



OREGON
CITY

OREGON CITY FACILITY 20-YEAR MASTER PLAN

ADOPTED June 5TH 2024

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REFERENCED DOCUMENTS

Facility Assessment Reports by Bureau Veritas
 Draft Parks and Recreation Master Plan - October 17th, 2023

INTRODUCTION

PROCESS

1. Met with City representation to determine project goals.
2. On-site Assessment and Needs Survey
 - Observed existing conditions, operations and site constraints.
 - Documented building uses, specific space/activity requirements and review workflow adjacencies.
 - Documented ancillary and accessory programming requirements.
 - Reviewed the current operational structure and organization for each department working at the facilities.
3. Conducted four program development workshops with City representation.
4. Developed 20-Year facilities master plan draft and determine key decision points for City Commission review. Conducted two work sessions with City Commission.
5. Prepared 20-Year Facilities Master Plan.

PROJECT GOALS

1. Baseline the operational facilities capacity at each of the properties in scope.
2. Consolidate departments that are currently in multiple locations into one building or site, where appropriate.
3. Plan for future growth or consolidation.

OVERALL ASSESSMENT

The City of Oregon City has a vast mix of quality of facility space, utilization of square footage and facility age. The buildings range from historic buildings to new construction. Several departments occupy multiple buildings. Newer facilities have space to grow while older facilities are at or beyond capacity.

Multiple buildings have a significant amount of deferred maintenance or are at end of life of the building.

In conjunction with the on-site assessment and programming development workshops, the team also reviewed the condition assessment reports from Bureau Veritas, Parks and Recreation Master Plan draft, and Public Works planning documents (not updated since Fir Street construction).

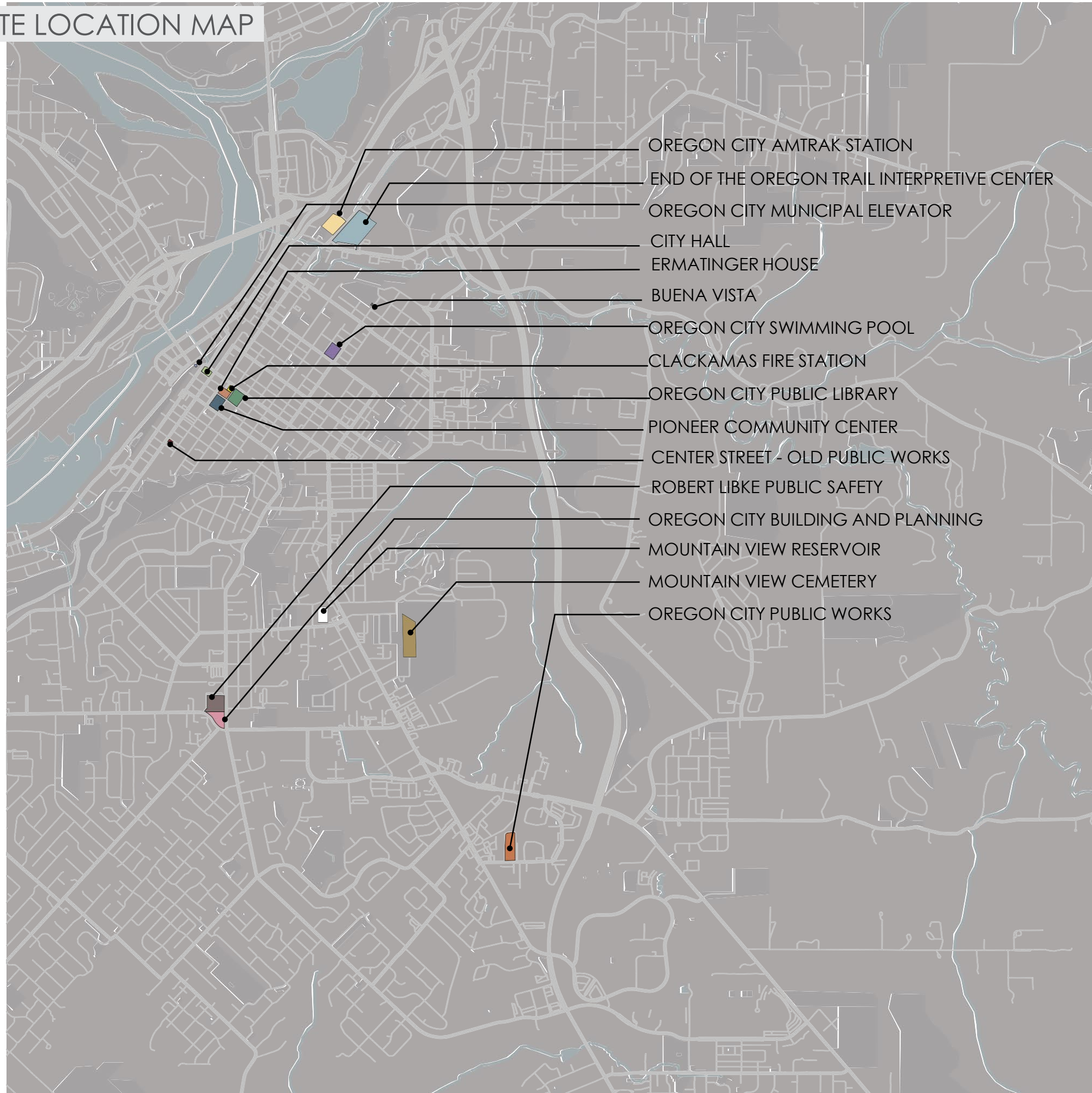
FACILITIES IN MASTER PLAN SITES

Oregon City Swimming Pool
 End of The Oregon Trail Interpretive Center
 Mountain View Cemetery
 Pioneer Community Center
 City Center Street - Old Public Works
 Mountain View Reservoir
 Henrici Reservoir
 Oregon City Engineering and Operations Center
 Oregon City Municipal Elevator
 Oregon City Public Library
 Buena Vista Clubhouse
 7th Street Fire Station (CCFD #1)
 City Hall
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 Robert Libke Public Safety Building

From the site assessments and programming development workshops, the keys for the master plan are:

1. Resolve end of life or major deferred maintenance for the Swimming Pool Building and The End of the Oregon Trail Center.
2. Consolidate Parks and Recreation staff, equipment and materials that are currently in multiple facilities into facility nodes that support their work functions.
3. Consolidate Public Works equipment and materials to facilities to streamline work functions.
4. Maintain historically important facilities.

OVERALL PROJECT SITE LOCATION MAP



20-YEAR FACILITY MASTER PLAN

20-YEAR FACILITY MASTER PLAN PER SITE

Priority Key Per Phase: High Medium Low Maintenance In Progress

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years	
Oregon City Swimming Pool	Pending outcome of public input process, determine duration of expected building use. Provide general building and site maintenance for duration of expected building use. Replace aging system as required for use.	Cost: \$\$ Priority: Maintenance	Pending outcome of public input process, determine duration of expected building use. Provide general building and site maintenance for duration of expected building use. Replace aging system as required for use.	Cost: \$\$ Priority: Maintenance	Pending outcome of public input process, determine duration of expected building use. Provide general building and site maintenance for duration of expected building use. Replace aging system as required for use.	Cost: \$\$ Priority: Maintenance
	Verify site with SHPO and understand the past historical and cultural uses of the site.	Cost: \$ Priority: High				
	Public input process: Conduct an open and robust public process to determine the future of aquatic services and the potential incorporation of a recreation center into any future development of a pool facility. Develop plan and process to resolve Oregon City swimming pool facility end of life.	Cost: \$ Priority: High				
End of the Oregon Trail Interpretive Center	Pending outcome of public input process, determine duration of expected building use. Provide general building and site maintenance for duration of expected use.	Cost: \$ Priority: Maintenance	Pending outcome of public input process, determine duration of expected building use. Provide general building and site maintenance for duration of expected use.	Cost: \$ Priority: Maintenance	Pending outcome of public input process, determine duration of expected building use. Provide general building and site maintenance for duration of expected use.	Cost: \$ Priority: Maintenance
	Public input process: Conduct an open and robust public input process to determine the future of the site and interpretative center. Develop plan and process to resolve End of the Oregon Trail Interpretive Center facility end of life.	Cost: \$ Priority: High				
Mountain View Cemetery	Pending outcome of master plan process, determine duration of expected building use. Provide general building and site maintenance for duration of expected use.	Cost: \$\$ Priority: Maintenance	Pending outcome of master plan process, determine duration of expected building use. Provide general building and site maintenance for duration of expected use.	Cost: \$\$ Priority: Maintenance	Pending outcome of master plan process, determine duration of expected building use. Provide general building and site maintenance for duration of expected use.	Cost: \$\$ Priority: Maintenance
	Master plan: Create a master plan for cemetery site to solve for cemetery services like burial arrangements, cemetery operations, cemetery operational staff, Parks and Recreation operational staff offices, break room, restrooms, small tools, equipment, yard storage space, mausoleum/s, and disposition of the single-family house owned by the City. City Commission decided to have cemetery services in separate buildings from operational uses.	Cost: \$\$\$\$ Priority: High				

Building	Short-Term 0-7 Years	Mid-Term 8-14 Years	Long-Term 14-20 Years			
Pioneer Community Center	Major building and site maintenance for long-term investment in building and site. Per Bureau Veritas report, provide major renovation facade, roofing, interiors, plumbing, fire protection, electrical, fire alarm and electronic systems, equipment and furnishings. General building and site maintenance for all other systems. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Per Veritas report, provide major renovation for facade, roofing, interiors, equipment and furnishings. General building and site maintenance for all other systems. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance
	Construction project: Create construction project to increase security control.	Cost: \$\$ Priority: In Progress (Security Pursuing Grant)				
	Construction project: Create construction project to update ADA deficiencies (like door hardware and restrooms).	Cost: \$\$ Priority: High				
	Construction project: Create a construction project to improve functionality of space, expand services to all residents and to modernize finishes. Solve for Parks and Rec storage consolidation and organization of supply inventory.	Cost: \$\$\$ Priority: Low				
Center Street - Old Public Works	Determine if storage capacity of Engineering and Operations Building (Fir Street), Mountain View Reservoir and Henrici sites are able to offset all materials stored at Center Street.	Cost: N/A Priority: High	N/A	N/A		
	Once Mountain View Reservoir decant facility is operational, vacate decant facility.	Cost: N/A Priority: Medium				
	Development process: Start process of rezoning site for development. Determine use and requirements. Create plan for implementation.	Cost: N/A Priority: Medium				

Building	Short-Term 0-7 Years	Mid-Term 8-14 Years	Long-Term 14-20 Years				
Mountain View Reservoir	General building and site maintenance for short-term investment in building and site. Replace aging systems as required for short-term use.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance	
	Master plan: Update master plan to construct Public Works operations node. Master planning to run concurrently with Henrici master plan. Functionality of site is to consolidate Public Works bulk material storage, lay down space, covered heavy equipment storage and decant facility.	Cost: \$\$\$ Priority: High	Construction project: Create a construction project to build any facilities determined in master plan, if required.	Cost: \$\$\$\$ Priority: Medium			
	Construction project: Once master plan is complete, create a construction project to build decant facility.	Cost: \$\$\$\$ Priority: Medium					
	Construction project: Once master plan is complete, create a construction project to build facilities to relocate items stored at Center Street to this facility. Phase project for Public Works (Water) to remain on-site until vacated to Fir Street.	Cost: \$\$\$\$ Priority: Medium					
Henrici Reservoir	Master plan: Create master plan to construct a Public Works operations node. Master planning to run concurrently with Mountain View Reservoir master plan. Functionality of site is to consolidate Public Works long-term material like overstock of bulk materials, equipment and historic storage currently at Center Street.	Cost: \$\$ Priority: Medium	Construction project: Create construction project to construct Public Works operations node per master plan.	Cost: \$\$\$\$ Priority: Medium	To be determined by master plan.		

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years	
Oregon City Engineering and Operations Center (Fir Street)	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance
	Construction project: Create a construction project to replace metal building siding, roof and insulation.	Cost: \$\$ Priority: Medium	Master plan: Create a master plan for what staff would shift to a possible City Hall if it is determined a new City Hall is needed.	Cost: \$ Priority: Low		
	Construction project: Create a construction project to rehabilitate the fuel station.	Cost: \$ Priority: Medium	Construction project: 5% long-term staff growth accommodated in current build configuration. If growth escalates beyond expectations, escalate construction project to constructed shelled space, if required.	Cost: \$\$\$ Priority: Low		
	Construction project: Create a construction project to install EV charging stations for staff, visitor and fleet vehicles.	Cost: \$ Priority: Low				
	Vacate all Parks and Recreation operations staff to new Mountain View Cemetery operations node,	Cost: \$ Priority: Low				
	Once Parks and Rec operations staff is vacated, relocate Public Works (Water) tools, small consumable and small equipment storage from Mountain View Reservoir to free up site for construction at that site.	Cost: \$ Priority: Low				
Oregon City Municipal Elevator	Perform building condition assessment to determine long-term maintenance plan. Analyze building structural condition and solve for train shaking that stops the elevator cab.	Cost: \$\$\$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance
	Construction project: Create a construction project to replace or to create custom long-term solution to elevator operations. Replace cab and motor, if required.	Cost: \$\$\$\$ Priority: Medium				
	Construction project: Create a construction project to replace exterior windows and frames, upgrade lighting, replace the display surrounds under exterior windows, and repair floors. Provide solutions that help with long-term maintenance plan.	Cost: \$\$\$\$ Priority: Low				

Building	Short-Term 0-7 Years	Mid-Term 8-14 Years	Long-Term 14-20 Years			
Oregon City Public Library	<p>General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Per Bureau Veritas report, replace wood flooring in room numbers 101, 102, and 103 (budgeted in the biennium).</p>	<p>Cost: \$\$</p> <p>Priority: Maintenance</p>	<p>Major building and site maintenance for long-term investment in building and site. Per Bureau Veritas report, provide major renovation for facade, roofing, interiors, HVAC and electrical. Provide general building maintenance for all other systems.</p>	<p>Cost: \$\$\$</p> <p>Priority: Maintenance</p>	<p>General building and site maintenance for long-term investment in the existing building and site located in the McLaughlin neighborhood. Replace aging systems as required for long-term use.</p>	<p>Cost: \$\$</p> <p>Priority: Maintenance</p>
	<p>Construction project: Create a construction project to renovate library basement for additional staff workspaces.</p>	<p>Cost: \$</p> <p>Priority: High</p>	<p>Provide master plan for increasing access to library services to the Library Service Area. Potential for new building or other service lines. Purchase land for development, if required. Create bond or other means of financing, if required.</p>	<p>Cost: \$\$\$</p> <p>Priority: High</p>	<p>Provide construction projects, if needed, per master planning efforts to increase access to library services.</p>	<p>Cost: \$\$\$\$</p> <p>Priority: High</p>
	<p>Provide library access in another part of the Library Service Area to distribute library services to all residents. Investigate mobile, kiosk, or library partnerships to increase library accessibility for all.</p>	<p>Cost: \$\$</p> <p>Priority: In Progress</p>	<p>Provide renovations as required for change in staffing or change in library service deliveries.</p>	<p>Cost: \$\$</p> <p>Priority: Medium</p>	<p>For the existing Library site located in the McLaughlin neighborhood, provide renovations as required for change in staffing or change in library service deliveries.</p>	<p>Cost: \$\$</p> <p>Priority: Medium</p>
	<p>Construction project: Create a construction project to renovate central information desk to improve flow, function and security.</p>	<p>Cost: \$\$</p> <p>Priority: In Progress</p>				
	<p>Master plan: Book return process is currently undersized and any increase in services will require renovation of the process. Create a master plan and construction project to renovate the book return process. Solve for increase in electronic book sorting capacity, provide direct book return to sorting system and vertical book delivery system. Study if overhaul of existing elevator or replacement improve the efficiency to vertical book delivery system.</p>	<p>Cost: \$\$</p> <p>Priority: Medium</p>				
Buena Vista Clubhouse	<p>Feasibility Study: Parks Foundation to provide a feasibility study to determine scope and cost of any improvements.</p>	<p>Cost: \$</p> <p>Priority: Low</p>	N/A	N/A		

Building	Short-Term 0-7 Years	Mid-Term 8-14 Years	Long-Term 14-20 Years	
7th Street Fire Station (CCFD #1)	Maintain long term tenant until they are ready to depart. Resolve maintenance agreement with the tenant. Perform building condition assessment to determine long-term maintenance plan. Follow up with Clackamas Fire to determine their long term needs in the neighborhood.	Cost: \$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Cost: \$\$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Cost: \$\$ Priority: Maintenance
	Construction project: Create a construction project to address repair of depressed site drain and sidewalk uplift at street trees.	Cost: \$ Priority: Maintenance		Decision point: If tenant vacates building, determine building's new use. Cost: TBD Priority: Low
City Hall	General building and site maintenance for mid-term investment in building and site. Replace aging systems as required for mid-term use. Per Bureau Veritas report, replace roofing immediately.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for short-term investment in building and site. Replace aging systems as required for short-term use. Per Bureau Veritas report, provide major renovation for interiors, HVAC, electrical, fire alarm and electronic systems, equipment and furnishings, site development and site pavement. Cost: \$\$ Priority: Maintenance	Pending master plan outcome, create construction project to build new City Hall, if determined to be necessary, per master plan. Vacate building. Cost: \$\$\$\$\$ Priority: High
	Construction project: Create a construction project to build a climate controlled space for important document storage.	Cost: \$\$ Priority: High	Master plan: Create master plan to determine if a new City Hall is desired. Master plan in conjunction with Engineering and Operations (Fir Street) staff planning. Cost: \$\$ Priority: Low	
	Construction project: Create a construction project to improve security at reception/welcome desk and review existing meeting rooms to provide a variety of sizes to accommodate the needs of different sized meetings.	Cost: \$\$ Priority: High		

Building	Short-Term 0-7 Years	Mid-Term 8-14 Years	Long-Term 14-20 Years			
Oregon City Building and Planning	General building and site maintenance for mid-term investment in building and site. Maintain systems critical to the use of the building. Replace systems only as required for mid-term use.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for short-term investment in building and site. Maintain systems critical to the use of the building. Replace systems only as required for short-term use.	Cost: \$\$ Priority: Maintenance	Potentially relocate all staff functions and services to Fir Street facility, pending the results of the master plan, to determine if a new City Hall is needed. Possibly vacate and demolish building to accommodate parking for future City Hall, if determined necessary.	Cost: \$\$ Priority: Medium
	Construction project: Create a construction project for security upgrades to align with City systems. Install a separate secured entrance for community room to increase after hours use for the community.	Cost: \$ Priority: In Progress	Construction project: Create a small construction project to renovate office space to provide adequate desk space for each of the number of staff and adequate staff break space.	Cost: \$ Priority: Medium		
	Construction project: Create a small construction project to add a Mother's room.	Cost: \$ Priority: Low				
	Construction project: Reconfigure Building and Planning parking lots to accommodate required parking for building if roundabout construction occurs.	Cost: \$\$ Priority: Low				
Ermatinger House	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Increase times open to public.	Cost: \$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance
Oregon City Amtrak Station	Create a master plan with tenants for major building maintenance while maintaining tenant operations. Per Bureau Veritas report, repair or replace site pavement and site utilities.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance
	Construction project: Create a construction project to improve Amtrak platform to provide additional amenities (bike parking, coffee shop, etc).	Cost: \$ Priority: Low				
Robert Libke Public Safety Building	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Building has capacity for 5% staff growth.	Cost: \$\$ Priority: Maintenance	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$ Priority: Maintenance	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$ Priority: Maintenance
	Construction project: Create a construction project to solve for acoustics in court room/multipurpose/chambers.	Cost: \$ Priority: High				

FACILITY SITE ASSESSMENT AND NEEDS STUDY

LOCATION: OREGON CITY SWIMMING POOL

DESCRIPTION

The Oregon City Swimming Pool is used as the city’s public swimming pool. Areas can be rented by the public. There is a basketball court and outdoor grassy space. The community pool also has a very spacious community room, and a kitchen used primarily for summer camps.

Building falls in the MCD Historic District.

SITE INFO

ADDRESS: 1211 Jackson St. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 1.26 Acres

PARKING SUMMARY: No parking on-site

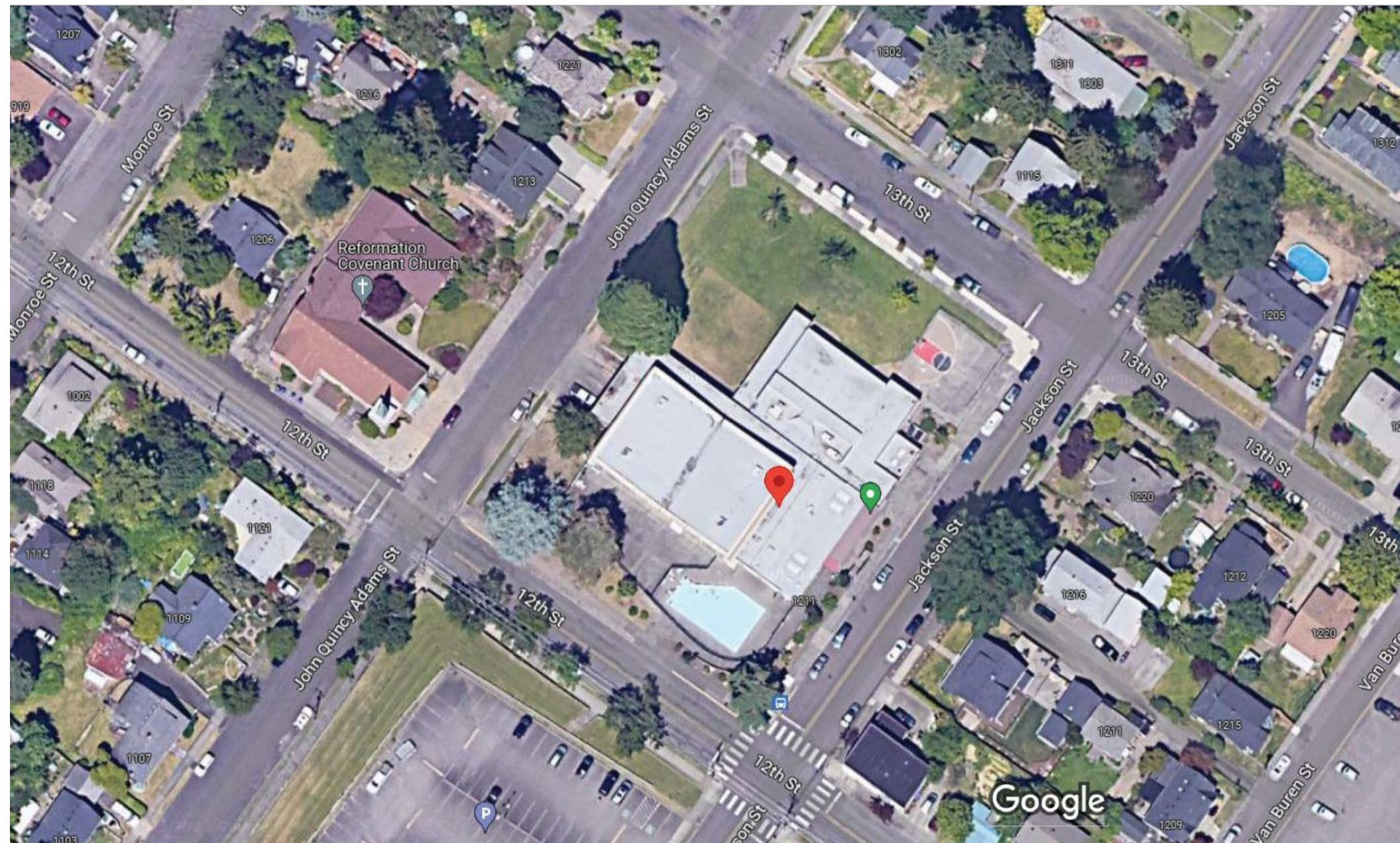
TOTAL BUILDING SF: 20,572 SF

FACILITY CONDITION ASSESSMENT REPORT

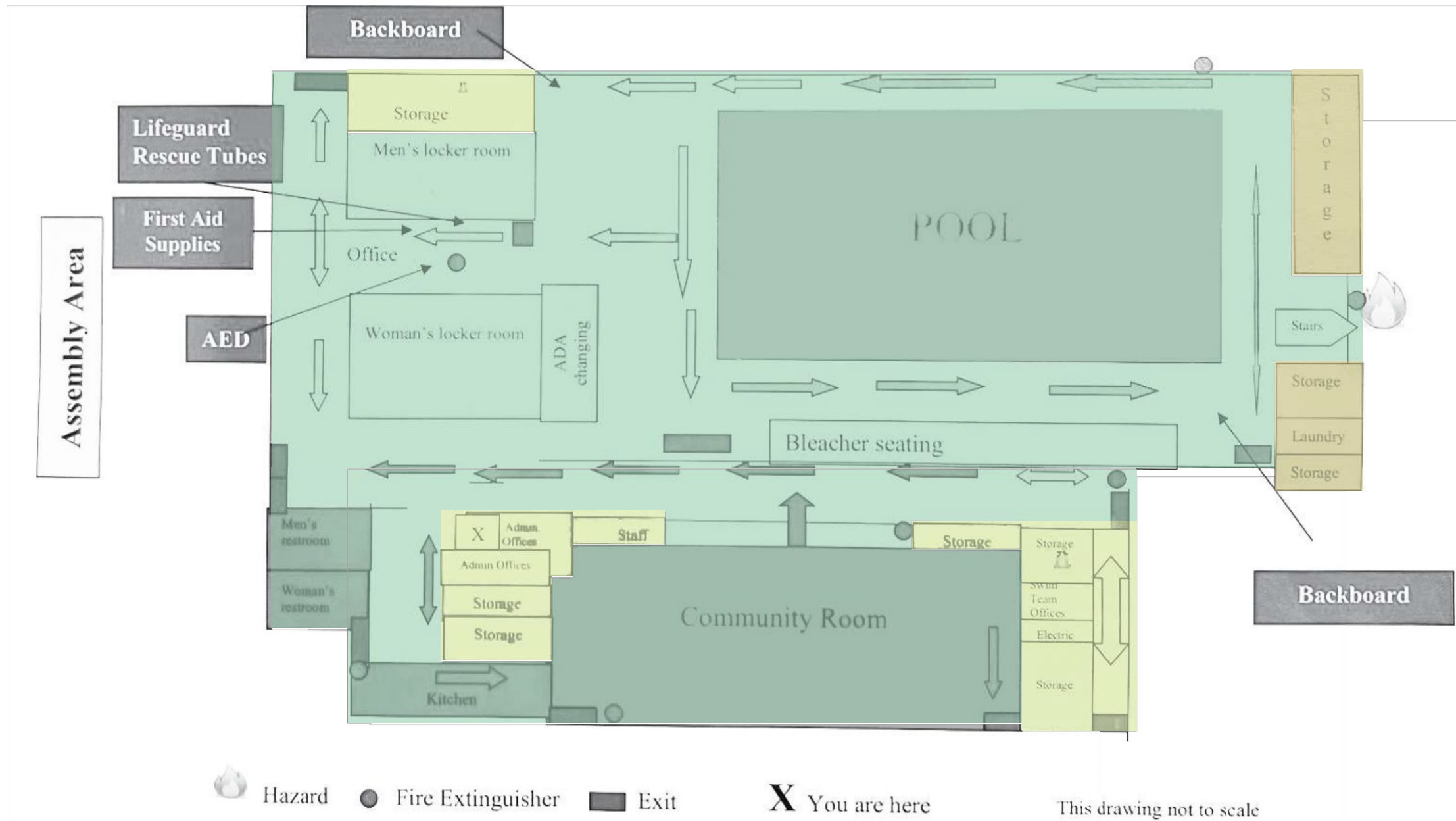
INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

0-5%	IN NEW OR WELL-MAINTAINED CONDITION, WITH LITTLE TO NO VISUAL EVIDENCE OF WEAR OR DEFICIENCIES
5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.7%
3-YEAR	6.8%
5-YEAR	12.7%
10-YEAR	20.7%



LOCATION: OREGON CITY SWIMMING POOL



POSITIVES & NEGATIVES

PROS:

- Large community room
- Rental event spaces for the public

CONS:

- Undersized, only meets ~ 25% of the need
- No admin meeting rooms
- Acoustics are not great
- Not enough storage - it is scattered all over the building in various places
- The water temperature is hard to manage and can't meet the different best practice temperatures
- Not enough public locker space/storage
- No on site parking
- Outdoor pool only used 12 weeks per year, not revenue generating

EXISTING BUILDING CONDITIONS

The building overall needs a good amount of work. The indoor and outdoor pool plumbing system are tied together, which would not meet current code. Boiler is almost 60 years old and not the correct type for the modern pools. There is no redundancy in pool heating. Electrical panels are at the end of life. The pool has to be repainted every one-two years which closes the facility for four weeks because of the paint type. The boiler room overflows with the pool drainage. The exterior also needs some maintenance work and the outside cement steps are crumbling.

PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

- Pool, locker rooms, bleacher seating, community room, storage

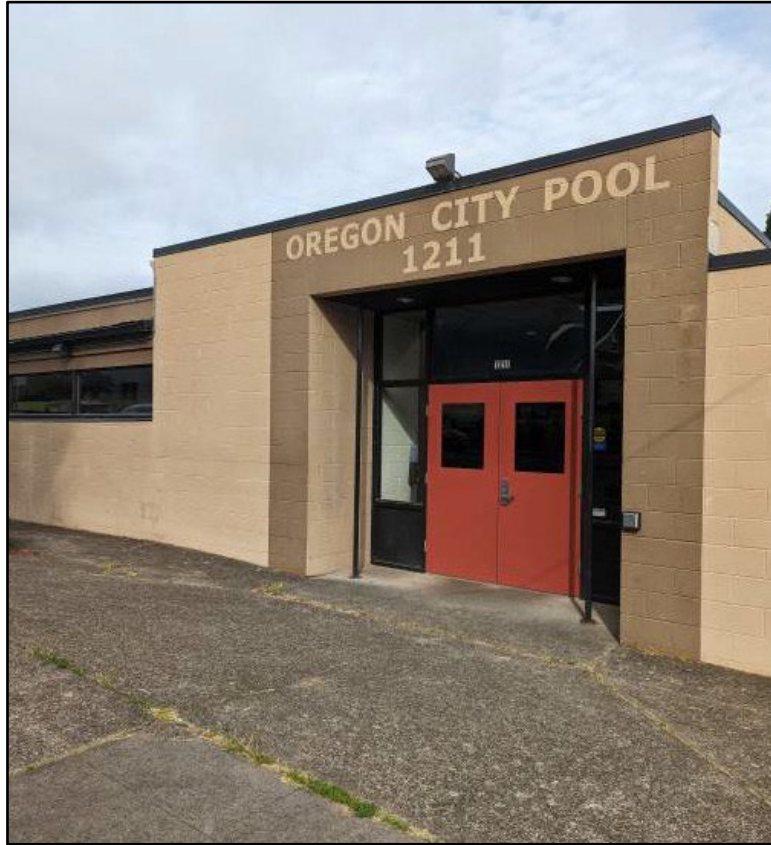
DEPARTMENT

- Offices, storage

SHARED SPACE

- Storage

SITE PHOTOS: OREGON CITY SWIMMING POOL



LOCATION: END OF THE OREGON TRAIL INTERPRETIVE CENTER

DESCRIPTION

The End Of The Oregon Trail is a widely used and visited for it being a museum, concerts in the park, and large public gatherings and events such as the Brewfest. Clackamas Heritage Partners run the museum facility. The City provides all maintenance on the site.

SITE INFO

ADDRESS: 1726 Washington St. Oregon City, OR 97045

ZONING: MUD

TOTAL SITE AREA: 7.65 Acres

PARKING SUMMARY: 186 total spaces all in open lots; 6 are accessible

FACILITY CONDITION ASSESSMENT REPORT

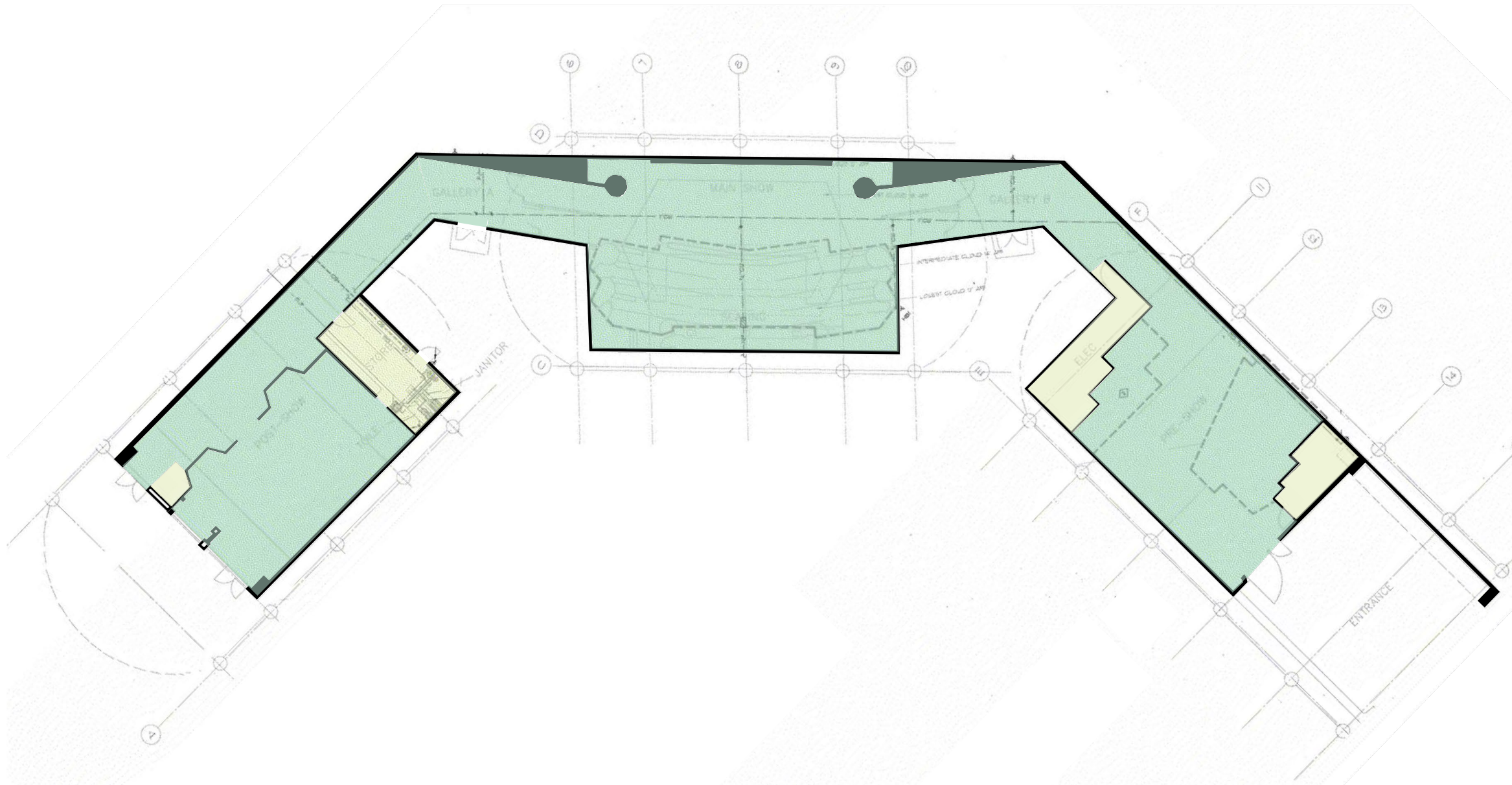
INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

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5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	5.1%
3-YEAR	11.9%
5-YEAR	18.1%
10-YEAR	30.0%



LOCATION: *END OF THE OREGON TRAIL INTERPRETIVE CENTER*



*THREE ADDITIONAL BUILDINGS ARE ON THE SITE

1. Restroom building that contains public restrooms and shared storage
2. Visitor center that contains public space and shared storage
3. Henderson farm building that contains public museum space on the first floor and shared office/storage on the second floor

POSITIVES & NEGATIVES

PROS:

- Large parking lot
- Outdoor area ideal for large events
- Great location for history education

CONS:

- Exterior failing patio boards create trip hazards
- Collectibles and artifacts are stored in areas prone to leaks and infestations
- Site occasionally floods

EXISTING BUILDING CONDITIONS

The building have a significant amount of deferred maintenance. Multiple stores of infestations, leaks and floods were mentioned. Exterior building enclosure does not have proper building components nor proper flashing.

PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

- Gift shop, museum, theatre, prairie outpost

DEPARTMENT

- Laundry, offices, storage, electrical, janitors office

SHARED SPACE

- Restrooms



LOCATION: MOUNTAIN VIEW CEMETERY

DESCRIPTION

The Mountain View Cemetery complex contains two differing functions - cemetery and Park and Recreation. Staff for both functions cross over. For the cemetery functions, the site contains burial plots, mausoleums, storage, maintenance staff and office space for staff to support the cemetery services based in a converted residential house. For the Parks and Recreation functions, the site contains office space for staff in the converted residential house, bulk yard storage, diesel tank and storage shop. A new restroom facility is under construction. A residential house is on site and under a rental agreement.

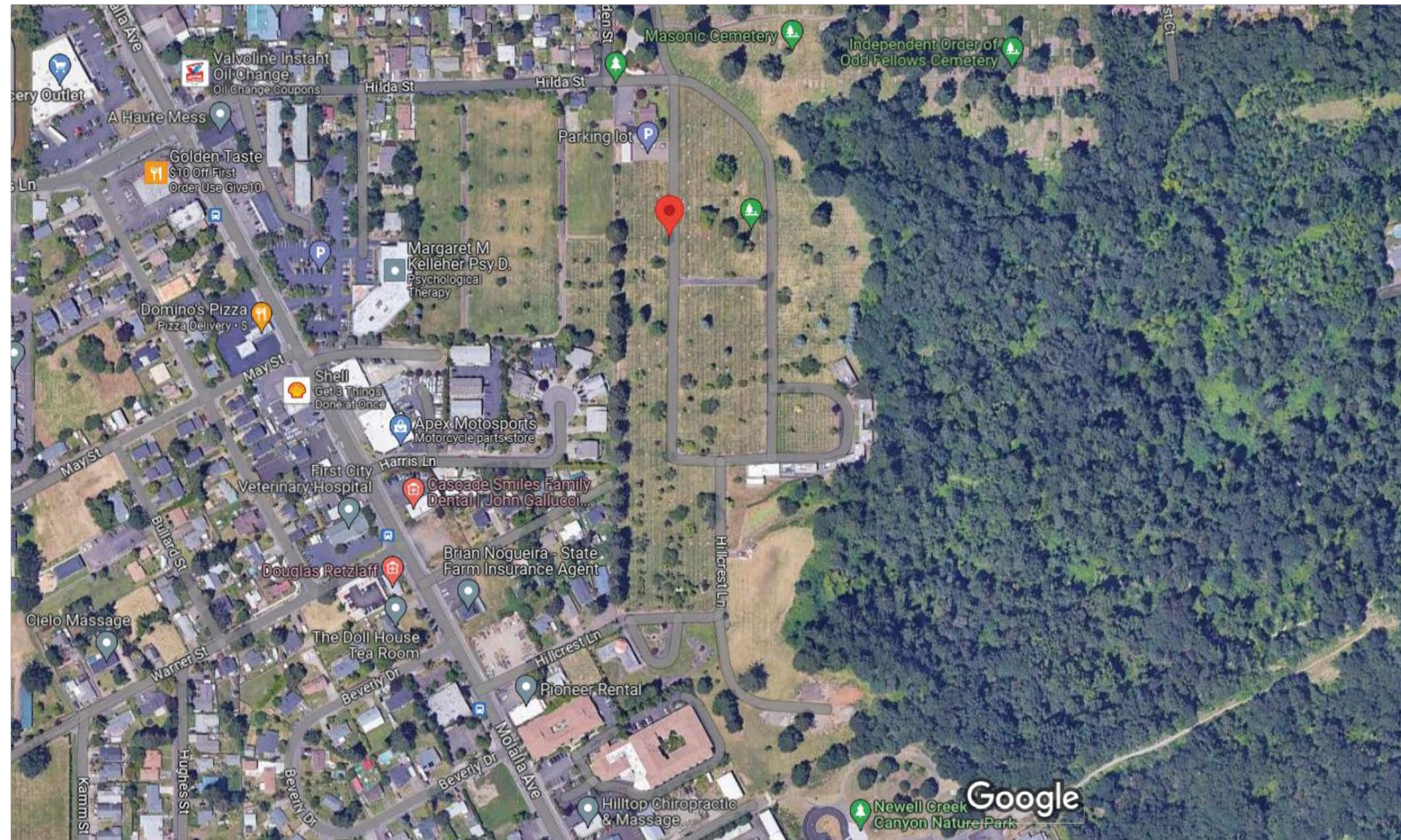
SITE INFO

ADDRESS: 500 Hilda St. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 55 Acres

PARKING SUMMARY: 8 total spaces all in open lots; 1 is accessible



LOCATION: MOUNTAIN VIEW CEMETERY

POSITIVES & NEGATIVES

PROS:

- Cemetery has long term capacity
- Centralized diesel tanks for Parks Department
- Space for yard storage for Parks Department

CONS:

- Combined spaces for Parks and cemetery functions create conflict
- Not enough parking for department and public use
- Wayfinding for public is difficult

EXISTING BUILDING CONDITIONS

Building is a converted residential house and is not ideal for office functions nor public access.

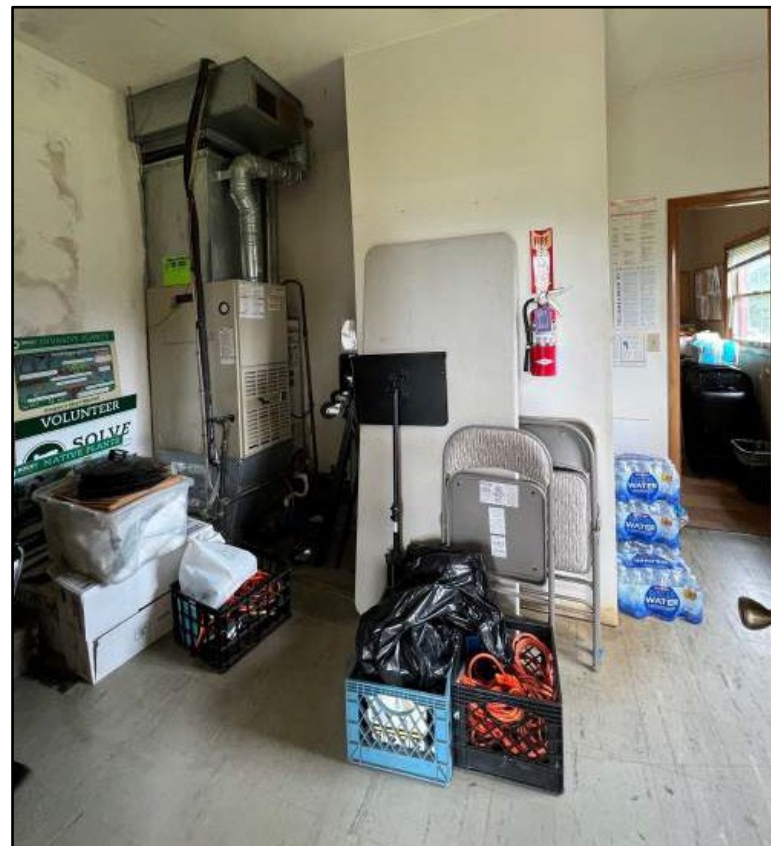
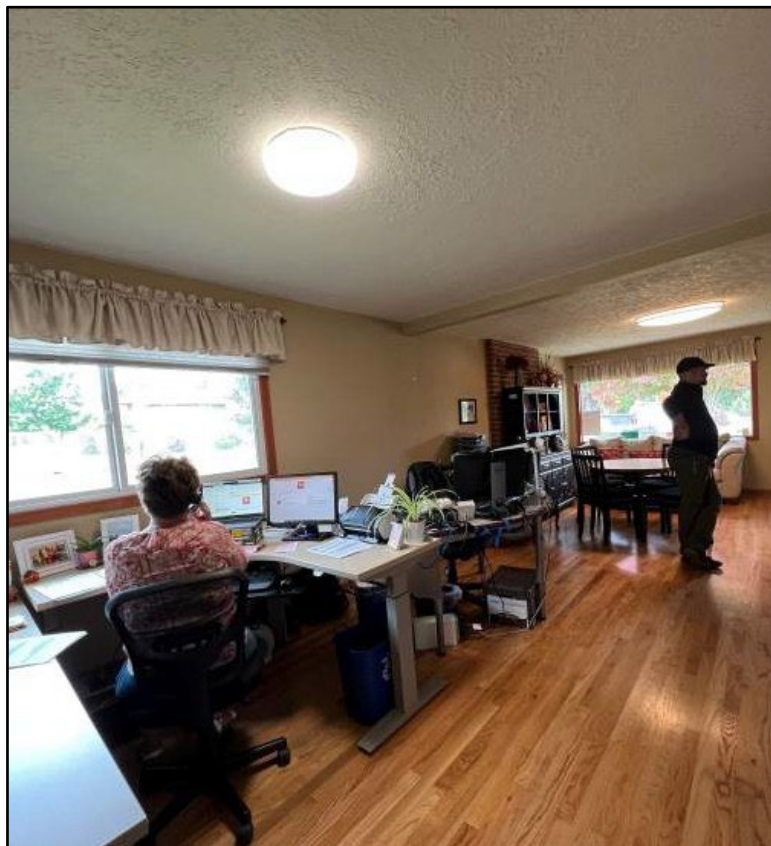
PROGRAM BY DEPARTMENT SF

SHARED SPACE

- Storage, office, restrooms



SITE PHOTOS: MOUNTAIN VIEW CEMETERY



LOCATION: PIONEER COMMUNITY CENTER

*Also known as - Senior Center

DESCRIPTION

The Pioneer Community Center is used primarily as a community center for the public. This community center main demographic is seniors ages 60+. Ten Parks and Recreation department staff members occupy this space. This building is also used for many events/activities like yoga, dance, public rentals, city meetings, weddings and Meals on Wheels. This building also has a basement with a separate entrance that is widely used for various classes and camps throughout the year. The adjacent park area is used for peace garden, rummage sales and community park.

Building falls in the MCD Historic District.

FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

0-5%	IN NEW OR WELL-MAINTAINED CONDITION, WITH LITTLE TO NO VISUAL EVIDENCE OF WEAR OR DEFICIENCIES
5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.4%
3-YEAR	7.4%
5-YEAR	18.6%
10-YEAR	27.9%

SITE INFO

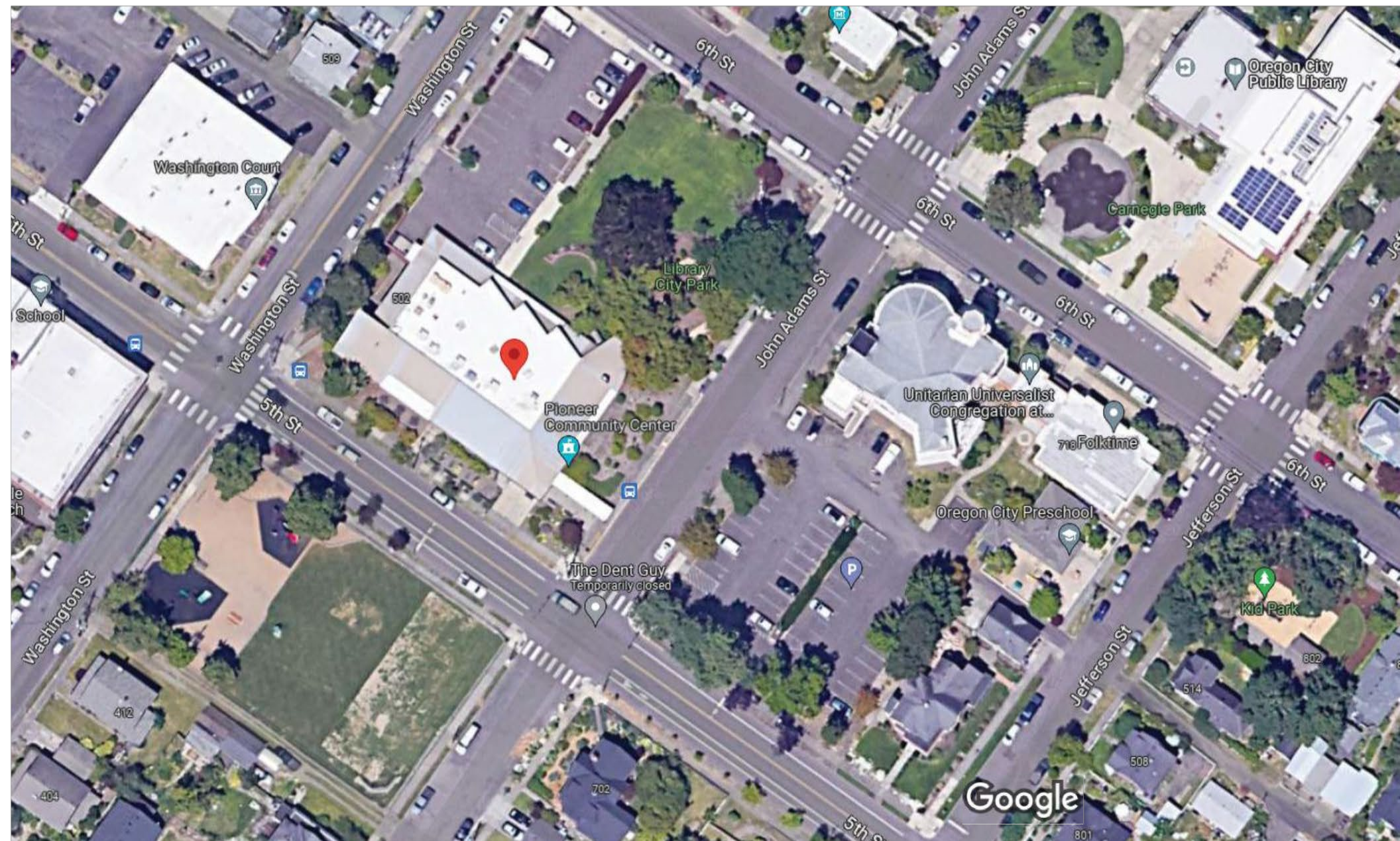
ADDRESS: 615 5th St. Oregon City, OR 97045

