GRESHAM CITY HALL
THESIS STATEMENT

The relocation of Gresham City Hall will stimulate investment in the surrounding community and spawn urban revitalization through a renewed sense of civic pride.
FUNCTIONS OF A SUCCESSFUL CITY HALL

• Seamless flow of people and information between departments
• Safe and secure, yet inviting to all
• A gathering place for formal and informal interactions
• Open forum for hearing the thoughts and ideas of residents
• Stimulator of local investment and urban renewal
• Leader in sustainable design and business practices
• Provider of support/information for aspiring entrepreneurs
• Lasting symbol of civic pride
EXISTING BUILDING ANALYSIS

Features to retain:
- Proximity to Police + Fire headquarters
- Accessibility to MAX line
- Safe, secure workplace
- Large, flexible meeting area
- Ample bicycle storage + shower facilities
- Electric car charging station
- Coffee shop
- Community garden
EXISTING BUILDING ANALYSIS

**Room for improvement:**

- Improve confidentiality of meeting rooms
- Separate lobbies for the police + fire department
- Develop intuitive wayfinding
- More efficient placement of program elements
- Provide various sizes of meeting rooms
- Incorporate area for employee relaxation during breaks
- Give Gresham City Hall an institutional aesthetic
- Easier access to the vehicle pool
- Create stronger connection to downtown Gresham and surrounding communities
# VALUE BASED ANALYSIS

<table>
<thead>
<tr>
<th>Values</th>
<th>Goals</th>
<th>Facts</th>
<th>Needs</th>
<th>Ideas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Human</strong></td>
<td>Private spaces for conversation Accommodate personal and private needs</td>
<td>Cubes are not sound proof There are some things during your day that need to be done in private</td>
<td>Meeting areas with floor to ceiling walls Nursing stalls</td>
<td>Small multi-use conference space A women's lounge within the restroom facility for nursing and other personal needs</td>
</tr>
<tr>
<td></td>
<td>Low impact building footprint Easy access within departments and with outside business partner Flexible spaces</td>
<td>Buildings take up a lot of energy and produce a lot of pollution Large building under new construction uses a lot of energy Departments evolve over time</td>
<td>Adaptable spaces Location in proximity to other business associates</td>
<td>Use green technology Solar energy Rainwater collection Natural lighting Furniture on wheels</td>
</tr>
<tr>
<td><strong>Environmental</strong></td>
<td>Create a creative, peaceful workspace and embrace diversity Potential for community uses (fire)</td>
<td>Staff comes from diverse backgrounds, spaces are used by the community</td>
<td>cultural R.E.S.P.E.C.T. Strong civic identity</td>
<td></td>
</tr>
<tr>
<td><strong>Cultural</strong></td>
<td>To meet the needs of the departments Adaptation to advancing technologies</td>
<td>Rapidly growing industry - in constant state of morphosis</td>
<td>Proper archiving New computers Digital communications</td>
<td>Investing in green energy harvesting technologies East West building orientation</td>
</tr>
<tr>
<td><strong>Technological</strong></td>
<td>New city halls are not built all the time This is a unique opportunity to design a civic facility</td>
<td>The building needs to last a long time, financially and to increase civic pride</td>
<td>Socio-sustainability Create a building that is beautiful and people are proud of</td>
<td></td>
</tr>
<tr>
<td><strong>Temporal</strong></td>
<td>Longevity of facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Economic</strong></td>
<td>Spend wisely Low budget Tax payers like to see their money spent wisely</td>
<td></td>
<td>Create an entire civic complex</td>
<td>A leader in sustainable design Large and eye-catching signage Welcoming reception areas throughout Department with their own distinct identity</td>
</tr>
<tr>
<td><strong>Aesthetic</strong></td>
<td>Powerful Civic Building Inviting and functional spaces Easy wayfinding</td>
<td>Limited Federal budget for new construction Many people need access to shared drawings Narrow halls and monotony causes confusion</td>
<td>Durability of materials Clear spatial organization Arrival spaces that distinguish areas within the building</td>
<td>Universal accessibility Security checkpoints into confidential storage rooms (limited access) Security personnel to watch cameras and the entrance(s)/exit(s) to the facility</td>
</tr>
<tr>
<td><strong>Safety</strong></td>
<td>Healthy work environment with good air and light quality Building security for files and personnel</td>
<td>ADA accessibility guidelines People working within close proximity to one another all day every day can spread germs easily Confidential information throughout</td>
<td>Secure storage Inside and outside security cameras to monitor building premises</td>
<td></td>
</tr>
</tbody>
</table>
DESIGN IDEAS

