

Winter 2010



Gresham City Hall

Conceptual Designs Plans
for a New City Hall

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Sustainable Cities Initiative



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About SCI

Sustainable Cities Initiative (SCI) is a cross-disciplinary organization at the University of Oregon that seeks to promote education, service, public outreach and research on the development and design of sustainable cities.

Our work addresses sustainability issues across multiple scales, from the region down to the building, and emerges from the conviction that creating the sustainable city cannot happen within any single discipline. SCI is grounded in cross-discipline engagement as the key strategy for solving community sustainability issues. We serve as a catalyst for expanded research and teaching; market this expertise to scholars, policymakers, community leaders, and project partners; and work to create and sponsor academic courses and certificates. Our work connects student passion, faculty experience, and community need to produce innovative, tangible solutions for the creation of a sustainable society.

About SCY

The Sustainable Cities Year Initiative is a 'partnership' with one city in Oregon per year where a number of courses from across the University focus on assisting that city with their sustainability goals and projects. The Sustainable Cities Year faculty and students work with that city through a variety of studio projects and service learning programs to: 1) provide students with a real world project to investigate; 2) apply their training; and 3) provide real service and movement to a local city ready to transition to a more sustainable and accessible future.

About Gresham

With just over 100,000 people, Gresham is the fourth largest city in Oregon. It is bordered to the west by Portland, the largest city in the state. Gresham is home to the Mount Hood Jazz Festival and is known as "The City of Music". It is close in proximity to the Columbia Gorge National Scenic Area and Mount Hood, the highest point in Oregon. Gresham has a wide variety of neighborhoods including the Civic Center, known for its active transportation network, rapid transit connections and residential, commercial and retail mix.

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Thirteen schemes were developed for the Gresham City Hall project under the Sustainable Cities Initiative during the winter term of 2010. Each group took a unique approach to the challenges and opportunities presented. All were concerned with density, creating viable public space, displaying sustainable systems, creating a 'democratic' building that emphasized public participation and visual connection, and strengthening pedestrian and transit paths to and through the site.

Transportation and the upcoming redevelopment of the downtown gateway and core were acknowledged and all teams focused on establishing viable paths and nodes to the MAX line, bus routes and the planned multi-use MAX path. Proposed schemes incorporated strategies from the development plans including pedestrian-orientated green streets, small-scale block development, increased density through height, and maintained parking capacities.

The current city hall sits on Eastman Parkway in an office building passable for the time being. Proposals for the new city hall took this into account and critically considered the importance of a civic building and its adjacent public space. The desire to create a viable outdoor gathering place was addressed differently by each team. Solutions included large plazas, common greens, community gardens, market streets, parks, outdoor amphitheaters, and water features. Creating a connection between the city hall and the outside was also of importance, and nearly every team incorporated a large public atrium space, extensive glazing and pockets of connective interstitial space to reinforce ideas about transparency and democracy. All groups realized early on that the Council Chambers was an essential component of the overall scheme and most teams chose to expose this aspect of civic function by giving it a prominent position and an iconic form.

The implementation of sustainability principles was of special importance and all groups agreed that to 'market' the building as 'green,' making it's systems apparent, and educating the public and building advocacy around the movement was key. All groups implemented natural daylighting techniques, ventilation systems and water treatment/collection strategies. In addition to the standard passive strategies, many teams expanded their proposals to include extensive PV (photo-voltaic) arrays, innovative wind channeling devices, green roofs and walls, and cogeneration machines. All teams directed special attention to water management. Responses varied in degree from underground cisterns that collected water for use in the building to comprehensive systems utilizing a network of filtering strips, retention ponds and constructed wetlands.

Projects that had carefully crafted outdoor space, iconic building forms, a range of large-scale sustainable strategies and effective plan layouts seemed to garner the most interest from reviewers, both those from the City of Gresham and professionals. While a new City Hall is still years away, all of the proposals offered vital points of view and a range of solutions to the constraints with new development.

As part of the year-long partnership between the University of Oregon and the City of Gresham, the Sustainable Cities Initiative studio asked students from Eugene and Portland to develop schemes for a new City Hall of approximately 130,00 square feet on one of two sites in Gresham's downtown. The City of Gresham, in collaboration with Jean von Barga's programming class in fall 2009, selected sites 3 & 4 for further exploration.

These two sites were selected based on the merits of their location, high visibility, and proximity to transit. There has long been a need for a new City Hall, as the current misses the mark in being a landmark public building. While this project is not being considered for several years in the future, the intention was always that the present city hall building was a temporary solution.

III. Existing Conditions

The Gresham Area

With just over 100,000 people, Gresham is the fourth largest city in Oregon. It is bordered to the west by Portland, the largest city in the state. Gresham is home to the Mount Hood Jazz Festival and is known as the “City of Music.” It is in close proximity to the Columbia Gorge national Scenic Area and Mount Hood, the highest point in Oregon. Gresham has a wide variety of neighborhoods including the Civic Center, known for its active transportation network, rapid transit connections, and residential, commercial retail mix.

Existing City Hall Conditions

The current Gresham City Hall occupies a large site at 1333 Northwest Eastman Parkway with the Police and Fire Departments and school district facilities. The site is adjacent to the ‘Gresham City Hall’ MAX stop and is approximately 0.8 miles northwest of Downtown Gresham. A programming class, taught by professor Jean von Barga in the fall of 2009 at the University of Oregon - Portland campus, performed an in-depth analysis of the existing city hall and all six Gresham-proposed sites for the new city hall.

The current building was built as an office building with the intention that it could be rented for a more appropriate use at a later time. Gresham has expressed a desire to develop a new building that would more accurately reflect the city’s values of sustainability, community and smart growth. To the city, it is important that this new building be visionary and also uniquely Gresham. It must both be able to win design awards and facilitate use by locals. The figures below provide an overview of the existing city hall space.

Figure 1 - Square footage summary table

Square Footage Summary Table

See below for estimates of current and future square footage needs for each department, determined through interviews by student groups. These estimates are modified to account for a ~25% growth in the population of Gresham, resulting in an increase in staff for each department.

City Hall Building		current	future	offices	increase	new offices	new sq ft	total
Finance & Management Services		10,199	10,199 *	26	20%	6	720	10,919
Urban Design & Planning		5457	5457	27	20%	6	720	6,177
City Attorney's Office		1924	2804	9	20%	2	240	3,044
Department of Environmental Services		7060	7060 *	46	20%	10	1200	8,260
Economic Development		872	1052	2	20%	1	120	1,172
Department of Information Technology		4131	4131	10	40%	4	480	4,611
Department of Urban Renewal		1202	1202	5	40%	2	240	1,442
Office of Governance and Management		6086	6086 *	31	20%	7	840	6,926
Council Chambers		0	2500		0%	0	0	2500
Community Development		8345	8345 *	40	20%	8	960	9,305
Common Spaces		14701	18168					18,168
Parks & Rec		0	1000	6	n/a			1000
net		59,977	68,004					72524
gross		79969	90672					96699
Police Department								
net		10711	21276	31	20%	7	840	22,116
gross		14281	28368					29488
Fire Department								
station garage		4544	4544					
student estimate		2588	2588					
net		7132	7132	11	20%	3	360	7,492
gross		9509	9509					9989
Library								
		20000	30000					

Source: Program for a New City Hall Report, Fall 2009

Figure 2 - Existing city hall program

Departments:



Communal Spaces:



Public Interaction:



Source: Program for a New City Hall Report, Fall 2009

Opportunities and Constraints

The Jean von Bargen's program class identified both opportunities and constraints of the existing building and site. The existing city hall was designed as a generic office building that could be easily leased or sold when it becomes time to relocate. Therefore, many of the spaces were not specifically designed for the functions of its current use. This, along with overcrowding, has led to many aspects of the Gresham City Hall that need improvement. The table below shows the main areas of opportunity and current limitations.

Way Finding	The current city hall does not provide a layout of spaces that is intuitive to its users. Locations of departments as well as the public interface need to be clarified.
Program Adjacencies	The current program layout lacks connections between departments as well as an efficient use of space. Fire and police headquarters must stay in close proximity to city hall.
Flexible Public Spaces	A stronger connection between downtown Gresham and neighboring communities needs to be created through flexible indoor and outdoor public spaces. This may consist of plaza space, public meeting rooms and an open council chamber. The current program provides one large meeting room that is accessible during city hall hours.
Civic Presence	The current city hall lacks in civic presence both in its location and architecture. The potential new locations would allow for the building to be more actively connected to downtown. Design of the new city hall should take into consideration its aesthetic presence as a civic building.
Public vs. Private Interfaces	Public and private interfaces need to be clarified and easily accessed by those who have authority. Public spaces should easily guide users to their destination and connect to private interfaces in an appropriate manner.
Comfortable Work Environment	Current employee conditions are cramped with little daylight and passive ventilations. The new city hall should provide larger workspaces as well as high air quality and natural daylight for all employees. Access to the outdoors as well as comfortable break rooms are also necessary.
Accessibility to Public Transportation	The current city hall location is adjacent to the MAX lightrail station. The potential new locations must also have a strong connection with public transportation and the MAX in particular.

Proposed Sites

Though six sites were originally selected for consideration and analysis by the city and programming class, only two sites, #4 & #3 (red fill) were moved forward into the winter term for use by the studios. These two sites were selected based on criteria considering potential private development, visibility and proximity to downtown Gresham.

Figure 3 - Selected potential city hall sites



Source: Program for a New City Hall Report, Fall 2009

The preferred sites were named based on the City's expressed values more than on student argument. Sites one and two were not considered for ongoing work because sites three and four presented more potential in terms of their proximity to downtown, transportation, and high visibility.

Site #4: The Triangle Site

Pinched between the MAX line and NE Division Street, the site is area challenged. It is an excellent gateway site to downtown Gresham and would be highly visible to traffic on NE Division Street. The challenge here would be to develop a building envelope that appeals to both vehicle and pedestrian traffic. It was clear early that the specific difficulty of Site #4 was how to 'bridge' Main Avenue, creating a viable threshold into downtown Gresham, while appropriately responding to program distributions and needs. Site #4 is located in the Downtown Commercial Core, and area with a focus on small scale, walkable development that is a mix of old and new.

Figure 4 - Location of Site 4 in Downtown Gresham area



Source: Google Maps

Figure 5 - View of Site #4 from NE Division St



Source: Program for a New City Hall Report, Fall 2009

Figure 6 - Bird's eye view of Site #4 looking south



Source: Microsoft Corporation, <http://www.bing.com>

Site #3: The Square Site

South of the MAX line on the north edge of downtown, could potentially be another “super block”, a site that is substantially large to allow transportation corridors through the site. This site takes advantage of the MAX stop proximity and opportunities for a gateway style development for downtown. Site 3 was quickly identified as being much larger than stated program requirements could occupy, therefore consideration of additional programmatic elements and phasing plans were essential to a complete proposal. Site 3 falls within the boundaries of the Downtown Transit Mid-Rise area. This zone is designated to support the creation of employment uses within downtown so that those who live outside have opportunities and easy access to work downtown.

Figure 7 - Location of Site #3 in Downtown Gresham area



Source: Google Maps

Site Analysis

With the two sites selected, there are certain advantages to each. While both offer a greater connection to Downtown Gresham than the current city hall, the Triangle Site is bisected by Main Ave, the heart of downtown. The Triangle Site is in the heart of commercial services, with greater traffic volumes passing the site. The Square Site offers a strong connection to downtown with the recent creation of Beech Street park to the south and being adjacent to the nearest MAX station to downtown. The square site is also adjacent to the Gresham Chamber of Commerce and near to Multnomah County offices for the eastern part of the county. Traffic near the Square Site is comparatively light.

Figure 8 - Bird's eye view of Site #3 looking south



Source: Microsoft Corporation, <http://www.bing.com>

The Triangle Site is noticeably smaller, thereby making any civic spaces on the site take a stronger urban form (less open space and more vertical design). The Square Site is considerably larger, but this allows for more public facilities located on-site, with a larger number of access points for the public.

The two sites examined are currently underdeveloped. The Triangle Site, by proportion of surface area, is more developed than the Square Site. The development on the Triangle, however, is lower density with considerable space devoted to surface parking. Developing civic facilities on this site would displace more commercial activity, but would require less demolition. Examining the Square Site, a larger portion of the site is already green space, but the existing buildings occupy more ground space and have more floor area. Civic facilities on this site would require more demolition and displace a greater amount of existing development.

IV. Methodology

The Studio, Problem & Initial Strategies

The Winter 2010 design studio included architecture students both from graduate and undergraduate pools at Eugene and Portland campuses. Groups were comprised of either two or three members that worked together from the early design stages to establish an effective working relationship and maintain consistent concepts. The focus of the studio was not only to create a more efficient and appropriate space for Gresham employees, establish a framework that would facilitate greater public usage, and also create an iconic building with an aggressive sustainable agenda. All groups addressed ideas about green strategies and the importance of civic space.

Unique Approach

The current City Hall was designed as a temporary fix: essentially a speculative office building, the intention was always to develop another more significant public building at a later date. Students were encouraged to be idealistic in their implementation of sustainable systems: to envision those that are too expensive or have not yet been developed. Maintaining the objective that by the time Gresham is ready for a new building it might still have the potential to be a landmark of its kind. Early design activities focused on challenging current standards in green building. These included activities dedicated to examining and redefining the definition of “sustainability,” and industry benchmarks such as LEED and the Living Building Challenge. This was conducted in tandem with a simultaneous “eco-charette” between the Eugene and Portland students. Field trips to the ZGF offices in Portland and OHSU Health Center in the south waterfront supplemented precedent and systems research completed earlier in the term.

Assumptions

The current Gresham City Hall, though impractical and inefficient in many ways is more or less serving the needs of city officials. It was made clear to students from the beginning that a new building would be approximately 10 or more years away. This allowed the studios to be less concerned with current costs and the viability of emerging technologies. The downtown Gresham development plan is also in the early stages of implementation and the execution of those proposals will significantly improve the character of the downtown area, as well as the contextual relationship of Sites 3 & 4 to the core of Gresham.

Outcomes & Criterion

As previously mentioned projects were designed to respond to a social, physical, and ecological context some time in the future. By today’s standards most of the proposals would be too costly and complex for implementation, however when evaluated against trends of rapid innovation occurring the field of sustainability it was important they proved themselves forward thinking. In addition to green systems and strategies criteria the building was measured by the power and practicality of its civic spaces. In addition to the clarity and functionality of its programmatic layout on a global (neighborhood) and local (building) scale.

V. Scenario Alternatives - Triangle Site [#4]

The following scenario alternatives represent a variety of ideas for what Gresham's new City Hall could be. In total, thirteen scenarios were produced. Five projects for Site #4 were explored. Each project took into consideration ideas of sustainability and public spaces at a civic scale while also creating comfortable work environments for the City Hall employees.

Sustainability: Many projects addressed sustainability at the larger scale of the site by integrating onsite water management and treatment, green spaces, below grade parking and other aspects that would contribute to the new City Hall's presence as a sustainable icon.

Civic Public Space: Both proposed sites allow for the integration of outdoor public space. The scenario alternatives presented address public outdoor space in a variety of ways that would contribute to the activity and public interface of City Hall.

Comfortable Work Environments: The large amount of office space specified in the program and the existing conditions of the current City Hall caused many of the scenario alternatives to be conscious in how office spaces were addressed. Natural daylight and other amenities such as green spaces were provided for City Hall employees in many of the projects seen on the following pages.



Scenario I - Create and Iconic Landmark, Provide New Civic and Ecological Amenities, Construct a Building with an Aggressive Sustainable Agenda **20**



Scenario II - Provide Welcoming Public Spaces, Maximize Transparent Interfaces, Incorporate Visible Sustainable Features **24**



Scenario III - Provide Outdoor Plazas, Connect Buildings with a Central Public Atrium, Emphasize the Council Chambers **27**



Scenario IV - Provide Easily Accessible Spaces, Implement Sustainable Strategies, Create Comfortable Work Environments **31**



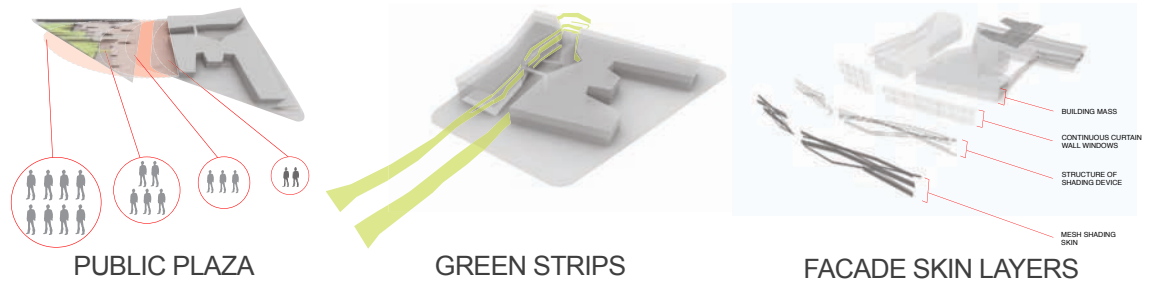
Scenario V - Provide Multiple Uses, Create a Place for Collaboration, Utilize the MAX Path **34**

Scenario I: Triangle Site

Shannon Arms & Elizabeth Falkenstein

Gresham City Hall's new location will act as gateway and anchor into the heart of downtown at the North end of Main Street. This gateway will extend Gresham's existing downtown area and provide pedestrian oriented retreats, such as a new civic plaza. The inviting civic plaza as well as the new City Hall strongly represents Gresham's identity as well its sustainable goals and commitment to a transparent democracy.

The new City Hall is set within a civic and ecological landscape. A building that provides it's own energy, take advantage of nature's lighting and wind, and collects and treats water and draws a lush green sweep in from the landscape around it. Verdant green strips pull from outside, turning on their sides and flaking the main atrium providing an aesthetic amenity, aiding in way finding and moderating temperature by humidifying and facilitating ventilation.