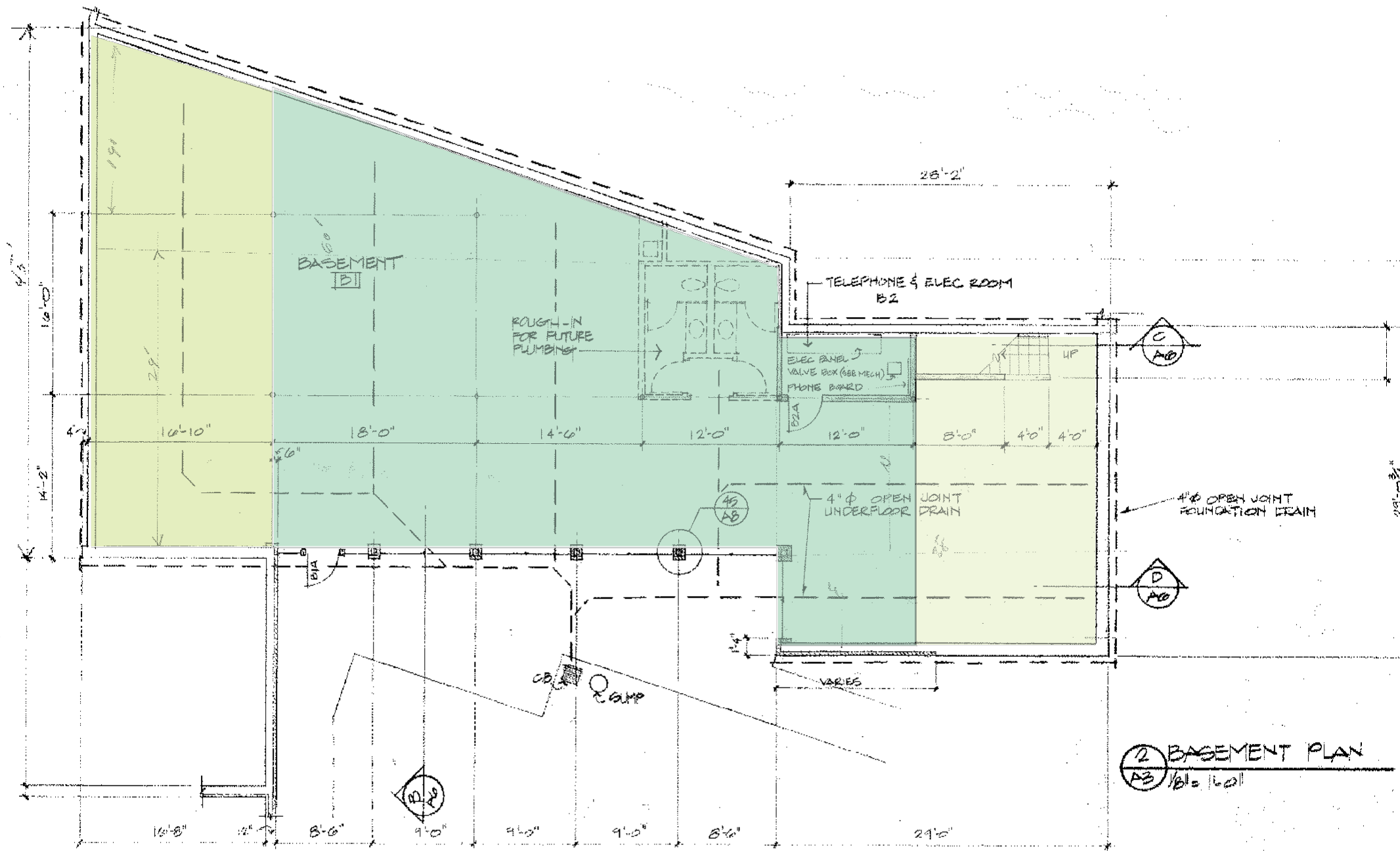
TOTAL SITE AREA: 1.73 Acres

TOTAL BUILDING SF: 16,00 SF

ZONING: I

PARKING SUMMARY: 65 total spaces all in two open lots; 4 are accessible





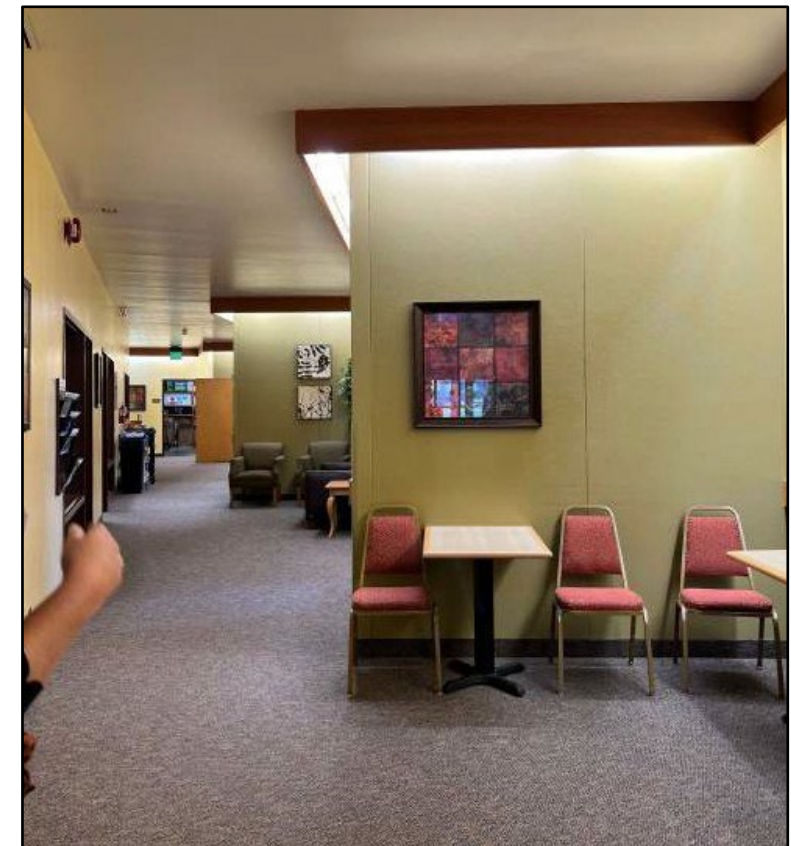
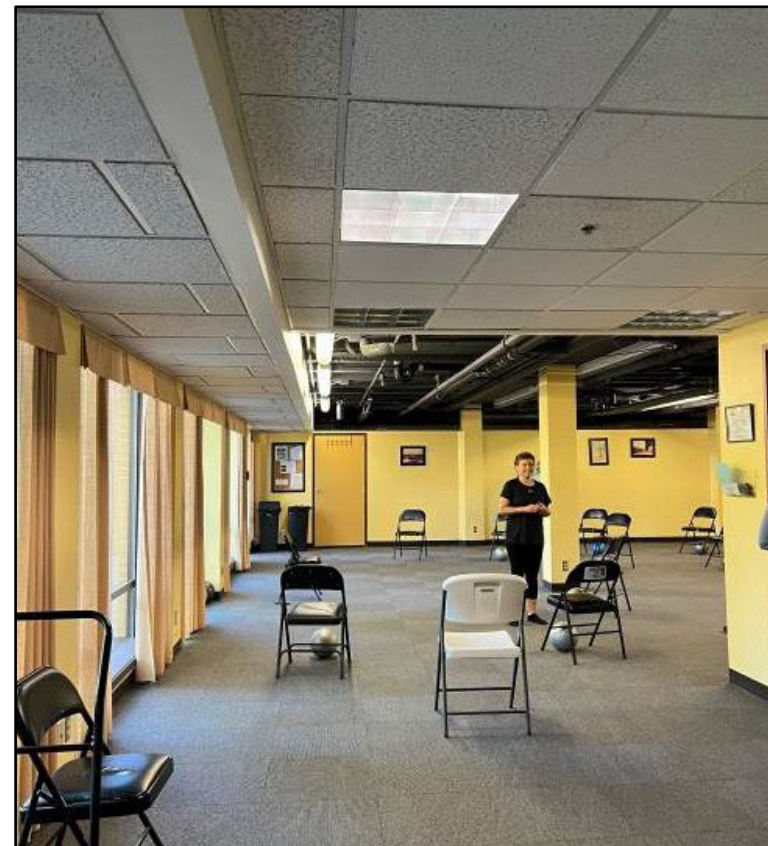
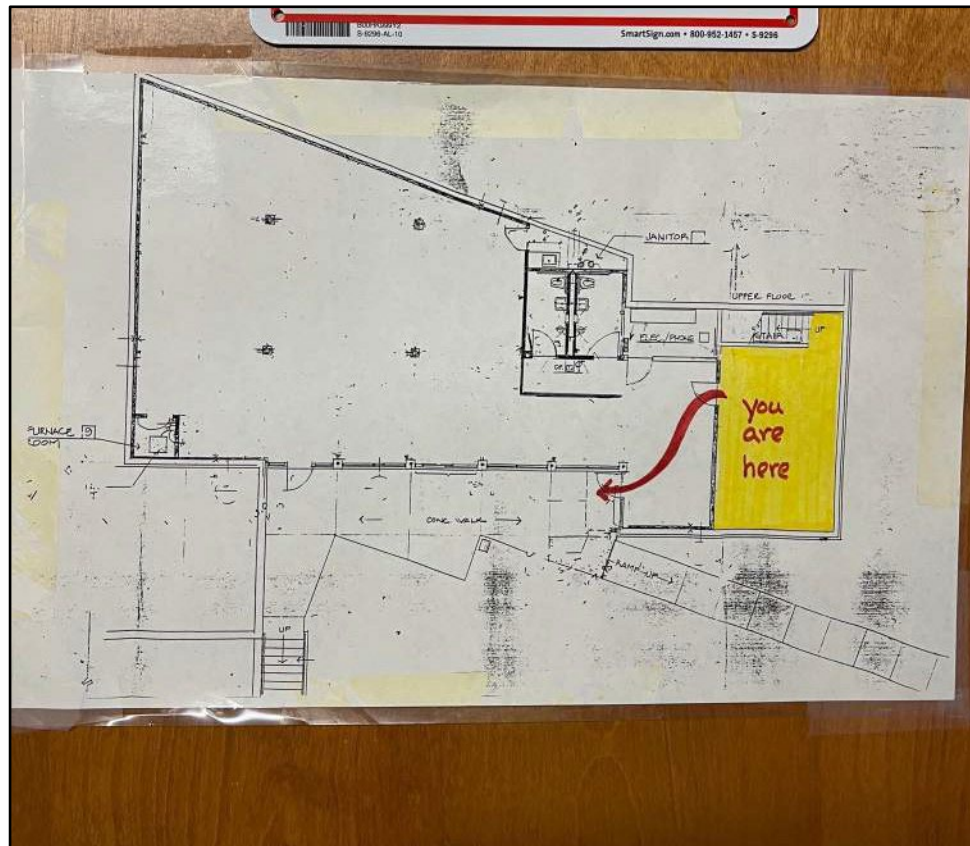
PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

- Community room, restrooms

DEPARTMENT

- Storage



LOCATION: **CENTER STREET - OLD PUBLIC WORKS**

*Also known as - Old Oregon City Public Works, Center Street

DESCRIPTION

The site on Center Street contains three areas: upper yard, lower yard and building. The building is currently unoccupied by department staff. There is some storage for items like City holiday decorations in the building. The yard contains Public Works bulk storage and decant facility.

Building falls in the MCD Historic District.

SITE INFO

ADDRESS: 122 S Center St. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 1.07 Acres

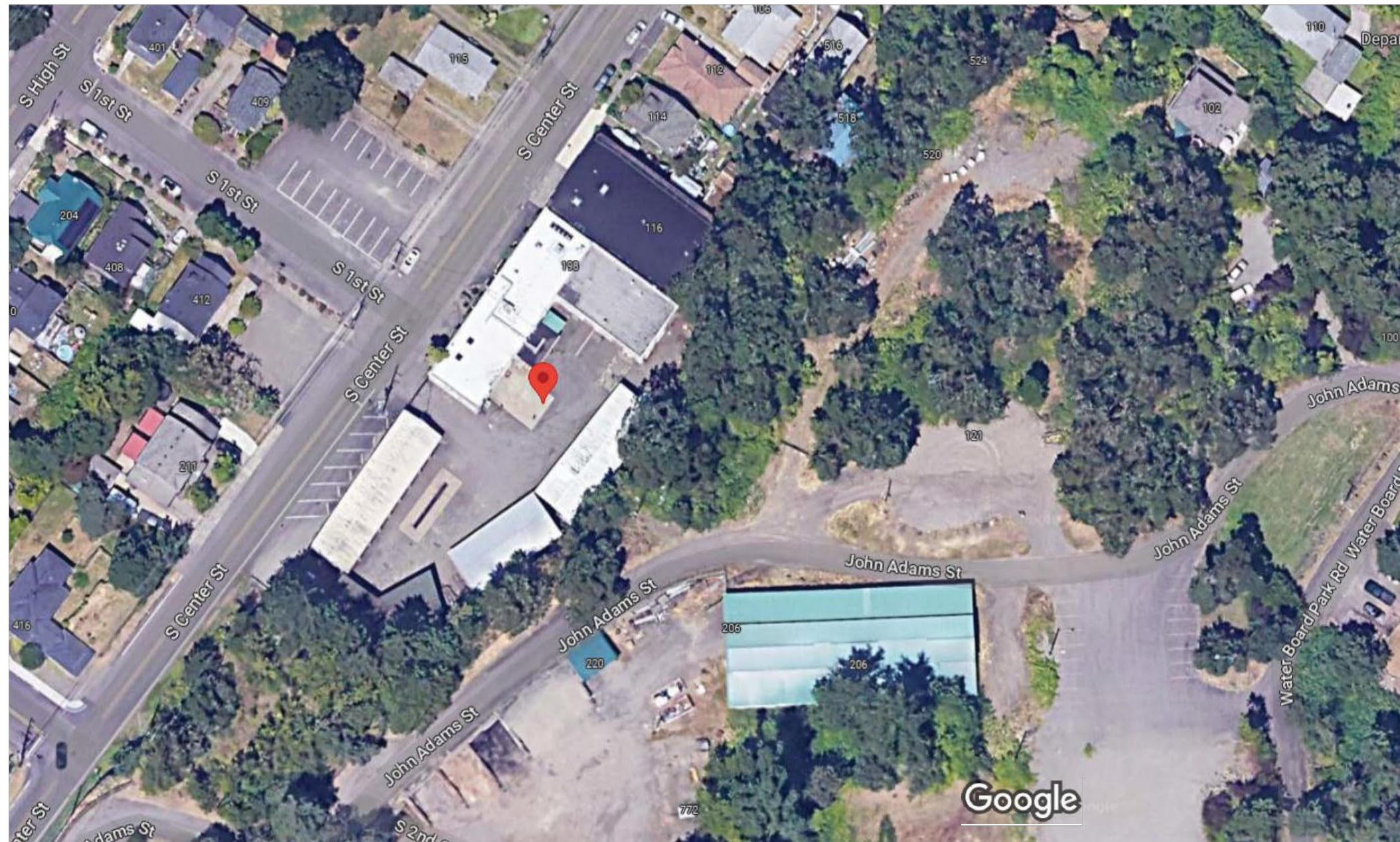
FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

0-5%	IN NEW OR WELL-MAINTAINED CONDITION, WITH LITTLE TO NO VISUAL EVIDENCE OF WEAR OR DEFICIENCIES
5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	20.9%
3-YEAR	26.1%
5-YEAR	33.0%
10-YEAR	38.3%

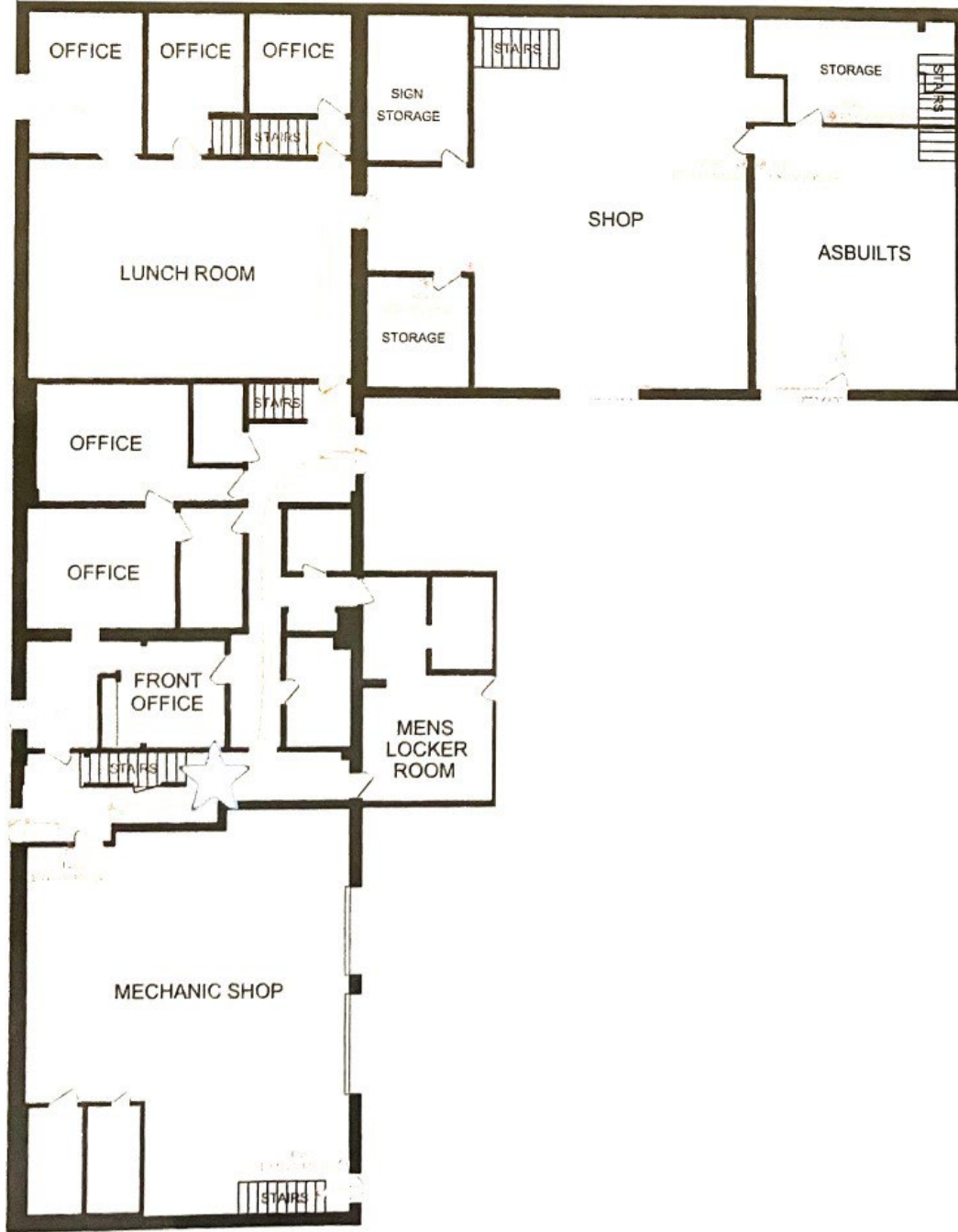
SEE REPORT FOR MORE INFORMATION



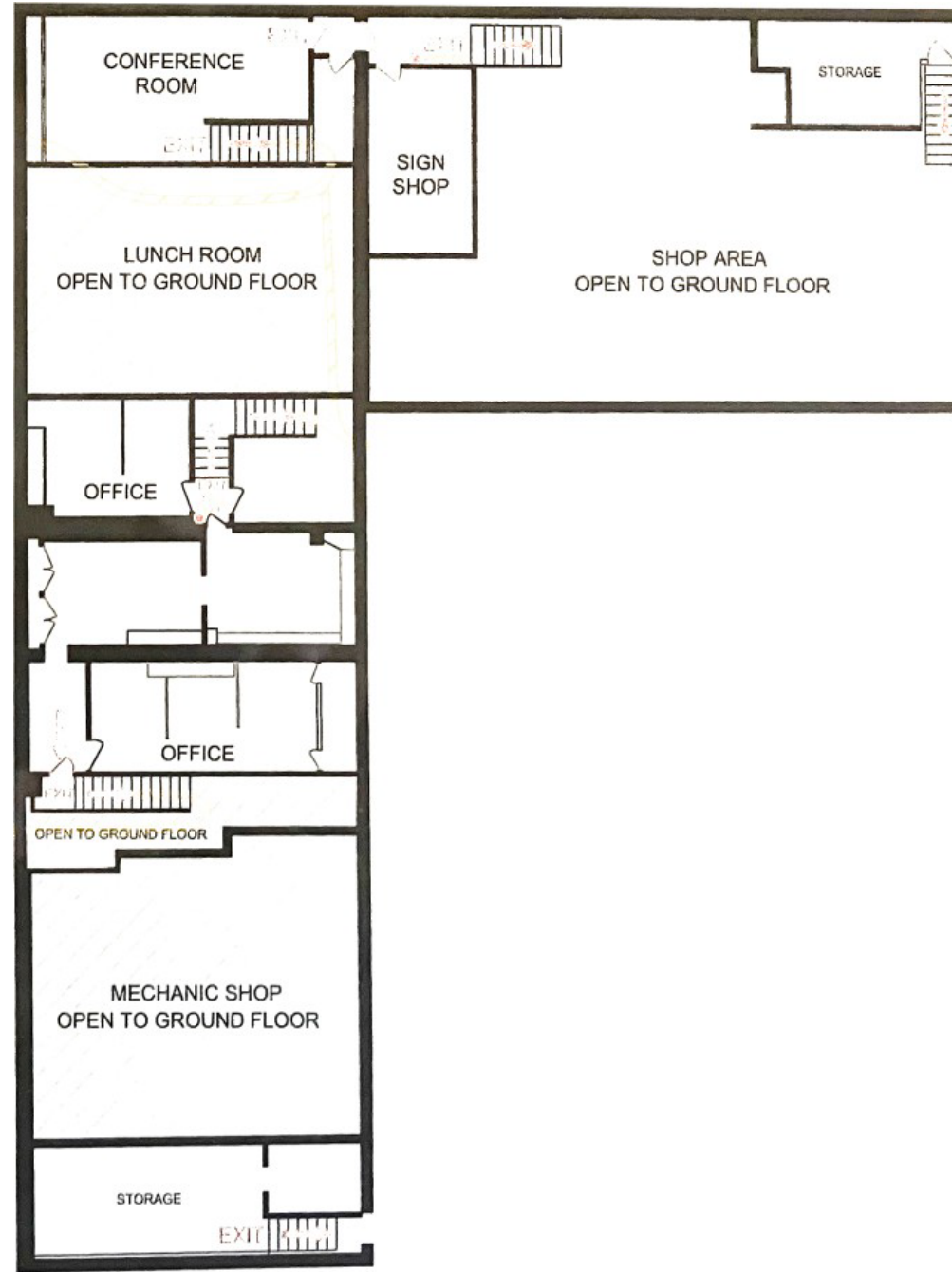
LOCATION: **CENTER STREET - OLD PUBLIC WORKS**

UNOCCUPIED BUILDING

This building is not occupied by department staff.



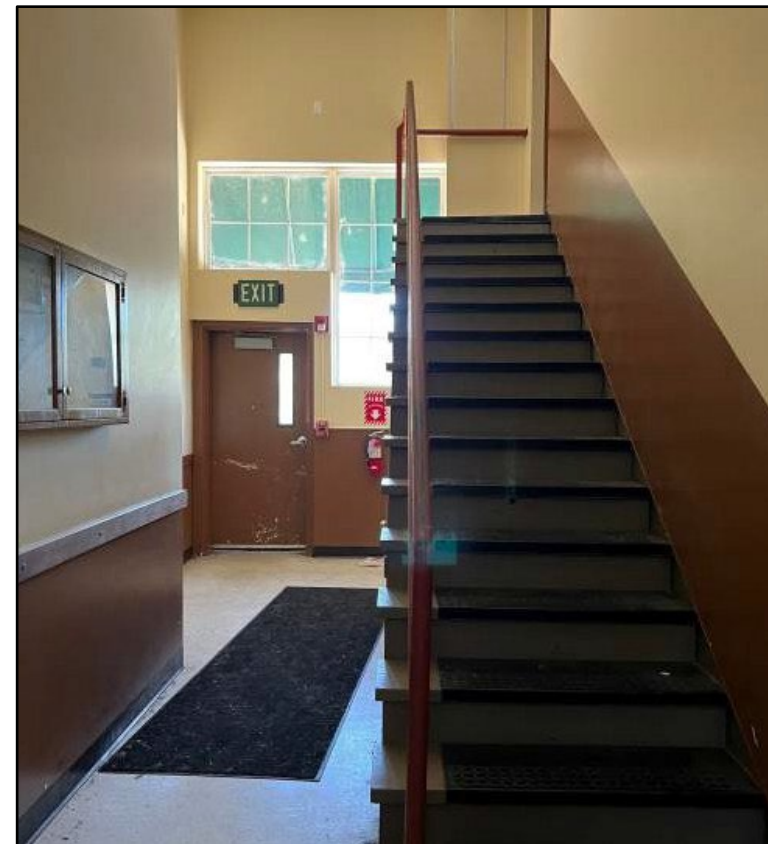
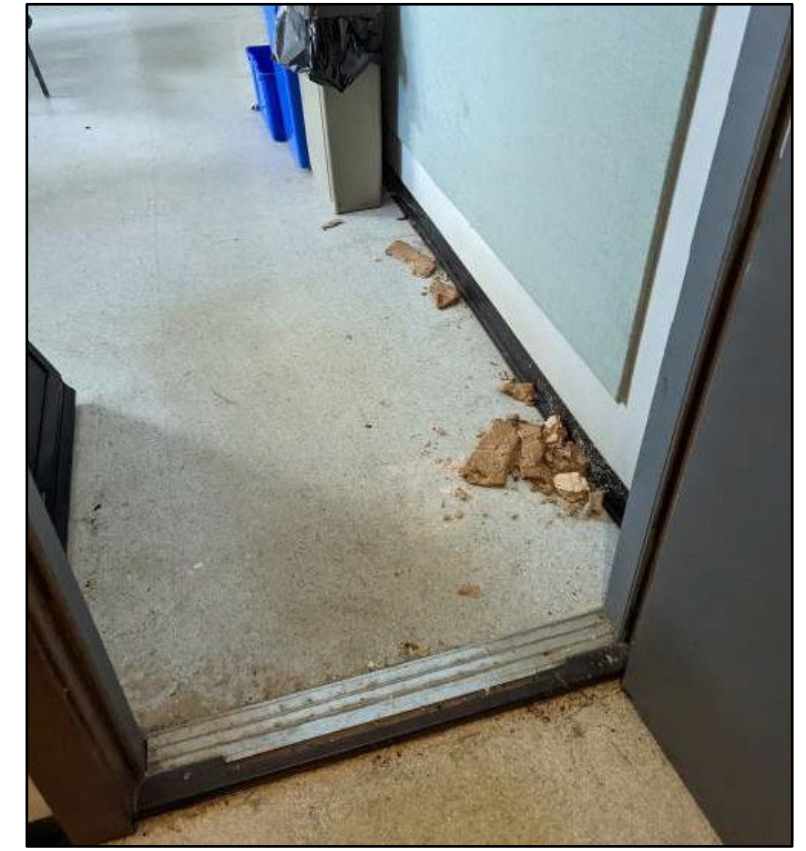
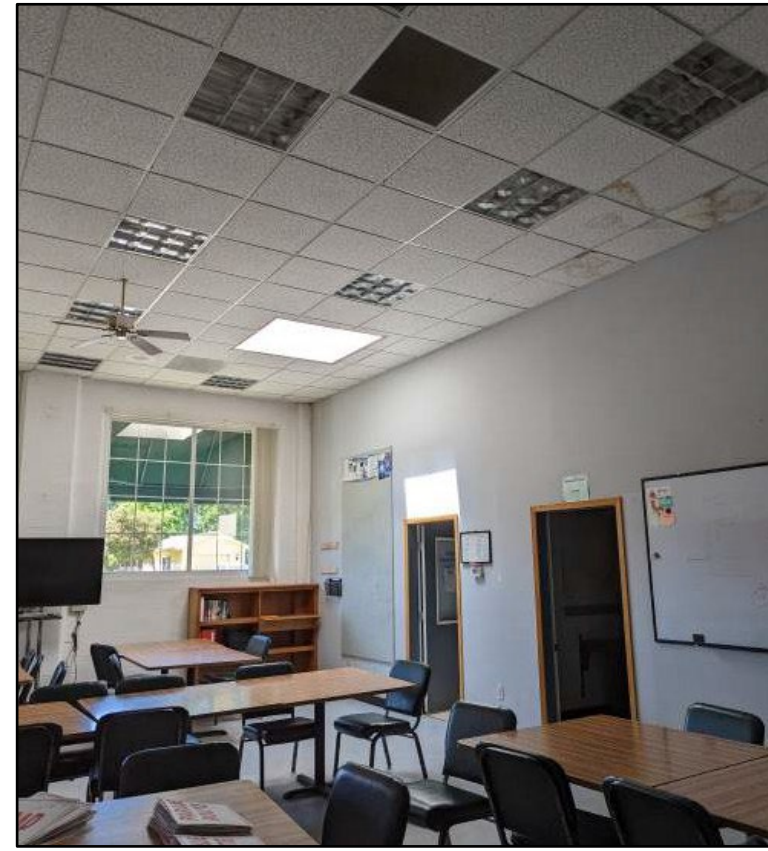
1ST FLOOR



2ND FLOOR

EXISTING BUILDING CONDITIONS

The building overall is in poor condition. There is water damage in various parts of the ceiling causing it to crumble and mold. Finishes are in need of replacement. Multiple locations in the building do not meet ADA requirements.



LOCATION: MOUNTAIN VIEW RESERVOIR

*Also known as - Oregon City Water Division

DESCRIPTION

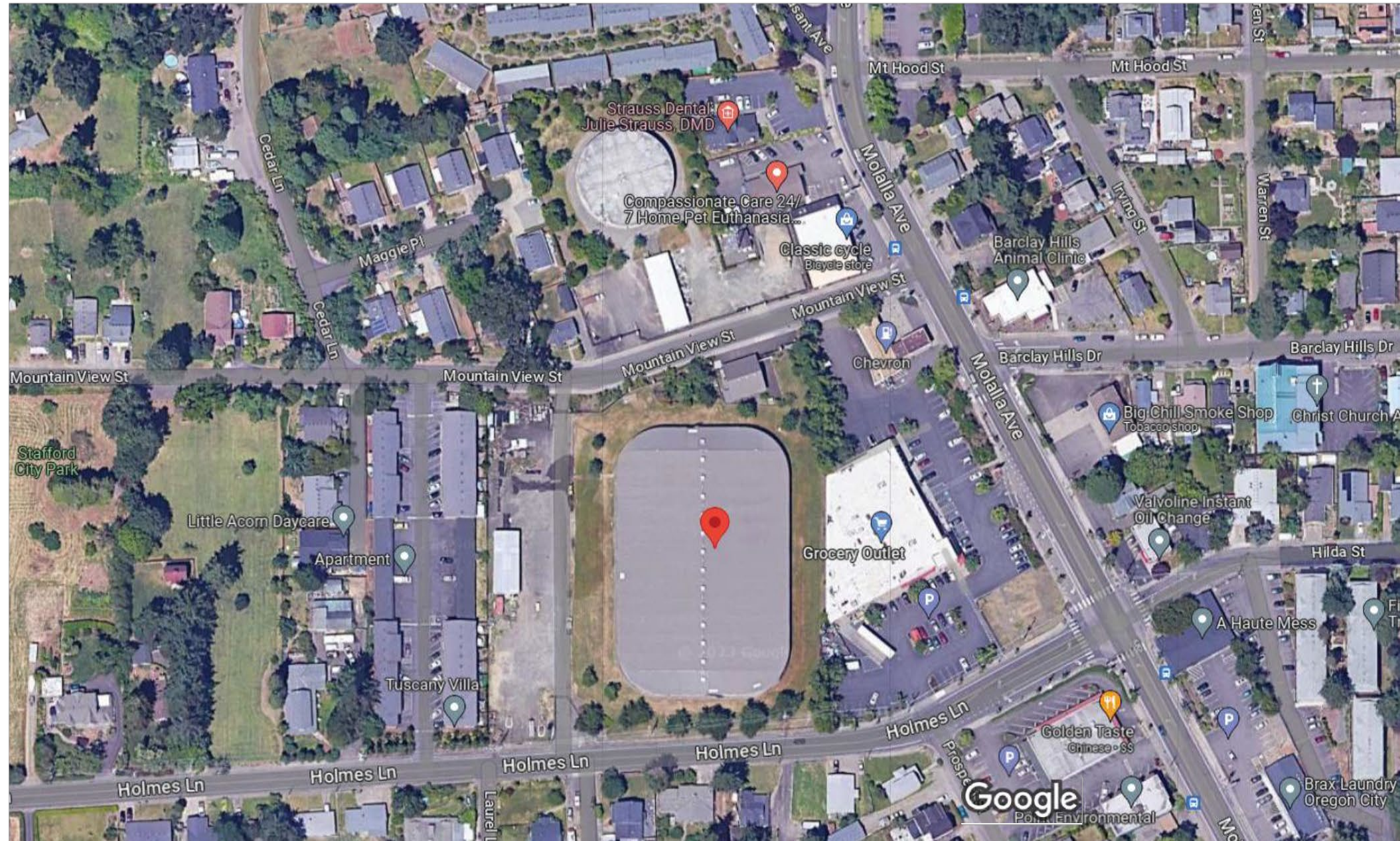
The Mountain View Reservoir is comprised of two water reservoir and pump stations, yard storage, and two shop/ storage buildings. Buildings and yards are used by water and sanitary departments. There are no staff that remain on the site at all times but staff does go to the site every day.