- Small multi-use conference space
- A women’s lounge within the restroom facility for nursing and other personal needs
- Use green technology
- Solar energy
- Rainwater collection
- Natural lighting
- Furniture on wheels
- Strong civic identity
- Investing in green energy harvesting technologies
- East West building orientation

- Socio-sustainability
- Create a building that is beautiful and people are proud of
- A leader in sustainable design
- Large and eyecatching signage
- Welcoming reception areas throughout
- Department with their own distinct identity
- Universal accessibility
- Security checkpoints into confidential storage rooms (limited access)
- Security personnel to watch cameras and the entrance(s)/exit(s) to the facility
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<tr>
<td>Human</td>
<td>Strong connection between Administration and Fire Fighters</td>
<td>Admin. plays an important role in the station and needs to have direct connection with the fire fighters</td>
<td>Close proximity of work areas Admin. not to be in a separate building, sound mitigation between fire admin/station</td>
<td>Natural light and air Access to outdoor space Admin. and Fire in same building but with separation</td>
</tr>
<tr>
<td>Environmental</td>
<td>Peaceful, Comfortable and Quiet</td>
<td>Fire fighting and related jobs are stressful Constant communication between departments</td>
<td>Closed off personal spaces Few distractions Good natural light</td>
<td>Separation between vehicle maintenance/fire training and sleeping quarters</td>
</tr>
<tr>
<td>Cultural</td>
<td>Fire Station seen/used as a Community Center</td>
<td>The fire station is a safe haven for those in need Unused space can be used for community activities Tax payer like to see their money well spent</td>
<td>Multiple-use areas A comfortable and inviting public entry</td>
<td>Entry with a strong civic identity</td>
</tr>
<tr>
<td>Technological</td>
<td>Technology needs to be accessible by all users</td>
<td>2-Way radio systems are a key technology used by everyone, everyday 911 dispatch accessibility</td>
<td>Everyone needs access to radio system at their desk</td>
<td>Organize office to accommodate personal space with computers and radio</td>
</tr>
<tr>
<td>Temporal</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economic</td>
<td>Use the taxpayers money in an efficient and useful manner</td>
<td>Government funded buildings need to not waste any money or have excess amenities</td>
<td>Durable building materials</td>
<td>Create a place of civic pride increasing physical longevity and saving money</td>
</tr>
<tr>
<td>Aesthetic</td>
<td>Inviting and functional building</td>
<td>Taxpayer’s $ Fire Stations should look like fire stations so the public can know where they are</td>
<td>Durable building materials</td>
<td>Create a place of civic pride increasing physical longevity and saving money</td>
</tr>
<tr>
<td>Safety</td>
<td>Safety of Admin. and Fire Fighters is a key goal</td>
<td>Their job is dangerous so they need to have a safe work environment when not out in the field</td>
<td>Sleep and physical wellness</td>
<td>To create a welcoming, homelike professional setting in the station</td>
</tr>
</tbody>
</table>
Gresham Fire Department - Administration

