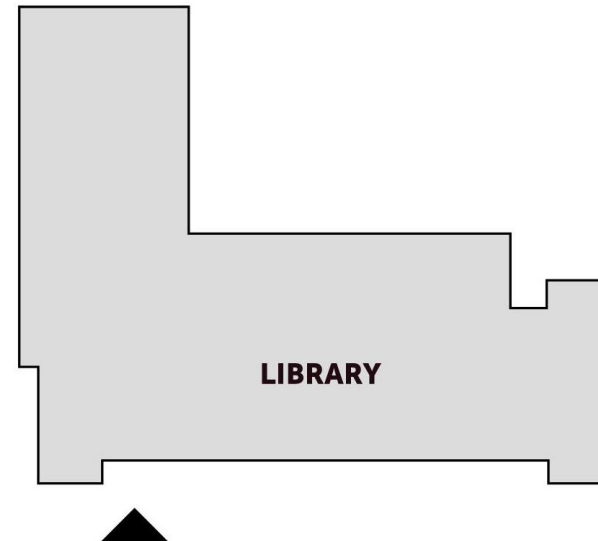
OPTION 3
LIBRARY EAST ADDITION
LOWER LEVEL



OPTION 5A
NO ADDITION
LOWER LEVEL



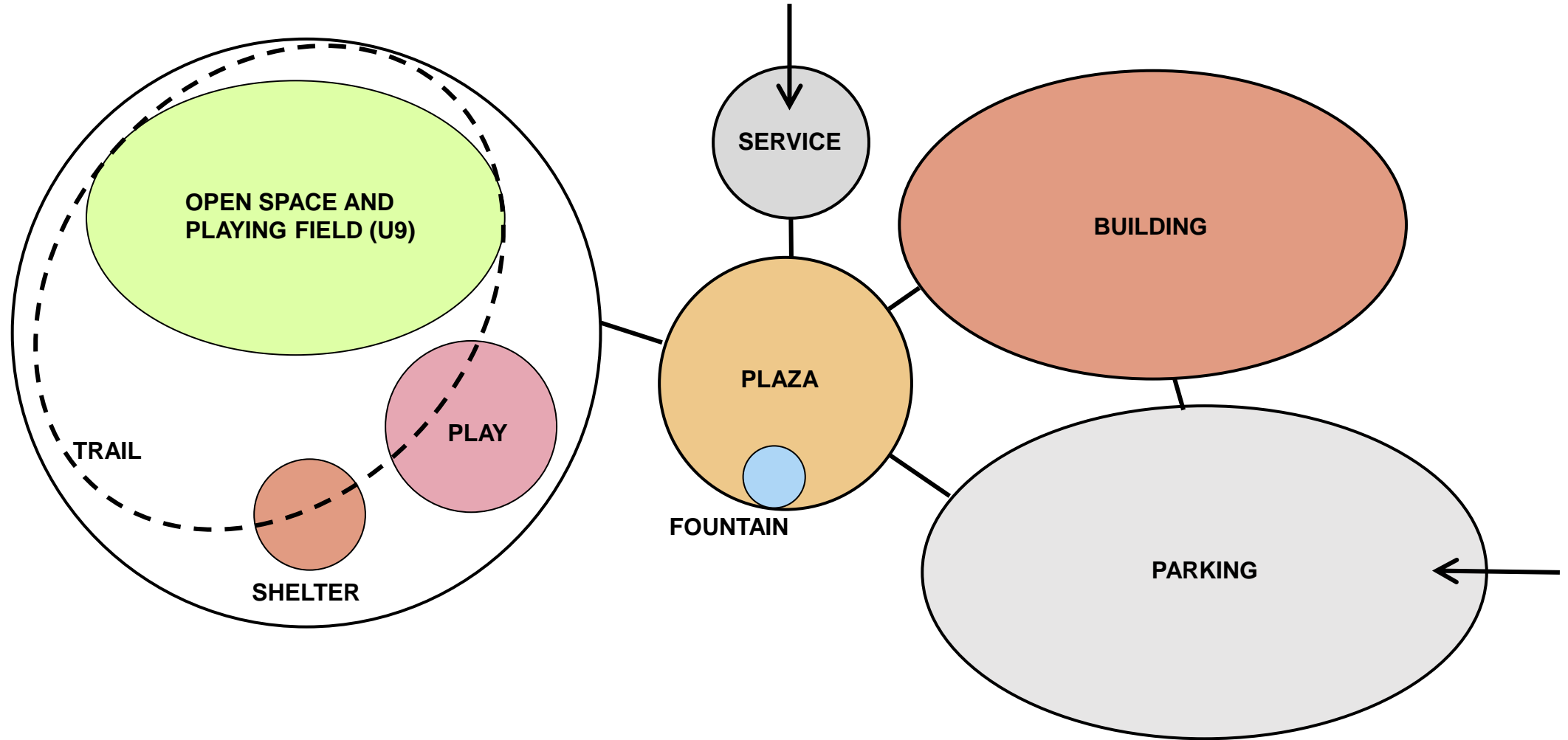
OPTION 4
RECREATION EAST ADDITION
LOWER LEVEL



OPTION 5B
NO ADDITION
LOWER LEVEL

LANDSCAPE AFFINITY DIAGRAM

CONCORD PROPERTY



PARK AMENITIES

CONCORD PROPERTY



CLACKAMAS CO. ZONING CODE

Use:	Minimum Parking:
Recreation Use	4.1 stalls per 1,000 gsf
Library Use	4.1 stalls per 1,000 gsf
Office Use	2.7 stalls per 1,000 gsf

NATIONAL STANDARD

Institute of Traffic Engineers (ITE) Trip Generation Manual

Use:	Minimum Parking:
Recreation Use	3.2 stalls per 1,000 gsf
Library Use	2.6 stalls per 1,000 gsf
Office Use	2.4 stalls per 1,000 gsf

PARKING COMPARISONS:

Cascade Park Library:
Vancouver, WA
2.5 stalls per 1,000 gsf

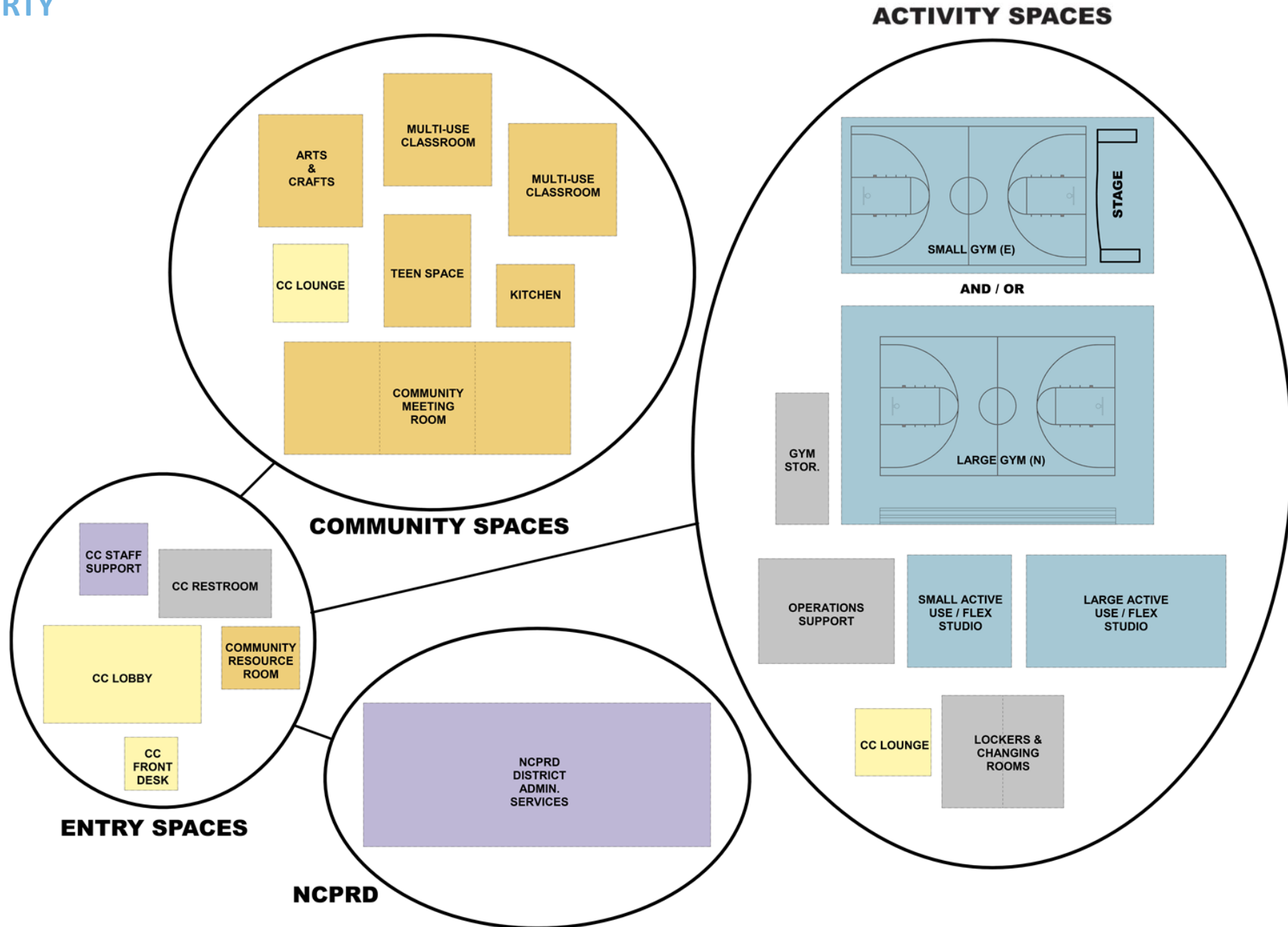
Firstenburg CC:
Vancouver, WA
3.4 stalls per 1,000 gsf

Hillsboro CC:
(currently in construction)
2 per 1,000 gsf (min.)
4 per 1,000 gsf (max)
Increased Max by 10% =
4.4 stalls per 1,000 sf

Woodburn CC:
(currently in design)
3.14 stalls per 1,000 gsf
Per informal Pre-App
(Zoning standard 5 per 1,000)