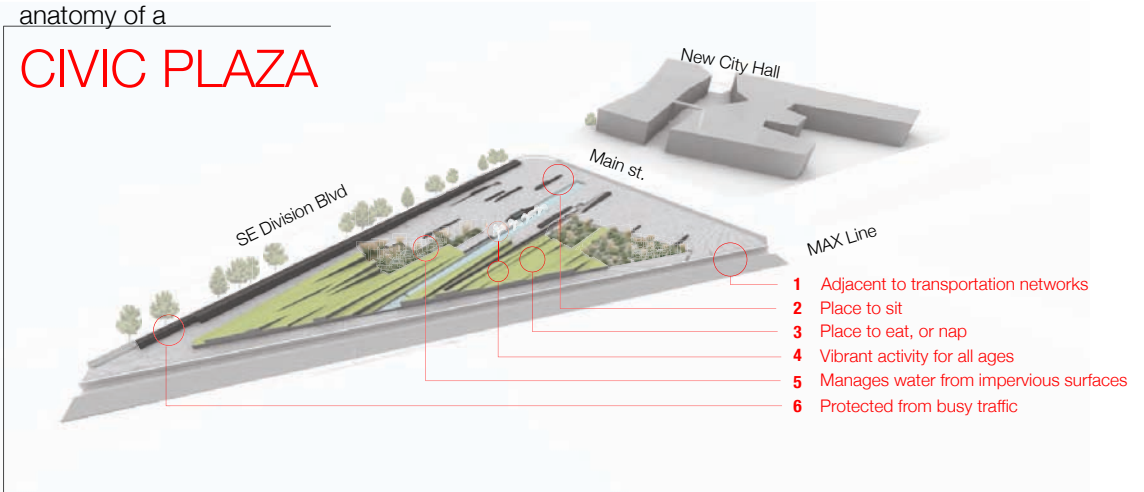


- I. **Create an Iconic Landmark:** Creating a new City Hall for Gresham that is more than an office building. Taking cues from the Columbia Gorge, the new design appears geologic. A mass of stacked stone with a glowing, glazed chasm splitting it. Within the chasm, dramatic landscaped strips follow the walls. These strips recall the landscape of the park across Main Street and act to unify the two separated sites. The strips facilitate way finding, add drama to the central atrium space shared by employees and visitors alike, and assist in managing the interior temperature of the overall building.



anatomy of a

CIVIC PLAZA



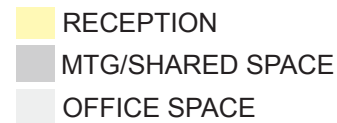
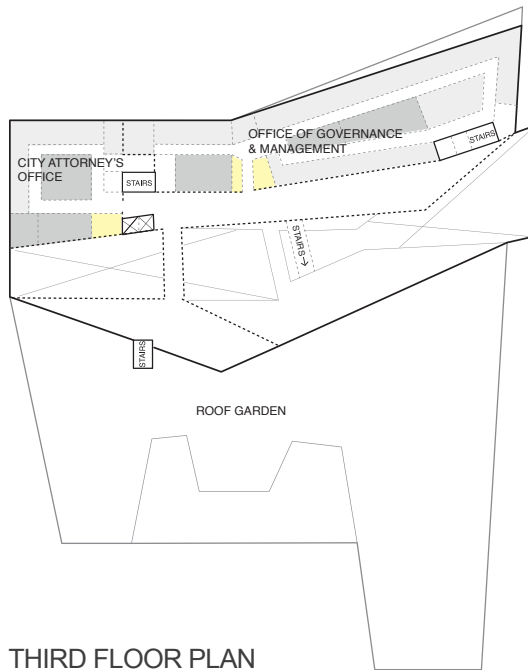
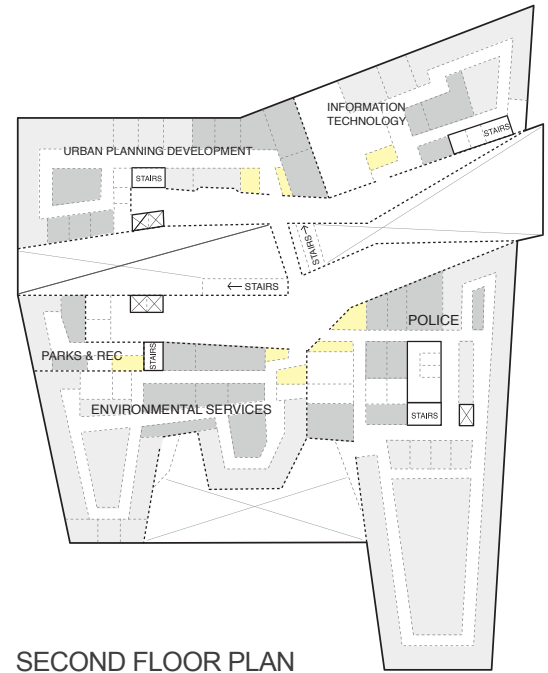
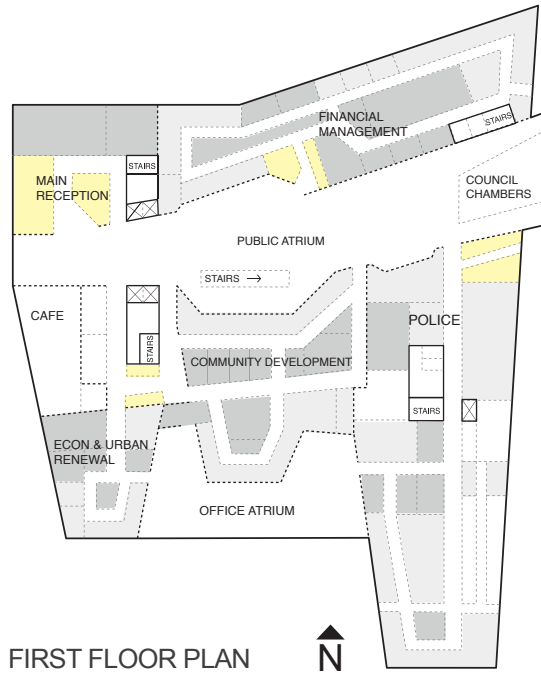
II. Provide New Civic and Ecological Amenities: The “triangle” portion of the site was left un-built upon in favor of a civic park and plaza. The low profile of this development allows continuous views to the City Hall. The public plaza can shrink and swell to meet the need of public events, and act as an urban playground and gathering place for the neighborhood. To the south of the City Hall and adjacent to the planned MAX path large constructed wetlands were developed, this area treats all grey and black water that is generated on site before it enters the storm water system.



MAIN ATRIUM

Scenario I

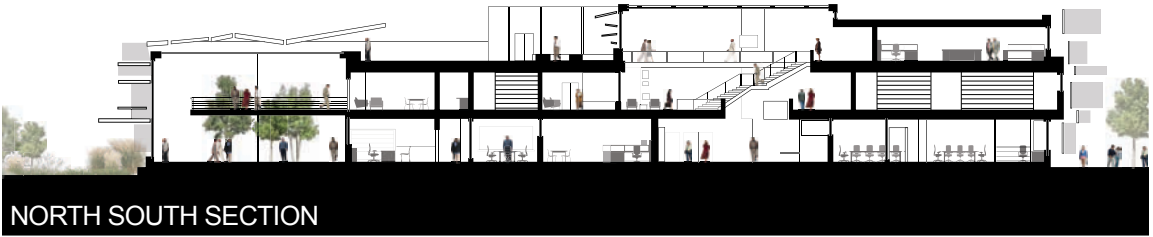
III. Construct a Building with an Aggressive Sustainable Agenda: The new City Hall uses glass embedded PV panels, wind generation and a cogeneration plant to create most of its own energy. It reduces internal costs through the use of electronically monitored shading artificial lighting and ventilation. This reduces the need for supplemental conditioning systems, however when required those can be run on the waste heat from the cogeneration plant. Rainwater is collected and stored in the basement-parking garage for use on the green walls, site landscaping, and laundry. Grey and black water is treated on site by the constructed wetlands on the south side of the site.



Scenario I



OFFICE ATRIUM



NORTH SOUTH SECTION



COUNCIL CHAMBERS

Scenario I

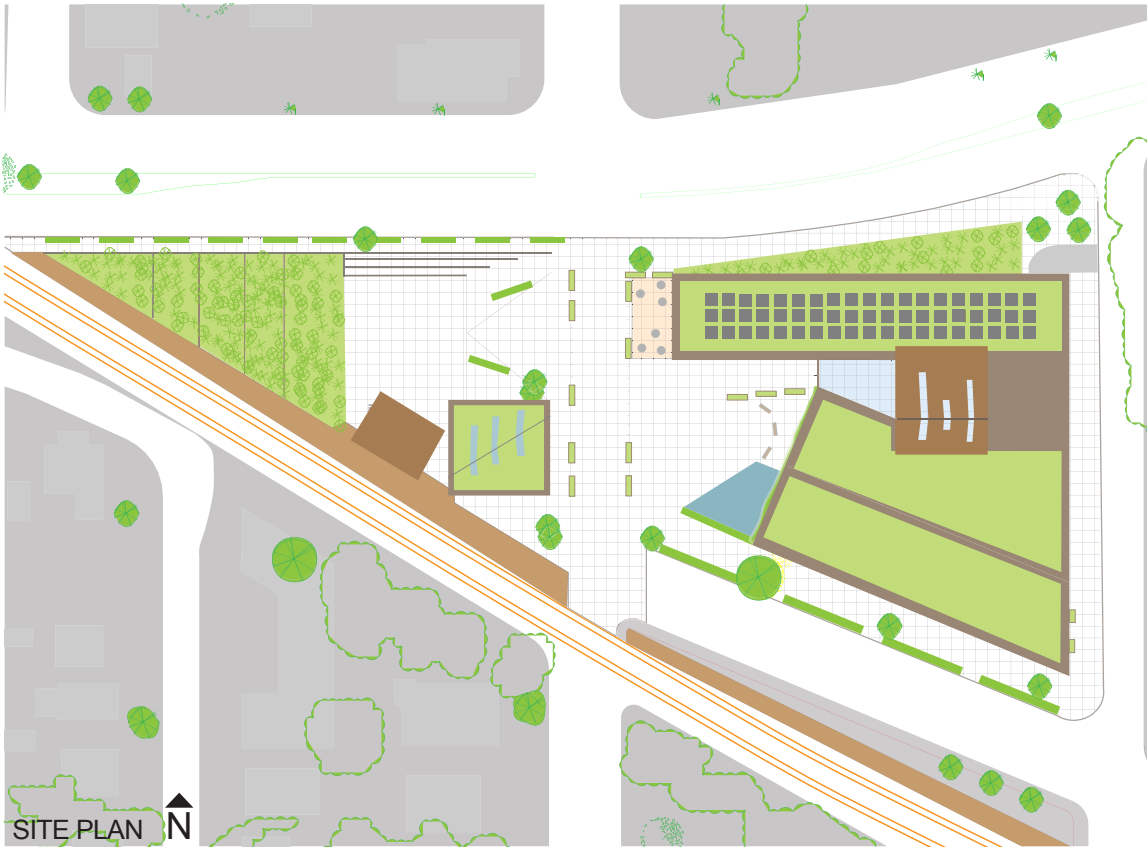
Scenario II: Triangle Site

Kate Casselman, Sara Herman & Audrey Snyder

Gresham City Hall's new location will act as gateway and anchor into the heart of downtown at the North end of Main Street. This gateway will extend Gresham's existing downtown area and provide pedestrian oriented retreats, such as a new civic plaza. The inviting civic plaza as well as the new City Hall strongly represents Gresham's identity as well its sustainable goals and commitment to a transparent democracy.

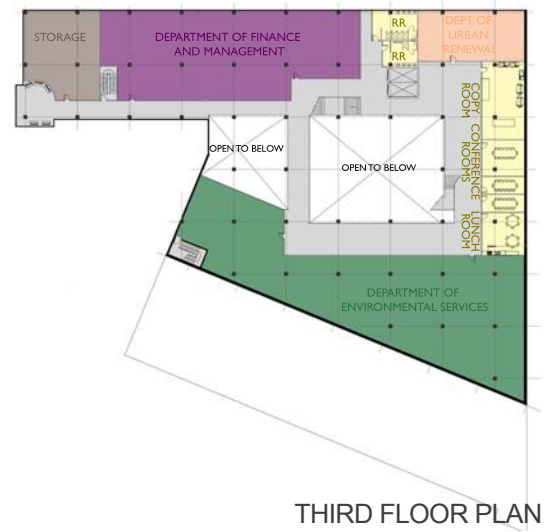
- I. **Provide Welcoming Public Spaces:** As a representation of democracy, Gresham's City Hall should be welcoming to the public and embody reverence to citizen participation in the democratic process. Like democracy, the building should be easy to understand and navigate with easily accessible information.
- II. **Maximize Transparent Interfaces:** By maximizing glazing, the citizens of Gresham can observe their active local government, while inside, city employees maintain a visual connection to the community they serve. Providing transparency and honesty in the design allows users to trust that the democratic process is for the betterment of the community and encourages the public to participate.
- III. **Incorporate Visible Sustainable Features:** Through highly visible green roofs, solar panels, rain gardens, water collection and user-controlled systems, the sustainable processes for the building and its site are on display. Highlighting these sustainable functions provides transparency and honesty in the design that encourages citizen participation in a sustainable lifestyle.





COUNCIL CHAMBERS

Scenario II

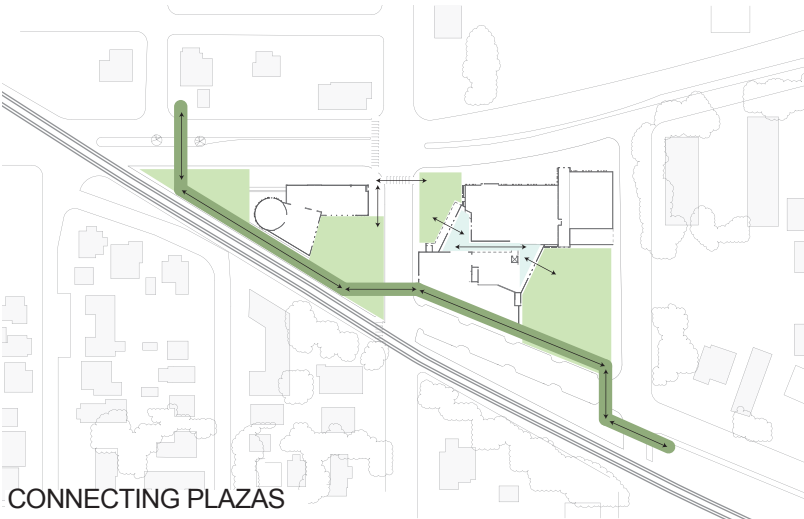


Scenario II

Scenario III: Triangle Site

Peter Hanley & Elizabeth Schmidt

The new City Hall is a building that welcomes both the public and employees to enjoy all that the site has to offer. Through the use of outdoor public plazas a central atrium and an apparent Council Chambers both the site and the buildings on it will be actively used and encourage a transparent democracy. The architecture of the City Hall and Council Chambers will be unique to Gresham setting them apart from the surrounding cities.



CONNECTING PLAZAS



DOWNTOWN CONNECTION

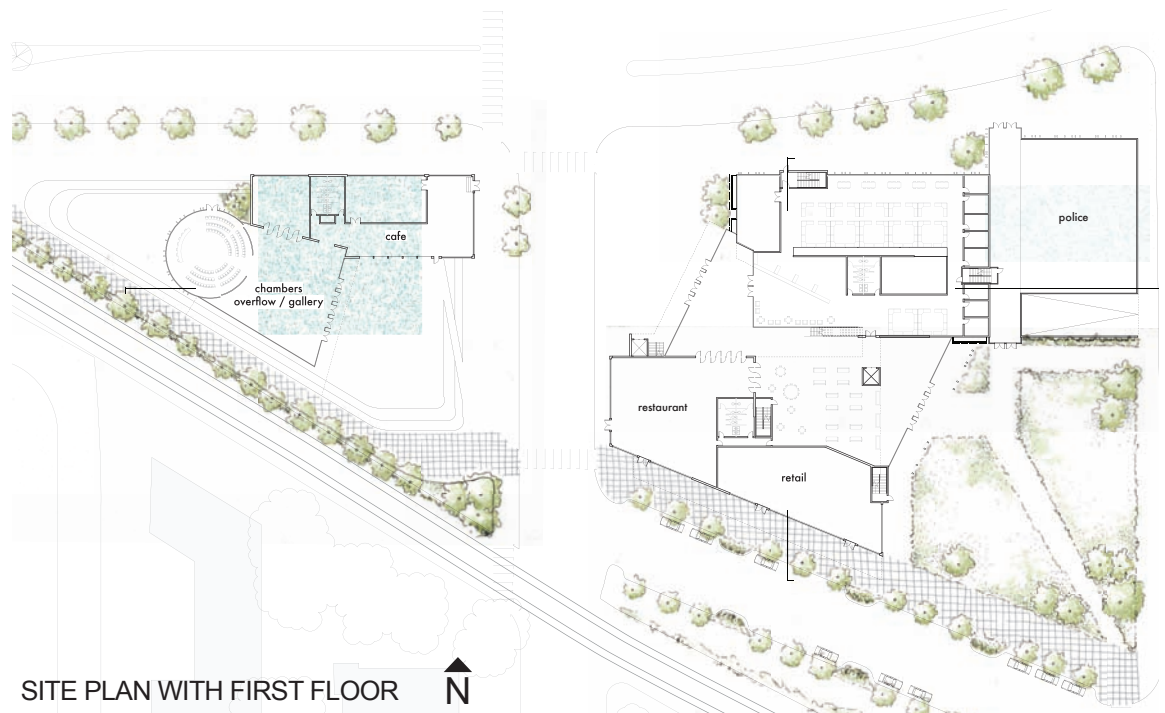
- I. **Provide Outdoor Plazas:** Four outdoor public spaces are connected throughout the site, each with their own individual character. These spaces allow for users and the community to bring activity to City Hall, creating a comfortable and active environment for everyone.

