

OPERATIONS CENTER

OREGON CITY PUBLIC WORKS

122 S. Center Street
Oregon City, OR 97045

HISTORIC REVIEW APPLICATION

MARCH 27, 2017

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deca architecture.inc

935 SE Alder Street : Portland Oregon 97214
tel 503 239 1987 **fax** 503 239 6558 **deca-inc.com**

ABBREVIATIONS

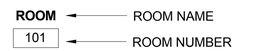
∠	ANGLE
℄	CENTERLINE
@	AT
Ø	DIAMETER or ROUND
⊥	PERPENDICULAR
□	SQUARE
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACCES	ACCESSORY(IES)
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJUST(ABLE), ADJACENT
AFF	ABOVE FINISHED FLOOR
AL, ALUM	ALUMINUM
ANOD	ANODIZED
APPR(OX)	APPROXIMATE
ARCH	ARCHITECTURAL
BCS	BABY CHANGING STATION
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
B.O.S.	BOTTOM OF STRUCTURE
BOT, BOTT	BOTTOM
BRKT	BRACKET
CB	CATCH BASIN
CG	CLEAR GLASS
CIG	CLEAR INSULATED GLASS
CJ	CONSTRUCTION/CONTROL JOINT
CL	CENTER LINE
CLG, CEIL	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CPT	CARPET
CS	CONCRETE-SEALED
CT	CERAMIC TILE
CTG	CLEAR TEMPERED GLASS
CTIG	CLEAR TEMPERED INSULATED GLASS
D	DRYER
DB	DOOR BUMPER
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIST	DISTANCE
DIM, DIMS	DIMENSION(S)
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL, DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	EAST
EL	ELEVATION
EJ	EXPANSION JOINT
ELEC(T)	ELECTRIC(AL)
EP	ELECTRICAL PANEL
ELEV	ELEVATOR, ELEVATION
EQ	EQUAL
EQPM, EQUIP	EQUIPMENT
(E), EXIST.	EXISTING
EXT, EXTER	EXTERIOR
FA	FIRE ALARM/HORN/STROBE
FD	FLOOR DRAIN
F.D.	FOUNDATION DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
F.R.	FIRE RETARDANT
FT	FOOT(FEET)
FTG	FOOTING
GA	GAGE,GAUGE
GALV	GALVANIZED
GYP BD, GB, GWB	GYPSUM BOARD

HB	HOSE BIBB
HC	HANDICAP
HDWD	HARDWOOD
HOR(IZ)	HEATING, VENTILATING & AIR
HVAC	CONDITIONING
ID	INSIDE DIAMETER, IDENTIFY
IN	INCH(ES)
INFO	INFORMATION
INSUL	INSULATION
INT, INTER	INTERIOR
JAN	JANITOR
JT	JOINT
K.D.F.	KNOCK-DOWN FRAME
LAV	LAVATORY
LP	LIQUID PROPANE
LT	LIGHT
MACH	MACHINE
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFG	MANUFACTURE(R)(ING)
MIN	MINIMUM
MISC	MISCELLANEOUS
MP	METAL PANEL
MR	MIRROR
MTL	METAL
MULL	MULLION
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANCY
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OH	OPPOSITE HAND
ORD	OVERFLOW ROOF DRAIN
OSU	OREGON STATE UNIVERSITY
P, PTD	PAINT(ED)
L P	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
(R)	RENOVATE(D)(ION)
R	RISER
R, RAD	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
RDOD	ROOF DRAIN OVERFLOW DRAIN
REF, REFR	REFRIGERATOR
REINF	REINFORCE(D)(ING)
REQ, REQ'D	REQUIRE(D)(MENTS)
REV	REVISION(S)/REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SCT	SEALED CEMENTITIOUS TOPPING
SECT	SECTION
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SP	STAND PIPE
SPECS	SPECIFICATIONS
SS, SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC(T)	STRUCTURAL
SQ	SQUARE
SUSP CLG	SUSPENDED CEILING
SYM	SYMMETRICAL
T, TLT	TOILET
TR	TREAD
TC	TOP OF CURB
TEL	TELEPHONE
TG	TEMPERED GLAZING
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TOA	TOP OF ASPHALT
TOF	TOP OF FLOOR
TOP	TOP OF PLATE
TOS	TOP OF SCREEN
TYP	TYPICAL

UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VHI	VERY HIGH IMPACT
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST, WASHING MACHINE
W/	WITH
WB	WOOD BASE
WC	WATER CLOSET, WHEELCHAIR
WCP	WOOD CEILING PANEL
WCV	WALL COVERING
WD	WOOD
WDO	WINDOW
WF	WOOD FLOOR
W/O	WITHOUT
WP	WOOD PANEL, WATERPROOF
WRB	WATER RESISTANT BARRIER
WSF	WELDED STEEL FRAME

TARGETS

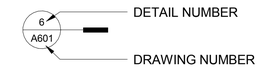
ROOM TAG



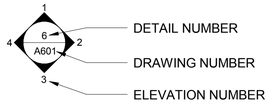
DOOR NO. TARGET



BUILDING OR WALL SECTION TARGET



INTERIOR ELEVATION TARGET



STRUCTURAL GRID



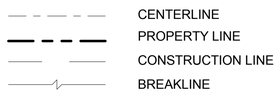
CEILING HEIGHT TARGET



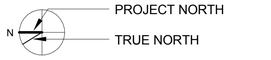
VERTICAL ELEVATION

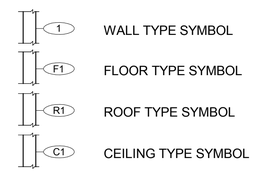


LINE TYPES



NORTH ARROW





DRAWING INDEX

G001	GENERAL NOTES AND DRAWING INDEX
G002	CODE SUMMARY

LANDSCAPE

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L101	UPPER LOT PLANTING PLAN

ARCHITECTURAL

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A321	EXTERIOR ELEVATIONS - ELEVATOR
A330	EXTERIOR ELEVATIONS - SOUTH TRUCK SHED
A340	EXTERIOR ELEVATIONS - ARMORY
A341	EXTERIOR ELEVATIONS - ARMORY
A401	BUILDING SECTIONS - OFFICE
A402	BUILDING SECTIONS - ACCESSORY BLDG
A403	BUILDING SECTIONS - SOUTH TRUCK SHED
A404	BUILDING SECTIONS - ARMORY

VICINITY MAP



PROJECT TEAM

OWNER
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OREGON CITY PUBLIC WORKS

OCPW MASTER PLAN

122 S CENTER ST, OREGON CITY, OR 97045

Issue	Revision	Date
HRB DRAWING SET		03/27/17

GENERAL NOTES AND DRAWING INDEX

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No.: **G001**

PROJECT DESCRIPTION

In February of 2009, the City of Oregon City Public Works Department (OCPW) with DECA Architecture, Inc. produced an Operations Facilities Master Plan for the site located at 122 South Center St. The master plan was approved with conditions January of 2010. Since the approval of the master plan, OCPW and the project team have continued and progressed in their efforts to gain community support of the development by further refining the general master plan.

Phase I will mostly be contained within the "upper site" of the property. Work will include: renovating an existing 13,850 sf armory building, a 15,033sf office building to serve as the Oregon City Public Works Operations Center, a new elevator connecting upper and lower property sites, a new 5,200sf tool storage building, a new 7,520sf truck storage shelter with a capacity of parking 40 vehicles, 147 total parking spaces for additional service vehicles and public parking integrated with site storm water management strategies.

PLANNING & ZONING INFORMATION

ADDRESS	122 S. Center Street Oregon City, OR 97045
COUNTY	Clackamas County
MAP NO TAX LOTS	03_2s2e31 500 (Lower & Upper Site) 2100 (Lower Site, Cameron Warehouse) 2200 (Large Surface parking Lot) 6201 (Small Surface Parking Lot) 400 (Armory)
ZONING ZONING OVERLAY	I - Institutional District Steep Slope Area McLoughlin Historic Conservation District
PROPOSED USE	Public office and maintenance facilities (permitted)

DEVELOPMENT STANDARDS

SETBACKS	25ft; at the public ROW: 0ft min, 5ft max
MAX. HEIGHT	35ft within 150ft of any district boundary, elsewhere not to exceed 70ft.
OTHER	

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OCPW MASTER PLAN

122 S CENTER ST, OREGON CITY, OR 97045

Issue	Revision	Date
HRB DRAWING SET		03/27/17

CODE SUMMARY

Scale (11X17 PRINTS HALF SIZE)

Date 03/27/2017

Sheet No. **G002**

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
UPPER PARKING LOT TREES					
+	AC	Acer circinatum	Vine Maple	7' HT, MULTI-STEM, B&B	as shown
	AM	Arbutus menziesii	Pacific Madrone	#2/CONT	as shown
	FL	Fraxinus latifolia	Oregon Ash	2" CAL., B&B	as shown
	PM	Pseudotsuga menziesii	Douglas Fir	7' HT., B&B	as shown
	QG	Quercus garryana	Oregon White Oak	1.5" CAL., B&B	as shown
LOWER PARKING LOT TREES					
	OV	Ostrya virginiana	American Hornbeam	2.5" CAL., B&B	as shown
	TC	Tilia cordata 'Chancole'	Chancellor Linden	2.5" CAL., B&B	as shown
STREET TREES					
+	AC	Acer circinatum	Vine Maple	2.5" CAL, B&B	as shown
	CC	Cercis canadensis	Eastern Redbud	2.5" CAL. B&B	as shown
ORNAMENTAL SHRUBS					
	ABED	Abelia 'Edward Goucher'	Edward Goucher Abelia	#3/CONT	36" O.C.
	ARCO	Arctostaphylos columbiana	Hairy Manzanita	#5/CONT	60" O.C.
	CLAL	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	#3/CONT	36" O.C.
	DABU	Daphne burkwoodii	Burkwood Daphne	#3/CONT	36" O.C.
	MARE	Mahonia repens	Creeping Mahonia	#1/CONT	36" O.C.
	RHCA	Rhamnus californica	California coffeeberry	#5/CONT	60" O.C.
	SAHO	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#1/CONT	24" O.C.
	VIOD	Viburnum odoratissimum v. awabuki	Sweet Viburnum	#3/CONT	10' O.C.
UPPER PARKING LOT SHRUBS					
	ARUV	Arctostaphylos uva ursi 'Vancouver Jade'	Kinnikinnick	#1/CONT	24" O.C.
	MARE	Mahonia repens	Creeping Mahonia	#1/CONT	18" O.C.
	POMU	Polystichum munitum	Western Sword Fern	#3/CONT	36" O.C.
LOWER PARKING LOT SHRUBS					
	ARUV	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnik	#1/CONT	18" O.C.
	DACA	Daphne caucasica cvs	Caucasian Daphne	#3/CONT	36" O.C.
	ILGL	Ilex glabra 'Shamrock'	Inkberry	#3/CONT	36" O.C.
	NADO	Nandina domestica 'Compact'	Compact Heavenly Bamboo	#3/CONT	36" O.C.
	SARU	Sarcococca ruscifolia	Fragrant Sweet Box	#1/CONT	36" O.C.
	SPBU	Spiraea x bumalda	Bumald Spirea	#3/CONT	36" O.C.
STORMWATER					
	CADE	Carex densa	Dense Sedge	#1/CONT	12" O.C.
	COSE	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Oiser Dogwood	#2/CONT	30" O.C.
	FRCH	Fragaria chiloensis	Beach Strawberry	#1/CONT	12" O.C.
	JUPA	Juncus patens	Spreading Rush	#1/CONT	12" O.C.
	MAAQ	Mahonia aquifolium	Oregon Grape	#3/CONT	30" O.C.
	POMU	Polystichum munitum	Western Swordfern	#3/CONT	36" O.C.
	ROPI	Rosa pisocarpa	Cluster Rose	#3/CONT	30" O.C.
	SPDO	Spiraea douglasii	Douglas Spirea	#3/CONT	36" O.C.
	SYAL	Symphoricarpos albus	Common Snowberry	#3/CONT	36" O.C.
SEED					
	SEED	Sunmark Seeds Native Grasslands Mix		1 lbs/1,000 SF	

LEGEND

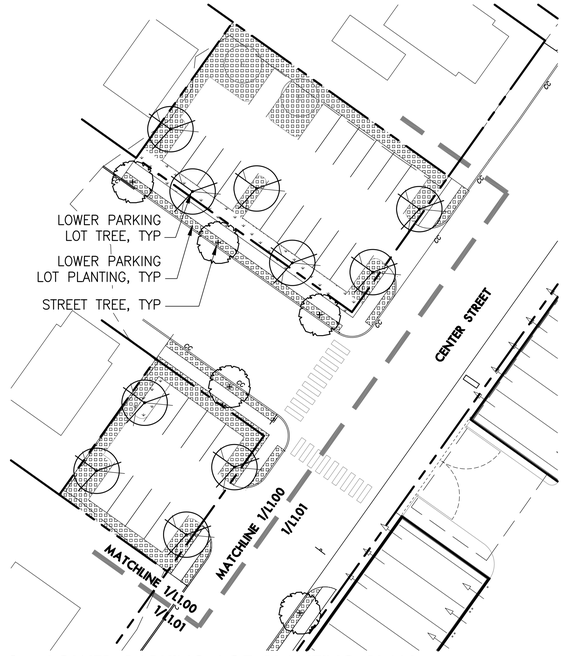
- PROPERTY LINE/RIGHT-OF-WAY
- CONCRETE CURB
- E — EXISTING TREE TO REMAIN
- EXISTING FENCE TO REMAIN

ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
HT	HEIGHT
O.C.	ON CENTER
#	CONTAINER SIZE

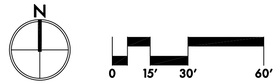
PLANTING NOTES

1. THIS PLAN IS BASED ON A SURVEY BY REPPETO + ASSOCIATES, INC. DATED 12.15.2008 NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
4. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
5. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN.
7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
8. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
9. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION.
10. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
11. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEEDED DISTURBED AREAS, THOSE ARE ARE TO BE NON-IRRIGATED.
12. ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.



1 LOWER PARKING LOT PLANTING PLAN

SCALE: 1"=30'-0"



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OPERATIONS CENTER

122 S. CENTER ST.
OREGON CITY, OR
97045

lango.hansen
LANDSCAPE ARCHITECTS

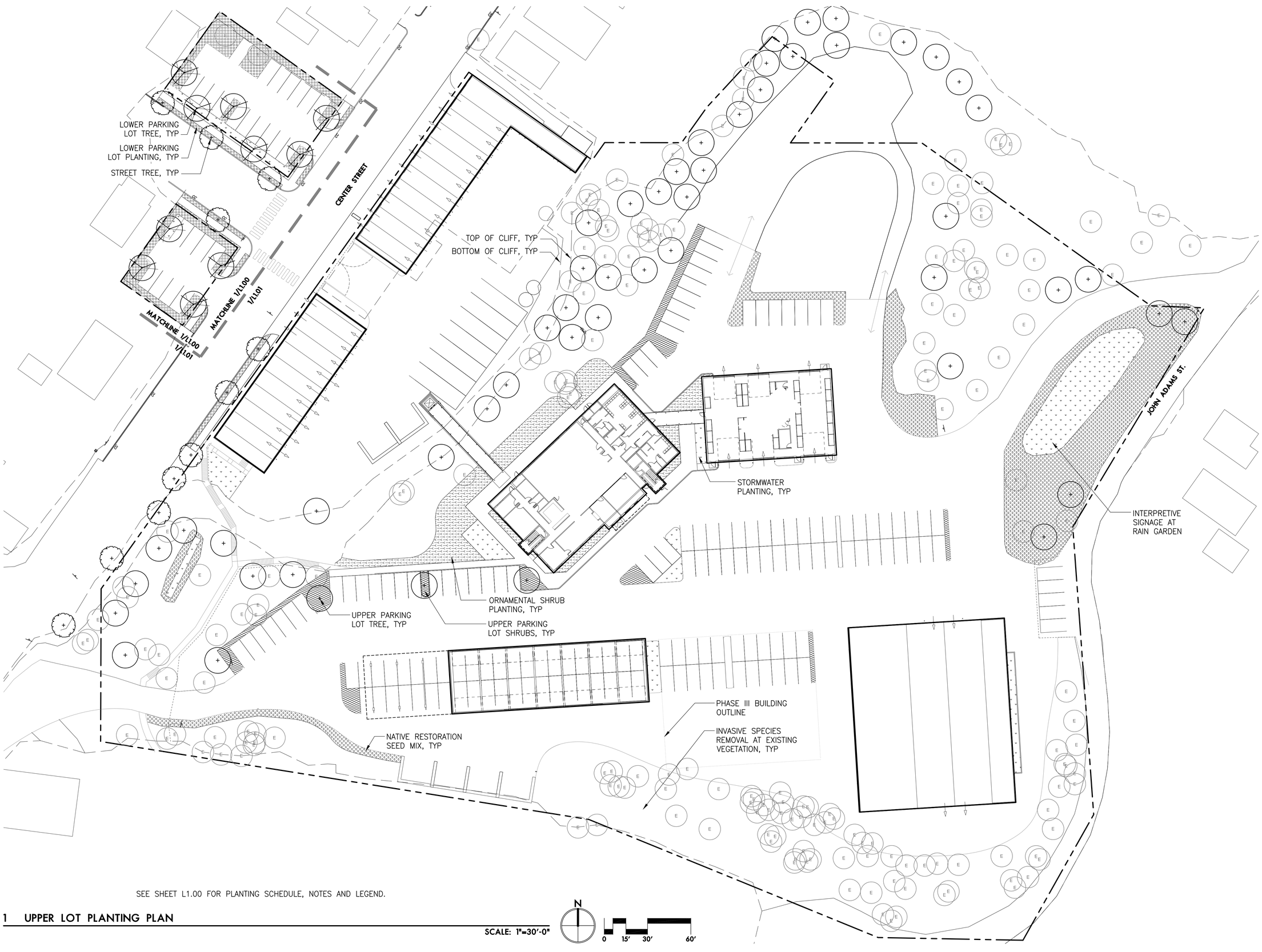
1100 nw glisan #3b
portland or 97209

Lower Parking Lot Planting Plan

Scale: As Noted

Date: 20 March, 2017

Sheet No. **L100**



SEE SHEET L1.00 FOR PLANTING SCHEDULE, NOTES AND LEGEND.

1 UPPER LOT PLANTING PLAN

SCALE: 1"=30'-0"

N

0 15' 30' 60'

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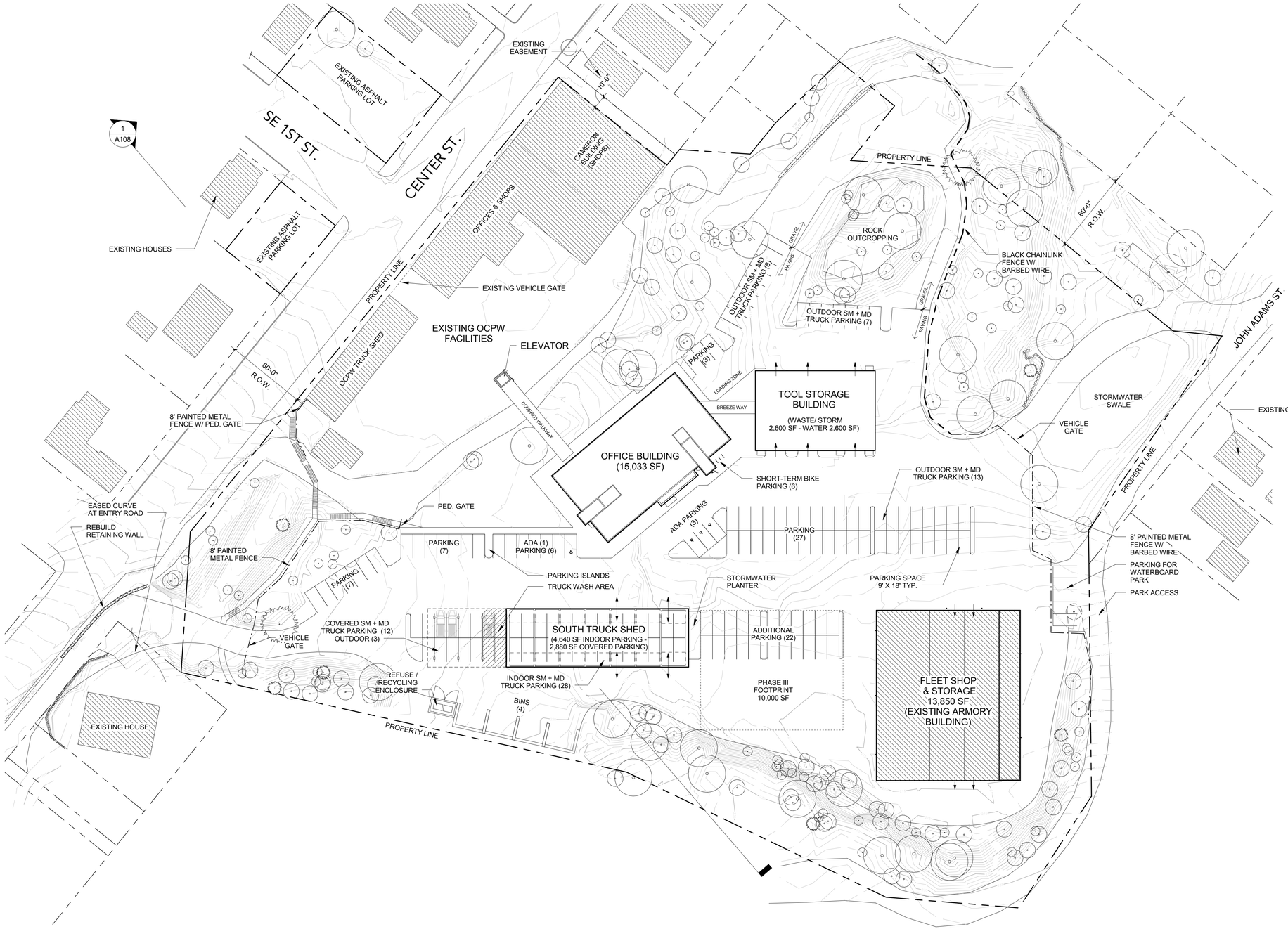
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portland or 97209

