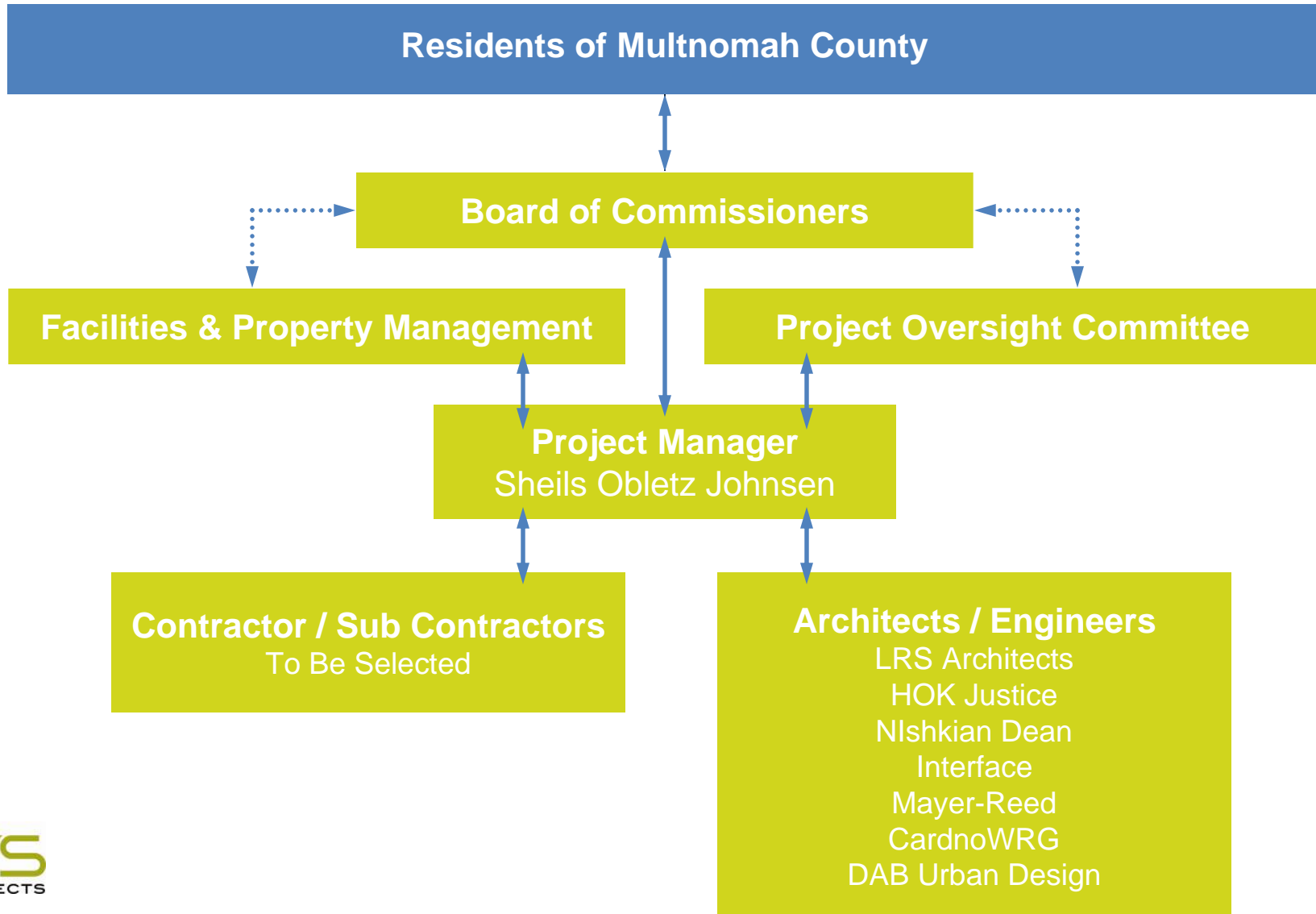


Multnomah County - East County Courts

Project Team

East County Courts

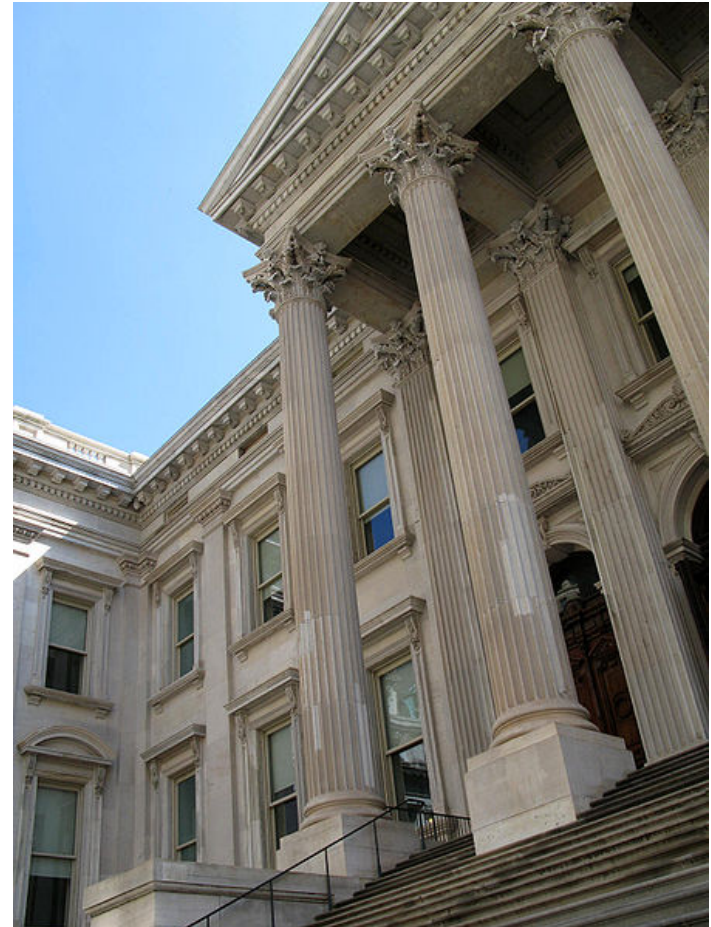


Project Objectives

East County Courts

Building

- ✓ Identity – Commitment to justice and due process for all while reflecting fiscal responsibility
- ✓ Flexibility - Efficient, durable and economical to operate (50 – 80 year building)
- ✓ Sustainability - USGBC LEED Gold Certification, Architecture 2030 Challenge, 1.5% for Solar

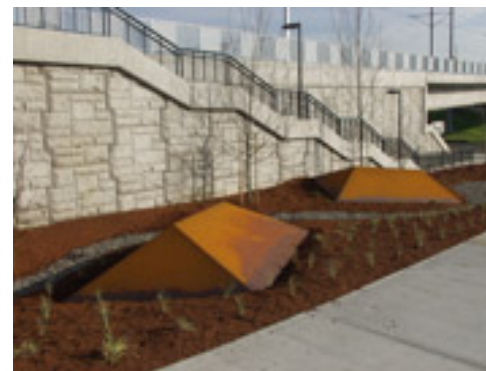


Project Objectives

East County Courts

Process

- ✓ Work with Gresham Community and Rockwood Neighborhood in the Planning Process
- ✓ Maximum M/W/ESB participation
- ✓ Involvement of Regional Arts & Culture Council – Integration of Public Art



Urban Design

East County Courts

Rockwood Neighborhood

- ✓ Pedestrian Connection to Rockwood Station
- ✓ Reinforce Importance of Stark Street
- ✓ Complement Future Development



Design Guidelines

East County Courts

Gresham Downtown Plan District

- ✓ Publicly Accessible Open Space
- ✓ Walkways and Pedestrian Circulation
- ✓ Landscape Requirements
- ✓ Building Massing
- ✓ Facade Composition
- ✓ Ground Level Detail
- ✓ Prominent Entrance
- ✓ Corner Features

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts A. Site Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

1. Integrated Site Planning

a. **Intent:** To ensure that the placement of buildings, parking, service access, plazas and courtyards recognize the important relationship between public and private space in creating a walkable and pedestrian-friendly environment.

b. Applicable Downtown Design Principles:

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character.

c. Guidelines

All Development

- Buildings shall be located with the principal facade oriented to the sidewalk.
- Site parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets.
- The majority of parking shall be located to the rear or in structures to support pedestrian-oriented streets.
- The pedestrian shall have principal access into the building from the sidewalk. Clear pedestrian connections shall be established on-site that are well marked and gracious, for example, direct pedestrian paths from surface or structure parking to building streets, and public spaces.
- Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.