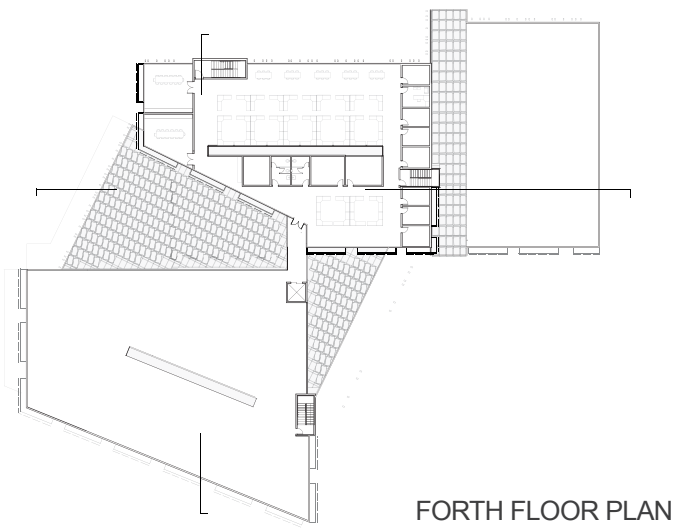
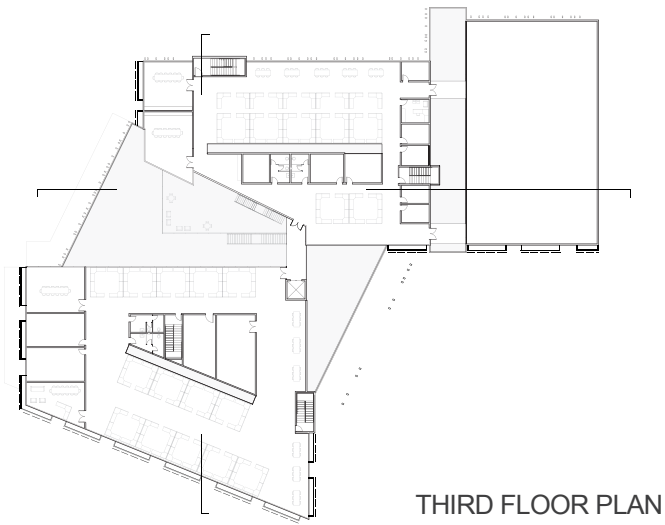
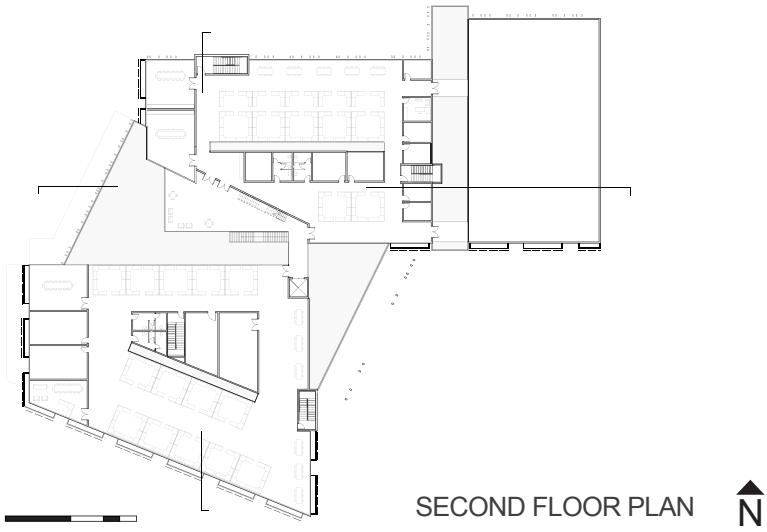


VIEW FROM DIVISION ST.



II. Connect Buildings with a Central Public Atrium: The two wings of the building are connected by a central atrium that allow for the public to interact with the departments of City Hall. The atrium not only acts a connector but also brings activity and natural light into the building through its transparent façade. The two buildings that the atrium connects are both parallel with the site lines whereas the atrium sits on an angle allowing for people to be funneled into the building from both Main Street and Division Street.





Scenario III

- III. Emphasize the Council Chambers:** The Council Chambers is located on the triangle part of the site. When coming from the west by car, foot or light rail the Council Chambers is the first thing that is seen. It is transparent in character, welcoming the community. Its circular form as well as its location on the site creates an icon for those passing by Gresham's City Hall.



Scenario III

Scenario IV: Triangle Site

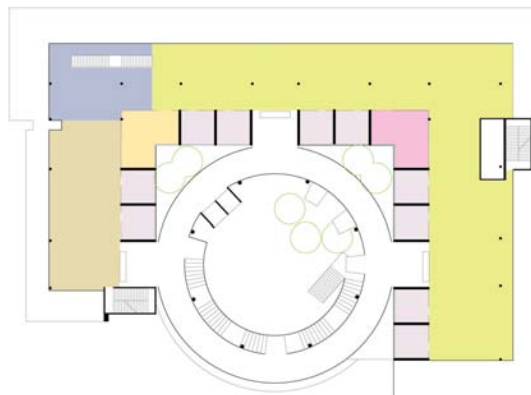
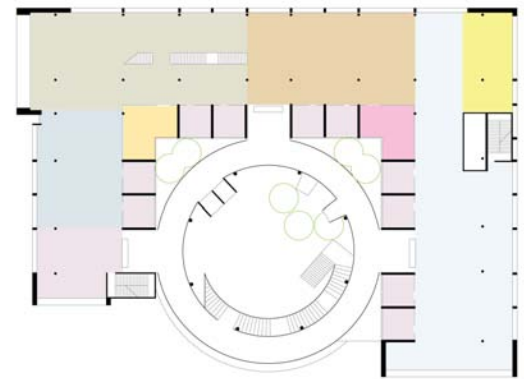
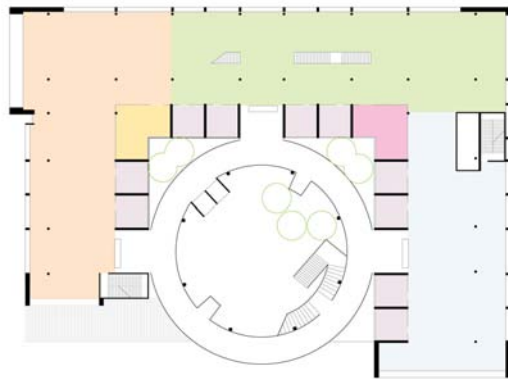
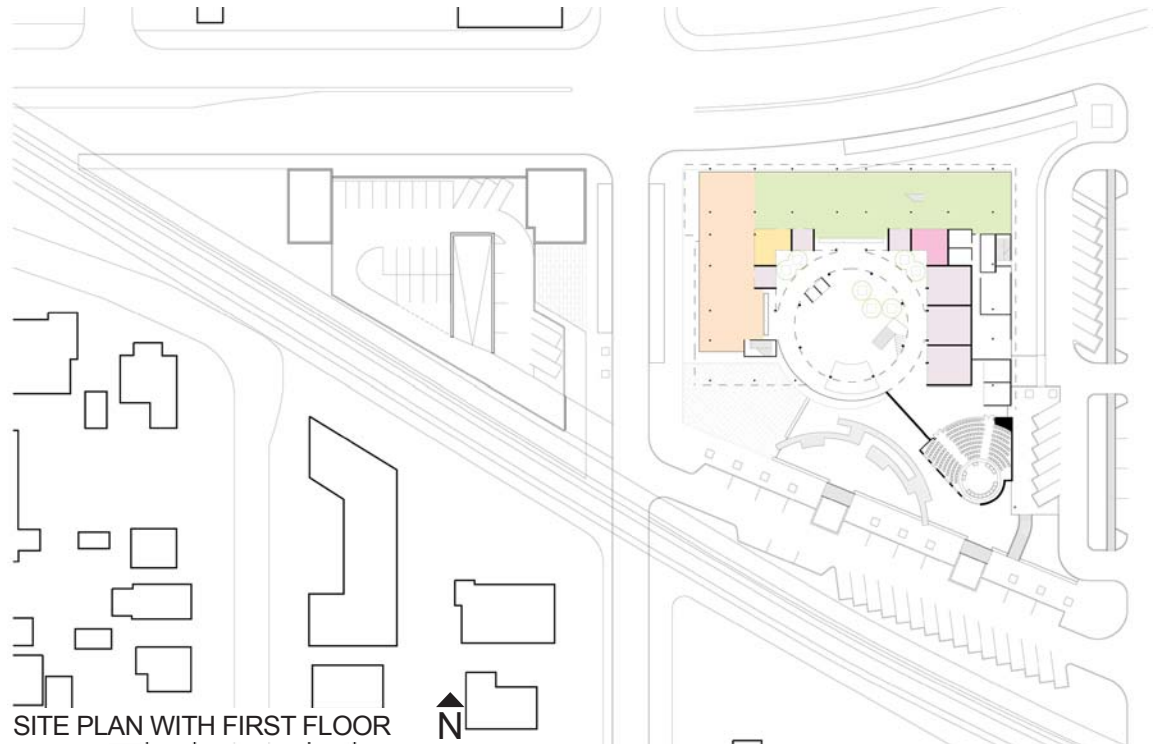
Aaron Frease & Perry Wold

Gresham City Hall should emphasize the City of Gresham's goals for 'Democracy' and 'Sustainability' and encourage growth and development of the Historic Downtown. Each department within the city should be easily accessible to citizens while maintaining a healthy work environment for city employees. The implementation of a central atrium will create centralized activity while bringing city employees and the community into one space.

- I. **Provide Easily Accessible Spaces:** The central atrium allows for department visibility, simplified way finding, and the creation of a multi-use space within Gresham City Hall that encourages interaction while showcasing sustainable strategies. Each department has a public interface in the form of a counter or reception desk that faces the atrium, with the rest of the department beyond. The council chambers are also accessible through the atrium, creating a central hub for the activity of Gresham City Hall.



- II. **Implement Sustainable Strategies:** The sustainable strategies for Gresham City Hall revolve around the use and treatment of water on-site. The building will collect rainwater for use within city hall while bio-swales on site will mitigate storm water runoff from the paved surfaces. Water collected on the roofs will be treated and brought into the atrium by way of the fourth floor and then cascade down the interior of the circulation walkways by way of sculptural troughs. These troughs will direct the water to a waterfall located on the southern edge of the atrium. The goal of this process is to show that water is being re-used on site.



Scenario IV

- | | | | |
|---|-------------------------------------|---|---------------------------|
|  | Employee Lounge |  | Urban Design and planning |
|  | Copy Center |  | Parks and Rec |
|  | Breakroom |  | Urban Renewal |
|  | Economic Development |  | Environmental Services |
|  | Office of Governance and Management |  | Finance and Management |
|  | City Attorney |  | Community Development |
|  | IT |  | Conference/meeting rooms |



III. Create Comfortable Work Environments: Each department has access to daylight and the central atrium. The building’s width allows for daylight to pass through the edges of the building and the atrium, providing comfortable workspaces.

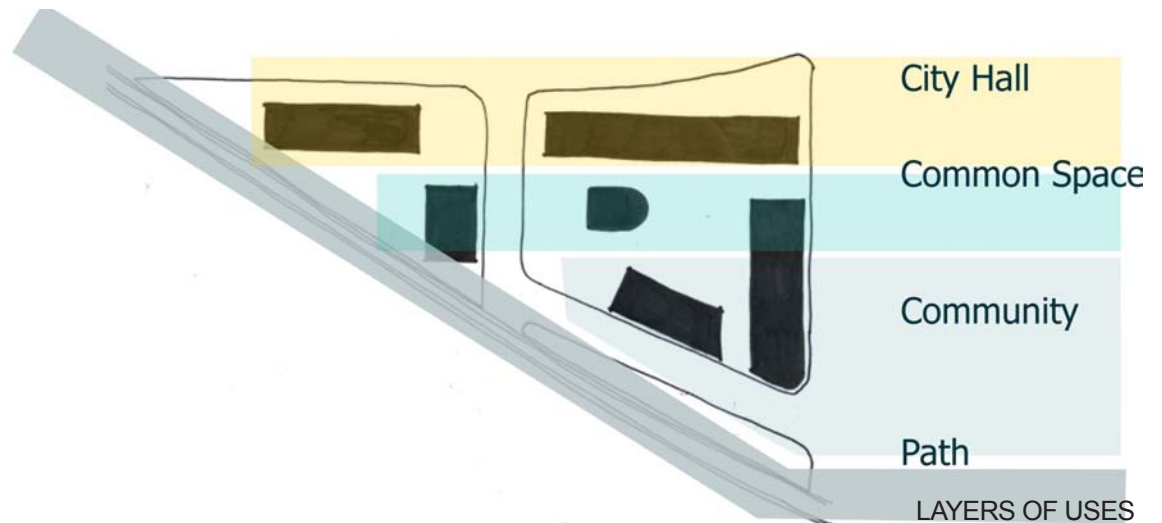


Scenario IV

Scenario V: Triangle Site

Serina Adams & Hilary Babcock

The new City Hall proposal uses the future MAX transit path as a catalyst for revitalizing Downtown Gresham. The proposal suggests that public transit and walkable cities are the future of this urban environment. To create a self-sustaining community the street parallel to the MAX path must be as well as providing multiple uses onsite. The intention is to create a city hall that embodies the priorities of the City of Gresham as a place for communication and collaboration of ideas.



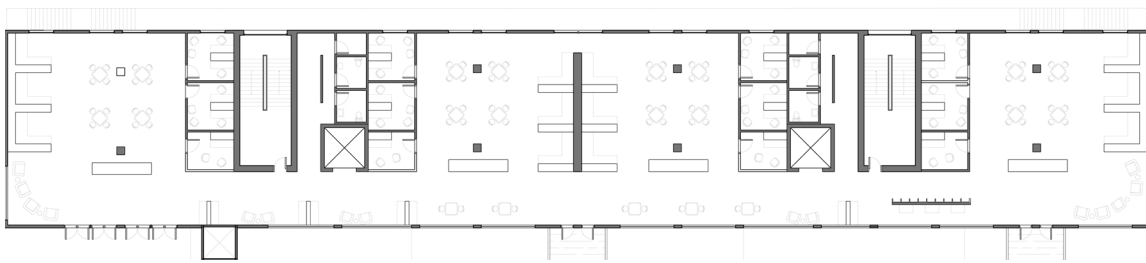
- I. **Provide Multiple Uses:** The site for the new City Hall would also be used to provide residential units. The police station and city hall sit on the north edge of the site creating a civic presence along Division Street. The south portion of the site is much quieter than the north allowing for residential units to be possible.



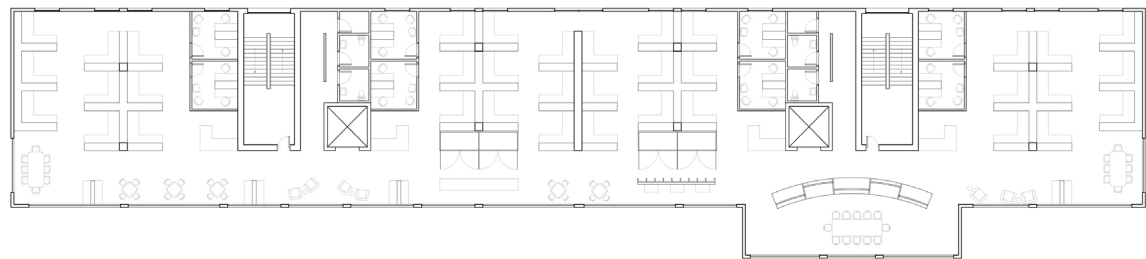


SITE PLAN WITH FIRST FLOOR N

II. Create a Place for Collaboration: By locating the council chambers at the center of the site the public is able to easily engage with the meetings and other activities taking place. The council chambers are surrounded by outdoor public space allowing for events to overflow. Residential units along the south end of the site contribute to the activity around City Hall and increase the pedestrian connectivity between downtown Gresham and the new City Hall.



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Scenario V

- III. **Utilize the MAX Path:** The proposed City Hall design utilizes the proposed MAX path along the south end of the site as an expandable market place. Providing adaptable space will help to create small scale community based retail and public activity onsite. The implementation of a public market will also help to strengthen the new City Hall's connection to Gresham's historic downtown.



The following scenario alternatives represent a variety of ideas for what Gresham’s new City Hall could be. In total, thirteen scenarios were produced. Eight projects for Site #3 were explored. Each project took into consideration ideas of sustainability and public spaces at a civic scale while also creating comfortable work environments for the City Hall employees.

Sustainability: Many projects addressed sustainability at the larger scale of the site by integrating onsite water management and treatment, green spaces, below grade parking and other aspects that would contribute to the new City Hall’s presence as a sustainable icon.

Civic Public Space: Both proposed sites allow for the integration of outdoor public space. The scenario alternatives presented address public outdoor space an a variety of ways that would contribute to the activity and public interface of City Hall.

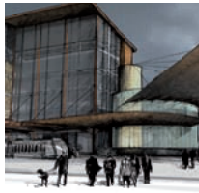
Comfortable Work Environments: The large amount of office space specified in the program and the existing conditions of the current City Hall caused many of the scenario alternatives to be conscious in how office spaces were addressed. Natural daylight and other amenities such as green spaces were provided for City Hall employees in many of the projects seen on the following pages.



Scenario VI - Respond to the Physical Context, Provide Quality Spaces for Various Users, Create Sustainable Systems, Envision for the Future and Longevity **39**



Scenario VII - Create a Strong Front, Incorporate Urban Edges & Pedestrian Corridors, Activate the Center **42**



Scenario VIII - Emphasize Pedestrian Activity on Beech Street, Create a Sustainable Work Environment, Emphasize Sustainable Strategies **45**



Scenario IX - Emphasize Sustainable Strategies, Provide Public Space, Connect to Existing Public Amenities **50**



Scenario X - Create an Iconic Public Interface, Emphasize Sustainable Strategies, Provide Public Spaces **53**



Scenario XI - Emphasize Council Chambers, Exhibit Gresham's Commitment to Sustainable Development, Provide Outdoor Public Amenities

57



Scenario XII - Provide a Variety of Amenities, Emphasize Sustainable Systems, Enhance Access to Natural Air and Light

62



Scenario XIII - Create a Civic Presence, Connect to Beech Street, Provide Outdoor Civic Spaces

66

Scenario VI: Square Site

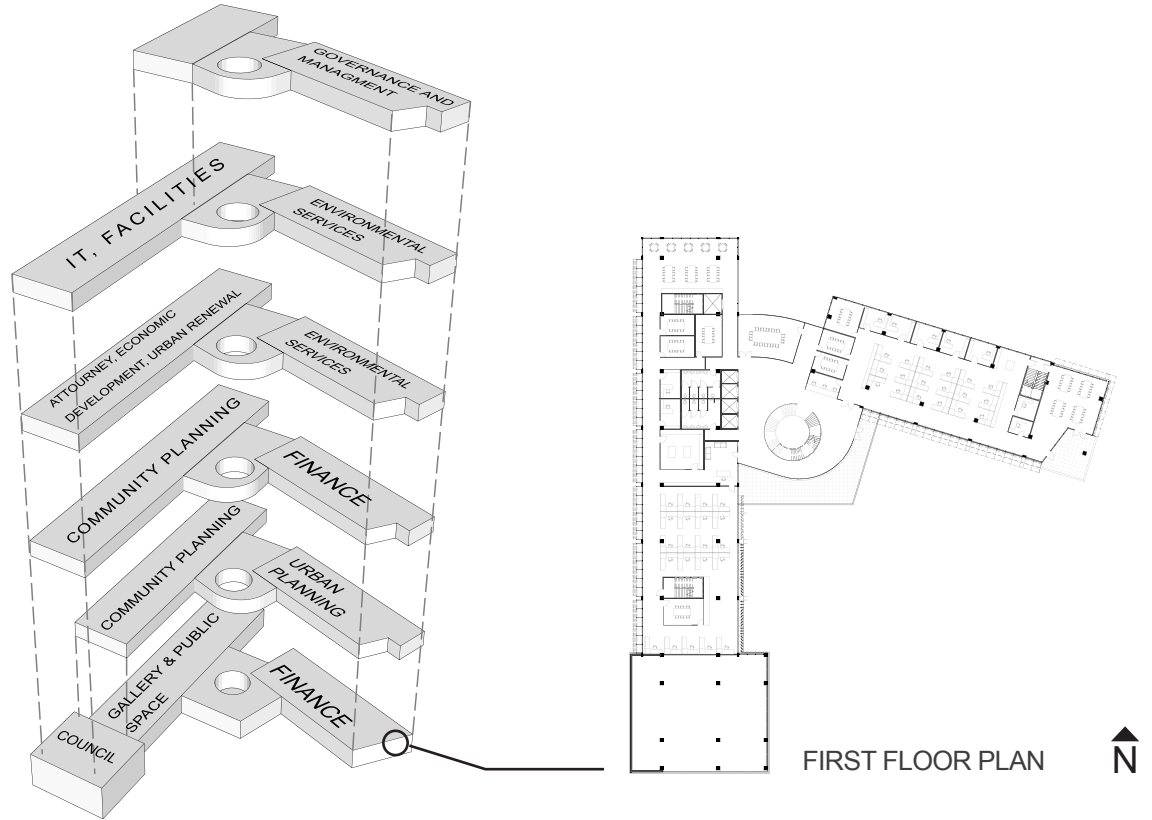
Jeff Knighton, Christopher Nielson & Ray Tam

Gresham's new City Hall acts as a civic icon while contributing to the community and downtown area. The building and site respond to the physical context, provide quality spaces for its various users, implements sustainable systems and provides a flexible framework for future growth. These four characteristics will insure that the City Hall is used to its maximum potential for many years to come while drawing in users from throughout Gresham.