SITE INFO

ADDRESS: 414 Mountain View St. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 4.22 Acres



LOCATION: MOUNTAIN VIEW RESERVOIR

POSITIVES & NEGATIVES

PROS:

- Yard space great for bulk storage with room to grow
- Some equipment is held on-site
- Good location for the use

CONS:

- Buildings are undersized to meet the needs
- Buildings are showing age
- No backup power/generator for the secured gates. Not fully enclosed with tall gates.
- No enclosed restroom
- Adjacent to residential units
- There are two sites bifurcated by a street

EXISTING BUILDING CONDITIONS

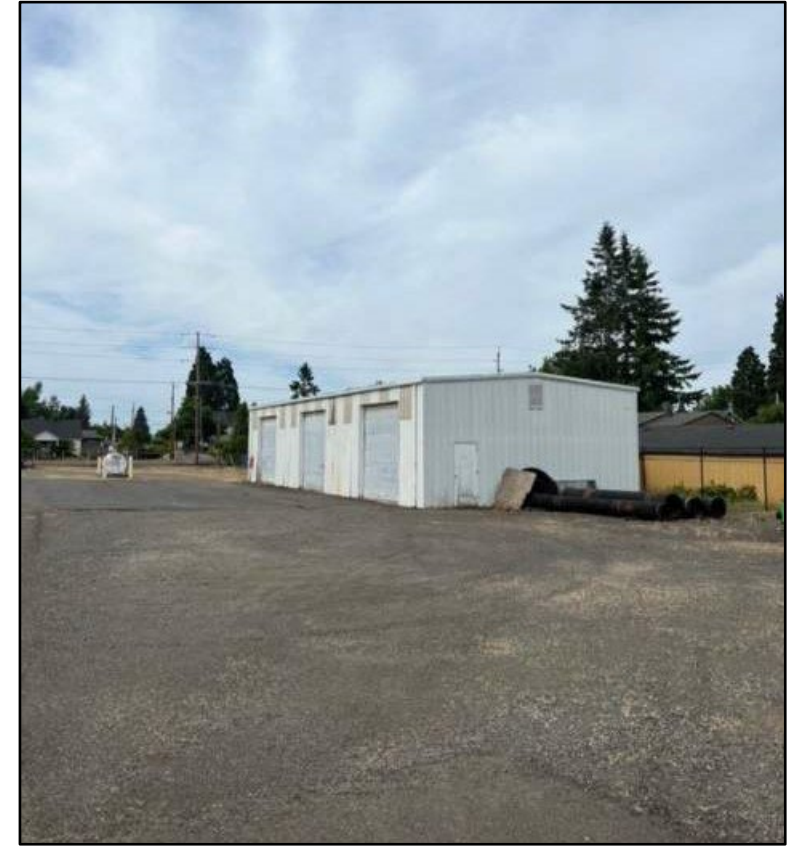
Shop buildings are utilitarian but will need maintenance and repair. New siding, roof, doors and seismic upgrade likely required if not replaced due to storage constraints.

PROGRAM BY DEPARTMENT SF

DEPARTMENT

- Storage, shop buildings, water reservoir





LOCATION: **HENRICI RESERVOIR**

DESCRIPTION

There are two parcels at this site. The first is the 16025 parcel that has a water reservoir and pump station. The second is the 16017 parcel that is currently under contract for purchase by the City. That parcel primarily is open land but also has a residential house, shop building and other small storage structures.

SITE INFO

ADDRESS: 16017 S Henrici Rd. Oregon City, OR 97045

TOTAL SITE AREA: 16025 - 3.99 Acres
16017 - 15.69 Acres

ZONING: Jurisdiction - Clackamas County
16025 - RRF5; Outside the urban growth boundary
16017 - RRF5; Outside the urban growth boundary



LOCATION: **HENRICI RESERVOIR**

POSITIVES & NEGATIVES

PROS:

- Significant amount of land for growth

CONS:

- Area is in Clackamas County instead of in the city limits of Oregon City
- Area is more remote than other properties



PROGRAM BY DEPARTMENT SF

DEPARTMENT

- Water reservoir

LOCATION: OREGON CITY ENGINEERING AND OPERATIONS CENTER

*Also known as - Oregon City Public Works

DESCRIPTION

The Oregon City Engineering and Operations Center building opened in 2022. It contains the operations department, engineering division, facilities and IT. The site contains covered fleet vehicle storage, equipment storage, fueling and staff parking.

SITE INFO

ADDRESS: 13895 Fir St. Oregon City, OR 97045

ZONING: GI

TOTAL SITE AREA: 4.79 Acres

PARKING SUMMARY: 179 total spaces all in open lots; 5 are accessible

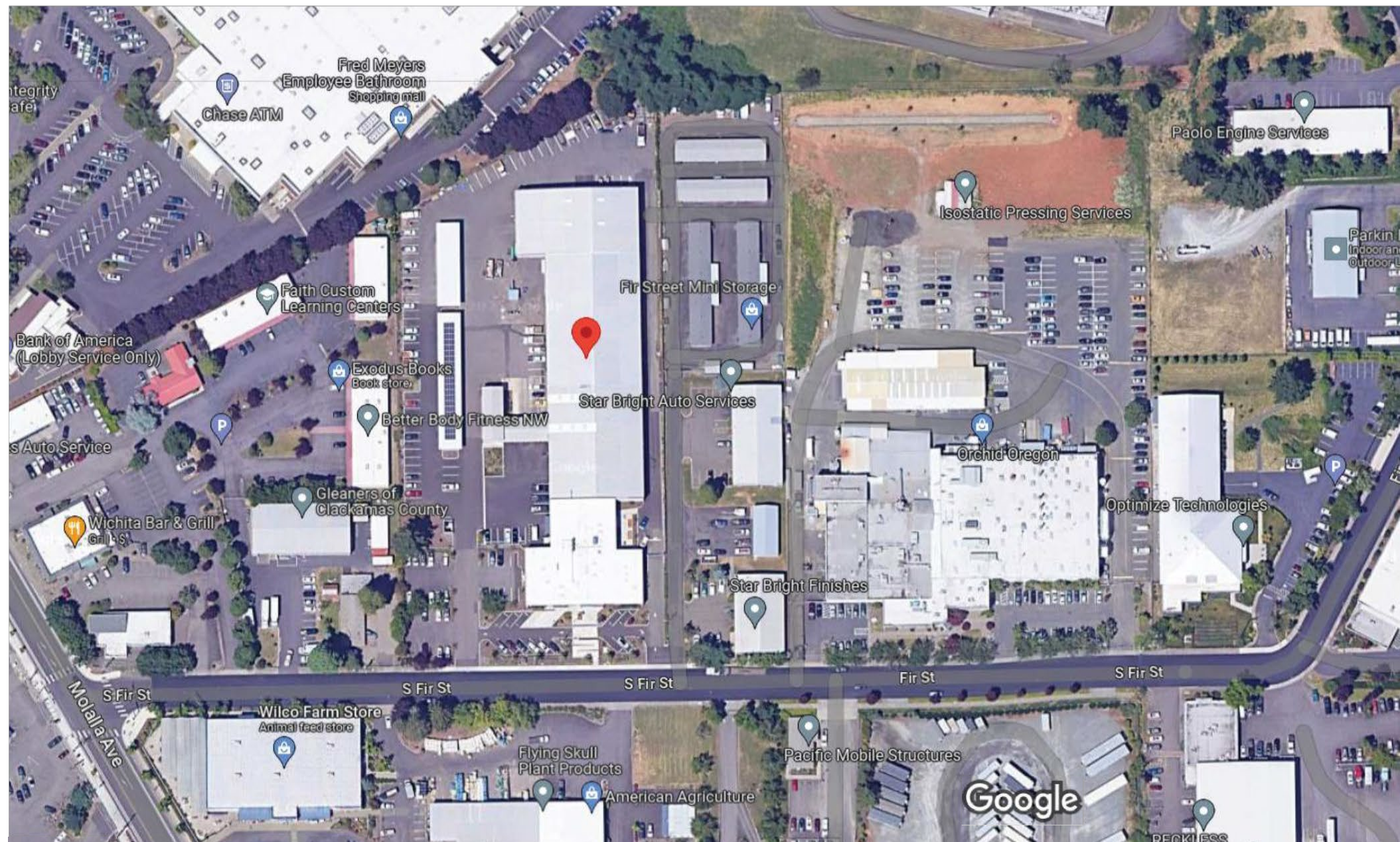
TOTAL BUILDING SF: 74,438 SF

FACILITY CONDITION ASSESSMENT REPORT

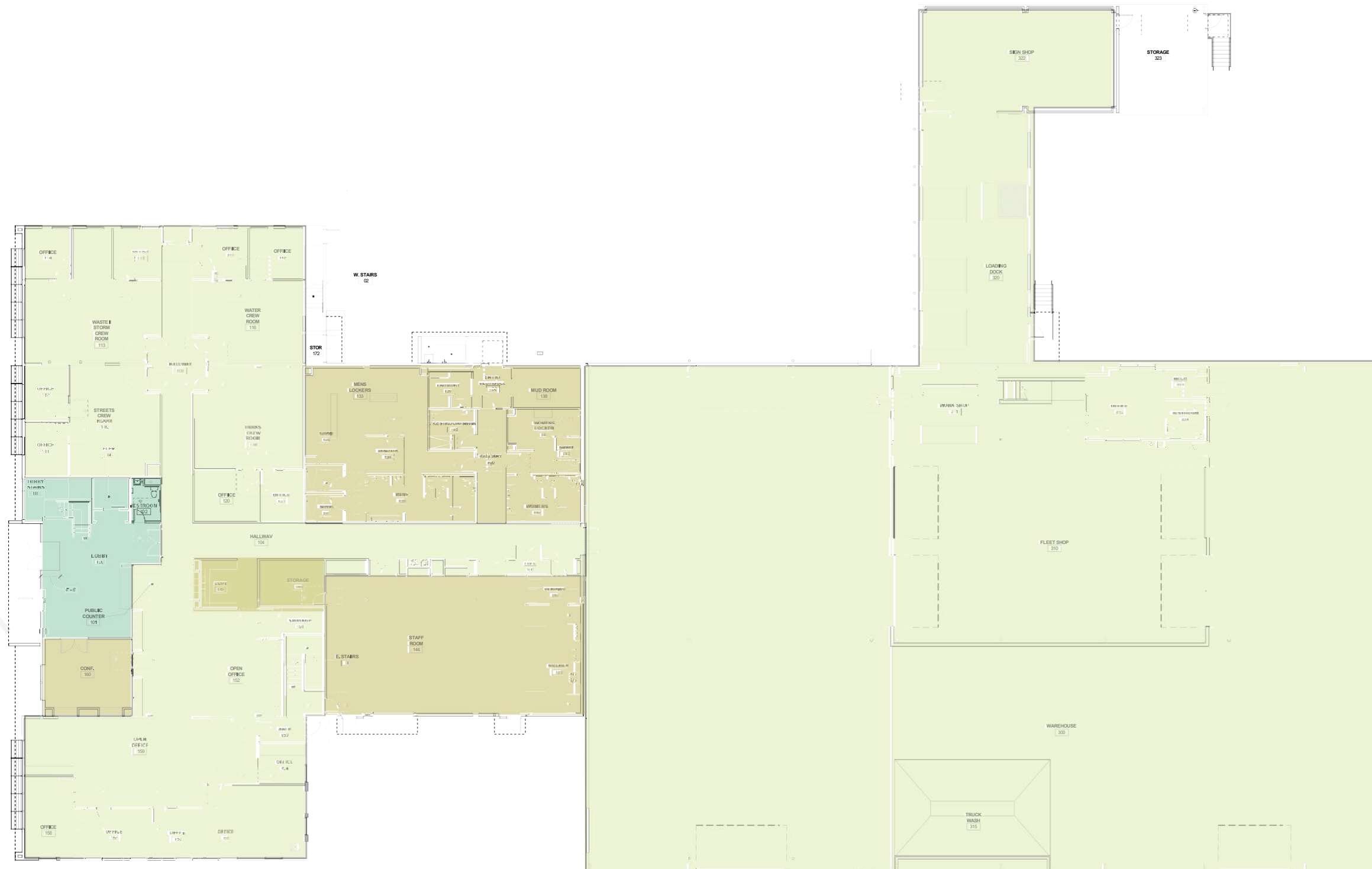
INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

0-5%	IN NEW OR WELL-MAINTAINED CONDITION, WITH LITTLE TO NO VISUAL EVIDENCE OF WEAR OR DEFICIENCIES
5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.1%
3-YEAR	0.3%
5-YEAR	0.5%
10-YEAR	4.9%



LOCATION: OREGON CITY ENGINEERING AND OPERATIONS CENTER 1ST FLOOR



POSITIVES & NEGATIVES

PROS:

- Good Lighting
- HVAC works well
- Room for growth

CONS:

- Acoustic issues
- The site could be bigger
- Not enough bulk storage
- Not enough fleet parking

EXISTING BUILDING CONDITIONS

Building was completed in 2022. No immediate needs required.

PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

- Lobby, restrooms

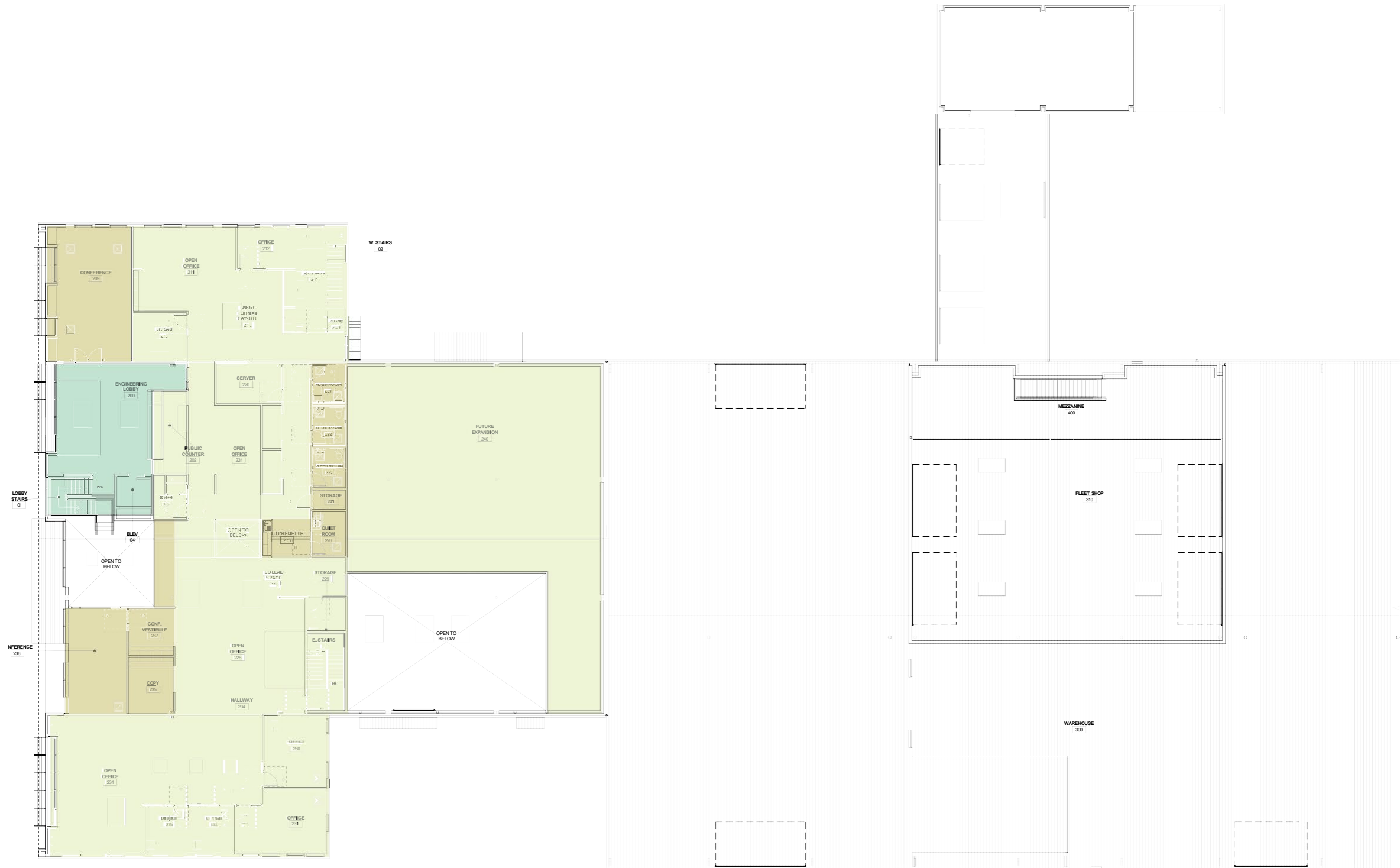
DEPARTMENT

- Private offices, crew rooms, open office, fleet shop, work shop, loading dock, sign shop, warehouse, storage

SHARED SPACE

- Conference room, breakroom, copy room, quiet room, locker room, laundry, mud room, storage

LOCATION: OREGON CITY ENGINEERING AND OPERATIONS CENTER 2ND FLOOR



PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

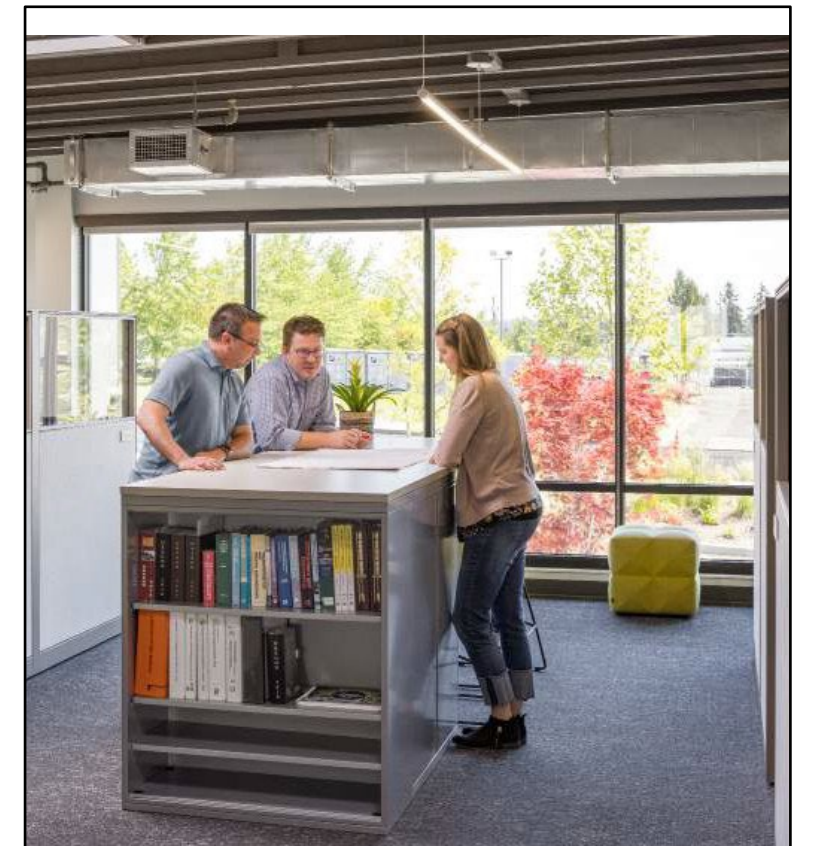
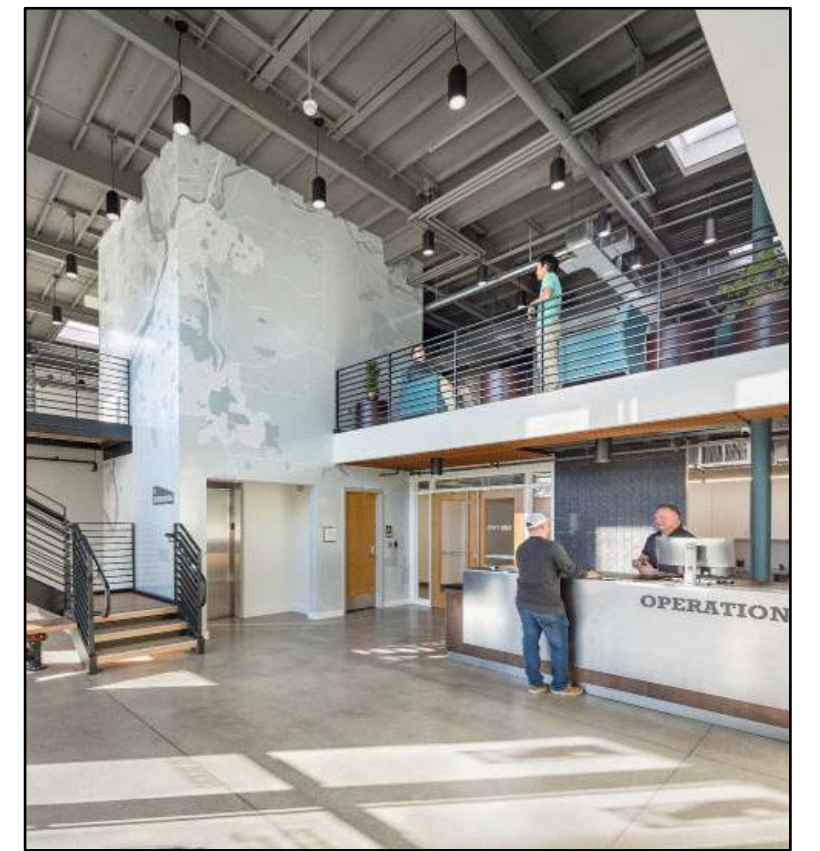
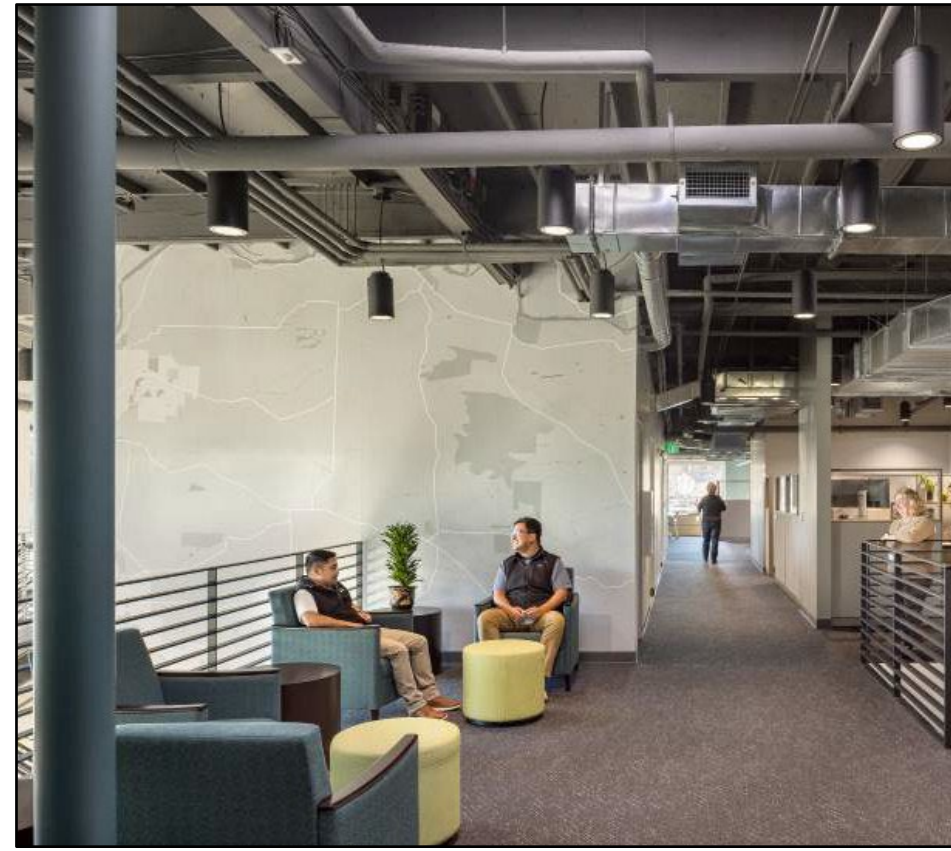
- Lobby, restrooms

DEPARTMENT

- Private offices, crew rooms, open office, fleet shop, work shop, loading dock, sign shop, warehouse, storage

SHARED SPACE

- Conference room, breakroom, copy room, quiet room, locker room, laundry, mud room, storage



LOCATION: OREGON CITY MUNICIPAL ELEVATOR

DESCRIPTION

The Oregon City Municipal Elevator is used as a public elevator and falls under the Transportation department because it is a vertical street. There is one staff member (works for Downtown Oregon City Association) working the elevator counter at a time. This elevator not only brings the city a unique piece of artwork, but has its own sense of "branding" for Oregon City. The elevator is a unique icon and increases tourism.

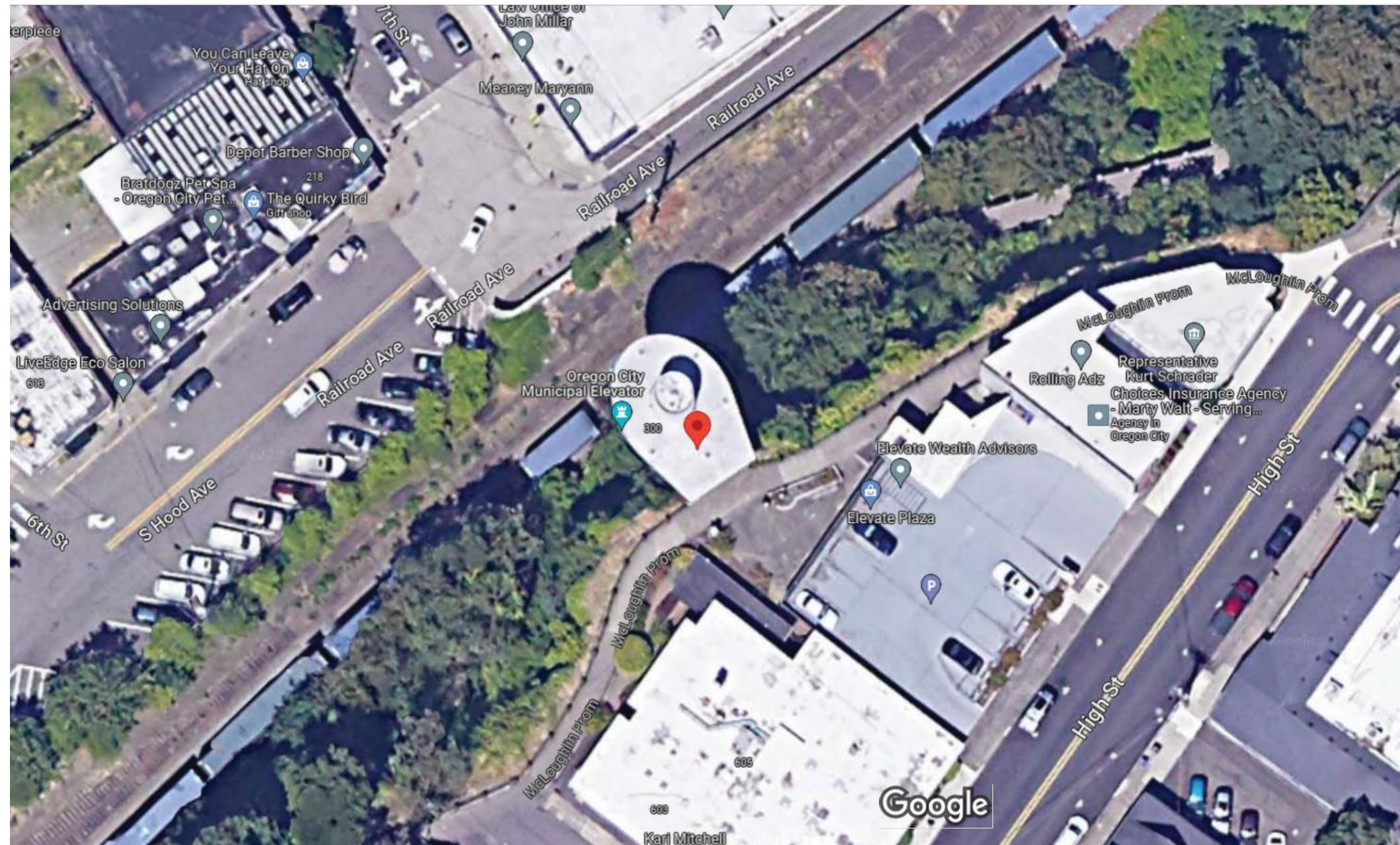
Building falls in the MCD Historic District.