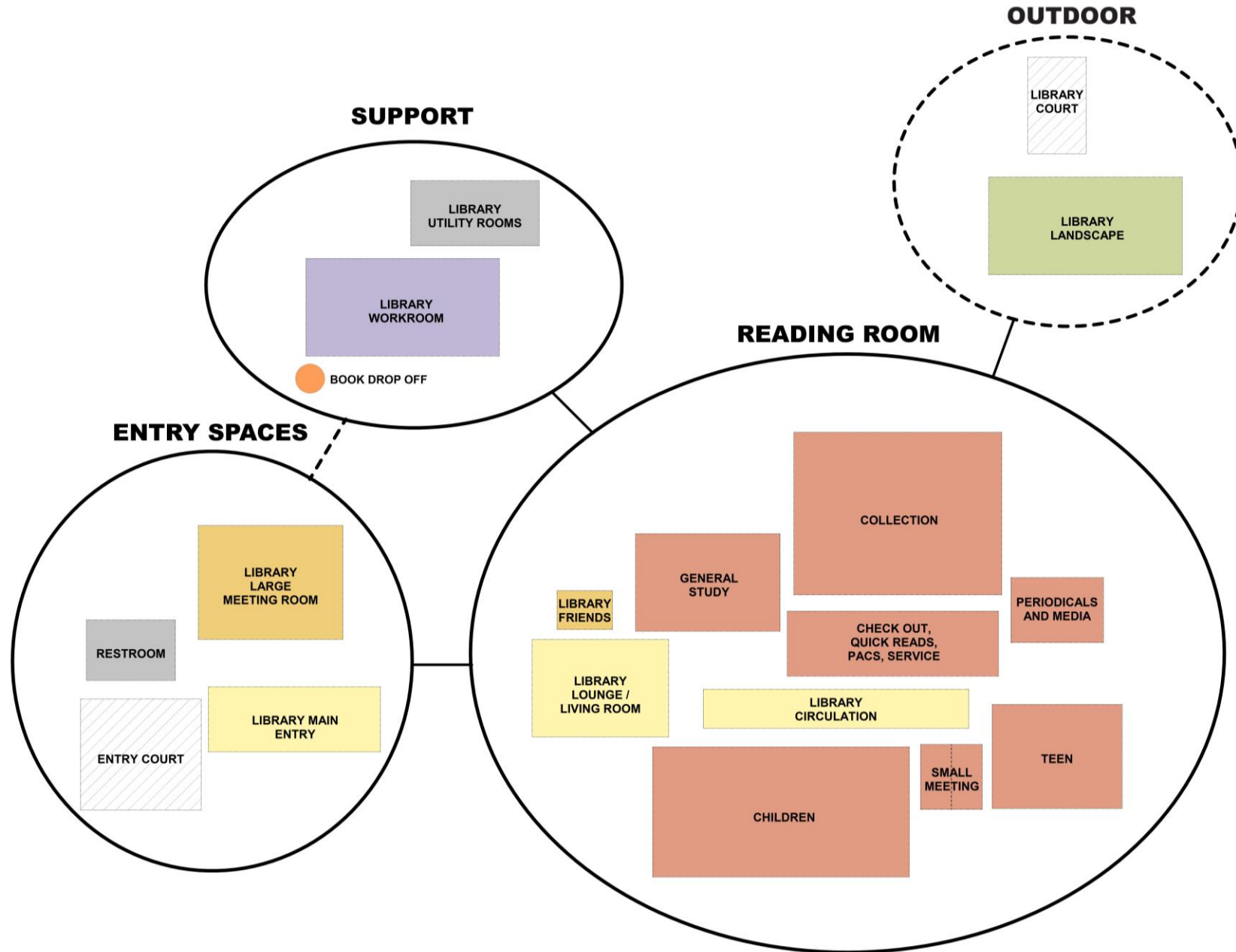
COMMUNITY CENTER AFFINITY DIAGRAM

CONCORD PROPERTY



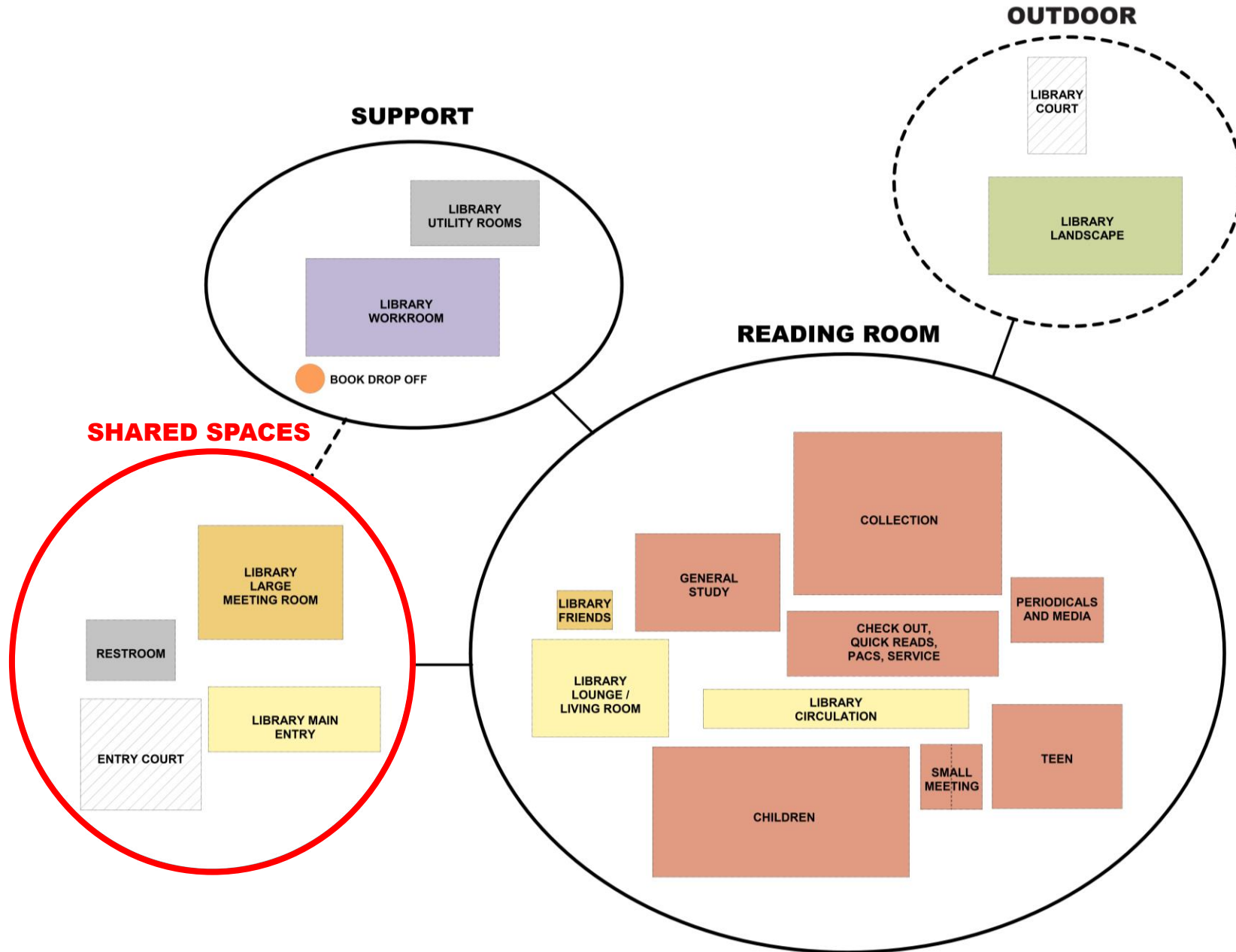
LIBRARY AFFINITY DIAGRAM

CONCORD PROPERTY



LIBRARY AFFINITY DIAGRAM

CONCORD PROPERTY



SHARED USE BENEFITS

CONCORD PROPERTY

- Increased opportunity for shared public spaces
- Shared community meeting space
- Responsible stewardship of public funds

ADDITION/RENOVATION LIBRARY OPTIONS

Dedicated Library Area 15,500 SF

Shared Spaces:
(Within Concord Building)
Meeting Space, Lounge,
Entry/Support* 4,000 SF

TOTAL AREA: 19,500 SF

FREE STANDING LIBRARY OPTIONS

Free Standing:
Dedicated Library Area 15,500 SF
Entry/Support* 2,200 SF

Shared Spaces:
(Within Concord Building)
Meeting Space, Lounge,
Entry/Support* 1,800 SF

TOTAL AREA: 19,500 SF

**Consists of entry lobby/vestibule, restrooms, circulation, storage and mechanical / electrical spaces*

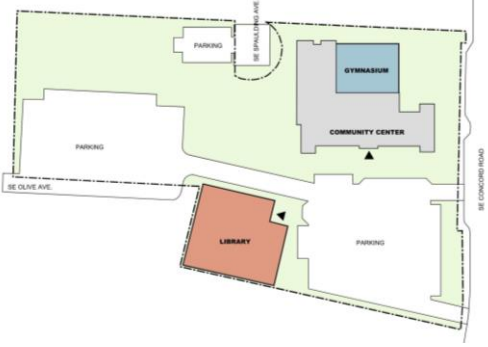
AREA
CONCORD PROPERTY

CONCORD AREA	OPTION 1A	OPTION 1B	OPTION 2	OPTION 3	OPTION 4	OPTION 5A	OPTION 5B
	Free Standing Library	Free Standing Library	North Addition Library	East Addition Library	East Addition Recreation	No Addition No Gym	No Addition No Offices
Library Total GSF	19,500	19,500	19,500	19,500	19,500	19,500	19,500
Community Center / NCPRD Offices Total GSF	53,440	53,800	46,800	38,000	40,250	26,910	26,910
GRAND TOTAL GSF	72,940	73,300	66,300	57,500	59,750	46,410	46,410