- I. **Respond to the Physical Context:** The new City Hall follows the guidelines set by the city plan for a civic neighborhood with a pedestrian oriented Beech Street. It will be developed on urban-oriented and sized blocks to respond to the city's desire to continue the density and feel of their downtown. The building itself will create strong urban walls and make a gesture towards a new form of transportation with the adjacent Tri-Met stop while also taking advantage of the views of Mt. Hood and other nearby buttes.
- II. **Provide Quality Spaces for Various Users:** A large civic square is formed by the strong edges of the building, giving back land to the community. The City Hall's lobby area and front desk draw the public into the building by creating a pleasant public atmosphere. The Council Chambers' functions have been reinterpreted in the program for the new City Hall so that the facilities engage the community and are used more often.
- III. **Create Sustainable Systems:** Careful orientation will allow the prevailing winds to permeate the building, creating a passive ventilation strategy. Each orientation of the building (North, East, South West) responds in a different manner to its unique solar access and the facades facing the public plaza use double facade systems to allow maximum glazing while maintaining thermal separation from the outdoors. The wings of the building are minimized to 50 feet in order to allow maximum daylight to the center of the office spaces.



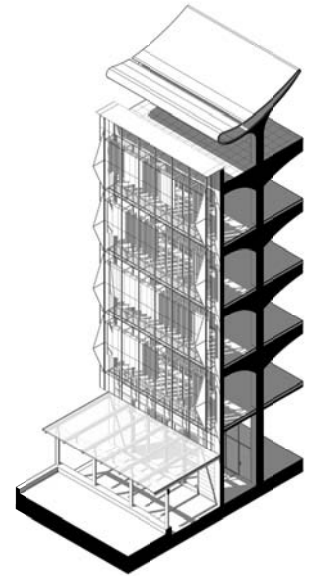
IV. Envision for the Future and Longevity: By taking advantage of flexible plan organizations for future occupation, using large structural systems to allow for upward renovation, and building with quality materials, the Gresham City Hall will express the longevity of responsible future buildings.



SOUTH FACADE STUDY



WEST FACADE STUDY



EAST FACADE STUDY

Scenario VI



CENTRAL ATRIUM



ROOF TERRACE

Scenario VI

Scenario VII: Square Site

Nick Byers & Craig Race

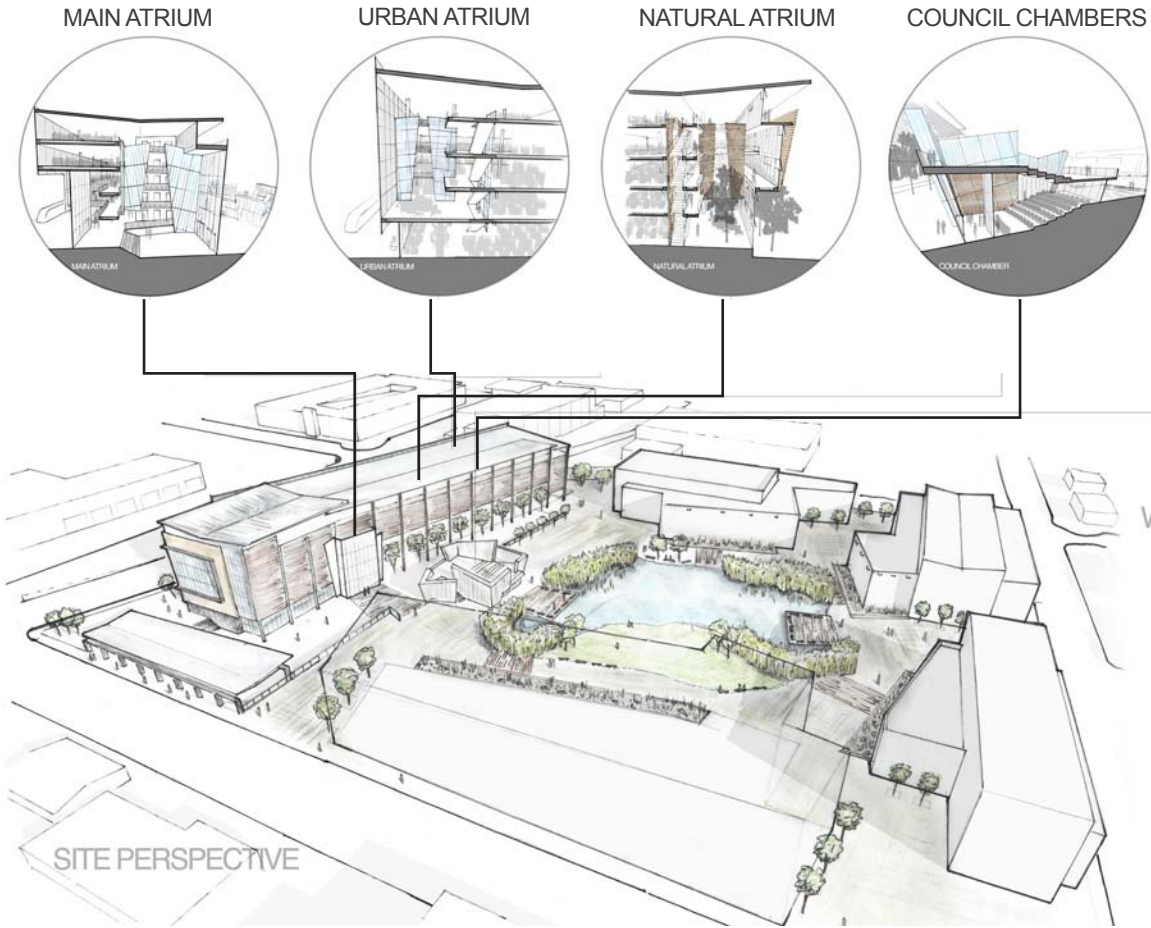
The site, located on the south side of the terminus of the Gresham MAX line, is rich with opportunities; developing a positive connection to public transportation, establishing this location as a “civic node” and providing venues for public activity and habitat.

The design is a manifestation of the Gresham’s evolving identity, one that is concerned with proactive, healthy urban growth, while preserving and improving upon existing conditions. The overall goal was to most appropriately utilize the entire site; this was done in a number of ways.

- I. **Create a Strong Front:** Situate the City Hall on the north side of the site. This effectively develops the more “difficult” portion of the site and positions the building in such a way as to strengthen the link with the MAX station there.



- II. **Incorporate Urban Edges & Pedestrian Corridors:** Incorporate four additional buildings that will hold street edges where necessary, as well as allowing for several key points of pedestrian access along the perimeter.
- III. **Activate the Center:** The center of the site is maintained as a public civic space free of buildings. By removing the Council Chambers from the main building volume community accessibility is increased and contributes to a unique identity within a park-like setting. The Council Chambers location on the site creates an iconic element for the community. A large water retention pond, in combination with bioswale networks manages on-site water run-off. It also acts as a human and habitat amenity within the site.



Scenario VII



Scenario VII

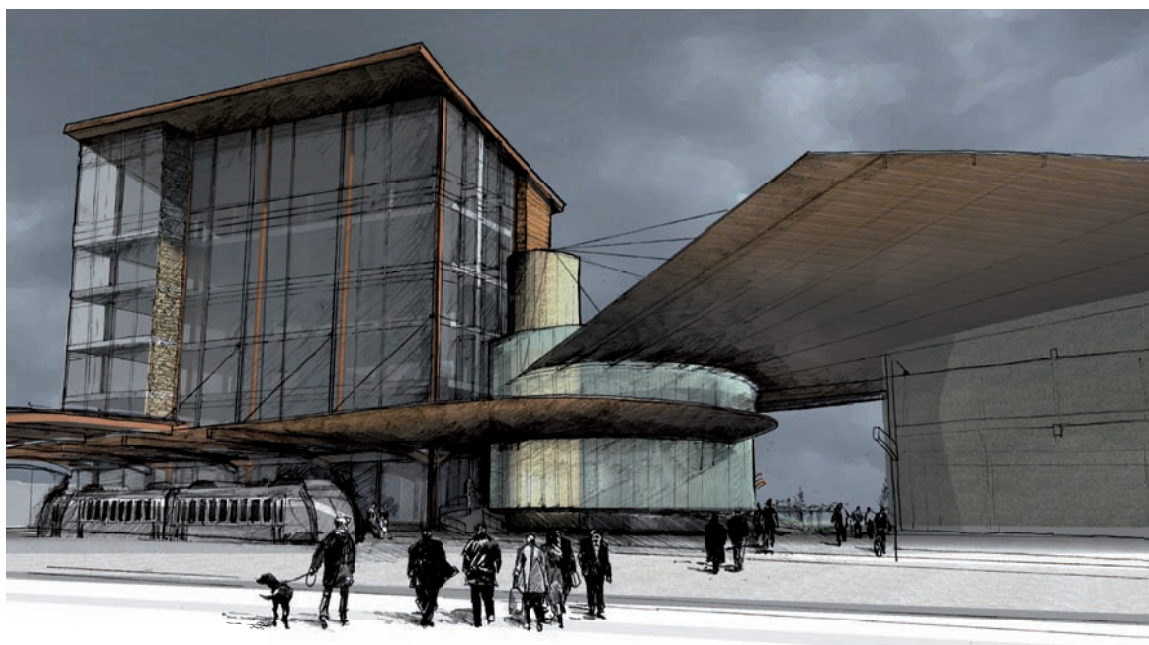
Scenario VIII: Square Site

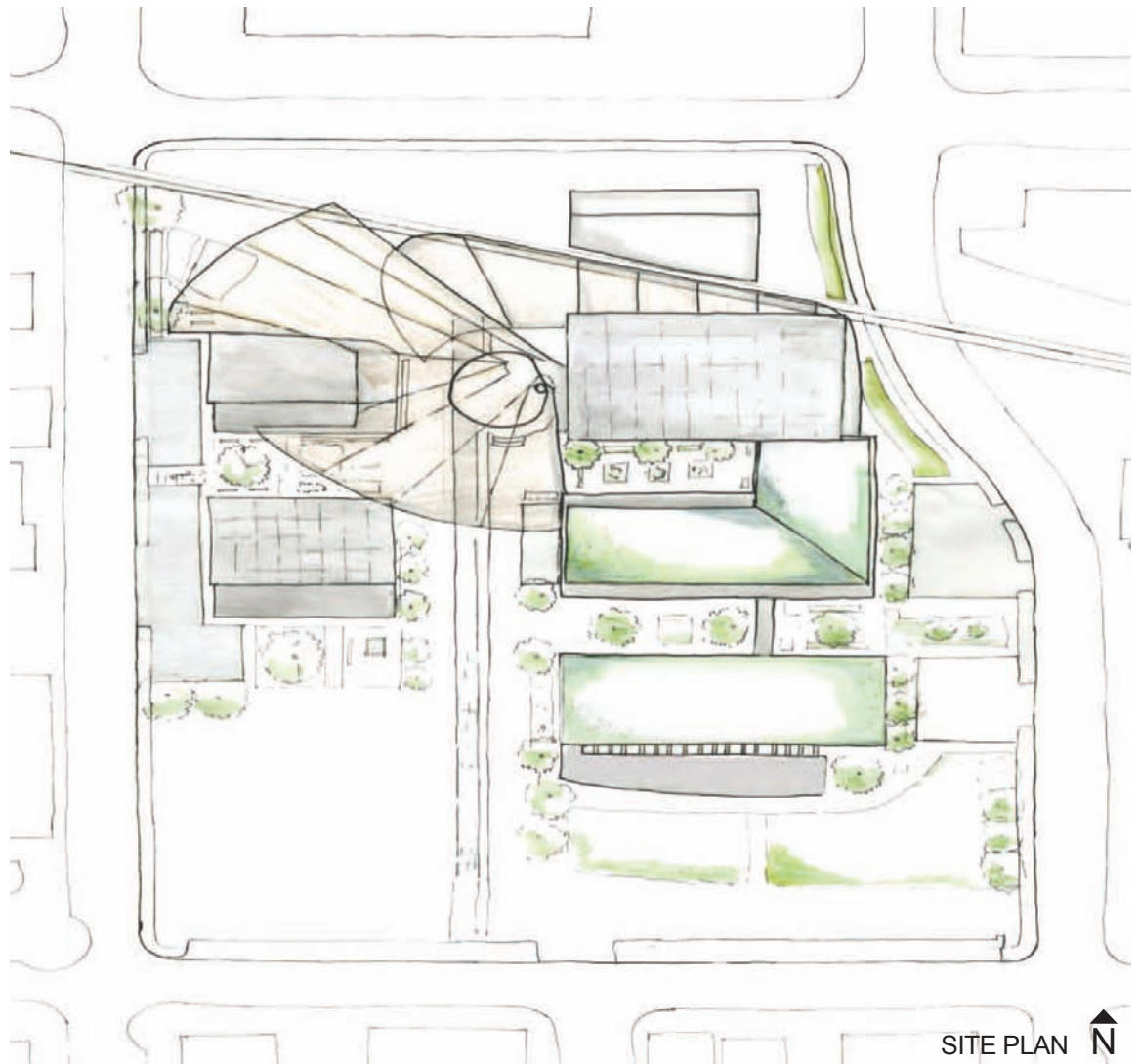
Jessica Abruzzini, Risa Beck & Chelsey Boehnke

This proposal for the Gresham City Hall has a pertinent focus on promoting sustainability, engaging the community and adhering to the guidelines established by the existing Gresham City Downtown plan and Beech Street development. The site was selected based on the proximity to the MAX transit stop the potential for connection to the Gresham City Downtown Plan.



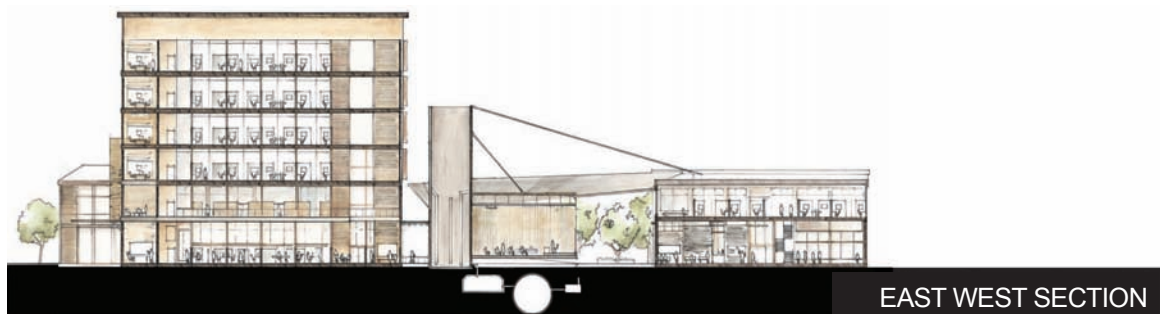
- I. **Emphasize Pedestrian Activity on Beech Street:** The site was essentially divided into a series of smaller building types that establish an emphasis on Beech Street as a method of pedestrian transportation and also providing way finding throughout the site. All of the separate buildings including; the city hall, community center, police station and public library are connected through use of the Beech Street Corridor and the extensive roof system that provides an intermediary thermal zone between indoors and outdoors and also acts as the water catchment system that would be implemented into building systems throughout the site. As a connected element, the Council Chambers are adjacent to the entry of the building, at the terminus of the Beech Street Alley providing a clear and architecturally unique symbol of city government.

