

LEDDING LIBRARY

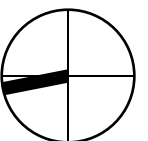
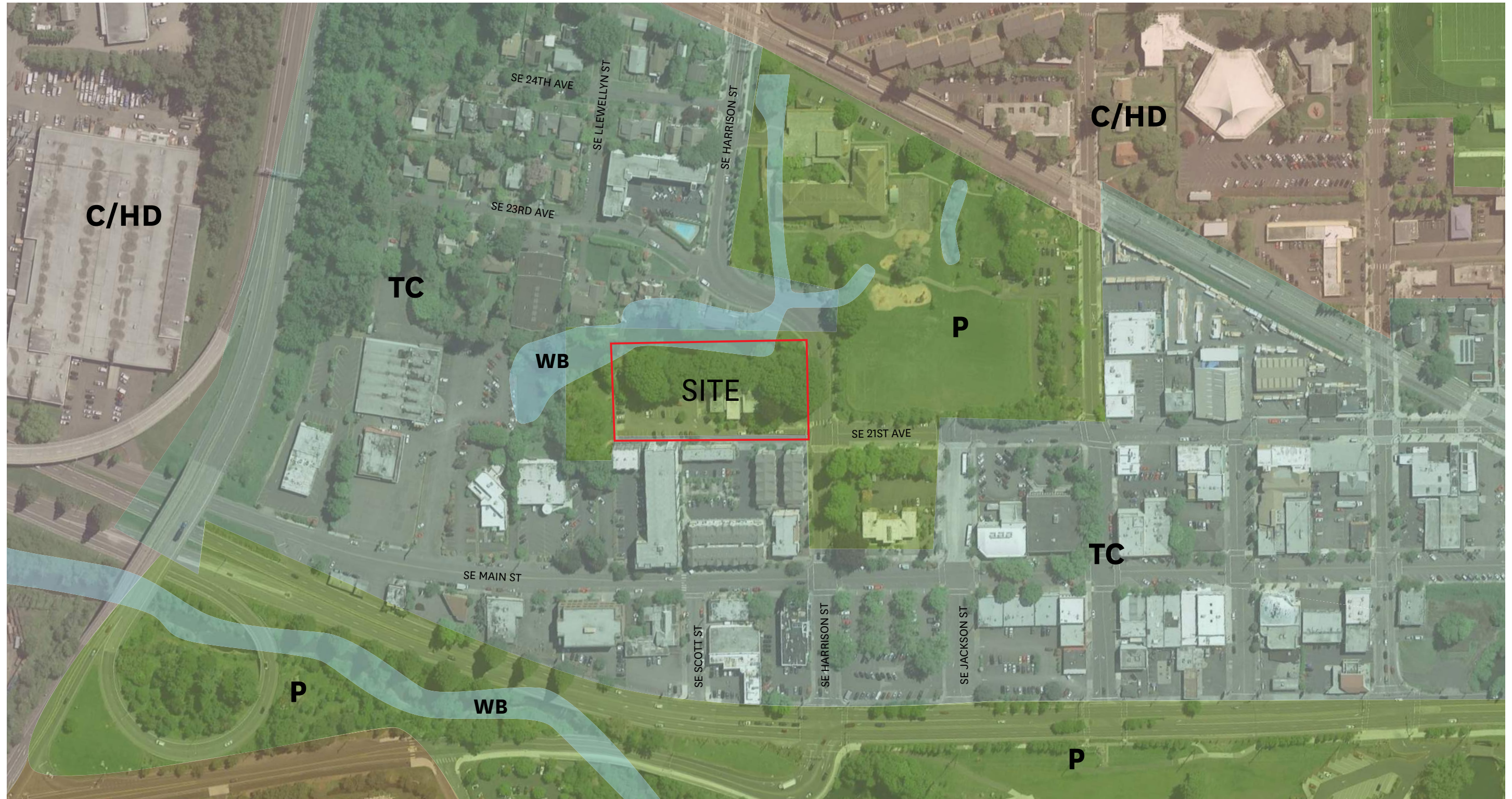


VIEW FROM 21ST & HARRISON

Community Meeting | April 24, 2018



PLACE HACKER



CONNECTED TO MILWAUKIE'S LANDSCAPE

In Milwaukie, waterways move through the landscape in a fluid way. The proposed library shape is inspired by a river bend: a long, flowing, and continuous interior space that navigates the natural features of the wetland site.