Upper Lot Planting Plan

Scale: As Noted

Date: 20 March, 2017

Sheet No.: **L101**



1 OCPW MASTER PLAN - PHASE I SITE
1" = 40'-0"

N

SHEET NOTES

BUILDING IDENTIFICATION KEY

EXISTING STRUCTURES

VEHICLE PARKING COUNT - PHASE I

SMALL & MEDIUM EQUIP COUNT	
INDOOR	26
COVERED	14
OUTDOOR	31
TOTAL	71

STAFF & PUBLIC PARKING	
OUTDOOR	54
ADDITIONAL	22
TOTAL	76

TOTAL PARKING 147

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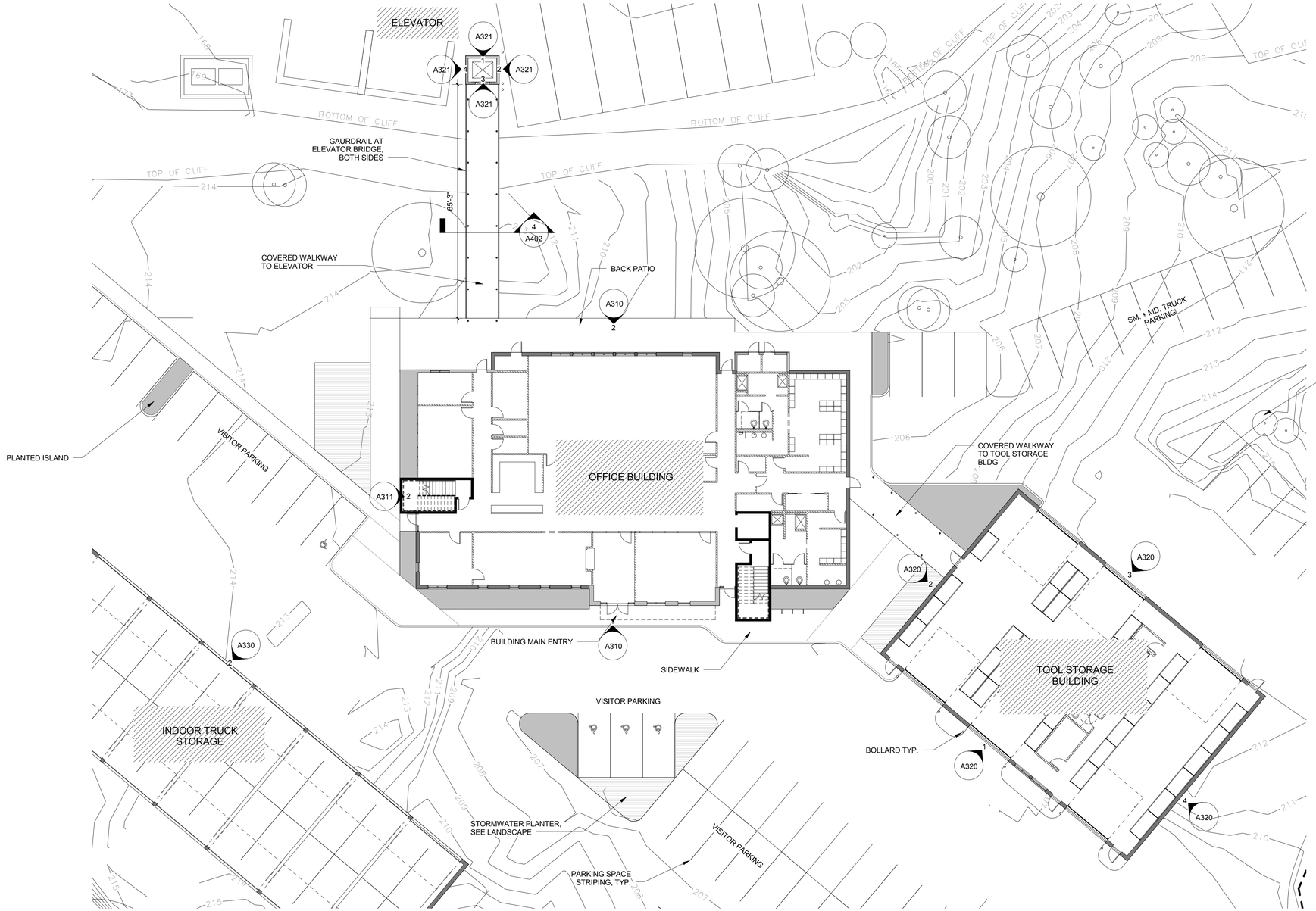
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PHASE I DETAILED DEVELOPMENT - SITE PLAN

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. A100



1 UPPER SITE PLAN
1/16" = 1'-0"

SHEET NOTES

LANDSCAPE LEGEND

(SEE LANDSCAPE FOR PLANTING SCHEDULE)

- STORMWATER BIOSWALE
- GROUND PLANTING
- RAISED PLANTERS

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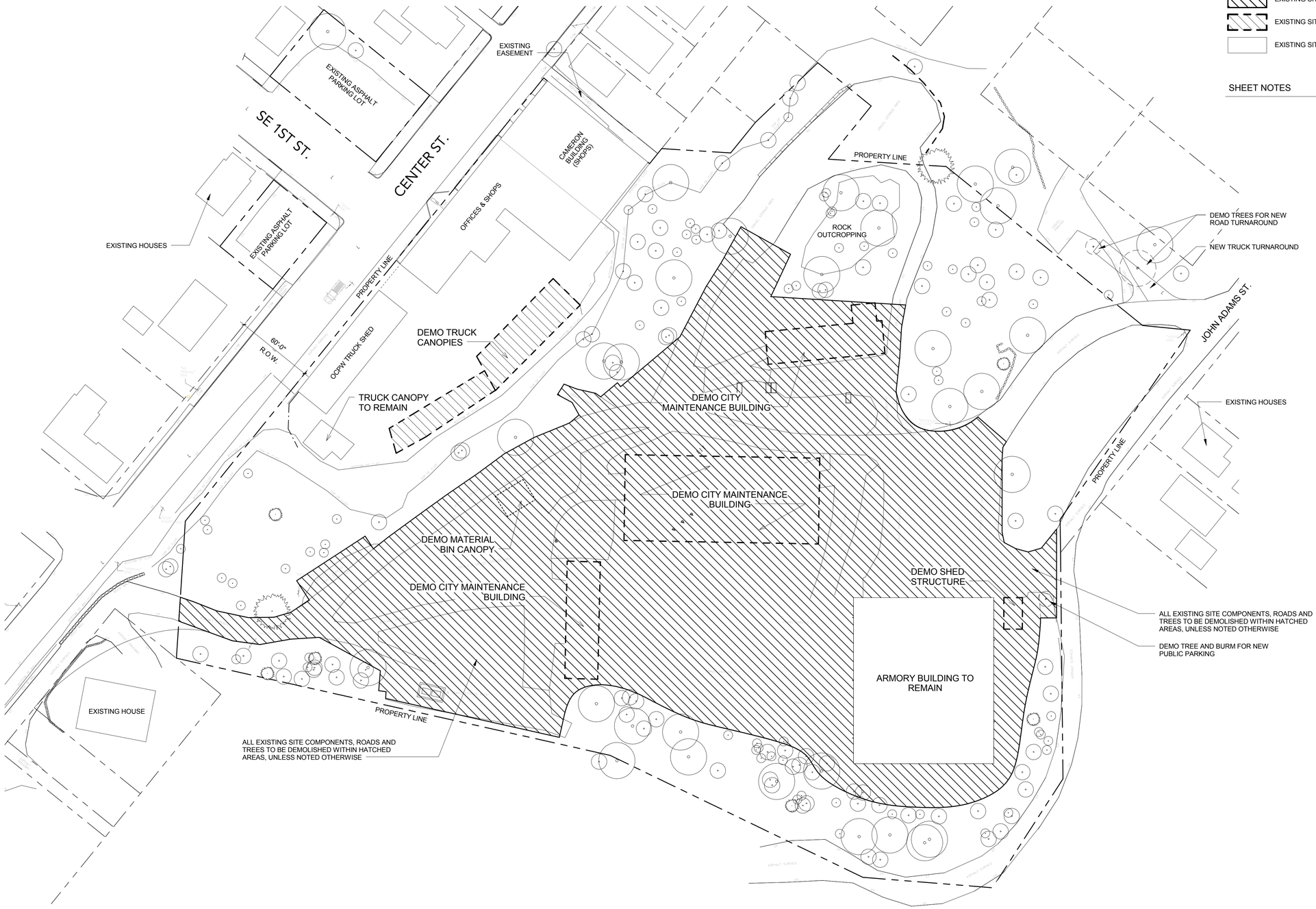
Issue	Revision	Date
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UPPER SITE PLAN

Scale 1/16" = 1'-0"
(11X17 PRINTS HALF SIZE)

Date 03/27/2017

Sheet No. **A102**



1 PHASE I - DEMOLITION SITE PLAN
1" = 40'-0"

DEMOLITION PLAN LEGEND

- EXISTING SITE COMPONENTS TO BE DEMOLISHED
- EXISTING SITE BUILDINGS TO BE DEMOLISHED
- EXISTING SITE BUILDINGS TO REMAIN

SHEET NOTES

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OREGON CITY PUBLIC WORKS

OCPW MASTER PLAN

122 S CENTER ST, OREGON CITY, OR 97045

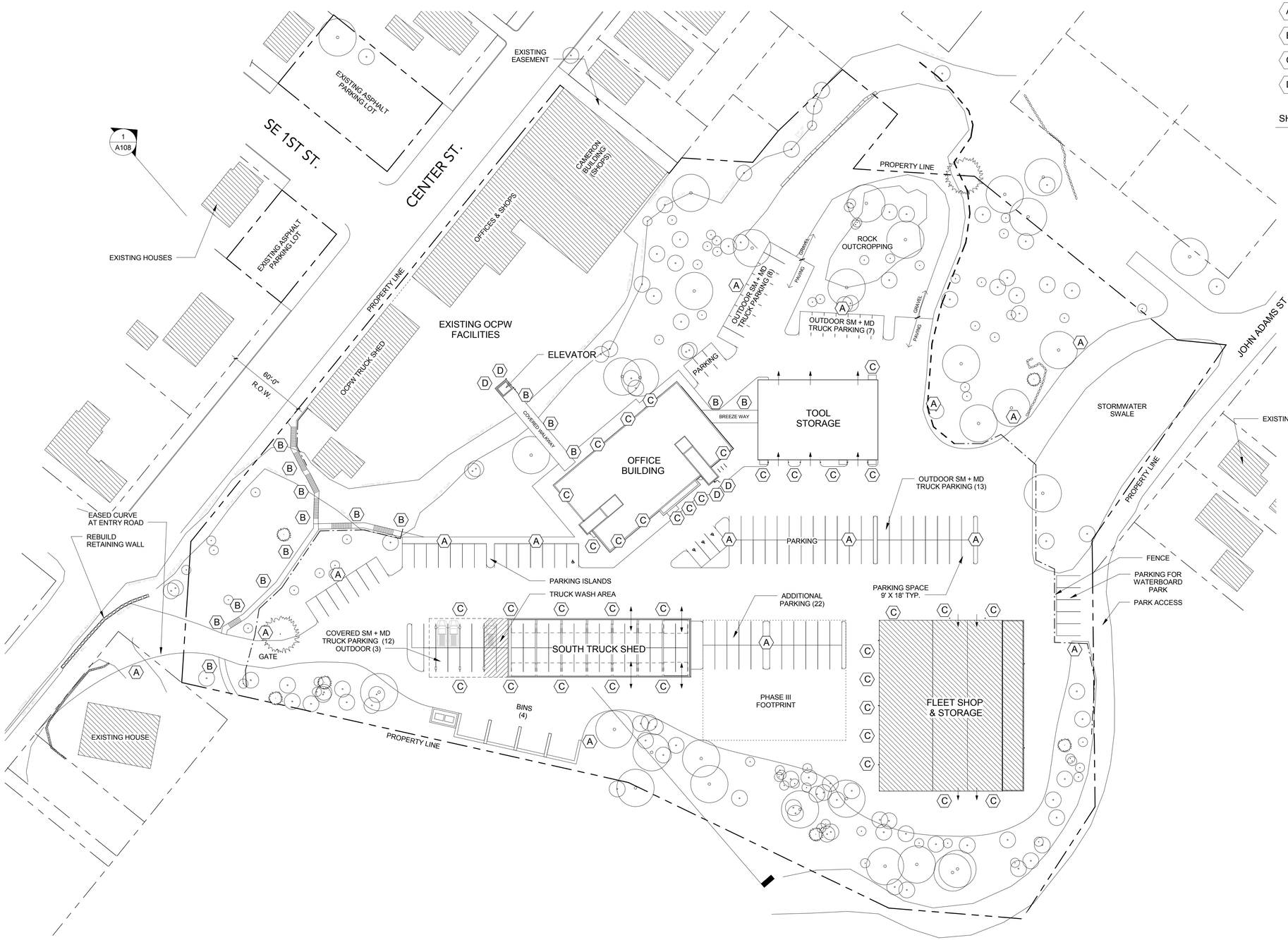
Issue	Revision	Date
HRB DRAWING SET		03/27/17

PHASE I DETAILED DEVELOPMENT - DEMOLITION SITE PLAN

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A105**



1 OCPW MASTER PLAN - PHASE I SITE PLAN - LIGHTING
1" = 40'-0"

SITE PLAN - LIGHTING LEGEND

- A PARKING AND ROADWAY LIGHTING
- B PEDESTRIAN PATH LIGHTING
- C BUILDING EXTERIOR AND ENTRANCE LIGHTING
- D BUILDING ARCHITECTURAL LIGHTING

SHEET NOTES

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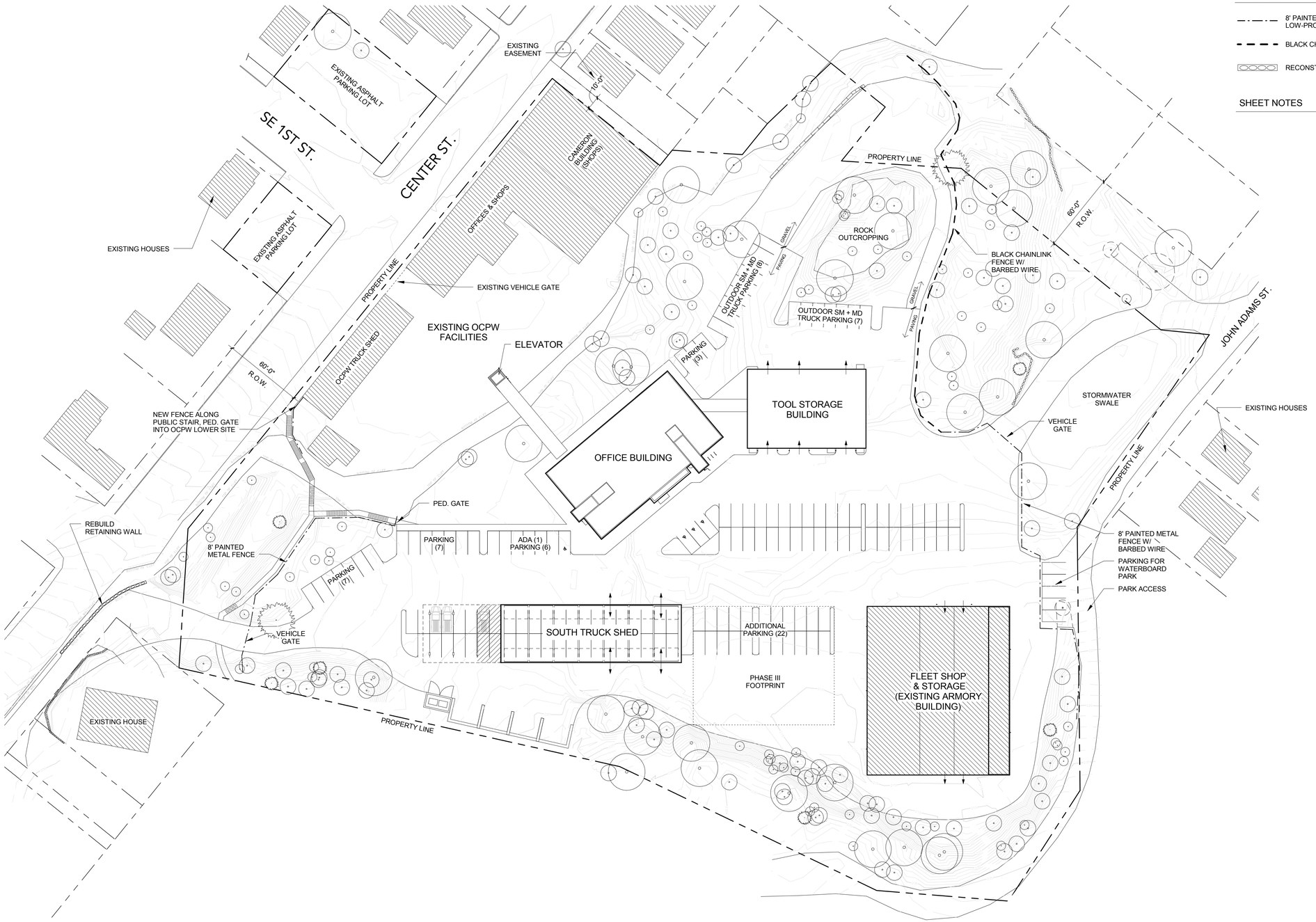
Issue	Revision	Date
HRB DRAWING SET		03/27/17

PHASE I DETAILED DEVELOPMENT - LIGHTING SITE PLAN

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A106**



1 OCPW MASTER PLAN - PHASE I - FENCING SITE PLAN
1" = 40'-0"

FENCING PLAN LEGEND

- 8' PAINTED METAL FENCE WITH LOW-PROFILE BARBED WIRE
- BLACK CHAIN LINK FENCE WITH BARBED WIRE
- RECONSTRUCTED BASALT RETAINING WALL

SHEET NOTES

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

PHASE I DETAILED DEVELOPMENT - FENCING PLAN

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A107**

d

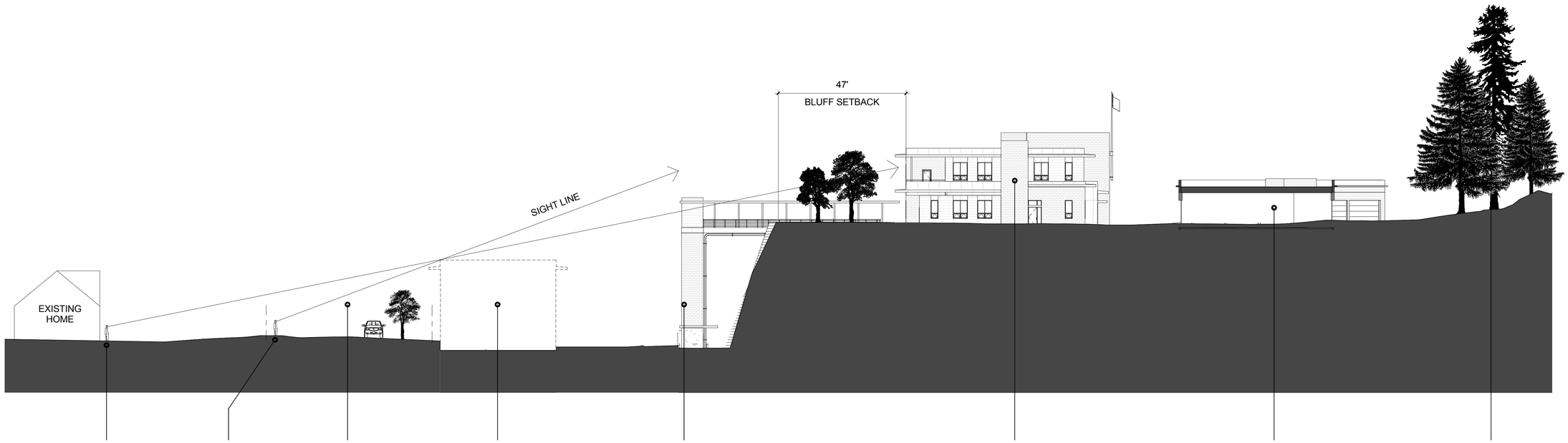
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Issue	Revision	Date
HRB DRAWING SET		03/27/17

SHEET NOTES

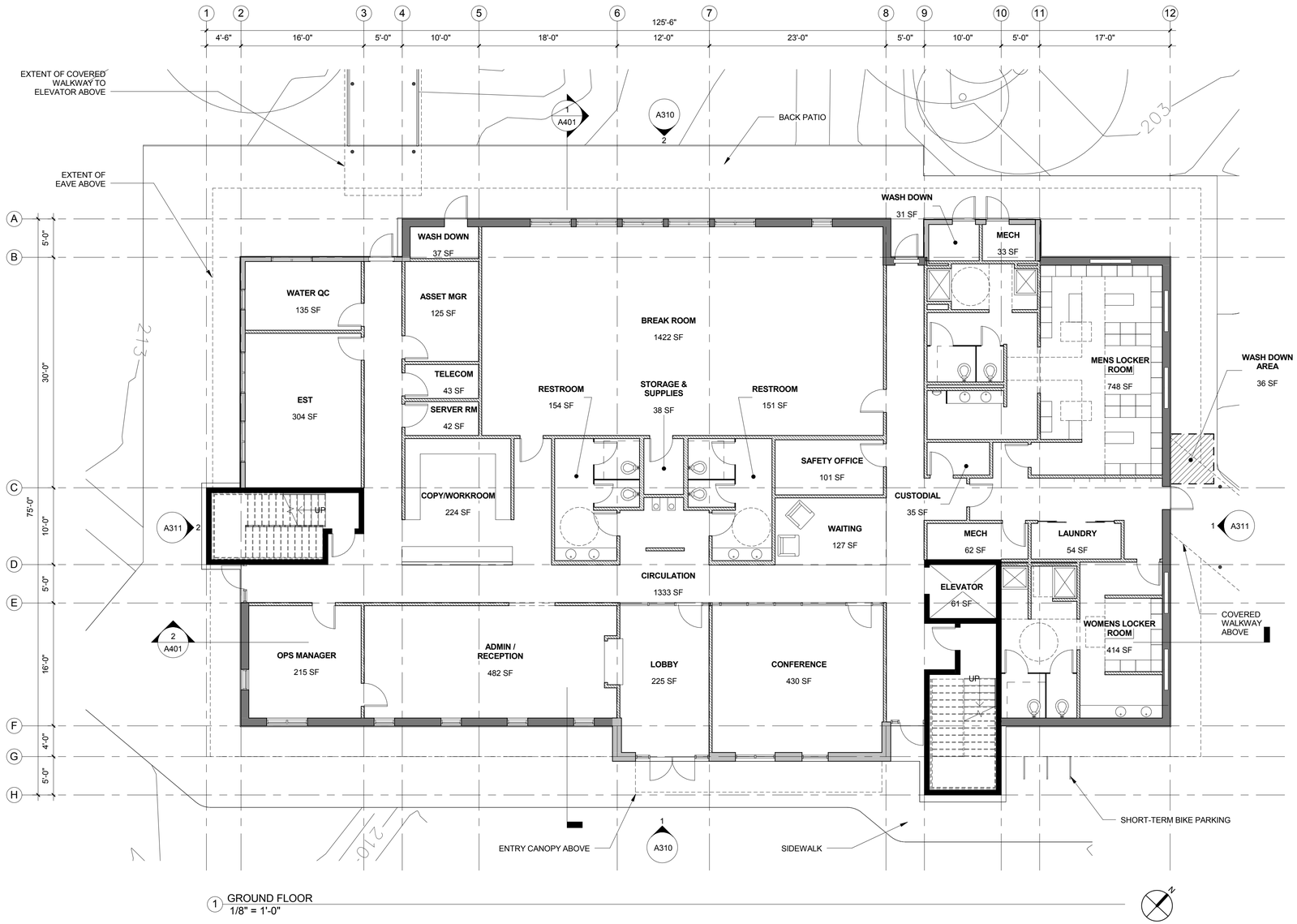
1 SIGHT LINE DIAGRAM
1" = 20'-0"

