CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: 06/26/2012 **Approx Start Time:** 1:30 p.m. **Approx Length:** 1Hr

Presentation Title: 3D Downtowns

Department: Business & Community Services/Business & Economic Development

Presenters: Catherine Comer, Jamie Johnk, Gregory Mitchell-LRS Architects, Mary Bosch-Marketek

Other Invitees: Property Owners and City Representatives

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?
To review and comment on 3D Downtown presentations of eight projects.

EXECUTIVE SUMMARY:
Clackamas County Business & Economic Development has contracted with LRS Architects and Marketek Inc. to implement our 3D Downtowns Project with goals to spur private investment, increase property values, retain and recruit business, and enhance the appearance of downtowns through the use of visual imaging in Main Street downtown commercial districts.

B&ED provided a grant program for each downtown in Clackamas County on a first-come-first served basis.

There were eight communities that participated:
Canby, Estacada, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Sandy

FINANCIAL IMPLICATIONS (current year and ongoing):
Program cost $50,000 for contracted design services, $18,250 contracted project management, plus B&ED Staff time. The projected private investment is over $10 million if all projects are completed as proposed.

LEGAL/POLICY REQUIREMENTS:
N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:
City staff from Canby, Estacada, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, and Sandy.

OPTIONS:
This is primarily an informational presentation; however the Board has the opportunity to provide feedback.

RECOMMENDATION:
None at this time.

ATTACHMENTS:
Because of specific software for this program there are no handouts.

SUBMITTED BY:
Division Director/Head Approval _____
Department Director/Head Approval _____
County Administrator Approval _____

For information on this issue or copies of attachments, please contact Teresa Sears @ 503-742-4329

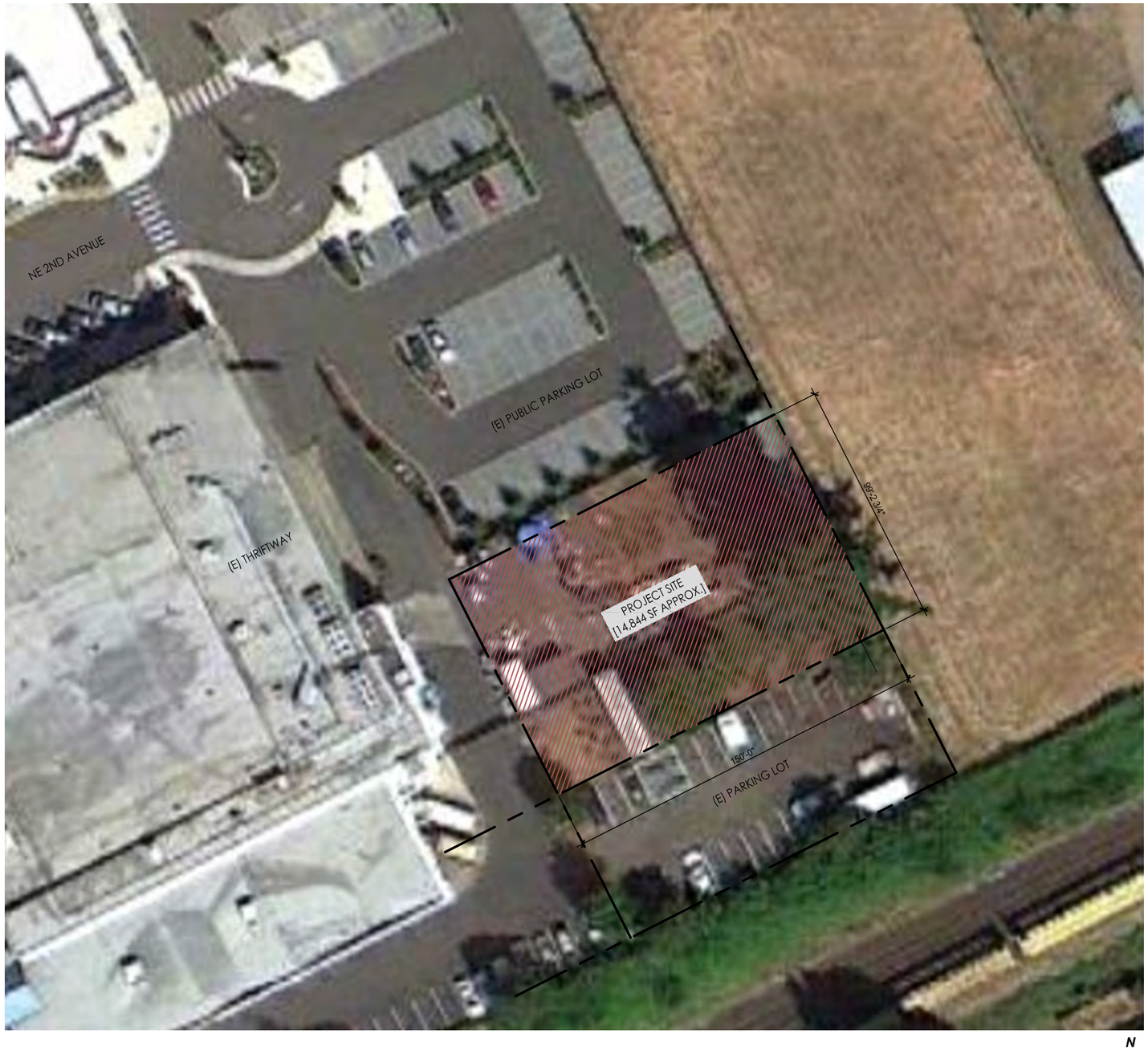
CUTSFORTH BREWERY

CANBY, OREGON

CLACKAMAS COUNTY
3D DOWNTOWN PROGRAM

CONCEPT DESIGN BY:

LRS ARCHITECTS, INC.



SITE PLAN [DIMENSIONS BASED ON SURVEY PROVIDED BY OWNER]

SCALE: 1:50 0 50' 100'

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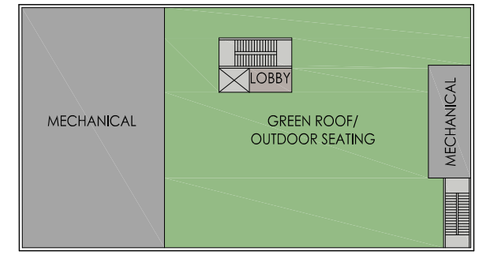
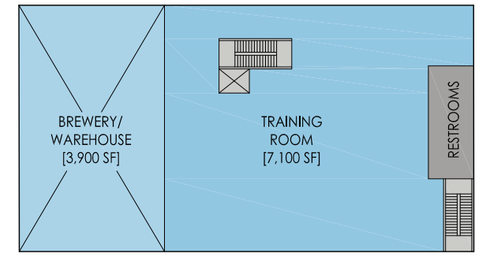
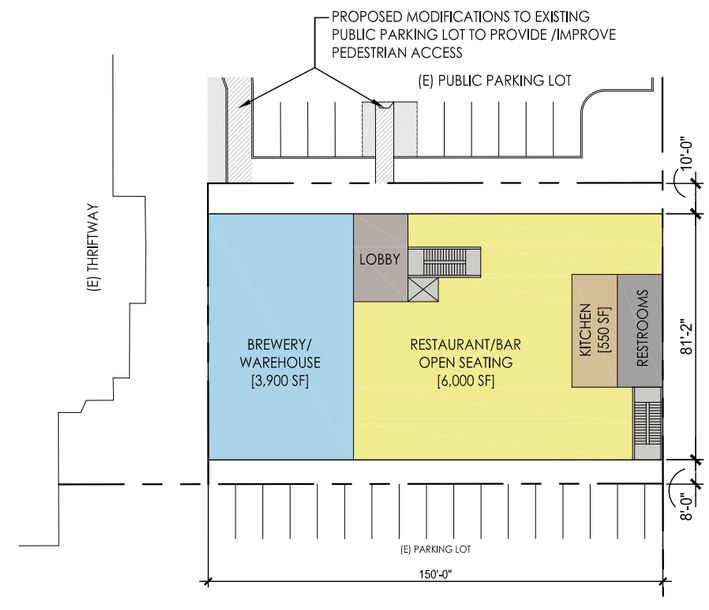


ROOF PLAN



SECOND FLOOR PLAN [7,750 GSF]



FIRST FLOOR PLAN [12,150 GSF]

FLOOR PLAN DIAGRAM

SCALE: 1:50 0 50' 100'

N

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CLACKAMAS COUNTY

CUTSFORTH BREWERY

CANBY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

FEBRUARY 08, 2012

SITE SUMMARY

LOT AREA	= 14,844 SF
PROPOSED BUILDING AREA	= 19,900 SF
PROPOSED BUILDING FOOTPRINT	= 12,150 SF
LOT COVERAGE	= 81.8%
FAR	= 1.34

PLANNING & ZONING CODE SUMMARY

BASE ZONE: 'M1'- LIGHT INDUSTRIAL

OVERLAY ZONE: DOWNTOWN CANBY OVERLAY (CORE COMMERCIAL)

DEVELOPMENT CODE STANDARDS COMPLIANCE:

	BASE ZONE	OVERLAY ZONE	PROPOSED	
PERMITTED USES INCLUDE	MANUFACTURING, PACKAGING, WAREHOUSE RESTAURANT (WHEN RELATED TO PRIMARY INDUSTRIAL USE)	SAME AS BASE ZONE	MANUFACTURING, PACKAGING, WAREHOUSE & RESTAURANT	OK
LOT AREA	5,000 SF MIN.	-	14,844 SF	OK
LOT WIDTH AND FRONTAGE	50' MIN.	-	81'-2" WIDTH AND 150' FRONTAGE	OK
SETBACK	MIN. - NONE MAX. - NONE	MIN. -NONE MAX. - 10'	10' SETBACK ALONG NORTH PROPERTY LINE 8' SETBACK ALONG SOUTH PROPERTY LINE,	OK
BUILDING HEIGHT	45' MAX.	60' MAX.	43' AT THE HIGHEST POINT OF PARAPET	OK
BUILDING FOOTPRINT	-	30,000 SF MAX.	12,150 SF	OK

NOTES & ASSUMPTIONS

A. PARKING REQUIREMENT- A PARKING LAYOUT WAS NOT CONSIDERED AS PART OF THIS CONCEPT 3D DESIGN STUDY FOR THE CUTSFORTH BREWERY. IT IS OUR UNDERSTANDING THAT THE OWNER HAS PERFORMED DUE DILIGENCE ON THEIR PART AND HAVE TALKED TO THE PLANNING DEPARTMENT WITH THE CITY OF CANBY REGARDING PARKING. THEY HAVE DETERMINED THAT THE PARKING NEEDS FOR THE PROPOSED BREWERY CAN BE MET BY UTILIZING ANY EXCESS PARKING STALLS IN THE THE PUBLIC PARKING LOT NORTH OF THE SITE AND THE ADJACENT PARKING LOT FOR EXISTING THRIFTWAY DEVELOPMENT. THIS SHOULD BE RESOLVED AT A FUTURE DATE.

B. PEDESTRIAN CONNECTIVITY - IT IS OUR UNDERSTANDING THAT AS PART OF FUTURE DEVELOPMENT, A SAFE AND ACCESSIBLE PEDESTRIAN CONNECTION WILL BE DESIGNED AND IMPLEMENTED TO CONNECT THE PROPOSED BREWERY BUILDING WITH THE (E) PEDESTRIAN NETWORK ALONG 2ND AVE. THIS SHALL BE DONE PER THE REQUIREMENTS OF BOTH THE M-1 BASE ZONE AND THE DESIGN OVERLAY ZONE.

C. OCCUPANCIES - IT IS ASSUMED THAT THE PRIMARY OCCUPANCIES FOR THE PROPOSED BUILDING WOULD BE F-2 (INDUSTRIAL) AND S-2 (STORAGE).

D. SIGNAGE - THE SIZE OF THE PROPOSED BUILDING SIGNAGE ON THE SOUTH ELEVATION CONFORMS TO THE M-1 BASE ZONE WALL SIGN FACE AREA DESIGN STANDARD (190 SF MAX.). EVEN THOUGH A MORE RESTRICTIVE DESIGN STANDARD (60 SF MAX.) IS APPLICABLE PER THE DESIGN OVERLAY ZONE, IT IS ARGUED THAT THE SOUTH ELEVATION OF THE PROPOSED BUILDING DOES NOT ABUT A PUBLIC R.O.W. OR HAS A STREET FRONTAGE.

PRELIMINARY CONSTRUCTION COST ESTIMATE

RANGE: $115.00/SF - $130/SF (CORE & SHELL)

NOTES:
1. COST RANGE IS FOR DIRECT CONSTRUCTION 'HARD COSTS'. LAND COSTS AND 'SOFT COSTS ARE NOT INCLUDED.
2. AVERAGE 'SOFT COSTS' (A&E, PERMITTING, SYSTEMS DEVELOPMENT CHARGES, ETC) TYPICALLY RUN 30% OF HARD COSTS.
3. CONSTRUCTION COSTS ARE FOR 'WARM SHELL'. TENANT IMPROVEMENT (T.I.) AS WELL AS FIXTURES, FURNISHINGS, AND EQUIPMENT COSTS SHOULD BE CONSIDERED IN THE TOTAL PROJECT BUDGET.