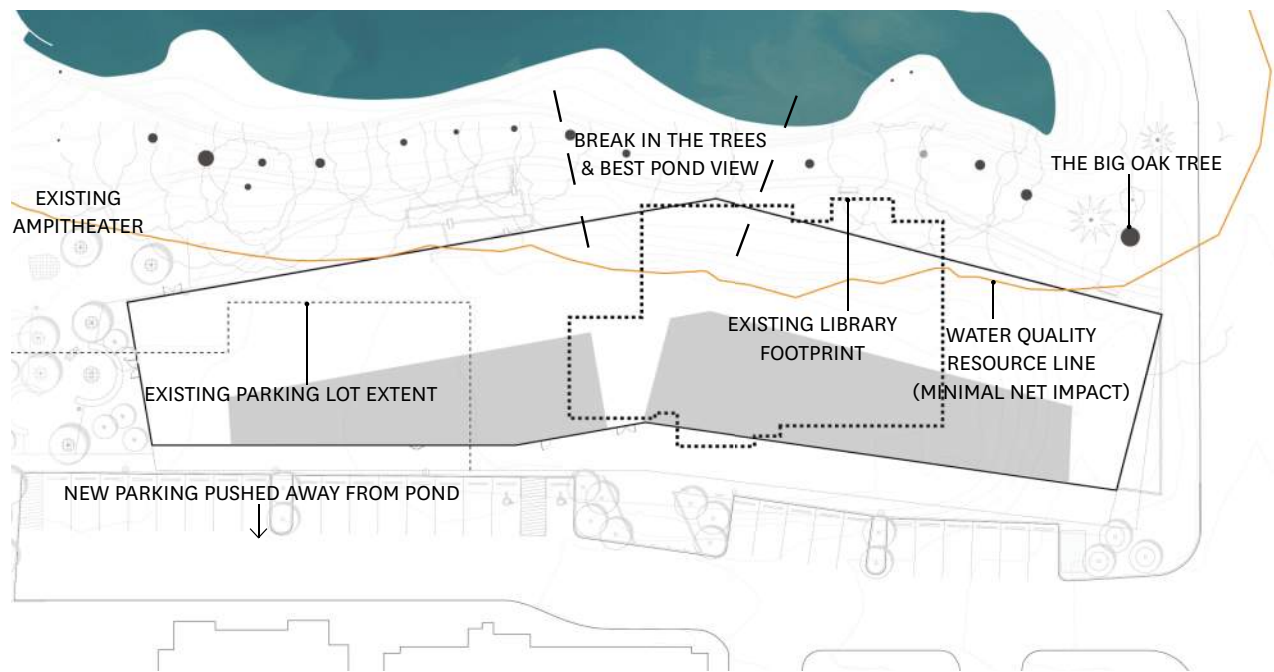
AERIAL OF MILWAUKIE - KELLOGG CREEK



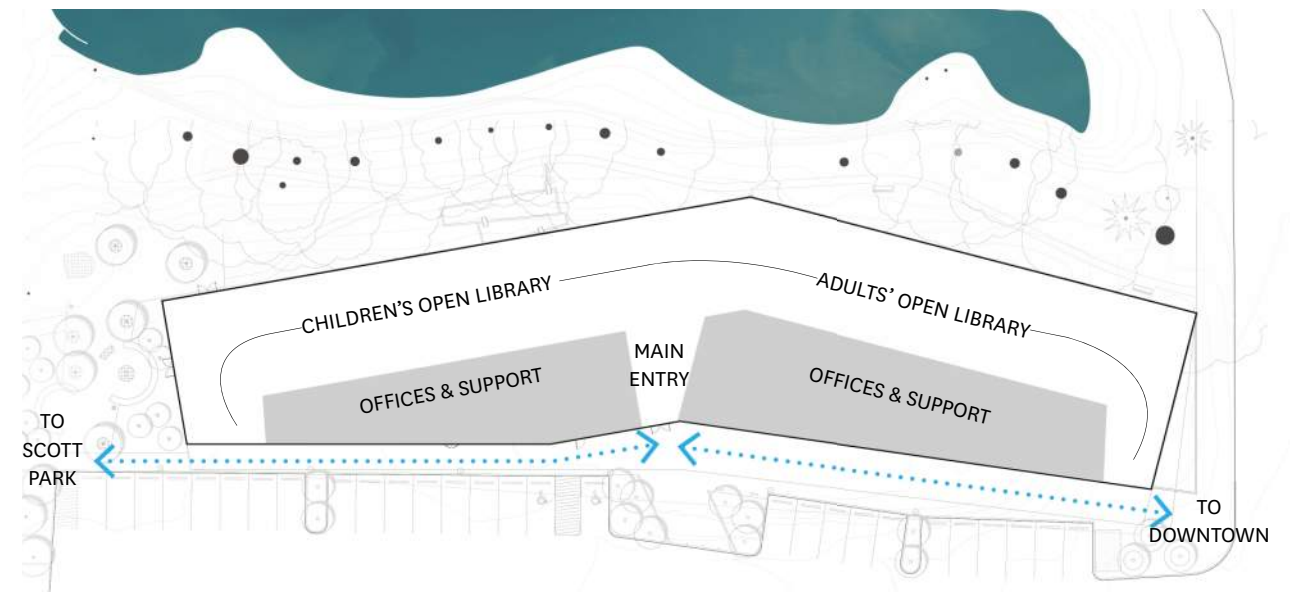
THE BREAK IN THE TREES
AND BEST POND VIEW



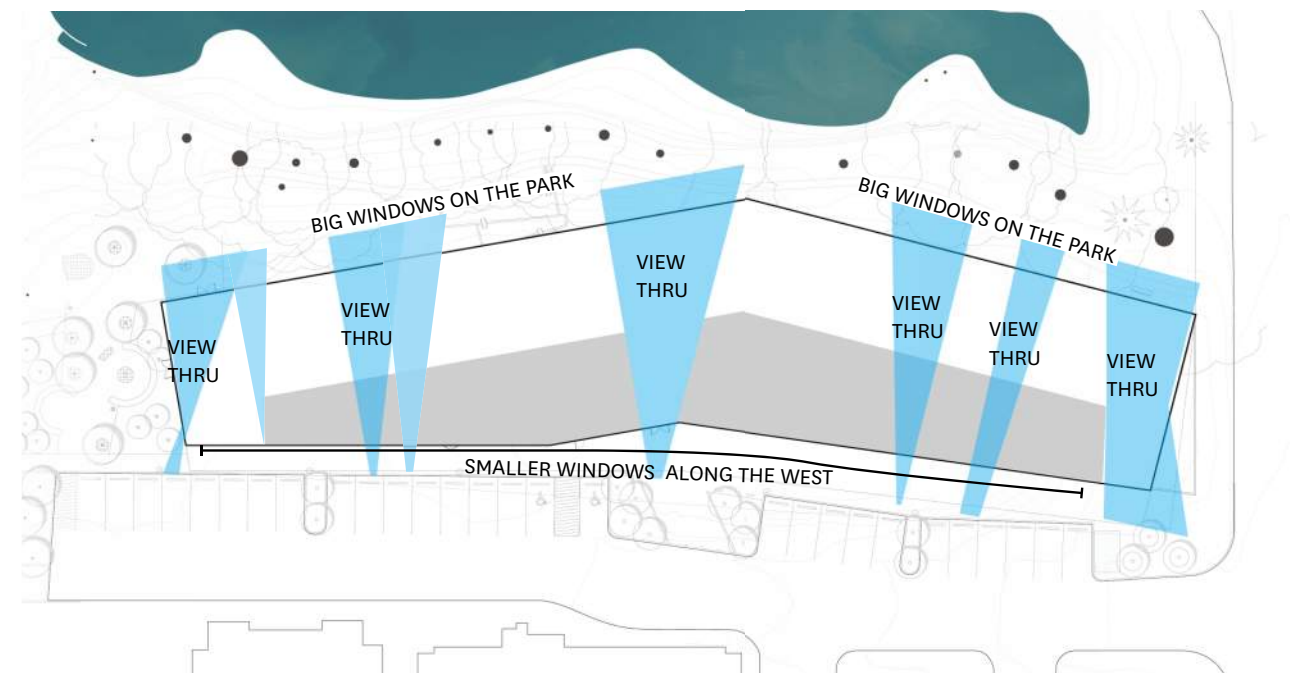
THE BIG OAK TREE



SHAPE THE NEW FOOTPRINT TO NAVIGATE NATURAL SITE FEATURES



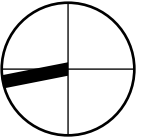
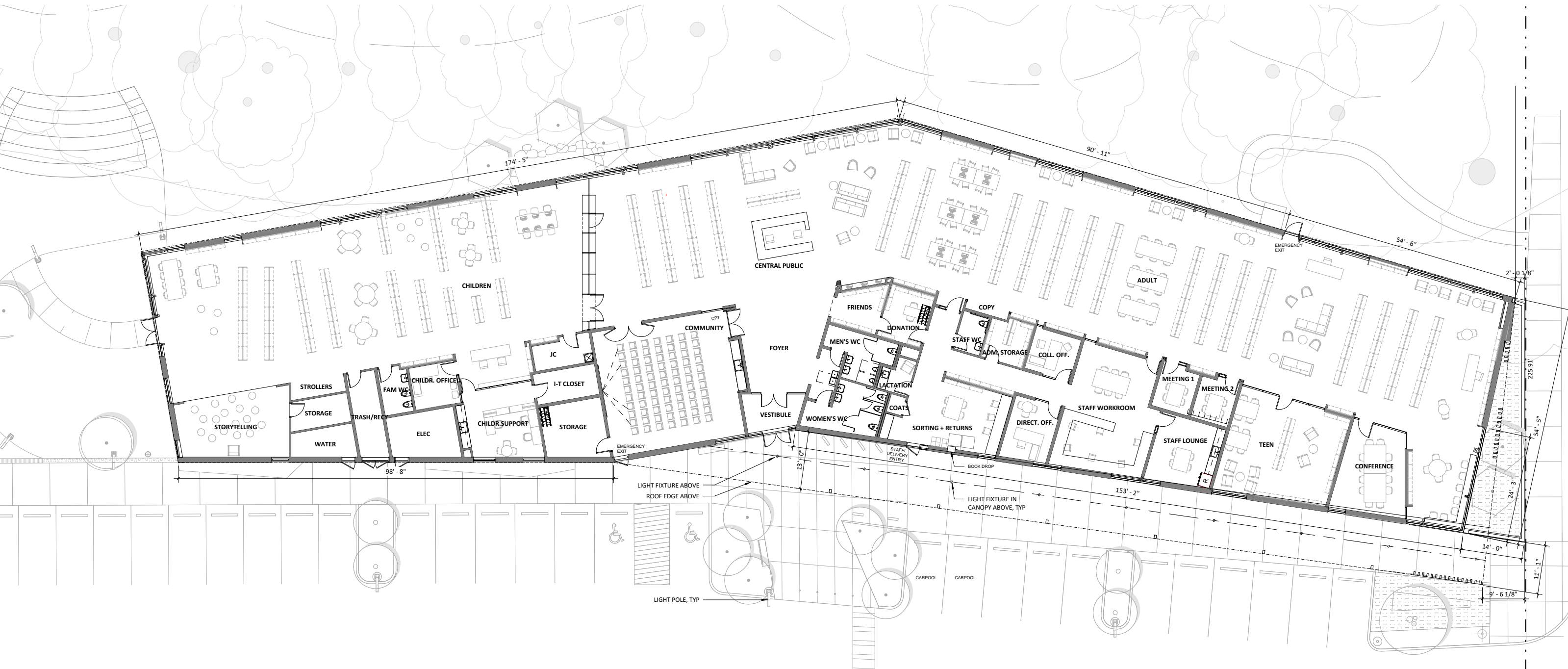
CENTRALIZE MAIN ENTRY & WRAP THE OPEN INTERIOR SPACES AROUND THE BUILDING CORE