CENTER ST. - SITE LINE DIAGRAM

Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A108**



1 GROUND FLOOR
1/8" = 1'-0"

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

BUILDING AREA

OFFICE - GROUND FLOOR	8083 SF
OFFICE - SECOND FLOOR	6951 SF
TOTAL AREA	15033 SF

LOCKER COUNT & TYPE

TOTAL LOCKER COUNT: 42 (36 MEN, 6 WOMEN)

	MEN	WOMEN
STANDARD	34	5
ADA ACCESS.	2	1

SHEET NOTES

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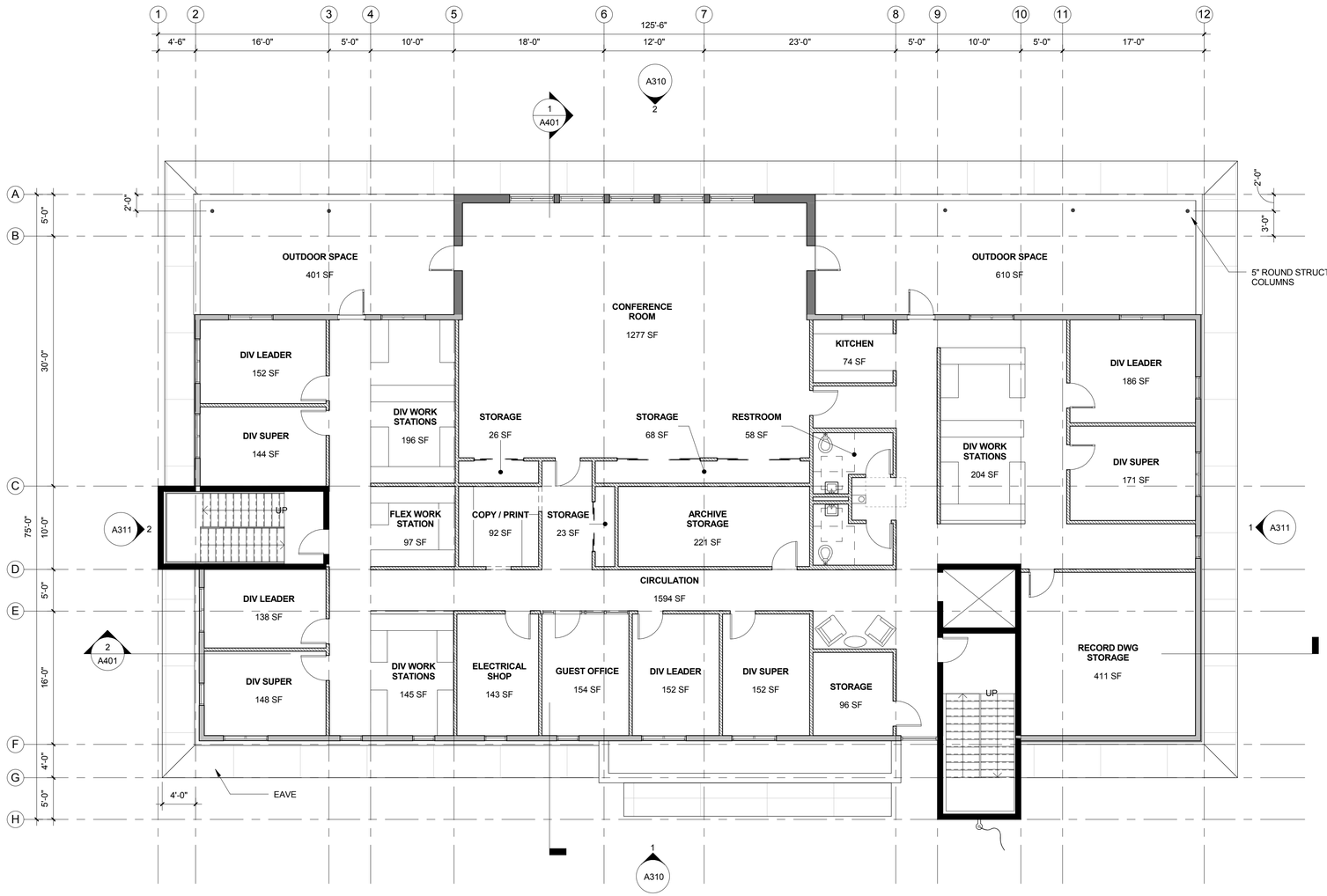
Issue	Revision	Date
HRB DRAWING SET		03/27/17

FLOOR PLAN - OFFICE 1ST FLR

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A110**



1 SECOND FLOOR
1/8" = 1'-0"

N

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

BUILDING AREA

OFFICE - GROUND FLOOR	8083 SF
OFFICE - SECOND FLOOR	6951 SF
TOTAL AREA	15033 SF

SHEET NOTES

Issue	Revision	Date
HRB DRAWING SET		03/27/17

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FLOOR PLAN - OFFICE 2ND FLR

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A111**

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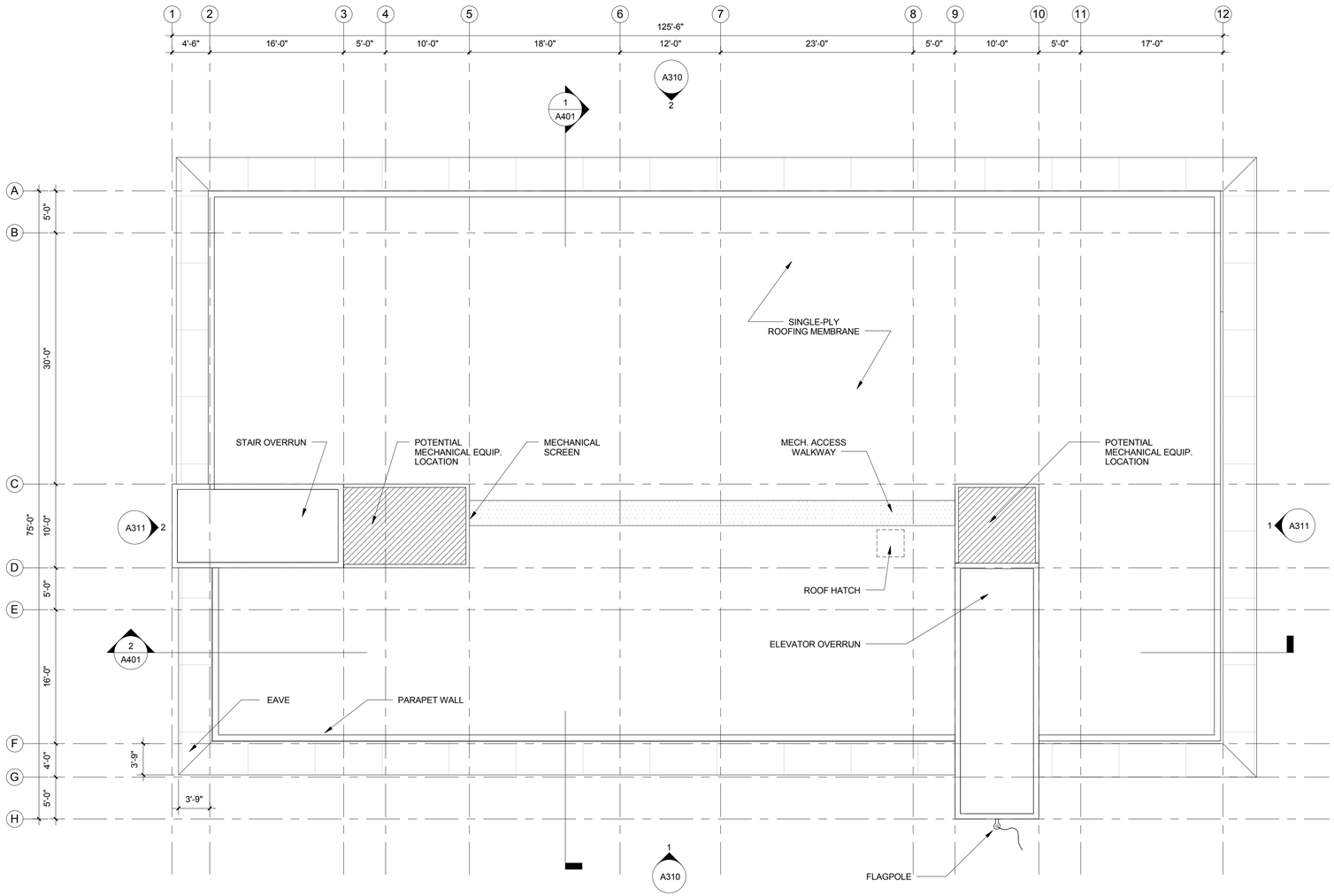
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1 ROOF - OFFICE
1/8" = 1'-0"

SHEET NOTES

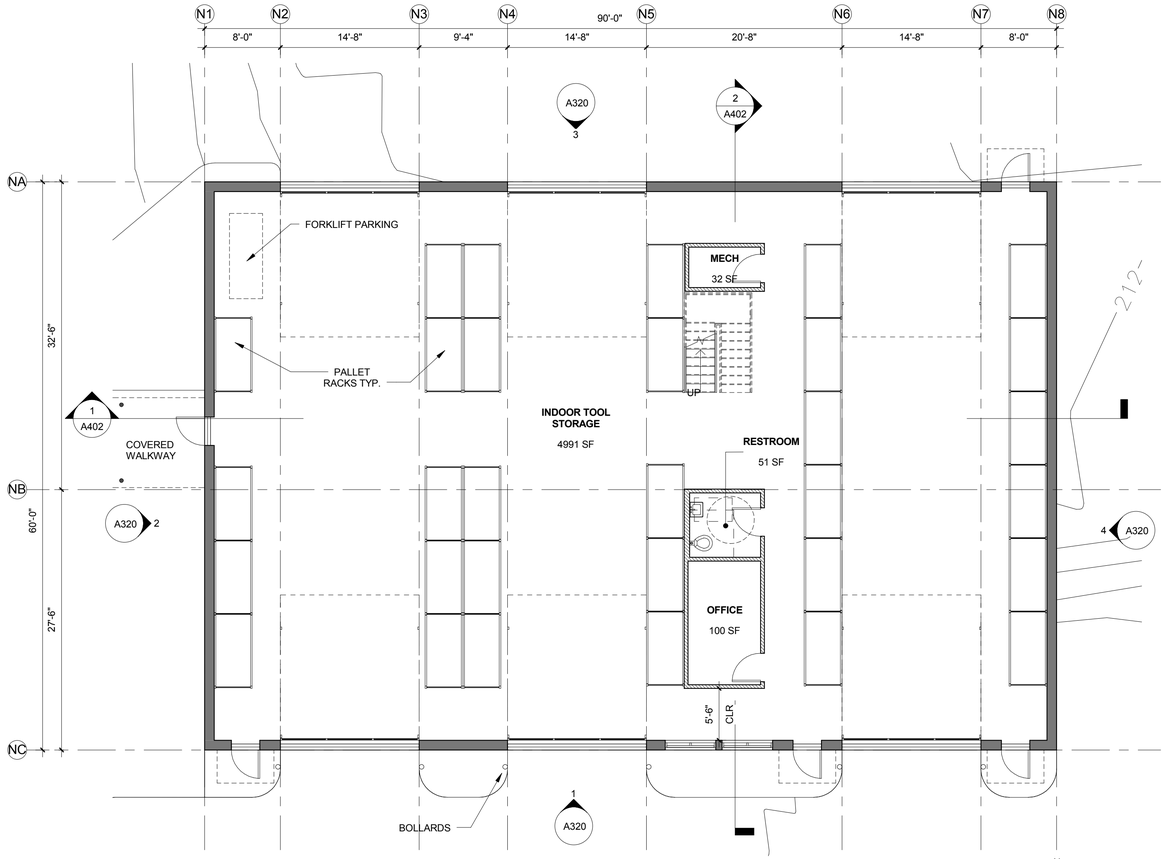
Issue	Revision	Date
HRB DRAWING SET		03/27/17

ROOF PLAN - OFFICE

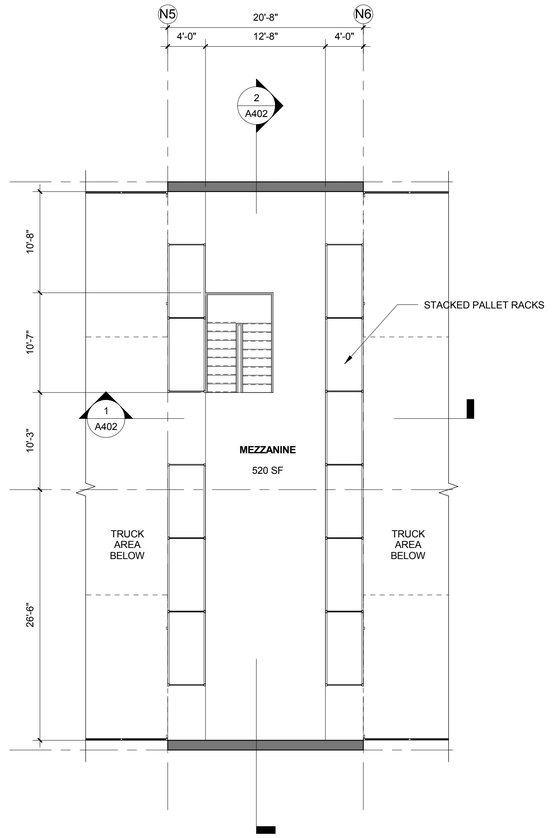
Scale 1/8" = 1'-0"
(11X17 PRINTS HALF SIZE)

Date 03/27/2017

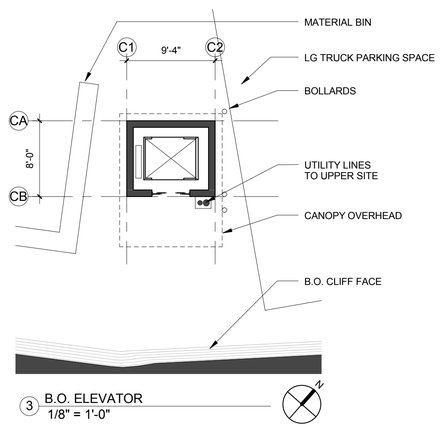
Sheet No. **A112**



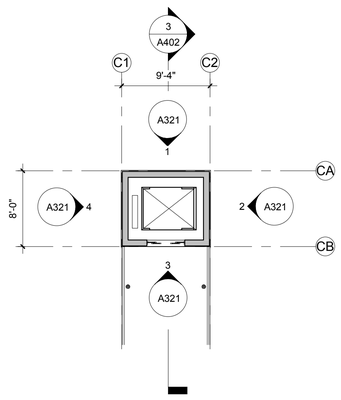
1 FIRST FLOOR - TOOL STRG
1/8" = 1'-0"



2 MEZZANINE - TOOL BLDG
1/8" = 1'-0"



3 B.O. ELEVATOR
1/8" = 1'-0"



4 ELEVATOR AT BRIDGE
1/8" = 1'-0"

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

BUILDING AREA

TOOL STRG BLDG - GROUND FLOOR	5395 SF
TOOL STRG BLDG - MEZZANINE	760 SF
TOTAL AREA	6155 SF

SHEET NOTES

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

FLOOR PLAN - ACCESSORY BLDGS

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A120**

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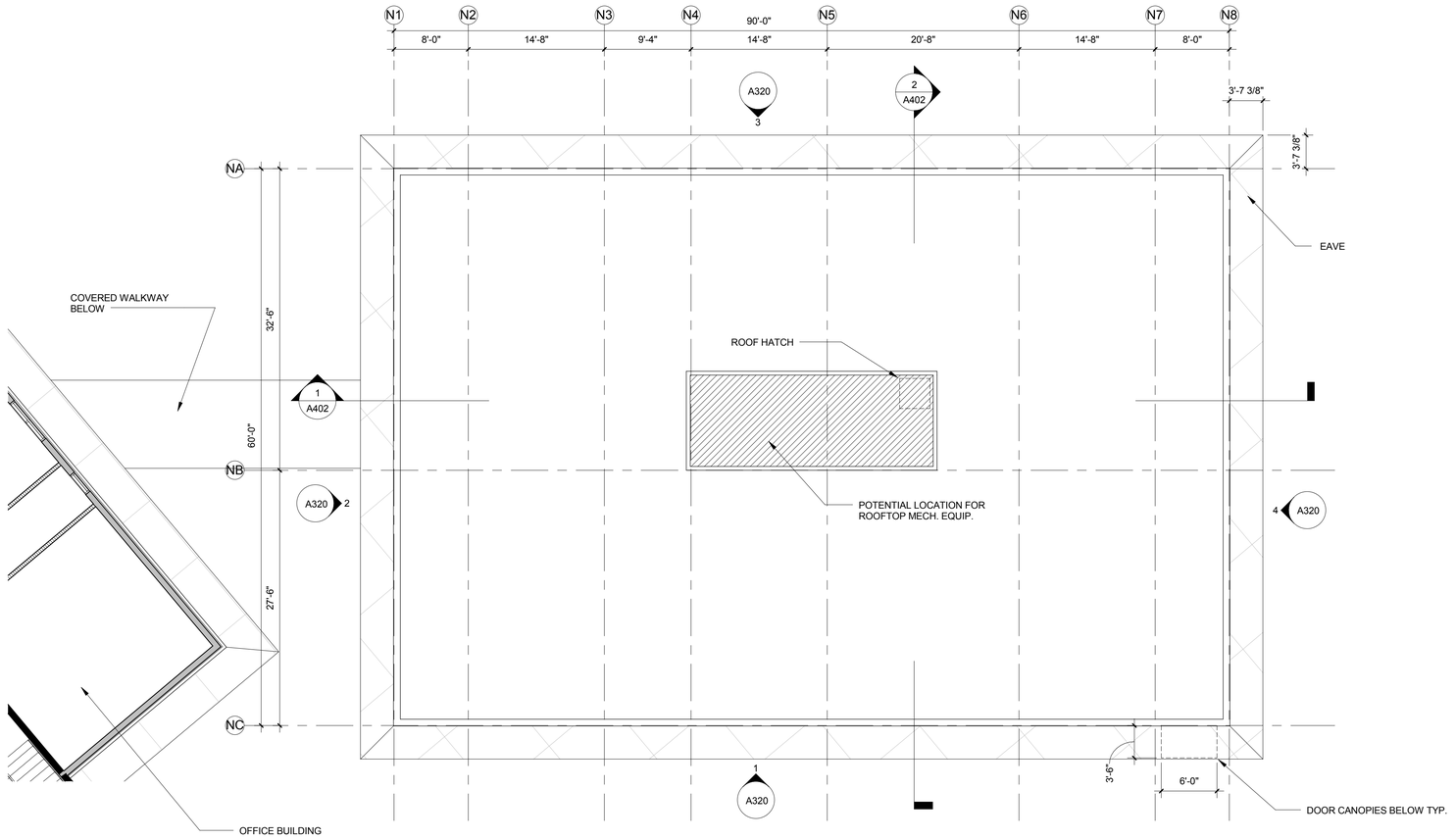
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1 ROOF - TOOL BLDG
1/8" = 1'-0"

N

SHEET NOTES

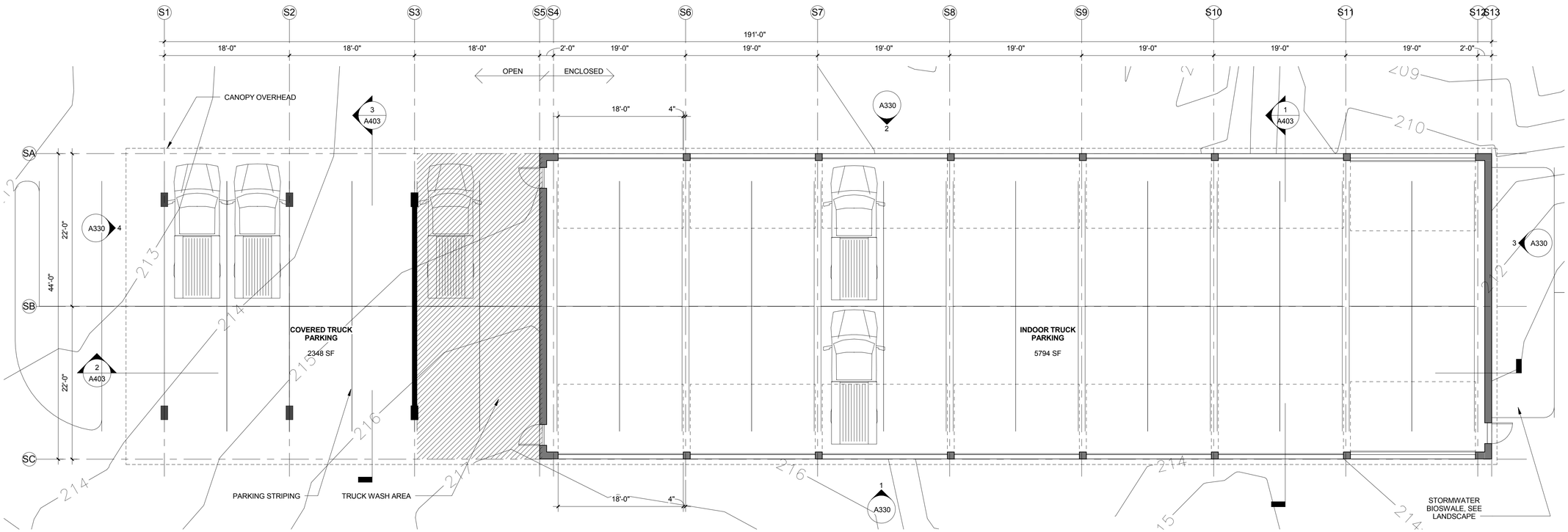
Issue	Revision	Date
HRB DRAWING SET		03/27/17

ROOF PLAN - TOOL BLDG

Scale 1/8" = 1'-0"
(11X17 PRINTS HALF SIZE)