BUILDING CODE INFORMATION

APPLICABLE BUILDING CODE:	2006 INTERNATIONAL BUILDING CODE
BUILDING AGENCY/ JURISDICTION:	City of Canby
TOTAL BUILDING AREA:	19,880 SF

BUILDING CODE REQUIREMENTS

NOTES:		1. Code information indicated below only lists some specific requirements but does not list all building code requirements.
Occupancy Groups:	(Chapter 5)	A-2, A-3, F-2 & S-2 Incidental use areas per Table 508.2 where occur. Accessory use areas per Section 508.3.1 where occur.
Nonseparated Uses:	(Sect 508.3.2)	Nonseparated uses are proposed for the building. No separation among different uses within each building required. Buildings built to most restrictive type of construction requirements based on area & height limitations of each use.
Construction Type:	Required: Proposed:	Type V-A Type V-A
Allowable Floor Area (At):	(Table 503): =	Bldg Brewery F-2 21,000 SF
Frontage Increase (If):	(Sect 506.2): =	100 x (F ÷ P - 0.25) x W ÷ 30

	F	P	W	If
Bldg Brewery	463'	463'	21'	51.25%

Sprinkler Increase (Is):	(Sect 506.3):		No.of Stories	Sprinkers	Is
		Bldg Brewery	2	NFPA 13R	0%

Allowable Flr Area Per Flr (Aa):	(Sect 506.1)	=	At + (At × If)÷100 + (At × Is)÷100			
		Bldg Brewery	F-2	31,763 SF		
Area Determination:	(Sect 506.4)	=	Bldg Brewery	F-2	63,525 SF	
Total Allowable Flr Area (All Floors):		=	Bldg Brewery	F-2	63,525 SF	
Actual Flr Area (All Floors):		=	Bldg Brewery	F-2	19,880 SF	.OK
Allowable No. of Stories/ Height:	(Table 503):	=	Bldg Brewery	F-2	3 stories	and 50 ft
Sprinkler Increase for Height:	(Sect 504.2):	=	Bldg Brewery	F-2	4 stories	and 70 ft
Actual No. of Stories/ Height:		=	Bldg Brewery	F-2	2 stories	.OK 43 ft .OK

TYPE OF CONSTRUCTION:

Fire Resistive Requirements		Type V-A
	Structural Frame	1 HR
	Exterior Bearing Walls	1 HR
	Interior Bearing Walls	1 HR
	Exterior Non Bearing Walls	see Table 602
	Interior Non Bearing Walls	0 HR
	Floor/Ceiling	1 HR
	Roof/Ceiling	1 HR

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CLACKAMAS COUNTY

CUTSFORTH BREWERY

CANBY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

FEBRUARY 08, 2012

VIEW LOOKING SOUTH EAST

SOUTH ELEVATION

NORTH ELEVATION

VIEW LOOKING NORTH WEST

EAST ELEVATION

WEST ELEVATION

BUILDING ELEVATIONS

SCALE: 1:25 0 25' 50'

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CUTSFORTH BREWERY

CANBY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

FEBRUARY 08, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY
3D DOWNTOWN PROGRAM

CONCEPT DESIGN BY:

LRS ARCHITECTS, INC.

MARCH 08TH, 2012

PROJECT SUMMARY

THE 'ESTACADA DOWNTOWN STUDY' IS A VISIONING STUDY INTENDED TO GUIDE INDIVIDUAL PROPERTY OWNERS WHO ARE INTERESTED IN IMPROVING THE APPEARANCE OF THEIR BUILDINGS IN DOWNTOWN ESTACADA. THE SCOPE OF THIS STUDY IS LIMITED TO FACADE IMPROVEMENTS FOR (9) INDIVIDUAL PROPERTIES ON THE WEST SIDE OF S.BRODWAY STREET BETWEEN SW 3RD AVE. & SW 4TH AVE. IN ESTACADA, OR. WHAT FOLLOWS IN SUBSEQUENT REPORT, ARE SOME FACADE IMPROVEMENT RECOMMENDATIONS FOR THESE BUILDINGS WHICH ARE BASED ON INITIAL FEEDBACK FROM THE OWNERS. A PRELIMINARY HARD COST ESTIMATE IS ALSO PROVIDED FOR EACH IMPROVEMENT PROJECT. THE STUDY BUILDS UPON THE 'ESTACADA DOWNTOWN & RIVERSIDE AREA MASTER PLAN' AND PROVIDES DESIGN IDEAS TO INCORPORATE SOME UNIFYING DESIGN ELEMENTS IN EACH BUILDING FACADE THUS CREATING A SENSE OF PLACE ALONG S. BROADWAY.

NOTE: THE PROPOSED DESIGNS AND IMPROVEMENTS ARE BASED OFF PHOTOGRAPHS ONLY AND NO ACTUAL DIMENSIONS OF BUILDINGS WERE TAKEN OR PROVIDED FOR THIS STUDY.

ESTACADA DOWNTOWN STUDY SCOPE

VIEW LOOKING NW ALONG S.BROADWAY ST. (EXISTING CONDITIONS)

VIEW LOOKING NW ALONG S.BROADWAY ST. SHOWING PROPERTIES WITH PROPOSED FACADE IMPROVEMENTS. RECURRING DESIGN ELEMENTS SUCH AS AWNINGS, GOOSE NECK LIGHT FIXTURES AND STILE & WOOD ENTRY SYSTEMS CREATE A UNIQUE AND UNIFIED IDENTITY FOR THE BROADWAY STREET-SCAPE

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TRAILS INN BUILDING

397 S. BROADWAY

OWNERS: PAUL AND LILA REED

CLEAN (E) BRICK, TYP.

CLEAN AND REPAINT (E) COLUMN CAPS, TYP.

REMOVE (E) WINDOW UNIT AND RESTORE TRANSOM WINDOW TO MATCH NEW WINDOW SYSTEM

REPAIR, CLEAN AND REPAINT (E) CONC. BASE, TYP.

REMOVE (E) COPING

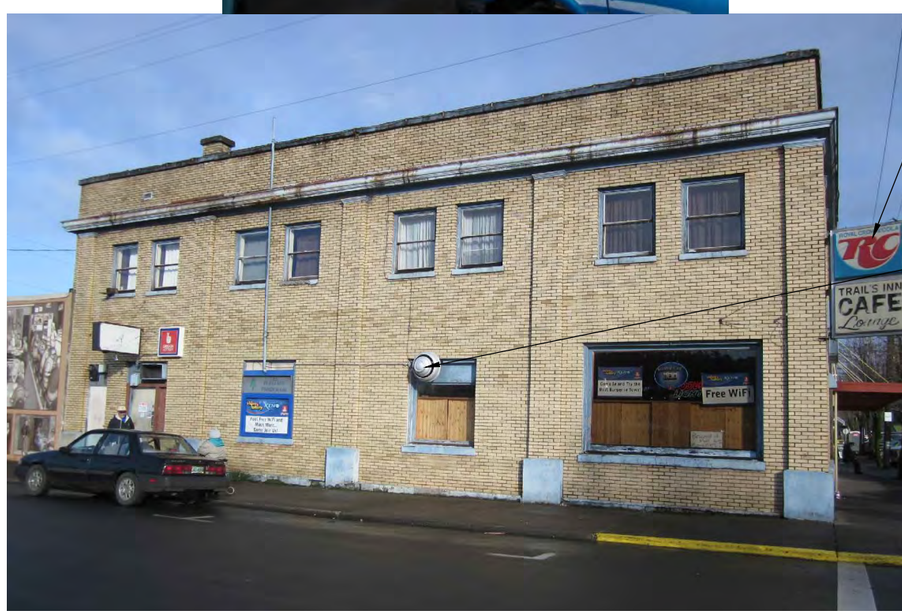
CLEAN AND REPAINT (E) FRIEZE

REMOVE (E) WINDOWS, TYP.

REPAIR AND CLEAN (E) CONC. SILL. PROVIDE NEW METAL COPING

REMOVE (E) ART AND SIGNAGE, TYP.

RELOCATE (E) EXHAUST TO ROOF AND RESTORE TRANSOM WINDOW TO MATCH NEW WINDOW SYSTEM



REMOVE (E) SIGNAGE

RELOCATE (E) EXHAUST TO ROOF

EXISTING CONDITIONS

NEW PAINTED METAL COPING

REPAINTED METAL FRIEZE

NEW WHITE VINYL WINDOWS TO MATCH EXISTING STYLE, TYP.

NEW METAL COPING OVER RESTORED WINDOW SILL, TYP.

NEW PAINTED SIGN ATTACHED TO THE BUILDING AT 45 DEG.

NEW FABRIC AWNING, TYP.

NEW STILE AND WOOD DOOR

NEW WOOD OR FIBER GLASS FRAME TO MATCH EXISTING STYLE

NEW WOOD INFILL PANEL, TYP.

REPAINTED COLUMN CAPS, TYP.

CLEANED BRICK FACADE

NEW 'GOOSE NECK' EXTERIOR LIGHTS, TYP.

REPAINTED CONC. BASE, TYP.

PROPOSED FACADE IMPROVEMENTS

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CLACKAMAS COUNTY

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

TRAILS INN BUILDING
397 S. BROADWAY
OWNERS: PAUL AND LILA REED

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	CLEAN (E) BRICK	$0.25	1,977 SF	$494
2	SEAL (E) BRICK	$1.50	1,977 SF	$2,966
3	CLEAN (E) COLUMN CAPS	$0.25	11.25 SF	$3
4	REPAINT (E) COLUMN CAPS	$1.50	11.25 SF	$17
5	REPAIR, CLEAN, AND REPAINT CONCRETE BASE	$2.50	124 SF	$310
6	REMOVE (E) ART/SIGNAGE	$150	1	$150
7	REPAIR AND CLEAN (E) CONCRETE SILL	$0.25	57 SF	$14
8	REMOVE (E) DOUBLE HUNG WINDOWS	$200	11	$2,200
9	REMOVE (E) FIXED WINDOWS	$250	5	$1,250
10	NEW DOUBLE HUNG VINYL WINDOWS	$30	187 SF	$5,610
11	NEW FIXED WINDOW	$40	204 SF	$8,160
12	CLEAN (E) FRIEZE	$0.25	445 SF	$111
13	REPAINT (E) FRIEZE	$1.50	445 SF	$668
14	RELOCATE EXHAUST TO ROOF		4	$0
15	NEW PAINTED METAL COPING	$8.00	90.5 LF	$724
16	NEW METAL COPING OVER SILL	$8.00	70.5 LF	$564
17	NEW PAINTED SIGNAGE	$2,500	1	$2,500
18	NEW FABRIC AWNING	$100	43 LF	$4,300
19	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
20	NEW DOOR	$800	1	$800
21	NEW DOOR AT BAR	$1,200	1	$1,200
22	NEW TRANSOM/SIDELIGHT	$40	31 SF	$1,240
23	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $36,480 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