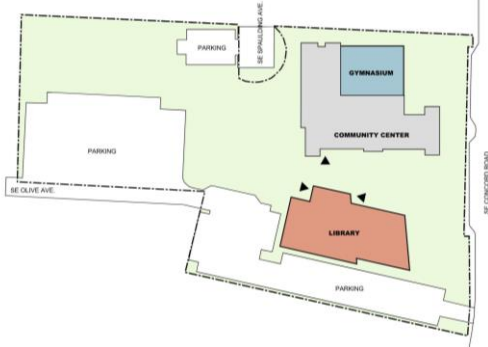
SITE DIAGRAMS

CONCORD PROPERTY

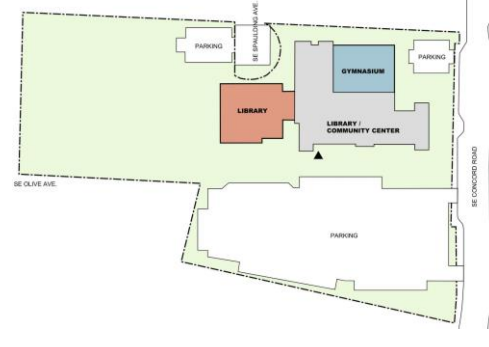
OPTION 1A



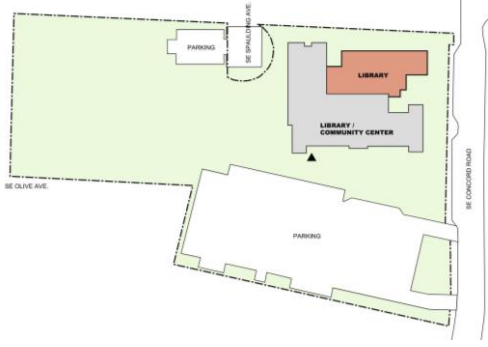
OPTION 1B



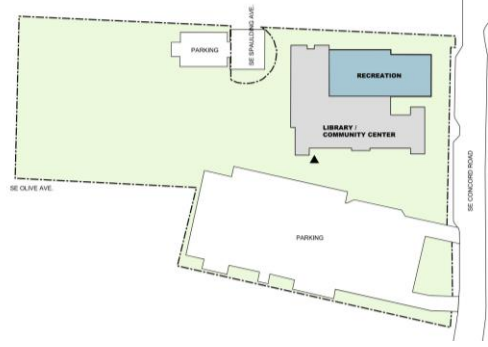
OPTION 2



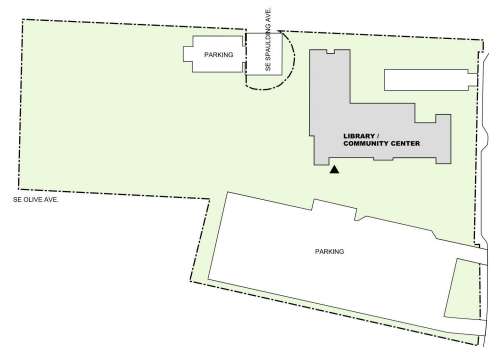
OPTION 3



OPTION 4

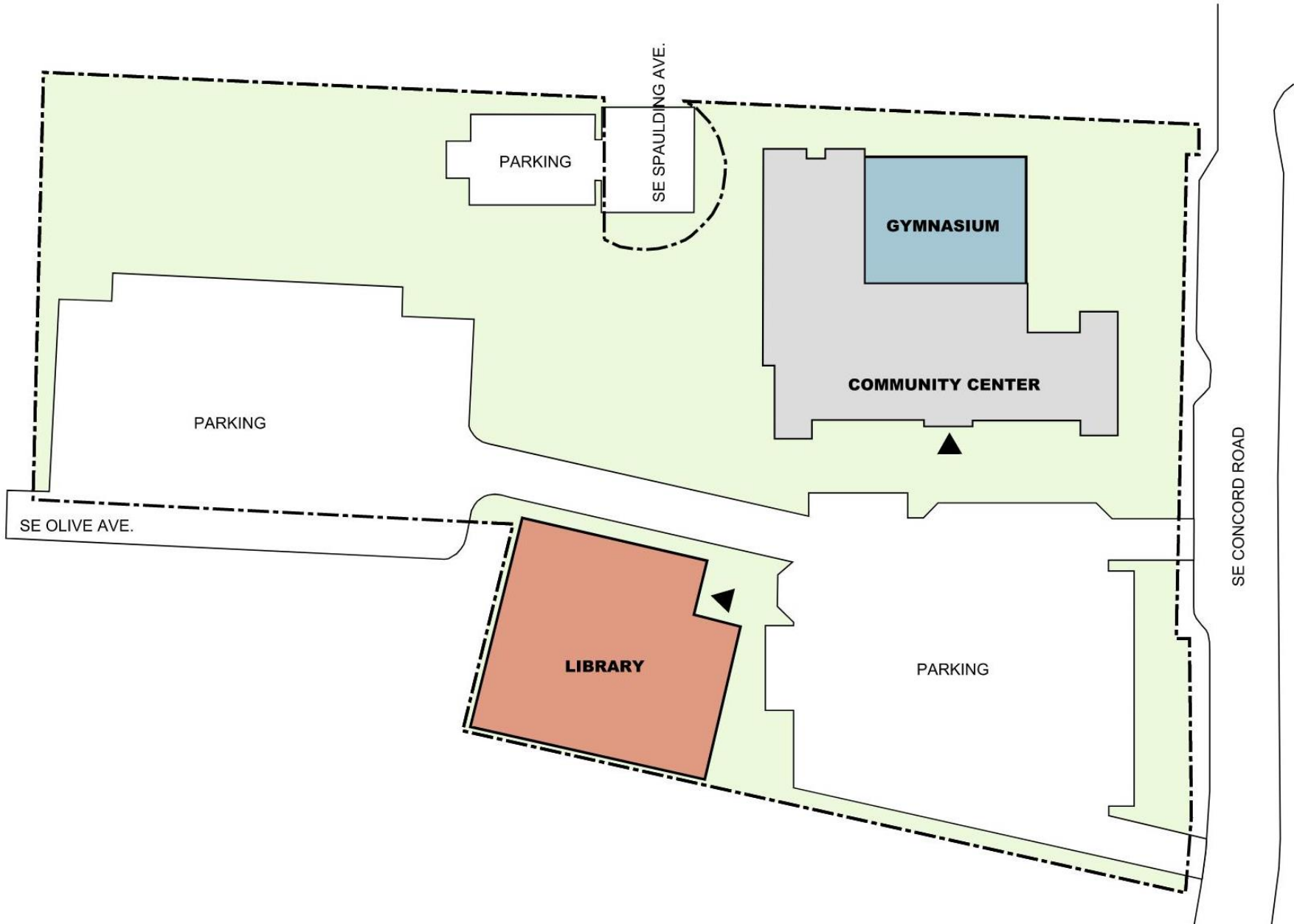


OPTION 5A/5B



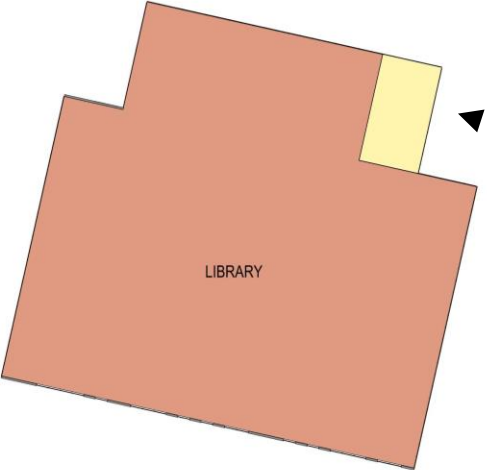
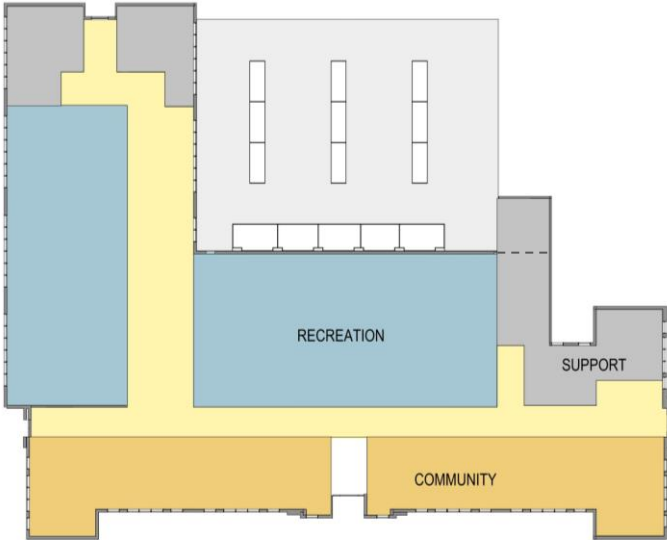
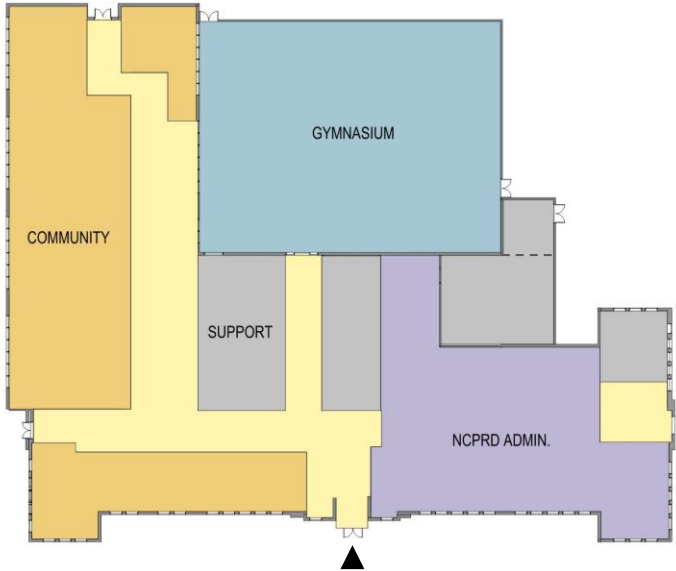
OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



OPTION 1A – NW FREESTANDING LIBRARY

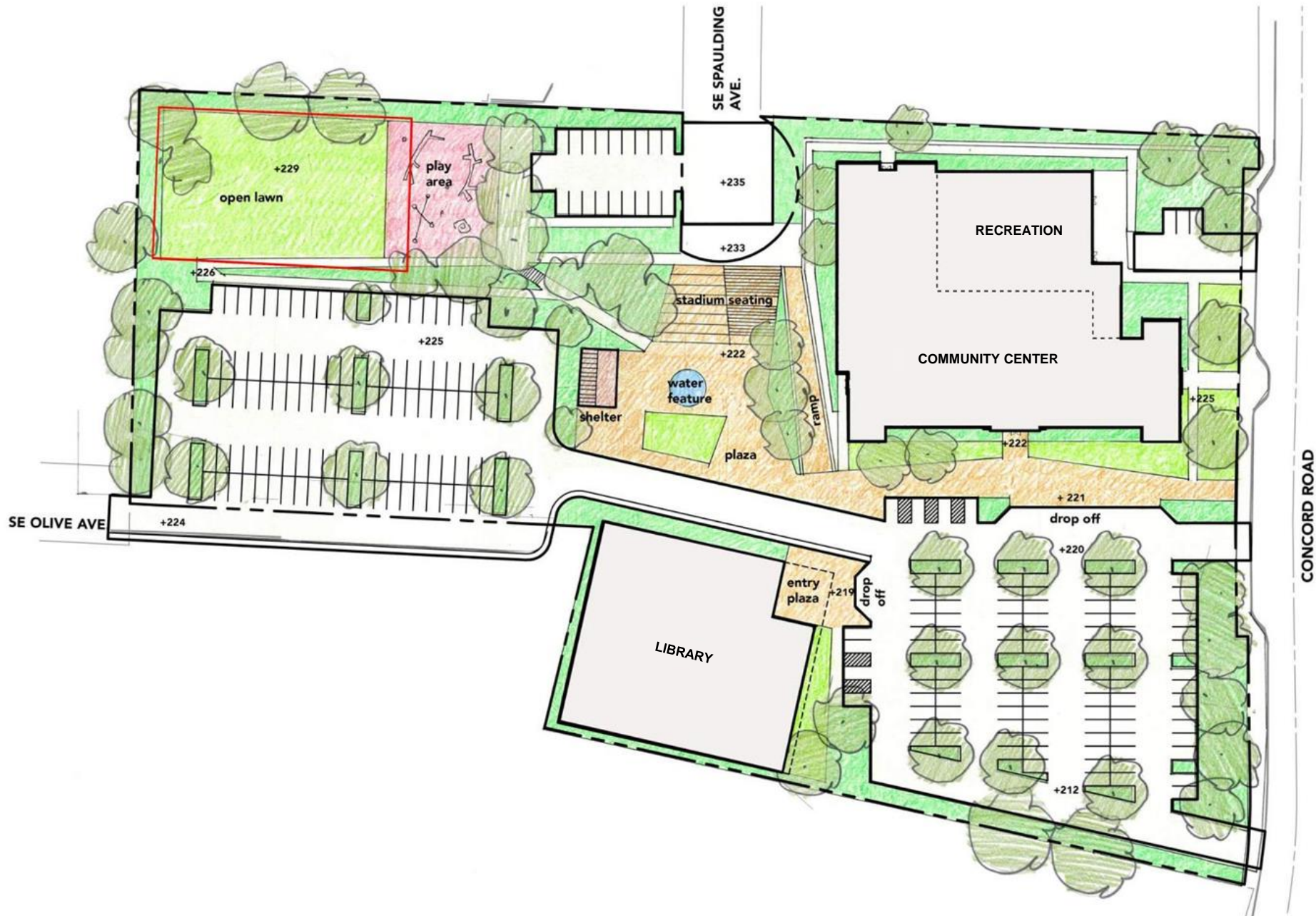
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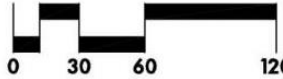
LOWER LEVEL