Date 03/27/2017

Sheet No. **A121**



1 FLOOR PLAN - SOUTH TRUCK SHED
1/8" = 1'-0"

SHEET NOTES

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

BUILDING AREA

S. TRUCK SHED - INDOOR PARKING	4640 SF
S. TRUCK SHED - COVERED PARKING	2880 SF
TOTAL AREA	7520 SF

d

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

FLOOR PLAN - SOUTH TRUCK SHED

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A130**

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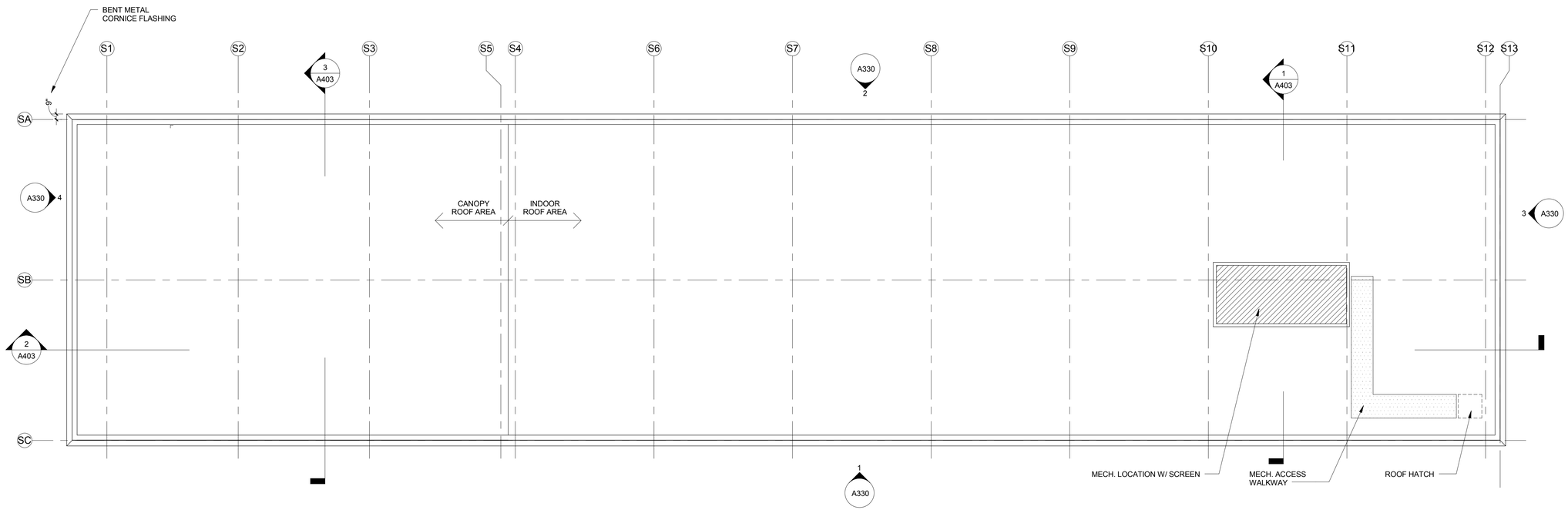
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1 ROOF - SOUTH T.S.
1/8" = 1'-0"

N

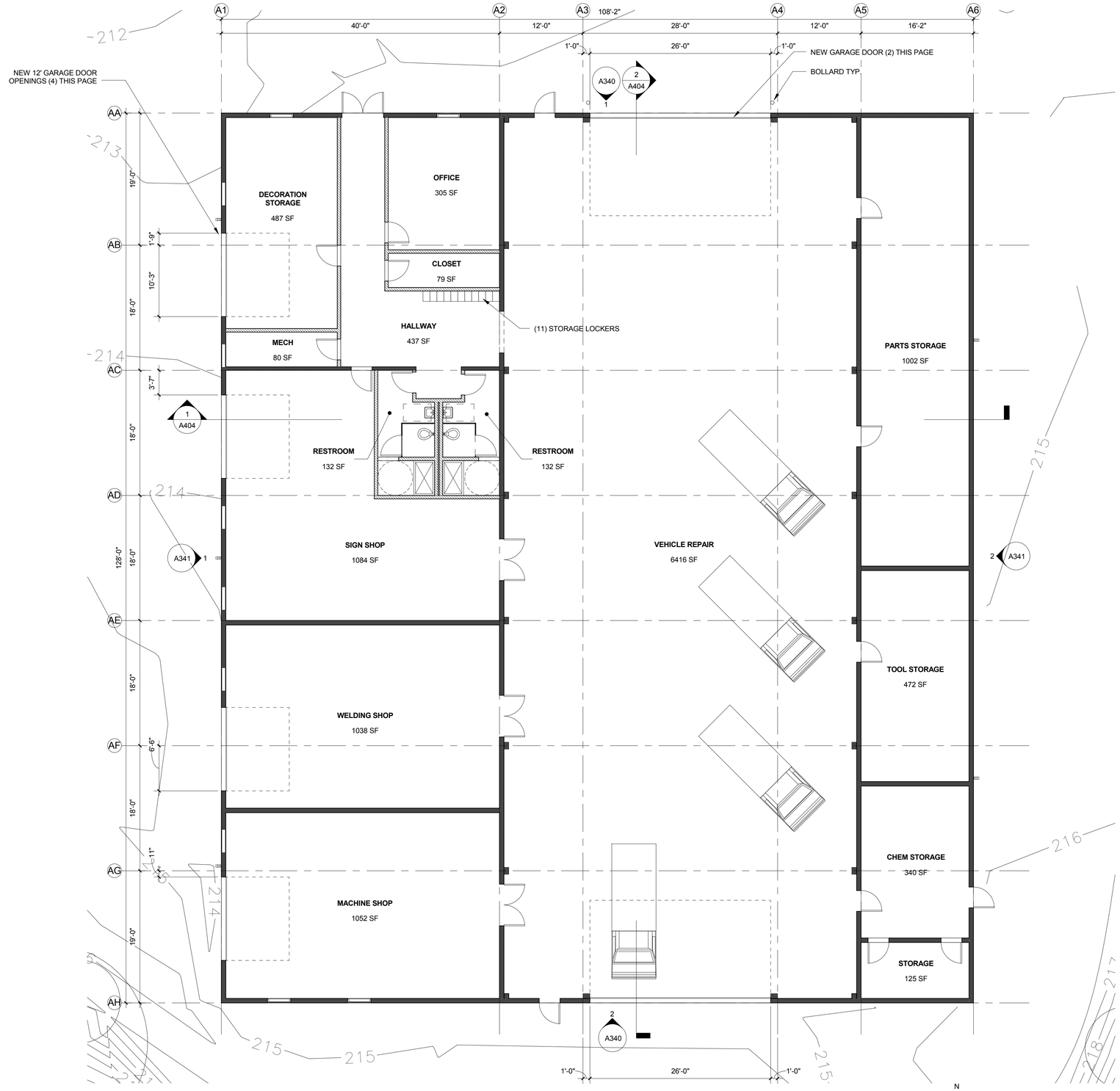
Issue	Revision	Date
HRB DRAWING SET		03/27/17

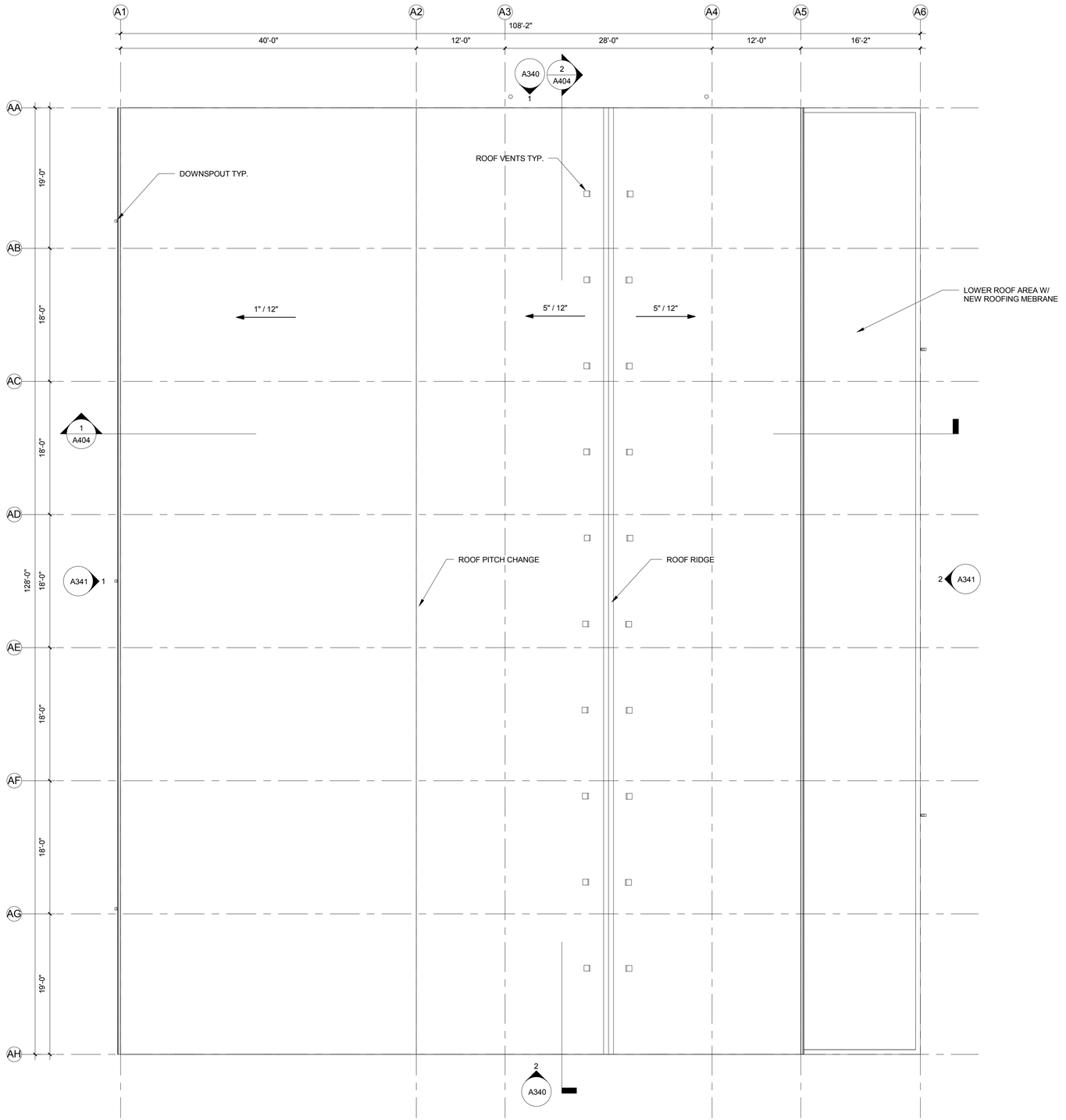
ROOF PLAN - SOUTH
TRUCK SHED

Scale 1/8" = 1'-0"
(11X17 PRINTS HALF SIZE)

Date 03/27/2017

Sheet No. **A131**


A1
A2
A3
A4
A5
A6
40'-0"
12'-0"
108'-2"
28'-0"
12'-0"
16'-2"
1'-0"
26'-0"
1'-0"
NEW GARAGE DOOR (2) THIS PAGE
BOLLARD TYP.
NEW 12' GARAGE DOOR OPENINGS (4) THIS PAGE
A340
2
A404
1
AA
AB
AC
AD
AE
AF
AG
AH
19'-0"
1'-9"
10'-3"
18'-0"
3'-7"
6'-6"
1'-1"
128'-0"
8'-0"
DECORATION STORAGE
487 SF
OFFICE
305 SF
CLOSET
79 SF
(11) STORAGE LOCKERS
HALLWAY
437 SF
MECH
80 SF
PARTS STORAGE
1002 SF
RESTROOM
132 SF
RESTROOM
132 SF
SIGN SHOP
1084 SF
VEHICLE REPAIR
6416 SF
TOOL STORAGE
472 SF
WELDING SHOP
1038 SF
CHEM STORAGE
340 SF
MACHINE SHOP
1052 SF
STORAGE
125 SF
A341
1
2
A341
215
214
216
217
218
215
215
214
215
215
215



1 ROOF - ARMORY
1/8" = 1'-0"

SHEET NOTES

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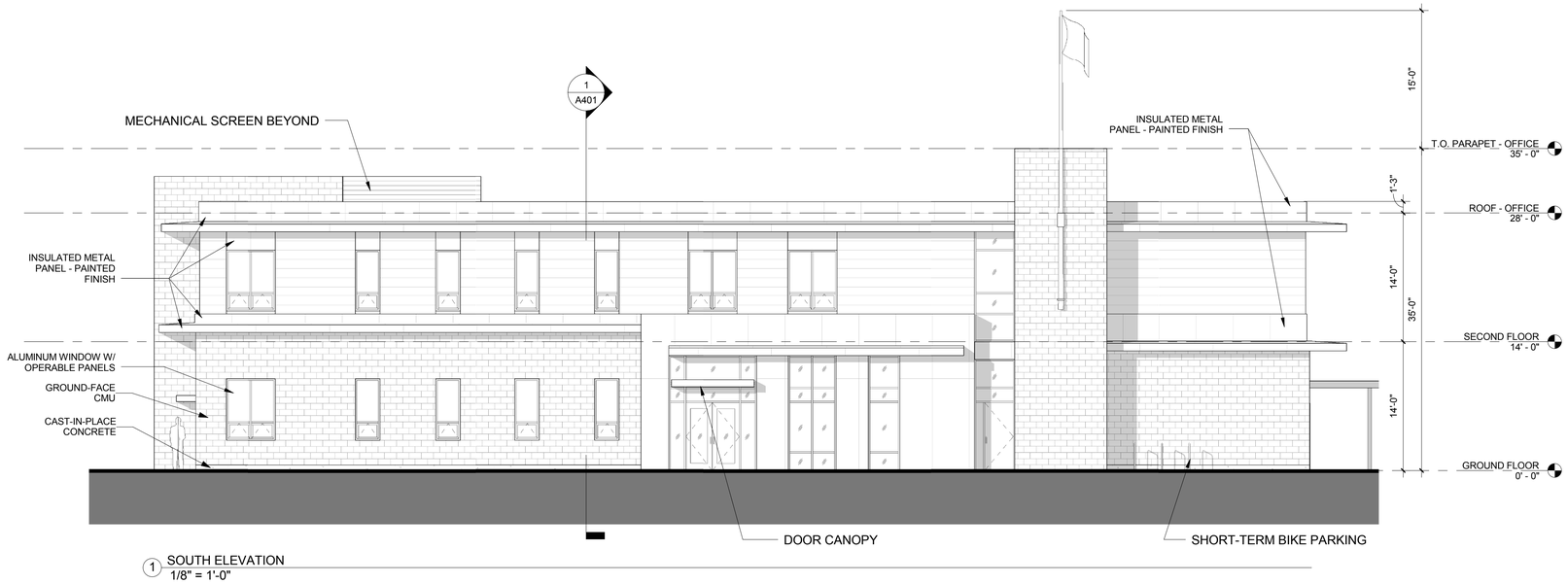
Issue	Revision	Date
HRB DRAWING SET		03/27/17

ROOF PLAN - ARMORY

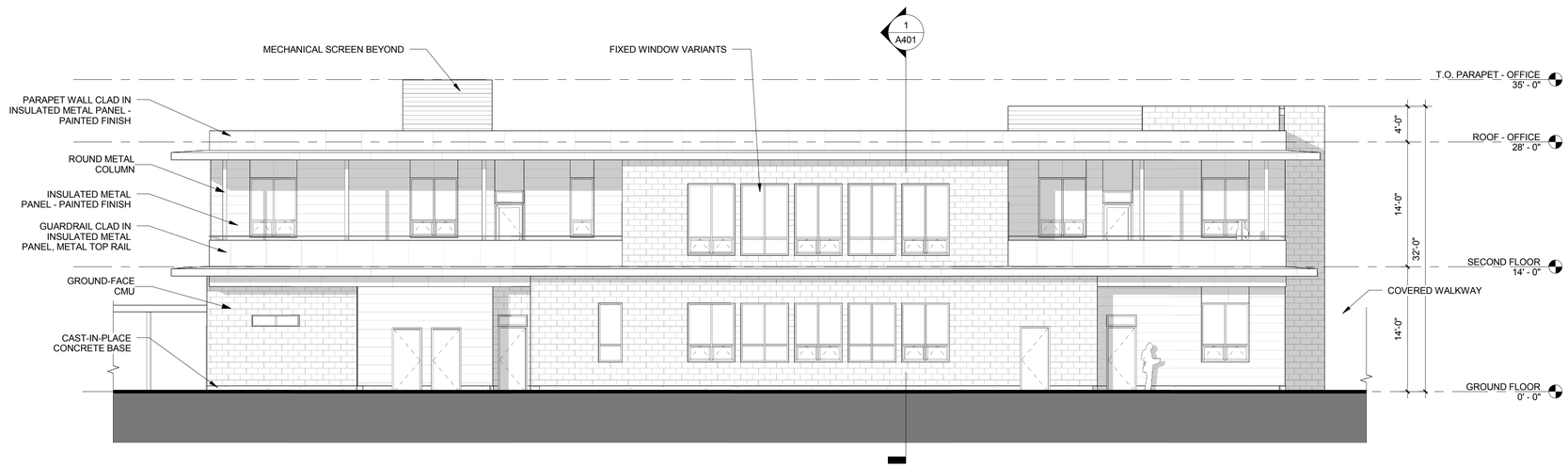
Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A141**



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

SHEET NOTES

ELEVATION LEGEND

- STANDING SEAM METAL SIDING - PAINTED FINISH
- INSULATED METAL PANEL - PAINTED FINISH
- GROUND-FACE CMU

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

EXTERIOR ELEVATIONS - OFFICE

Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A310**



1 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

SHEET NOTES

ELEVATION LEGEND

- STANDING SEAM METAL SIDING - PAINTED FINISH
- INSULATED METAL PANEL - PAINTED FINISH
- GROUND-FACE CMU

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

EXTERIOR ELEVATIONS - OFFICE

Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

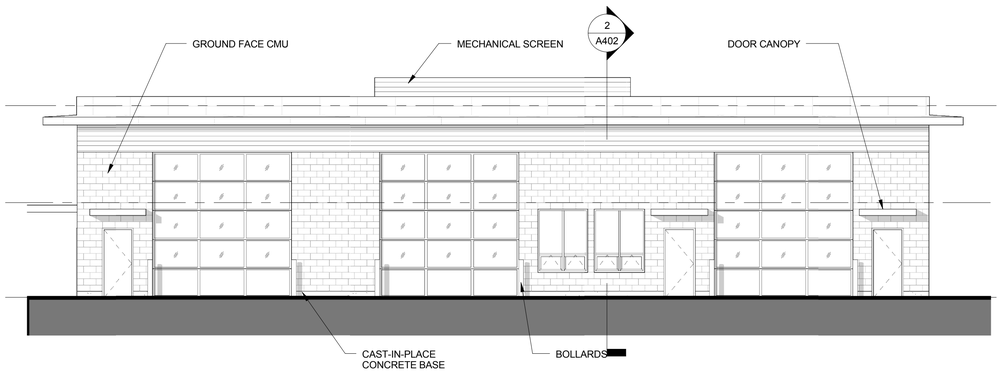
Sheet No. **A311**

SHEET NOTES

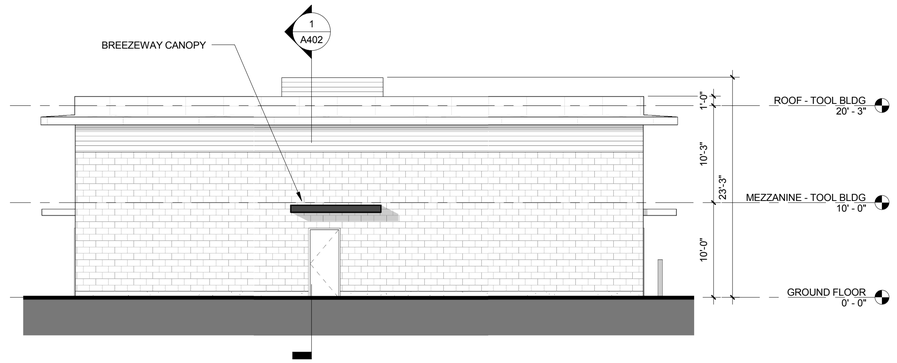
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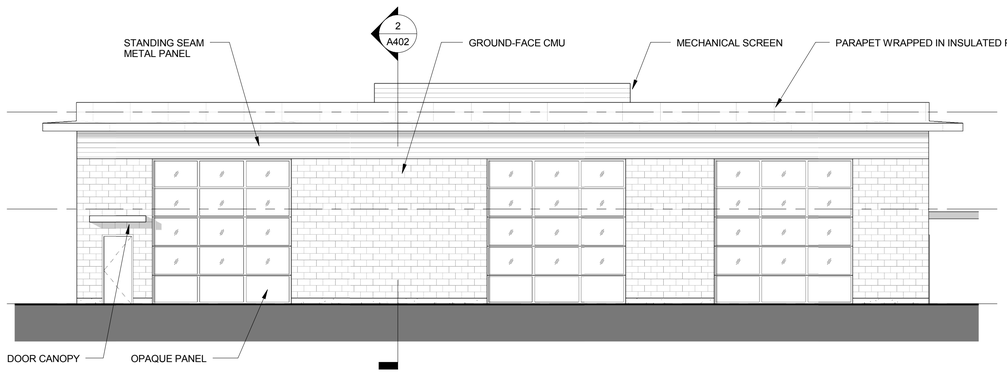
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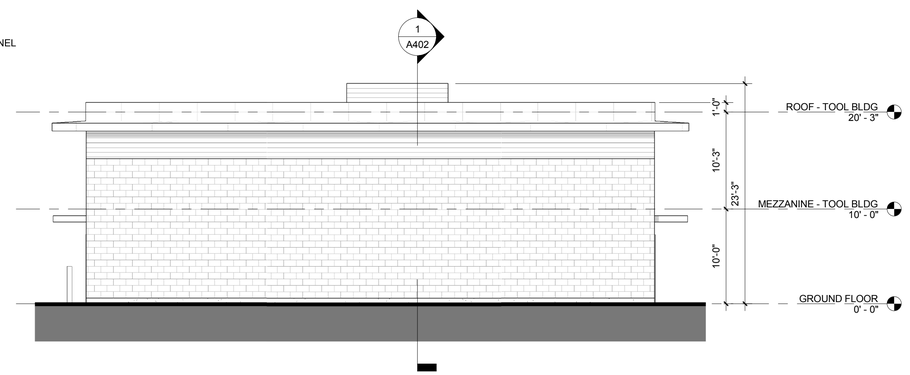
1 SOUTH ELEV - TOOL STRG
1/8" = 1'-0"