USE WINDOWS FOR VIEWS THROUGH TO PARK & TO OPTIMIZE ENERGY CONSERVATION



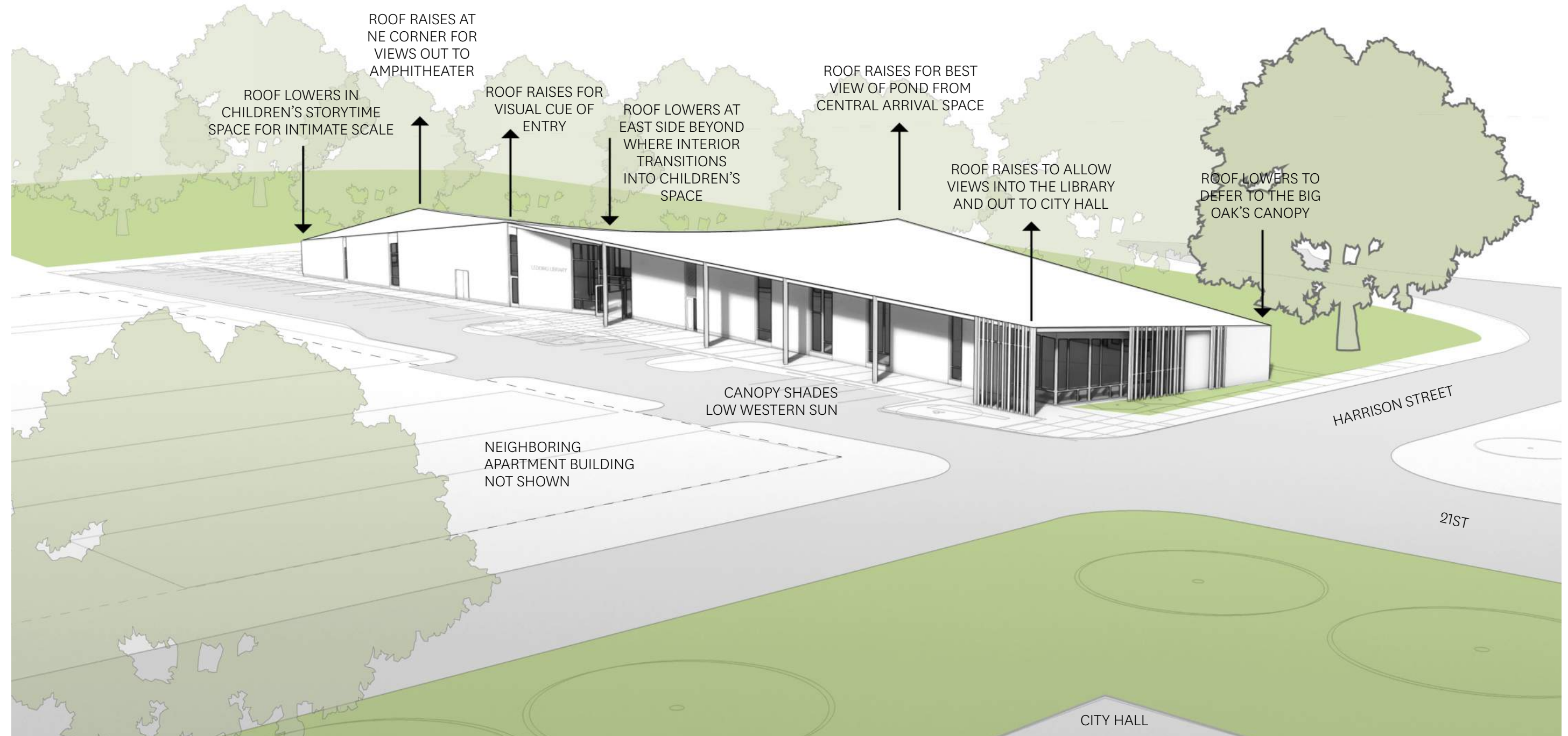
LANDSCAPE SITE PLAN



LIBRARY FLOOR PLAN

CONNECTED TO MILWAUKIE'S LANDSCAPE

The undulating roof form continues the fluid river shape concept. The continuous roof rises and falls in response to the site's context and natural features



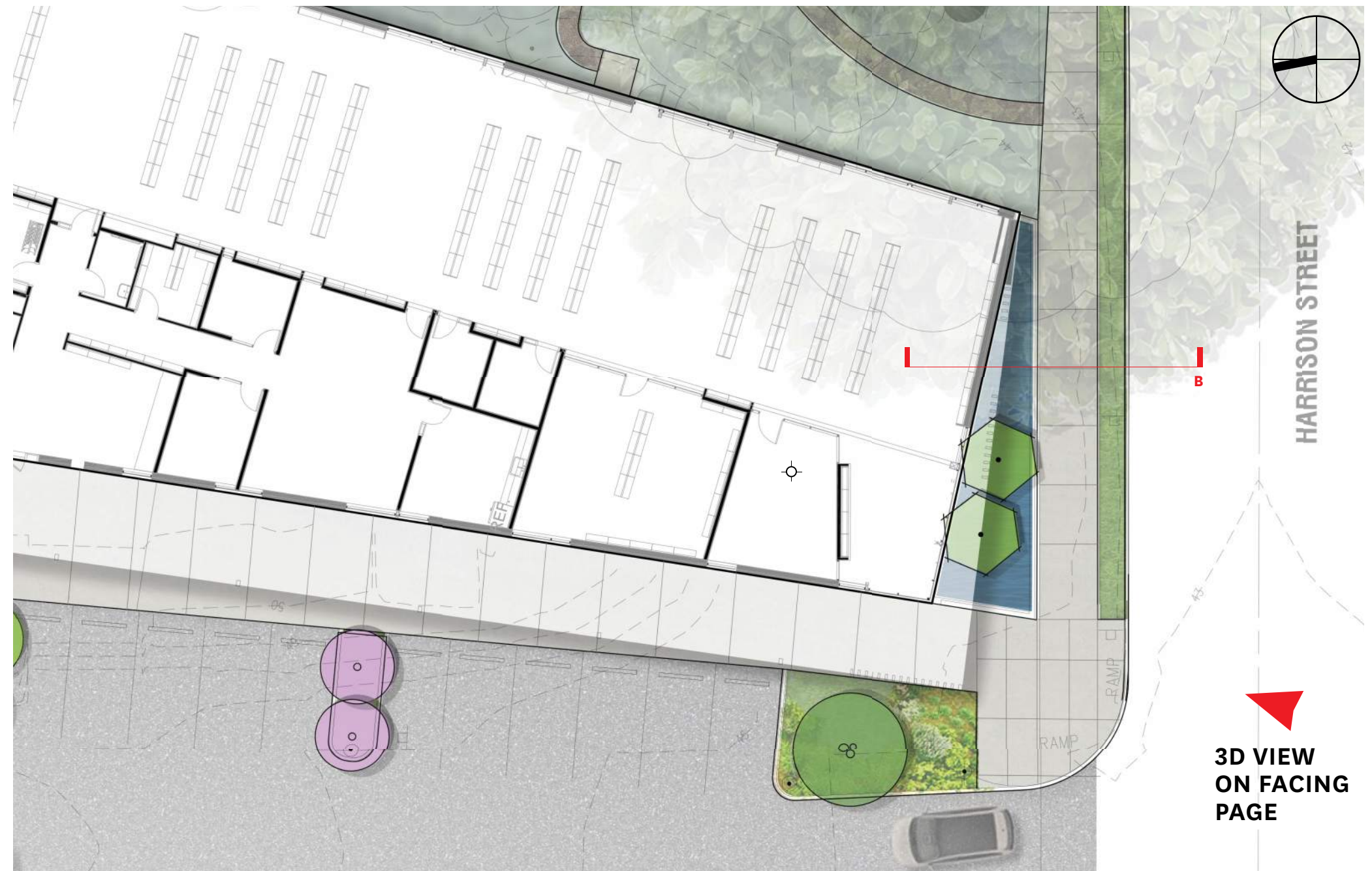
ROOF FORM DIAGRAM



VIEW OF EAST FACADE FROM HARRISON

SOUTH GARDEN

North Garden manages stormwater from building roof and maintains a connection to the amphitheater