Neighborhood Adjacencies

Departmental Adjacencies

Departmental Needs

Public Use
Administrative Use
Fire Operations

Kelsey Lovett, Adam Newman, Hilary Olson, Stephen Varady
Fire Department Plan

- Fire Bay/ Vehicle Maintainance
- Fire Admin Offices
- Break Room
- Bath/Shower
- Admin Offices
- Joint Conference
- Reception
- Entrance Lobby
- Sleeping Quarters
- Gym
- Living Quarters
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<th>Ideas</th>
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</thead>
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<tr>
<td>Human</td>
<td>Comfortable environment</td>
<td>Cubes are not sound-proof</td>
<td>Meeting areas with floor to ceiling walls and a place to decompress</td>
<td>Small, walled off conference space to hold private conversations within each department, with comfortable chairs</td>
</tr>
<tr>
<td></td>
<td>Space to have private conversations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental</td>
<td>Easy access to co-workers within the department and people who work in offices outside city hall</td>
<td>Many people leave the office to conduct business and use fleet cars</td>
<td>Quick and easy transportation or connection to other related buildings and flexible space to accommodate changing work group sizes</td>
<td>Computer organized fleet vehicle system, use bicycles, and cube walls on wheels for easy manipulation</td>
</tr>
<tr>
<td>Cultural</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Technological</td>
<td>Green/sustainable building</td>
<td>New building - opportunity to work with new materials and new design of space</td>
<td>Use materials best fit, keep footprint small, better bike storage, capitalize on solar gains/natural ventilation</td>
<td>East-West bldg. orientation, multi-use spaces, employee locker room/bike storage</td>
</tr>
<tr>
<td>Temporal</td>
<td>Adaptable space for future growth</td>
<td>Gresham is growing quickly, city hall staff is increasing</td>
<td>Large open spaces that can sub-divide and change form over time</td>
<td>Few permanent divisions in the building, external structural system</td>
</tr>
<tr>
<td>Economic</td>
<td>Balance swank with tax $</td>
<td>Tax payers like to see their tax dollars benefiting the community</td>
<td>Accommodate the needs of employees without spending a fortune</td>
<td>Multi-functional spaces, reducing the need for more rooms, inexpensive, durable materials</td>
</tr>
<tr>
<td>Aesthetic</td>
<td>Inviting spaces</td>
<td>Many different people need access to documents &amp; drawings</td>
<td>Clear, simple organizational system</td>
<td>Centrally located drawing storage, clearly organized</td>
</tr>
<tr>
<td>Safety</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Department of Environmental Services Plan

- Bath/Shower
- Sick
- Lobby
- Reception
- Conference
- Kitchen
- Common
- Offices
- Library/Storage
- Conference
Group A3

Kelsey Lovett
Adam Newman
Hilary Olson
Stephen Varady
Purpose

The relocation of City Hall in Gresham will stimulate private investment in the surrounding community and spawn urban revitalization through a renewed sense of civic pride.
Gresham History
1852 - James Powell, Jackson Powell and Dr. John Parker Powell move to Oregon Settled in “Powell Valley” - what is now the Gresham’s downtown core. This site was used as a resting point by many pioneers

May 15th, 1884 a post office was established, in order to establish a postal code to formally become a city. The post office was named after Walter Quinton Gresham, United States Postmaster General, and the city formerly known as “campground,” was now known as Gresham
Gresham History
1905 - The Municipality of Gresham was incorporated
Lewis & Clark Exposition.

Interurban streetcar service to Gresham
36-mile line was opened east from Sellwood and Mt. Scott to Gresham, Boring, Estacada and Cazadero. This helped bring people out to Gresham, increasing Gresham's population.

The once berry-growers town of the 1950s, with a population of 3,000, is now the 4th largest city in Oregon.
Gresham, surrounding cities, and freeways
Site with surrounding roads
Entry points to the site
Downtown Mixed-Use
Encourage pedestrian safety, access and connections
Create vibrant mixed-use spaces
Create appropriate transitions in height, bulk and scale between buildings and along edges
Gateways should promote visual connections to significant landmarks
Bioswales Being Utilized on Site

There is an attempt to create a large bioswale at the north end of the site. This is a feature that should be used throughout the site. This is great because with this much existing blacktop, the runoff will then have some chance for filtration.
Nearby Uses Around the Site

- Apartment complex across NE Eastman Parkway
- Gresham Foursquare Church
- St. Henry Catholic Church
- JoAnn Fabric and Crafts
- Ross Dress 4 Less
- Many restaurants and bars SE of site in the downtown area
- Medical facilities
- Gresham Station shopping center
Looking At Existing Site from Outer Edge

Looking South onto Site

Looking East onto Site

Looking North onto Site

Looking West onto Site
How the Development May Impact Surrounding Areas

Negatives
- Increase in traffic

Positives
- Community pride
- City rejuvenation
- Less strip malls and more local business
- Overall city beautification
- City growth and prosperity
Design Considerations for Building