2 EAST ELEV - TOOL STRG
1/8" = 1'-0"



3 NORTH ELEV - TOOL STRG
1/8" = 1'-0"



4 WEST ELEV - TOOL STRG
1/8" = 1'-0"

ELEVATION LEGEND

- STANDING SEAM METAL SIDING - PAINTED FINISH
- INSULATED METAL PANEL - PAINTED FINISH
- GROUND-FACE CMU

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

EXTERIOR ELEVATIONS - TOOL BLDG

Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A320**

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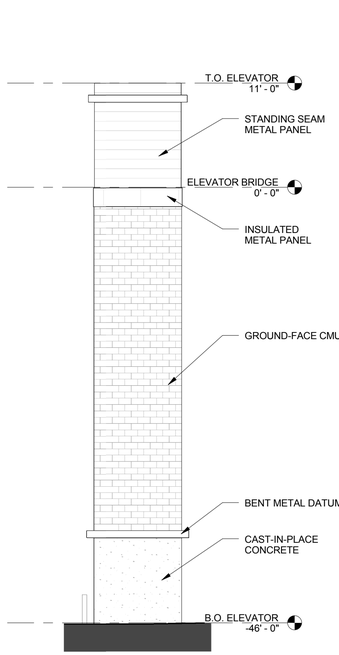
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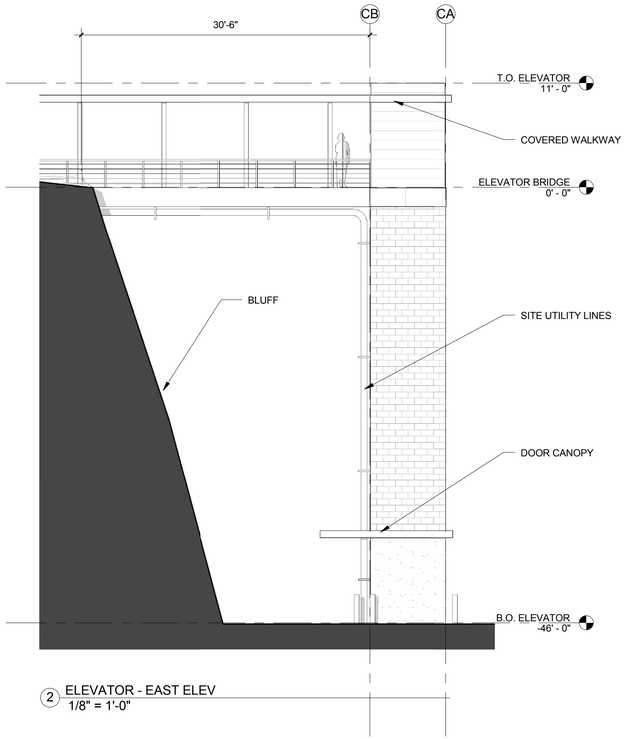
OREGON CITY PUBLIC WORKS

OCPW MASTER PLAN

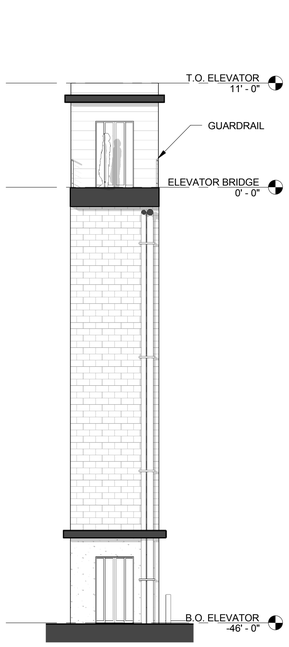
122 S CENTER ST, OREGON CITY, OR 97045



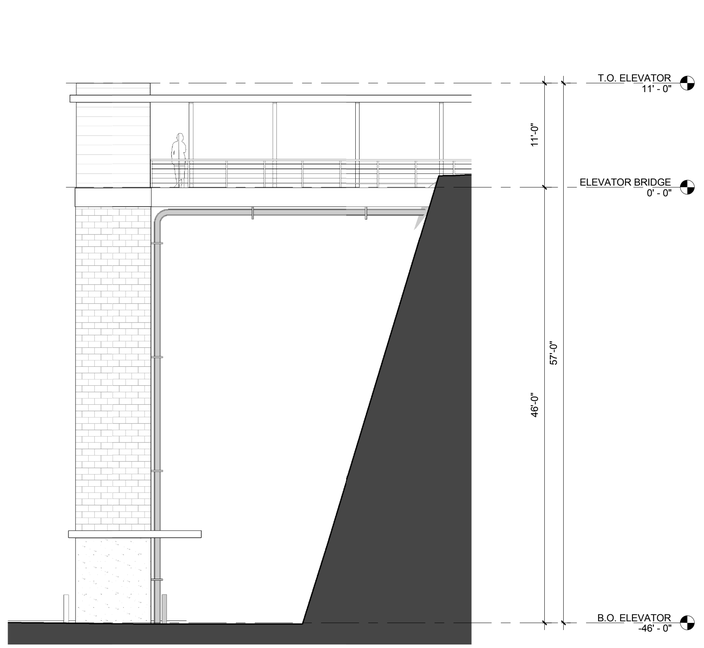
1 ELEVATOR - NORTH ELEV
1/8" = 1'-0"



2 ELEVATOR - EAST ELEV
1/8" = 1'-0"



3 ELEVATOR - SOUTH ELEV
1/8" = 1'-0"



4 ELEVATOR - WEST ELEV
1/8" = 1'-0"

Issue	Revision	Date
HRB DRAWING SET		03/27/17

SHEET NOTES

ELEVATION LEGEND

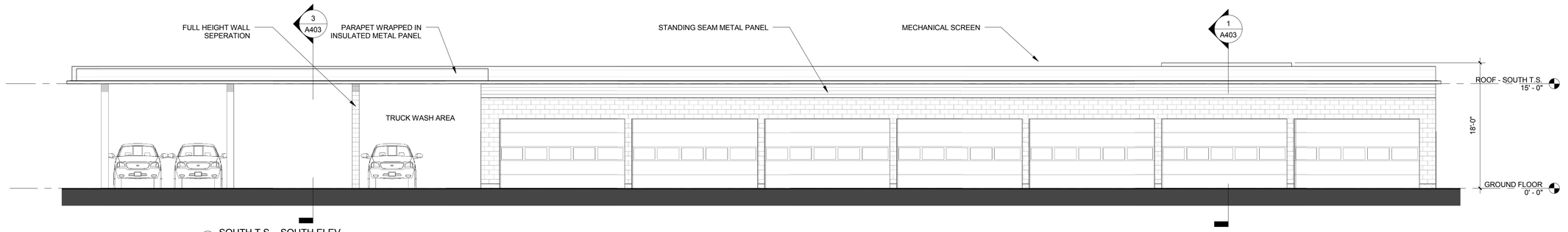
- STANDING SEAM METAL SIDING - PAINTED FINISH
- INSULATED METAL PANEL - PAINTED FINISH
- GROUND-FACE CMU

EXTERIOR ELEVATIONS - ELEVATOR

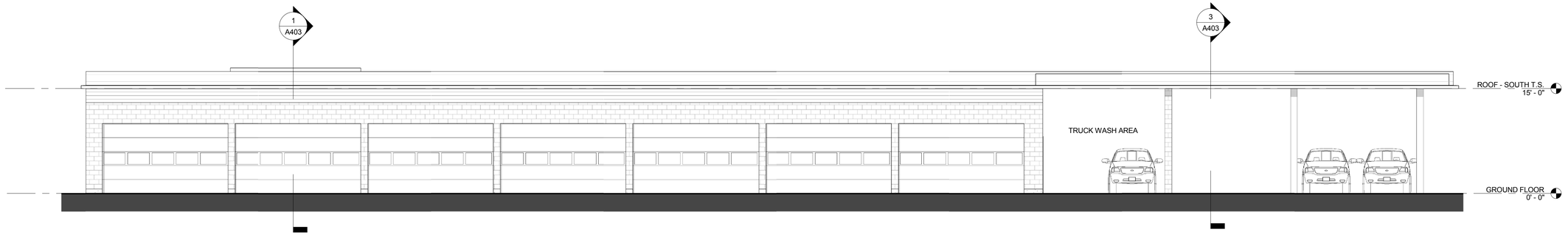
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Date: 03/27/2017

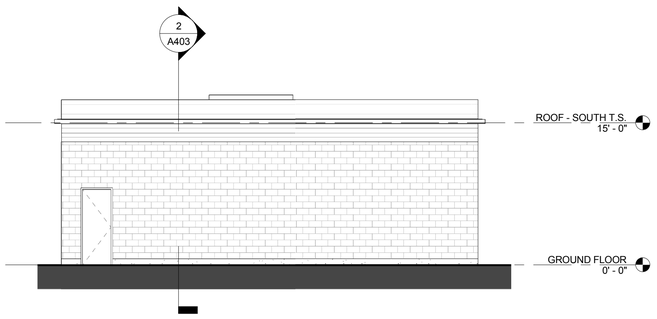
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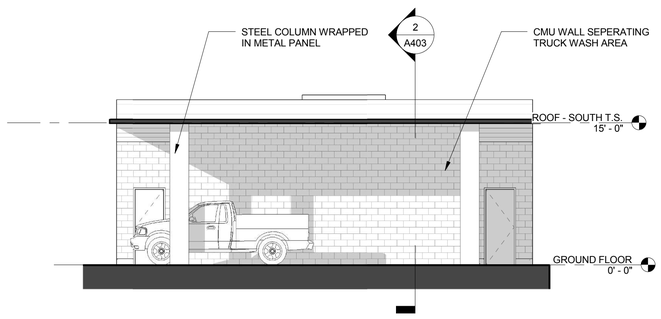
1 SOUTH T.S. - SOUTH ELEV
1/8" = 1'-0"



2 SOUTH T.S. - NORTH ELEV
1/8" = 1'-0"



3 SOUTH T.S. - EAST ELEV
1/8" = 1'-0"



4 SOUTH T.S. - WEST
1/8" = 1'-0"

SHEET NOTES

ELEVATION LEGEND

- STANDING SEAM METAL SIDING - PAINTED FINISH
- INSULATED METAL PANEL - PAINTED FINISH
- GROUND-FACE CMU

d

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OREGON CITY PUBLIC WORKS

OCPW MASTER PLAN

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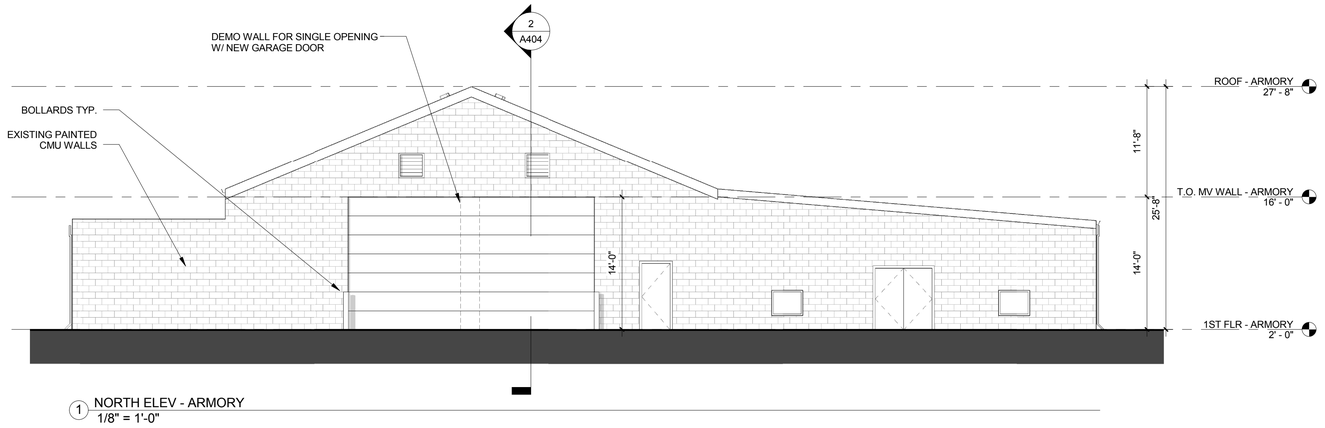
Issue	Revision	Date
HRB DRAWING SET		03/27/17

EXTERIOR ELEVATIONS - SOUTH TRUCK SHED

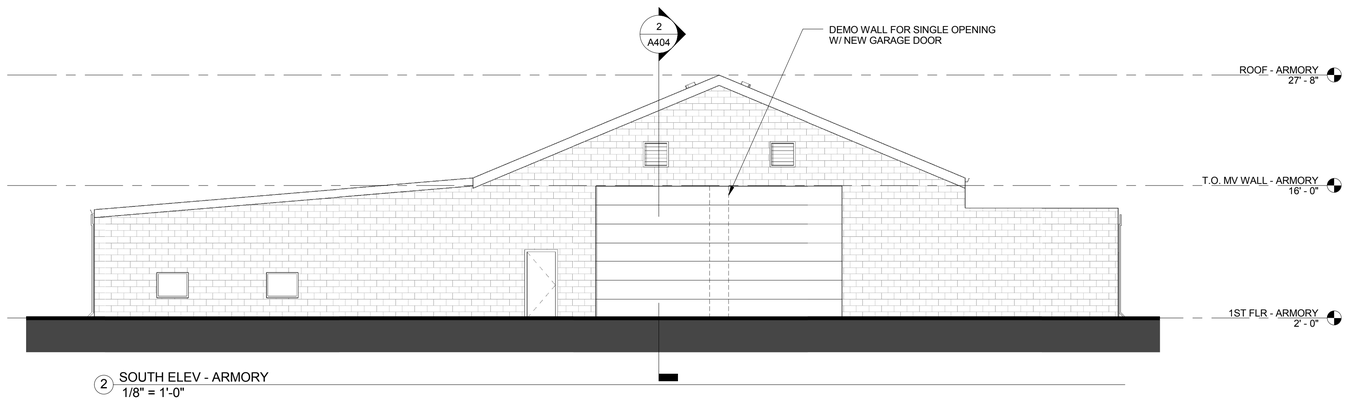
Scale: As indicated (11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A330**



1 NORTH ELEV - ARMORY
1/8" = 1'-0"



2 SOUTH ELEV - ARMORY
1/8" = 1'-0"

SHEET NOTES

1. ALL EXTERIOR OPENINGS ARE EXISTING UNLESS NOTED OTHERWISE

ELEVATION LEGEND

PAINTED CMU

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

EXTERIOR ELEVATIONS - ARMORY

Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

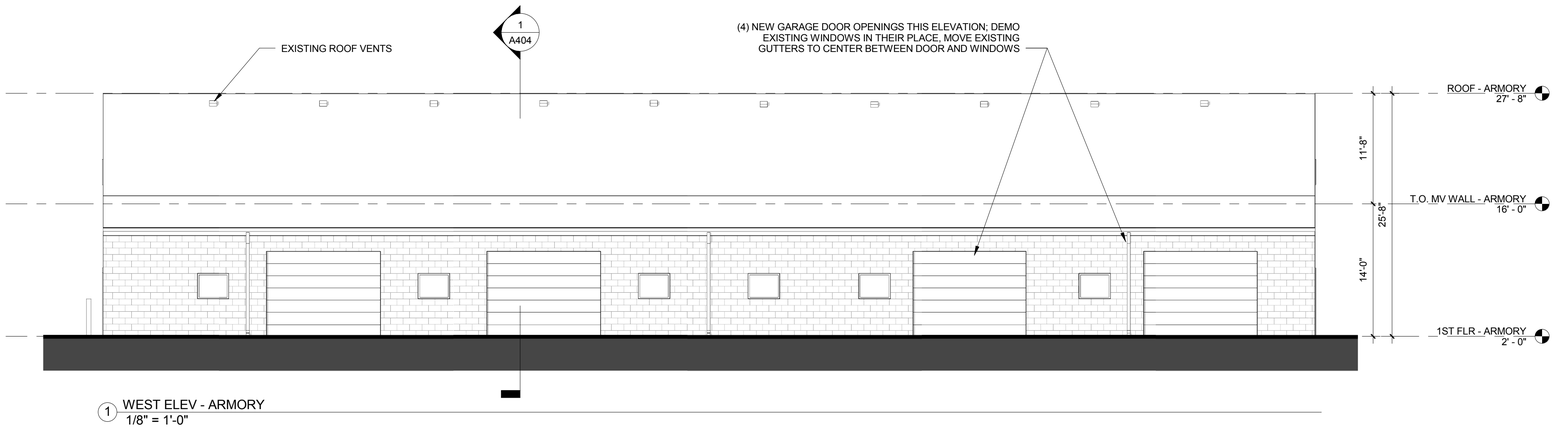
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SHEET NOTES

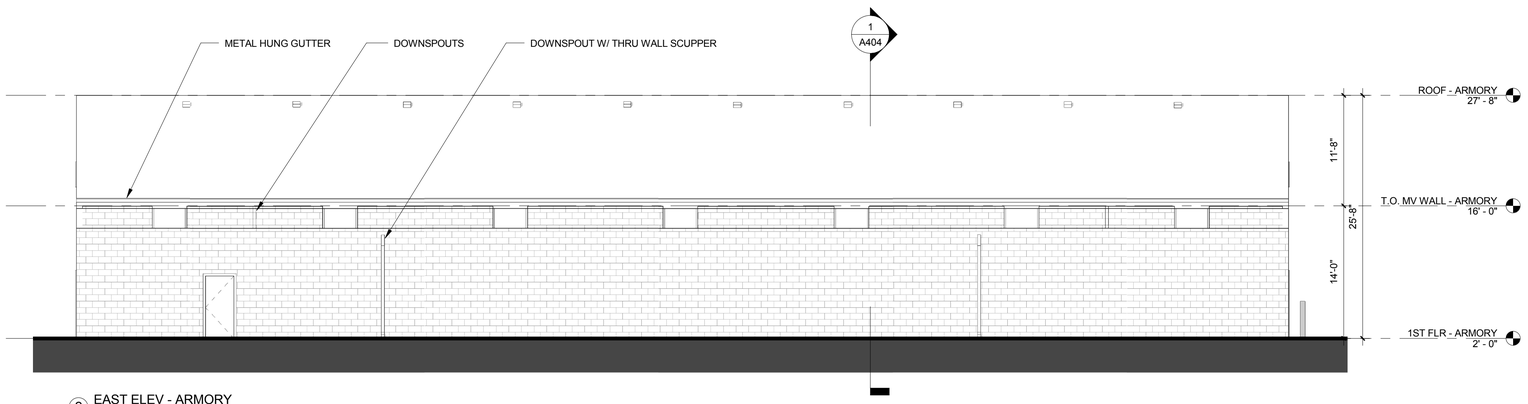
1. ALL EXTERIOR OPENINGS ARE EXISTING UNLESS NOTED OTHERWISE

ELEVATION LEGEND

PAINTED CMU



1 WEST ELEV - ARMORY
1/8" = 1'-0"



2 EAST ELEV - ARMORY
1/8" = 1'-0"

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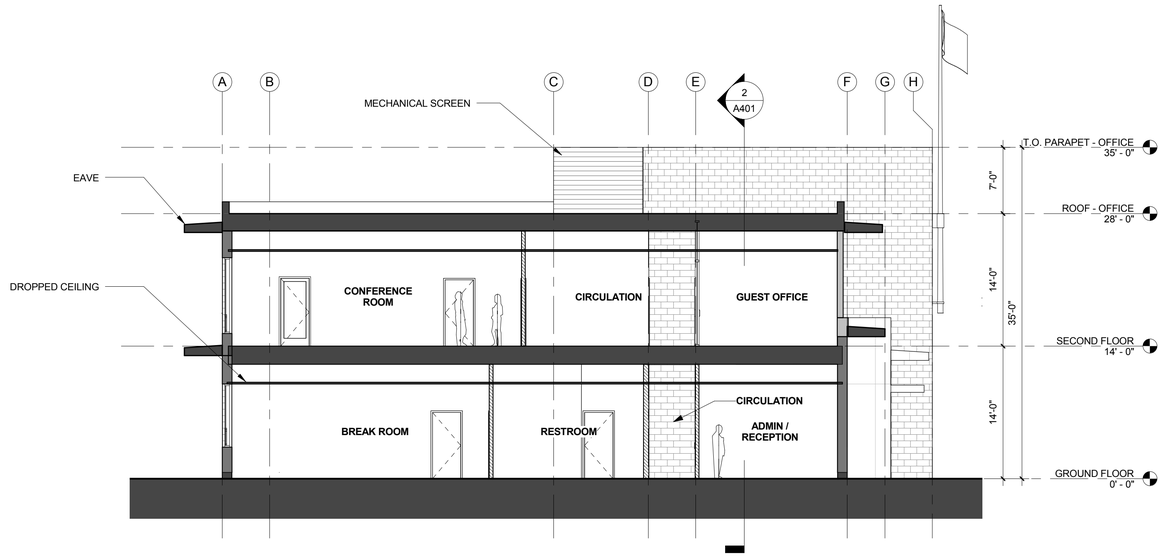
Issue	Revision	Date
HRB DRAWING SET		03/27/17

EXTERIOR ELEVATIONS - ARMORY

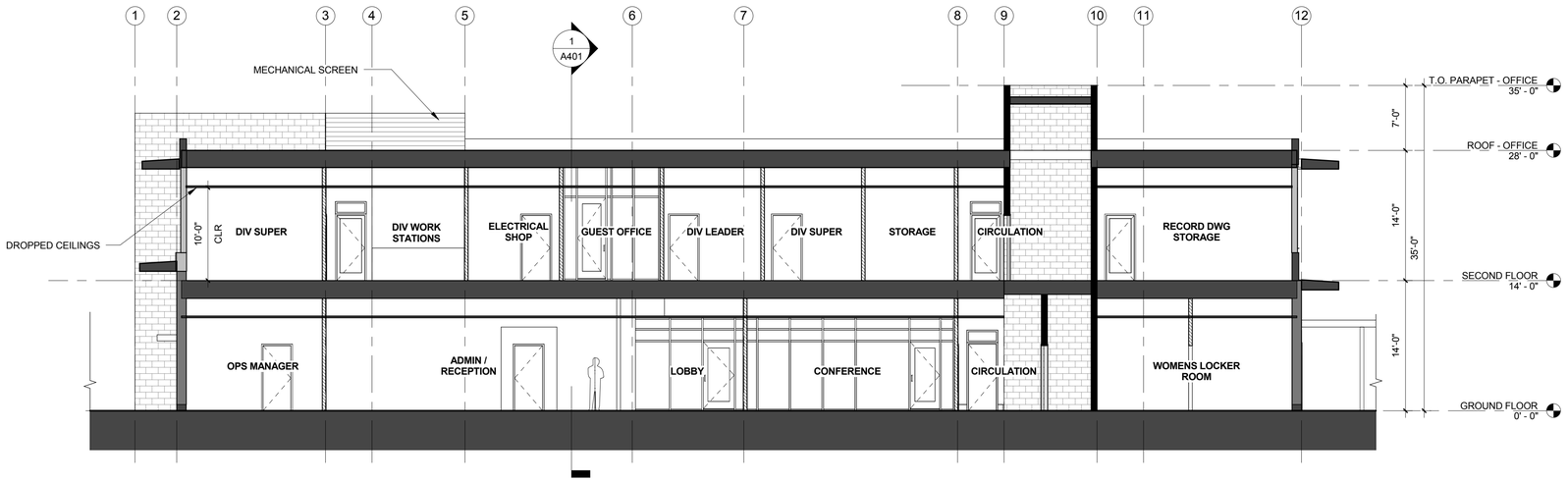
Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A341**