SITE INFO

ADDRESS: 6 Railroad Ave. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 8.11 Acres



LOCATION: **OREGON CITY MUNICIPAL ELEVATOR**

POSITIVES & NEGATIVES

PROS:

- Provides vertical circulation from the top to the bottom of the hill
- Connects the city
- Convenient

CONS:

- The building and elevator are original
- Hard to maintain and get the right parts
- The shaking of trains stop the elevator from working

EXISTING BUILDING CONDITIONS

This elevator is at the end of life. It has the original motor which is hard to find parts for. The elevator constantly breaks down and requires a lot of maintenance. The interior finishes of elevator landings are worn.

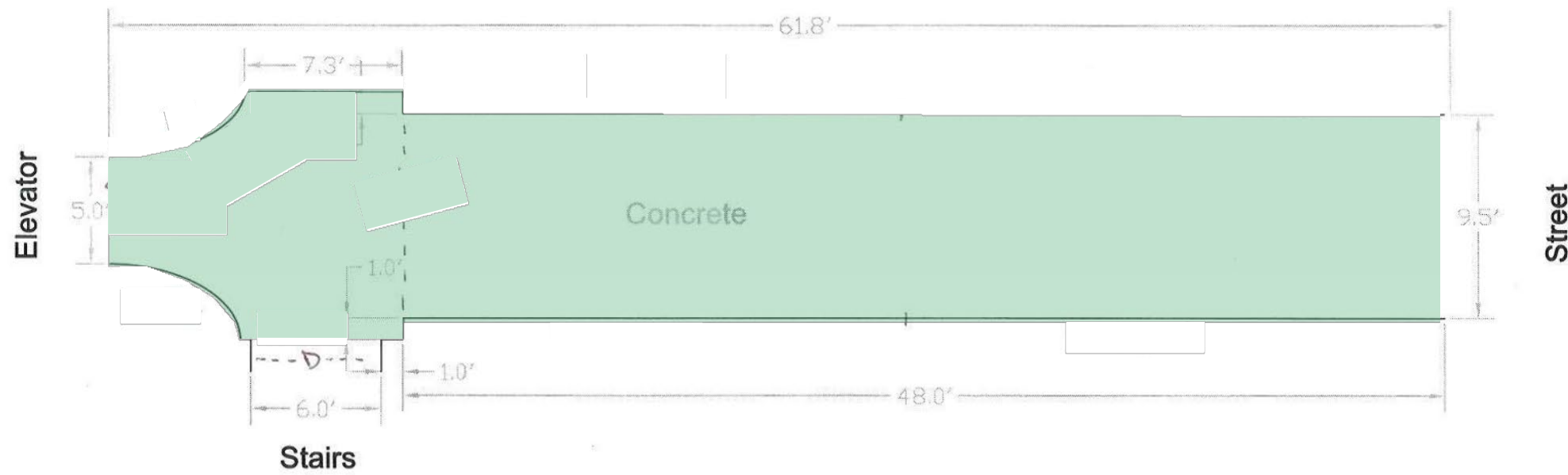
PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

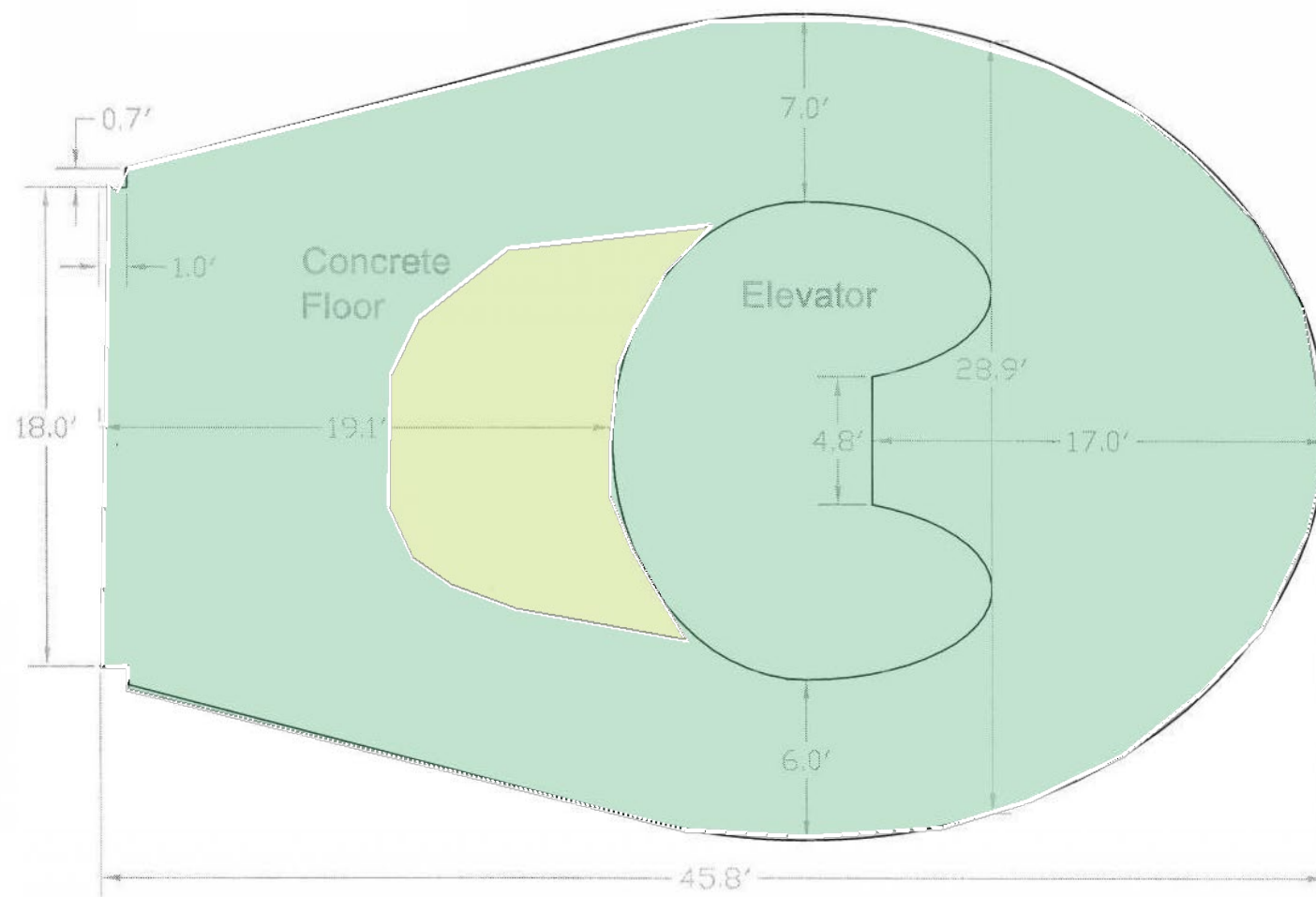
- Entry ramp, elevator lobby, elevator, observation deck

DEPARTMENT

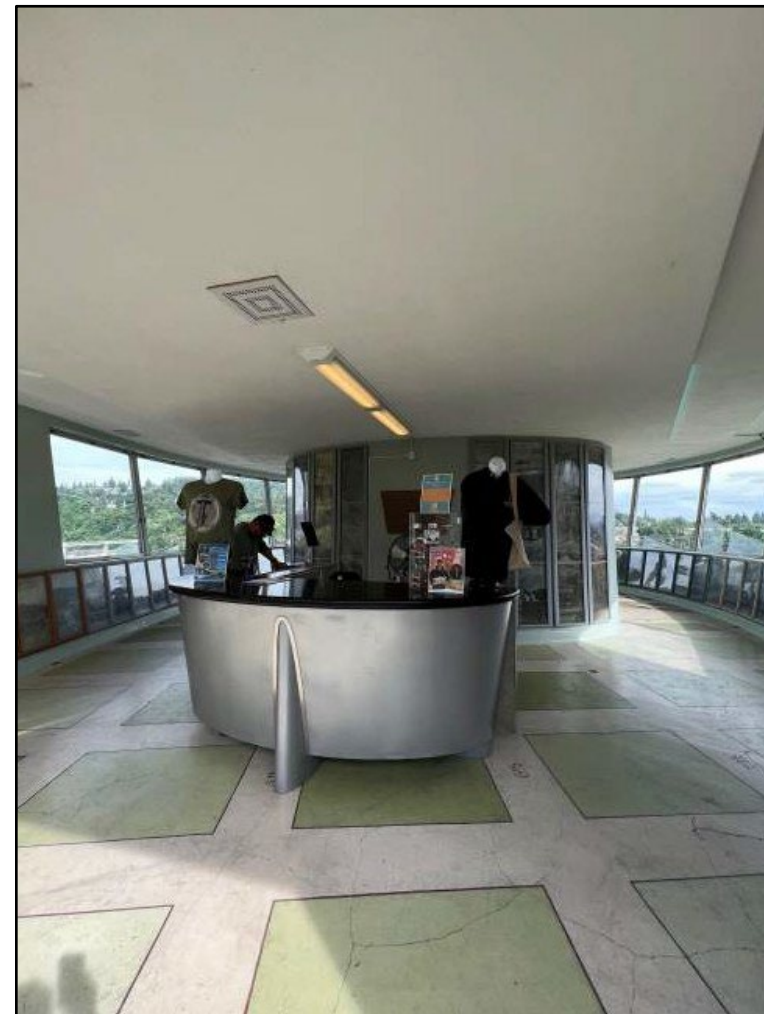
- Greeter desk (managed by DOCA)



LOWER LEVEL



UPPER LEVEL



LOCATION: OREGON CITY PUBLIC LIBRARY

DESCRIPTION

The Oregon City Public Library is located in the heart of downtown making it a well-used facility by all. The circulation department, the Carnegie department, tech services department, adult services department, and the children’s department are the residing occupants in this facility. This is the largest library in the Clackamas County, and see’s roughly 130,000 visitors a year.

Building falls in the MCD Historic District, MCD Historic designation (designated landmark).

FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

0-5%	IN NEW OR WELL-MAINTAINED CONDITION, WITH LITTLE TO NO VISUAL EVIDENCE OF WEAR OR DEFICIENCIES
5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.0%
3-YEAR	0.9%
5-YEAR	4.8%
10-YEAR	19.0%

SITE INFO

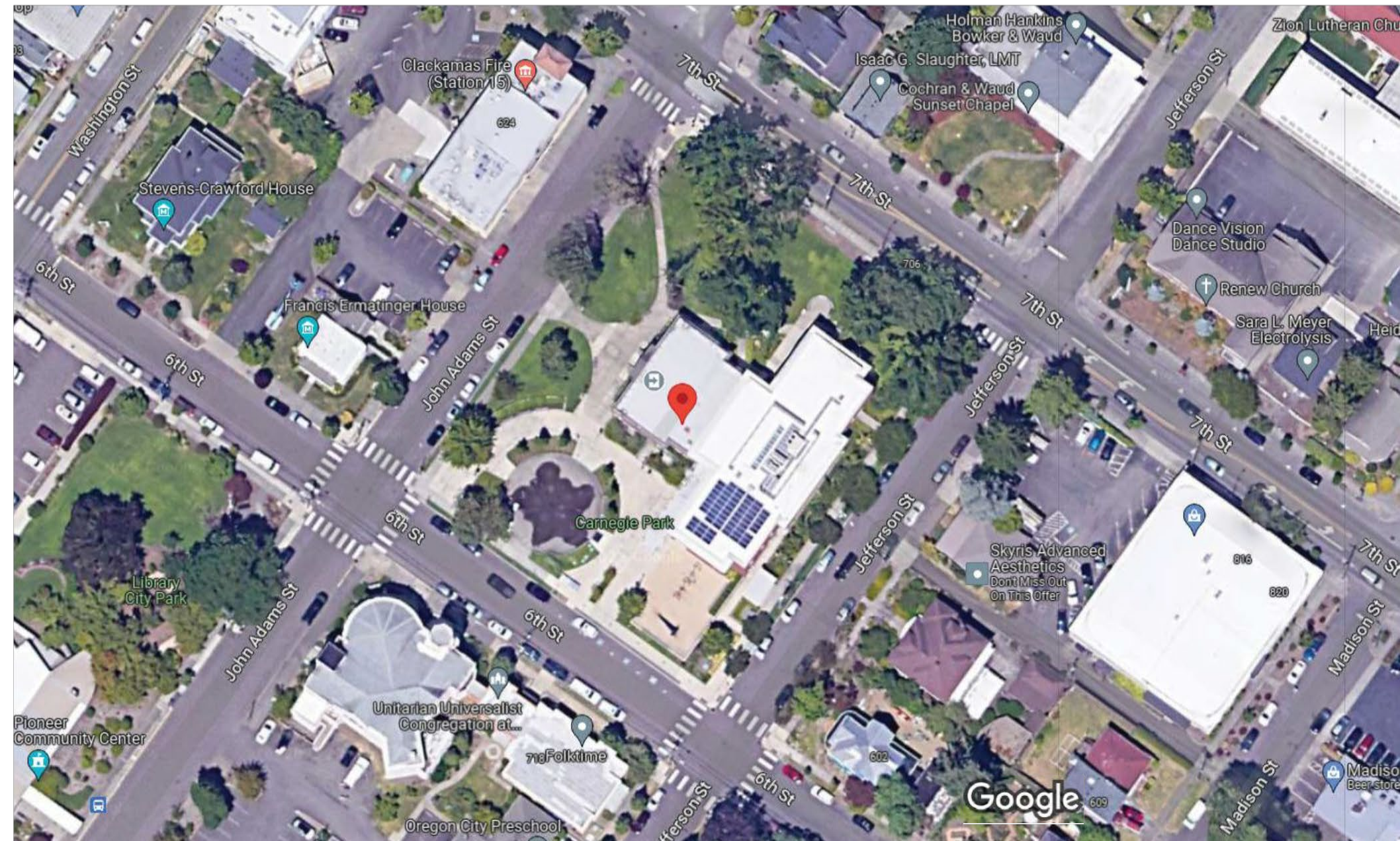
ADDRESS: 606 John Adams St. Oregon City, OR 97045

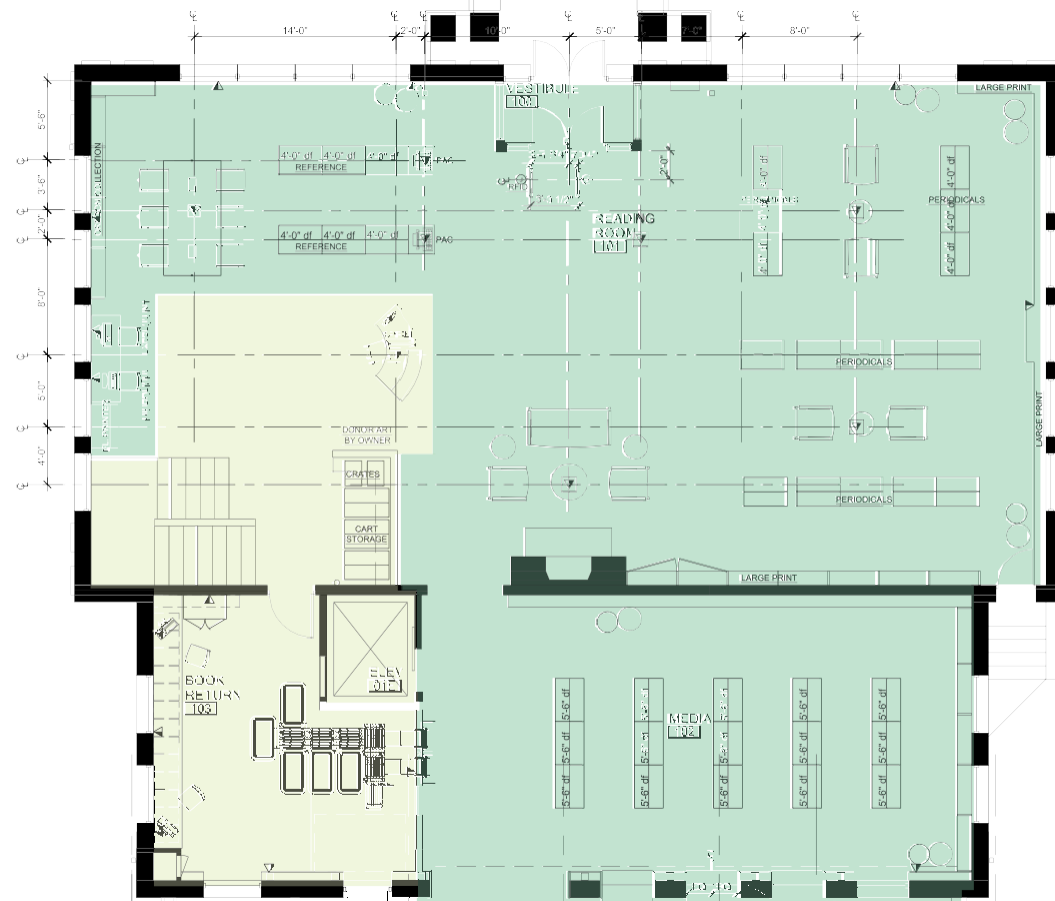
TOTAL SITE AREA: 1.5 Acres

TOTAL BUILDING SF: 18,891 SF

ZONING: I

PARKING SUMMARY: Front parking lot adjacent to Ermatinger house - 13 total spaces all in open lots; 1 is accessible. Southern Parking lot - 12 total spaces all in open lots; 3 are accessible. There is a shared parking lot agreement with the nearby business.





POSITIVES & NEGATIVES

PROS:

- Large community room
- Great location in downtown Oregon City
- Being adjacent to the park is beneficial
- Guests like that the modern addition ties well with the historic architecture

CONS:

- Library serves a very large area. The library is not centrally located to the land area. It is difficult for library to be accessible to all taxed residents.
- Staff workspaces vastly undersized for number of staff
- Entry/reception layout not optimized to provide greeting and space for public waiting from multiple entrances
- Because of the location of the material return/drop off there is a need for increased staff instead of book return automation

EXISTING BUILDING CONDITIONS

On the original building side the elevator is old and needs to be replaced. The windows can not be replaced because of historic status, and the siding is original from the 1800's which causes the flashing/gutters to get clogged and pool.

PROGRAM BY DEPARTMENT SF

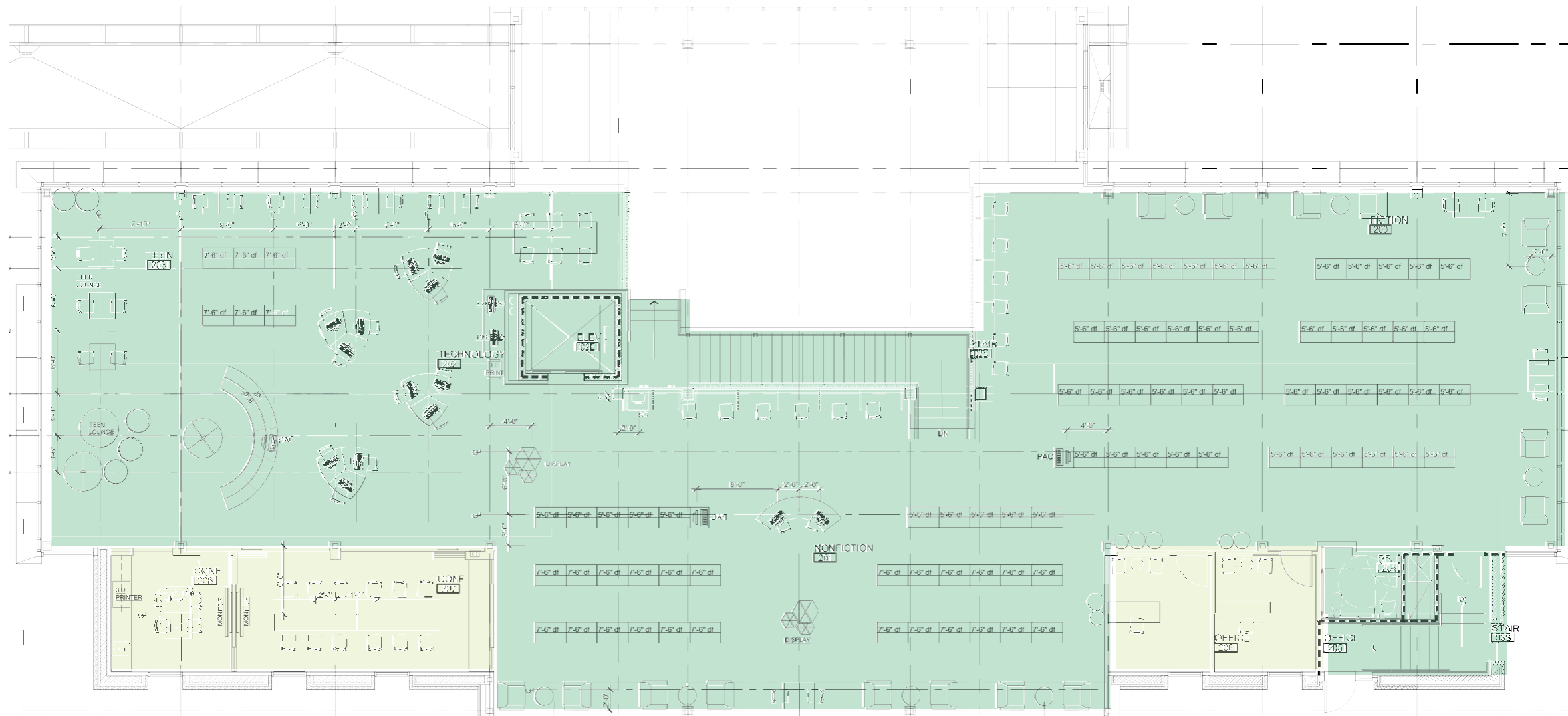
PUBLIC SPACE

- Entry, reading room, media room, reception counter, children's area, community room, technology area, fiction and nonfiction area, restrooms

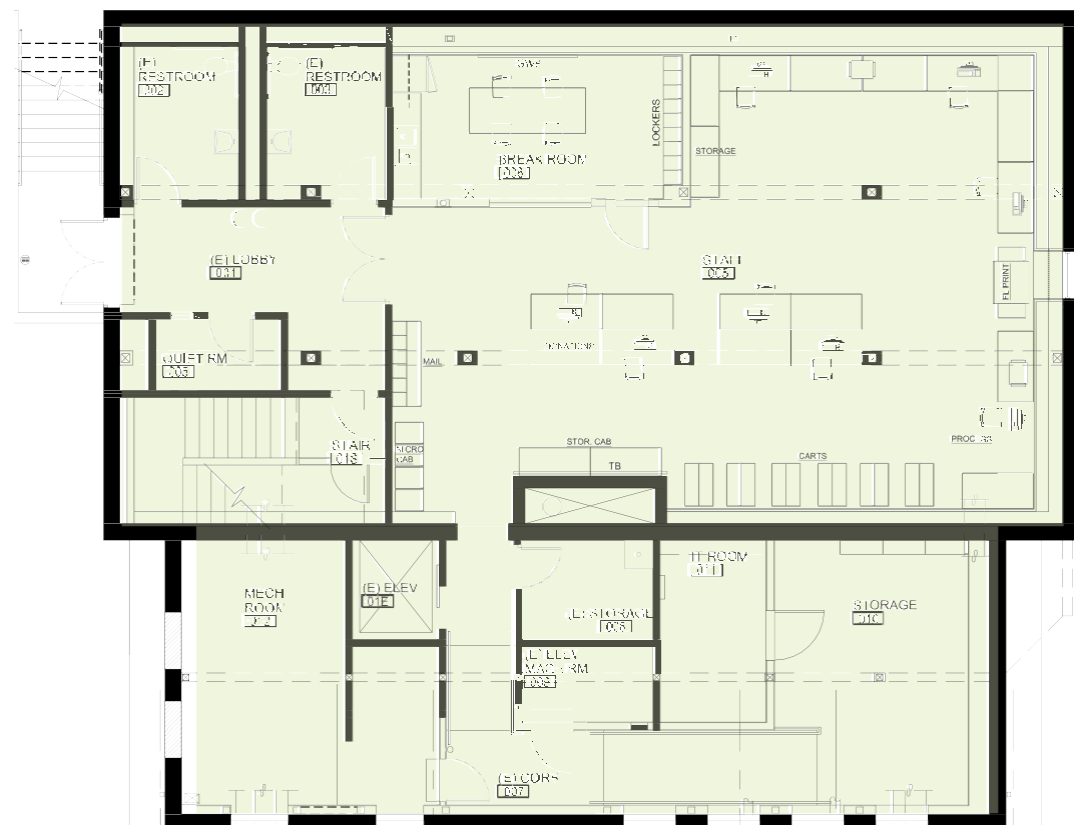
DEPARTMENT

- Book return, private offices, storage, electrical rooms, breakroom, open work stations, one of the elevators, janitors closet, basement restrooms

LOCATION: OREGON CITY PUBLIC LIBRARY 2ND FLOOR/BASEMENT



2ND FLOOR



BASEMENT

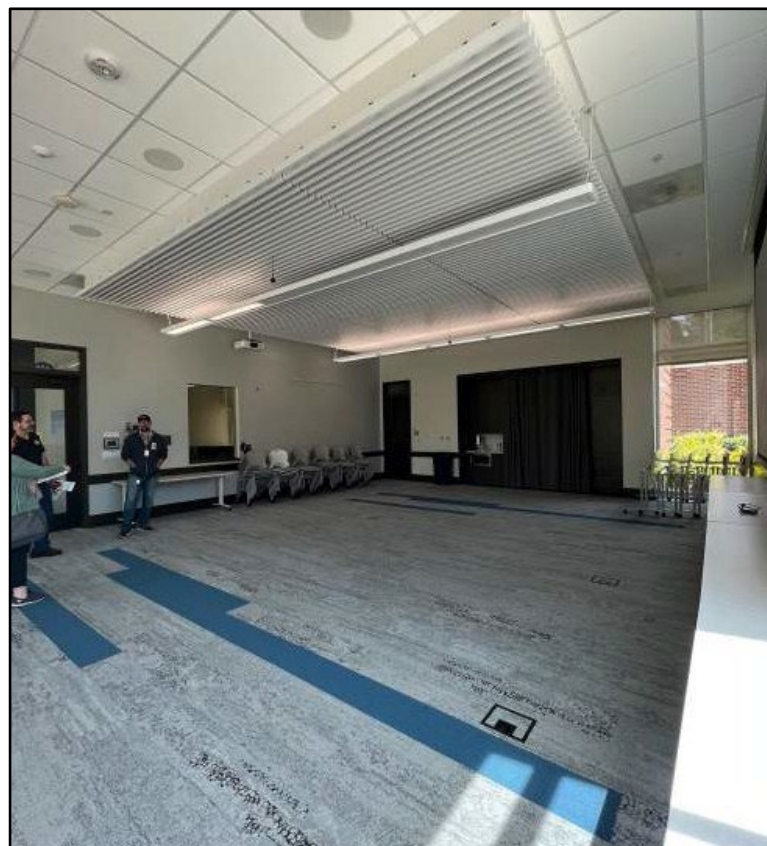
PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

- Entry, reading room, media room, reception counter, children’s area, community room, technology area, fiction and nonfiction area, restrooms

DEPARTMENT

- Book return, private offices, storage, electrical rooms, breakroom, open work stations, one of the elevators, janitors closet, basement restrooms, conference room



LOCATION: BUENA VISTA CLUBHOUSE

DESCRIPTION

The Buena Vista Clubhouse is located along the Atkinson Park and was formerly primarily used as an event space, but is currently unusable due to the conditions of the building. The building offers a small interior stage, a kitchen, and on-site bathroom.