UPPER LEVEL

OPTION 1A – NW FREESTANDING LIBRARY CONCORD PROPERTY

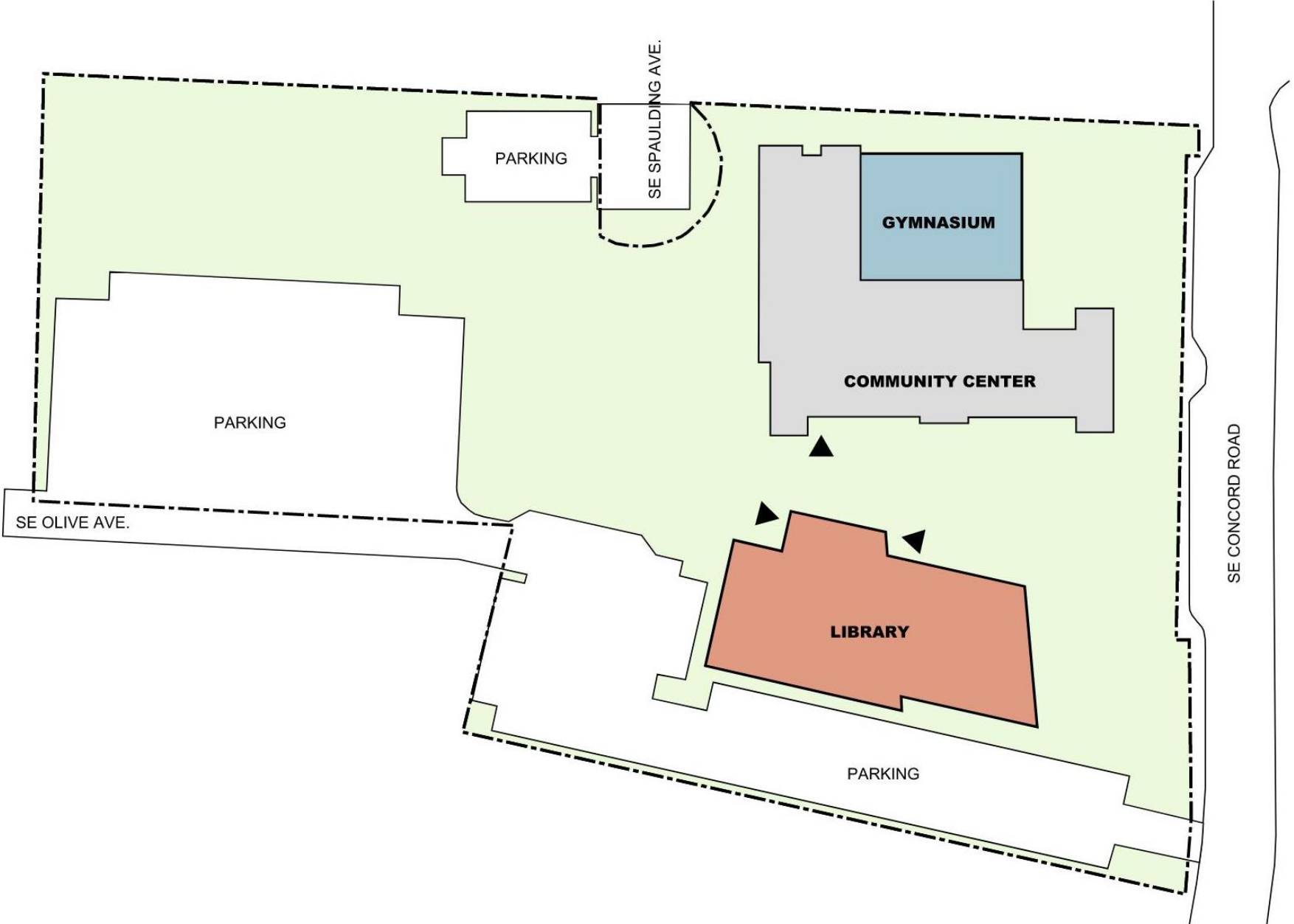


PARKING: 218 STALLS
OPEN PARK AREA: 0.95 ACRES

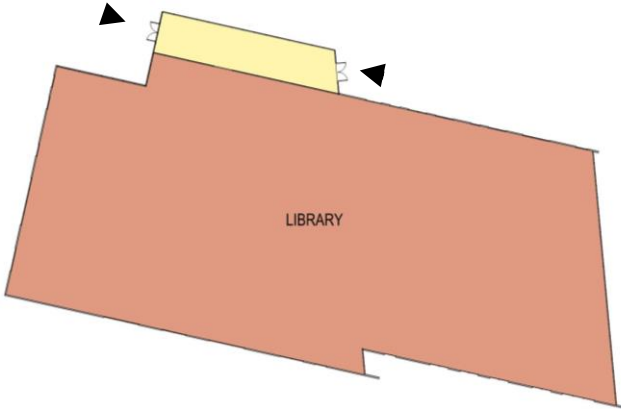
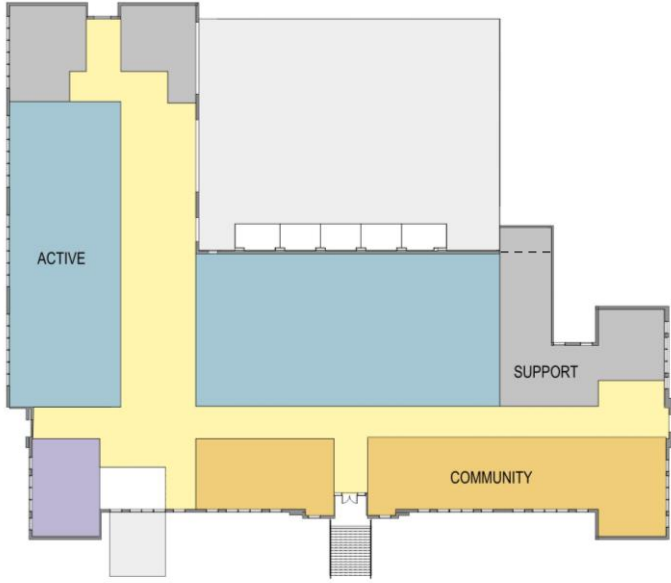
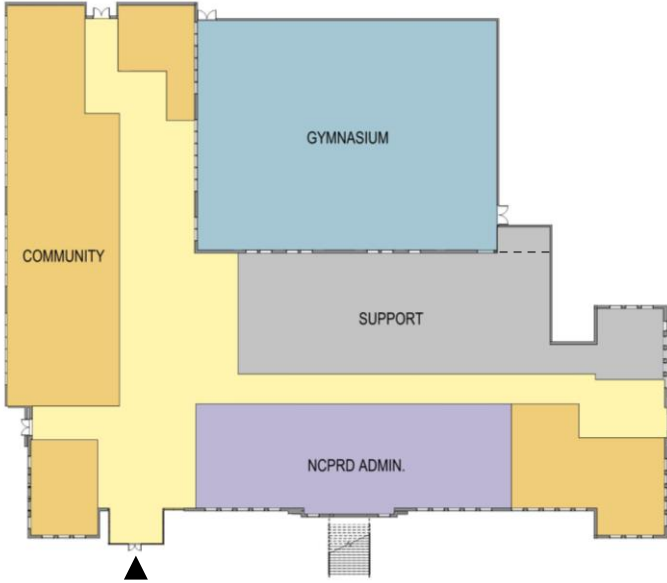