LRS ARCHITECTS

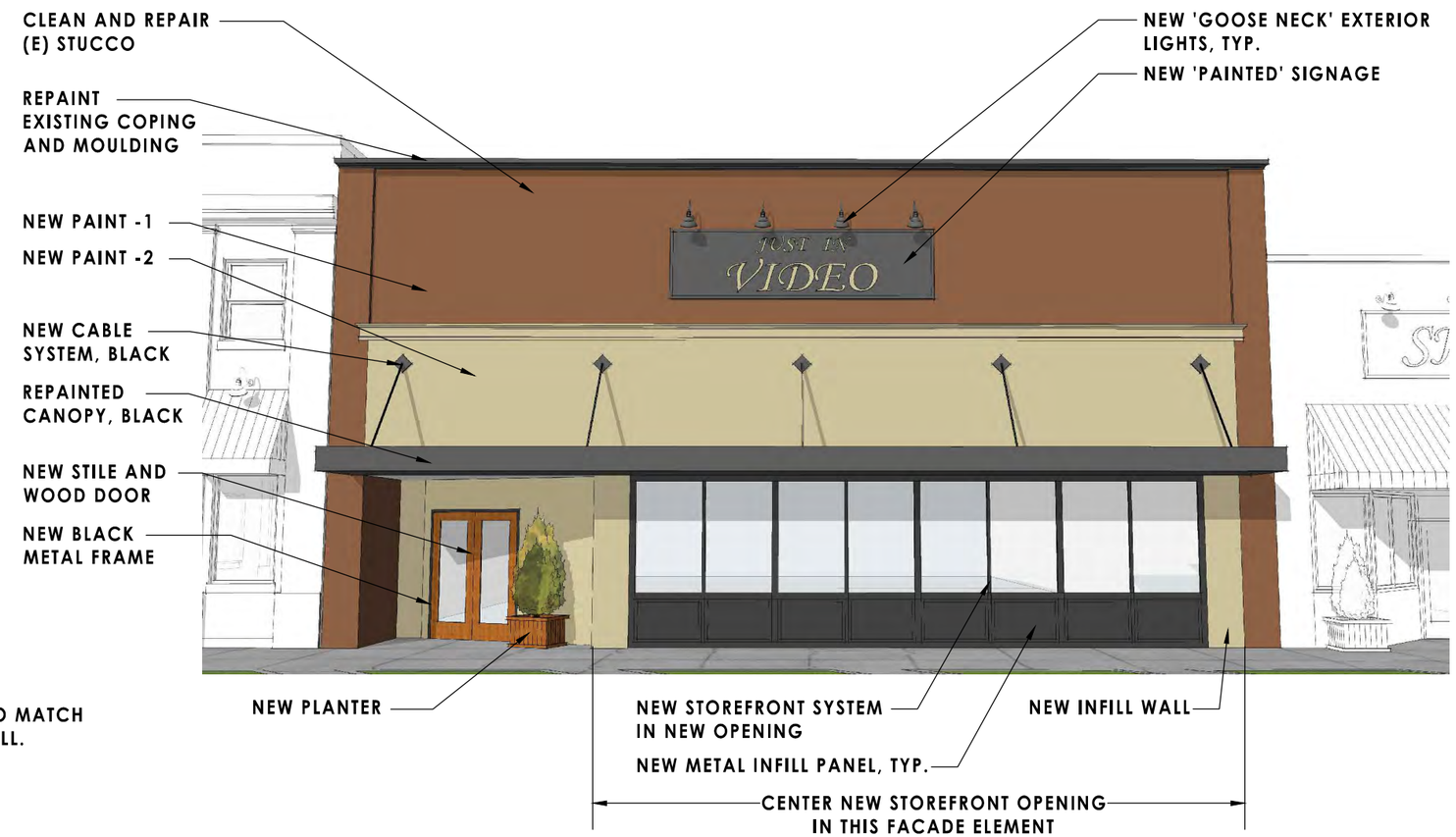
PROJECT NUMBER: 211201
3/8/2012

JUST IN VIDEO

381 S. BROADWAY

OWNERS: JIM GALLUZZO & LISA GALLUZZO

EXISTING CONDITIONS



PROPOSED FACADE IMPROVEMENTS

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CLACKAMAS COUNTY

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

JUST IN VIDEO
381 S. BROADWAY
OWNERS: JIM GALLUZZO & LISA GALLUZZO

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	REMOVE (E) FIXED WINDOWS			$2,500
2	REMOVE (E) DOORS			$250
3	NEW PAINT -1	$1.50	656 SF	$984
4	NEW PAINT -2	$1.50	529 SF	$794
5	REPAIR AND CLEAN STUCCO	$1.50	1162 SF	$1,743
6	NEW INFILL STUCCO WALL	$18	19 SF	$342
7	NEW STOREFRONT SYSTEM	$40.00	304 SF	$12,160
8	REPAINT (E) METAL CANOPY (BTM&SIDES)	$3.00	326 SF	$978
9	REPAINT (E) CANOPY CABLE BLACK	$1,500.00	1	$1,500
10	REPAINT (E) COPING AND MOULDING	$16.00	53 LF	$848
11	NEW PAINTED SIGNAGE	$1,500	1	$1,500
12	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
13	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $26,799 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

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PROJECT NUMBER: 211201
3/8/2012

THE OLD PAINTED CUPBOARD

373 S. BROADWAY
OWNER: HOWARD KATZ

CLEAN (E) STUCCO SIDING, TYP.

REMOVE (E) TRANSOM WINDOW SYSTEM, TYP.

PATCH AND REPAIR STUCCO TO MATCH (E) FINISH COAT, TYP

REMOVE (E) FRAME, TYP.

REMOVE (E) WINDOWS, TYP.

REMOVE (E) CEDAR SHINGLE SIDING, TYP.

REMOVE (E) FLOWER BOX TYP.

CLEAN (E) CONC. AND PREPARE FOR NEW WALL TILE

REMOVE (E) DOOR AND FRAME

REMOVE (E) EXTERIOR LIGHTS AND ELECTRICAL, TYP.

EXISTING CONDITIONS

NEW PAINTED METAL COPING

NEW 'GOOSE NECK' EXTERIOR LIGHTS, TYP.

NEW PAINTED SIGNAGE

NEW FABRIC AWNING (RESTORED TRANSOM WINDOW BEHIND - NOT SHOWN IN THIS VIEW)

NEW METAL FRAME (BLACK) WITH NEW INFILL VINYL WINDOW, TYP.

NEW PLANTER, TYP.

NEW TILE WAINSCOT

NEW STILE & WOOD DOOR

PROPOSED FACADE IMPROVEMENTS

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ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

THE OLD PAINTED CUPBOARD
373 S. BROADWAY
OWNER: HOWARD KATZ

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	REPAIR AND CLEAN STUCCO	$1.50	260 SF	$390
2	NEW PAINT	$1.50	260 SF	$390
3	REMOVE (E) WINDOWS	$200	10	$2,000
4	NEW FIXED WINDOW	$40	126 SF	$5,040
5	NEW PAINTED METAL COPING	$8.00	25.5 LF	$204
6	NEW PAINTED SIGNAGE	$1,200	1	$1,200
7	NEW FABRIC AWNING	$100	21 LF	$2,100
8	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
9	NEW TILE WAINSCOT	$10	65 SF	$650
10	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $15,174 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

BANK OF THE WEST

365 S. BROADWAY
FACILITIES MANAGER: ARTHUR CISNEROS

EXISTING CONDITIONS

PROPOSED FACADE IMPROVEMENTS

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ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

BANK OF THE WEST
365 S. BROADWAY
FACILITIES MANAGER: ARTHUR CISNEROS

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	CLEAN (E) BRICK	$0.25	186 SF	$47
2	SEAL (E) BRICK	$1.50	186 SF	$279
3	REMOVE (E) SIGNAGE/LIGHTING	$75	1	$75
4	DEMO (E) STOREFRONT	$2,000	1	$2,000
5	NEW STOREFRONT SYSTEM	$40	258 SF	$10,320
8	RELOCATED SIGNAGE	$250	1	$250
9	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
10	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $16,171 ±

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LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

BARBARA'S FLOWERS & COFFEE

355 S. BROADWAY
OWNER: BARBARA MATTSON

REMOVE AND SALVAGE (E) SIGNAGE AND TRANSOM INFILL PREPARE FOR NEW WINDOW SYSTEM

CLEAN (E) BRICK, TYP.

REMOVE (E) WINDOW SYSTEM AND ASSOCIATED TRIM

REMOVE (E) PLANTERS

REMOVE (E) SIDING SYSTEM

REMOVE (E) DOOR AND FRAME SYSTEM

EXISTING CONDITIONS

RELOCATED SIGNAGE

NEW 'GOOSE NECK' EXTERIOR LIGHTS, TYP.

NEW FABRIC AWNING (RESTORED TRANSOM BEHIND - NOT SHOWN IN THIS VIEW)

NEW STOREFRONT SYSTEM WITH METAL INFILL PANEL AT BOTTOM, TYP

NEW STILE AND WOOD DOOR

NEW PLANTERS, TYP

PROPOSED FACADE IMPROVEMENTS

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CLACKAMAS COUNTY

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

BARBARA'S FLOWERS & COFFEE
355 S. BROADWAY
OWNER: BARBARA MATTSON

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	CLEAN (E) BRICK	$0.25	186 SF	$47
2	SEAL (E) BRICK	$1.50	186 SF	$279
3	REMOVE (E) SIGNAGE/LIGHTING	$75	1	$75
4	DEMO (E) STOREFRONT	$2,000	1	$2,000
6	NEW STOREFRONT SYSTEM	$40	258 SF	$10,320
7	NEW FABRIC AWNING	$100	21.5 LF	$2,150
8	RELOCATED SIGNAGE	$250	1	$250
9	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
10	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $18,321 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

THE SPIRAL GALLERY

341 S. BROADWAY
OWNER: TOMAS GRIESSMANN

EXISTING CONDITIONS

PROPOSED FACADE IMPROVEMENTS

LRS ARCHITECTS
www.lrsarchitects.com
720 NW Davis
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Portland OR 97209
503.221.1121
503.221.2077

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CLACKAMAS COUNTY

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

THE SPIRAL GALLERY
341 S. BROADWAY
OWNER: TOMAS GRIESSMANN

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	REMOVE (E) SIDING		255 SF	$0
2	NEW CORNICE AND GUTTER	$10.00	33 LF	$330
3	NEW SHINGLE SIDING	$4.50	255 SF	$1,148
4	PAINT NEW SIDING	$1.50	255 SF	$383
5	PAINT TRIM	$1.50	50 SF	$75
6	NEW SIDING AT STOREFRONT SURROUND	$4.50	105 SF	$473
7	CLEAN AND REPAINT STUCCO	$1.50	182 SF	$273
8	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
9	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $5,881 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

HI-TECH SOLUTIONS

335 S. BROADWAY
OWNER: JORDAN WINTHROP

REMOVE (E) CORRUGATED METAL SIDING

REMOVE AND SALVAGE (E) SIGNAGE

REMOVE (E) WINDOWS AND DOORS AND ASSOCIATED TRIM, TYP.

REMOVE (E) WOOD SIDING

EXISTING CONDITIONS

NEW 'GOOSE NECK' EXTERIOR LIGHTS, TYP.

RELOCATED SIGNAGE

NEW TRIM AND COPING

TOUCH UP PAINT AT CANOPY

PROVIDE NEW PAINTED SIDING

NEW STOREFRONT SYSTEM WITH BLACK METAL INFILL PANEL AT BOTTOM, TYP

NEW STILE AND WOOD DOOR WITH STEP TO MATCH, TYP.

PROPOSED FACADE IMPROVEMENTS

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CLACKAMAS COUNTY

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

HI-TECH SOLUTIONS
335 S. BROADWAY
OWNER: JORDAN WINTHROP

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	RELOCATE (E) SIGNAGE	$150.00	1	$150
2	REMOVE (E) WINDOWS	$200.00	2	$400
3	NEW SIDING	$16.00	244 SF	$3,904
4	PAINT NEW SIDING	$1.50	244 SF	$366
5	NEW STOREFRONT	$40	90 SF	$3,600
6	TOUCH UP PAINT AT (E) METAL CANOPY (BTM & SIDES)	$1.50	110 SF	$165
7	NEW TRIM AND COPING	$12.00	25 LF	$300
8	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
9	NEW GOOSE NECK LIGHTING	$500	3	$1,500

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $11,585 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

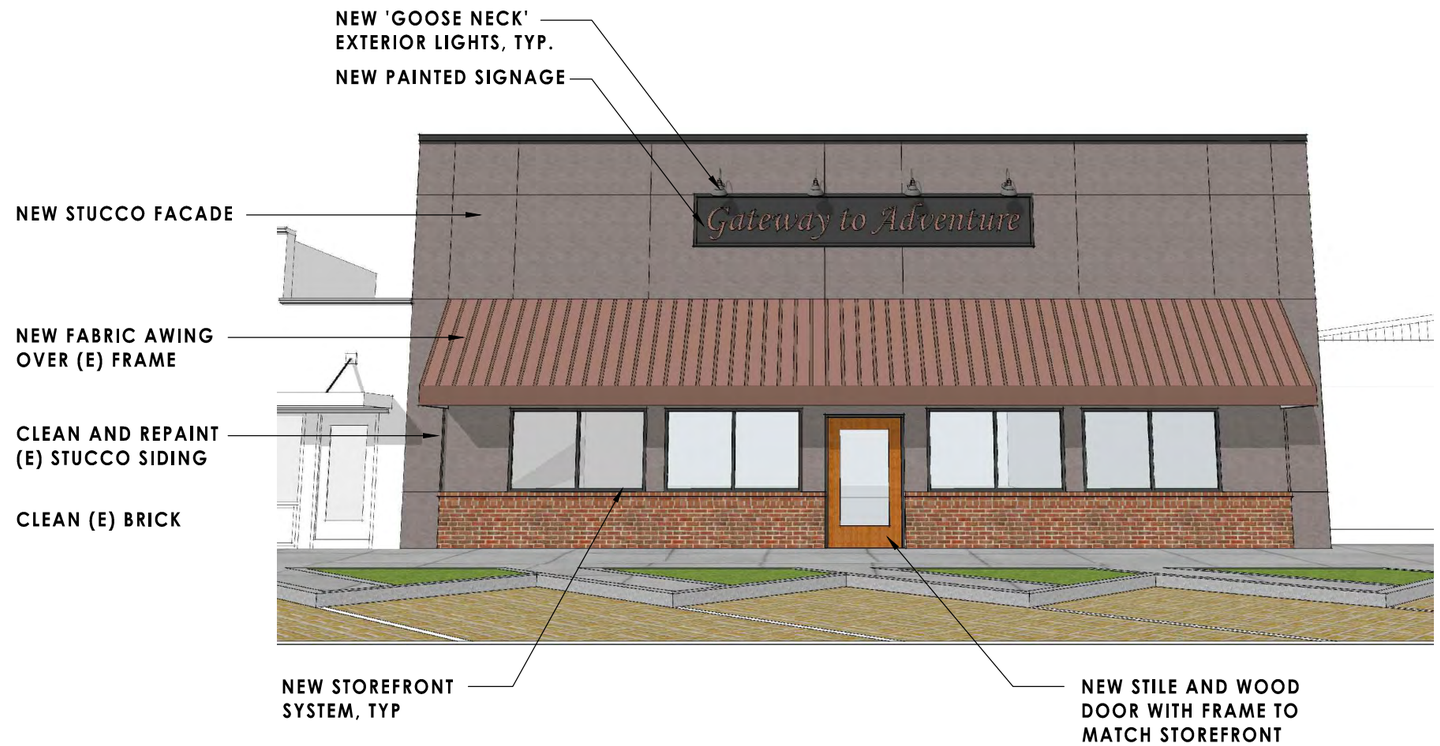
LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