SITE INFO

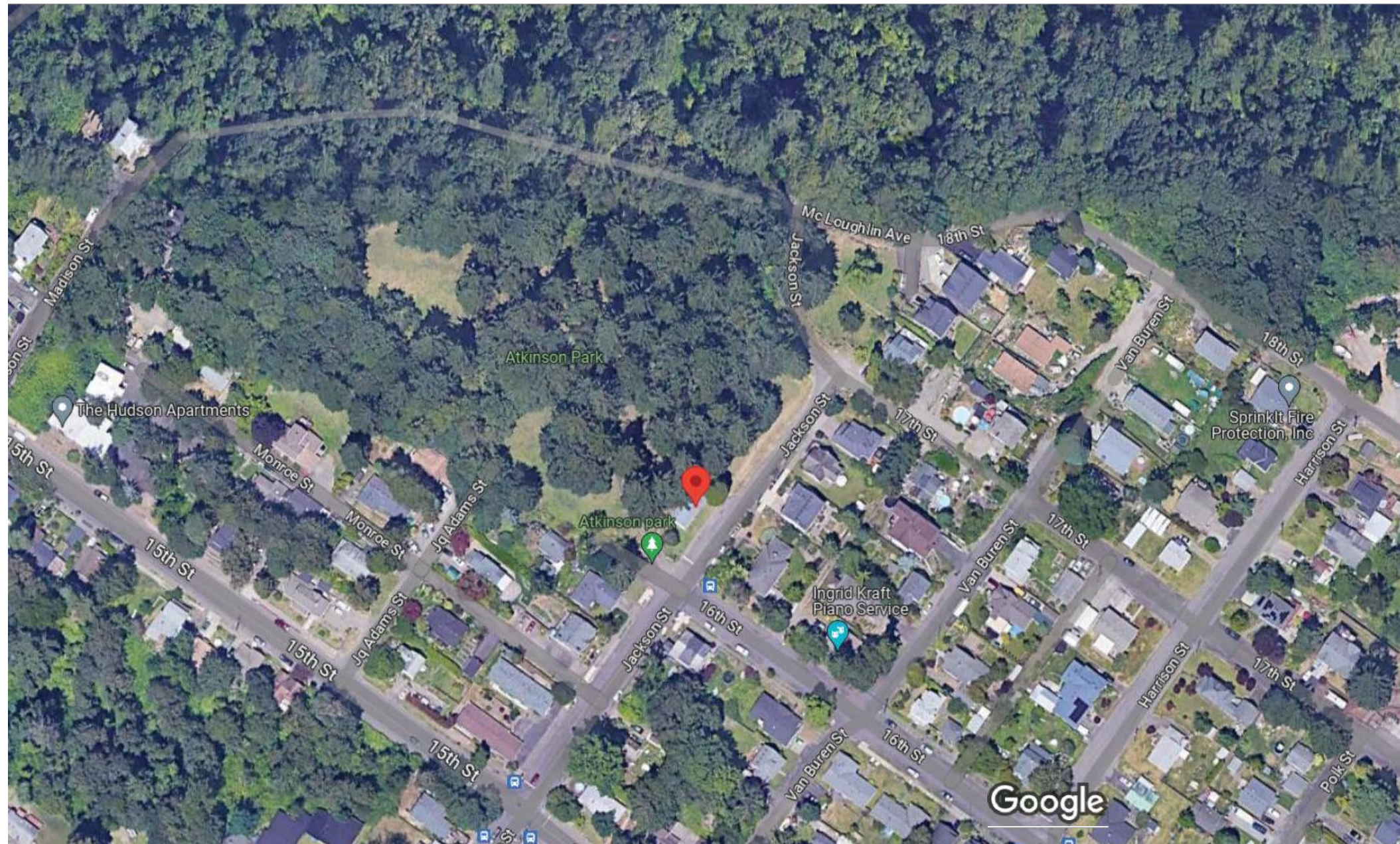
ADDRESS: 1601 Jackson St. Oregon City, OR 97045

TOTAL SITE AREA: 4.18 Acres

TOTAL BUILDING SF: 1,200 SF

ZONING: I

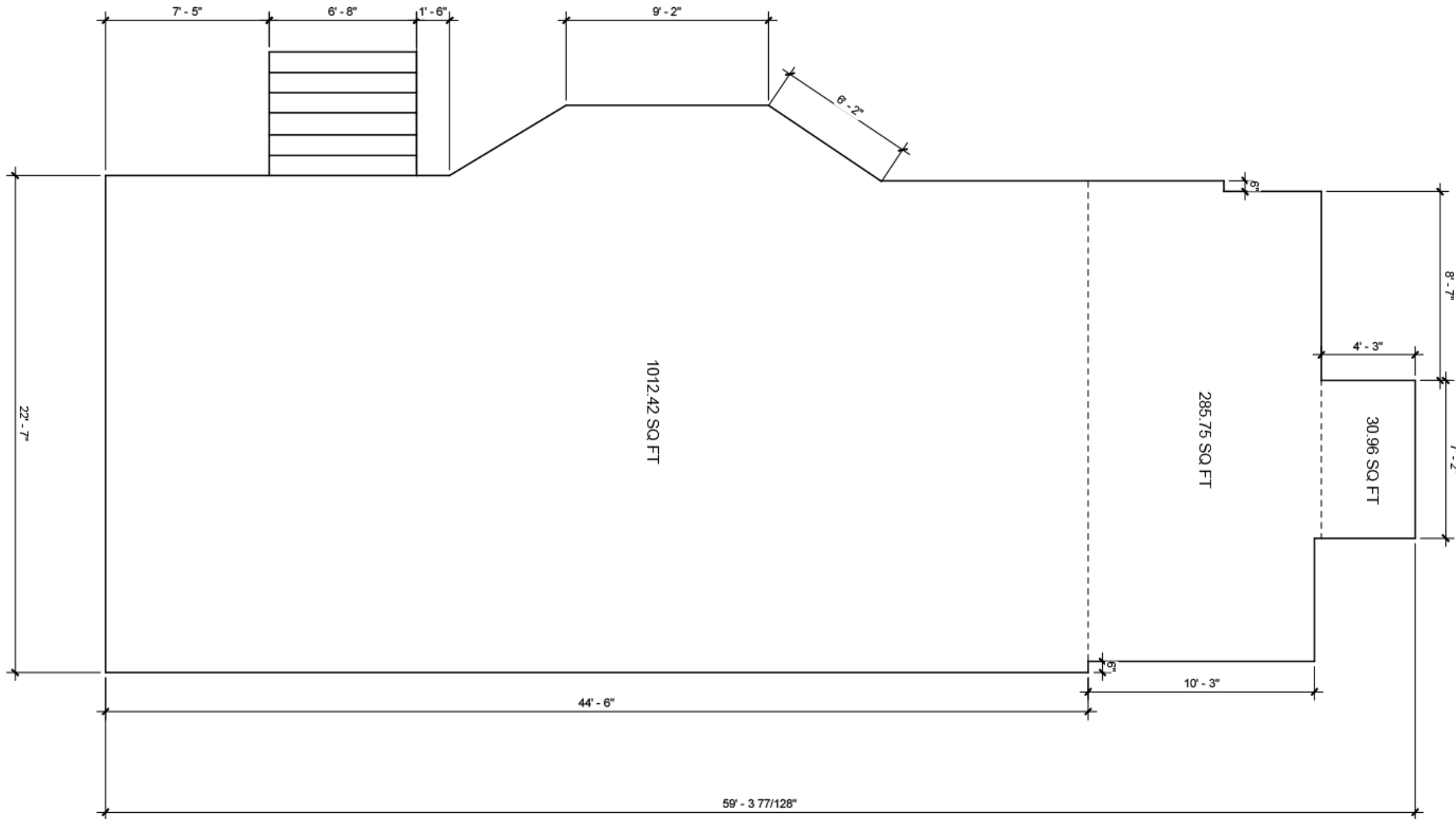
PARKING SUMMARY: No formal parking; 4 informal spaces on unimproved surface



LOCATION: **BUENA VISTA CLUBHOUSE**

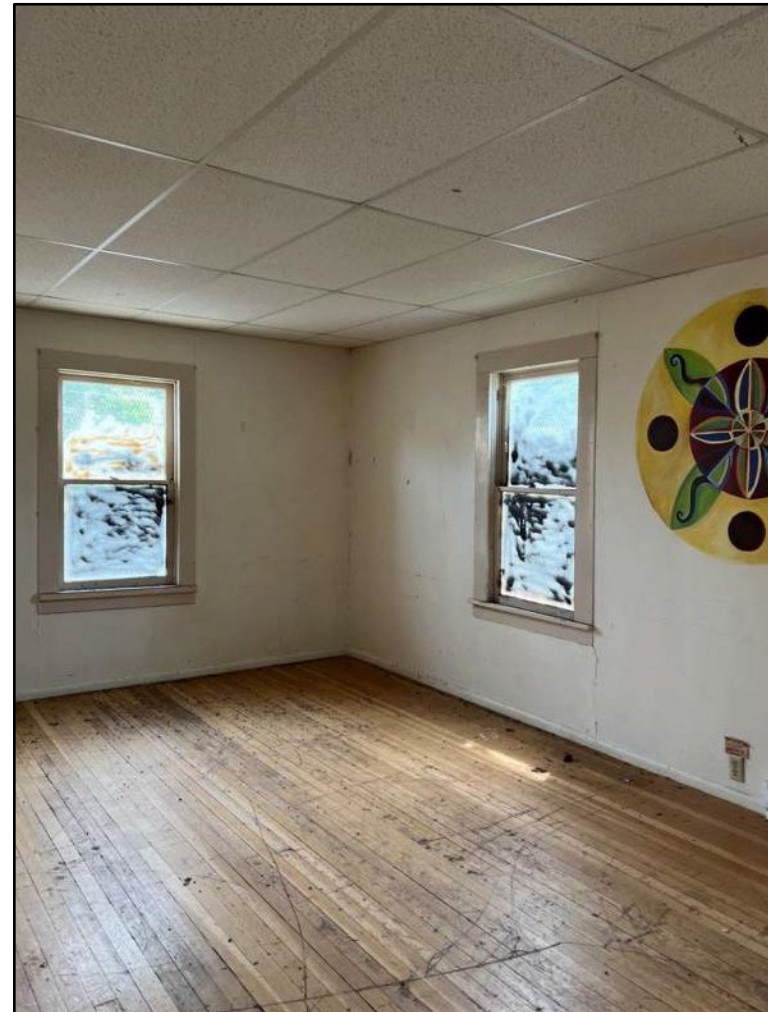
UNOCCUPIED BUILDING

This building is currently unoccupied and unusable due to the conditions.



EXISTING BUILDING CONDITIONS

There are many areas of this building that need attention. The interior ceiling needs to be replaced, the windows are in bad condition as are the walls and flooring. The exterior of the building needs a large amount of work as well in terms of the siding, the steps the doors, foundation and windows.



LOCATION: 7th STREET FIRE STATION

*Also known as - Station 15, Oregon City Fire Station

DESCRIPTION

The building is owned by City of Oregon City but under a long term lease agreement with Clackamas Fire department. The Clackamas Fire Station is location centrally in downtown Oregon City. Clackamas Fire maintains the building. Oregon City Facilities department maintains the parking lot, irrigation and landscape.

Clackamas Fire department lease expires June 30, 2107 (99 year lease). They will be undertaking a station study in 2024. It has been routinely discussed that they will vacate this building but do not have a timeline or plan in place.

Building falls in the MCD Historic District, MCD Historic designation (designated landmark)

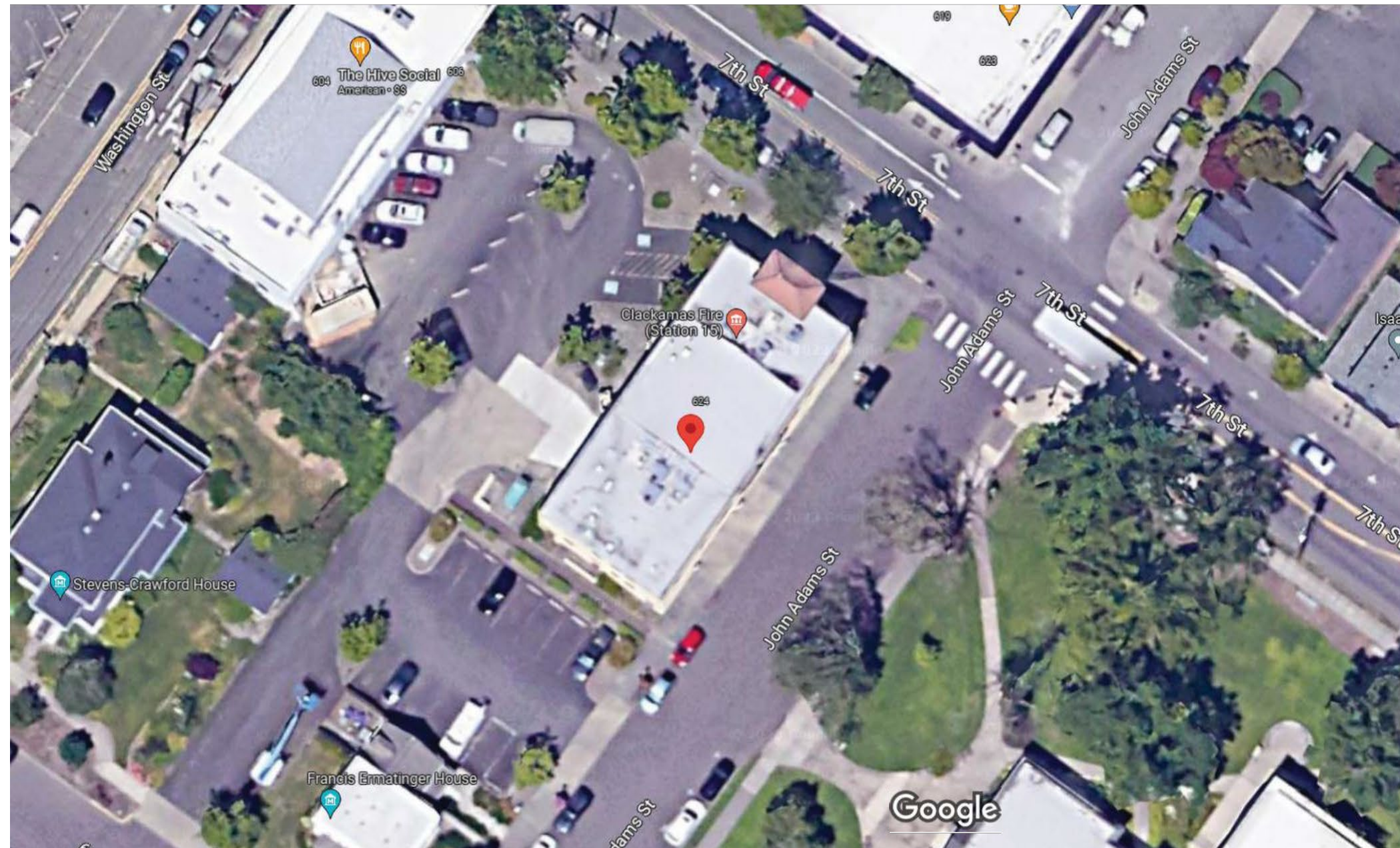
SITE INFO

ADDRESS: 624 7th St. Oregon City, OR 97045

ZONING: I/MUC-1

TOTAL SITE AREA: .50 Acres

PARKING SUMMARY: 13 overall spaces all in open lots; 2 are accessible



LOCATION: 7th STREET FIRE STATION

POSITIVES & NEGATIVES



1ST FLOOR

CONS:

- Age of the building, ongoing maintenance issues, and restrictions/costs associated with the historical designation of the building
- Bays don't pull through. Backing up rigs pose a hazard to pedestrian and traffic
- Footprint of building is restricted. Impacts the ability to do rig checks, crew training, etc.
- Lack of ADA accessibility
- Does not provide adequate space for future growth
- Restrooms/lockers are gendered so they can't accommodate all genders
- The size of the apparatus bay doesn't fit ladder trucks so they position truck at Station 16 (next to the post office) rather than in the location that better meets the needs of the community
- Phone lines in the basement can't be traced
- Parking lot has a compressed drain that floods
- Street trees roots are uplifting public sidewalk

PROS:

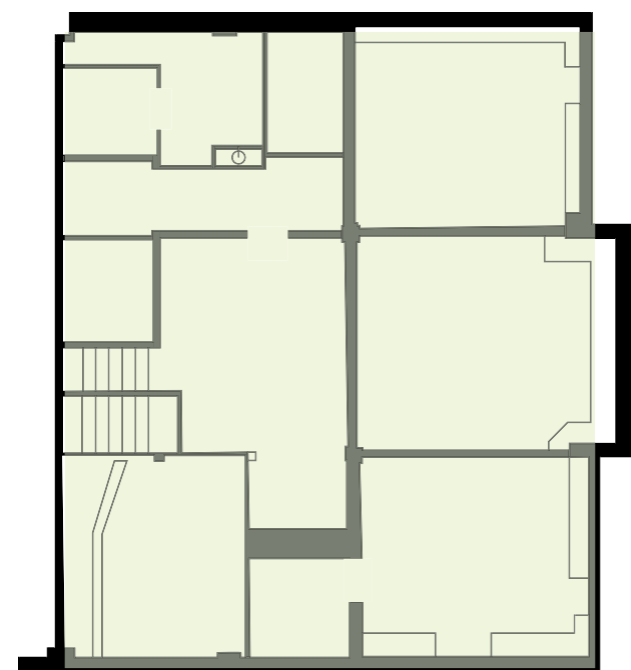
- Location of the building is fantastic for engaging the public and historical aspects of the building are enjoyed by staff and the community
- Downstairs is used by the community service division and is needed space for the fire district because it doesn't have a consolidated administration facility
- Has decommissioned infrastructure for emergency response

EXISTING BUILDING CONDITIONS

Clackamas Fire has performed multiple projects for mold mitigation, replace windows, roof replacement, HVAC replacement and repaint the building often to keep small cracks sealed over the past few years. There are still 2 older HVAC units that haven't been replaced in the last ten years. The south side tends to leak during a heavy rain and windstorm. East side and a few more of the west side windows need to be replaced. The north side windows are a mix of windows installed when the station was built and some from when the 1990's remodel occurred. In the basement, there is loose concrete material coming off of the foundation walls and the flooring is failing. The landscaping against the building is causing damage and there has been concerns that the landscaping is part of the historical considerations and work has been stalled. Water pooling at doorways.



2ND FLOOR



BASEMENT

PROGRAM BY DEPARTMENT SF

DEPARTMENT

- Reception area, private offices, sleeping rooms, vehicle bays, storage, conference room, copy room, breakroom, restrooms, fitness room, community service division space



LOCATION: CITY HALL

DESCRIPTION

City Hall in Oregon City is used for city gatherings and meetings as well as an administration office building for the economic development, finance, city manager, city recorder, communications, parks and rec, and human resources department. This building was originally built for two separate entities. A portion of the building is underutilized.

Building falls in the MCD Historic District.

SITE INFO

ADDRESS: 625 Center St. Oregon City, OR 97045

ZONING: MUC-1

TOTAL SITE AREA: .79 Acres

PARKING SUMMARY: 40 total spaces all in open lots; 2 are accessible

TOTAL BUILDING SF: 14,370 SF

FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

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5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
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>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.8%
3-YEAR	2.1%
5-YEAR	4.4%
10-YEAR	13.5%



POSITIVES & NEGATIVES

PROS:

- Good central location
- The flow of the building works well
- Multiple entrances/exits is nice to have

CONS:

- Doesn't have the capacity to house all admin functions of the city
- Would be nice to have city hall setup as a campus rather than satellite locations
- Only one set of restrooms for the public
- Inconsistent temperature
- Storage of important city information in areas without climate control

EXISTING BUILDING CONDITIONS

The building overall is in good condition and is well maintained. There are some security access issues at the reception/welcome desk and large meeting room.

PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

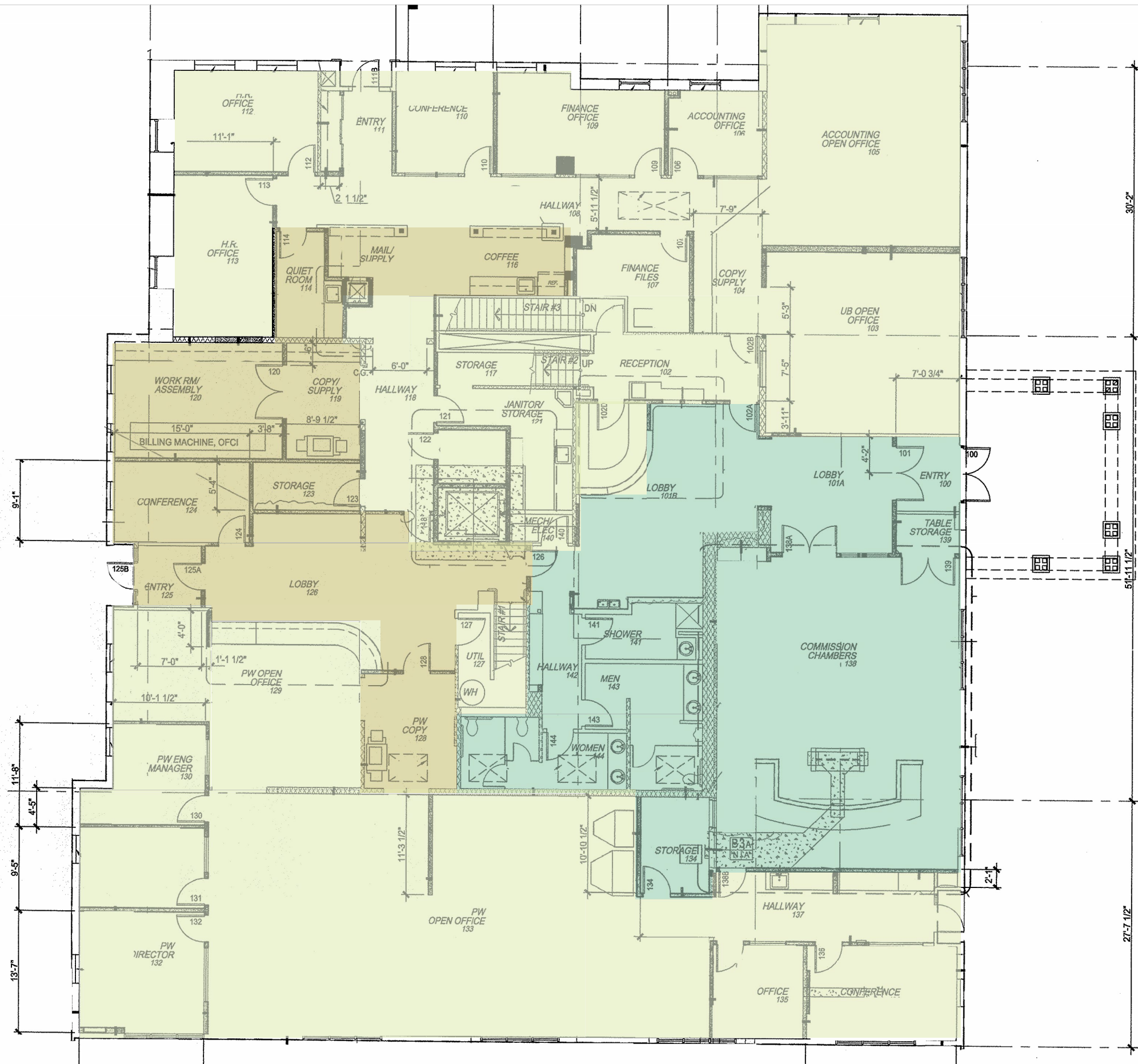
- Commission chambers, lobbies, restrooms, storage

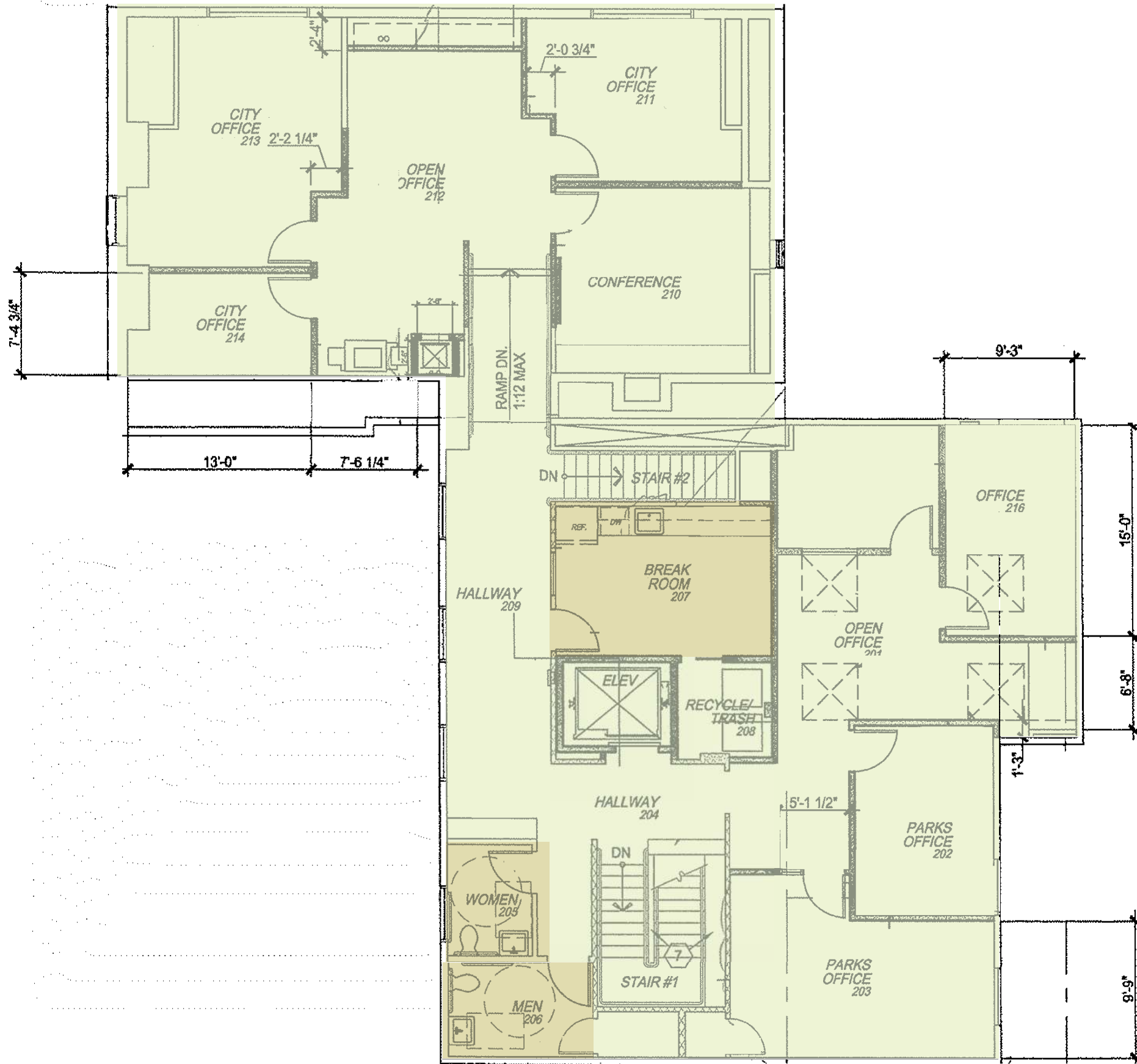
DEPARTMENT

- Private offices, open office, storage, janitors room, work room assembly

SHARED SPACE

- Conference room, breakroom, coffee stations, copy room, quiet room, mail/supply





PROGRAM BY DEPARTMENT SF

DEPARTMENT

- Private offices, open office, recycle/trash

SHARED SPACE

- Conference room, breakroom, restrooms



LOCATION: OREGON CITY BUILDING AND PLANNING

*Also known as Community Development Building, Planning Building

DESCRIPTION

The Oregon City Building and Planning building holds one department comprised of two divisions - Building and Planning. The building is primarily used as an department office space with a mix of private and cubicle/open workspaces, public reception desk, one large conference room, and a large public community room that is used for neighborhood meetings and events.