OPTION 1B – SOUTH FREESTANDING LIBRARY

CONCORD PROPERTY



OPTION 1B – SOUTH FREESTANDING LIBRARY CONCORD PROPERTY

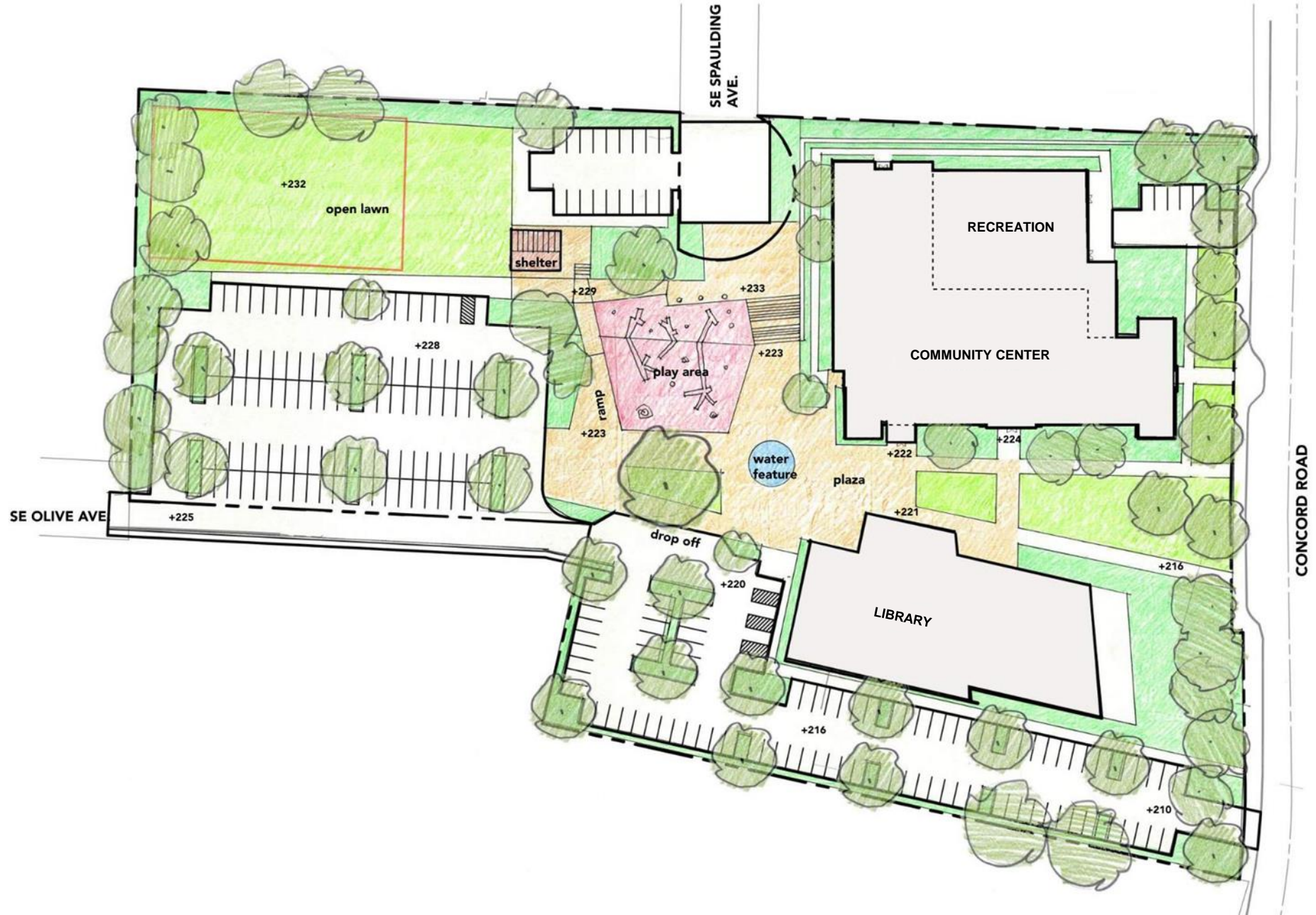


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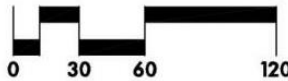
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OPTION 1B – SOUTH FREESTANDING LIBRARY

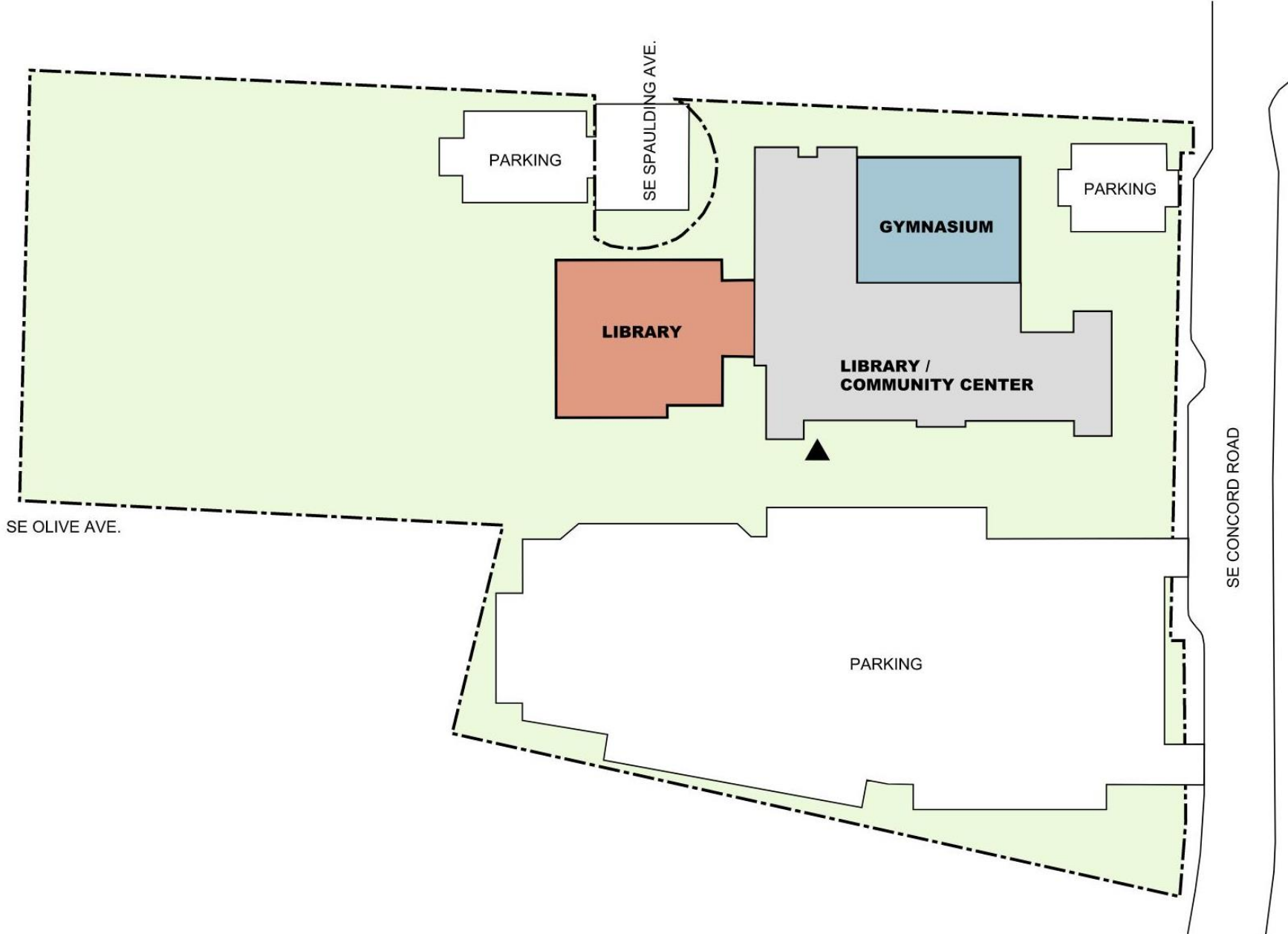
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PARKING: 218 STALLS
OPEN PARK AREA: 0.77 ACRES