1 E-W SECTION - OFFICE
1/8" = 1'-0"



2 N-S SECTION - OFFICE
1/8" = 1'-0"

SHEET NOTES

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

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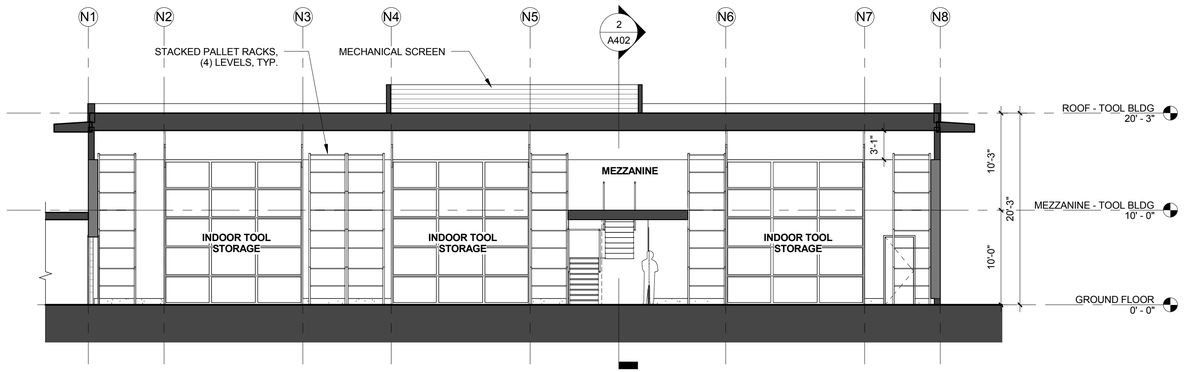
Issue	Revision	Date
HRB DRAWING SET		03/27/17

BUILDING SECTIONS - OFFICE

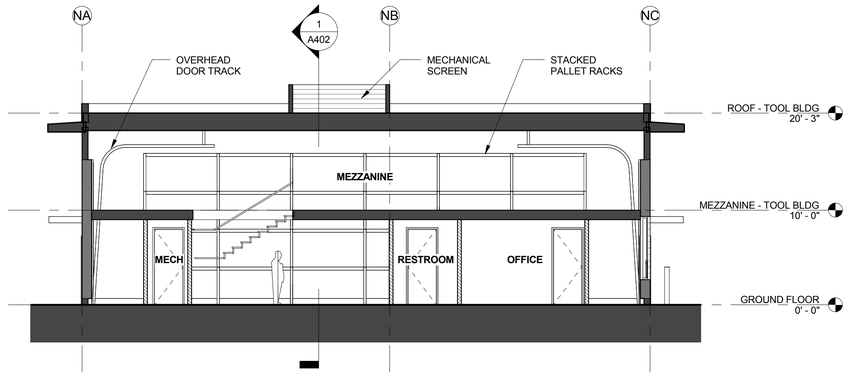
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Date: 03/27/2017

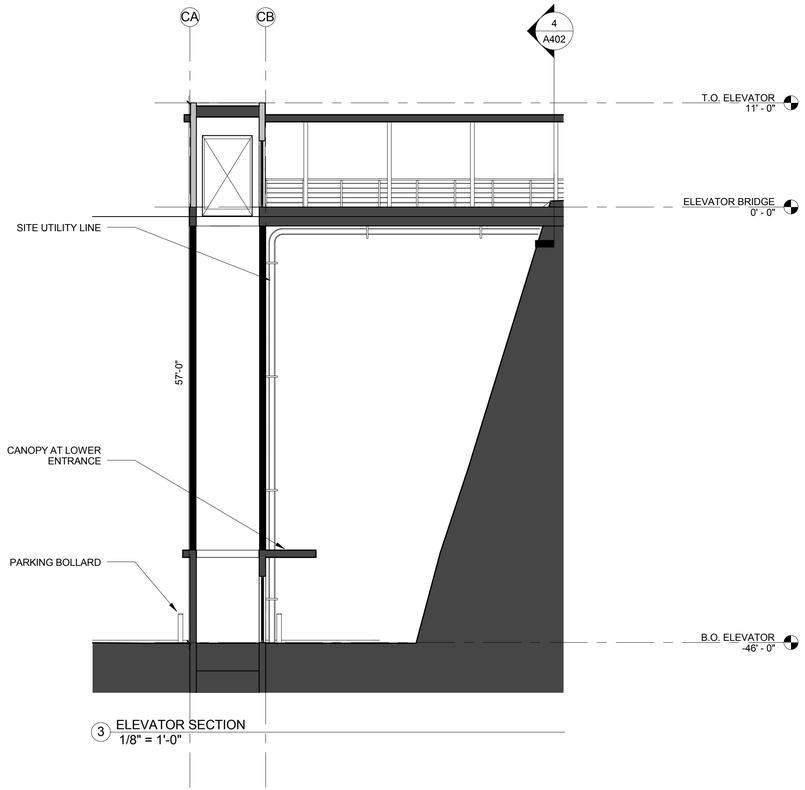
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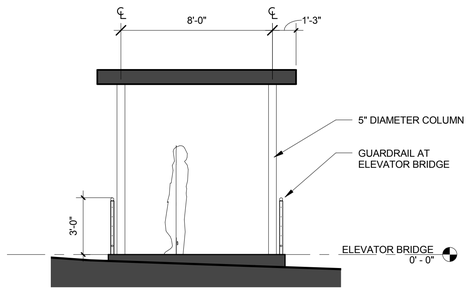
1 E-W SECTION - TOOL STORAGE BLDG
1/8" = 1'-0"



2 N-S SECTION - TOLL STORAGE BLDG
1/8" = 1'-0"



3 ELEVATOR SECTION
1/8" = 1'-0"



4 SECTION @ COVERED WALKWAY
1/4" = 1'-0"

SHEET NOTES

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

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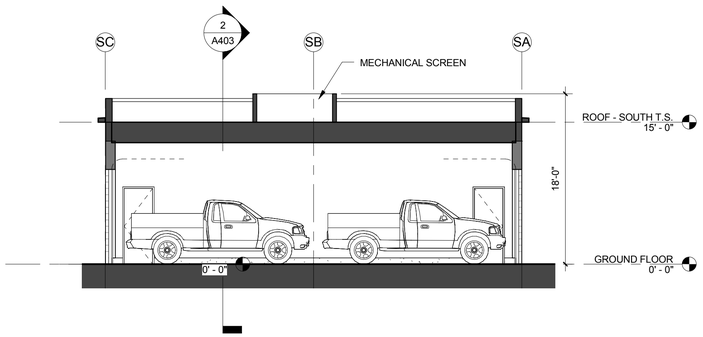
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HRB DRAWING SET		03/27/17

BUILDING SECTIONS - ACCESSORY BLDG

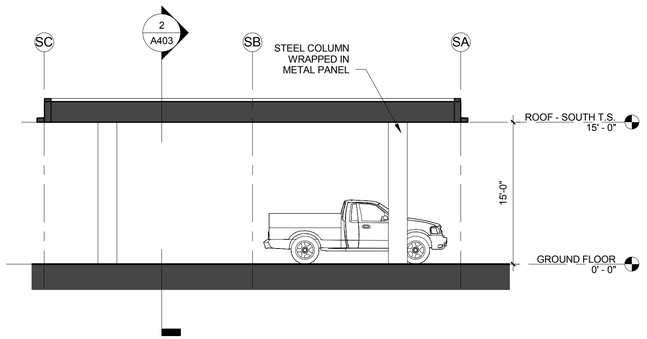
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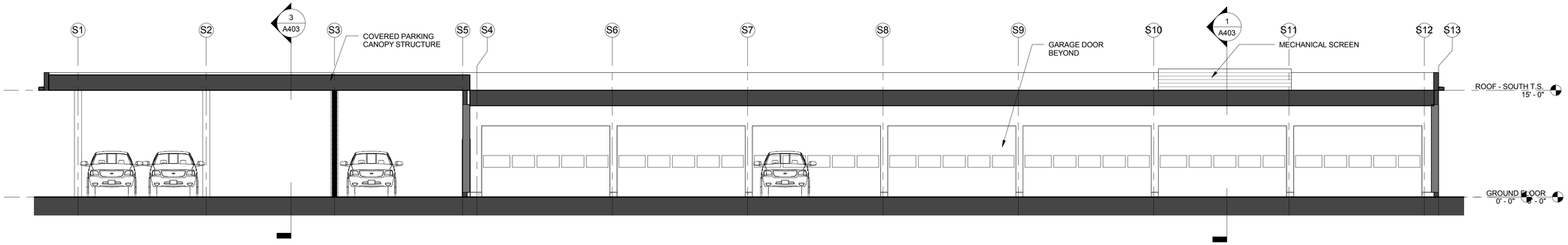
Sheet No. A402



1 E-W INDOOR SECTION - SOUTH TRUCK SHED
1/8" = 1'-0"



3 E-W COVERED SECTION - SOUTH TRUCK SHED
1/8" = 1'-0"



2 N-S SECTION - SOUTH TRUCK SHED
1/8" = 1'-0"

SHEET NOTES

WALL LEGEND

- EXTERIOR WALL - STRUCTURAL CMU
- EXTERIOR WALL - STRUCTURAL CMU W/ MTL STUD FURRING
- EXTERIOR WALL - MTL PNL OVER MTL STUD FRAMING
- INTERIOR WALL - 2X MTL STUD WALL W/ GYP. BRD.
- INTERIOR WALL / PARTIAL HEIGHT - 2X MTL STUD W/ GYP. BRD.

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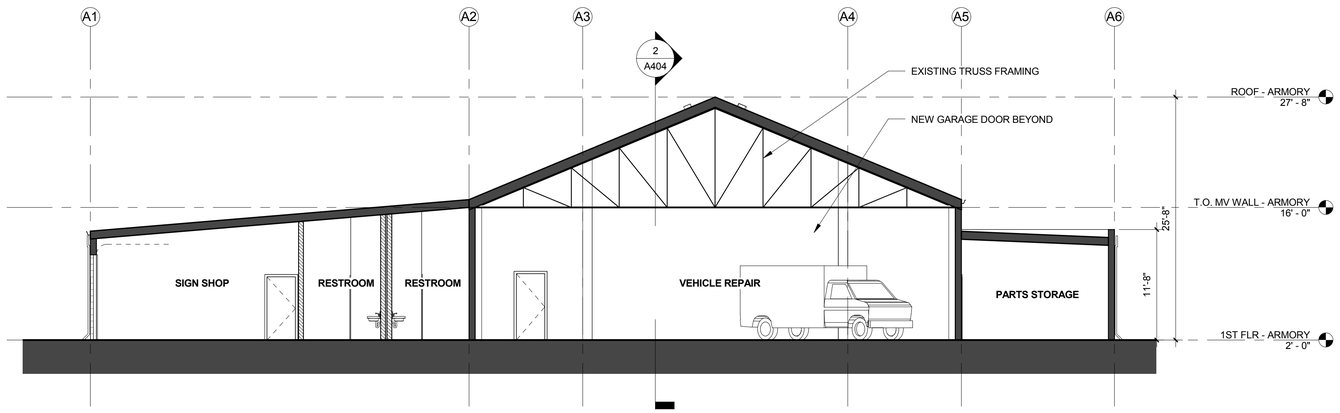
Issue	Revision	Date
HRB DRAWING SET		03/27/17

BUILDING SECTIONS - SOUTH TRUCK SHED

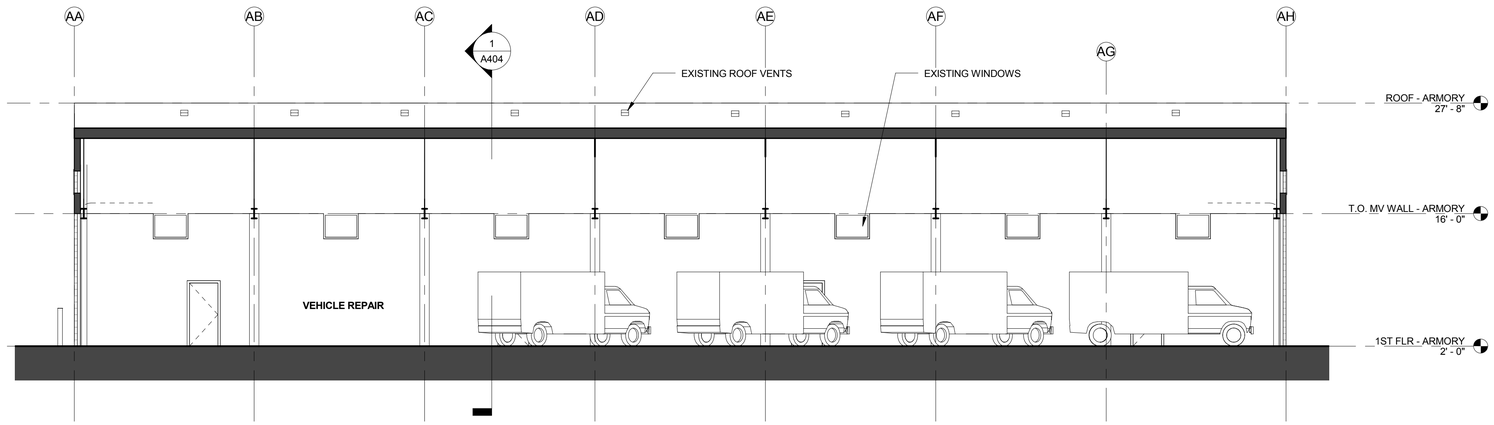
Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No. **A403**



1 E-W SECTION - ARMORY
1/8" = 1'-0"



2 N-S SECTION - ARMORY
1/8" = 1'-0"

SHEET NOTES

WALL LEGEND

EXISTING WALL - STRUCTURAL CMU

NEW INTERIOR WALL - MTL STUD WALL

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Issue	Revision	Date
HRB DRAWING SET		03/27/17

BUILDING SECTIONS - ARMORY

Scale: As indicated
(11X17 PRINTS HALF SIZE)

Date: 03/27/2017

Sheet No.: **A404**

THE OREGON CITY

PUBLIC WORKS CENTER PLAN

HISTORIC REVIEW APPLICATION

Prepared for:
City of Oregon City Public Works Department

March 27, 2017

deca architecture.inc 935 SE Alder Street, Portland Oregon 97214 www.deca-inc.com

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- 4.1 Project Perspectives
- 4.2 Design Concepts
- 4.3 Materials and Patterning
- 4.4 Doors and Windows

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1.0 Historic Review Board Narrative

1.1 Executive Summary

The Phase I Detailed Development Plan is an amendment to the Oregon City Public Works Department (OCPWD) Master Plan approved in January of 2010. Phase I will mostly be contained within the "upper site" of the property. With work including: renovating an existing 13,850 sf armory building, construction of a new 15,033sf office building to serve as the Oregon City Public Works Operations Center, a new elevator connecting upper and lower property sites, a new 5,200sf tool storage building, a new 7,520sf truck storage shelter with a capacity of parking 40 vehicles, 147 total parking spaces for additional service vehicles and public parking integrated with site storm water management strategies.

In phase I of the detailed development plan all existing buildings, except the armory building (tax lot 400) will be demolished. Following a 2004 historical survey of the existing buildings on the lots included in the approved general development plan, none were deemed to contain any historical significance, though recent research by local historians has uncovered evidence to call these findings into question. The evidence uncovered was sent to the state historic preservation office and it was determined that all historic importance has been removed due to the buildings being relocated from the original site. The SHPO response is included for reference.

All existing roads and accessory storage sheds will be removed to make way for new site improvements. Existing trees within the future area of work will be removed as outlined in the site plan with effort made in this amendment to reduce the size of the development building out area to preserve trees and natural formations.

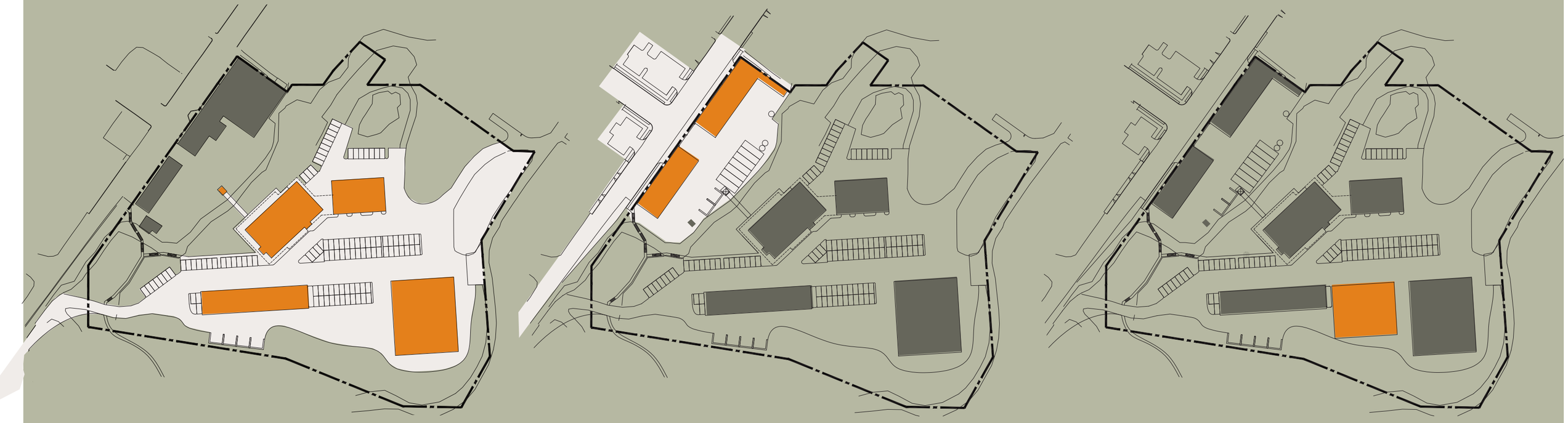
In addition, at the lower site, two of the existing truck canopies will be demolished to make way for a pedestrian elevator that will connect the upper and lower portions of the property for access by Oregon City Public Works Department personnel.

1.2 Amended Master Plan Phasing

The proposed detailed development plan is for the execution for Phase I as outlined below. Applications for Phase II and Phase III will be submitted after completion of Phase I.

Phase I:	Acquire armory, perform deferred maintenance
(0-3 yrs)	Move materials and equipment from upper site buildings into armory
	Demo existing buildings on upper site
	Regrade site, add underground utilities
	Build Storage building on upper site
	Move materials and equipment from armory into storage building
	Remodel Armory, move fleet shop from lower yard into armory
	Build office building, covered parking, paving, bins, etc
	Build elevator
Phase II:	Demo buildings on lower site
	Build buildings on lower site
	Build public improvements
	Redo parking lots across Center St.
Phase III:	Building storage building on upper site.

March 27, 2017



PHASE I

EXISTING STRUCTURES
NEW BUILDING CONSTRUCTION
NEW PARKING CONSTRUCTION

PHASE II

EXISTING STRUCTURES
NEW BUILDING CONSTRUCTION
NEW PARKING CONSTRUCTION

PHASE III

EXISTING STRUCTURES
NEW BUILDING CONSTRUCTION

OREGON CITY
P.W. OPS CENTER

THE NEXT 20 YEARS

N

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1.3 Design Guidelines - McLoughlin Historic District

I: USE OF SITE

Access

Commercial buildings to have direct pedestrian access from the public sidewalk street to the main entry. Typically, the shortest path, unless topographic considerations. Vehicle access to be alongside of building, at rear or alley.

Response:
Given the topographical limitations of locating the main office building at the upper portion of the site, all efforts are made to make the most direct pedestrian route from public parking to main building entrances.

Building to Open Area

Commercial buildings can cover most of a lot; 20% Landscape area requirement may be reduced upon approval by Historic Review Board.

Response:
Given the size of the lot the commercial buildings are a small percentage of the area of the property with well over 20% landscaping provided around buildings, at parking islands and storm water swales and along pedestrian routes.

Topography Use

Commercial buildings requiring a larger footprint utilize level lots in close proximity to the street. Buildings may be set back to better integrate with houses where adjacent and to facilitate grade changes.

Response:
The office building is located at the upper portion of the site which is limited in its public access from the streets. To better integrate with the adjacent residential properties the building is set deep within the site where it best mitigates it footprint on the land.

Landscaping

Residences to utilize a front yard with lawn panel, small-scale shrubs or perennials, and annuals for interest. Similar treatment at side yards facing the public way. Larger scale planting to be at rear yard.

Response:
The project is a commercial use and will utilizing planting where applicable in the Landscape Site Plan.

Paving

Pavement at front and side yards facing the public way is limited to sidewalks and driveway. Commercial buildings may have limited paving for pedestrian use.

Response:
Paving of the site is limited to use and public access requirements. All efforts are made to reducing paving and preserve existing landscape.

Site Features

Secondary features to support the design and character of the building and to not obscure its visibility from the public way. Decorative walls, fences, and hedges at front yard to face of building to be no more than 3 ½ feet high; entry arbors and gates are accepted. Retaining and structural walls to be minimized; to be faced or finished to complement the district where constructed.

Response:
At all edges of the site visible by the public, fences and gates will conform to design standards for height restrictions, visibility through and quality of materials. At areas with retaining walls, the material used will be of similar stone to complement the existing basalt cliff faces.

Equipment, Technology

Site located equipment and technology developed after the period of significance to be minimized in appearance and located at less visible areas. Required utility, public safety, and government equipment should follow the guidelines as possible; where difficulties arise review mitigation measures with City design staff and the Historic Review Board.

Response:
All utilities and equipment will be located within the site, behind structures and out of public view. Required equipment will follow all city designated guidelines and instructions.

II: BUILDING PLACEMENT

Orientation

Locate the primary side and entry of the building facing the public way. Typically, this side is parallel to the street. Maintain similar orientation of neighboring historic buildings. At reverse corner lots both sides must respect orientation.

Response:
Given the topographical complexity of the site the building entry is oriented to its own internal street, with the most convenient access from public parking space.

Spacing

Maintain similar spacing to context buildings and the neighborhood.

Response:
The upper site of the project is atypical in relation to its surrounding residential neighbors in size and use. The design makes the best attempt to site and space the structures for a small scale development.