Section 4.1100 DOWNTOWN PLAN DISTRICT Design Manual

October 2009



City of Gresham Development Code

[4.11]

City of Gresham
City of Gresham Development Code [4.11] 1

Site Features

East County Courts

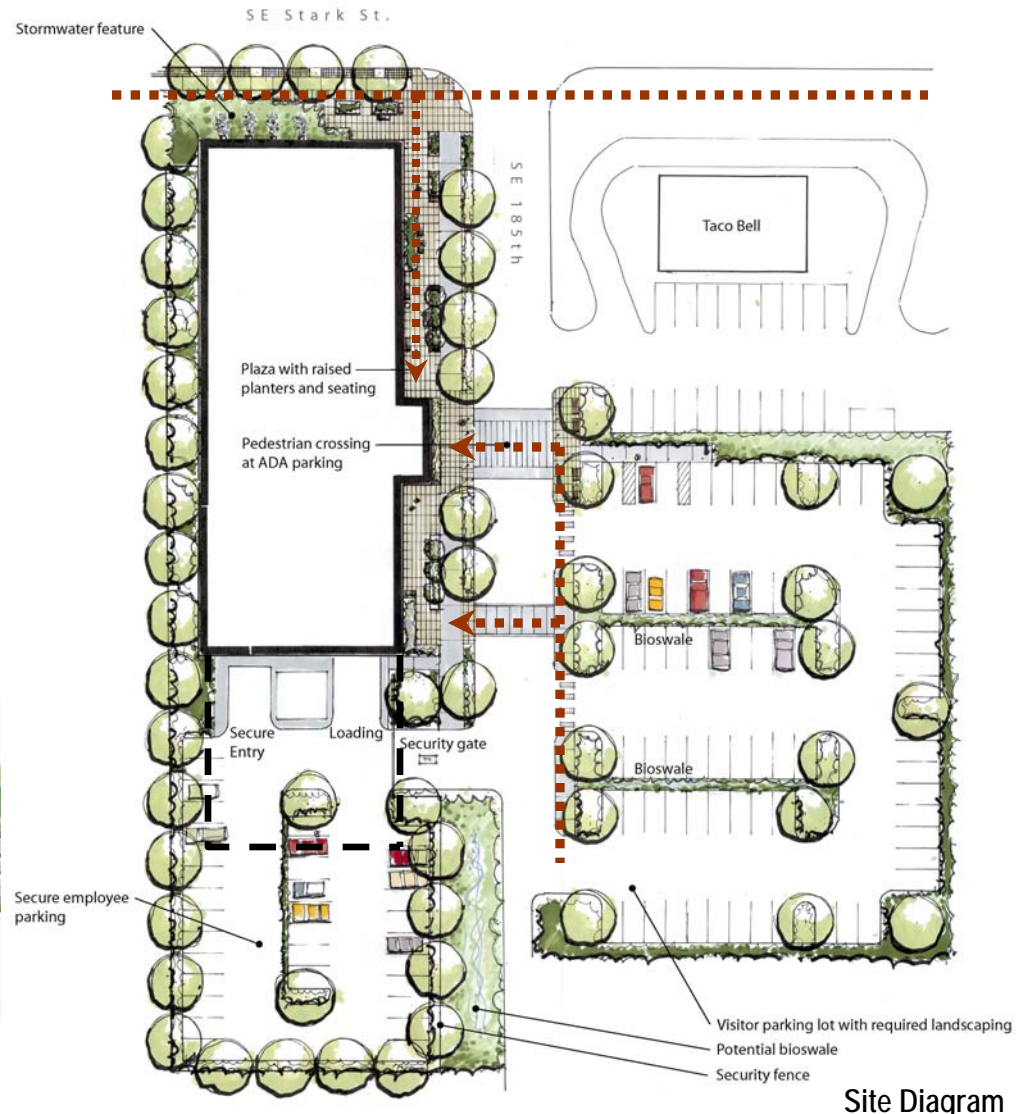
Site Organization

- ✓ Pedestrian Circulation
- ✓ Orientation of the building to SE Stark and 185th
- ✓ Visitor Parking / Staff Parking
- ✓ 185th Right of Way
- ✓ Future Expansion