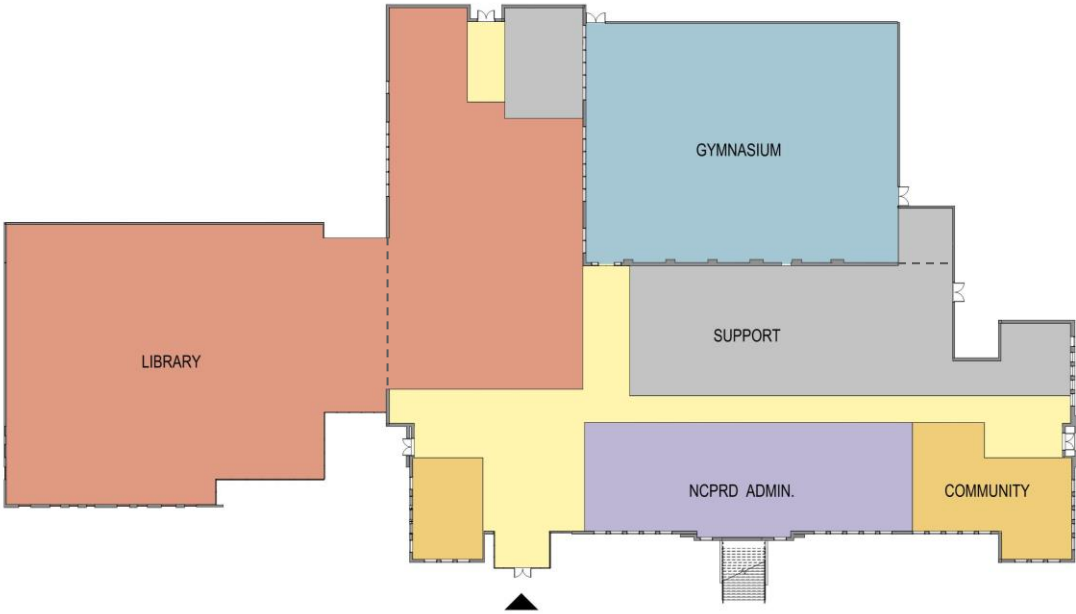


OPTION 2 - LIBRARY NORTH ADDITION CONCORD PROPERTY

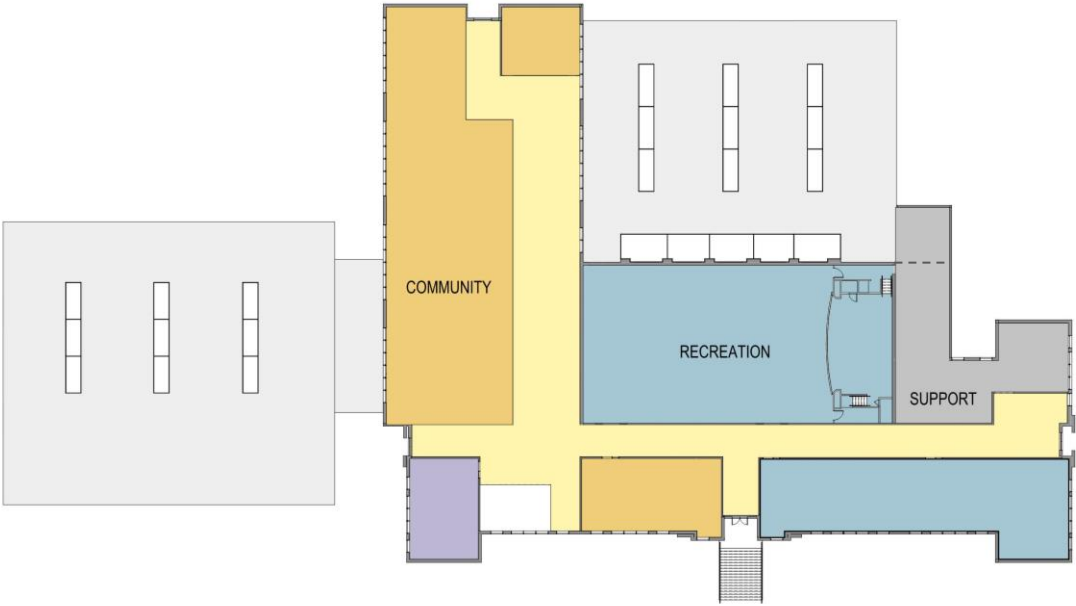


OPTION 2 - LIBRARY NORTH ADDITION

CONCORD PROPERTY



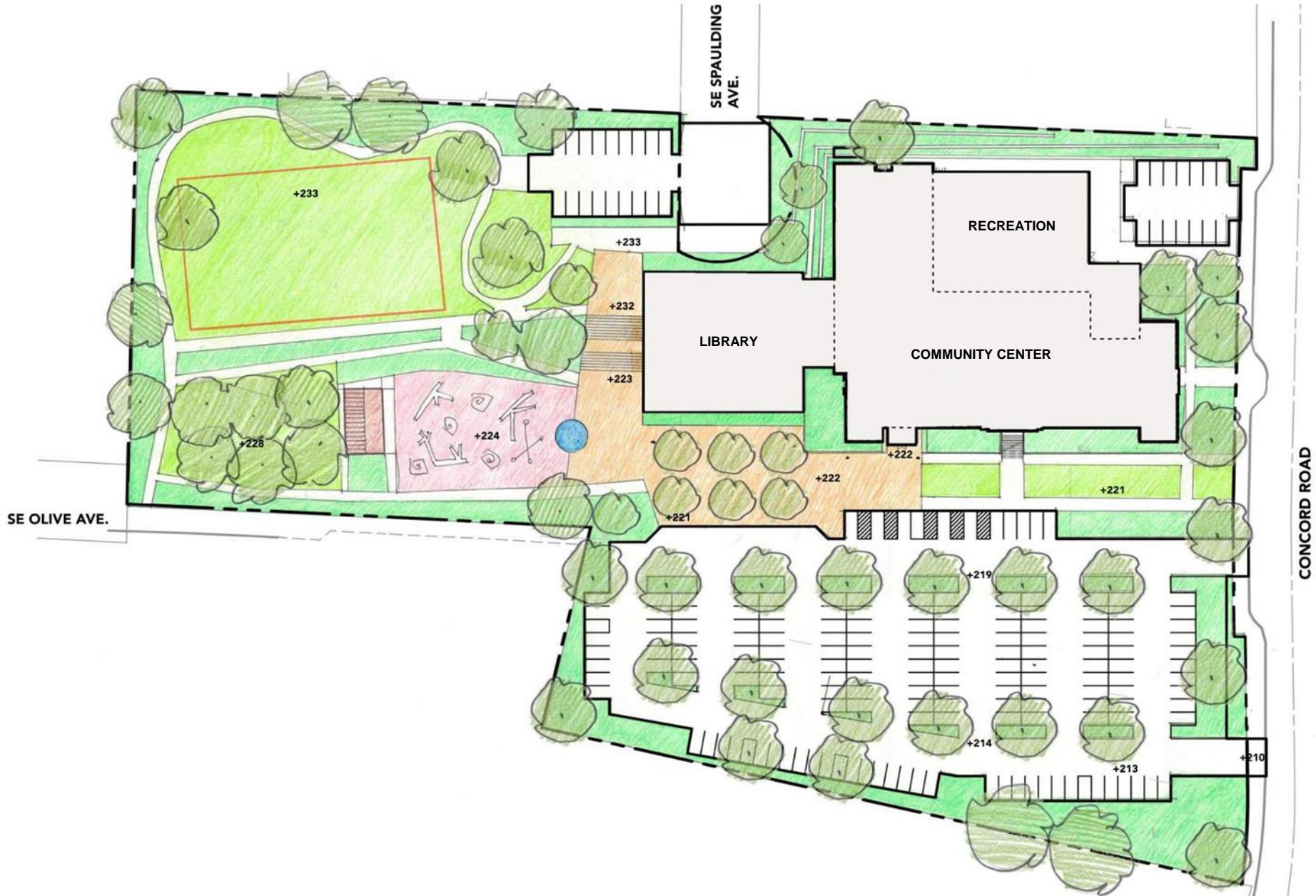
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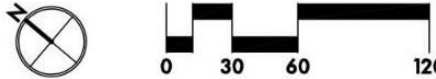
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OPTION 2 - LIBRARY NORTH ADDITION

CONCORD PROPERTY

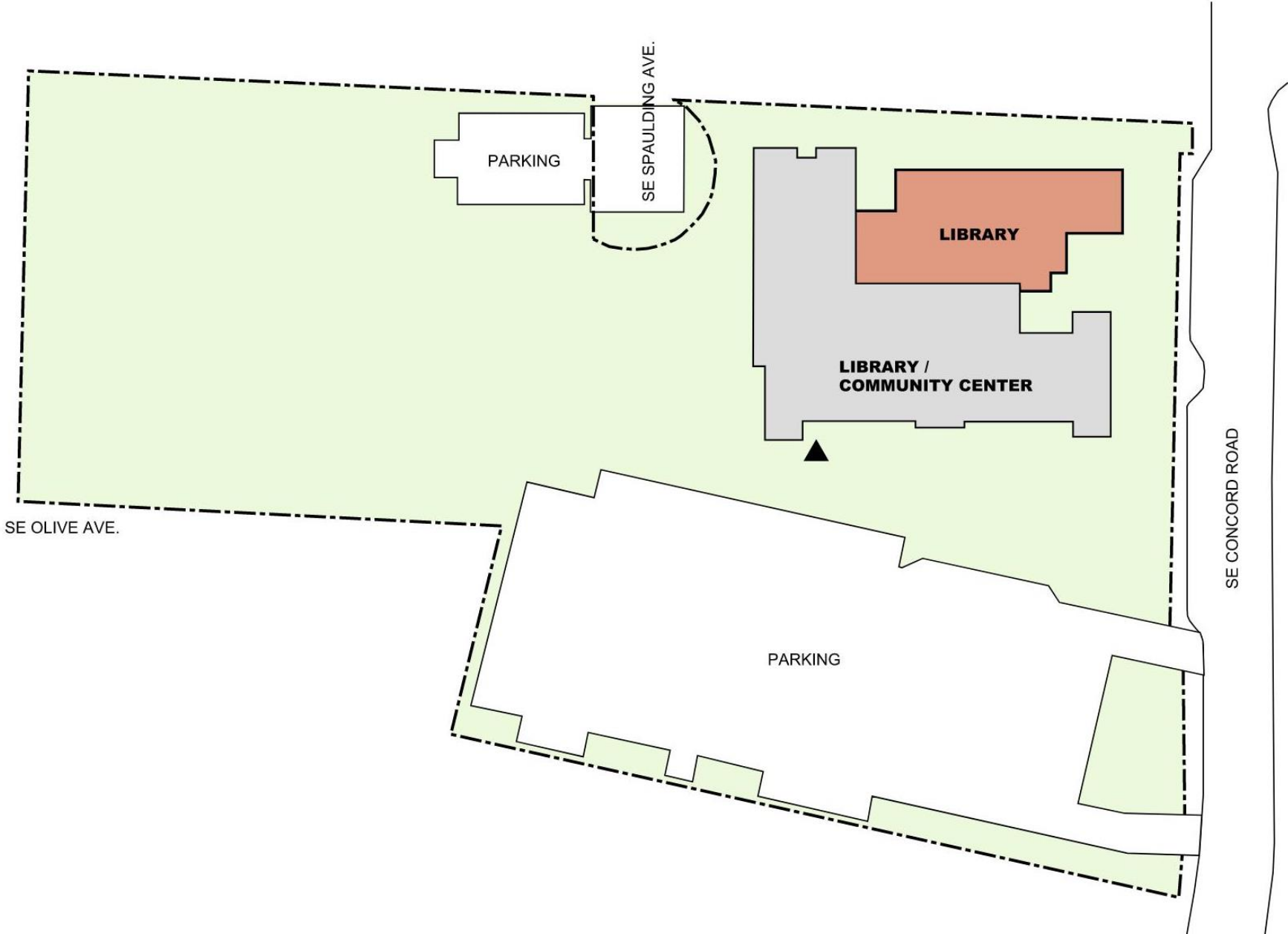


PARKING: 197 STALLS
OPEN PARK AREA: 1.77 ACRES



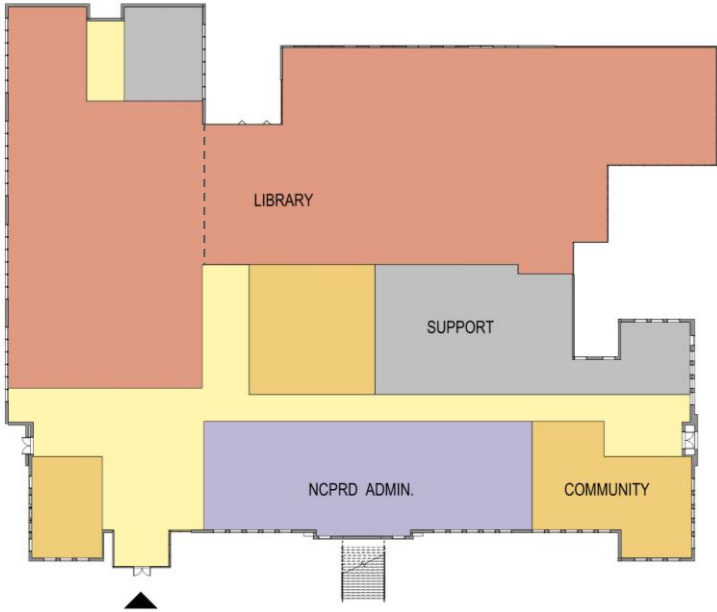
OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY