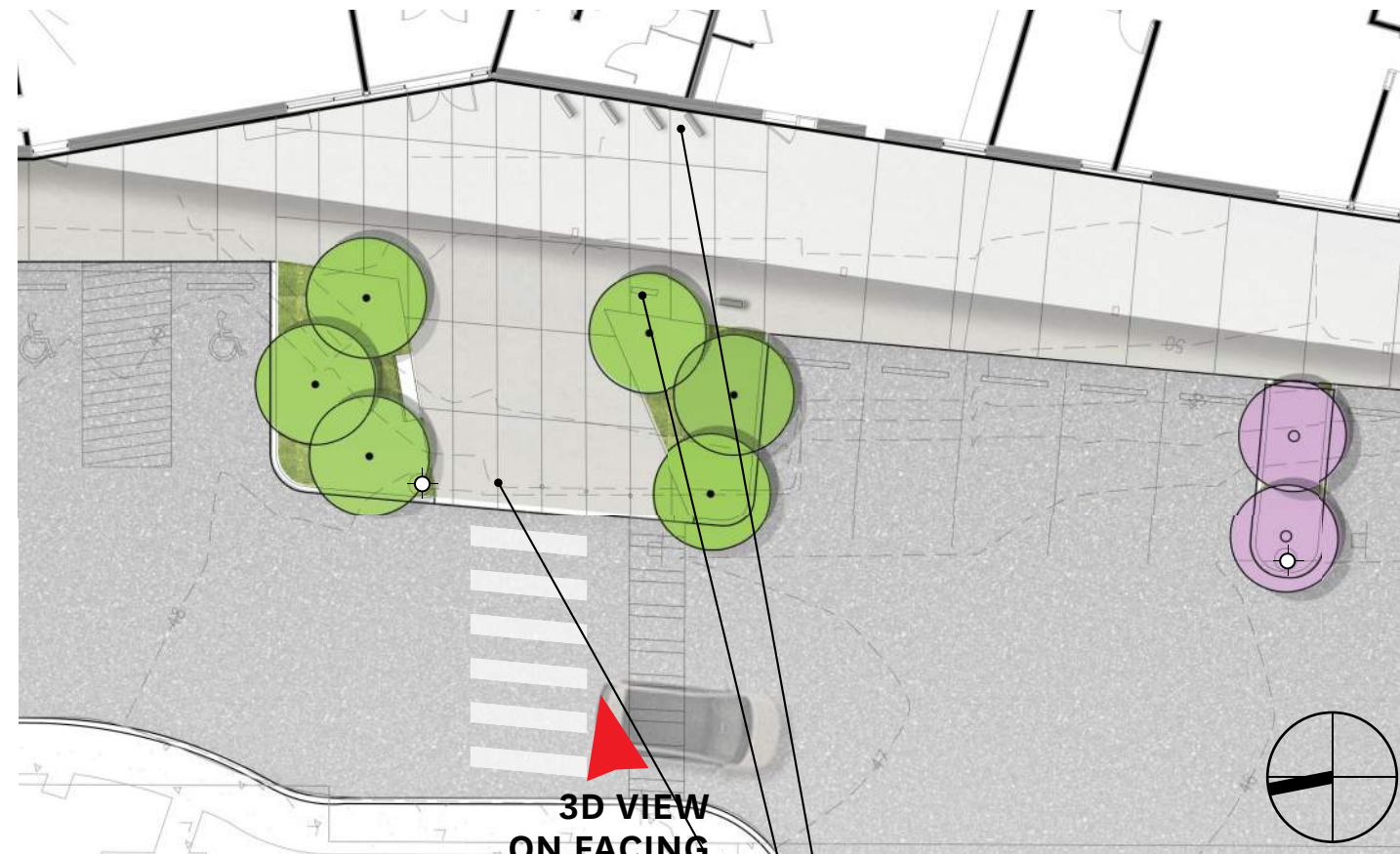




- WOOD SOFFIT ON CANOPY WITH DOWN LIGHTS
- METAL TRIM
- EXTERIOR SHEET METAL FASCIA
- WOOD SIDING - SEMI-OPAQUE STAINED, TIGHT-KNOT CEDAR BOARD AND BATTEN SIDING
- WOOD SCREEN - 1 X 4 AND 1 X 6 CEDAR STAINED TO MATCH SIDING
- FIBERGLASS WINDOW SYSTEM - BLACK
- STORMWATER PLANTER- CAST IN PLACE CONCRETE

WALKWAY TO MAIN LIBRARY ENTRY

VIEW FROM HARRISON STREET



3D VIEW
ON FACING
PAGE

- 8 COVERED BICYCLE PARKING SPACES
- 4 UNCOVERED BICYCLE PARKING SPACES
- BOLLARDS

TREES

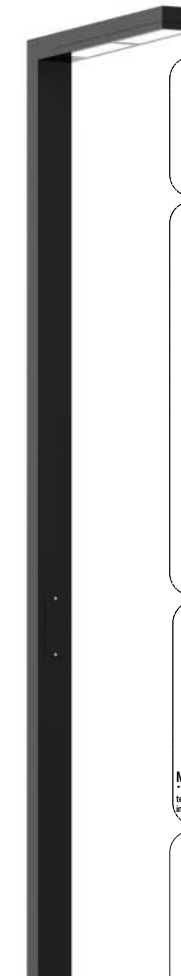
cornus kousa - japanese dogwood
2" cal, multistem

lagerstroemia x 'natchez' - natchez crape myrtle
2" cal, multistem

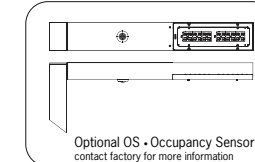
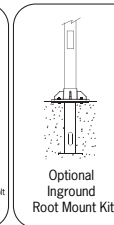
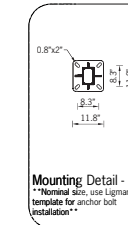
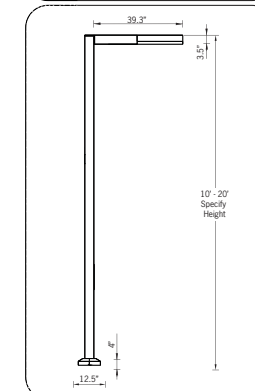
GARDEN PLANTING

- bouteloua gracilis - blonde ambition grass, 1 gal.
- mahonia nervosa - creeping oregon grape, 2 gal.
- nandina domestica 'gulf stream' - heavenly bamboo, 2 gal.
- sarcococca ruscifolia - fragrant sarcococca, 1 gal.
- spiraea betulifolia - birchleaf spirea
1 cal.

ULI-21171
Light Linear PT3

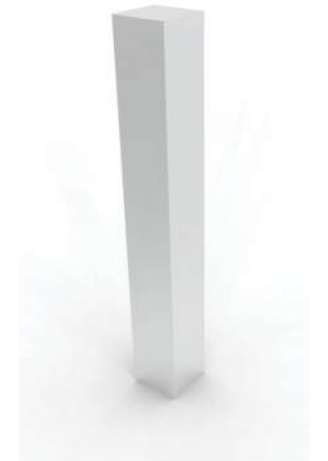


Physical Data
Length • 39.3"
Height • 10' - 20'
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant



PARKING LOT INTERIOR

STREET LIGHT ON HARRISON



BOLLARD LIGHTS (BLACK)



BICYCLE RACKS



- WOOD SOFFIT
- METAL LOUVER TO MATCH WINDOW MULLIONS
- METAL TRIM / GUTTER
- EXTERIOR SHEET METAL FASCIA
- BOOK DROP
- WOOD SIDING - SEMI-OPAQUE STAINED, TIGHT-KNOT CEDAR TONGUE AND GROOVE SIDING
- METAL COLUMNS
- FIBERGLASS WINDOW SYSTEM - BLACK
- PLANTER

COMMUNITY ROOM MAIN LIBRARY ENTRY

VIEW FROM PARKING AT MAIN ENTRY

NORTH GARDEN

North Garden manages stormwater from building roof and maintains a connection to the amphitheater

TREES

Cercidiphyllum - Katsura
2" cal, multistem

GARDEN PLANTING

Arctostaphylos uva-ursi - Kinnikinnick
1 gal.

Confederate - Jasmine - Star Jasmine
1 gal.