View from SE

LRS
ARCHITECTS



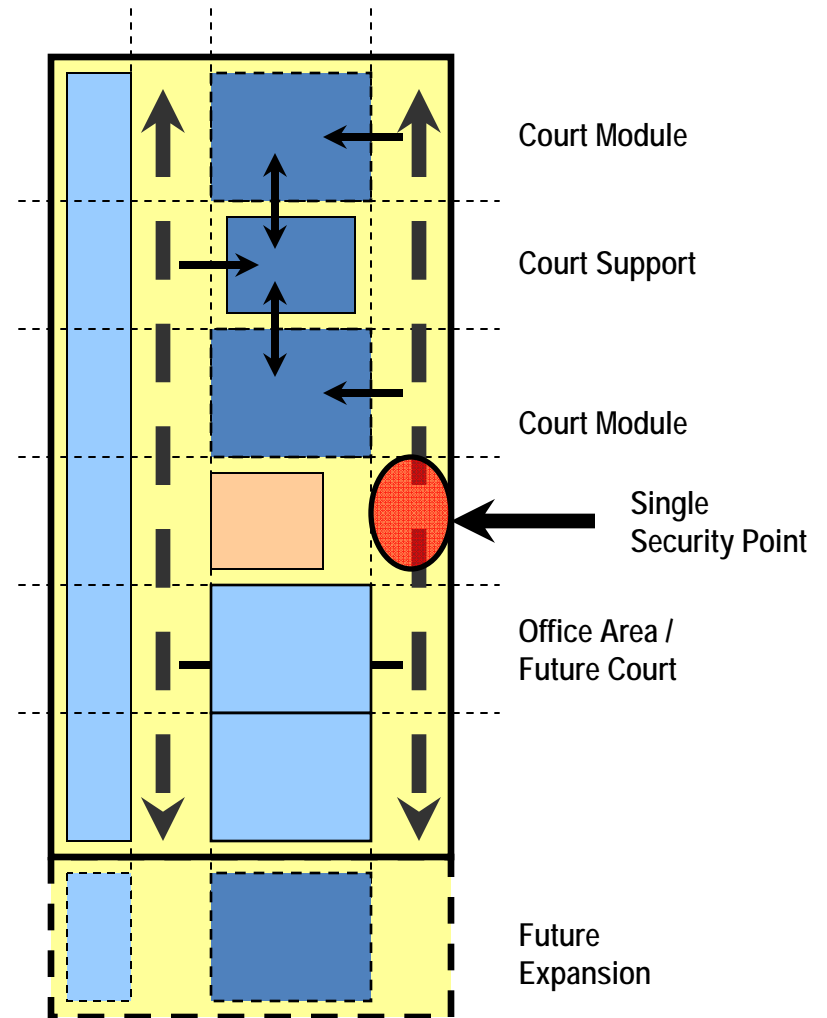
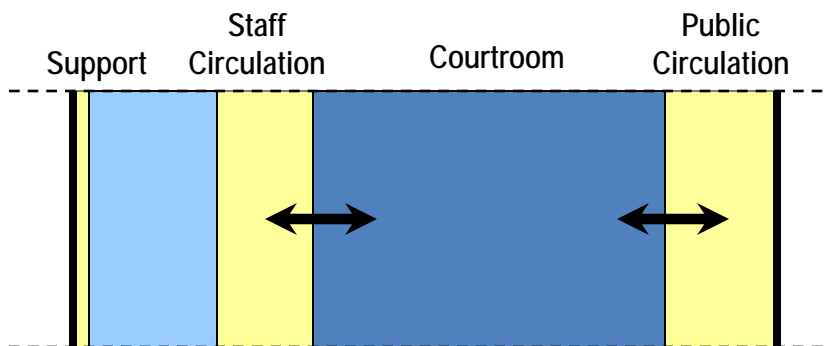
Site Diagram

Building Layout

East County Courts

Building Organization

- ✓ Single Secure Entrance
- ✓ Court Module
- ✓ Clear Organization
- ✓ Circulation – Public / Staff