Setbacks

Maintain setback at front and sides similar to context buildings and the neighborhood. McLoughlin Commercial use buildings on 7th Street from Center to John Q. Adams; minimize or delete side yards and front setback. McLoughlin Commercial use buildings on Center and High; provide front setback of 6 feet, or fit to existing historic and newer building context; provide side setback of 6 feet for buildings using a residential style.

Response:
The upper site of the project is atypical in relation to its surrounding residential neighbors in size and use. Setbacks for the buildings on the upper site provide enough buffers between the new structures and adjacent Waterboard Park and adjacent residences.

Accessory Buildings

Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade.

Response:
All accessory structures have been located within the site away from public view. Buildings fronting public ways are designed according to historic design standards.

III: BUILDING FORM

Heights

The building heights to be similar to the neighborhood historic context and appropriate to the style chosen. McLoughlin Commercial Style buildings on 7th Street from Center to John Q. Adams can range from a tall single story to the approximate height of the existing historic building to provide new, but appropriately sized context.

Response:
Buildings on the upper site have been designed to be not more than two stories to help integrate with surrounding residential properties. The office building is the tallest of the new construction with the parapet at 31' high and the tallest portion of the building at 35'.

Widths

Commercial: maximum approximately 1:3 height to width ratio.

Response:
The office building has a height to width ratio of approximately 1:4. The siting of the building is placed away from any street, approximately 43' off the bluff and partially obscured by landscape, therefore reducing the visually impression the building makes in the public right of way. In addition the building is designed in a more contemporary style, aiming to relate to the historic district through use of simplicity and materials rather than overall size and proportion, but rather keeps within its styles design standards.

Depths

McLoughlin Commercial use buildings on 7th Street except from John Q. Adams to Harrison: typically built to front lot line; possible small setback for public use.

Response:
Given the atypical lot size, the buildings depth does not have a significant impact on the public realm.

Shape_Primary

Commercial buildings typically single rectangular primary form; possible rectangular additions at rear or wing where site or context allows.

Response:
Buildings on the site are designed in simply rectangular volumes matching the contemporary style there are designed in but also fit with historical building vernaculars. Elevations of the office building facing First Street are simple elevations of rectilinear form.

Shape_Secondary

Rectangular for additions, porches, bays, and detached buildings; joined to primary form at a right angle. Rectangular, faceted bays or porches where style allows. Commercial buildings: forms shorter than the parapet and contained within the width of the façade.

Response:
Secondary structures such as truck storage are also designed in simple rectangular form.

Roof

Commercial: simple roof form, typically one shape-one main roof; low slope roofs if behind parapet or false front with side returns; may also be barrel or curved.

Response:
All buildings on the project will consist of flat roofs hidden behind a parapet and overhanging eaves.

Context Scale

Context scale is the relative or apparent size of the building in relation to its neighbors and includes siting and use.

Response:
Due to the size of the site and program we have been able to break the buildings into multiple smaller buildings to better fit in with the scale of the residential neighborhood. The buildings are spread out over the large site to better reduce their impact.

Volumes

McLoughlin Commercial Style buildings on 7th Street from Center to John Q. Adams; dense building along this historic commercial corridor is appropriate.

Response:
Buildings on the site are designed in simply rectangular volumes matching the contemporary style there are designed in but also fit with historical building vernaculars. Elevations of the office building facing First Street are simple elevations of rectilinear form.

Recesses

Provide recessed volumes in proportion to the main volume to provide interest, weather protection and the breakup of large volumes. Commercial buildings: utilize recess for entries, upper level residential porches, building equipment and trash, rear vehicle parking.

Response:
In the commercial office building recesses are utilized to provide outdoor space and cover during inclement weather when entering or exiting the building. In addition the recesses help to add interest in the larger volume of the building.

Projections

Provide projected volumes in proportion to the main volume to provide interest and the breakup of large volumes. Commercial buildings: provide projections to break up long wall expanses and to create interest.

Response:
In the commercial office building projections from the larger volume are utilized to indicate the front entry on the south elevation. While providing a wayfinding element it also helps to break up the larger volume.

Special Features

Style appropriate features such as a commercial building entry or tower may be designed for limited applications. Features can create interest and vitality in the business district when thoughtfully designed.

Response:
Stair towers in the office design are pulled out form the simpler volume to create a hierarchy in the composition of the façade. At the same time a material change helps to add interest and clarity to the forms.

IV: DESIGN COMPOSITION

Style

Select a particular style that is appropriate for the building use and size. Maintain stylistic consistency in the design of the building; some variety is typical. The districts have variety of styles developed over a period of time. There were no large scale developments that produced multiple buildings of the same style over a short period.

Response:
The office building is designed in a modern style that harkens to tradition style in use of window proportions and material. The same materials will be used on all buildings and generally all building son the site will be of the modern style, some steering more traditional than others but will read as a whole when the [project is view in its entirety.

Functional Space Arrangement

Arrange interior and site spaces in traditional ways. Public use area toward the front and exposed sides of the building; service and private spaces at the interior, sides and rear.

Response:
The office building spaces have been designed for the public and conference rooms to be on the public face of the building (south elevation) near the main entry of the facility. Lockers and bathrooms have been mostly centralized within the building with office space toward the exterior. Given the size of the site the building program is consistent with offices on all the outside edges looking out into the landscape.

Symmetry

Symmetry is the balance of elements and material on the façade and of the volumes of the building. Historic buildings extensively utilized symmetrical arrangements in their composition. Some styles

are asymmetric in organization but yet "balanced" such as a bay on the left side balancing a porch or tower on the right side.

Response:
The design asymmetrical because of the modern overtones of the project. The windows are proportional to the traditional style but around in more modern ways. Large masses of cmu "balance" the longer areas of the façade create a balanced effect.

Building Scale

Building Scale is the relative or apparent size of the building and its elements in relation to people.

Response:
The building emphasizes the two floor lines using large expressed eaves, this breaks the double height volume into two parts, in addition the extrusion of the entry out helps to break down the scale of the building further to create human scale approach to the building.

Proportion

Proportion is the relationship of height to width dimension of windows, doors and other building elements, their sizing to each other and to the façade of the building. Utilize the proportional relationships found in the traditional styles.

Response:
The building windows and our design in a vertical orientation to recall more tradition building styles. At the same time the modern design approach is found in the asymmetrical horizontal building mass. The proportion stays with 1:4 . No volumes are too tall or too short; rather find a comfortable mean working to create a cohesive whole.

Rhythm

Rhythm is the spacing and repetition of elements on a façade of the building. It is also the spacing and mixture of repetitive fronts of building along a street. It can be thought of the "music" made by the building.

Response:
The buildings window play the largest role to create a rhythm that marches along the facade. The rhythm plays into that asymmetrical composition, so although not consistent across the entire width of the building it is rhythmic in its component parts. In addition the exterior cladding is broken at reveal lines at regular intervals corresponding with the windows, therefore reinforce the order.

Pattern & Texture

Pattern refers to the effect of large areas of smaller dimensional elements; such as created by horizontal siding or shingles. Texture refers to the surface of the façade and its flatness and finish; such as a sanded plaster or rough stone. Most traditional material provide sufficient texture and pattern.

Response:
Similar in relation to the rhythm the window sand materials are varied across the façade to break it into smaller more human friendly components. Material is changed from floor to floor on the office building helping to further emphasis the base middle top orientation of the design. The materials used, paint metal siding and ground face cmu will have rich textural qualities and shadows, straying away from all flat facades of unities.

Porches

Commercial Buildings: main level entry or service porches or covered areas and upper level porches are allowed if consistent with building style.

Response:
The office building which will be the only inhabited portion of the project, has a recessed patio spaces on the back side of the building that provide an outdoor amenity for the user of the building while also providing visual interests on the outside of the building.

Dormers

Dormers provide additional use and light for upper half story floor areas and further define and enrich the building architecture. Design and materials to match the chosen style. Dormers here were typically modest in size and number; Design dormers to fit the scale and proportions of the house. Shed dormer roofs are typically lower sloped than the main roof and join that roof below its main ridge.

Response:
The project consists of only flat roofs therefore dormers are not applicable.

Exterior Stairways

Exterior stairways at the building front to give access only to the main level, and to be less than five feet in height. They are to be consistent with the building style.

Response:
There are no exterior stairs associated with buildings on this project.

Breezeways & Connectors

Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different uses, as a means for reducing large building massing and to promote use of accessory buildings. Mixed use commercial; breezeways may provide a means of connecting grouped smaller buildings.

Response:
There are multiple exterior walkways and breezeways associated with office building. The size and proportions are expertly designed to complement the low rise design of the modern office building, the design is meant to be also a minimalist approach to design with simple articulation and forms.

Storefronts

Storefronts to be located at the front of commercial buildings to facilitate patron use. Storefronts to utilize traditional composition containing lower wall area, primary large glazing area, smaller transom glazing area, with signage above or below transom. Storefronts may have doors including full width sliding or folding panels. Weather and sun protection from awnings or canopies may be provided.

Response:
The project does not contain retail on prominent street frontages therefore the storefront faces will not apply. In the office building though the most public face has been designed with program such as a large conference room on the public side providing large storefront glazing to activate the sidewalk.

Ornamentation

Ornamentation in McLoughlin and more so in Canemah is to be limited. Commercial structures used a limited amount of ornament at pedestrian areas and the parapet for interest. New buildings should not overstate the historic style reference.

Response:
In the most public faces of the project, will be ornamenting the ground face cmu blocks with articles and brick reveals, headers around windows and openings. To help break up larger volumes of brick recesses in the wall and changes in cmu pattern are utilized to help provide interest and variety of textures.

Details

Utilize detailing in a consistent manner throughout the design and in such a way that is historically appropriate. Traditional buildings developed detail by the use of available products and materials. Use of similar products can produce compatible designs with modern materials.

Response:
The building consist of modern detailing especially the office and the outdoor breezeways. These elements will be detailed in a modern approach of simplicity and honesty to materials. Since the building designs do not necessarily try to be historic in the style rather in proportion and honest use of material.

Materials

Utilize materials that are both appropriate for the particular application and for the historic style. A wide variety of currently available materials and products are acceptable provided the resultant appearance is complementary with the buildings of the historic period.

Response:
In every opportunity the building designs try to use honest materials such cmu for most of the facades. In an addition we are intruding metal panel to provide shadow play and texture on the upper areas. The metal panels will be painted and not a reflective, shiny surface.

Finishes & Color

Use color and finishes that are historically and contextually appropriate. The colors of the building should complement those of surrounding buildings. Color and texture can be applied or can be integral to the material, such as stone and brick. Consider those differences and the effects of aging for appropriate selection. Particular styles use different colors. Typically, there are no more than three buildings colors.

Response:
The colors are muted warm brick and metal panel finishes. The colors are very compatible with historic home designs and simply look elegant when compared to neighboring properties. For window and doors darker frames of a bronze will be selected to also fit within historic window types made of wood. Light colors are used as accent on the roof eaves to help provide contrast. There are no garish colors strewn about this design.

Equipment, Technology

Minimize the presence and visibility of building equipment and technology. Locate in lesser or out of view areas. Organize equipment and system to consolidate and create ordered appearance.

Conceal pipes and conduit inside the building. Recess meters, panels, other equipment, or screen from apparent view. Paint equipment to blend into the background of the building. Allow for future revisions and new technology.

Response:
For the buildings on the site, all piping and mechanical products have been located within the building envelope. For rooftop mechanical equip[we will be utilizing mechanical screens up to the height of the mechanical equipment to screen then from view. Exterior meters and panels will be recessed with building articulation and massing to conceal them further.

V: PUBLIC IMPROVEMENTS, UTILITIES

Style

Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials. New utility work to be minimized in appearance. Support pedestrian use and scale.

Response:
Utilities will be best hid in architectural recesses and elements to obscure them from public view. Given the nature of the site there are many nonpublic faces where utilities can be sited. For truck storage building utilizes will be located on the roof or of main facades.

Design

For visible features, use design that was typical or similar to that of the historic period: where unable, screen or cover the installation in a historically appropriate manner. Construction to not significantly alter the district's built pattern. Locate equipment away from primary views to maximum extent practicable. Utilize landscape or fabricated screening to minimize disruptive appearance. Minimize street signage as allowable by code.

Response:
Since we are designing the modern style, utility screening will be best obscured using modern approaches, of which they are plentiful.

Materials

Materials and products for visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate.

Response:
Materials used for screening will match those materials currently being proposed. Ground face cmu for ground based equipment and painted metal panel profiles for screens on elements on the roof or above ground. In this way the screening approaches will match the building design, leading to an elegant building solution for the site.

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2.0 REVIEW CRITERIA

17.40 Historic Overlay District

17.40.010 Purpose

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
C. Complement any National Register Historic districts designated in the city;
D. Stabilize and improve property values in such districts;
E. Foster civic pride in the beauty and noble accomplishments of the past;
F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
G. Strengthen the economy of the city;
H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
I. Carry out the provisions of LCDC Goal 5.

Response:

The Oregon City Public Works Departments is located within the McLoughlin Neighborhood Conservation District. Working with the McLoughlin Neighborhood Association and the neighborhood steering committee OCPWD has gone through great efforts to design facilities that respect the historic character of the district, address the comments and concerns of the neighborhood, while meeting their programmatic needs. OCPWD proposes to incorporate art, educational exhibits, and proper storm water treatment installations throughout the site to set the standard for a modern public works facility.

17.40.030 Designation

A. The historic overlay district shall apply to the following:
    1. Historic districts, upon designation in accordance with this section;
    2. Conservation districts designated in accordance with this section;
    3. Landmarks as designated by this section; and
    4. Historic corridors designated in accordance with this section.

B. The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.
C. The following are designated within the historic overlay district:
    1. The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.
    2. The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.
    3. The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.
    4. Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.

Response:

No new designations are being proposed as part of the general development plan amendment or the phase I detailed development plan.

17.40.060 Exterior alteration and new construction

A. Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.
B. Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.
C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,

1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and
2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.
   If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

D. The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.
   2. The following exterior alterations to historic sites may be subject to administrative approval:
      a. Work that conforms to the adopted Historic Review Board Policies.

E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:
   1. The purpose of the historic overlay district as set forth in Section 17.40.010;
   2. The provisions of the city comprehensive plan;
   3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
   4. The value and significance of the historic site;
   5. The physical condition of the historic site;
   6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
   7. Pertinent aesthetic factors as designated by the board;
   8. Economic, social, environmental and energy consequences; and
   9. Design guidelines adopted by the historic review board.

F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
   1. The purpose of the historic conservation district as set forth in Section 17.40.010;

2. The provisions of the city comprehensive plan;
3. The economic effect of the new proposed structure on the historic value of the district or historic site;
4. The effect of the proposed new structure on the historic value of the district or historic site;
5. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;
6. Economic, social, environmental and energy consequences;
7. Design guidelines adopted by the historic review board.

G. For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
   1. The purpose of the historic overlay district as set forth in Section 17.40.010;
   2. The policies of the city comprehensive plan;
   3. The impact on visible evidence of the trail;
   4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;
   5. The visual impact of new construction within the historic corridor; and
   6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.

H. The following standards apply to development within historic corridors:
   1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.
   2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.

I. In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.

J. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.

K. The following exterior alterations may be made subject to the administrative procedures as outlined below:
   Construction of fences on historic sites.
   Exterior alterations, excluding additions, to incompatible structures in the Canemah Historic District.
   1. A notice of the proposed certificate of appropriateness shall be mailed to the following persons:
      a. The applicant;

   b. All owners of property within three hundred feet of the property which is the subject of application;
   c. A recognized neighborhood association and a citizen involvement committee representative of the neighborhood involved, if the property which is the subject of the application lies wholly or partially within the boundaries of such organization.
2. The failure of the property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons entitled to personal notice.
3. Notice shall also be given by publication in a newspaper of general circulation in the area affected.
4. Within ten days of the issuance of notice of the proposed certificate of appropriateness, any person who has received personal notice pursuant to subdivision 1 of this subsection or who demonstrates sufficient interest in the outcome to participate in such proceedings, as determined by the historic review board, may request a public hearing before the historic review board.
5. Within forty-five days after a request for public hearing is made, a public hearing shall be held before the historic review board following procedures as established in Chapter 17.50.
6. The historic review board shall then deny or approve the application, either with or without conditions, following procedures as established in Chapter 17.50.
7. In the event no request for hearing is filed, the historic review board, through its chairperson and planning staff, shall issue a certificate of appropriateness in accordance with the notice given without further hearing.
8. The board may adopt policies for review of applications of certificates of appropriateness in the historic overlay district. Such policies shall be adopted only after notice and an opportunity to be heard is provided and shall include specific opportunity for comment by the planning staff, the planning commission, and the city commission. Such policies shall carry out the city's comprehensive plan, especially those elements relating to historic preservation. In the absence of such policies, the board shall apply such elements directly.

Response:
The proposed development includes the construction of a new office building, tool storage building, covered and uncovered vehicle parking and the renovation of an existing armory building. Although no previous archeological surveys have been completed, the general area is considered to have a high probability of containing archeological sites and/or buried remains. The Oregon State Historic Preservation office recommends caution during any project-related ground disturbance. If archaeological sites or remains are discovered, the Oregon City Public Works Department will cease all work and provide a professional archaeologist evaluation of the discovery. The Oregon State Historic Preservation Office response to the request to review the proposed development is attached.

17.40.065 Historic preservation incentives

A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.
B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).
C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.
D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

Response:

No historic preservation incentives are being requested as part of the general development plan amendment or the phase I detailed development plan.

17.40.070 Demolition and moving

A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50.
C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
    1. All plans, drawings and photographs as may be submitted by the applicant;
    2. Information presented to a public hearing held concerning the proposed work;
    3. The city comprehensive plan;
    4. The purpose of this section as set forth in Section 17.40.010;
    5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
    6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the

building or structure in relation to public rights-of-way and to other buildings and structures in the area;

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
9. The economic, social, environmental and energy consequences.

D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.

E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.

F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

Response:

The Oregon City Public Works Department proposes to demolish all existing buildings on the project parcel with exception of an armory building. A historic survey of all existing buildings was completed in 2004. It was determined that none of the existing buildings had any historic relevance. The historic survey was included as part of the approved general development plan that was approved in 2009. A demolition site plan is included in the attached drawing set. .

3.0 Site and Neighborhood Photos

Upper Site



View into NE Corner of upper site from John Adams Street



Facility maintenance shelter in the old "Cannery Building"



Existing armory building to remain



Existing facility maintenance building

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EXISTING SITE PHOTOS

Lower Site



Cameron Warehouse on Center Street



Existing OCPW Offices and Truck Sheds on Center Street



Truck Sheds behind Center Street



Truck canopies in future elevator location

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NEIGHBORHOOD PHOTOS

McLoughlin Historic District near Upper Site



View of homes on John Adams Street NE of site





Home vernacular on John Adams Street

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NEIGHBORHOOD PHOTOS

McLoughlin Historic District near Lower Site



View of homes on Center Street NW of lower site





Home vernacular on Center Street (left) and Washington Street (right)

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4.0 Material Boards

4.1 PROJECT PERSPECTIVES



View of Office Entry



View of Office Building from the Bluff

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March 27, 2017



OFFICE BUILDING - SOUTH ELEVATION



I.O.O.F COMMERCIAL BUILDING

CORNICE & PARAPET

BASE
MIDDLE
TOP

LARGE STOREFRONT GLAZING W/ TRANSOM WINDOWS & CANOPIES



SELLWOOD COMMERCIAL BUILDING

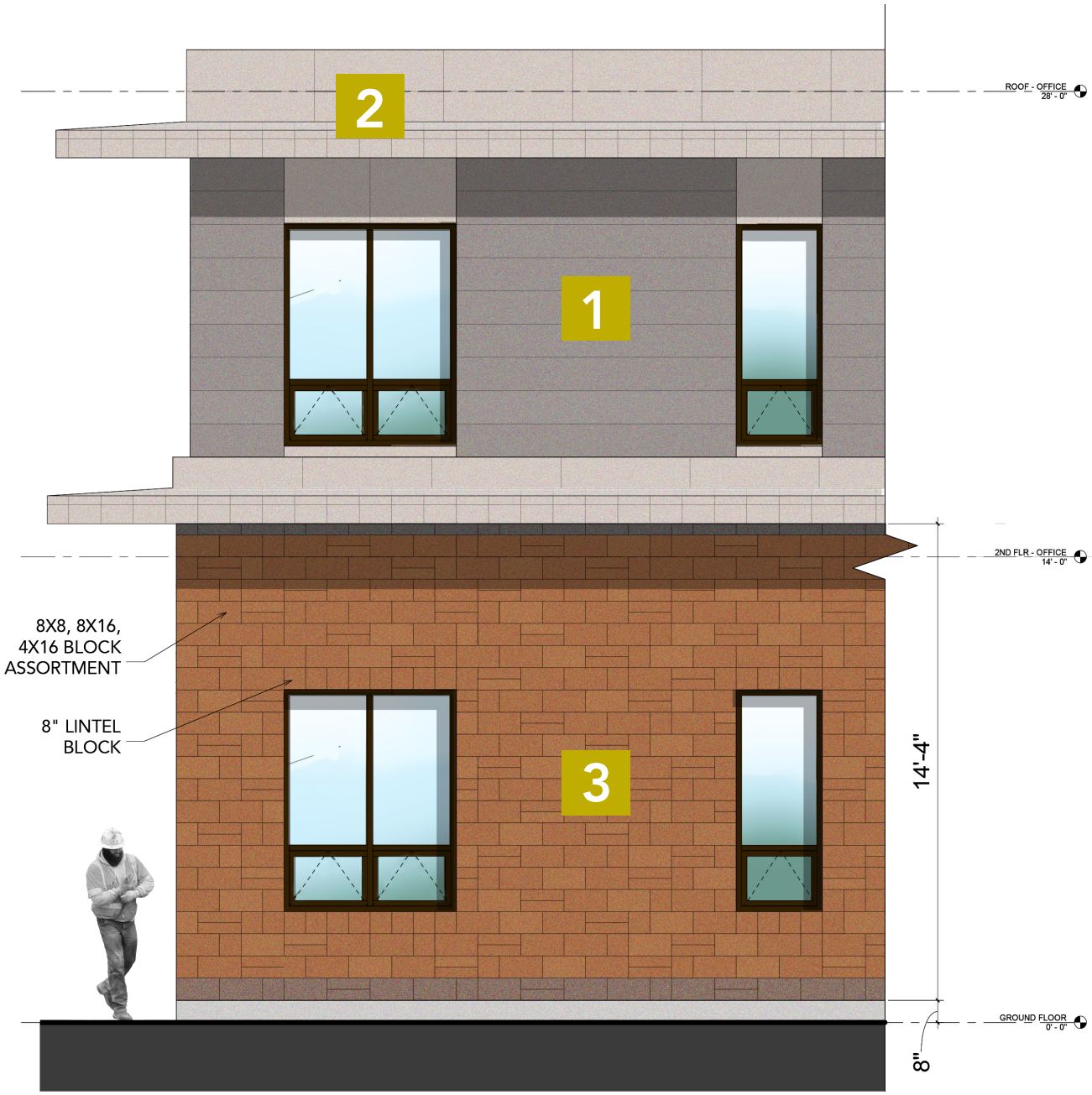
OREGON CITY
P.W. OPS CENTER

DESIGN CONCEPTS

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4.2 Materials and Patterning