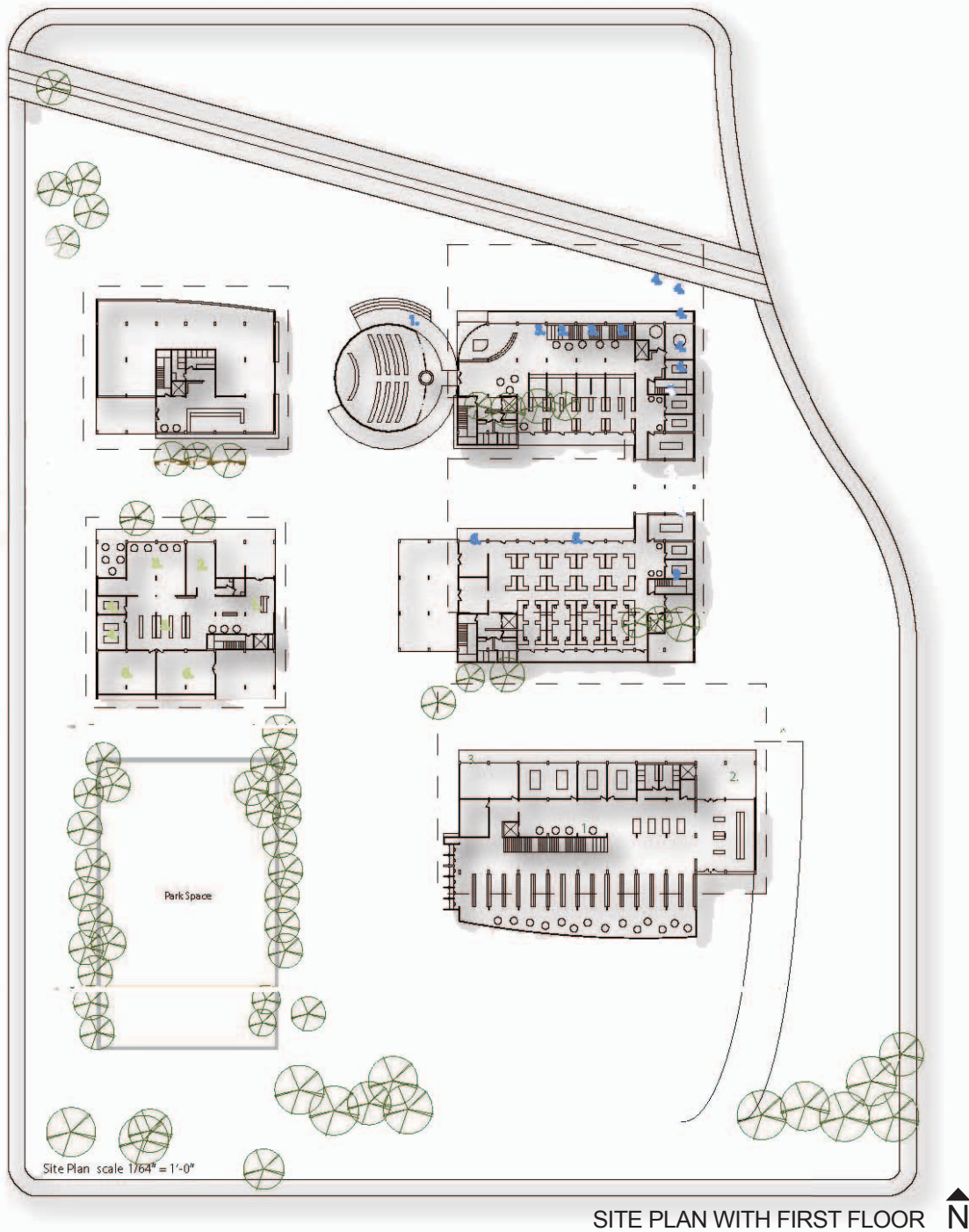




- II. Create a Sustainable Work Environment:** The main core of city hall functions would take place in the office tower portion of the site, the building with the most prominent influence on the entry sequence. This space was an attempt to create a more functional and sustainable work environment, workstations flank the edges of each floor to provide natural lighting for daily task work and an extensive double facade provides both thermal comfort and the opportunity for worker personalization.

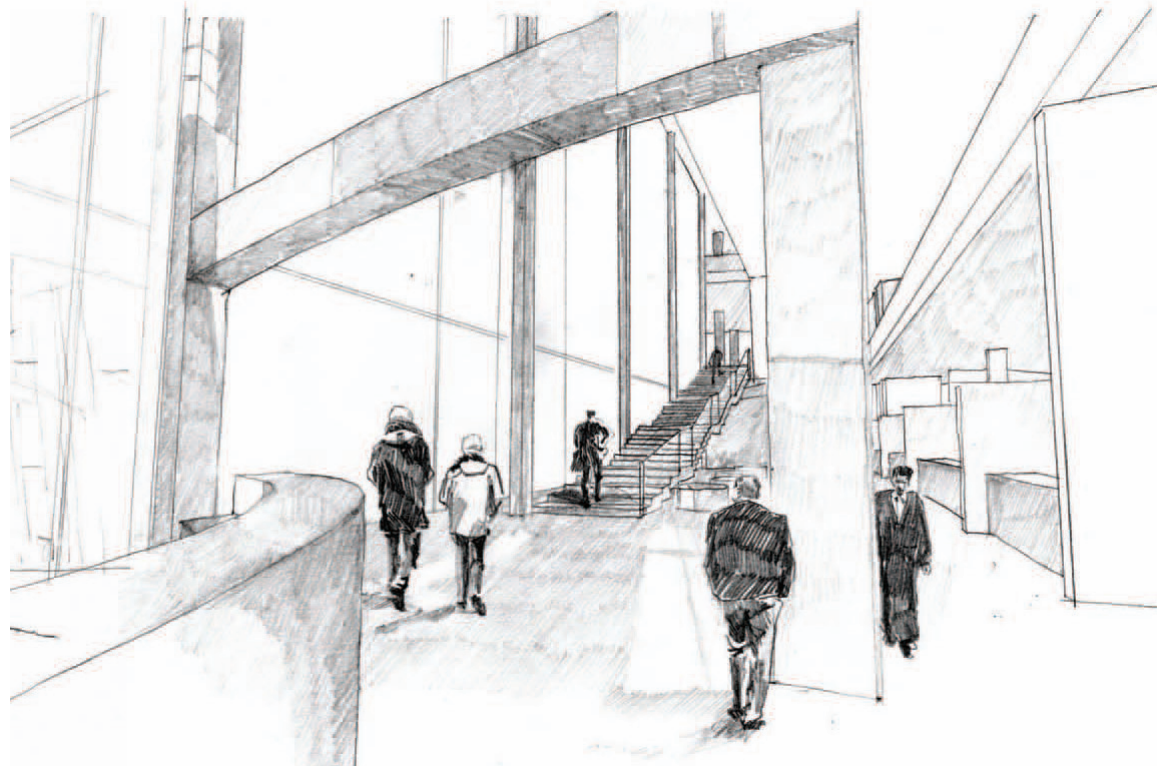
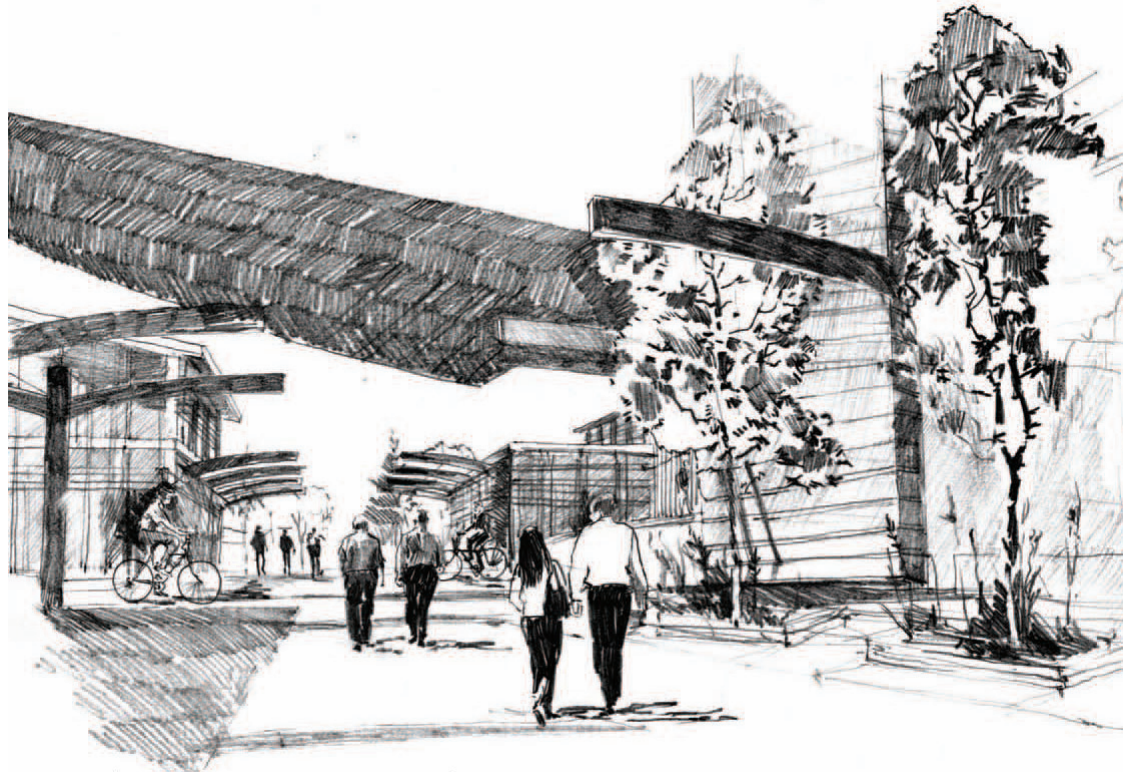
Scenario VIII





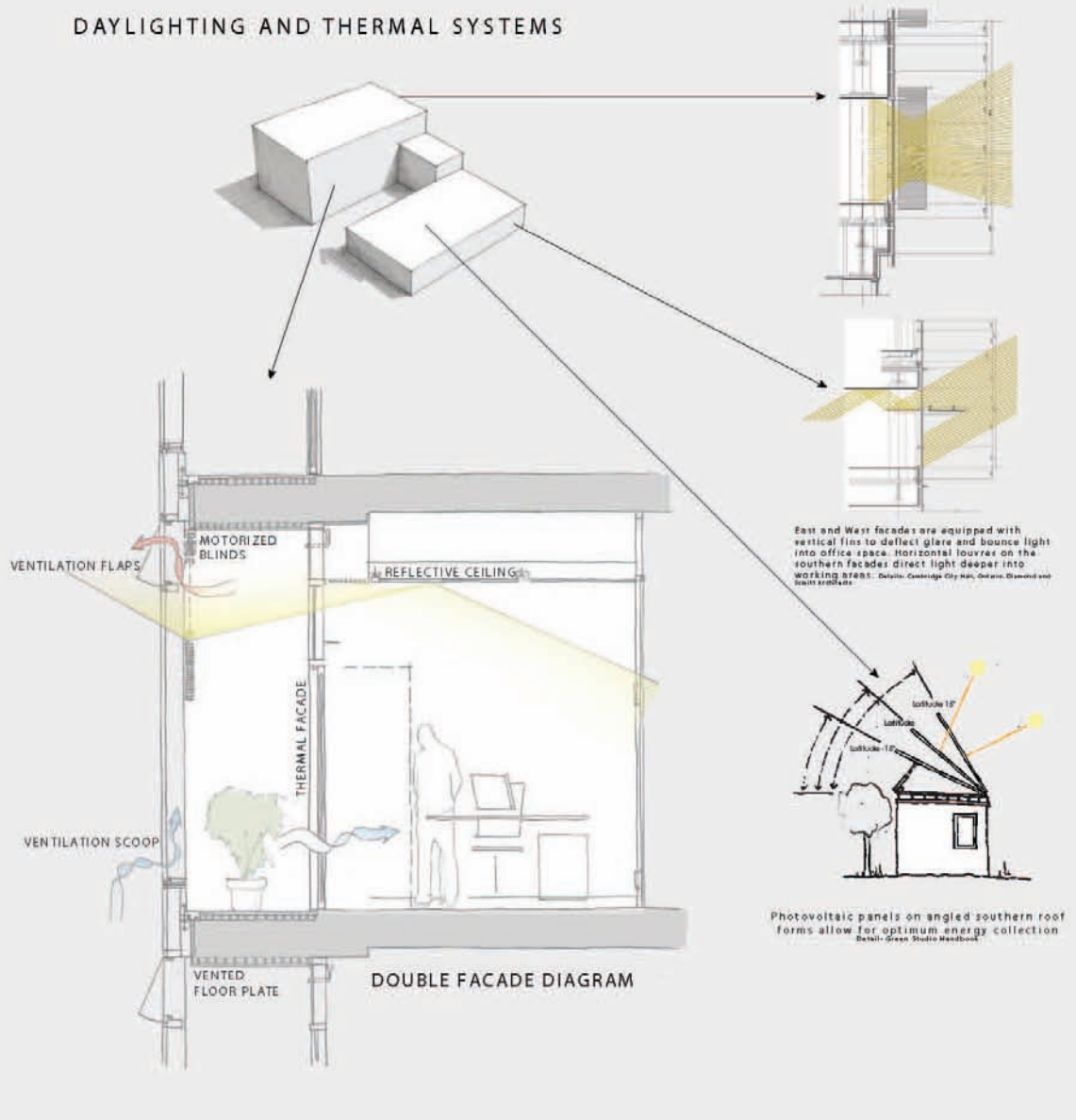
- III. Emphasize Sustainable Strategies:** A series of “green corridors” are spaced between built spaces providing usable green space for employees and Bech Street pedestrians. This roof system also reaches out over the MAX line hopefully encouraging use of public transit. Several other sustainable strategies were implemented in the site plan including green roofs, bioswale and vegetated filtering systems and the use of solar panels to help with on site energy needs.

Scenario VIII



Scenario VIII

DAYLIGHTING AND THERMAL SYSTEMS



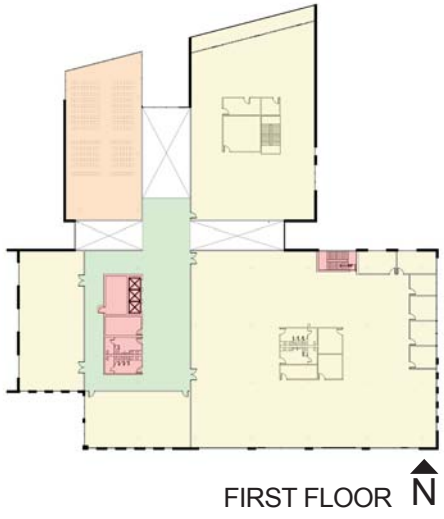
Scenario IX: Square Site

Adrian Chan & Herminio Hernandez

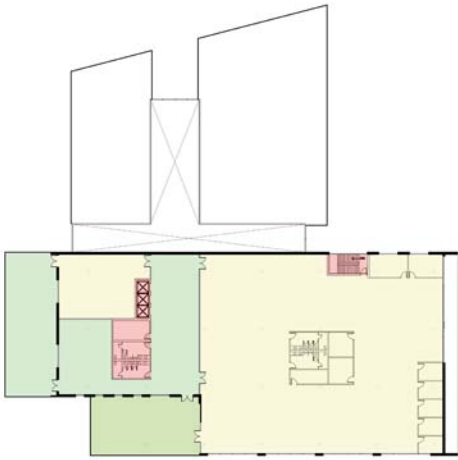
Extending services to the city of Gresham, the new City Hall is composed of a public services area, which includes financial management services, community development department, and the council chamber. These functions are connected to the five story main office building through the main circulation atrium.

- I. **Emphasize Sustainable Strategies:** The City Hall focuses on storm water management and solar strategies that will educate the public throughout the site. Water management is apparent on the northwest and southeast corners of the site. Pedestrian activity is also emphasized through the development along Beech Street.
- II. **Provide Public Space:** The site includes multiple plazas that can adapt for various public activities such as farmers markets, public gatherings, and other activities throughout the year. The public library is also an attribute that enhances activity around the city hall while also providing an important public space.
- III. **Connect to Existing Public Amenities:** The site's public spaces are intended to connect to the existing Center for Arts Plaza that is located three blocks south of the site through the use of Beech Street. Development of pedestrian pathways along Beech Street will also contribute to the connectivity of these two public amenities.