STORMWATER PLANTING

Carex obnupta - slough sedge
1 gal.

Juncus patens - rush
1 gal.

Ribes sanguineum - red flowering currant
3 gal.

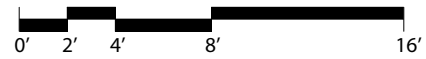
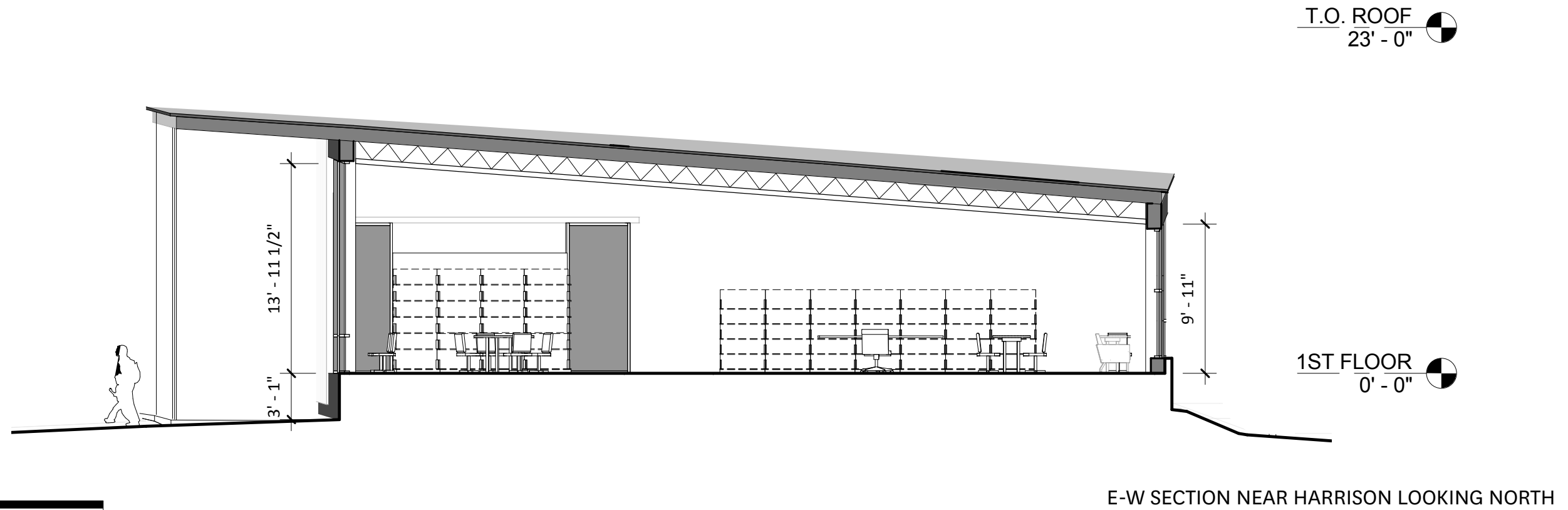
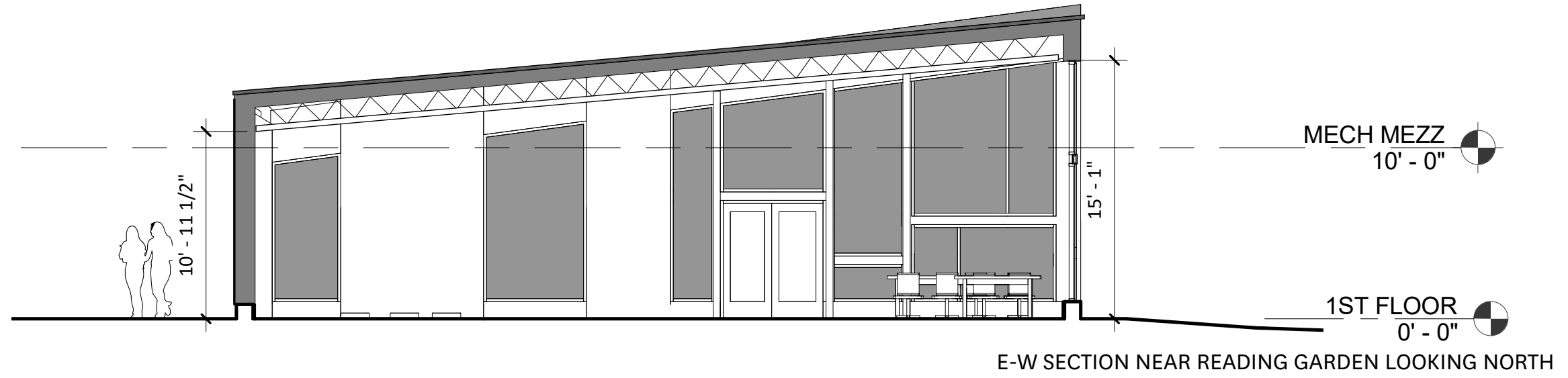
Cornus kousa - japanese dogwood
2" cal, multistem