- Simplicity of floor plan and layout
- Natural light in as many spaces as possible
- Communal “common” area for all departments
- Low building height to increase natural light and passive ventilation
- Large floor area to accommodate growth & change
- Important departmental adjacencies
## Preliminary Room Area Chart

<table>
<thead>
<tr>
<th>No.</th>
<th>Room</th>
<th>SF x 1.15 for Storage/Circulation</th>
<th>Total NSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Financial Mgmt</td>
<td>12650 x 1.15 =</td>
<td>~15,000</td>
</tr>
<tr>
<td>2</td>
<td>City's Attorney</td>
<td>3000 x 1.15 =</td>
<td>~3,500</td>
</tr>
<tr>
<td>3</td>
<td>Police Department</td>
<td>22000 x 1.15 =</td>
<td>~25,000</td>
</tr>
<tr>
<td>4</td>
<td>Environmental Services</td>
<td>3000 x 1.15 =</td>
<td>~3,500</td>
</tr>
<tr>
<td>5</td>
<td>Fire Admin</td>
<td>3000 x 1.15 =</td>
<td>~3,500</td>
</tr>
<tr>
<td>6</td>
<td>Fire Department</td>
<td>18000 x 1.15 =</td>
<td>~20,700</td>
</tr>
<tr>
<td>7</td>
<td>Econ Dev</td>
<td>1000 x 1.15 =</td>
<td>~1,150</td>
</tr>
<tr>
<td>8</td>
<td>IT</td>
<td>5000 x 1.15 =</td>
<td>~6,000</td>
</tr>
<tr>
<td>9</td>
<td>Urban Renewal</td>
<td>1200 x 1.15 =</td>
<td>~1,380</td>
</tr>
<tr>
<td>10</td>
<td>Comm Dev</td>
<td>12000 x 1.15 =</td>
<td>~14,000</td>
</tr>
</tbody>
</table>
Aerial Site Plan
Max Line Adjacency to Building

The closest MAX Line stop is about 0.35 miles away from the new City Hall site.

Close proximity allows for alternate modes of transportation; like biking or walking.

Since NW Eastman Parkway is a main thoroughfare, there is possibility of a streetcar line being placed along this route.

This extension of a streetcar line would connect to Gresham’s historical roots; linking Gresham to Portland.
Bus Circulation to Building
Bike and Pedestrian Circulation to the Building
MIT Design Advisor

**Building**
- Location: OR - Portland
- Building length, side A: 53 m
- Building length, side B: 99 m
- Simulation Type: four_sided_mixed

**Occupancy**
- Type: Office Building
- Occupancy Load: 0.25 people per m²
- Lighting Requirements: 500 lux
- Equipment Load: 5.00 W/m²

**Heating Energy**

**Scenario 1**
- Representative Room
  - Orientation: south
  - Thermal Mass
  - Overhang
  - Overhang Depth: 1 m
  - Roof
  - Roof Type: green roof
  - Insulation R-Value: 10 m²-K/W
  - Insulation Location: bottom

**Scenario 2**
- Representative Room
  - Orientation: west
  - Thermal Mass
  - Overhang
  - Overhang Depth: 2 m
  - Roof
  - Roof Type: cool roof
  - Insulation R-Value: 2 m²-K/W
  - Insulation Location: bottom

**Scenario 3**
- Representative Room
  - Orientation: west
  - Thermal Mass: high
  - Overhang
  - Overhang Depth: 2 m
  - Roof
  - Roof Type: green roof
  - Insulation R-Value: 20 m²-K/W
  - Insulation Location: bottom
Departmental Environmental Needs

a. 2-story building design prevents light blockage for future neighbors
b. Every department has 2 facades completely exposed to natural light
c. 2 interior courtyards allow natural light, ventilation, and common manipulative space
d. Every department has 2 access points to horizontal/vertical circulation
e. 22’ floor-to-ceiling height (excluding utilities) ensures a breathable, airy environment
f. Every department space will average about 67 degrees
g. Every circulation space will average about 60 degrees.
2030 Challenge

The current Gresham City Hall does not meet the 2030 Challenge. They need an additional 10% of savings to meet the 2010 requirement, then need to bump up the savings by 1% per year to stay on track. The new building should strive to reach at least 2020 or 2025 requirements, requiring 20% to 25% more in energy savings over the current building.