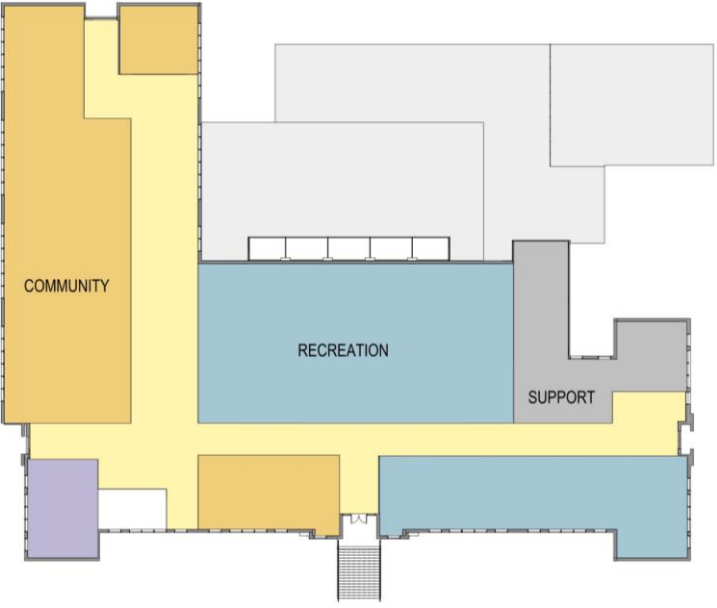


OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



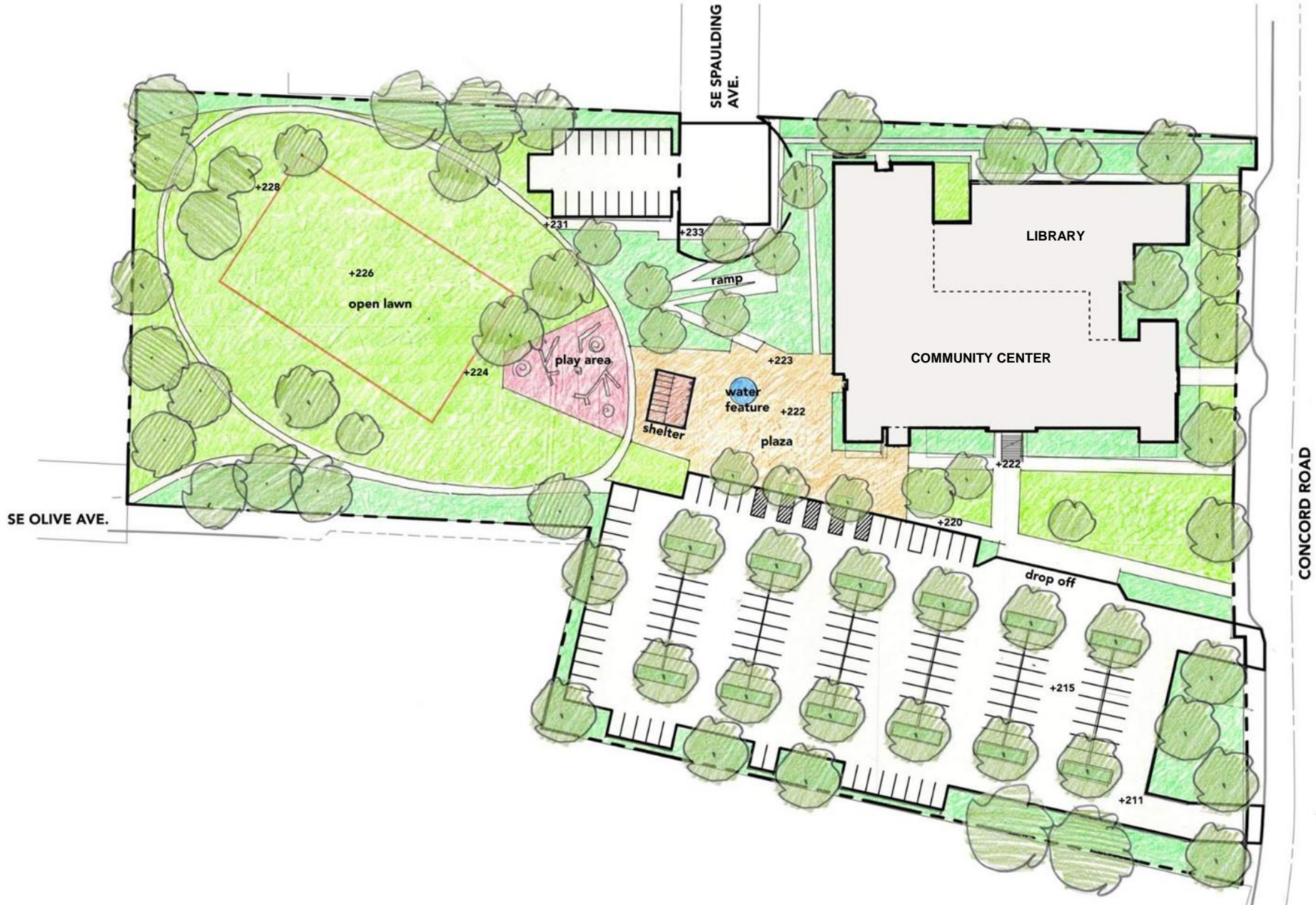
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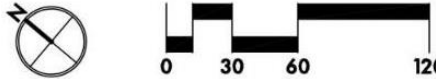
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OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY

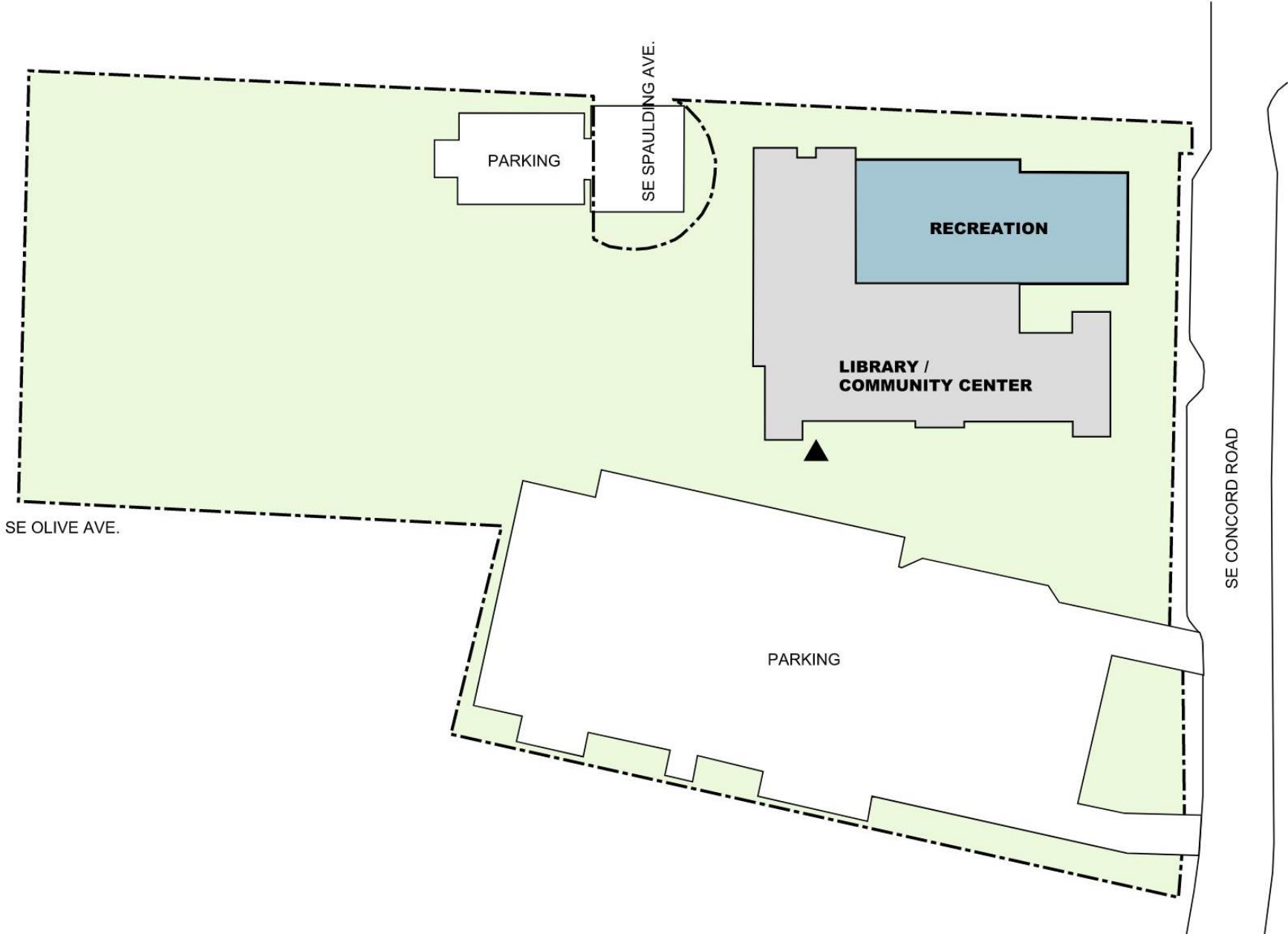


PARKING: 169 STALLS
OPEN PARK AREA: 1.97 ACRES



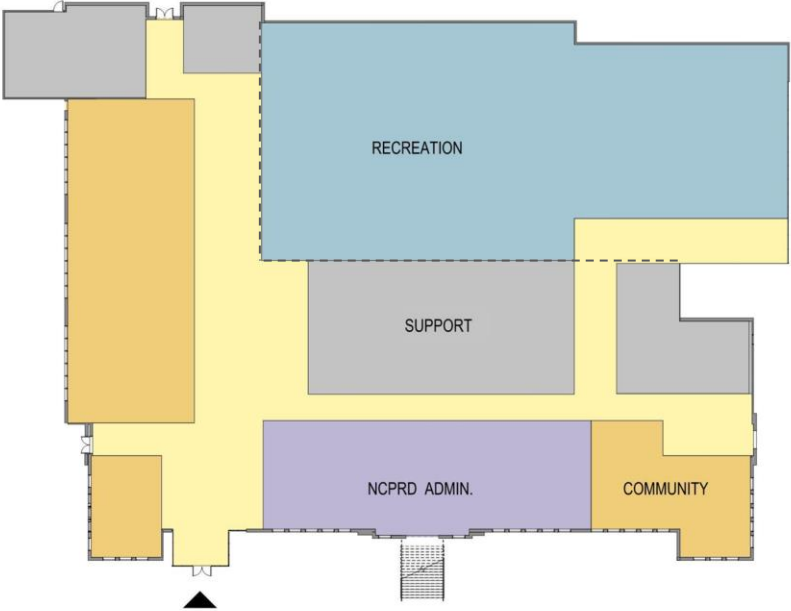
OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