THE OLD ARTSMITH

325 S. BROADWAY
OWNER: JAN FOURIER

EXISTING CONDITIONS



PROPOSED FACADE IMPROVEMENTS

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CLACKAMAS COUNTY

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

THE OLD ARTSMITH
325 S. BROADWAY
OWNER: JAN FOURIER

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	CLEAN (E) BRICK	$0.25	145 SF	$36
2	NEW FAÇADE - PAINT TO MATCH (E)	$20.00	475 SF	$9,500
3	REPAIR AND CLEAN (E) STUCCO	$1.50	390 SF	$585
4	REPAINT (E) STUCCO	$150	390 SF	$58,500
5	NEW STOREFRONT SYSTEM	$40	135 SF	$5,400
6	NEW PAINTED SIGNAGE	$1,200	1	$1,200
7	NEW FABRIC AWNING (OVER (E) FRAME)	$75	46 LF	$3,450
8	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
9	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $81,871 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

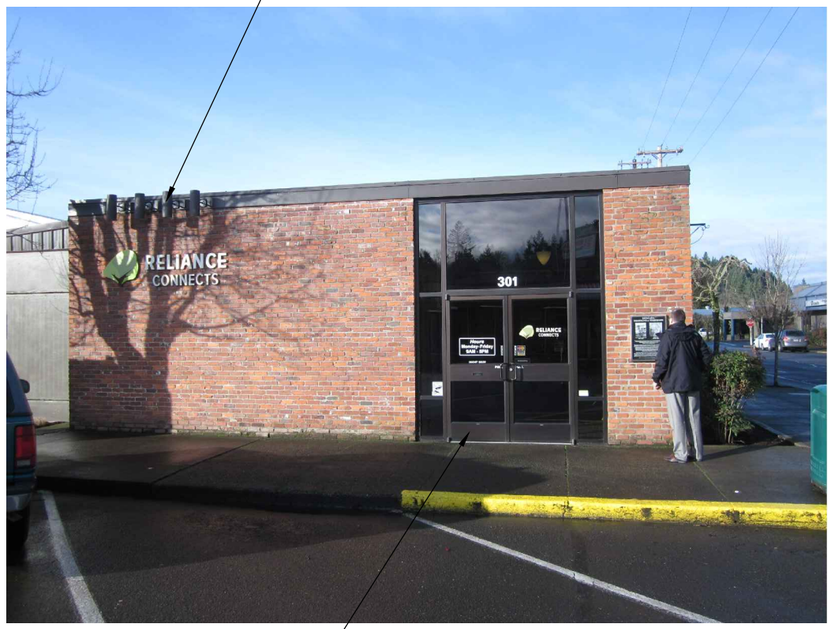
LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

RELIANCE CONNECTS

301 S. BROADWAY
OWNER: MATT DAY

REMOVE (E) LIGHT FIXTURES AND ELECTRICAL



REMOVE (E) WINDOW AND DOOR STOREFRONT SYSTEM, TYP.

EXISTING CONDITIONS

NEW 'GOOSE NECK' EXTERIOR LIGHTS, TYP.

(E) SIGNAGE

CLEAN (E) STOREFRONT SYSTEM

NEW METAL CANOPY

CLEAN (E) BRICK

NEW STILE AND WOOD DOOR WITH NEW STOREFRONT

PROPOSED FACADE IMPROVEMENTS

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ESTACADA DOWNTOWN STUDY

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CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

MARCH 8, 2012

ESTACADA DOWNTOWN STUDY

S. BROADWAY, ESTACADA, OREGON

RELIANCE CONNECTS
301 S. BROADWAY
OWNER: MATT DAY

	IMPROVEMENT	COST PER SF/LF	QUANTITY	TOTAL COST
1	CLEAN (E) BRICK	$0.25	705 SF	$176
2	NEW METAL CANOPY	$25.00	52 SF	$1,300
3	NEW STILE AND WOOD DOOR	$1,200	1	$1,200
4	NEW GOOSE NECK LIGHTING	$500	4	$2,000

TOTAL ESTIMATED COST OF SUGGESTED IMPROVEMENT $4,676 ±

* NOTE ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC.

LRS ARCHITECTS

PROJECT NUMBER: 211201
3/8/2012

NORTHWEST ORAL AND MAXILLOFACIAL SURGEONS

MILWAUKIE, OREGON

CLACKAMAS COUNTY
3D DOWNTOWN PROGRAM

CONCEPT DESIGN BY:

LRS ARCHITECTS, INC.

APRIL 23RD, 2012

SITE SUMMARY

LOT AREA	= 10,000 SF *	PROPOSED BUILDING FOOTPRINT	= 3,631 SF *	PARKING	= 18 STALLS (INCL. 1 ADA STALL)
PROPOSED BUILDING AREA	= 3,631 SF *	LOT COVERAGE	= 36.3%		
		FAR	= 0.36 : 1		

(AREAS ARE APPROXIMATE)*

PLANNING & ZONING CODE SUMMARY

BASE ZONE: 'DS'- DOWNTOWN STOREFRONT

DEVELOPMENT CODE STANDARDS COMPLIANCE:

	BASE ZONE	PROPOSED	
PERMITTED USES INCLUDE	RETAIL, PERSONAL/BUSINESS SERVICES	RETAIL, PERSONAL/BUSINESS SERVICES	(SEE NOTE 'C')
LOT AREA	750 SF MIN.	10,000 SF	OK
FAR	1:1 MIN. 4:1 MAX.	0.36 : 1	(SEE NOTE 'D')
BUILDING HEIGHT	35' MIN. 45' MAX.	20'	(SEE NOTE 'D')
SETBACK	MIN. - NONE MAX. - 10'	0' 0'	OK
GROUND FLOOR RETAIL (ALONG MAIN STREET)	REQUIRED	36% OF GROUND FLOOR FRONTAGE ALONG MAIN WILL BE RETAIL	(SEE NOTE 'C')
GROUND FLOOR WINDOWS (ALONG MAIN STREET)	REQUIRED - 50%	73.8% GROUND FLOOR WINDOWS ALONG MAIN STREET	OK
PARKING LOT - BUFFER	4' FROM R.O.W	4' MIN.	OK
PARKING LOT - INTERIOR LANDSCAPING	25 SF/PARKING STALL (18 STALL @ 25 SF/STALL = 450 SF)	465 SF	OK

NOTES & ASSUMPTIONS

A. THE OWNER SHALL BE RESPONSIBLE TO CONTACT THE CITY OF MILWAUKIE'S PLANNING DEPARTMENT TO DETERMINE FUTURE COURSE OF ACTION. A TYPE-III DESIGN REVIEW IS REQUIRED FOR PROJECTS SEEKING MODIFICATIONS TO THE BASE ZONE REQUIREMENTS. R.O.W IMPROVEMENTS TO MEET CURRENT STANDARDS WILL BE REQUIRED.

B. THE 3D MODEL AND DESIGN IMAGES ARE BASED OFF RECENT PHOTOGRAPHS AND GOOGLE EARTH IMAGERY. NO ACTUAL DIMENSIONS WERE TAKEN. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.

C. THE BASE ZONE REQUIRES RETAIL/RESTAURANT TYPE OF USE ON THE GROUND FLOOR AND ALLOWS A MAXIMUM OF 25% OF GROUND FLOOR AREA FOR PROFESSIONAL SERVICES TYPE OF USE. TO MEET OWNER'S STRICT PROGRAM REQUIREMENTS THE CLINIC IS PROPOSED ON THE GROUND FLOOR TAKING UP TO 64% OF GROUND FLOOR AREA. A MODIFICATION TO THE BASE ZONE REQUIREMENT FOR PERMITTED USE SHOULD BE REQUESTED AS PART OF THE TYPE III REVIEW PROCESS.

D. ALL PROGRAM REQUIREMENTS, INCLUDING A GROUND FLOOR FACILITY FOR THE CLINIC ARE MET THROUGH AN EFFICIENT FLOOR PLAN IN A SINGLE STORY BUILDING. OFF-STREET PARKING IS ALSO PROVIDED. A MODIFICATION TO THE BASE ZONE REQUIREMENT FOR MIN FAR AND MIN, BUILDING HEIGHT SHOULD BE REQUESTED AS PART OF THE TYPE III REVIEW PROCESS.

PRELIMINARY CONSTRUCTION COST ESTIMATE

DEMO COSTS: $25,000 APPROX.
CORE & SHELL: $105.00/SF - $115/SF
NOTES:
1. COST RANGE IS FOR DIRECT CONSTRUCTION 'HARD COSTS'. LAND COSTS AND 'SOFT COSTS ARE NOT INCLUDED.
2. AVERAGE 'SOFT COSTS' (A&E, PERMITTING, SYSTEMS DEVELOPMENT CHARGES, ETC) TYPICALLY RUN 30% OF HARD COSTS.
3. CONSTRUCTION COSTS ARE FOR 'WARM SHELL'. TENANT IMPROVEMENT (T.I.) AS WELL AS FIXTURES, FURNISHINGS, AND EQUIPMENT COSTS SHOULD BE CONSIDERED IN THE TOTAL PROJECT BUDGET.

BUILDING CODE INFORMATION

APPLICABLE BUILDING CODE:	**2006 INTERNATIONAL BUILDING CODE**
BUILDING AGENCY/ JURISDICTION:	**City of Milwaukie**
TOTAL BUILDING AREA:	**3,631 SF**

BUILDING CODE REQUIREMENTS

NOTES:		1. Code information indicated below only lists some specific requirements but does not list all building code requirements.
Occupancy Groups:	(Chapter 5)	**B, A-2** Incidental use areas per Table 508.2 where occur. Accessory use areas per Section 508.3.1 where occur.
Nonseparated Uses:	(Sect 508.3.2)	Nonseparated uses are proposed for the building. No separation among different uses within each building required. Buildings built to most restrictive type of construction requirements based on area & height limitations of each use.
Construction Type:	Required: Proposed:	**Type V-A** **Type V-A**
Allowable Floor Area (At):	(Table 503): =	**Bldg Clinic A-2 11,500 SF**
Frontage Increase (If):	(Sect 506.2): =	**100 x (F ÷ P - 0.25) x W ÷ 30**
		F P W If **Bldg Clinic 235' 269' 30' 62.17%**
Sprinkler Increase (Is):	(Sect 506.3):	**No.of Stories Sprinkers Is** **Bldg Clinic 1 NFPA 13R 0%**
Allowable Flr Area Per Flr (Aa):	(Sect 506.1) =	**At + (At × If)÷100 + (At × Is)÷100**
		Bldg Clinic A-2 18,650 SF
Area Determination:	(Sect 506.4) =	**Bldg Clinic A-2 18,650 SF**
Total Allowable Flr Area (All Floors):	=	**Bldg Clinic A-2 18,650 SF**
Actual Flr Area (All Floors):	=	**Bldg Clinic A-2 3,631 SF** ,OK
Allowable No. of Stories/ Height:	(Table 503): =	**Bldg Clinic A-2 2 stories** and **50 ft**
Sprinkler Increase for Height:	(Sect 504.2): =	**Bldg Clinic A-2 3 stories** and **70 ft**
Actual No. of Stories/ Height:	=	**Bldg Clinic A-2 1 stories** ,OK. **43 ft** ,OK

TYPE OF CONSTRUCTION:

Fire Resistive Requirements		Type V-A
	Structural Frame	1 HR
	Exterior Bearing Walls	1 HR
	Interior Bearing Walls	1 HR
	Exterior Non Bearing Walls	see Table 602
	Interior Non Bearing Walls	0 HR
	Floor/Ceiling	1 HR
	Roof/Ceiling	1 HR

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CLACKAMAS COUNTY

NORTHWEST ORAL & MAXILLOFACIAL SURGEONS

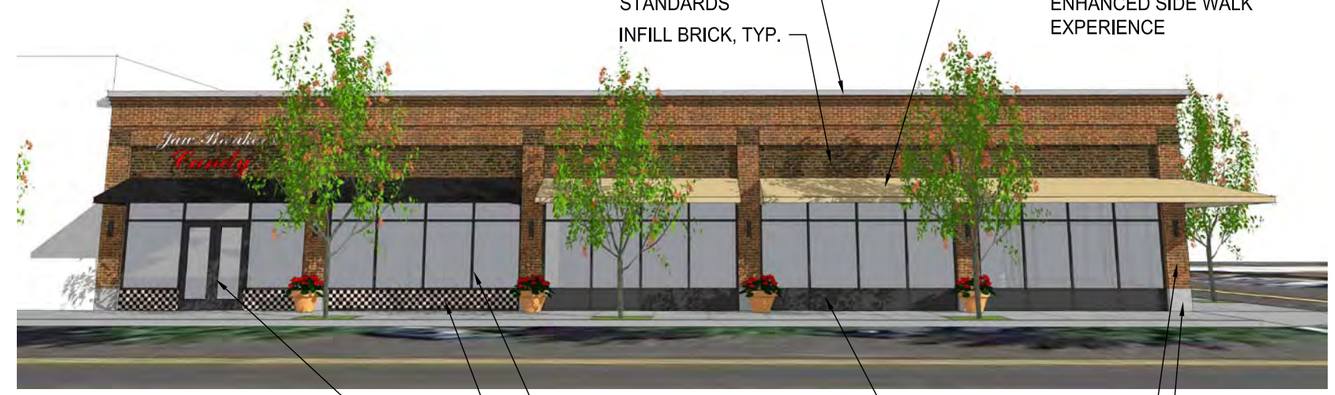
MILWAUKIE, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