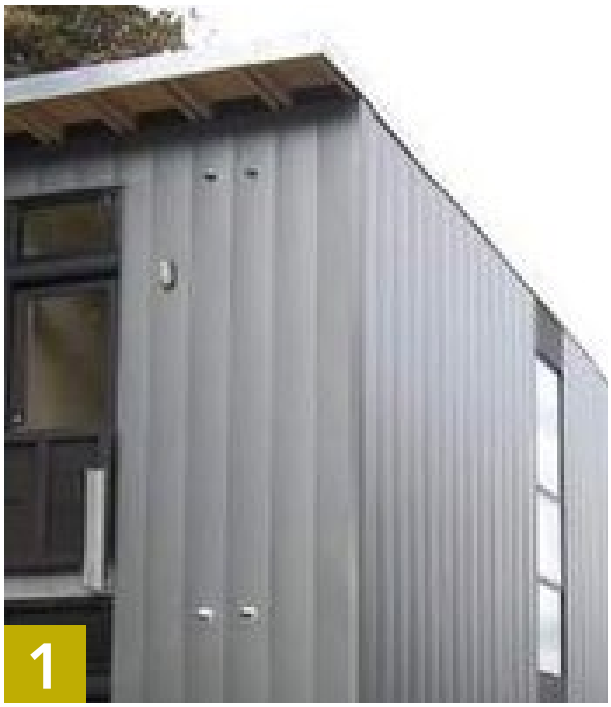


Office Partial Elevation

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MATERIAL BOARD



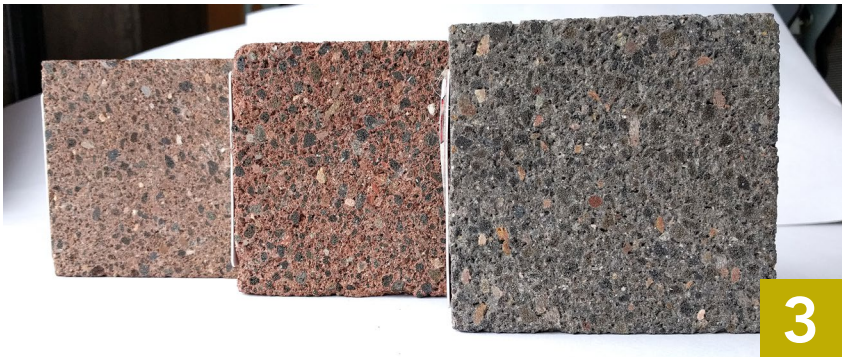
FLAT METAL PANELS



COMPOSITE METAL PANELS



GROUND FACE CMU
FINISH EXAMPLE



GROUND FACE CMU COLOR & TEXTURE
SAMPLES

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4.3 Doors and Windows

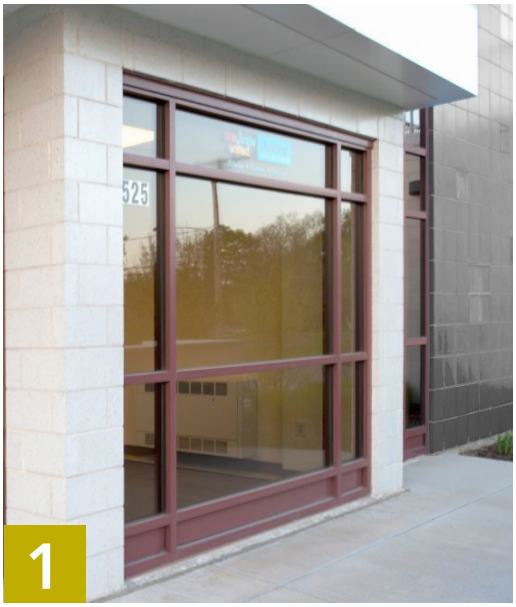


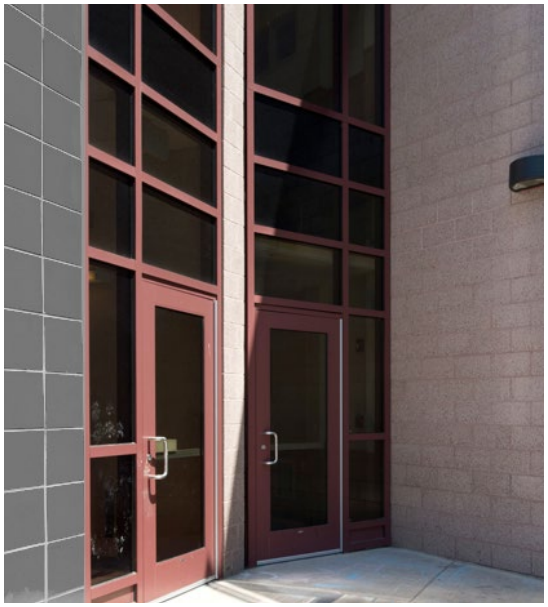
Office Partial Elevation

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MATERIAL BOARD





ALUMINUM STOREFRONT SYSTEM





ALUMINUM CLAD WOOD WINDOWS

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APPENDIX

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March 27, 2017



TREE LEGEND
EXISTING
NEW / PROPOSED

LARGE EQUIP COUNT	
INDOOR	6
COVERED	13
OUTDOOR	7
TOTAL	26

SMALL & MEDIUM EQUIP COUNT	
INDOOR	28
COVERED	12
OUTDOOR	31
TOTAL	71

STAFF & PUBLIC PARKING	
OUTDOOR	79
ADDITIONAL	22
TOTAL PARKING	198

BUILDING COLOR KEY
NEW - INDOOR
NEW - COVERED
RENOVATED - INDOOR
FUTURE EXPANSION

OREGON CITY
P.W. OPS CENTER

2017 MASTER PLAN

0' 20' 40' 80' 160'

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PROJECT CONTACTS

Client:	City of Oregon City Public Works Department 122 South Center Street Oregon City, OR 97045 Martin Montalvo Operations Manager (503) 657-8241 mmontalvo@orcity.org
Architect:	DECA Architecture, Inc. 935 se Alder St. Portland, OR 97214 David Hyman, AIA, Principal (503) 239-1987 hyman@deca-inc.com
Civil:	Harper Houf Peterson Righellis (HHPR) 203 se Spokane Street, Suite 200 Portland, OR 97202 Ken Valentine, PE (503) 221-1131 ken@hhpr.com
Landscape:	Lango Hansen Landscape Architects 1100 nw Glisan St., Suite 3B Portland, OR 97209 Kurt Lango (503) 295-2437 kurt@langohansen.com
Geotechnical:	GRI 1101 Broadway Ave, Suite 130 Vancouver, WA 98660 Wes Span, PE (503) 641-3478 WSpang@gri.com
Traffic Consultant:	DKS 720 SW Washington St, Suite 500 Portland, Oregon 87205 Peter Coffey, PE (503) 243-3500 plc@dksassociates.com

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Oregon City Public Works

Attendees: Martin Montalvo (OCPW)

David Hyman, Brandon Dole (DECA)

McLoughlin Neighborhood Association

Date: January 5, 2017

Re: OCPW Site & Building Concept Preview-MNA Meeting

- Provide signage on S Center St. directing public to the office building & upper site.
- Include images in the presentation of the Armory and its existing condition.
- Concern was mentioned regarding the view of the lower site & buildings from the pedestrian path that leads to Waterboard Park.
- It was requested that we investigate restoring the upper site's north rock outcropping to a public park and enhancing this area into a public amenity. It was requested that storage of material be limited in this area.
- Concern was mentioned regarding the site's geological condition and that if the site was developed with knowledge of geological instability FEMA would not provide any assistance in the case of a catastrophic occurrence.
- The slide show presented is to be distributed to those that were in attendance.

935 SE Alder Street : Portland Oregon 97214 **tel** 503 239 1987 **fax** 503 239 6558 **deca-inc.com**

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Pre-Application Conference Notes

PA 16-60: Master Plan Amendment and Phase I Detailed Development Plan for Public Works Operations Center

Pre-Application Conference Date: **12/21/2016**

Proposed Project:

General Information:

Prior approvals:

- CP 09-01
- AP 09-02

Applicable Overlay Districts:

- Geologic Hazards Overlay District and
- Historic Overlay District

Applications anticipated:

Master Plan Amendment – Type III
Detailed Development Plan

Transportation System Plan:

TSP Project: FF32
Priority Long-term Phase 2
Project Description John Adams Street-Jefferson Street Family Friendly Route
Project Extent Waterboard Park Road to 15th Street
Funding Not Likely

TSP Project: W69
Project Type: Walking Solution
Description: Center Street Sidewalk Infill
Extent: Clinton Street to 1st Street
Funding: TSDC Eligible
Priority: Long-term Phase 3
Find in TSP document (Page 83)
Zoom to feature

TSP Project: B57
Project Type: Biking Solution
Description: Center Street Shared Roadway
Extent: Clinton Street to 5th Street
Funding: Not Likely

Priority: Long-term Phase 3
Find in TSP document (Page 86)
Zoom to feature

TSP Project: FF32
Project Type: Family Friendly Route
Description: Tumwater Drive-South 2nd Street Family Friendly Route
Extent: Waterboard Park to Tumwater Drive-4th Avenue Shared-Use Path to McLoughlin Promenade
Funding: Not Likely
Priority: Long-term Phase 4
Find in TSP document (Page 94)

Approved Phases of the Master Plan:
Please identify how the proposed project will change the original approved phasing of the Master Plan (CP 09-01), which are provided below.

The applicant has identified 4 phases of development on the site. The first phase (Exhibit 2, page 33) will include the following:

- *Closure of South John Adams Street to public traffic between the Armory and the residential properties along Center Street;*
- *Provide security fencing around the upper site with 2 access gates;*
- *Construction of a turnaround and limited parking area at the gate from South Center Street;*
- *Relocation and consolidation of the existing stored materials/items to the Cameron Warehouse or leased space in the Armory;*
- *Demolition of the existing warehouses on the upper site and recycling the materials to the maximum extent practicable;*
- *Removal of rock outcropping at the north end of the upper site and reuse of the rock as fill;*
- *Grading of the upper site;*
- *Construction on the upper site of a dewatering/sanitary disposal/wash station and covered van and large truck parking;*
- *Construct storm water management for the upper site;*
- *Install underground utilities;*
- *Pave the upper site; and*
- *Improve the landscaping at the upper site to screen the new construction.*

Phase two (Exhibit 2, page 35) will include the following:

- *Construction of a 4-story, 25,600 square foot office building at the southwest corner of the lower site along South Center Street and an elevator connecting the lower site to the upper site;*
- *Provide temporary parking for office building on the upper site;*
- *Construction of a stormwater swale on the upper site;*
- *Construction of lower site covered parking (added by staff);*
- *Construction of the half-street improvements on South Center Street from the intersection of the upper site access way to the southern property line of the Cameron Warehouse; and*
- *Improve the landscaping at the upper and lower sites.*

Phase three (Exhibit 2, page 37) will include the following:

- *Construction of the fleet, storage and shop buildings on the upper site;*

- *Construction of the covered walkway and patio area on the upper site;*
- *Demolition of the existing administrative, fleet and shops building on the lower site and recycling of the materials to the maximum extent practicable;*
- *Removal of the temporary parking at the upper site and construction of the lower site parking lot and covered parking area;*
- *Construction of the half-street improvements on South Center Street;*
- *Improve the landscaping at the upper and lower sites; and*
- *Widen the west shoulder of S. John Adams Street (on the bluff side) between Spring Street and the alley to the north (~250 feet). (Added by staff based on June 1, 2009 Memorandum from J. Lewis)*

Phase four (Exhibit 2, page 39) will include the following:

- *Acquisition and improvements to the Armory Building (the acquisition of the Armory Building may occur prior to phase four);*
- *Demolition of the Cameron Warehouse;*
- *Improvements to the remainder of the lower site parking;*
- *Improvements to the existing parking lots on the west side of South Center Street or sell/trade for other nearby properties identified as future growth;*
- *Construction of the storm water detention area with storm water swale to cistern located on the lower site;*
- *Construction of the remainder of street improvements to South Center Street;*
- *Construction of a pedestrian path at the southeast corner of the site that ties into the existing path in Waterboard Park;*
- *Improve landscaping a the upper and lower sites; and*
- *Purchase additional houses and lots as they become available for future buildings and/or parking.*

Transportation Impacts:
Please see separate letter from Replinger and Associates. The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant, John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

Master Plan:
17.65.090 - Regulations that apply.
An applicant is entitled to rely on land use regulations in effect on the date its general development plan application was initially submitted, pursuant to ORS 227.178(3), as that statute may be amended from time to time. After a general development plan is approved, and so long as that General Development Plan is in effect, an applicant is entitled to rely on the land use regulations in effect on the date its general development plan application was initially submitted, as provided above, when seeking approval of detailed development plans that implement an approved general development plan. At its option, an applicant may request that a detailed development plan be subject to the land use regulations in effect on the date its detailed development plan is initially submitted.

The Master Plan process allows development of a detailed development plan to use the code which was in place at the time of approval or the current code. However, an applicant cannot selectively choose separate code sections to apply. Also, the original Conditions of Approval would still apply unless amended by the Planning Commission and City Commission. In this case, several buildings have changed locations within 100' of the property boundary and the modified master plan application responds to many of the original conditions of approval and neighborhood concerns.

Review under the current code as a Type III decision would appear to be the most predictable review option.

Prior Master Plan approval (CP 09-01 / AP 09-02)
The following adjustments were proposed in 2009:
1. (Denied) Proposed adjustment: The Office Building, located on the lower site, shall not exceed 60 feet.

2. (Approved) Proposed adjustment: Allow a 0-foot setback at the property line between:
    1. Waterboard Park and the subject site;
    2. Armory building and the subject site; and
    3. South First Street/Washington Street and the subject site.

3. (Approved) Proposed adjustment: The access aisles for the 90 degree parking stalls within the parking lots located on the west side of South Center Street shall be a minimum of 20 feet wide.

4. (Approved) Proposed adjustment: All construction on the upper site shall be exempt from Chapter 17.62.055 of the Oregon City Municipal Code.

5. (Denied) Proposed adjustment: All construction on the upper site shall be exempt from Chapter 17.40 of the Oregon City Municipal Code.

Applicant should review AP 09-02 Conditions of Approval, Findings of Fact and the June 22 Planning Commission Staff Report for CP 09-01.

The applicant is required to demonstrate compliance with all applicable criteria. If any standards are adjusted in the Master Plan process, adequate mitigation is required.

HRB approvals are required for all demolition and new construction per COA #28 of AP 09-02.

Possible Needed Adjustments per OCMC 17.65.070
(Applicant is responsible for reviewing the code and determining needed adjustments). The following are based on a review of the materials provided and should not be considered complete. All adjustments are processed through the Type III Public Hearing process and require appropriate mitigation to meet the intent of the standard being adjusted.

Phase I

- Waiver of OCMC 17.62.055 was already approved for buildings on the upper site with CP 09-01 – discuss in narrative.
- Office building was originally located on lower site and required to be LEED certified per Condition of Approval #22. Now the location has changed to the upper site, does this still apply?
- Pedestrian Circulation standards requiring direct, visually separated connections between all buildings.
- Parking Lot Landscaping

Phase II

- OCMC 17.62.055 applies to buildings on the lower site – so pedestrian access standards, main entrance, transparency requirements for each building fronting on a street normally apply unless adjusted.
- Exterior materials subject to HRB approval.
- Modification to street standards for direct curb cuts onto Center Street
- Pedestrian Circulation standards requiring direct, visually separated connections between all buildings.
- Parking Lot Landscaping

Phase III

- Planning Staff was unable to determine compliance / adjustments required

Development Services Division (Utilities/Public Improvements/SDC's, etc):

- See separate notes from Public Works Development Services Division.
- Address how the amended phasing will affect the timing of required pubic sewer, water and stormwater requirements.

Natural Resource Overlay District (NROD)

- The proposed development does not require review under 17.49.

Geologic Hazards Overlay District

- The proposed development is within the Geologic Hazard Overlay District and requires review under 17.44.

Historic Overlay District

- Please see comments from Trevor Martin, Planner, regarding compliance with OCMC 17.40.
- A Design Advise meeting is scheduled with the Historic Review Board for January 24, 2017.

Tree Removal and Mitigation

- Tree Removal and Mitigation Plan is required per OCMC 17.41. How does this plan respond to the approved Condition of Approval #32 with respect to the white oaks on the site.

Building Division:

- You may contact Mike Roberts, our Building Official at 503.496.1517 or by email at mroberts@orcity.org .

Parks Division

- Please coordinate with Phil Lewis, Community Services Director, regarding impacts to the parking and access to Waterboard Park and the trail head from Center Street.

Clackamas Fire District:

Questions can be directed to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas Fire District #1. You may contact Mr. Boumann at (503)742-2660 or michaelbou@ccfd1.com.

Neighborhood Association Meeting:
A Neighborhood Association meeting is required prior to a complete application. The site is in the McLoughlin Neighborhood Association.
Webpage: http://www.orcity.org/community/mcloughlin-neighborhood-association
Chair/Land Use Co-Chair: Denyse McGriff, guttmcg@msn.com
Vice Chair: Cameron McCredie, CMcCredie@realtytrust.com
Land Use Co-Chair: Denyse McGriff, guttmcg@msn.com
Secretary: Francesca Anton, francescairena@gmail.com
Treasurer: Jesse Buss, jessebuss@gmail.com

General Meetings: January 5, 2017, March 2, 2017, May 4, 2017, July 5, 2017, Sept. 7, 2017 and Nov. 2, 2017
Fire Station, 7th & John Adams, 2nd Floor Community Room, Oregon City, 7:00PM
Steering Committee Meetings: 2017 Meeting Dates coming soon!
Fire Station, 7th & John Adams, Neighborhood Conference Room, Basement, 7:00PM

Oregon City Municipal Code Criteria:
The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal – if the applicant elects to use the current code.

OCMC 12.04 - Streets, Sidewalks and Public Places
OCMC 12.08 - Public and Street Trees
OCMC 13.12 – Stormwater Management
OCMC 15.48 – Grading, Filling and Excavating
OCMC 17.39 – "I" Institutional District
OCMC 17.41- Tree Protection Standards
OCMC 17.44- Geologic Hazards
OCMC 17.50 – Administrative Processes
OCMC 17.52 – Off-Street parking and Loading
OCMC 17.62 – Site Plan and Design Review
OCMC 17.54 – Supplemental Zoning Regulations and Exceptions
OCMC 17.65 - Master Plans

MS-Word versions of the code are available for download on-line from the municipal code website.
Staff will provide a Code Response template, suitable for preparing your code response narrative.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:
A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well

as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.
B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.

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Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org

December 28, 2016

Ms. Diliana Vassileva
City of Oregon City Planning
221 Molalla Ave
Ste 200
Oregon City, OR 97045

RE: SHPO Case No. 16-2155
Oregon City PA 16-60; Development Plan for Oregon City Public Work Operations Facilities new development
122 South Center Street (2S 2E 31), Oregon City, Clackamas County

Dear Ms. Vassileva:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains. In the absence of sufficient knowledge to predict the location of cultural resources within the project area, extreme caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. If archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

Dennis Griffin, Ph.D., RPA
State Archaeologist
(503) 986-0674
dennis.griffin@oregon.gov

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Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
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www.oregonheritage.org

March 10, 2017

Ms. Christina Robertson-Gardiner
City of Oregon City Planning
PO Box 3040
Oregon City, OR 97045-0304

RE: SHPO Case No. 16-2155
Oregon City PA 16-60; Development Plan for Oregon City Public Work Operations Facilities
New development including demo of existing
122 South Center Street (2S 2E 31), Oregon City, Clackamas County

Dear Ms. Robertson-Gardiner:

We have reviewed the new information and materials submitted on the Oregon City PA 16-60; Development Plan for Oregon City Public Work Operations Facilities project. We concur with the findings of the 2004 survey conducted by Historic Preservation Northwest that the Cannery and Outbuilding 2 are not eligible for listing in the National Register of Historic Places. Despite the new information that the Cannery and Outbuilding 2 were originally constructed at Camp Adair, it is still difficult for our office to find that the properties convey their historic importance after having been removed from the original historic location in which they were built. Moving a building often severs the relationship between the property and its surroundings and jeopardizes the physical connection with its history. Additionally, changes to the Camp Adair structures, including the metal seam roofs, the additional of rolling, metal garage doors, and the modification of a number of doors and windows, further obscure the history of these structures and detract from any architectural importance that may have been intact. The key original materials and overall historic appearance of these structures do not appear to be intact.

Our office also concurs with the 2004 determinations of eligibility that the Oregon City Public Works Buildings located at 122 S. Center Street, 204 S. John Adams Street, and 206 S. John Adams Street are not eligible for listing in the National Register.

Thank you for submitting additional information regarding this project. Should any further questions or comments arise, please feel free to contact me at your earliest convenience.

Sincerely,

Jessica Gabriel
Historian
(503) 986-0677
Jessica.Gabriel@oregon.gov

OREGON MILITARY DEPARTMENT
JOINT FORCE HEADQUARTERS, OREGON NATIONAL GUARD
INSTALLATIONS DIVISION
1776 MILITIA WAY
P.O. BOX 14350
SALEM, OREGON 97309-5047

18 April 2017

Installations Division

Mr. Martin Montalvo
Oregon City Public Works Department
122 South Center Street
Oregon City, Oregon 97045

Dear Mr. Montalvo:

The Oregon Military Department (OMD) has been in discussions with the City of Oregon City (City) to dispose of the Oregon City Armory located at 204 South John Adams Street, Oregon City, Clackamas County, Oregon. The City has expressed an interest in acquiring the property for potential use within their Public Works Department. The building is over 50 years old and may be considered eligible for inclusion on the National Register of Historic Places. As a state-owned property, the action may require review under ORS 358. The OMD has not yet consulted with the State Historic Preservation Office (SHPO) regarding this proposed action; however, similar actions in the past have been considered "No Effect" since the Armory would remain under the jurisdiction of a political subdivision as defined in ORS 358.653.

The Oregon City Armory is located adjacent to two city-owned buildings that were moved from Camp Adair after World War II. OMD would not desire these buildings and have no interest in pursuing their acquisition.

The OMD intends to continue to work with Oregon City to facilitate the disposal of the Oregon City Armory to the City.

Questions may be directed to Art Arroyo at 503-584-3494.

Sincerely,

Stanley A. Hutchison
Chief, Planning and Programming