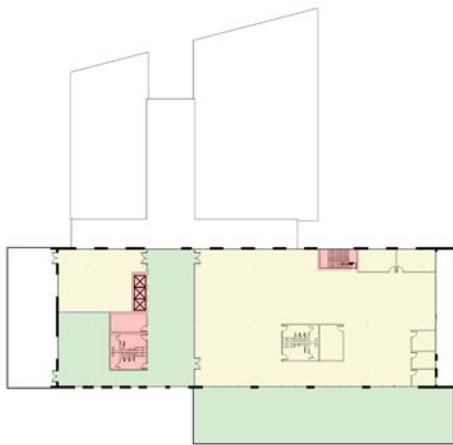




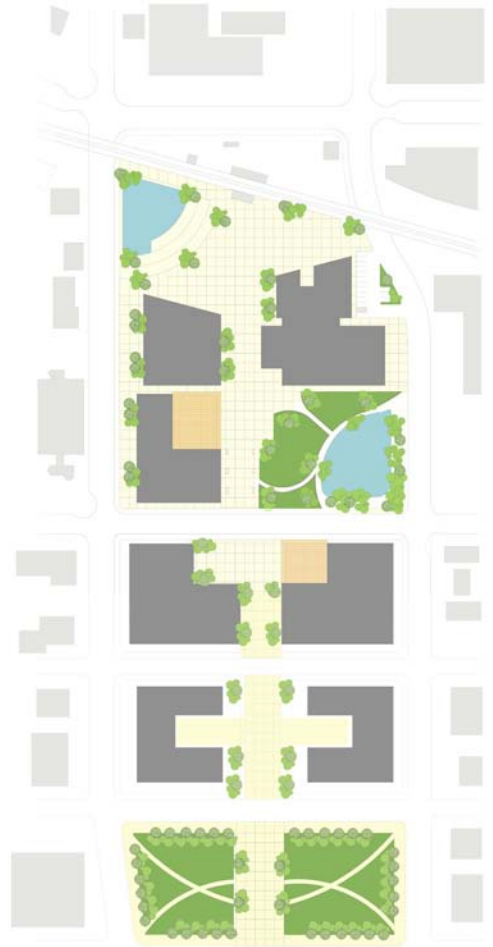
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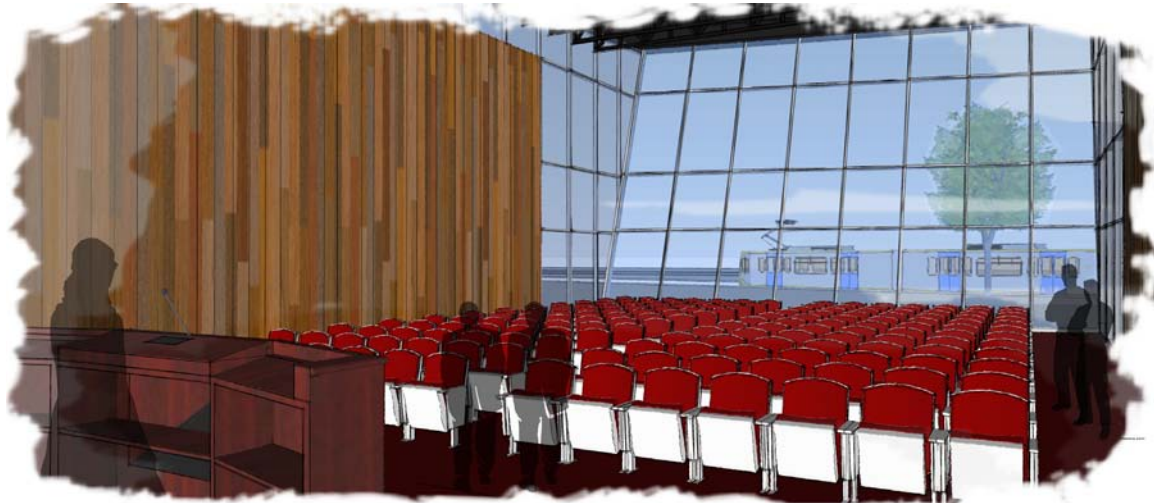
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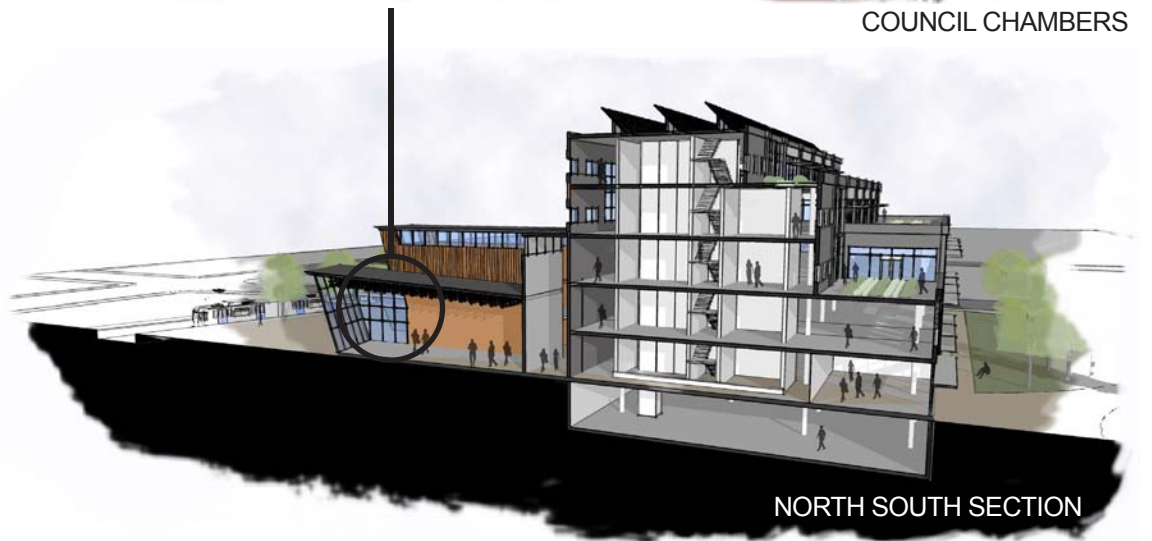
THIRD FLOOR



SITE PLAN 



COUNCIL CHAMBERS



NORTH SOUTH SECTION

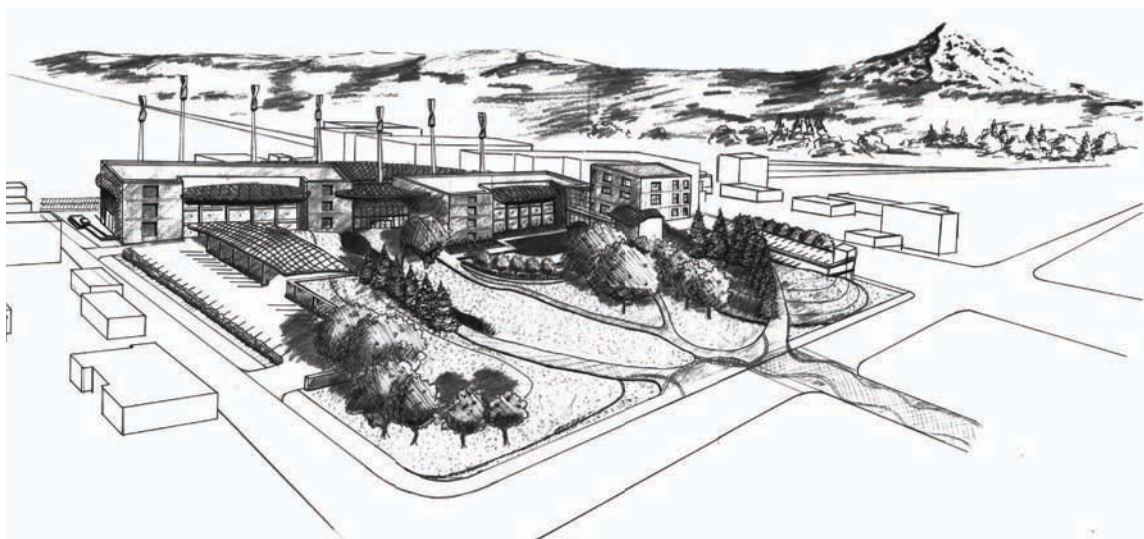
Scenario IX

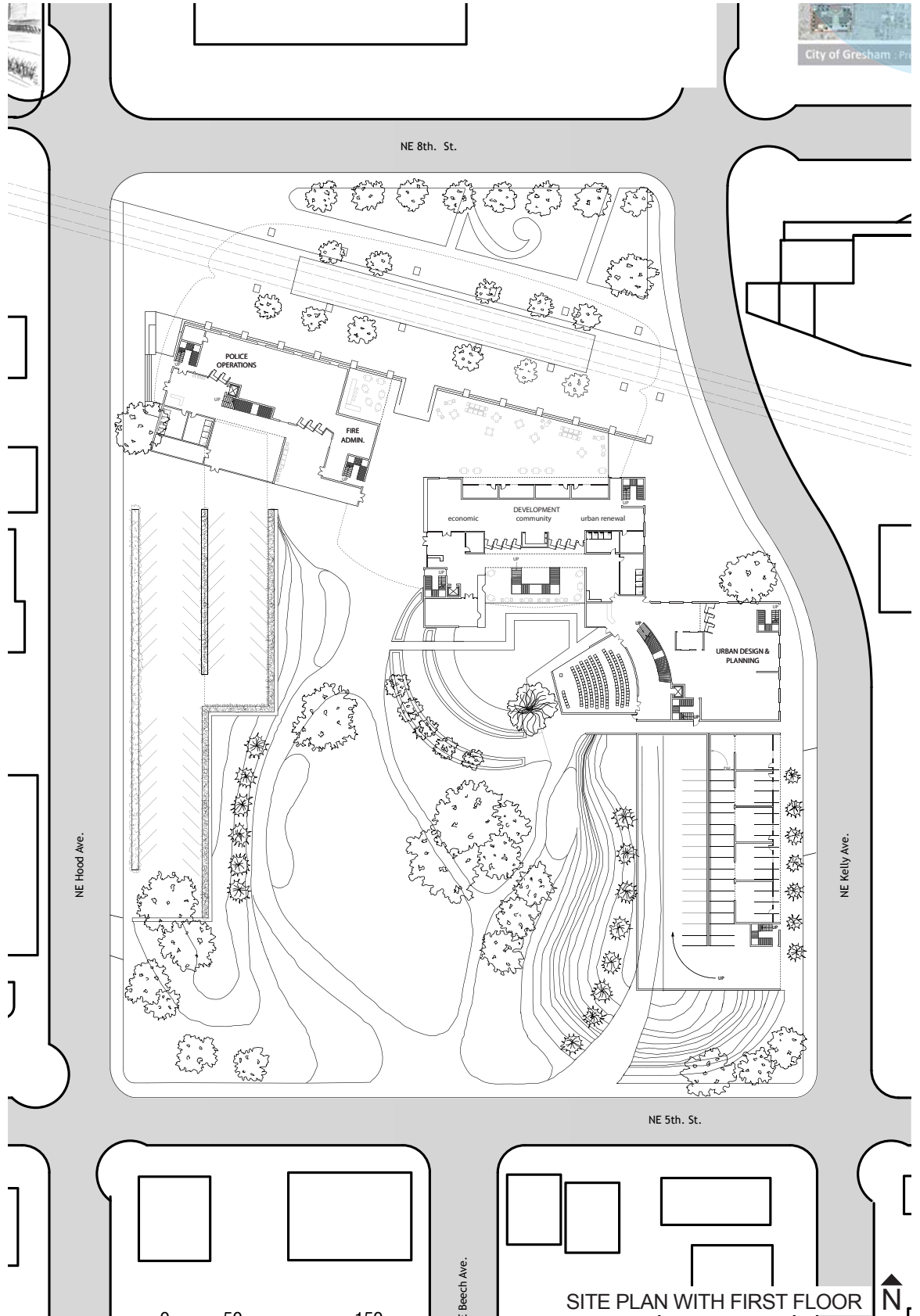
Scenario X: Square Site

Aaron Buckman & Michael LeClere

The design for the future Gresham city hall faces many obstacles, yet presents many possibilities. This building must be able to identify Gresham as a place in both its specific geographic location and its individual social character. A city hall should be a building that not only accommodates the administrative function of a city hall but gestures out to the community that it is part of. The square site provides Gresham with ample square footage to accommodate the building program, as well as plenty of property to give back to the habitat of the surrounding area.

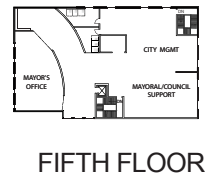
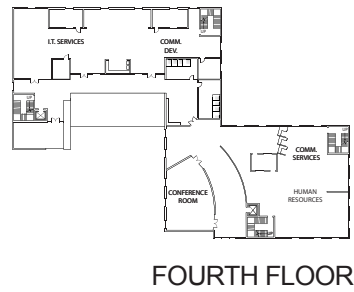
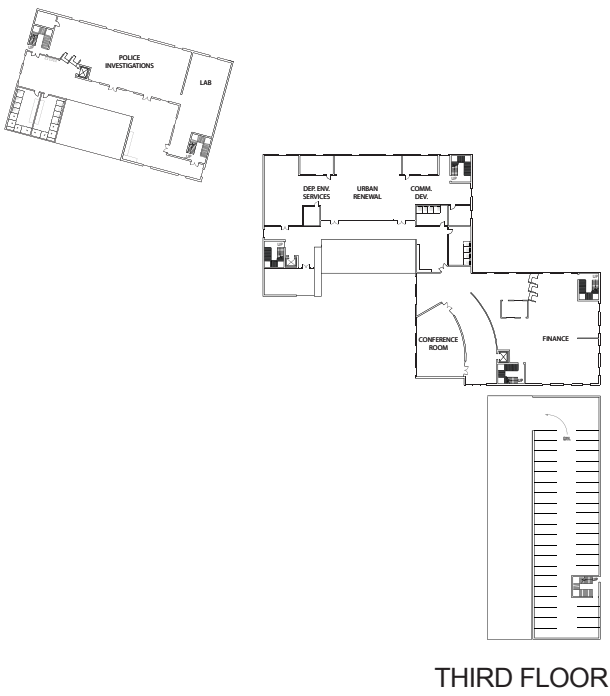
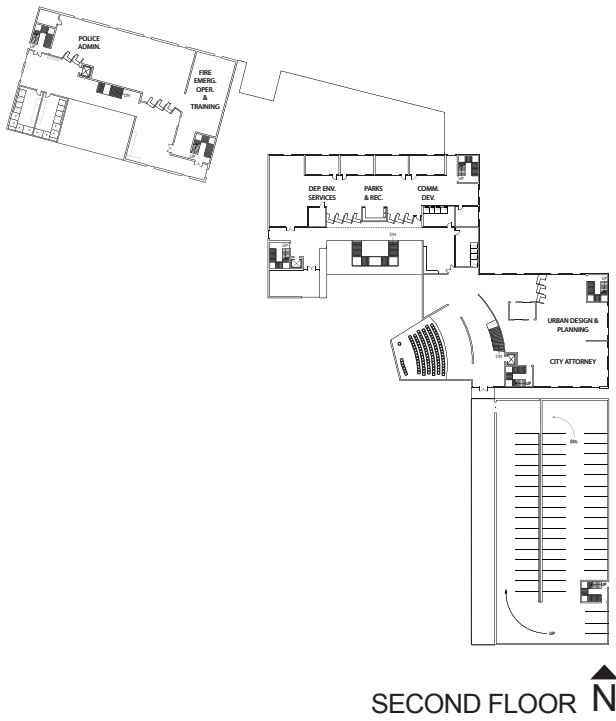
- I. **Create an Iconic Public Interface:** A civic presence is established through an iconic structure that begins at the MAX station and continues throughout the site. The structure acts as shelter from the weather and also draws people in to City Hall and through the site to the town center.
- II. **Emphasize Sustainable Strategies:** Gresham City Hall has the opportunity to implement and showcase low impact, regenerative building systems. These systems will drastically aid in reducing long-term costs during the building's lifespan.
- III. **Provide Public Spaces:** The new City Hall provides an outdoor town square, giving back to the community while also drawing people onto the site. This public space would help to connect the Art Park just three blocks south of the site.



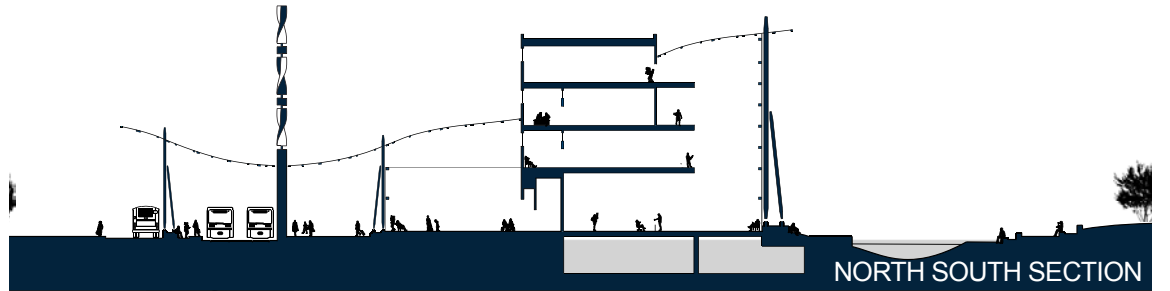
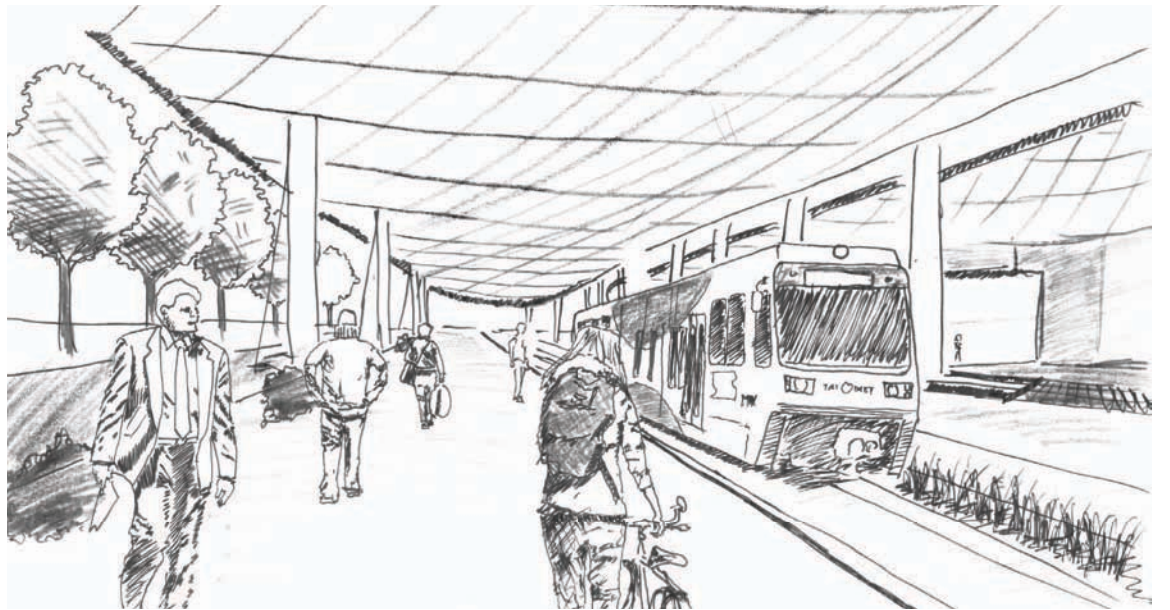
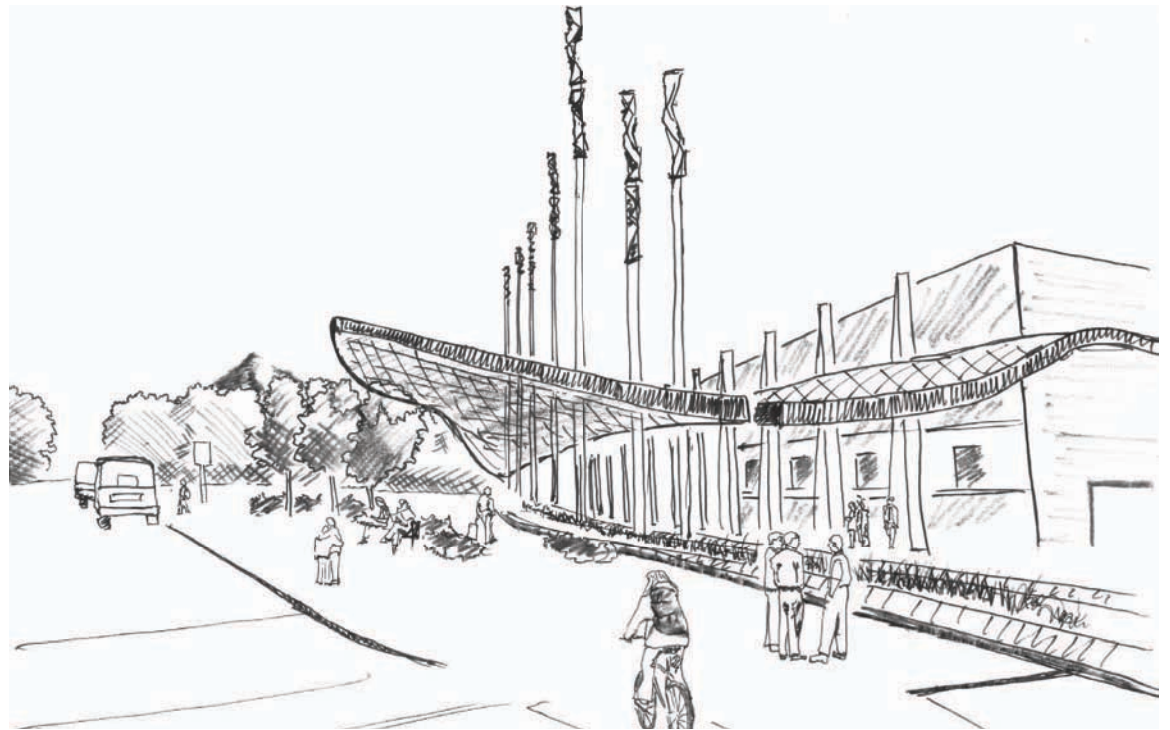


Scenario X

SITE PLAN WITH FIRST FLOOR



Scenario X



Scenario X

Scenario XI: Square Site

Amy Perenchio & Jennifer Millikan

This site adjacent to the Gresham transit hub and downtown Gresham offers a variety of opportunities for the new Gresham City Hall. By making connections on all sides, this site's development can enhance surrounding blocks and encourage further development. A strong path leads from the Arts Plaza up Beech Avenue to the new civic block and a ramp that rises out of the earth. Overall the site accentuates distinct goals that define the future of Gresham.