APRIL 23, 2012

VIEW LOOKING SOUTH EAST



VIEW LOOKING EAST (MAIN STREET ELEVATION)

VIEW LOOKING SOUTH NORTH (JEFFERSON STREET ELEVATION)

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CLACKAMAS COUNTY

NORTHWEST ORAL & MAXILLOFACIAL SURGEONS

MILWAUKIE, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

APRIL 23, 2012

DINDIA BUILDING

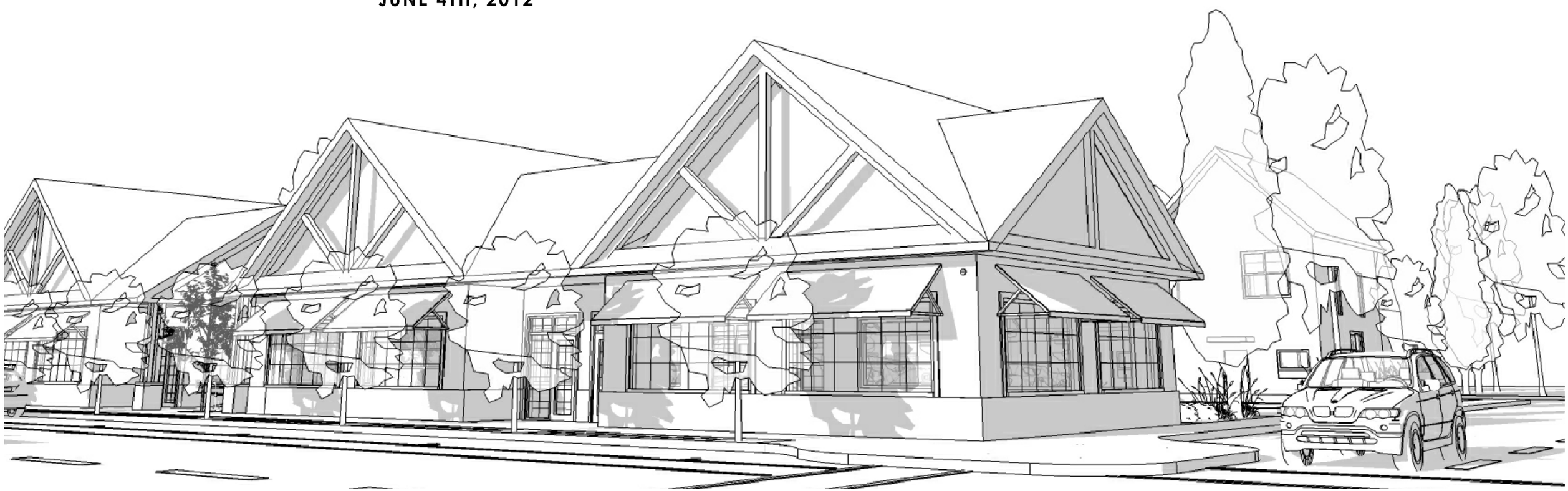
SANDY, OREGON

CLACKAMAS COUNTY
3D DOWNTOWN PROGRAM

CONCEPT DESIGN BY:

LRS ARCHITECTS, INC.

JUNE 4TH, 2012



SITE SUMMARY

LOT AREA	= 20,160 SF * [1]
PROPOSED BUILDING AREA	= 10,890 SF *
BUILDING FOOTPRINT	= 7,185 SF *
LOT COVERAGE	= 35.6%
FAR	= 0.54 : 1

PARKING CALCULATIONS

	REQUIRED	PROVIDED
COMMERCIAL (@1/200GSF)	18	
EMPLOYEES (@2/STORE)	3	
RESIDENTIAL (@2/DWELLING)	12	
SUBTOTAL	33	
ALLOWED REDUCTION (@35%)	-11	
TOTAL	22 STALLS	24 STALLS (INCL. 1 ADA STALL)

** AREAS ARE APPROXIMATE;*
[1] *AFTER R.O.W DEDICATION*

PLANNING & ZONING CODE SUMMARY

BASE ZONE: 'C1'- CENTRAL BUSINESS DISTRICT

DEVELOPMENT CODE STANDARDS COMPLIANCE:

ITEM	BASE ZONE	PROPOSED	
PERMITTED USES INCLUDE	RESIDENTIAL TOWN HOMES , COMMERCIAL/RETAIL	RESIDENTIAL TOWN HOMES COMMERCIAL/RETAIL	OK
BUILDING HEIGHT (COMMERCIAL)	45' MAX.	26'-6"	OK
BUILDING HEIGHT (RESIDENTIAL)	45' MAX.	32'-8"	OK
SETBACK (COMMERCIAL)	MIN. - NONE MAX. - 20'	0' 0'	 OK
SETBACK (RESIDENTIAL)	FRONT MIN. - 10' SIDE MIN. - 5' CORNER MIN- 10'	10' 5' 10'	OK OK OK
LANDSCAPING (COMMERCIAL)	MIN 10%	27.5%	OK
LANDSCAPING (RESIDENTIAL)	MIN 20%	41.2%	OK
GROUND FLOOR WINDOWS (COMMERCIAL ALONG R.O.W)	REQUIRED - 40% MIN.	67.5% GROUND FLOOR WINDOWS	OK
PARKING LOT - BUFFER	5' FROM R.O.W	5'	OK
PARKING LOT - INTERIOR LANDSCAPING	10%	12%	OK

VICINITY PLAN
[NTS]

N

NOTES & ASSUMPTIONS

A. THE OWNER SHALL BE RESPONSIBLE TO CONTACT THE CITY OF SANDY PLANNING DEPARTMENT TO DETERMINE FUTURE COURSE OF ACTION. R.O.W IMPROVEMENTS TO MEET CURRENT STANDARDS WILL BE REQUIRED.

B. THE 3D MODEL AND DESIGN IMAGES ARE BASED OFF RECENT PHOTOGRAPHS AND GOOGLE EARTH IMAGERY. NO ACTUAL DIMENSIONS WERE TAKEN. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.

C. THE SUBJECT SITE IS WITHIN THE DOWNTOWN EXCEPTION AREA - A (APPENDIX B). PER CODE SECTION 17.90.10.F; SANDY STYLE DESIGN STANDARDS ARE USED FOR THE PROJECT.

D. CONFORMANCE TO LANDSCAPE REQUIREMENTS IS SHOWN FOR EACH USE TYPE AS PER LRS's CONVERSATION WITH THE CITY PLANNER. SEE PLANNING & ZONING CODE SUMMARY TABLE.

E. PER CODE SECTION 17.98.30 A&B; A TOTAL OF 35% PARKING REDUCTION REQUIREMENT IS TAKEN FOR THE PROJECT

PRELIMINARY CONSTRUCTION COST ESTIMATE

COMMERCIAL CORE & SHELL: (@$100/GSF)	= 3,540 GSF x $100	= $ 354,000
PARKING LOT AND SITE WORK(@ $8.50/SF):	= 9,270 GSF x $8.50	= $ 78,795
R.O.W DEVELOPMENT (@ $8.50/SF):	= 2,316 GSF x $8.50	= $ 19,686
RESIDENTIAL (@$125/GSF):	= 7,350 GSF x $125	= $ 918,750

NOTES:
1. COST RANGE IS FOR DIRECT CONSTRUCTION 'HARD COSTS'. LAND COSTS AND 'SOFT COSTS ARE NOT INCLUDED.
2. AVERAGE 'SOFT COSTS' (A&E, PERMITTING, SYSTEMS DEVELOPMENT CHARGES, ETC) TYPICALLY RUN 30% OF HARD COSTS.
3. CONSTRUCTION COSTS ARE FOR 'WARM SHELL' FOR COMMERCIAL SCOPE. TENANT IMPROVEMENT (T.I.) AS WELL AS FIXTURES, FURNISHINGS, AND EQUIPMENT COSTS SHOULD BE CONSIDERED IN THE TOTAL PROJECT BUDGET.

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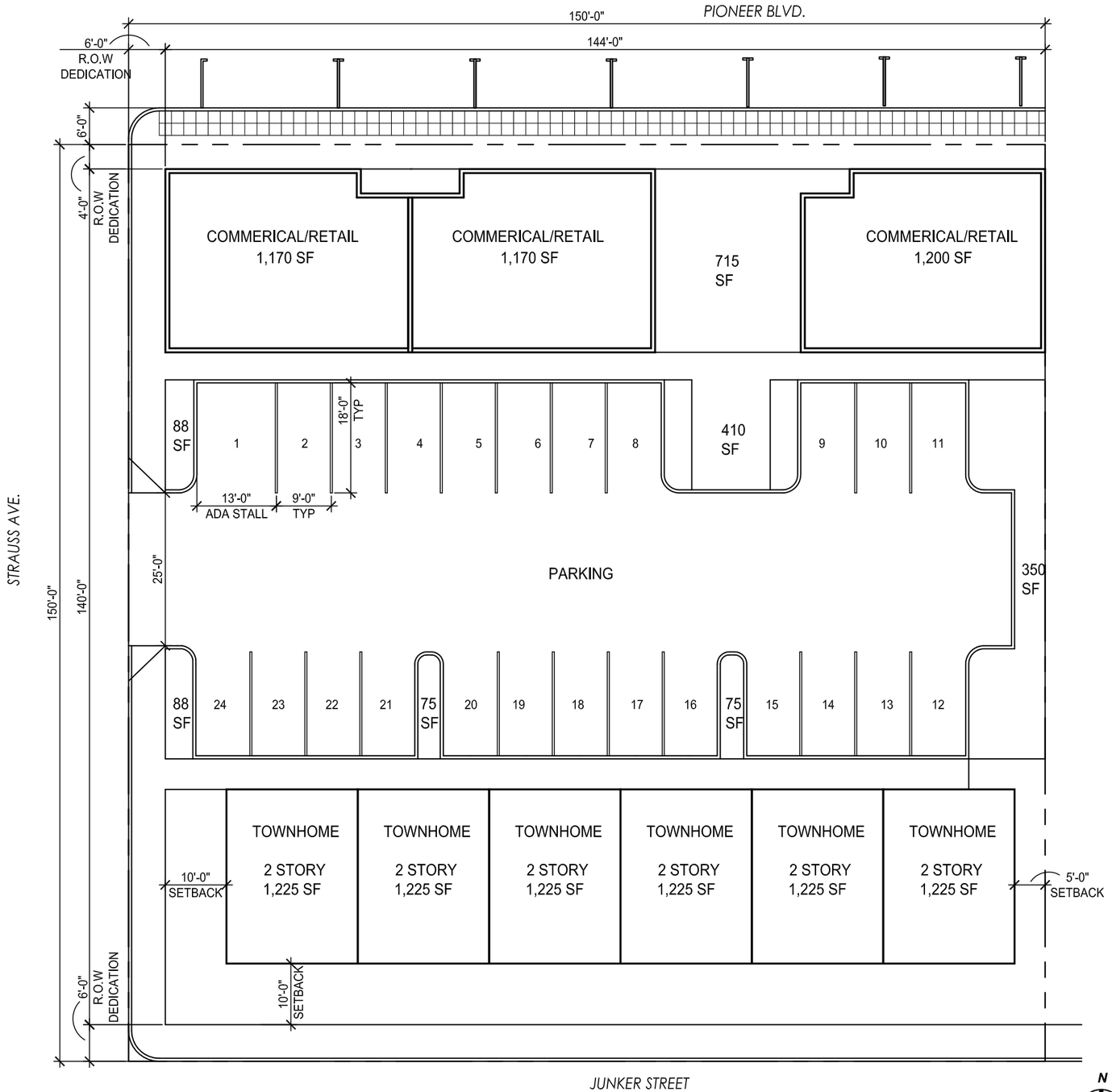
CLACKAMAS COUNTY

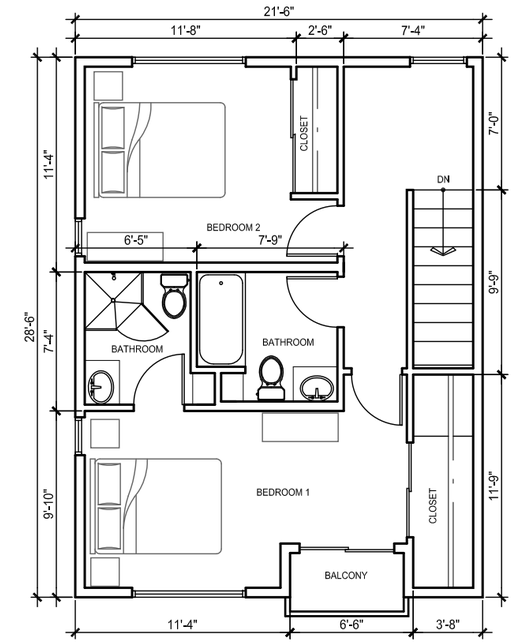
DINDIA BUILDING
SANDY, OREGON
CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201
JUNE 04, 2012