SITE INFO

ADDRESS: 695 Warner Parrott Rd. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 1.5 Acres

PARKING SUMMARY: 22 Total spaces all in two open lots; 2 are accessible

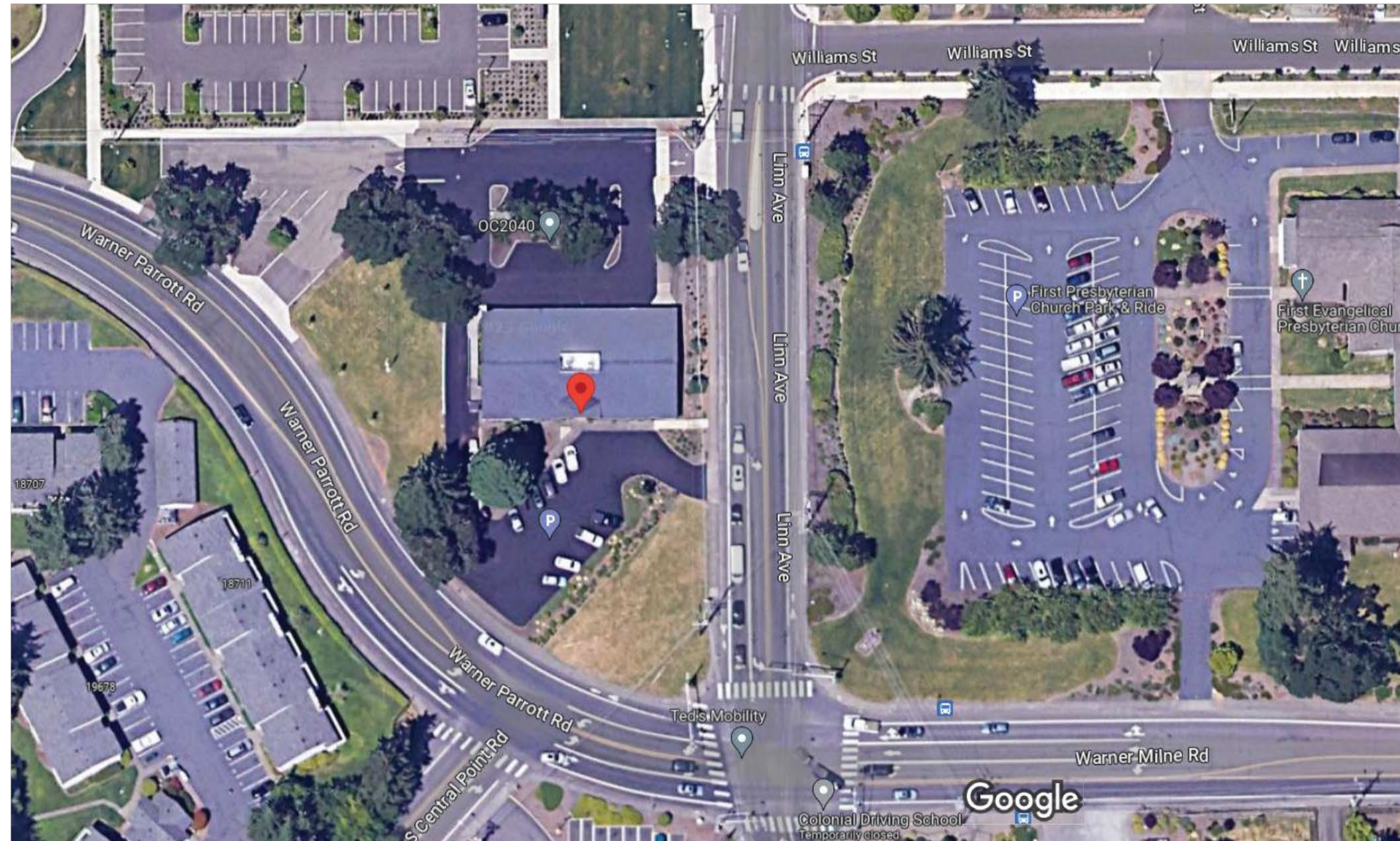
TOTAL BUILDING SF: 7,000 SF

FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

0-5%	IN NEW OR WELL-MAINTAINED CONDITION, WITH LITTLE TO NO VISUAL EVIDENCE OF WEAR OR DEFICIENCIES
5-10%	SUBJECTED TO EAR BUT IS STILL IN SERVICEABLE AND FUNCTIONING CONDITION
10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.0%
3-YEAR	2.9%
5-YEAR	6.7%
10-YEAR	10.3%



LOCATION: OREGON CITY BUILDING AND PLANNING

POSITIVES & NEGATIVES

PROS:

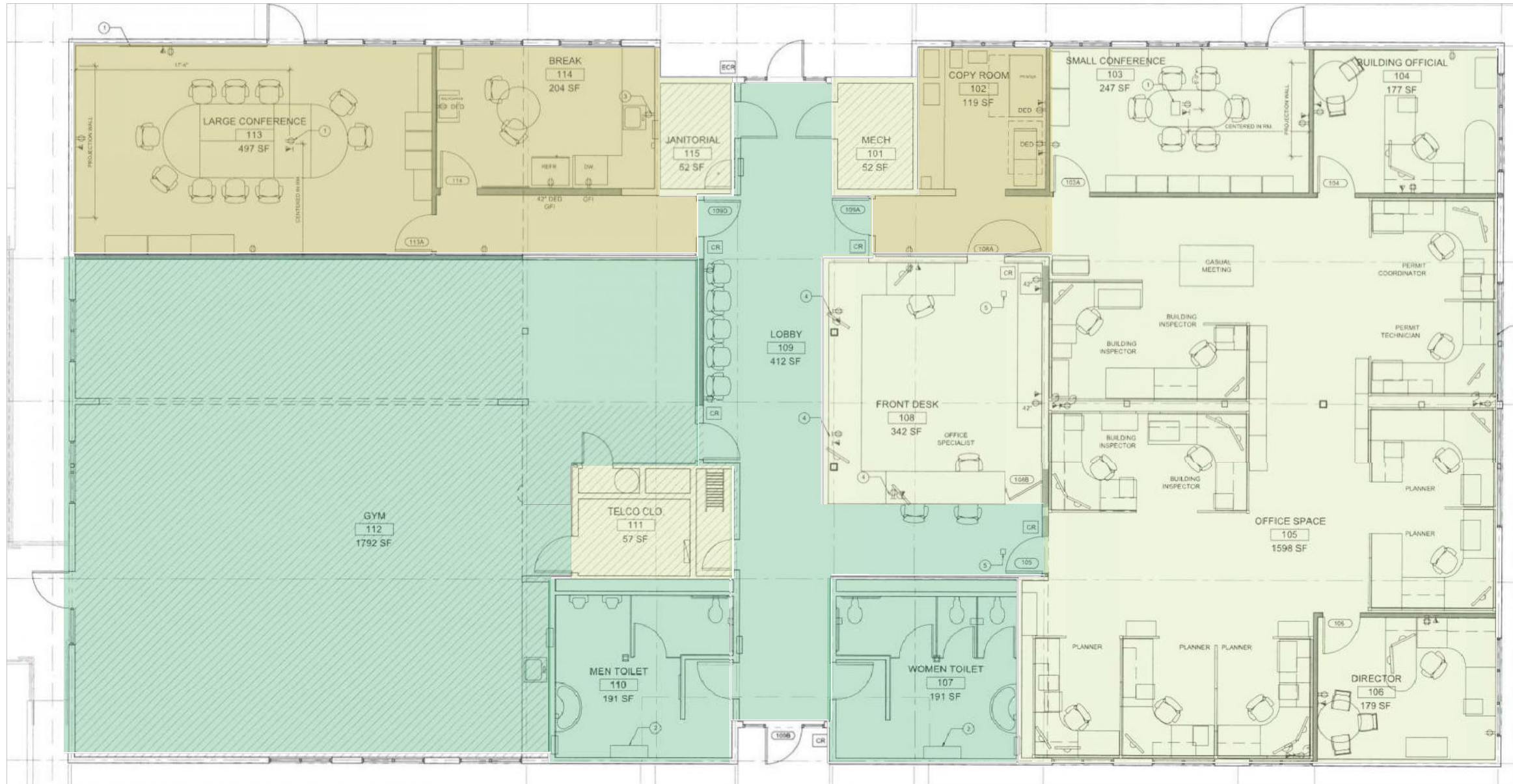
- A lot of natural light
- Several generous cubicles and work spaces

CONS:

- Very noisy in cubicles
- No "Mother's" room/quiet room
- Break room isn't large enough to meet staff needs
- Some cubicles are too small

EXISTING BUILDING CONDITIONS

The existing building is in good shape overall. The thermostat control system is frustrating for the tenants and they have to get the facilities involved every time they would like to change it. Security system updates were requested to align with the other City systems. The tenants would like to have a separate secured entrance for the community room to allow for after hours use.



PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

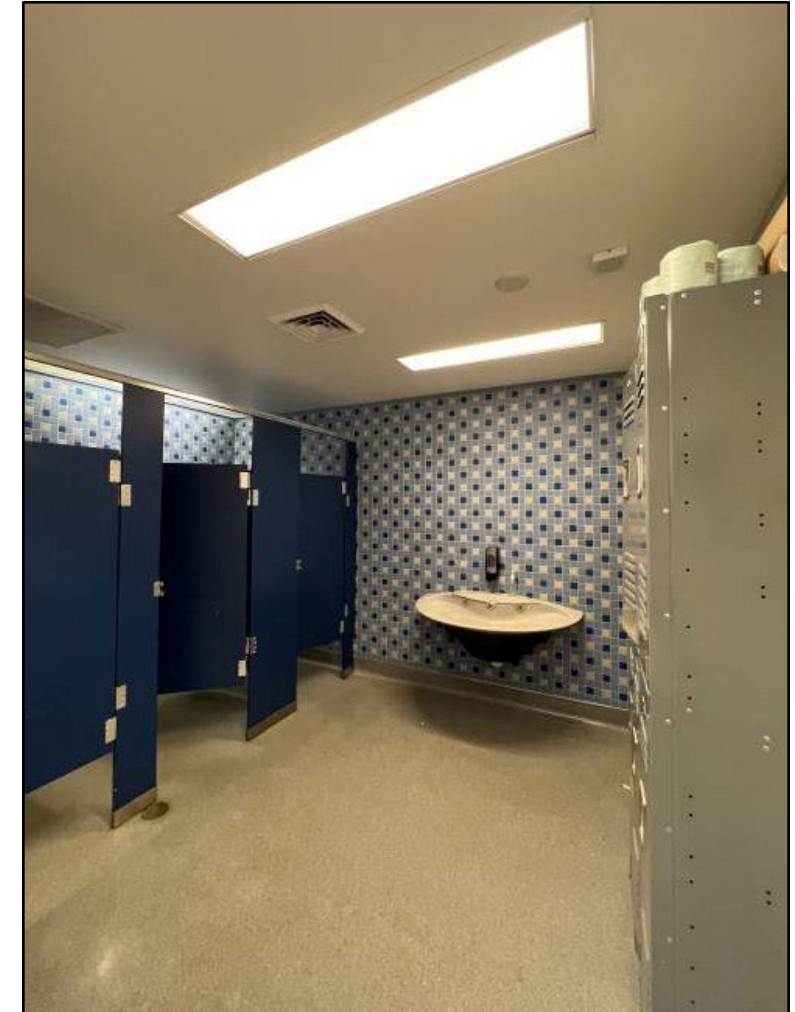
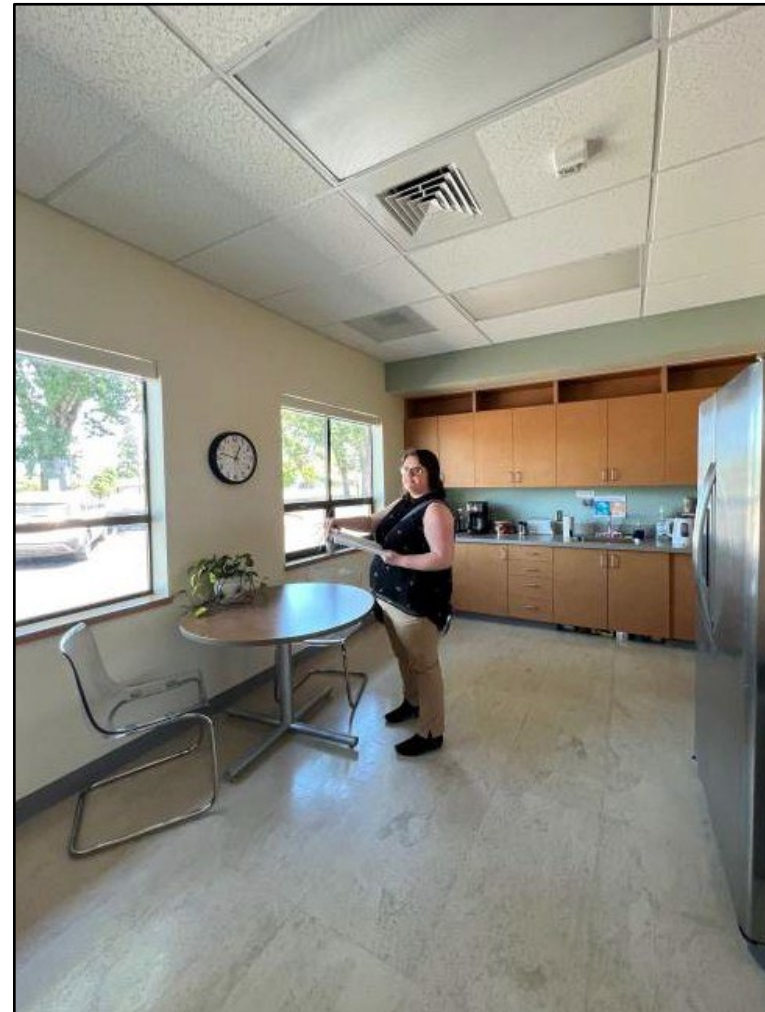
- Community room, reception counter, restrooms

DEPARTMENT

- Private offices, plans examiners department, managers offices, cubicle work stations, assistants

SHARED SPACE

- Conference room, break room, copy room



LOCATION: *ERMATINGER HOUSE*

DESCRIPTION

The Ermatinger House is a historical museum open to the public Friday and Saturdays and for arranged school field trip tours. This house is widely used by the public and local events in showing historic art displays, and is a popular field trip stop for schools. The house restoration was completed in 2018. The building is managed by the aquatic manager.

Building falls in the MCD Historic District, MCD Historic designation (designated landmark)

FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

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10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.0%
3-YEAR	0.0%
5-YEAR	3.1%
10-YEAR	19.9%

SITE INFO

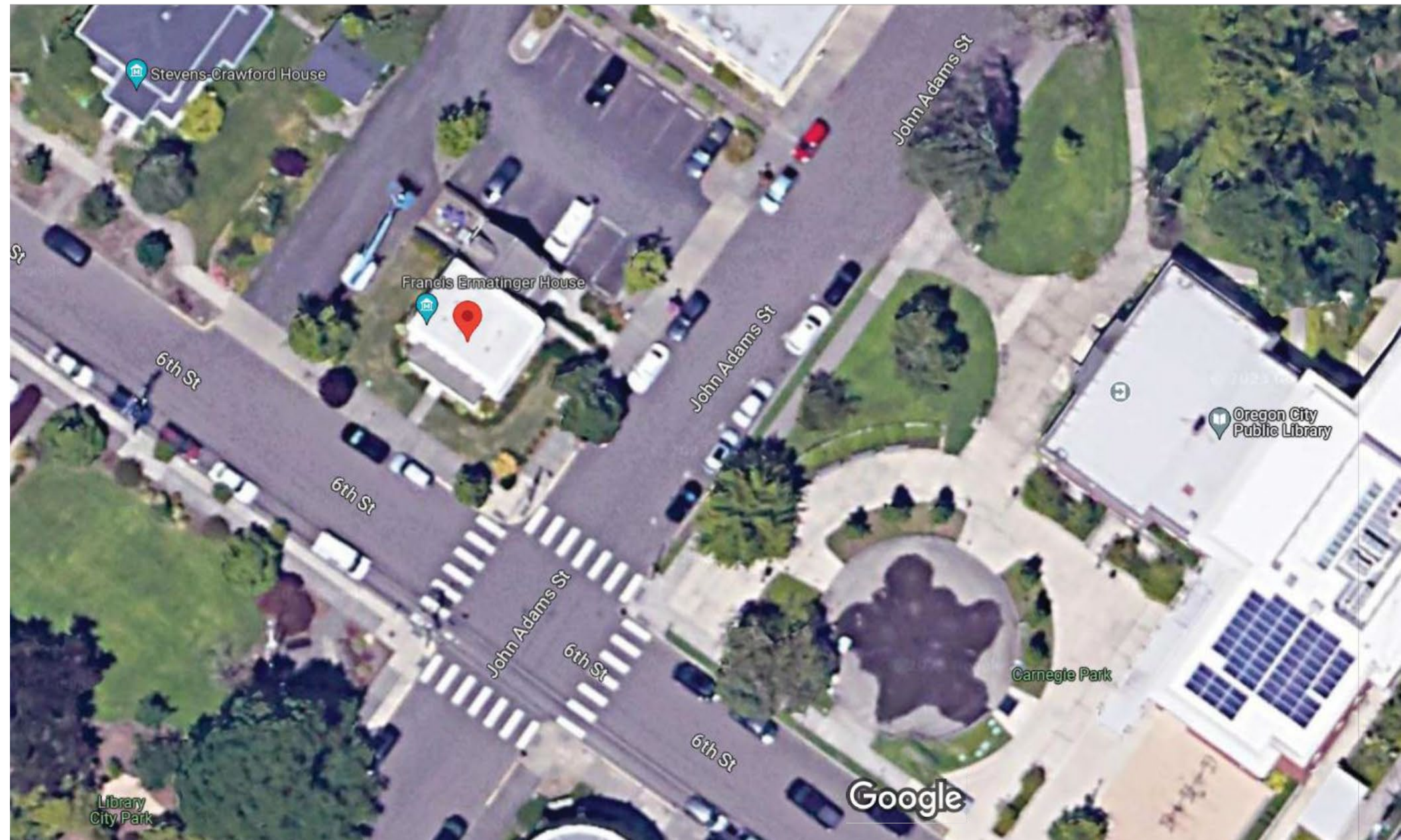
ADDRESS: 619 6th St. Oregon City, OR 97045

ZONING: I/MUC-1

TOTAL SITE AREA: .12 Acres

PARKING SUMMARY: Street parking and shared parking with the library

TOTAL BUILDING SF: 3,300 SF



LOCATION: *ERMATINGER HOUSE*

POSITIVES & NEGATIVES

PROS:

- It is ADA accessible
- There is a lot of basement storage

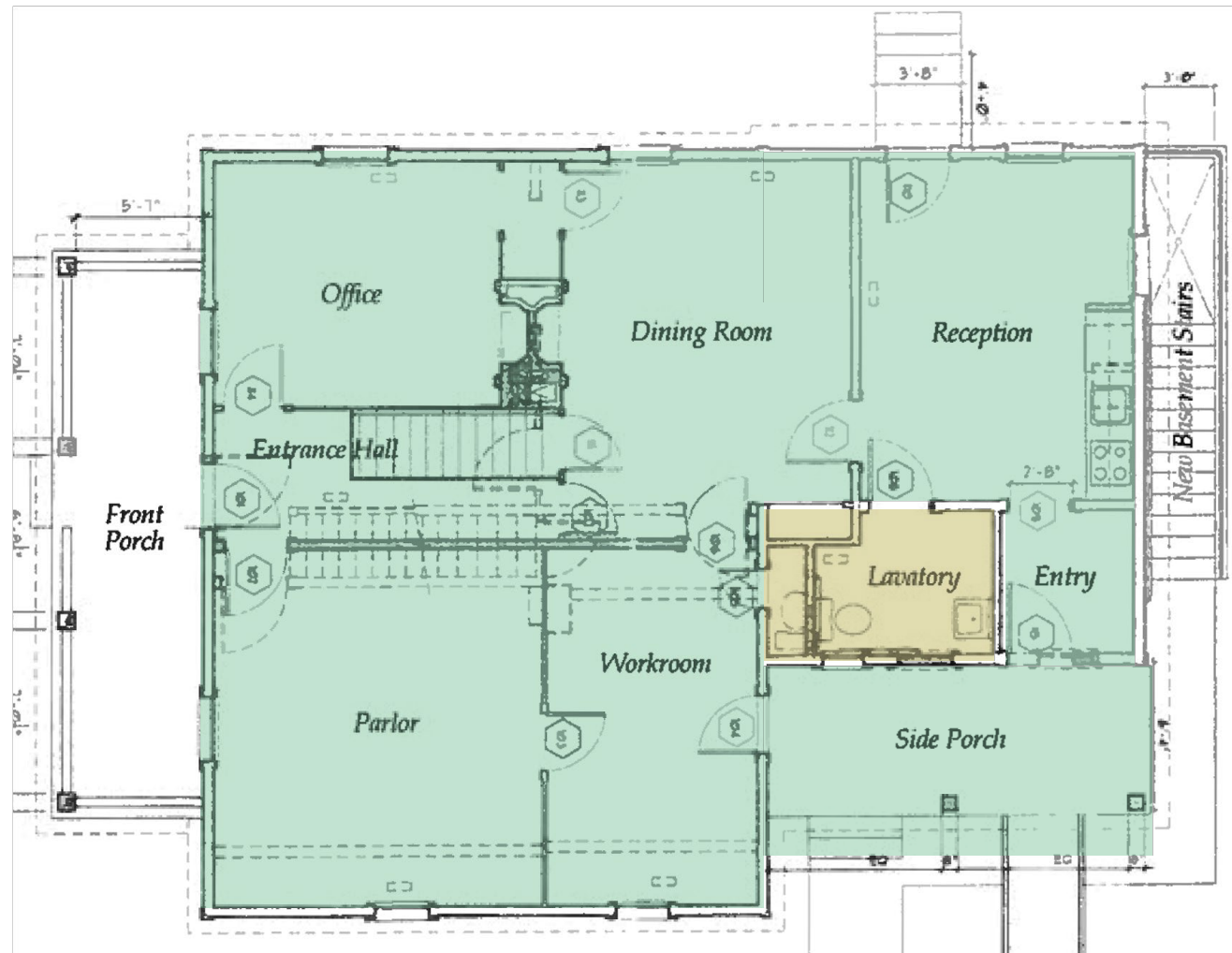
CONS:

- Difficulty with temperature regulation
- Lack of proper modern exterior products and flashing makes it hard to maintain

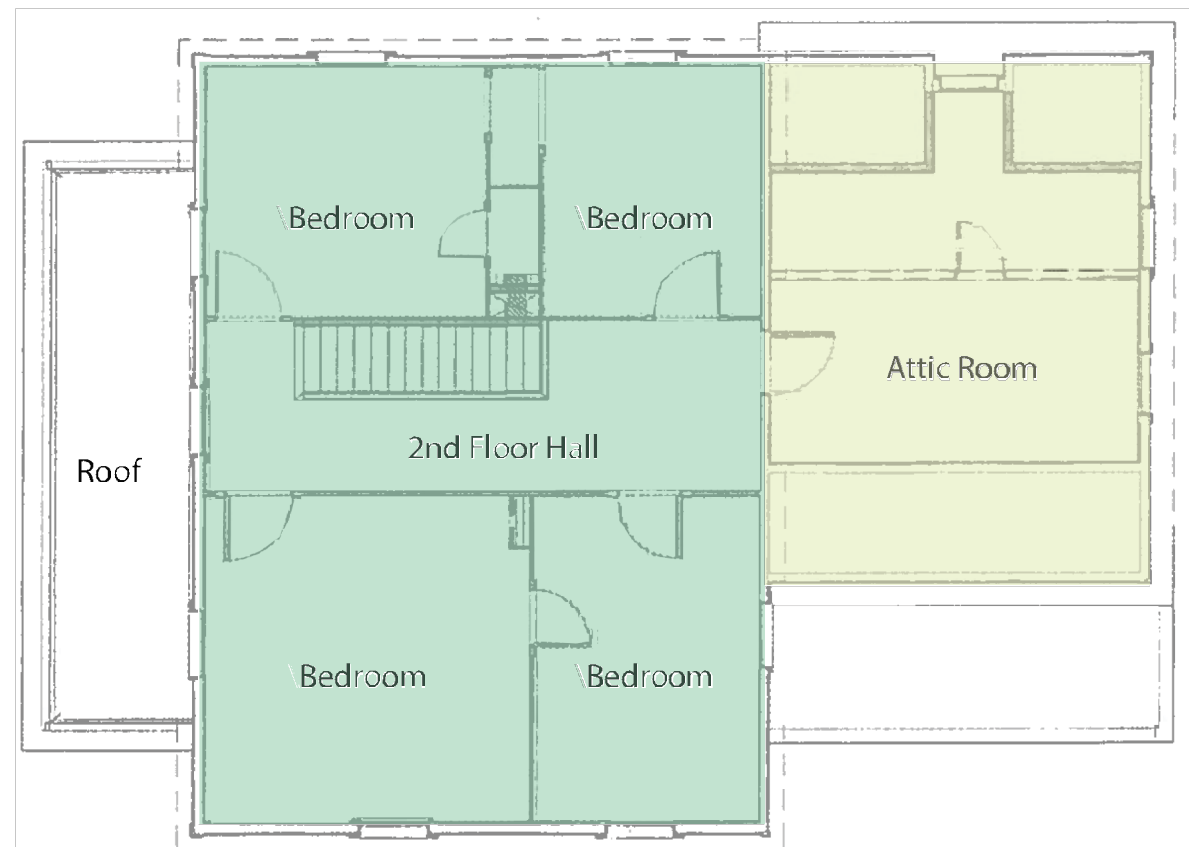
EXISTING BUILDING CONDITIONS

Building was restored in 2018.