NORTH GARDEN PLAN



VIEW OF NORTH GARDEN



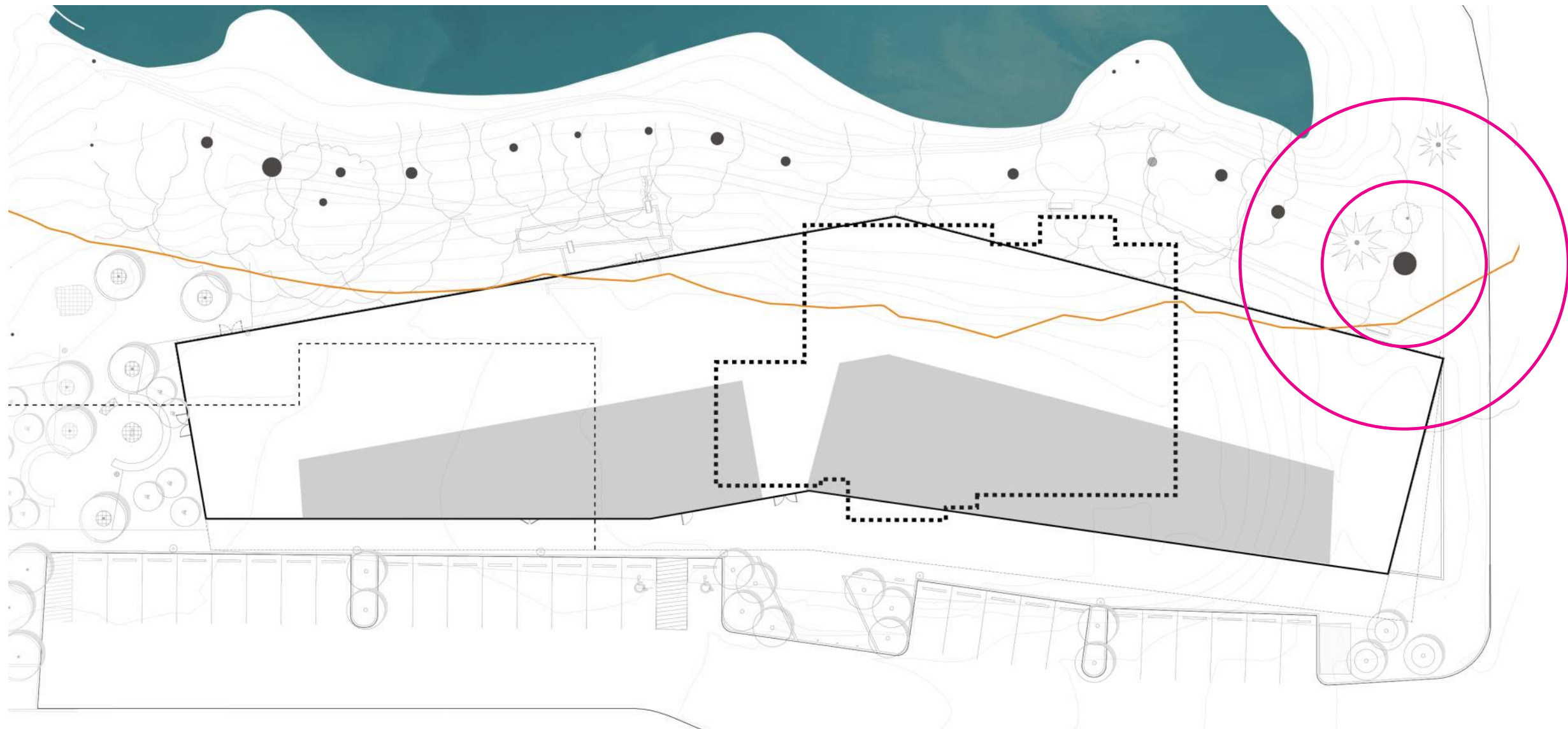
CONCEPT FOR CHILDREN'S AREA



SUSTAINABLE FEATURES

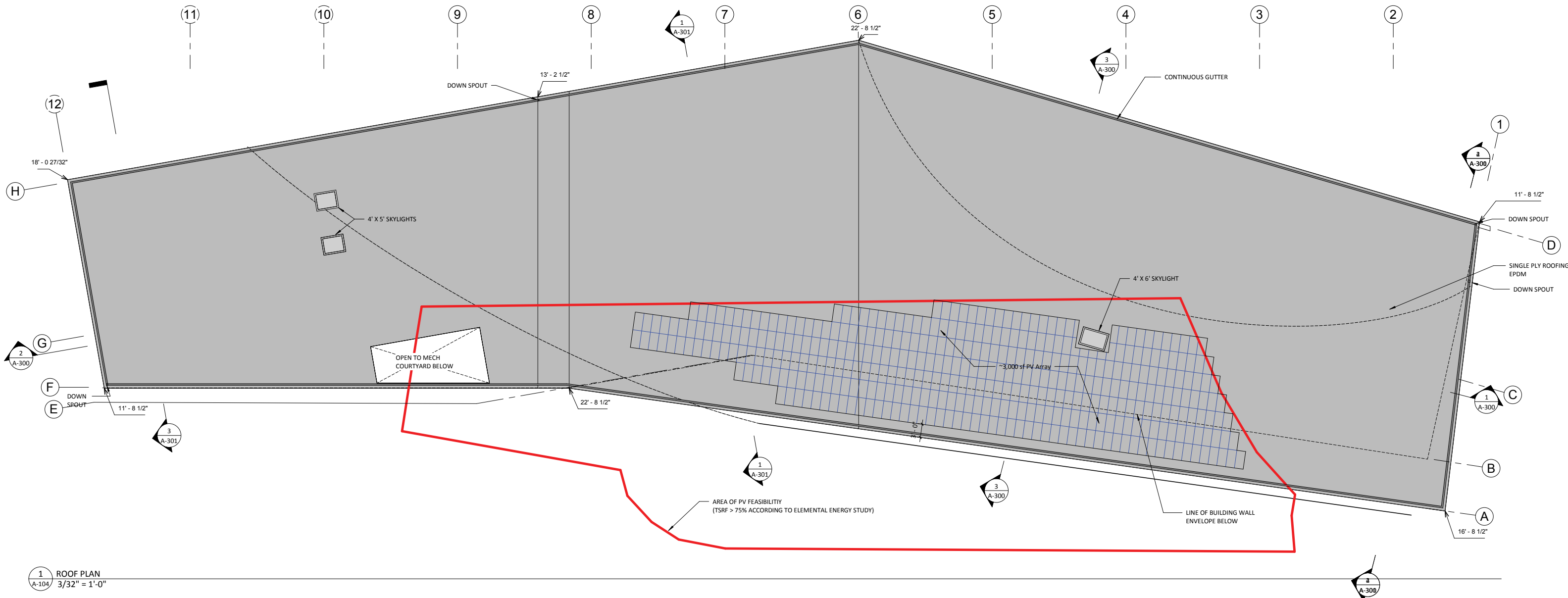
TREADING LIGHTLY

- NATRUAL RESOURCE: BALANCE OF MAKING STRONG CONNECTION WHILE MINIMIZING INTRUSION
- PROTECTING THE LARGE HERITAGE OAK
- MAXIMIZING SITE ACCESIBILITY



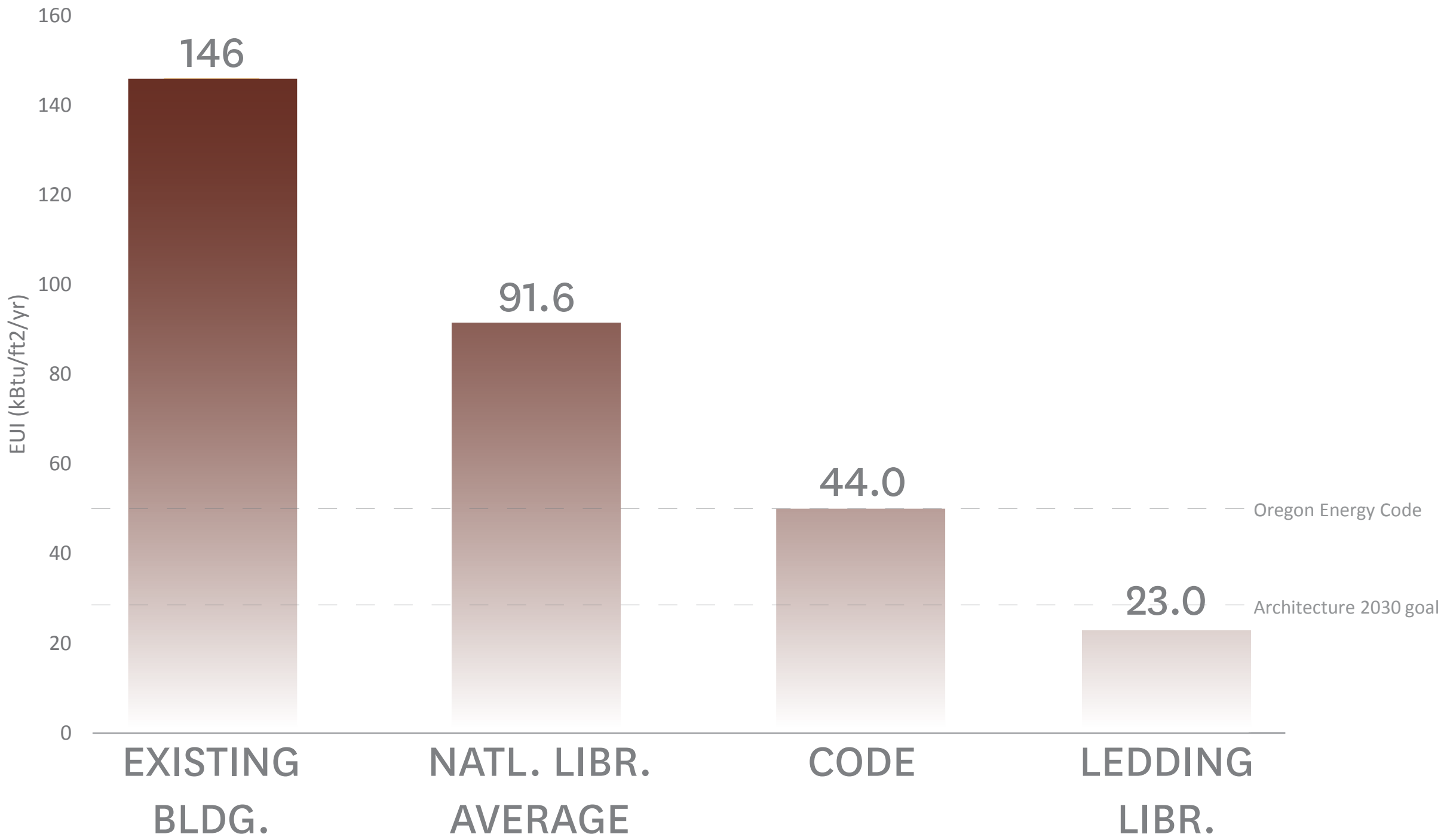
PV ARRAY AND ENERGY PERFORMANCE

- PARTICIPATING IN ENERGY TRUST OF OREGON'S "PATH TO NET-ZERO" PROGRAM, MEETS THE 2030 CHALLENGE EUI TARGET
- EXTREMELY ROBUST THERMAL ENVELOPE
- ACTIVE RADIANT SLAB HEATING / COOLING WITH PASSIVE COOLING ASSIST