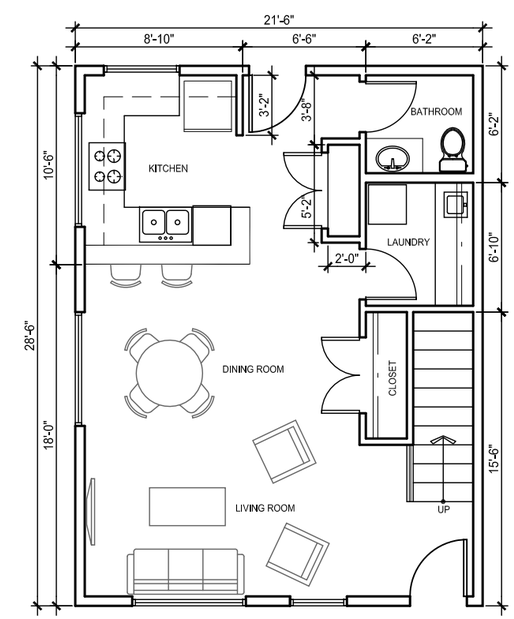


SITE PLAN [DIMENSIONS BASED ON DRAWINGS PROVIDED BY OWNER]

SCALE: 1:20 0 20' 40'



SECOND FLOOR PLAN



FIRST FLOOR PLAN

N

FLOOR PLANS

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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CLACKAMAS COUNTY

DINDIA BUILDING

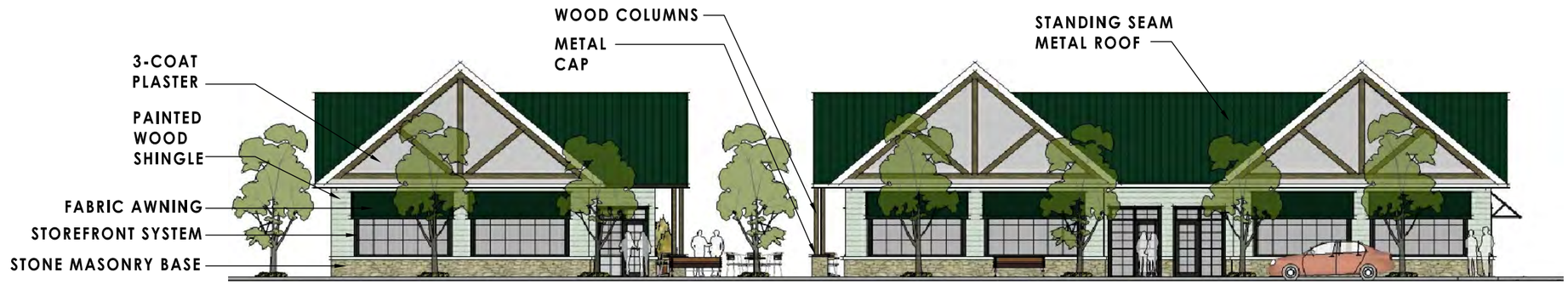
SANDY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

JUNE 04, 2012

COMMERCIAL - SOUTH ELEVATION
PARKING LOT SIDE



COMMERCIAL - NORTH ELEVATION
PIONEER BLVD. ELEVATION

TOWNHOMES - SOUTH ELEVATION
JUNKER STREET ELEVATION

TOWNHOMES - NORTH ELEVATION
PARKING LOT SIDE

ALL ELEVATIONS
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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CLACKAMAS COUNTY

DINDIA BUILDING

SANDY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

JUNE 04, 2012

3D DOWNTOWNS PROGRAM APPLICATION

Applicant Information

Applicant Name: Main Street Molalla/City of Molalla, Oregon

Are you the: [X] Main Street program representative

[ ] Property owner

Local Main Street organization: TEAM Molalla

Mailing Address: c/o Ms. Ellen Barnes, City Administrator

Molalla City Hall

117 N. Molalla Avenue

Molalla, OR 97038

Phone: (503) 829-6855 Email: barnes@ Molalla.net

Site Information

Site Address: SE corner of downtown Molalla's 100% corner (Hwy 211/Main Street and South Molalla Avenue) and half block on S. Molalla. (See site map on page 7.) The four property owners and addresses are as follows with photos on last page of the application.

Mr. Gary Deardorff,
Deardorff 3-D LLC
104 -112 West Main St
Jidear@molalla.net
503-829-9140

City of Molalla
Ms. Ellen Barnes, City Administrator
117 N. Molalla Avenue
Molalla, OR 97038
ebarnes@molalla.net
503-829-6855

Mr. Lynn Kraxberger
Long Branch Tavern
110 S. Molalla Avenue
503-936-3794

Mr. Jeff Spitzer
JC Auto Connection
118 S. Molalla Avenue
jcautoconnection@molalla.net
503-829-2391

Project Description*

1. **Please provide a description of the proposed project:**

This project will reinvigorate a prime corner of downtown Molalla's key intersection, improve parking capacity, improve property 'readiness' for business occupants, encourage the creation of a multi-purpose public space and serve as a catalyst for future improvements. An important impetus for the 3D design assistance is that the Oregon Department of Transportation (ODOT) has identified this corner (Hwy 211/Main Street controlled by ODOT) and Molalla Avenue as a 'failed' intersection. Long term plans are to re-engineer the intersection from either a two lane street with on-street parking and a 4-way stop sign to a four lane street with turn lanes, a stop light and the removal of on-street parking or a three lane street (two drive lanes and a left turn lane), a stop light and removal of parking along one side of the street.

This project would be a public-private partnership between the City of Molalla and three private property owners focused on building/streetscape improvements, a potential public plaza space, the addition of parking and enhanced building/business access front and back.

The four properties from north to south on S. Molalla Avenue are described below. Photos and a map appear on page 5 and 6 of the application.

1. The primary property/building (Deardorff) fronts on Main Street and is an 11,600 sq. ft. space that once was a warehouse and hardware store and is being remodeled into new retail and office space. The property owner is following the architectural renderings (attached) that improve the building façade, open up windows and add doors on both the Main Street and Molalla Avenue sides of the building. The business space is increasing from 4 to 8 potential tenants. At the corner of this property is a small parking lot that could be converted to a public plaza or an improved parking area.
2. The City of Molalla pocket park was once the site of a commercial structure. The park has seating and trash bins and some observe is used mainly by customers of the Long Branch Tavern. One proposal for the park's redevelopment as part of a block redevelopment is to create one-way ingress for parking behind the buildings on S. Molalla and possibly to contain some angled parking spaces as well.
3. The Long Branch Tavern is an active use with bar, back deck and adjacent back parking.
4. The JC Auto Connection property is a two-story building with two ground floor retail/office spaces totaling 4,000 sq. ft. and an upper story with two apartments totaling 2,600 sq. ft. The owner has no plans for significant redevelopment but is

open to frontage improvements that would help enhance the building image.

2. What are the outcomes/goals of the project?

- Improve the functionality and appearance of the corner property and create physical connectivity with the adjacent properties.
- Offset the parking that will be displaced on Main Street with the signalized intersection and increase parking capacity to serve the businesses and community
- Stimulate economic activity, increase business and improved customer access to this key block

3. How will the local Main Street program and/or property owner use the 3D model provided?

The 3D modeling will create a cohesive plan for unified design elements to improve the image and visual impact of this key central block in downtown Molalla as well as lay the foundation for a more efficient design of the properties, including a potential dual purpose parking/public space at the corner and behind the structures.

4. Has there been previous design work completed on this property? Please explain background. If so, please provide a description and attach a copy of the design work.

Yes, the Deardorff corner building has had recent façade renderings completed. The design work appears in a separate PDF file and is being implemented by the property owner. The 3D design team will need to incorporate the key features of this façade design but augment them to create a unified block and to improve the street view/public space.

5. Please describe the project readiness. What is the likelihood that the project will be realized and what is the timeframe for completion?

The Deardorff property improvements are under way but not on a specific schedule. This parcel has the greatest opportunity to create a signature downtown Molalla building and positive impression. The City is a willing and interested partner with consideration of pocket park redevelopment. The other two property owners indicate a willingness to consider recommendations for improvement as market conditions improve.

6. What source(s) of funding will be used to carry out the improvements (i.e. local façade improvements program, bank loan, etc.)?

A creative mix of resources is being considered for project implementation, including City of Molalla redevelopment funds (potentially for façade, parking and streetscape improvements), land donations/swaps and private financing.

Certification and Agreement

I certify that all information contained in this application and all information furnished herein is true and correct to the best of my knowledge. Further, I agree to comply with all guidelines of the Clackamas County 3D Downtowns program.

If the applicant is not the property owner, the property owner must also sign to enter into the agreement.

Applicant Signature: _____ **Date:** 3/5/12

Property Owner Signature: _____ **Date:** _____

Property Owner Signature: _____ **Date:** _____

Property Owner Signature: _____ **Date:** _____

Property Owner Support

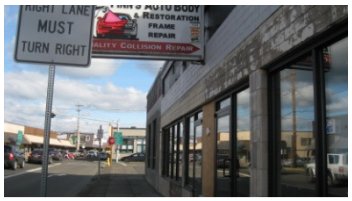
A pre-application meeting was held with three of the four property owners: Ellen Barnes (City of Molalla), Jeff Spitzer and Gary Deardorff. Jeff has given his verbal commitment to the project and Gary's memo of support follows. Project information was shared with Lynn Kraxberger but he has responded.

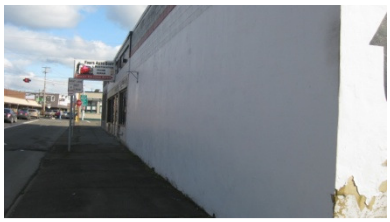
From: Joan Deardorff [mailto:jidear@molalla.net]
Sent: Friday, March 02, 2012 5:13 PM
To: Mary Bosch
Subject: Re: 3D Downtowns Application

Hi Mary,

I approve and support this project. Thanks for your work on this.

Gary Deardorff





Property 1: Deardorff

Property 2: City of Molalla Property 3: Long Branch Tavern

Parking and deck behind Long Branch Tavern

Property 4: Jeff Spitzer, JC Auto Connection

BUSCH FURNITURE STORE
OREGON CITY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

CONCEPT DESIGN BY:
LRS ARCHITECTS, INC.

JUNE 18TH, 2012

SITE SUMMARY

LOT AREA	= 25,880 SF *
EXISTING BUILDING FOOTPRINT	= 14,880 SF *
PROPOSED BUILDING FOOTPRINT	= 11,000 SF *
TOTAL BUILDING FOOTPRINT	= 25,880 SF *
LOT COVERAGE	= 100 %
PROPOSED RENOVATED BUILDING AREA	= 22,700 GSF *
PROPOSED NEW BUILDING AREA	= 36,588 GSF *
TOTAL PROPOSED BUILDING AREA	= 59,288 GSF *
FAR	= 2.29 : 1

* AREAS ARE APPROXIMATE:
[1] AFTER R.O.W DEDICATION

LEASEABLE SPACE (GROUND FLOOR) = 15,022 SF *

RESIDENTIAL UNIT MIX

	STUDIOS	1BD.RM	2BD.RM
2ND FLOOR	8	9	4
3RD FLOOR	2	8	-
4TH FLOOR	2	8	-
SUBTOTAL	12	25	4

TOTAL RESIDENTIAL UNITS = 41

PARKING CALCULATIONS

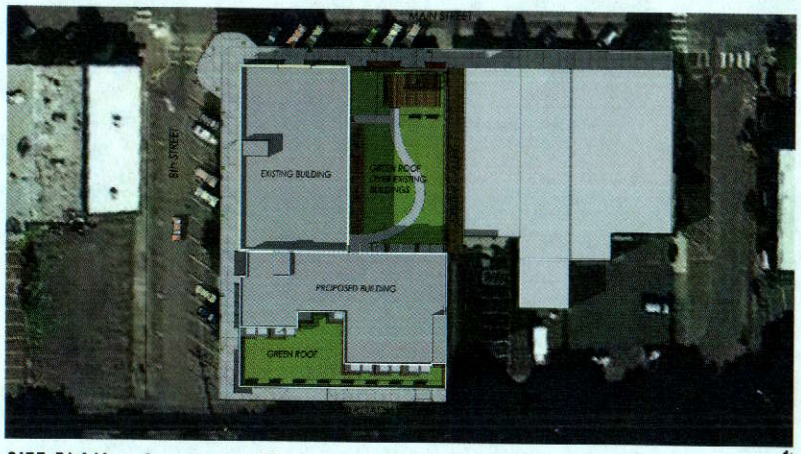
	REQUIRED	PROVIDED
RETAIL/RESTAURANT (@4.1/1000GSF)	62	
RESIDENTIAL (@1/STUDIO 1.25/1BDRM 1.5/2BDRM)	50	
SUBTOTAL	112	
ALLOWED REDUCTION (@ 50% PER 17.34.070 H + @ 10% PER 17.52.020 B)	- 67	
TOTAL REQUIRED	45 STALLS	
EXISTING ON-STREET PARKING		23
OFF-STREET PARKING		28
TOTAL PARKING PROVIDED		51 STALLS

PLANNING & ZONING CODE SUMMARY

BASE ZONE: 'MUD' - MIXED USE DOWNTOWN DESIGN DISTRICT

DEVELOPMENT CODE STANDARDS COMPLIANCE:

ITEM	BASE ZONE	PROPOSED	
PERMITTED USES INCLUDE	RETAIL/RESTAURANT, MULTI-FAMILY	RETAIL/RESTAURANT, MULTI-FAMILY	OK
FAR - MINIMUM	0.3:1	2.29:1	OK
BUILDING HEIGHT	58' MAX.	57'-2"	OK
SETBACK - MINIMUM	NONE	0'	OK
LANDSCAPING - MINIMUM	NONE	6,680 (APPROX.) GREEN ROOF	OK



SITE PLAN
SCALE: 1:75

0 75' 150'

N

DESIGN APPROACH

THE DESIGN SOLUTION MAINTAINS THE HISTORIC FABRIC OF THE EXISTING BUILDINGS WHILE MAKING THE FACADE MORE ATTRACTIVE THEREFORE MORE LEASEABLE. WHILE THE EXISTING BUILDINGS ARE REPURPOSED, NEW MULTI FAMILY UNITS ARE PROPOSED AT THE SOUTH-EAST END OF THE PROPERTY. THE ARCHITECTURE FOR THE NEW BUILDING ACTS AS A COMPLETE FOIL TO THE EXISTING BUILDINGS THUS HONORING THE HISTORIC NATURE OF THESE BUILDINGS. A VIBRANT COMMUNITY WITH GATHERING SPACES IS ENVISIONED AS PART OF THIS PROJECT. THE FLEXIBLE DESIGN CONCEPT WOULD ALLOW THE OWNER TO PHASE THE DEVELOPMENT TO BEST SUIT THEIR ECONOMIC PLANS.