1ST FLOOR



2ND FLOOR



***BASEMENT CONTAINS DEPARTMENT STORAGE**

PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

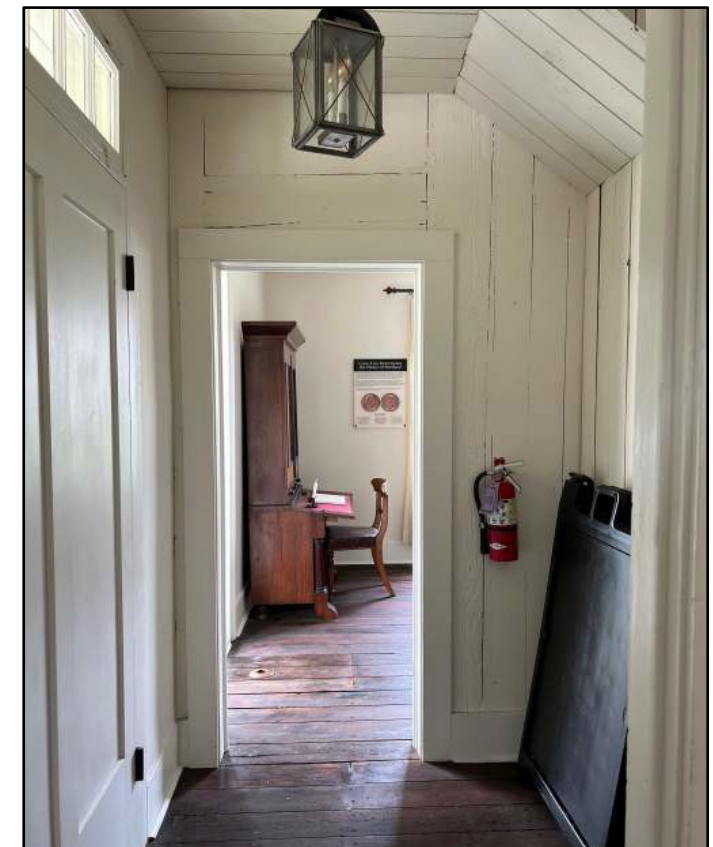
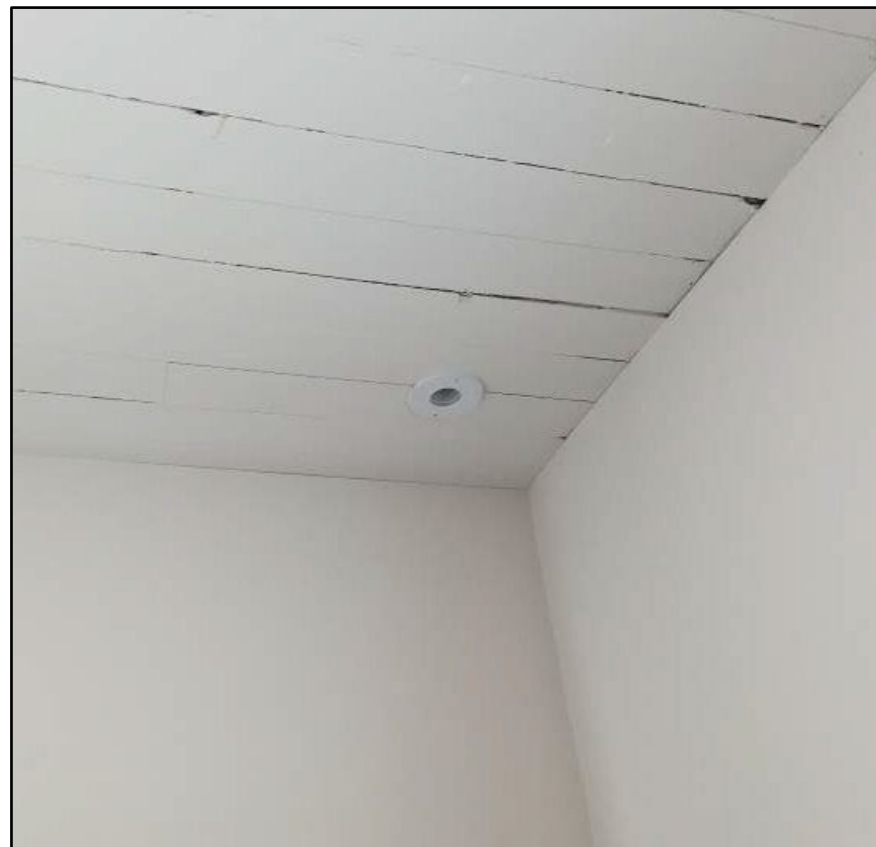
- Porch, entry, reception area, dining room, parlor, workroom, office, bedrooms, kitchen

DEPARTMENT

- Basement, attic room

SHARED SPACE

- Restroom



LOCATION: OREGON CITY AMTRAK STATION

*Also known as - Train Depot, Train Station, Amtrak Train Station, Coasters Crossing

DESCRIPTION

The Oregon City Amtrak Station building is a former train station. The building has been converted into a restaurant, Coasters Crossing, and is under a long term lease agreement. The train platform and pavilion is under a long term lease agreement with Clackamas Landscape Supply. The tenants maintain the building and site.

SITE INFO

ADDRESS: 1757 Washington St. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 1.37 Acres

PARKING SUMMARY: 46 total spaces all in open lots; 2 are accessible

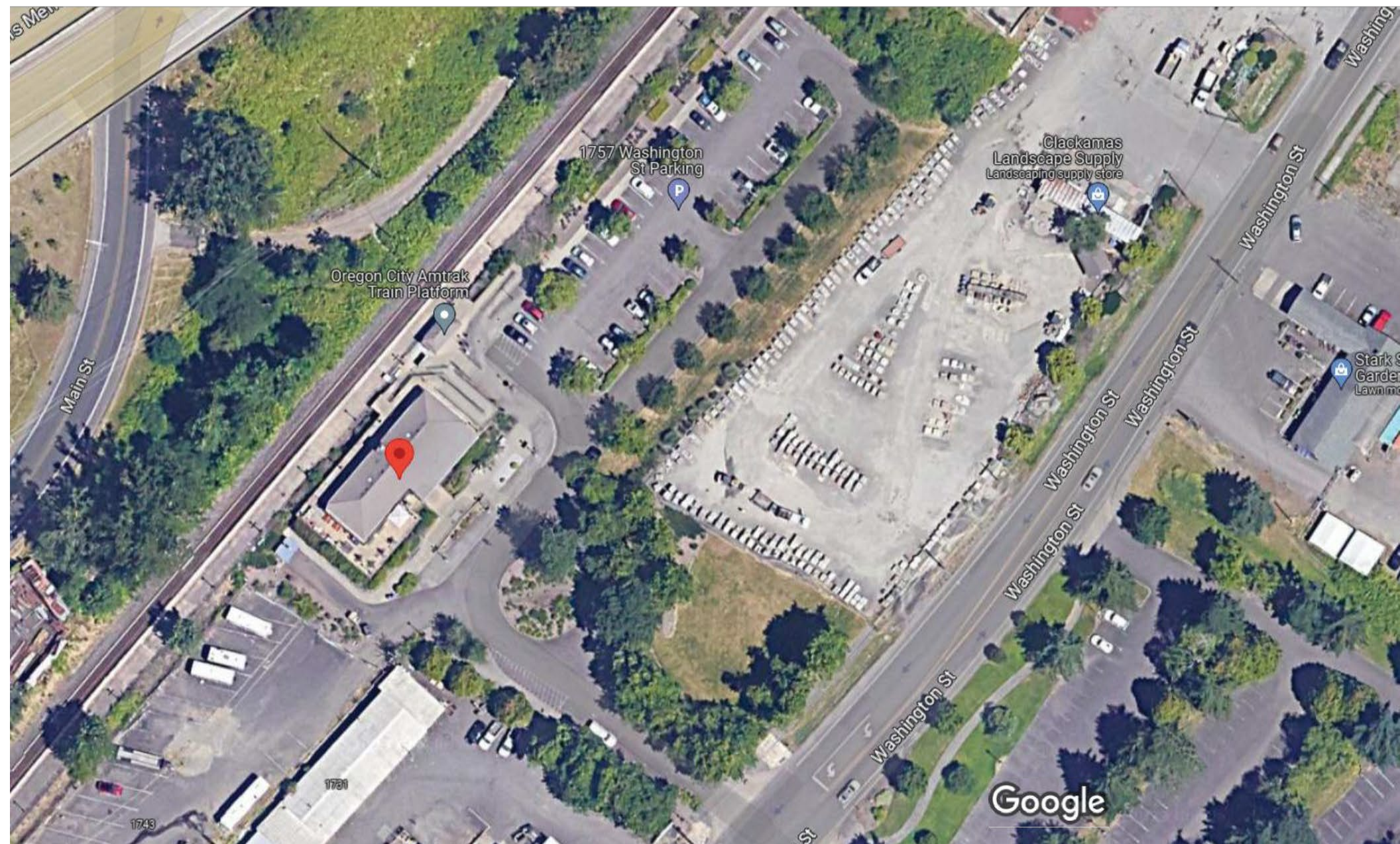
TOTAL BUILDING SF: 2,000 SF

FACILITY CONDITION ASSESSMENT REPORT

INFORMATION FROM FACILITY CONDITION ASSESSMENT (2021) BY BUREAU VERITAS

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10-30%	SUBJECTED TO HARD OR LONG-TERM WEAR. NEARING THE END OF ITS USEFUL OR SERVICEABLE LIFE
>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

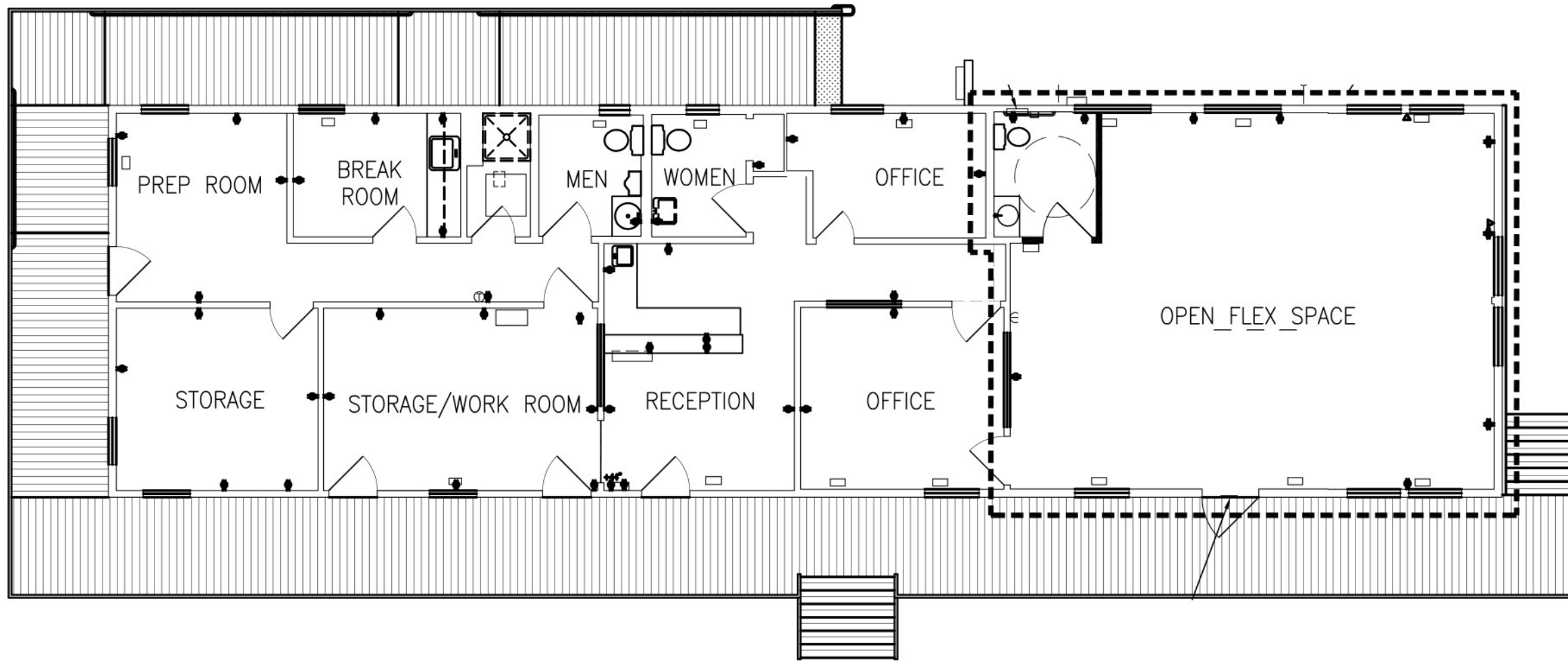
CURRENT FCI	2.4%
3-YEAR	21.7%
5-YEAR	27.0%
10-YEAR	88.6%



LOCATION: OREGON CITY AMTRAK STATION

POSITIVES & NEGATIVES

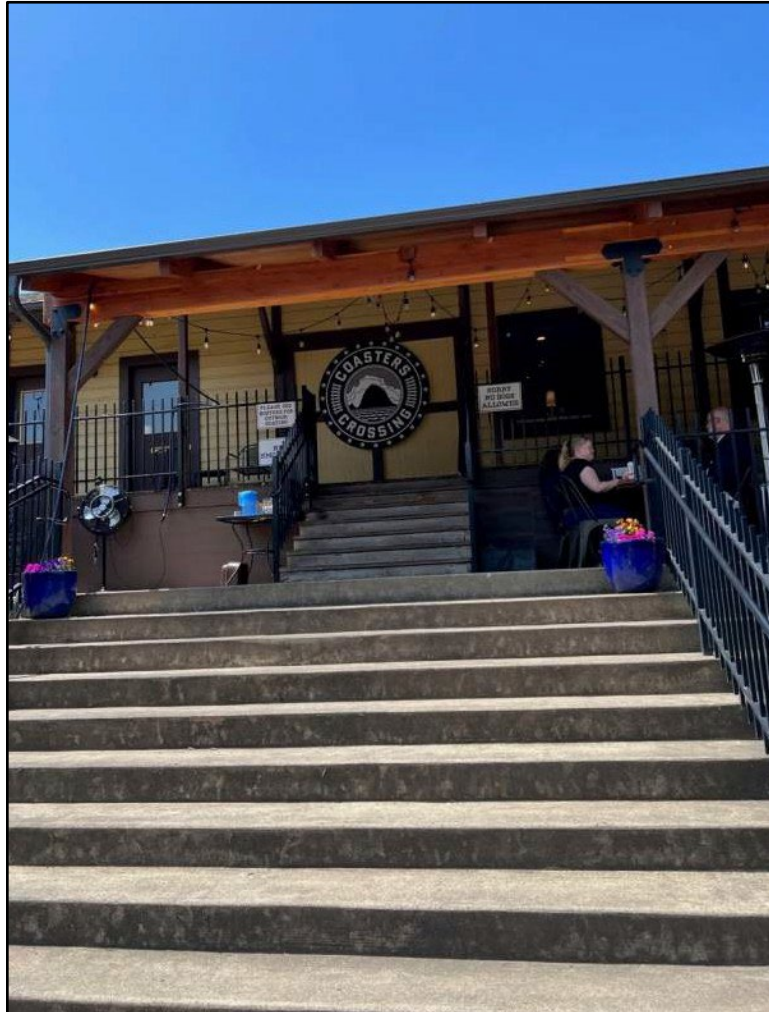
N/A - Under long term lease.



EXISTING BUILDING CONDITIONS

N/A - Under long term lease.

*FLOOR PLAN NOT CURRENT WITH BUILT CONDITIONS



LOCATION: **ROBERT LIBKE PUBLIC SAFETY**

*Also known as - Libke Center, Public Safety

DESCRIPTION

The Robert Libke Public Safety Building is a new building that opened in 2020. The building contains the Municipal Courthouse, Police Department and Code Enforcement. The east end of the building contains the Municipal Courthouse. The west end of the building contains the Police Department and Code Enforcement. Between the departments is a multipurpose room that acts as the courtroom, Commission Chambers and Emergency Operations Center.

SITE INFO

ADDRESS: Linn Ave. Oregon City, OR 97045

ZONING: I

TOTAL SITE AREA: 8 Acres

PARKING SUMMARY: 162 total; 72 spaces in open lot, 75 spaces in gated police open lot, 15 spaces in carports, and 6 accessible

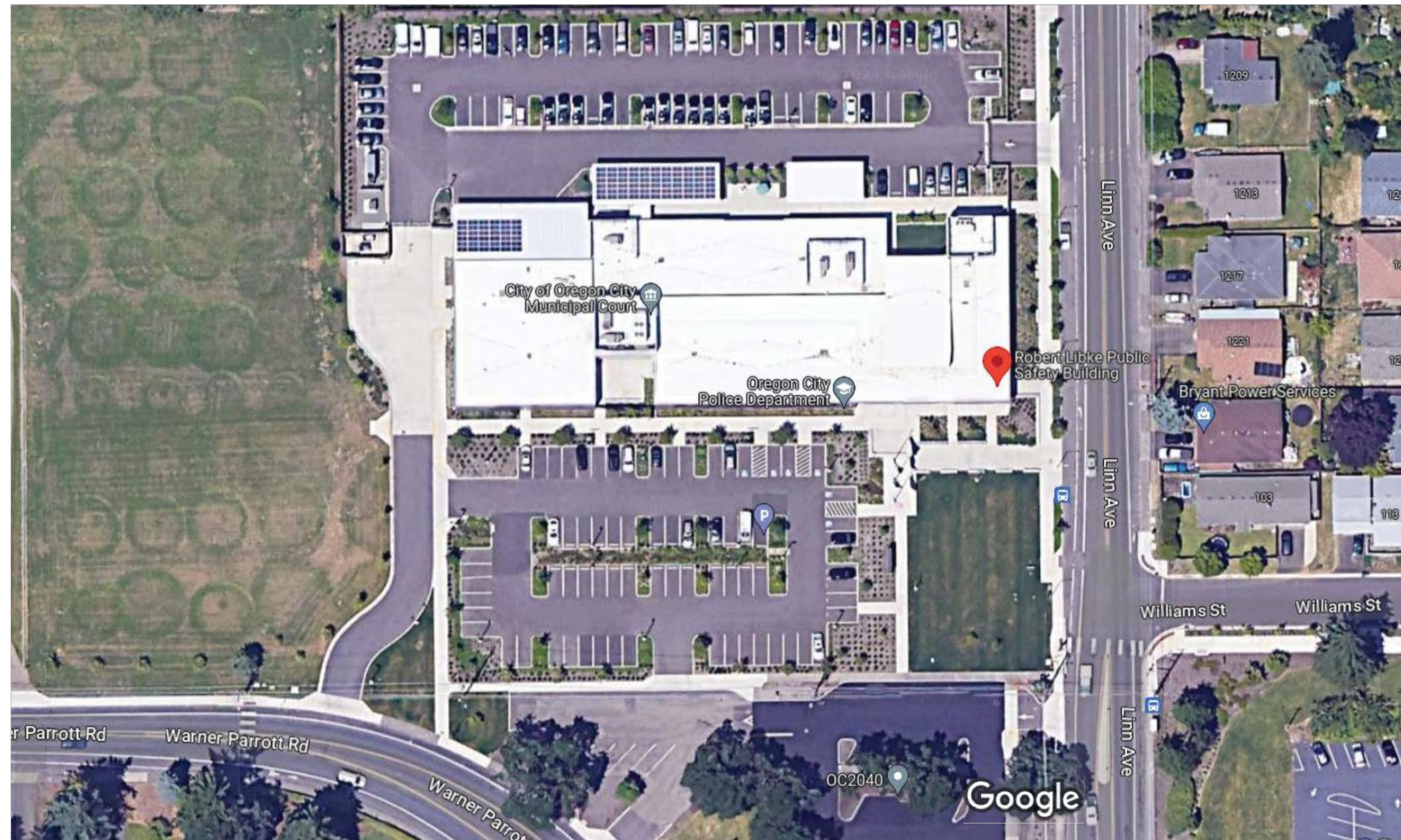
TOTAL BUILDING SF: 33,000 SF

FACILITY CONDITION ASSESSMENT REPORT

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>30%	HAS REACHED THE END OF THE USEFUL OR SERVICEABLE LIFE. RENEWAL IS NOW NECESSARY

CURRENT FCI	0.0%
3-YEAR	0.0%
5-YEAR	0.2%
10-YEAR	2.8%



POSITIVES & NEGATIVES**PROS:**

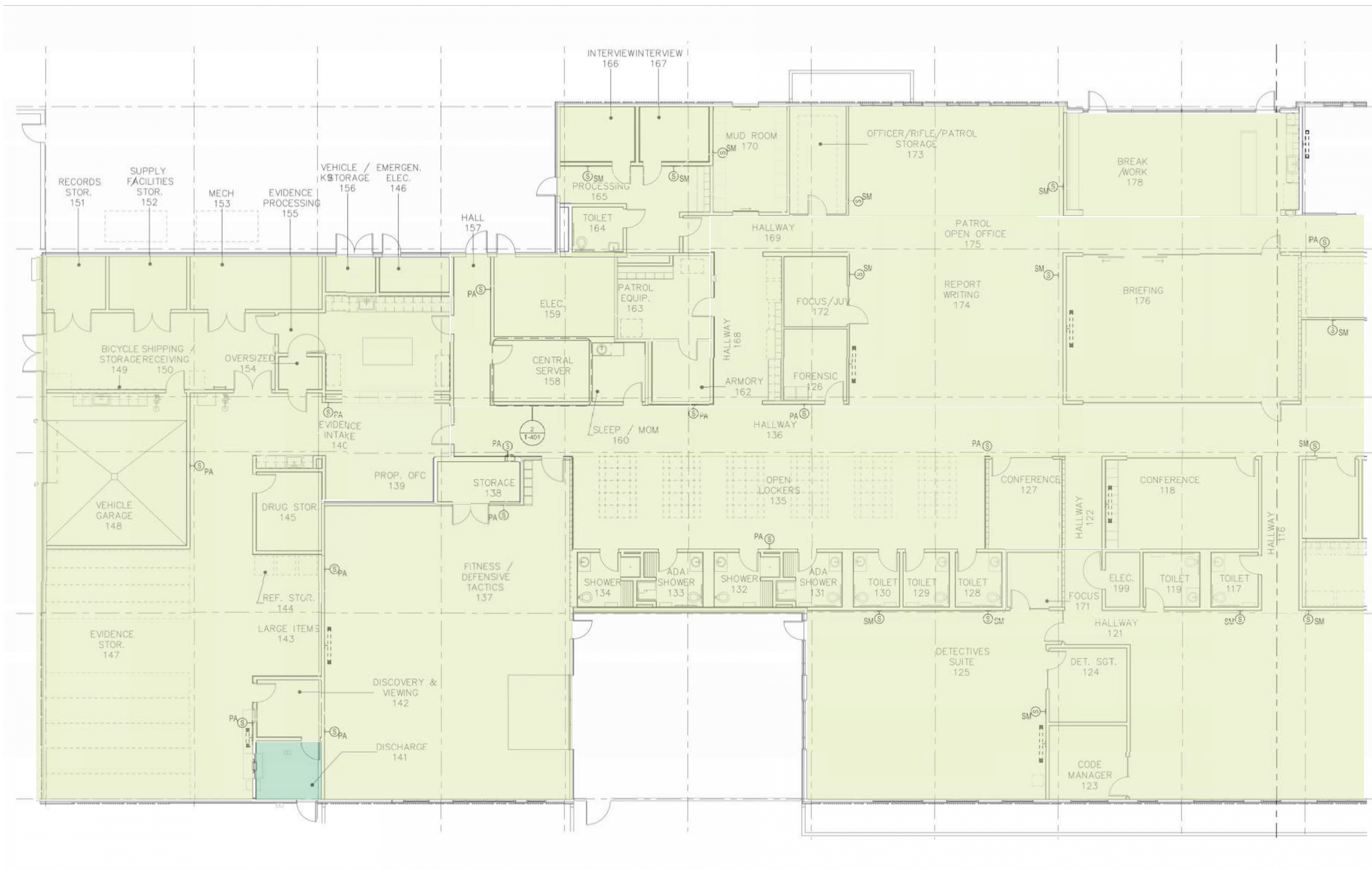
- Large modern facility with room to grow
- Private secure entrance for evidence review or personal item return
- Secured staff parking for court and police

CONS:

- HVAC system temperature is difficult to manage
- Wood beams creak

EXISTING BUILDING CONDITIONS

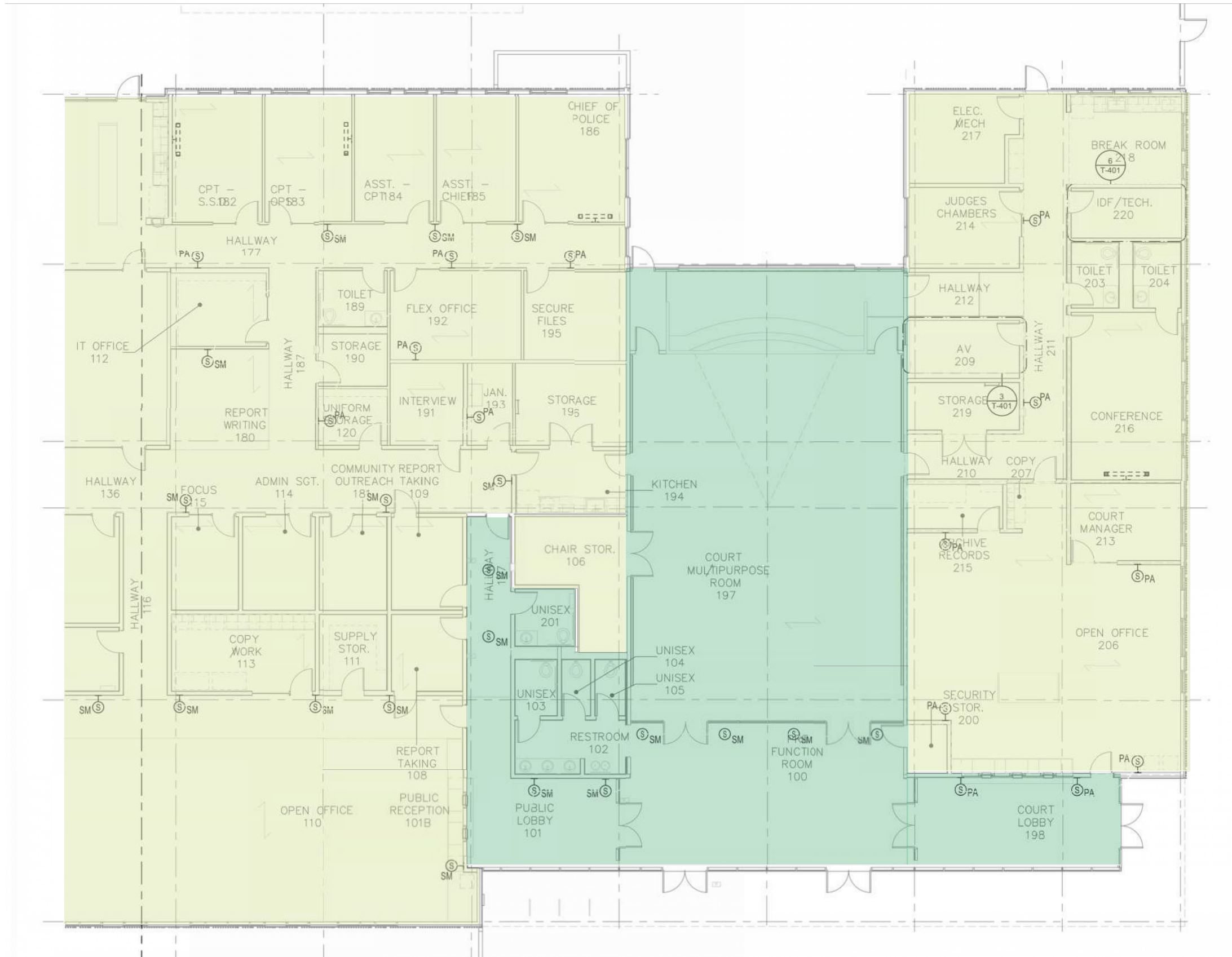
Building was completed in 2022. No immediate needs required.

**PROGRAM BY DEPARTMENT SF****PUBLIC SPACE**

- Discharge room

DEPARTMENT

- Private offices, storage rooms, electrical rooms, vehicle garage, patrol equipment, processing, forensics, briefing room, open office, evidence intake, conference room, breakroom, toilet and shower rooms, copy room, mudroom, open lockers, fitness room, sleep room



PROGRAM BY DEPARTMENT SF

PUBLIC SPACE

- Reception counter, lobbies, court room, restrooms

DEPARTMENT

- Private offices, storage rooms, electrical rooms, open office, conference room, break-room, copy room, toilet rooms