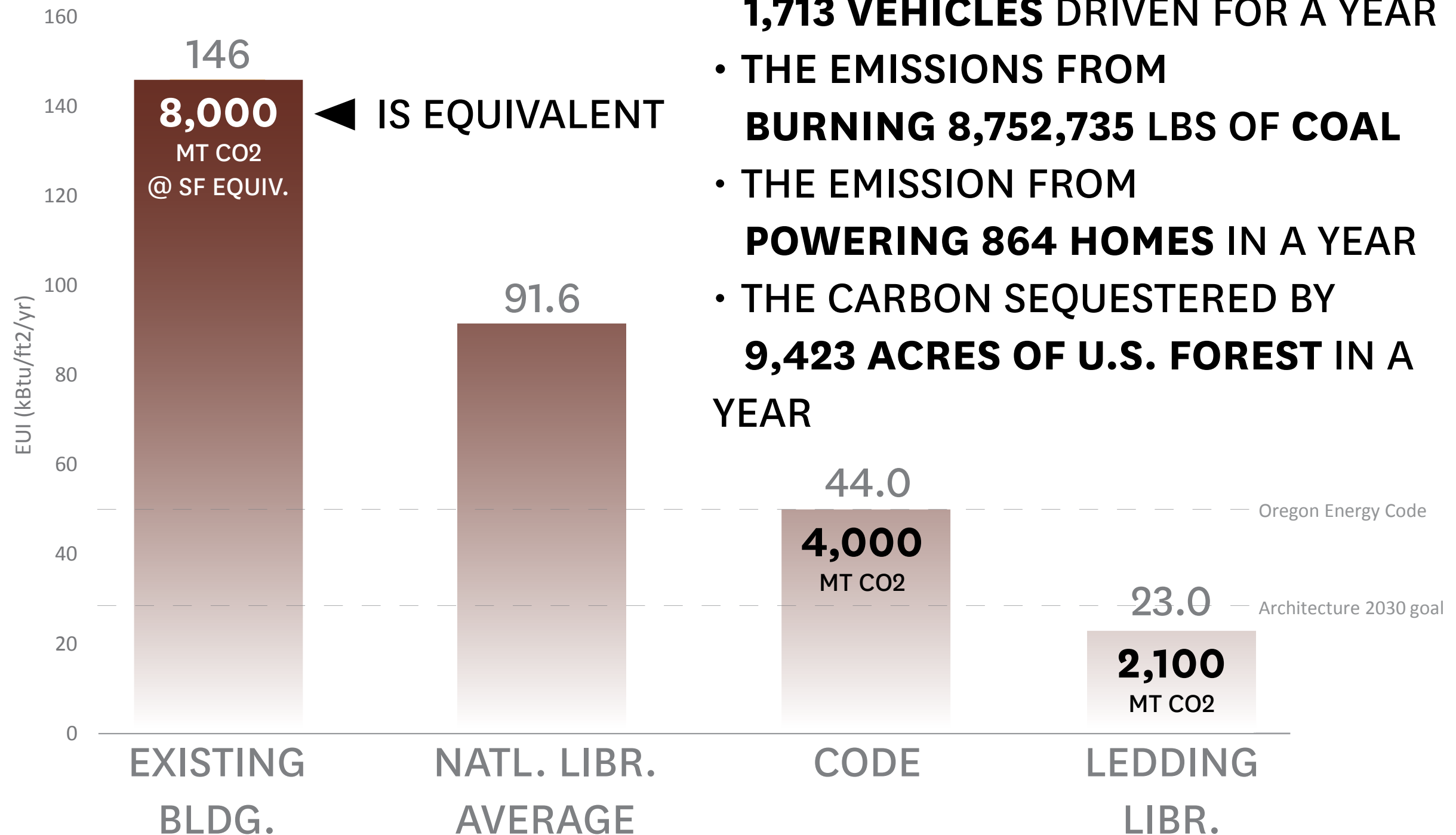


1 ROOF PLAN
A-104 3/32" = 1'-0"

EUI Comparisons



EUI Comparisons



- THE EMISSIONS FROM **1,713 VEHICLES** DRIVEN FOR A YEAR
- THE EMISSIONS FROM **BURNING 8,752,735 LBS OF COAL**
- THE EMISSION FROM **POWERING 864 HOMES** IN A YEAR
- THE CARBON SEQUESTERED BY **9,423 ACRES OF U.S. FOREST** IN A YEAR