NOTES & ASSUMPTIONS

A. THE OWNER SHALL BE RESPONSIBLE TO CONTACT THE CITY OF OREGON CITY PLANNING DEPARTMENT TO DETERMINE FUTURE COURSE OF ACTION. R.O.W IMPROVEMENTS TO MEET CURRENT STANDARDS WILL BE REQUIRED.

B. THE 3D MODEL AND DESIGN IMAGES ARE BASED OFF RECENT PHOTOGRAPHS AND GOOGLE EARTH IMAGERY. NO ACTUAL DIMENSIONS WERE TAKEN. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.

C. THE INFORMATION IS CONCEPTUAL IN NATURE AND IS INTENDED FOR DISCUSSION PURPOSES ONLY

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Suite 300
Portland OR 97209
503.221.1121
503.221.2077
www.lrsarchitects.com

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CLACKAMAS COUNTY

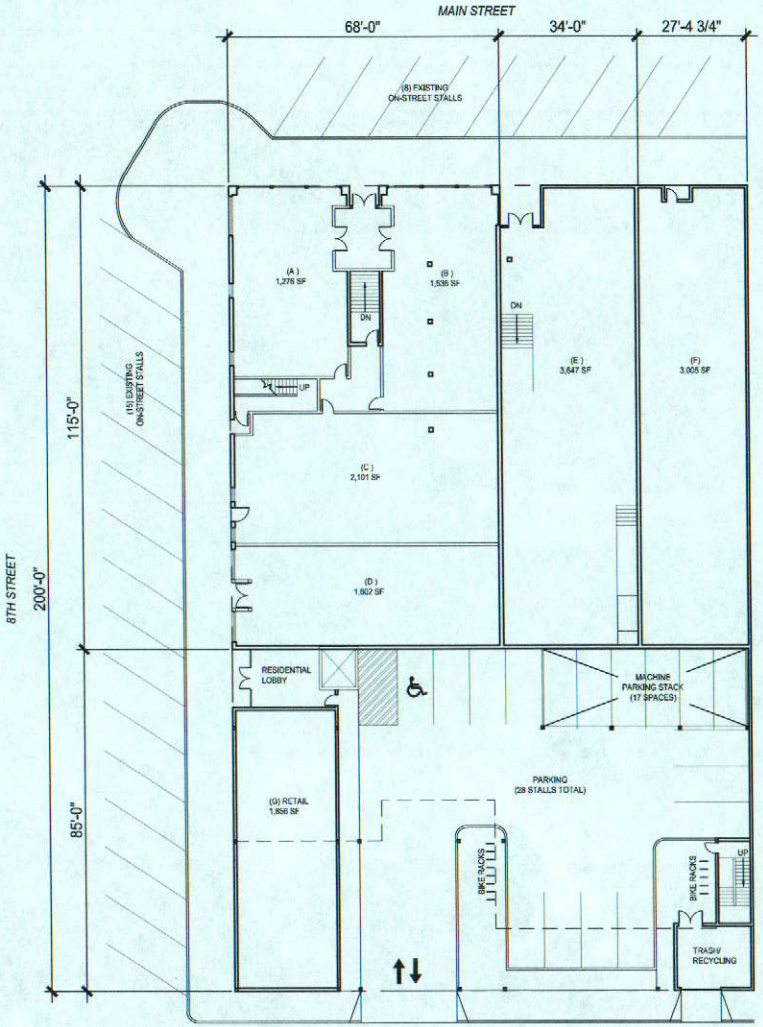
BUSCH FURNITURE STORE

OREGON CITY, OREGON

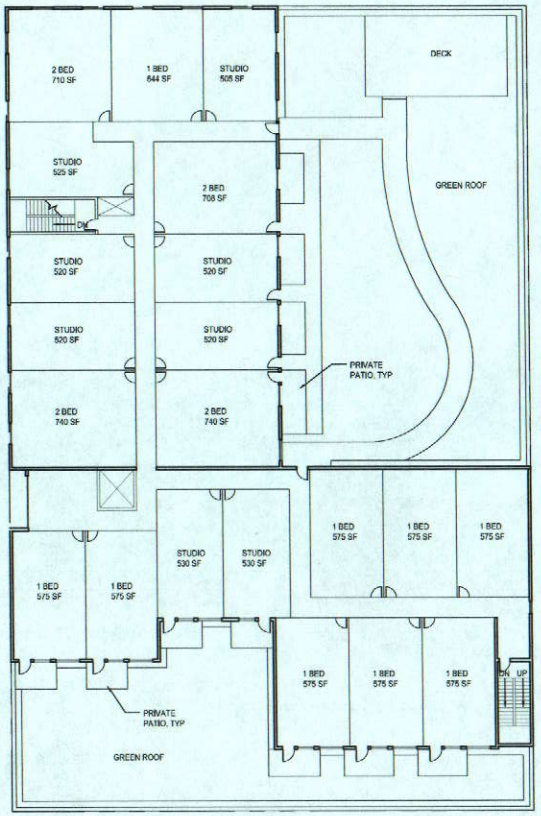
CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

JUNE 18, 2012



FIRST FLOOR DIAGRAM
SCALE - 1:30



SECOND FLOOR DIAGRAM
SCALE - 1:30

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CLACKAMAS COUNTY

BUSCH FURNITURE STORE

OREGON CITY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

JUNE 18, 2012

NORTH-WEST ELEVATION (MAIN STREET ELEVATION)

SOUTH-WEST ELEVATION (8TH STREET ELEVATION)

SOUTH-EAST ELEVATION (RAILROAD AVE. ELEVATION)

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BUSCH FURNITURE STORE

OREGON CITY, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

JUNE 18, 2012

BUSCH FURNITURE STORE

804 MAIN STREET, OREGON CITY, OR

PRELIMINARY COST ESTIMATE

DEMO - EXISTING WAREHOUSE	$35,000	
SELECTIVE DEMO - EXISTING FAÇADE	$8,000	
EXISTING BUILDING		
CORE & SHELL IMPROVEMENTS		
SEISMIC UPGRADES	$908,000	(@ $40/SF)
MEP UPGRADES (RETAIL)	$148,800	(@ $10/SF)
FAÇADE RESTORATION	$175,000	
RESIDENTIAL COMPONENT	$508,300	(@ $65/SF)
GREEN ROOF OVER RETAIL	$141,220	(@ $20/SF)
TI FOR RETAIL	$600,880	(@ $40/SF)
SUBTOTAL - EXISTING BUILDING	***$2,482,200***	
NEW BUILDING		
RESIDENTIAL BUILDING ADDITION		
(INCLUDES - NEW RESIDENTIAL COMPONENT, NEW RETAIL, PARKING GARAGE & GREEN ROOF)	$6,768,780	(@ $185/SF)
SUBTOTAL - NEW BUILDING	***$6,768,780***	
R.O.W IMPROVEMENTS	$50,000	
MISC. RENOVATION COSTS	$150,000	
(LIKE NEW ROOF OVER EXISTING BUILDING, DRY ROT REMEDIATION ETC.)		
TOTAL COST ESTIMATE	**$18,744,960**	

NOTES:

1. ALL IMPROVEMENTS SHOULD BE VERIFIED BY FURTHER DETAILED INVESTIGATION, THE COSTS PRESENTED ARE ESTIMATES BASED ON A VERY LIMITED STUDY AND DO NOT INCLUDE SOFT COSTS SUCH AS PERMITTING ETC. AVERAGE SOFT COSTS TYPICALLY RUN 30% OF HARD COSTS.
2. FIGURE A 10% PROJECT CONTINGENCY ON TOTAL COSTS DUE TO RENOVATION UNKNOWNS
3. THIS STUDY ASSUMES THAT THE PROJECT DOES NOT HAVE LEAD OR ASBESTOS OR OTHER ENVIRONMENTAL HAZARD REMEDIATION

LRS ARCHITECTS

GEMINI BAR & GRILL

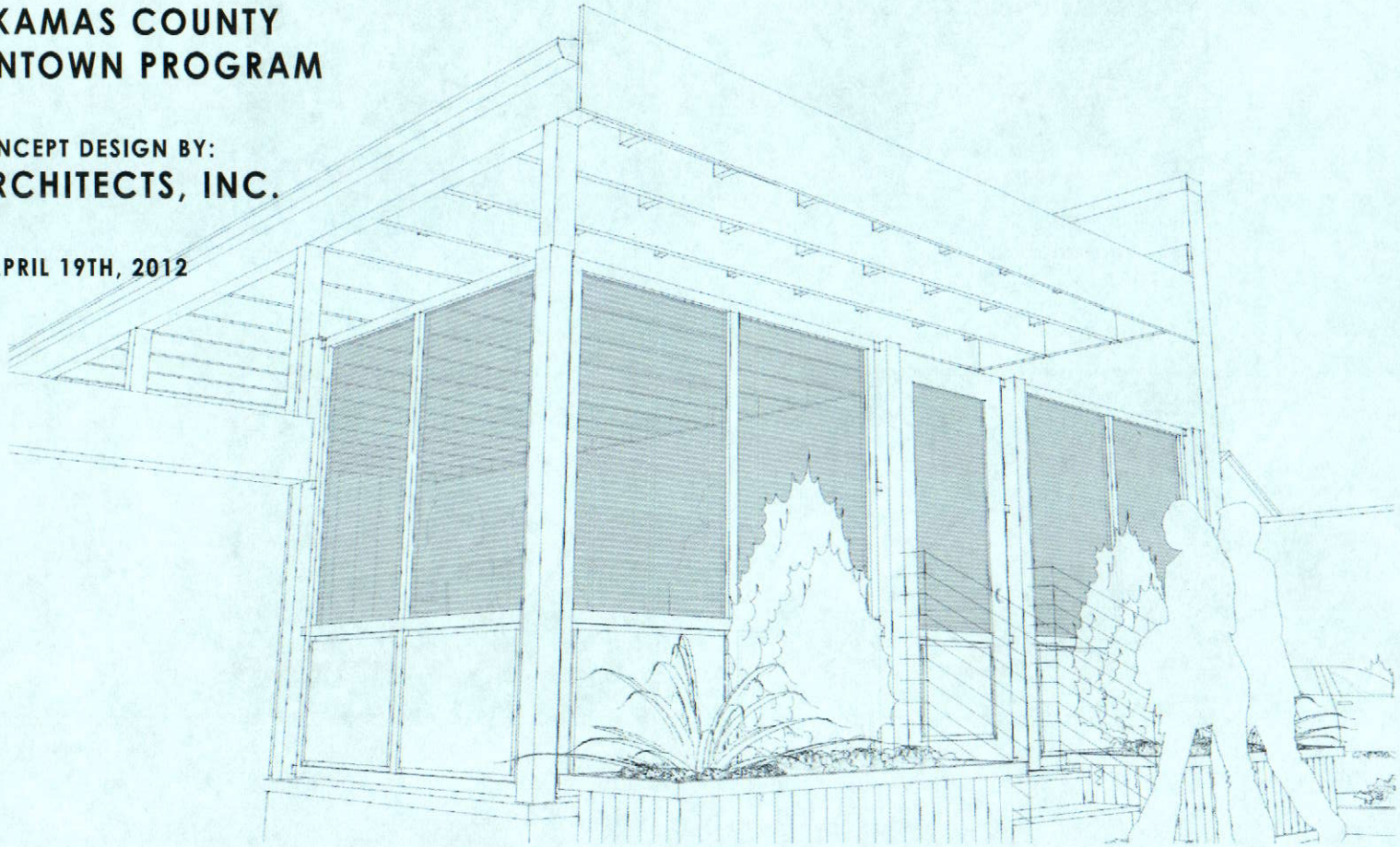
LAKE OSWEGO, OREGON

CLACKAMAS COUNTY
3D DOWNTOWN PROGRAM

CONCEPT DESIGN BY:

LRS ARCHITECTS, INC.

APRIL 19TH, 2012



PROJECT SUMMARY

THE SCOPE OF THIS VISIONING STUDY IS LIMITED TO PROVIDING A CONCEPTUAL DESIGN FOR THE EXTERIOR OF A 18'x32' BACK DECK FOR GEMINI BAR & GRILL. IMPROVEMENTS TO MEET ADA REQUIREMENTS ARE PROPOSED FOR THE STAIRS THAT PROVIDE OUTSIDE ACCESS TO THE DECK FROM THE ALLEY AS WELL AS THE INSIDE STAIRS.