- I. **Emphasize Council Chambers:** The council chambers is situated in the center of the second floor adjacent to an outdoor public plaza and space that is open to the floor below. Ground access is provided through the use of a gradual ramp from the south end of the site. The emphasis on the council chambers demonstrates the importance of democracy and community involvement.
- II. **Exhibit Gresham's Commitment to Sustainable Development:** The City Hall itself practices sustainable strategies. The land that has not been built on has been given back to habitats in the local area.

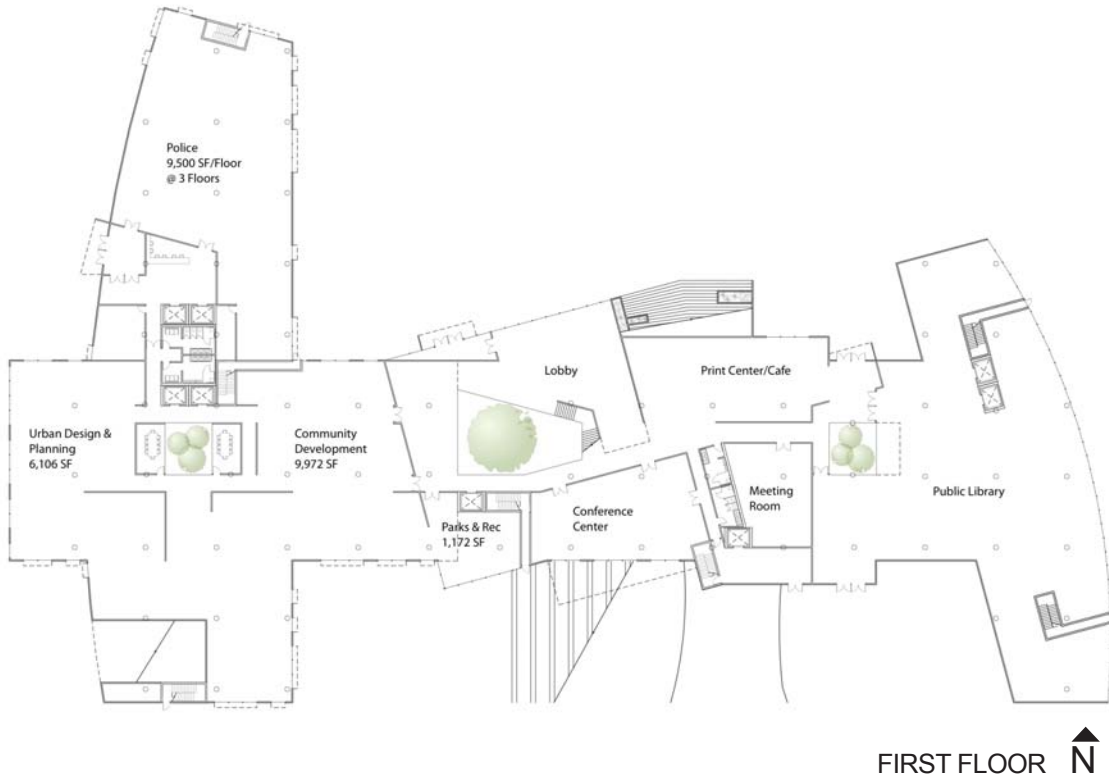


COUNCIL CHAMBERS

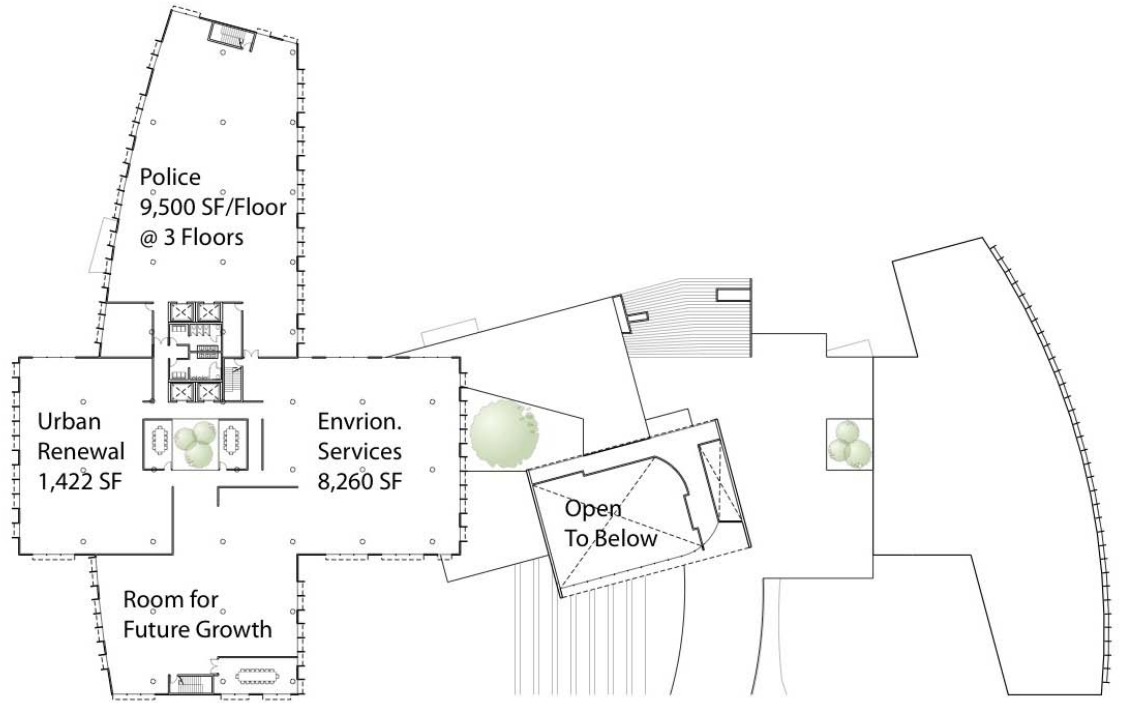


- III. Provide Outdoor Public Amenities:** Outdoor public amenities such as an enhanced transit hub plaza, an amphitheater, and community garden plots, exemplify the city's continued commitment to give back to its citizens.

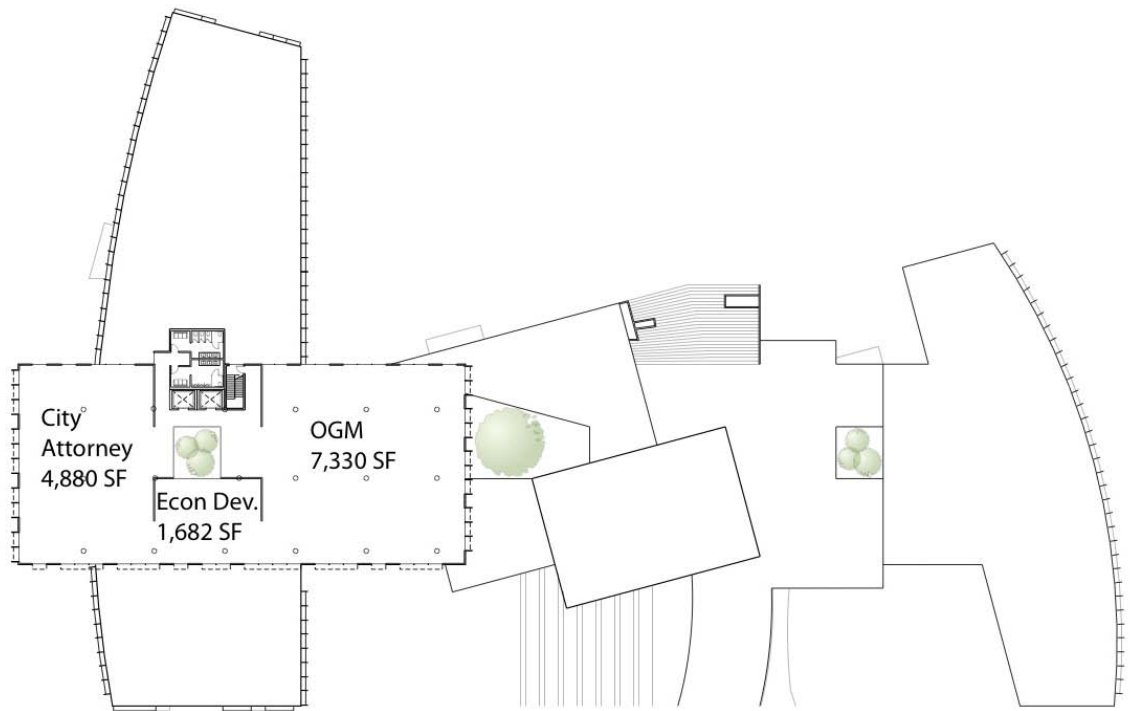
Scenario XI



Scenario XI



THIRD FLOOR



FOURTH FLOOR

Scenario XI



Scenario XI



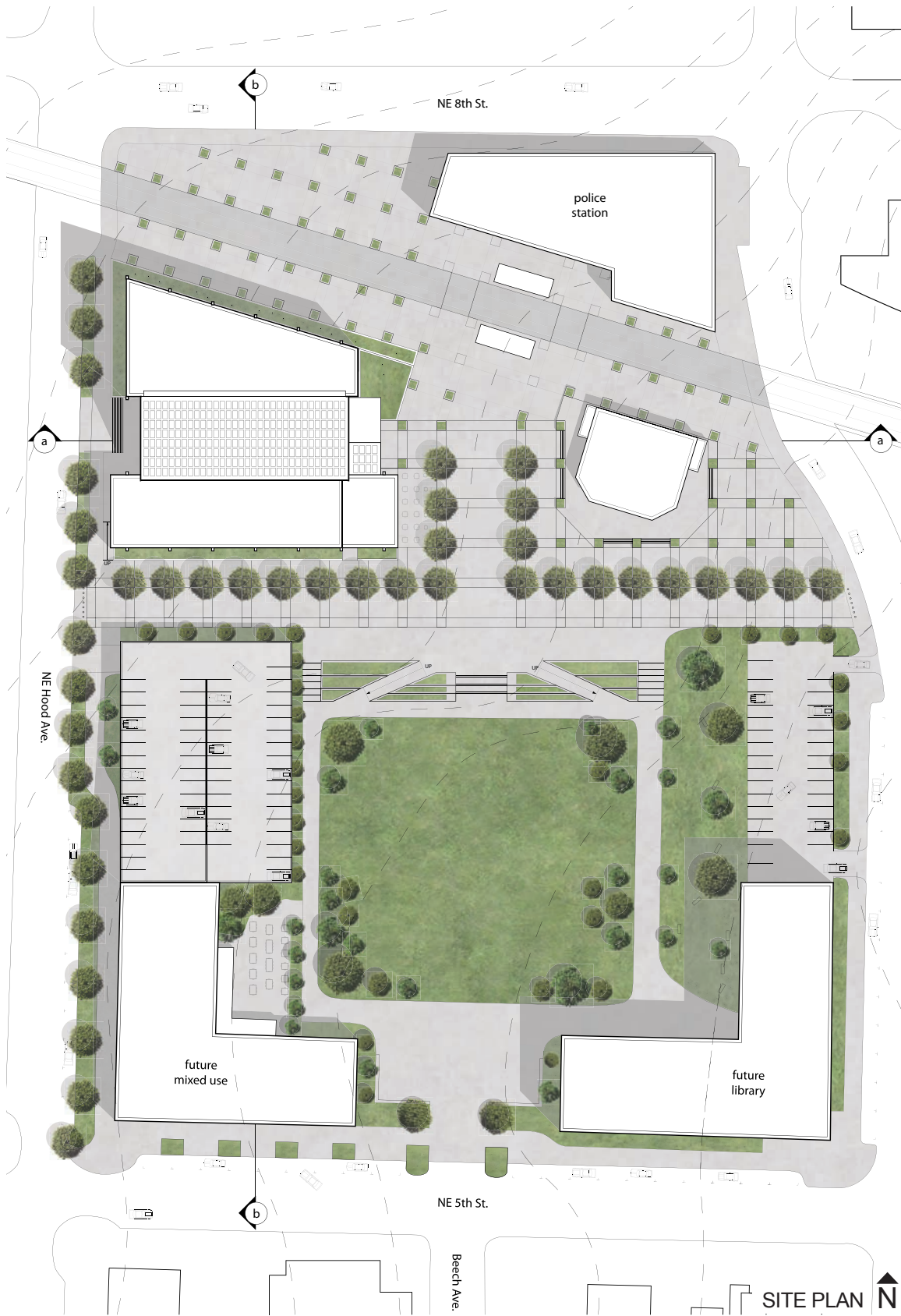
Scenario XII: Square Site

Kai Bierg & Amanda Laird

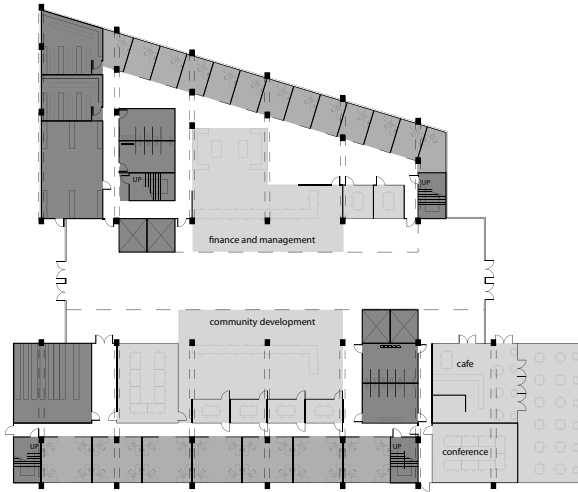
The new Gresham City Hall creates a central place for the community to gather surrounded by a variety of activities and places. By drawing in a large amount of people the City Hall along with the other programmatic elements will be activated, creating a new center for Gresham. Central public spaces provide the an excellent opportunity to showcase Gresham's commitment to sustainable solutions in building and planning practices. The building is situated on the northeast end of the site, allowing for it to be a back drop to the public green space just south. The building can be seen from the arterial streets due to its height.

- I. **Provide a Variety of Amenities:** The large site is broken into a variety of programmatic elements including the city hall, city center, council chambers, outdoor dining, public market, park, retail, and public library. By providing a multitude of uses, a large amount of people will be drawn onto the site creating activity and a public center.
- II. **Emphasize Sustainable Systems:** The Gresham City Hall was designed to be a high performance building through a series of sustainable systems. Making these systems visible and open to the public is an important piece of the design. This allows the community to learn about the importance of sustainable living and how to practice them on a more personal level. Some of the sustainable systems are visible from afar such as the photovoltaic panels.