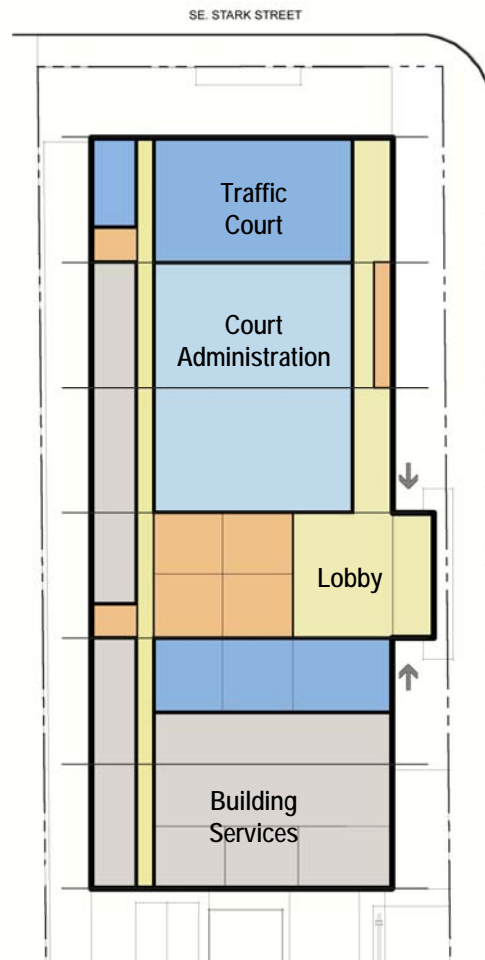
Ground Floor

Building Layout

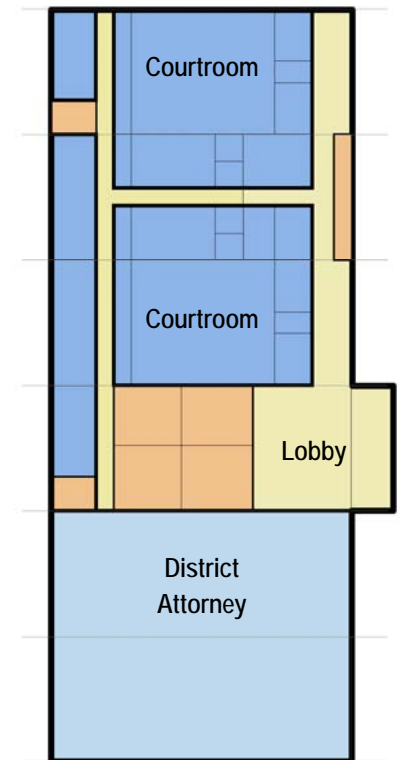
East County Courts

Building Organization

- ✓ Traffic Court
- ✓ 1 or 2 Courtrooms
- ✓ Court Support
- ✓ Court Administration
- ✓ District Attorney
- ✓ Building Services (Toilets, Electrical, Mechanical etc)
- ✓ 2 or 3 Story Options



Ground Floor



Upper Floor

Building Form

East County Courts

Influences on Form

- ✓ Identity
- ✓ Transparency
- ✓ Sense of Entrance
- ✓ Durability / Quality of Materials



Lrs
ARCHITECTS

View from NE



NE View - Study Model



NW View – Study Model

Sustainability - Project

East County Courts

Goals

- ✓ USGBC LEED Gold Certification
- ✓ Comply with Architecture 2030 Challenge
- ✓ 1.5% for Solar Technology – State Program
- ✓ 10 Year Maximum Payback on Cost Premium
- ✓ 50% Energy Use of Similar Building Type
- ✓ 60% Carbon Neutral

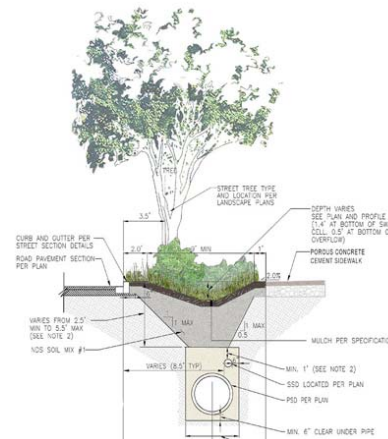


Sustainability - Site

East County Courts

Potential Strategies

- ✓ Recycling of Existing Buildings
- ✓ Low Impact Construction Activities
- ✓ On-Site Stormwater Management – Bioswales / Rain Garden
- ✓ Rain water re-use
- ✓ Native Vegetation – Low Irrigation Needs



Sustainability - Building

East County Courts

Potential Strategies

- ✓ Geothermal Energy – Ground Source
- ✓ Smart Building System Controls – Lighting, Ventilation and Access
- ✓ Green Roof
- ✓ Solar – Power and/or Hot Water
- ✓ Water Use Reduction
- ✓ Displacement Ventilation
- ✓ Radiant Floor Slab



Project Considerations

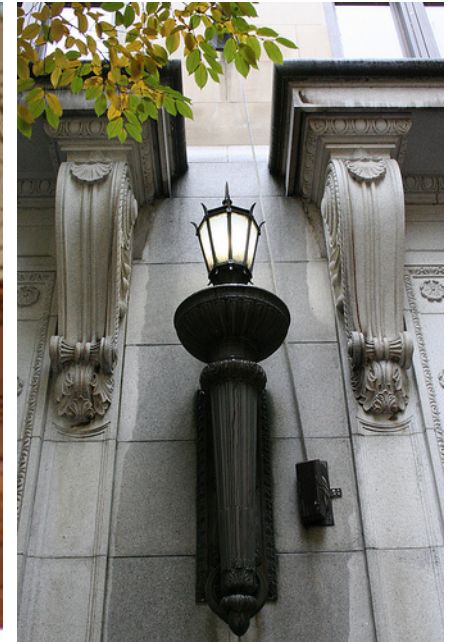
East County Courts

Urban Design - How can the East County Courts (ECC) contribute to the sense of community in Rockwood?

Site – What are the site features that you would consider important for the East County Courts?

Building – What are the building features that you would consider important for the East County Courts?

Sustainability - What sustainable practices do you consider to be important for the East County Courts?



Thank You