PLANNING & ZONING CODE SUMMARY

BASE ZONE: 'EC'- EAST END COMMERCIAL DISTRICT

APPLICABLE
DESIGN STANDARD: DOWNTOWN REDEVELOPMENT DISTRICT DESIGN STANDARD

NOTES & ASSUMPTIONS

A. THE OWNER SHALL BE RESPONSIBLE TO CONTACT THE CITY OF LAKE OSWEGO'S PLANNING DEPARTMENT TO DETERMINE FUTURE COURSE OF ACTION ON THIS PROJECT. AT A MINIMUM, A TYPE II DESIGN REVIEW TO SHOW COMPLIANCE TO APPLICABLE DESIGN STANDARDS SHALL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT. A HISTORIC REVIEW BY PLANNING STAFF MIGHT ALSO BE REQUIRED. THIS SHOULD BE RESOLVED AT A FUTURE DATE.

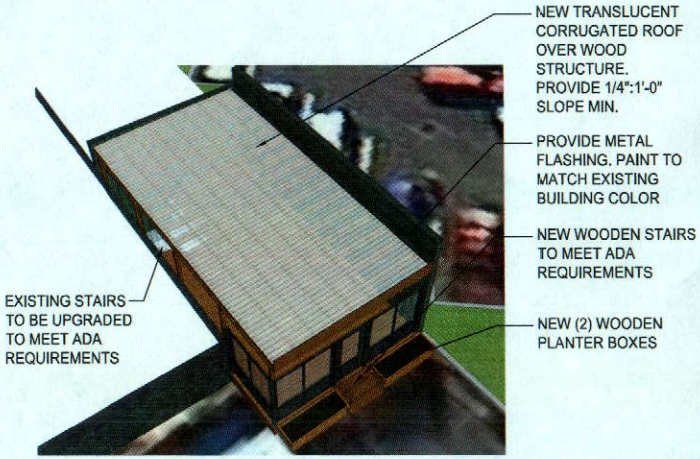
B. THE 3D MODEL DEPICTING THE EXISTING CONDITIONS IS BUILT BASED ON SKETCHES PROVIDED BY OWNER, RECENT PHOTOGRAPHS AND GOOGLE EARTH IMAGERY. NO ACTUAL DIMENSIONS WERE TAKEN. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.

PRELIMINARY CONSTRUCTION COST ESTIMATE

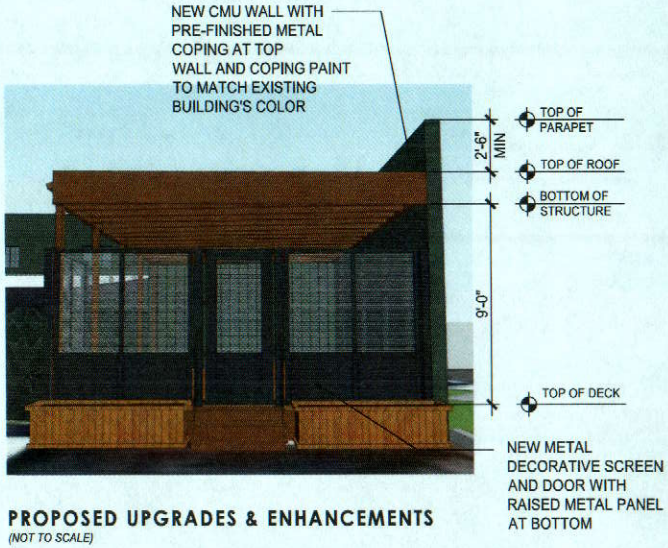
ITEM	COST ESTIMATE
CMU WALL (APPROX. 550 SF)	= $8,800
ROOF, INCLUDING STRUCTURE (APPROX. 576 SF)	= $4,608
DECORATIVE SCREEN AND DOOR (APPROX 175 SF)	= $5,250
DEMOLITION	= $2,500
ELECTRICAL RE-WORK	= $2,200
MISC.	= $2,500
TOTAL	= $25,858

NOTES:
1. COST ESTIMATE IS FOR DIRECT CONSTRUCTION 'HARD COSTS'. 'SOFT COSTS ARE NOT INCLUDED.
2. AVERAGE 'SOFT COSTS' (A&E, PERMITTING, SYSTEMS DEVELOPMENT CHARGES, ETC) TYPICALLY RUN 30% OF HARD COSTS.

(AERIAL VIEW - NOT TO SCALE)



EXISTING CONDITIONS



PROPOSED UPGRADES & ENHANCEMENTS
(NOT TO SCALE)

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CLACKAMAS COUNTY

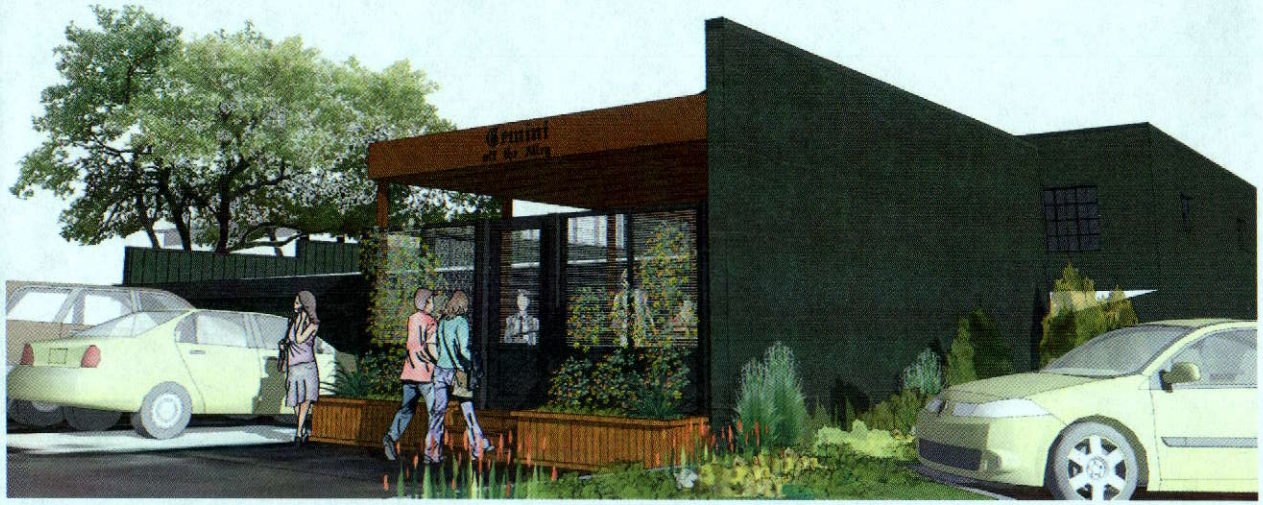
GEMINI BAR AND GRILL

LAKE OSWEGO, OREGON

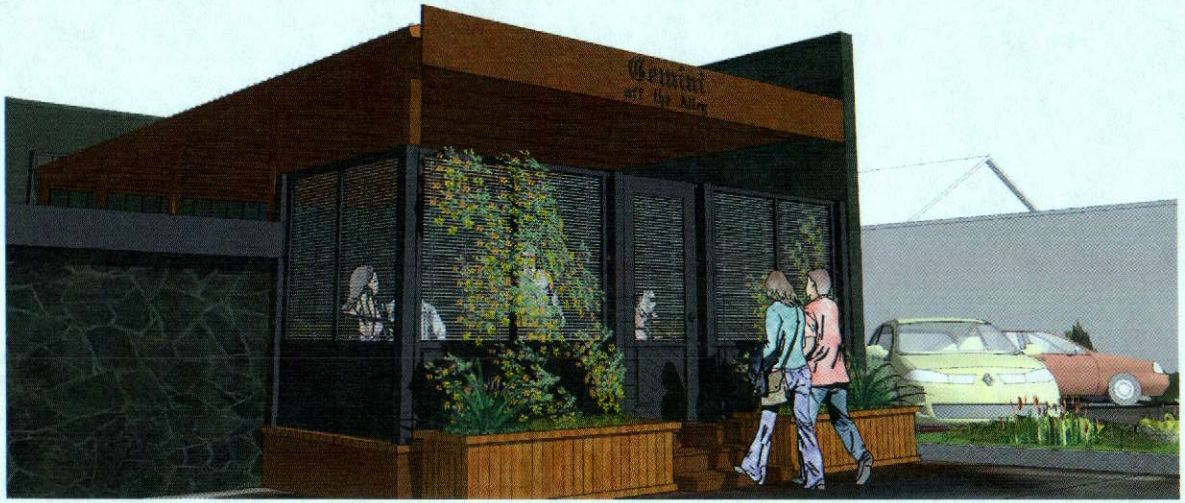
CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

PROJECT NUMBER: 211201

APRIL 19, 2012



VIEW LOOKING NORTH EAST



VIEW LOOKING SOUTH EAST

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CLACKAMAS COUNTY

GEMINI BAR AND GRILL

LAKE OSWEGO, OREGON

CLACKAMAS COUNTY 3D DOWNTOWN PROGRAM

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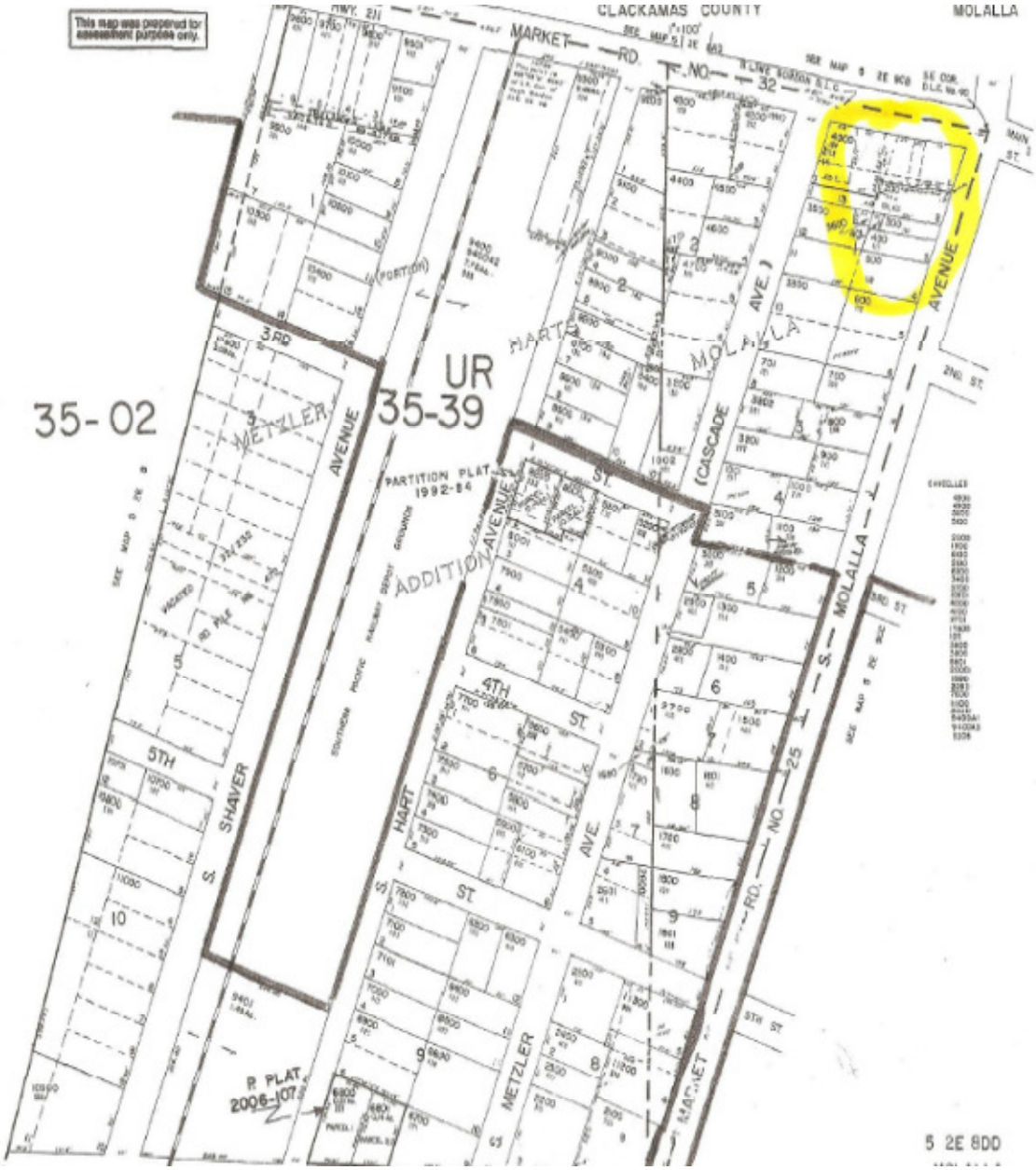
This map was prepared for assessment purpose only.
CLACKAMAS COUNTY
MOLALLA
MARKET RD. NO. 32
35-02
UR
35-39
METZLER AVENUE
HART AVENUE
MOLALLA AVENUE
CASCADE AVE.
ADDITION
PARTITION PLAT 1992-84
SOUTHERN PACIFIC RAILWAY DEPOT GROUNDS
S. SHAVER
S. HART ST.
METZLER AVE.
S. MOLALLA
MARKET RD. NO. 25
4TH ST.
5TH
3RD
2ND ST.
5TH ST.
P. PLAT 2006-107
5 2E 8DD