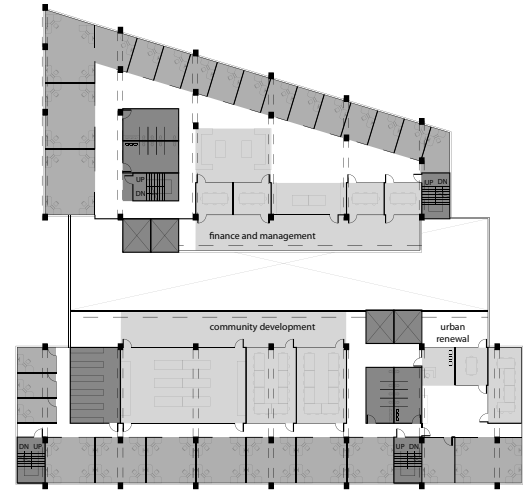




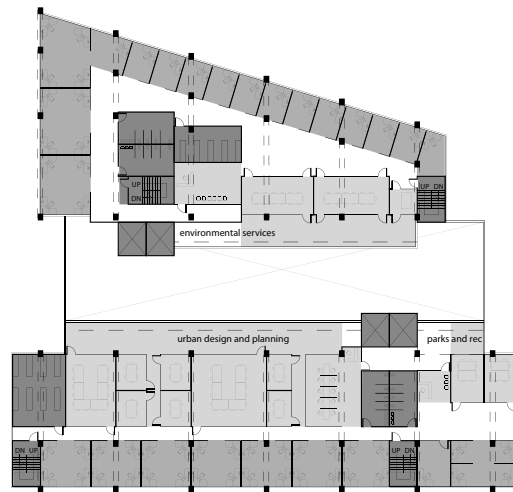
Scenario XII



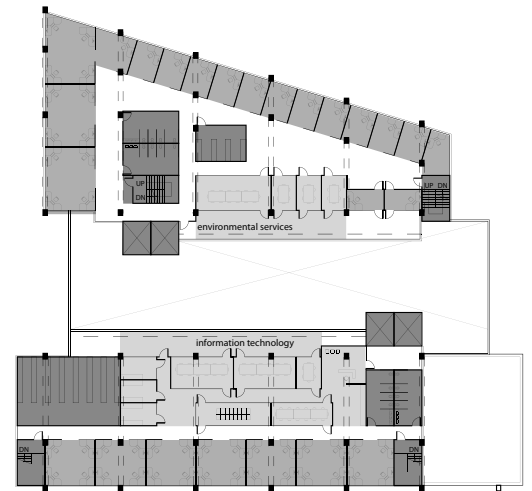
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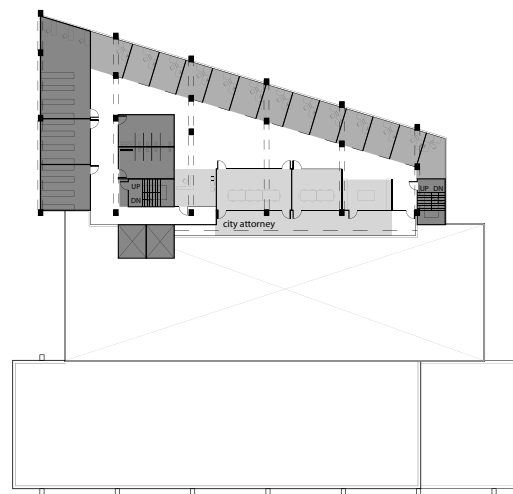
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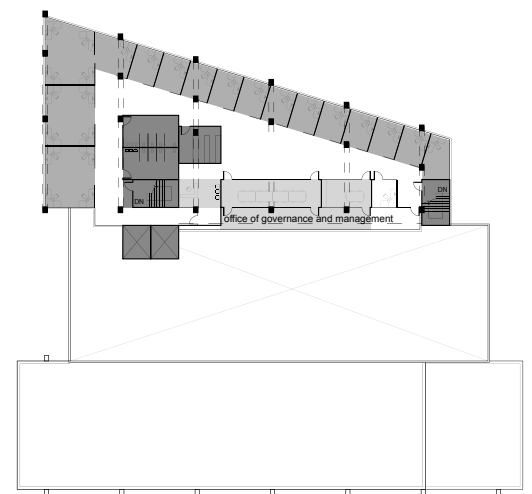
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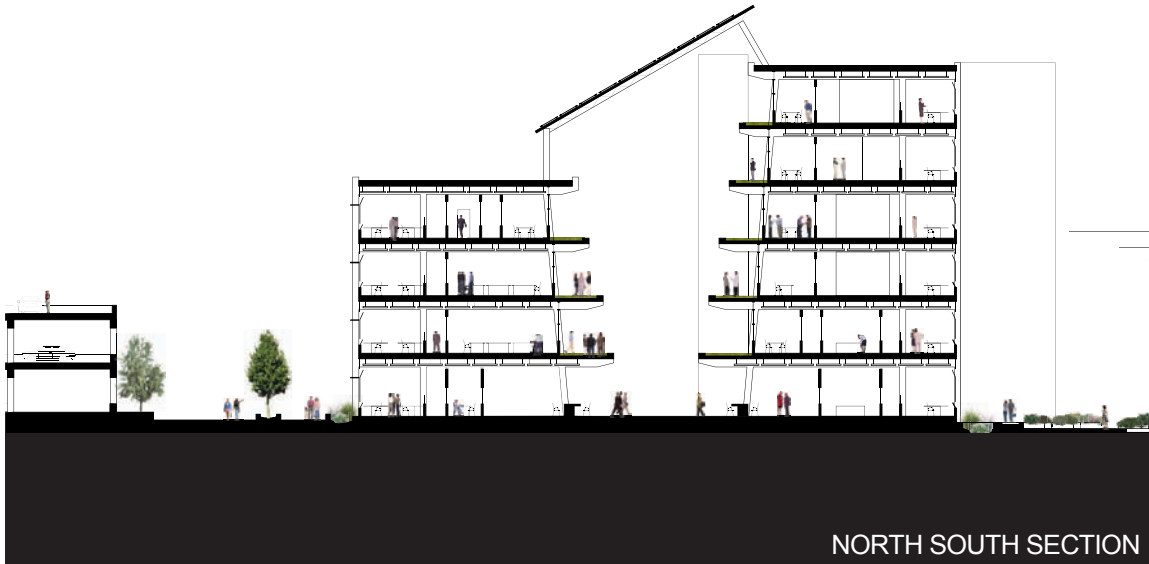


FIFTH FLOOR



SIXTH FLOOR

Scenario XII



- III. Enhance Access to Natural Air and Light:** The building's organization consists of offices around the periphery giving the workers direct access to fresh air and daylight. A combination of natural ventilation through operable windows at desk level gives comfort to at the occupant level. As the air becomes warmer, it rises into the plenum above the suspended ceiling and exhausted out into the atrium, which acts as a stack. On cold winter days and uncomfortably hot summer days air is distributed into the occupied spaces through the distributed air system within the suspended ceiling.



Scenario XII

Scenario XIII: Square Site

Andrew Bishop & Nathan Streib

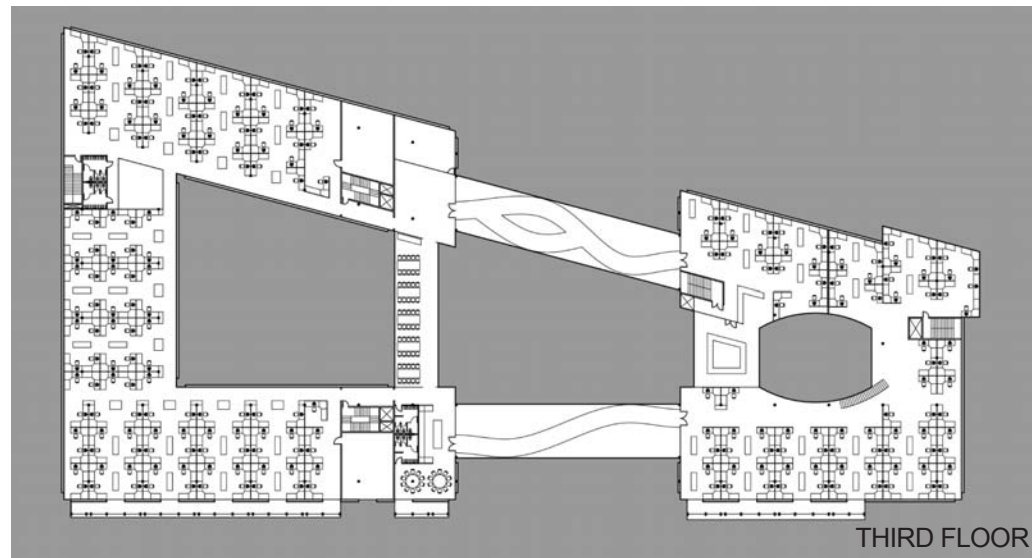
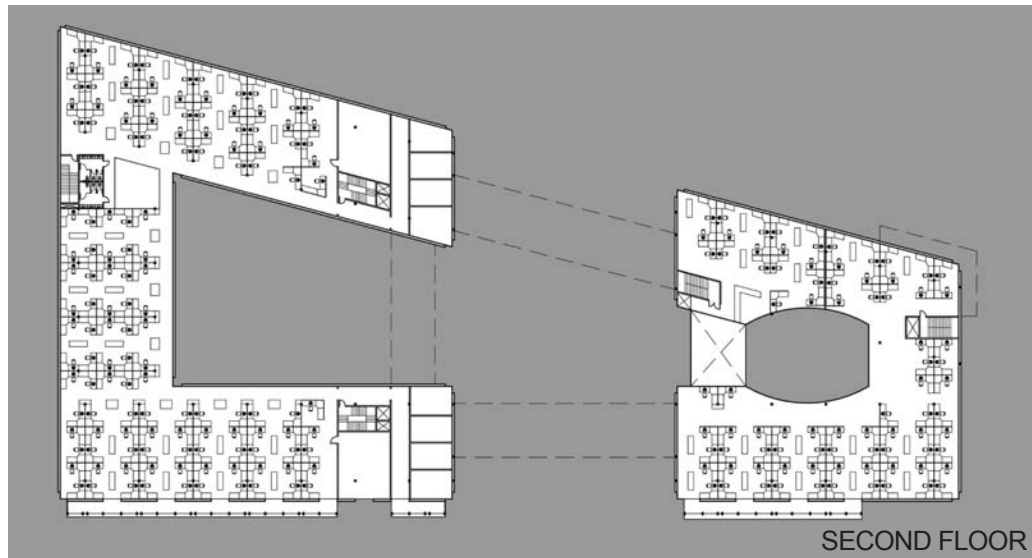
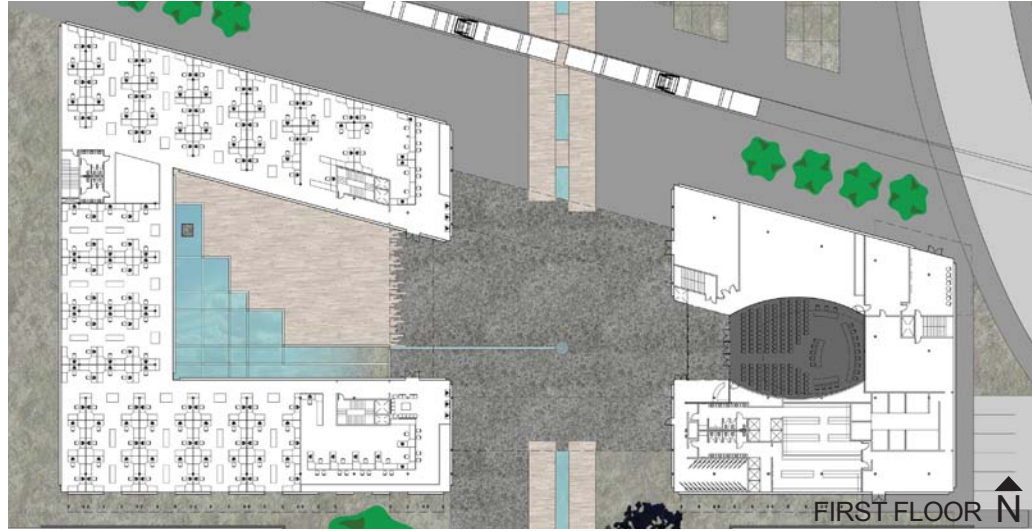
The new Gresham City Hall is the first installment of the Beech Street development. It creates a civic front along the MAX light rail while also establishing an example of density and sustainability for the Gresham neighborhood.

- I. **Create a Civic Presence:** City Hall fronts the MAX light rail station and the north edge of the site. This creates a civic presence for those walking driving or taking the light rail to or past the site. By using the most north edge of the site, the land to the south is also preserved for future development, allowing for a higher level of density.
- II. **Connect to Beech Street:** The two new City Hall buildings split at the intersection of Beech Street, reinforcing its connection south through the site. These two buildings are the beginning of the development of this area, setting the criteria for how future buildings should address Beech Street and the surrounding area.
- III. **Provide Outdoor Civic Spaces:** By creating buildings that are “U” shaped, outdoor public space is created in the heart of the site. These public spaces will be used by City Hall goers as well as people traveling along Beech Street.

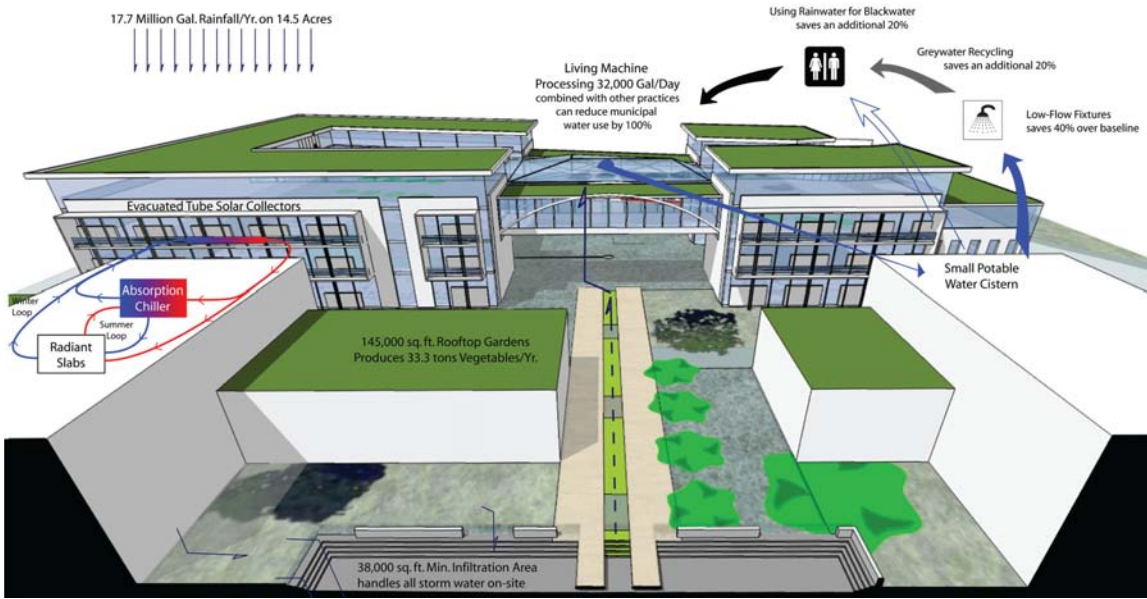




Scenario XIII



Scenario XIII



1 Oregon Honey Bee

Due to loss of Oak Savannah of the Willamette Valley, 3/4 of the honey population has been lost.

2 Lender's Blue Butterfly

Found in the low brush of the oak savannah, this rare butterfly adds much vivid color to the landscape.

3 Blue Orchard Mason Bee

Solitary, non-stinging pollinators nest in holes of the trees. Commonly mistaken for flies.

4 Stellar's Jays

Feasting on acorn and conifer seeds, live in mixed woods of the western United States.

5 Acorn Woodpecker

Lives in extended family groups, and all members of the group spend hours and hours storing thousands of acorns in carefully tended holes in trees and telephone poles.

6 Douglas Squirrel

Territorial, found to eat acorn and conifer seeds and will fight to defend its food source. Located along in the west.

7 Western Pond Turtle

Not found in a pond at all, but streams, and on rocks to sun themselves. Rarely observed by people.

8 Blue Flax/Oxalis

Native flowering groundcover, providing food source for the bees in the habitat.

9 Vine Maple

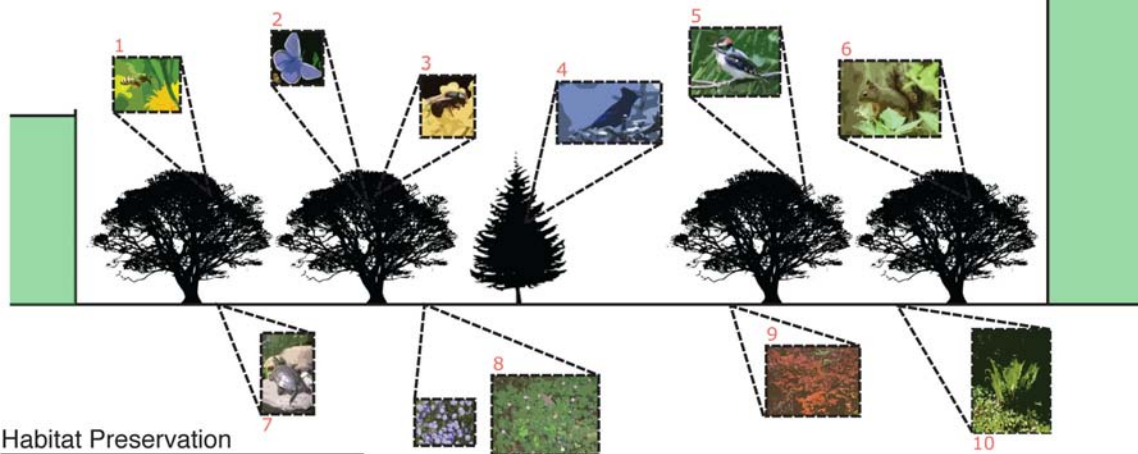
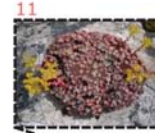
Native medium sized trees add depth and color to area. Also offers a place of protection from predators.

10 Sword Fern

A hardy plant from the region, which was once used a food source for the Native Americans when nothing else was available.

11 Sedum

Succulent, native plant which thrives in areas that have long spells with no water. Ideal for rooftops.



Habitat Preservation

VII. Design Recommendations

Establishing which design or site is the best choice proves difficult. Each one possesses its own merits and special considerations. How the city hall interacts with future development, the importance visibility, and proximity to transit is essential to clarifying which site would be best suited to the prescribed goals.

Site #3: The Square Site

Site #3 provides many opportunities to develop civic infrastructure in the heart of downtown. This type of development could further bolster commercial, retail and residential development and establish Gresham as a green city with a dense, mixed use core. The proximity to transit and size of the site are the major benefits of this particular location. Proposed designs reinforce these strengths by offering solutions that include large-scale transit hubs and dense, multi-use developments that consider more than just the new city hall. The site is large enough to accommodate a civic campus that would include a library, fire and police departments and city hall. Although Site #3 has many positive attributes, it is not highly visible from nearby major roads such as Division Street and Powell Street. The sheer size of the site could also mean that it would have to be developed in phases, giving it the potential to appear under construction for a longer period of time.

Site #4: The Triangle Site

The high visibility of Site #4 is in line with Gresham's goal to have a landmark green building that would help to put the city on the map. While the site constraints are a major consideration, all suggested design proposals managed to accommodate the required programmatic elements and provide significant civic open space. There is a unique and potent design challenge in addressing the split site condition and if resolved appropriately could highlight and strengthen the threshold into downtown. The intersection of Main Street is an important aspect of the site that could potentially help to strengthen the identity of Downtown Gresham. Site #4, like Site #3 is within walking distance to the MAX light rail and bus lines. The site's odd shape can be seen as a way to establish a unique building that directly responds to the land it is on, but it can also be a restricting factor when fitting all of the program requirements on site.

Non Site-Specific Recommendations

Although each scenario alternative presented a unique approach to what the new city hall could be, there are underlying similarities between all of the projects. The following general design recommendations are a response to the presented projects:

Prioritize a Unique Civic Presence: Gresham City Hall must bring attention to the city for their forward thinking on sustainability as well as unique design that will set Gresham apart from the surrounding areas. Unique design and sustainability should contribute to the civic presence of the new city hall.

Include Outdoor Public Space: The design for the new city hall must include multi-functional outdoor public space that contributes to the overall activity of the site. By giving back to the community through outdoor public spaces the city is welcoming the surrounding neighborhoods to become more involved in the civic process.

Create Transparent Infrastructure: Public interfaces within city hall should be welcoming and easily accessible. The council chambers should accommodate for large community audiences and possibly functions other than council meetings. Creating a welcoming and transparent infrastructure will help to contribute to the overall community use and involvement of city hall.

VIII. Conclusion

The program summary developed during the Fall 2009 term and the scenario alternatives developed during the Winter 2010 studios have greatly contributed to the ideas of what Gresham's City Hall should be. Each alternative helped generate design recommendations seen on the previous pages.

When the time comes, the student involved in this endeavor hope that the scenarios and design recommendations they have created will guide the city in its efforts to design a city hall that puts Gresham ahead of its surrounding communities.