LOWER LEVEL



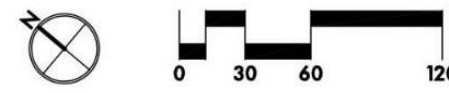
UPPER LEVEL

OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY

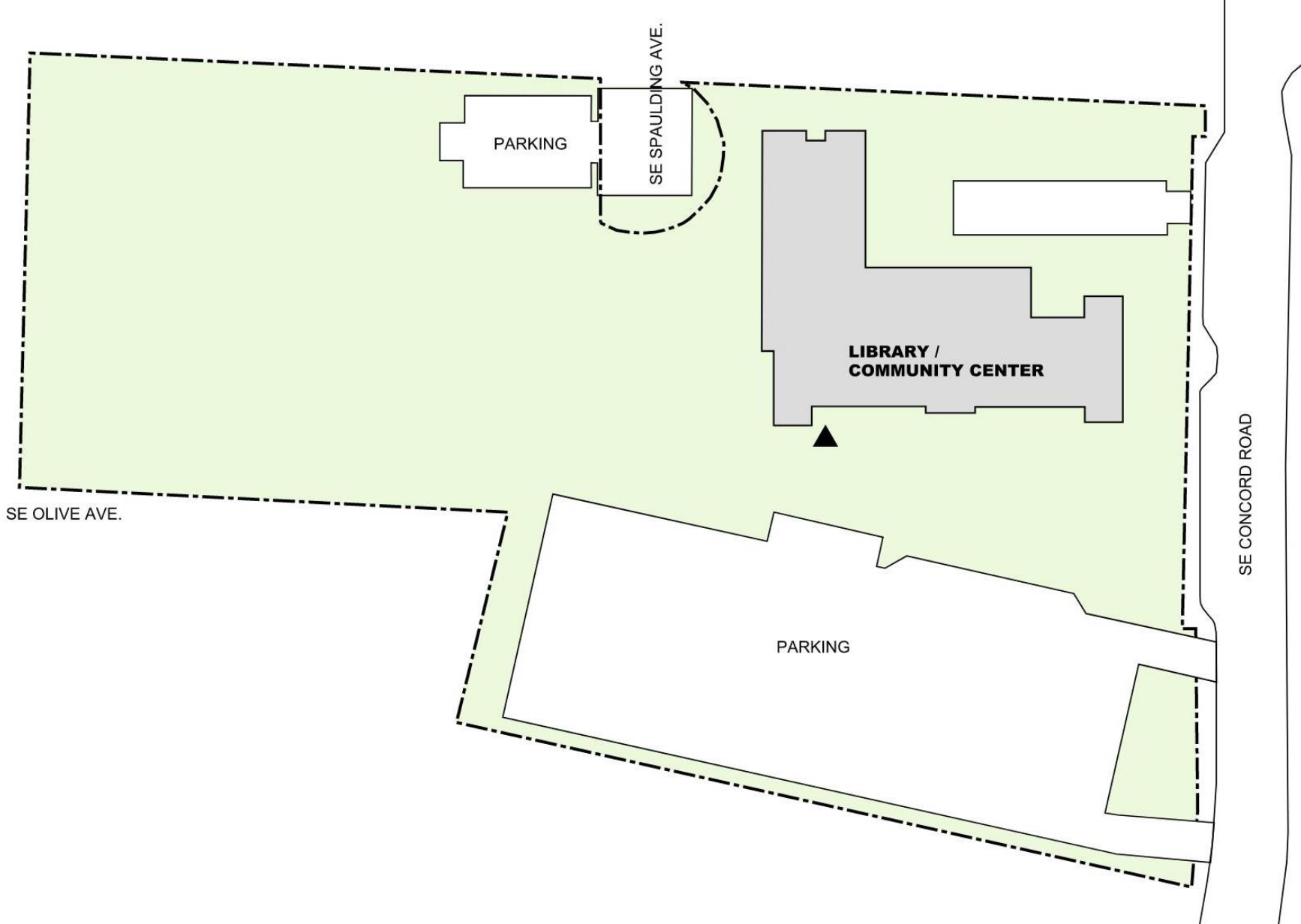


PARKING : 177 STALLS
OPEN PARK AREA: 1.96 ACRES



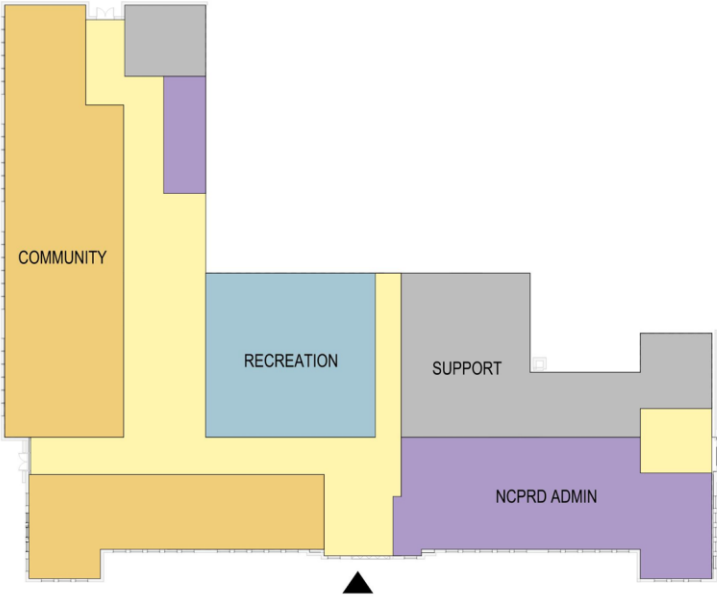
OPTION 5A – NO ADDITION

CONCORD PROPERTY



OPTION 5A – NO ADDITION

CONCORD PROPERTY



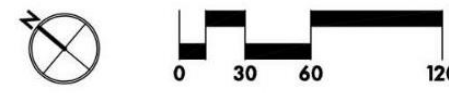
LOWER LEVEL



UPPER LEVEL

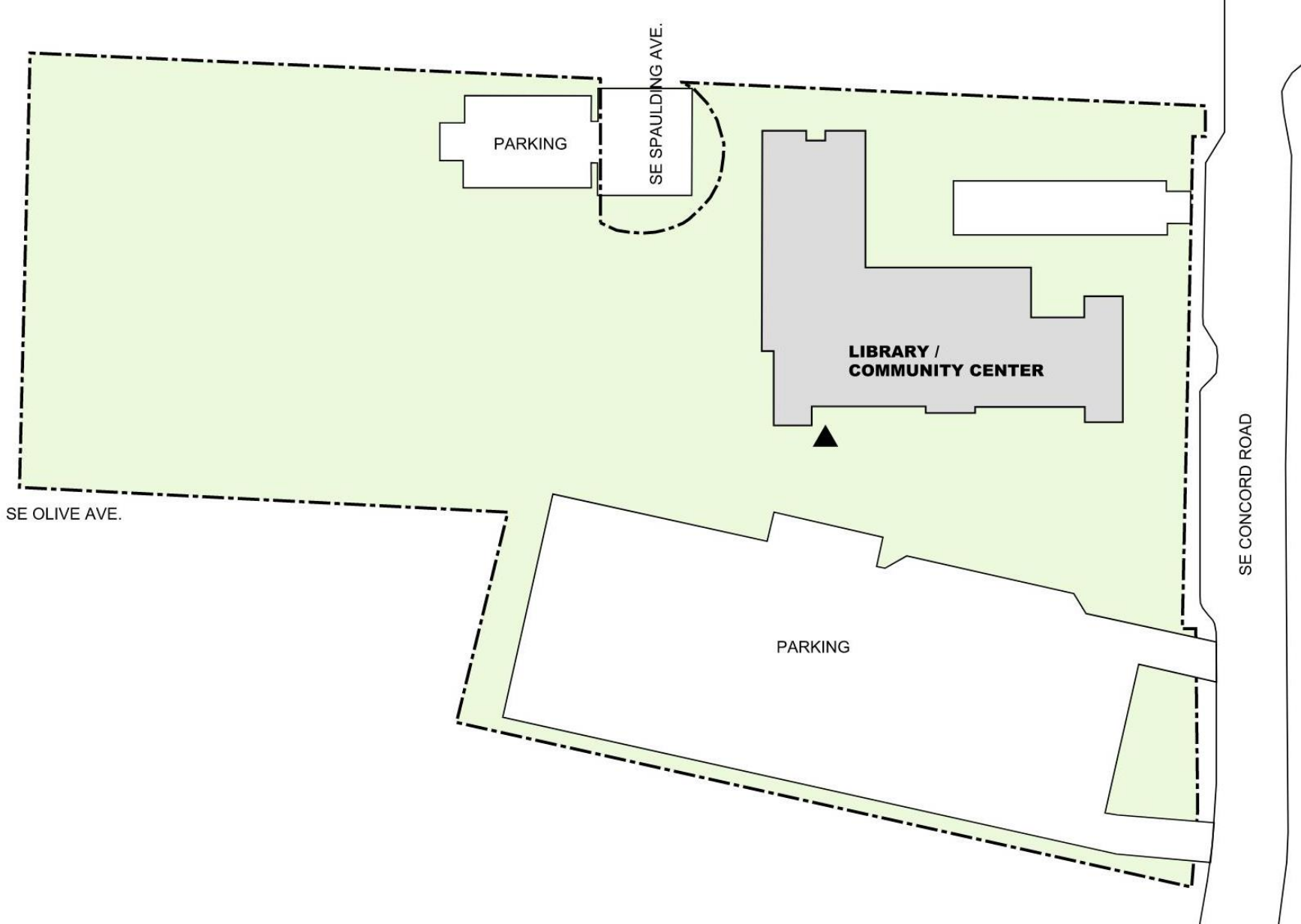
OPTION 5A – NO ADDITION

CONCORD PROPERTY



OPTION 5B – NO ADDITION

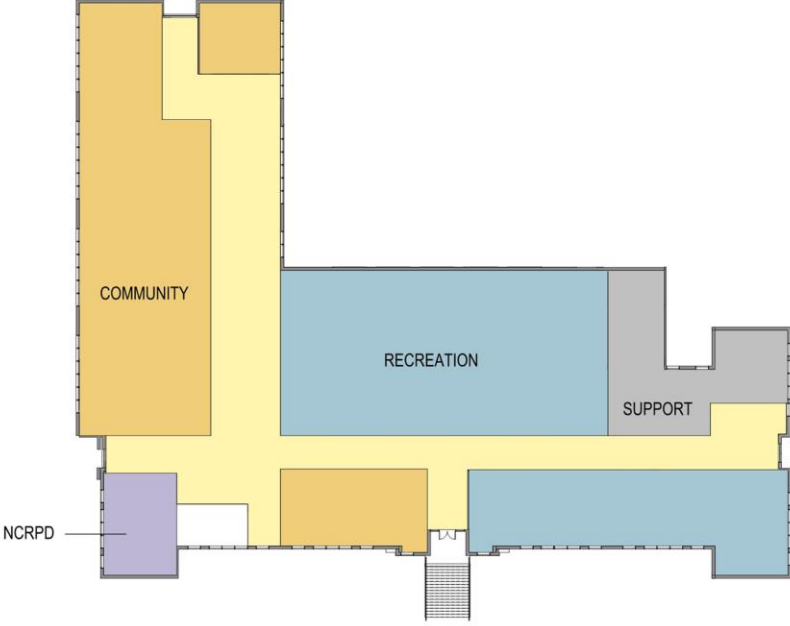
CONCORD PROPERTY



OPTION 5B – NO ADDITION
CONCORD PROPERTY



LOWER LEVEL



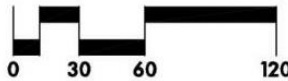
UPPER LEVEL

OPTION 5B – NO ADDITION

CONCORD PROPERTY



PARKING : 142 STALLS
OPEN PARK AREA: 1.96 ACRES



OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE PRESENTATION
MAY 21, 2020



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