LEDDING LIBRARY



Community Meeting | April 24, 2018



PLACE HACKER

END

FOR REFERENCE IF NEEDED



EXISTING STREET VIEW 1 - LOOKING SOUTH TOWARD LEDDING LIBRARY FROM PARKING LOT



EXISTING STREET VIEW 2 - LOOKING SOUTHWEST ON HARRISON ST



EXISTING STREET VIEW 3 - LOOKING WEST ON 21ST ST



EXISTING STREET VIEW 4 - LOOKING NORTH TOWARD THE EXISTING LEDDING LIBRARY ENTRANCE

IMMEDIATE CONTEXT

WOOD SIDING - SEMI-OPAQUE STAINED,
TIGHT-KNOT CEDAR TONGUE AND
GROOVE SIDING

FIBERGLASS WINDOW SYSTEM - BLACK

EXTERIOR SHEET METAL - BLACK



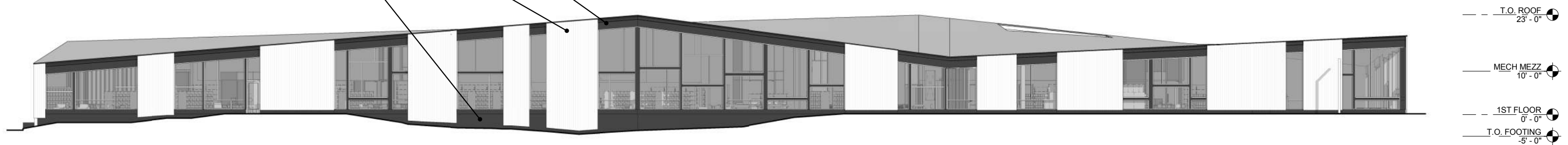
WEST ELEVATION

21.6% GLAZING

EXTERIOR SHEET METAL FASCIA - BLACK

WOOD SIDING - SEMI-OPAQUE STAINED,
TIGHT-KNOT CEDAR TONGUE AND
GROOVE SIDING

METAL SIDING BELOW WINDOWS

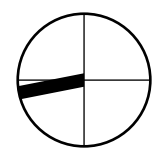
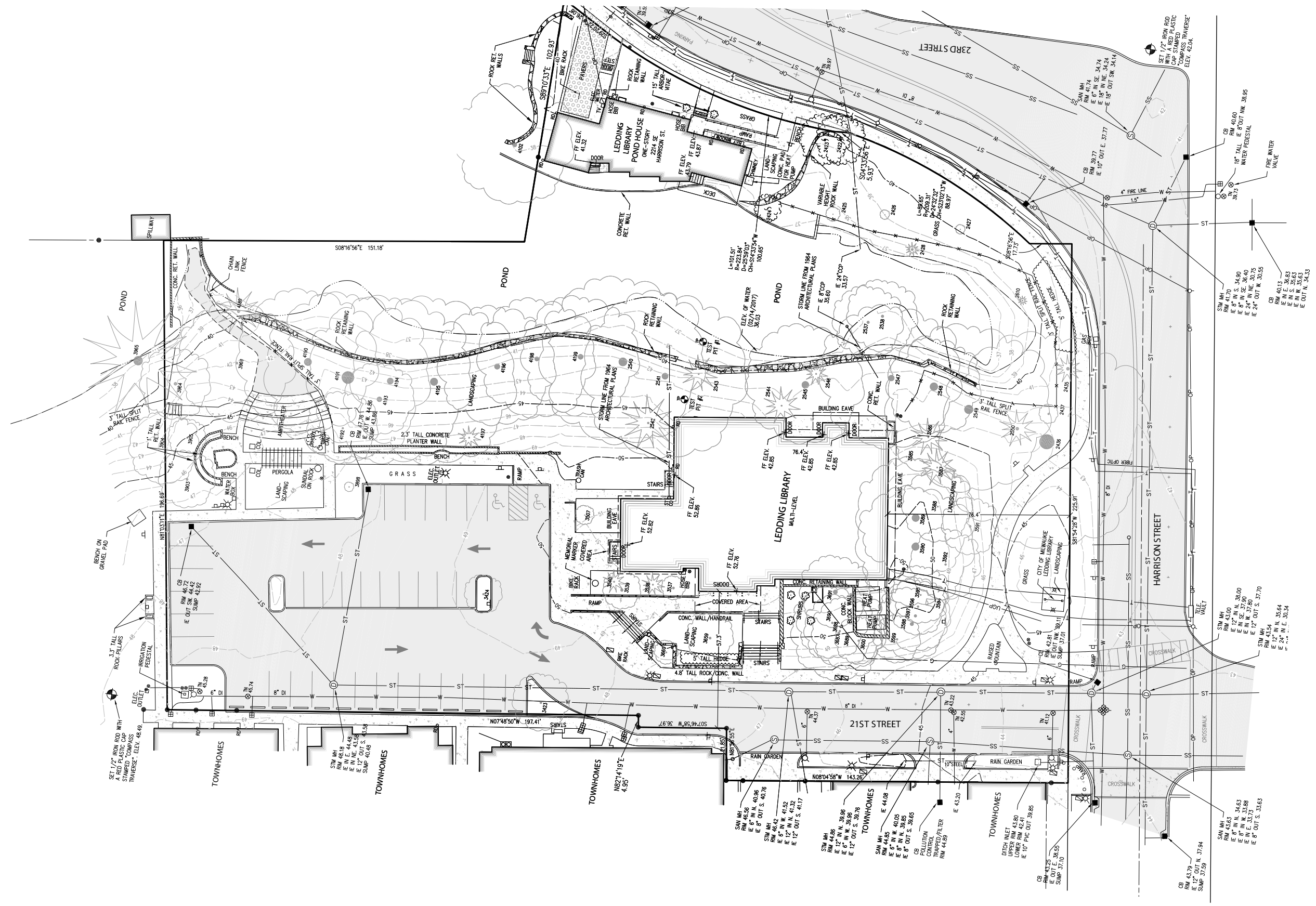


EAST ELEVATION

51% glazing



EXTERIOR BUILDING ELEVATIONS



SITE SURVEY AND EXISTING STREET VIEW KEY

**NOT FOR
CONSTRUCTION**



**Milwaukie Ledding
Library**

City of Milwaukie
10660 SE 21st Ave, Milwaukie, OR 97206

ISSUANCE
100% Design Development

PROJECT NUMBER
1635

DATE
January 30, 2018

SCALE

DRAWING TITLE

TREE PROTECTION PLAN

SHEET NUMBER

L-100

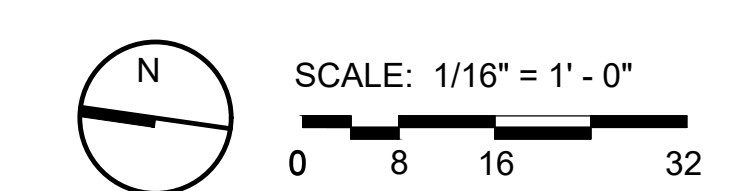
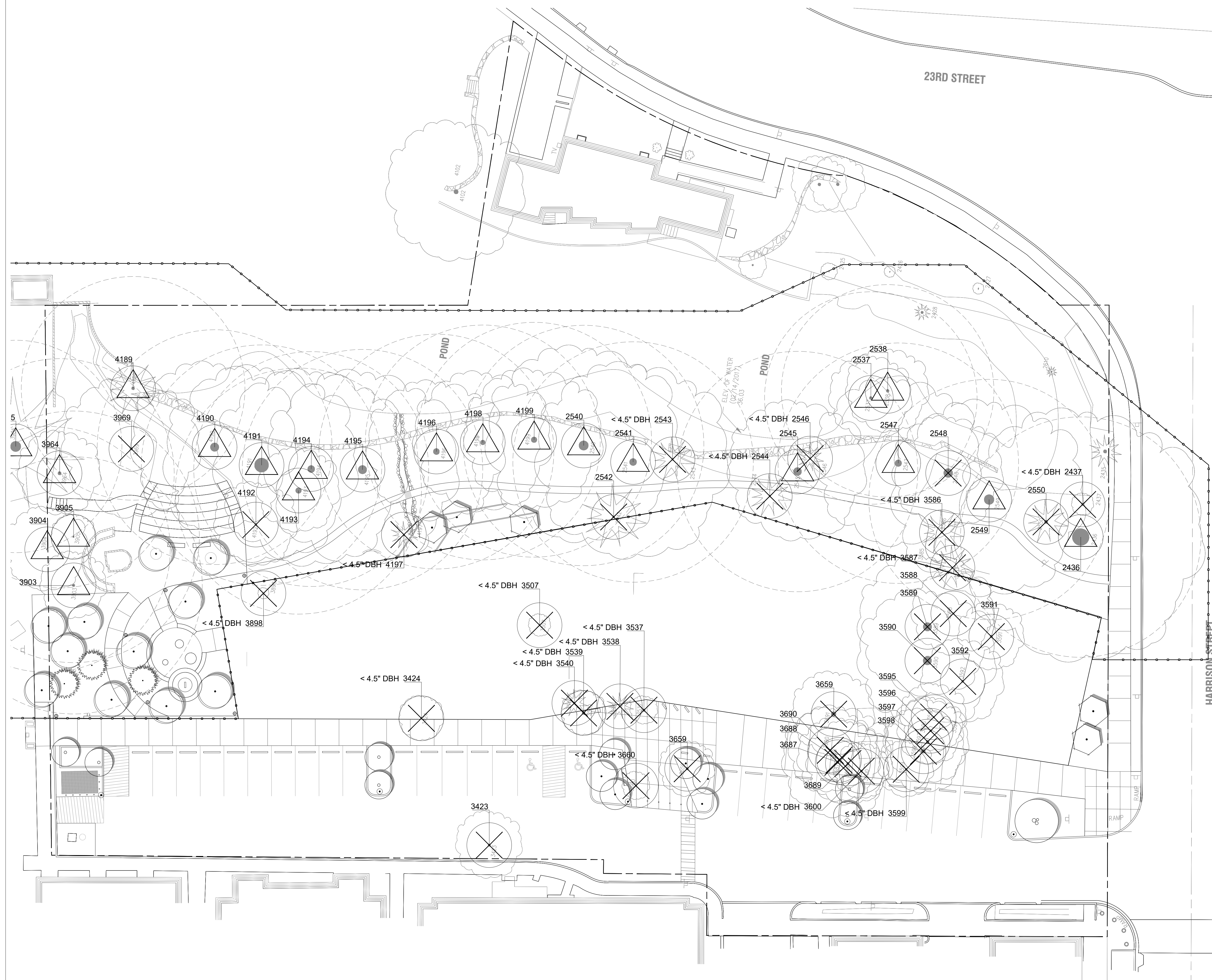
TREE PROTECTION

--- TREE ROOT PROTECTION ZONE

--- TREE PROTECTION FENCING

XXXX (circle with X) TREE TO BE REMOVED
XXXX= TREE I.D. NUMBER
PER SURVEY

XXXX (circle with triangle) TREE TO BE RETAINED
XXXX= TREE I.D. NUMBER
PER SURVEY



ONE STORY LIBRARY

MILWAUKIE WILL GET MORE LIBRARY FOR ITS MONEY WITH THE 1 STORY COMPLETE IMPROVEMENT OPTION COMPARED TO 2 STORY RENOVATION.

- RESILIENCY AND PERFORMANCE.
 - THE PIECEMEAL CONSTRUCTION OF EXISTING LIBRARY IS VERY DIFFICULT TO SEISMICALLY UPGRADE.
 - THE CURRENT LIBRARY USES 2X THE NATIONAL AVERAGE IN ENERGY AND 4X CURRENT OREGON CODE
- MOST FLEXIBLE. NO PROGRAM NEEDS TO BE UPSTAIRS WHERE FLOOR AREA ADJUSTMENTS ARE PHYSICALLY LIMITED. WITH ONE STORY SPACE PARTITION ADJUSTMENTS CAN BE MORE EASILY MADE.
- MORE UNIVERSALLY ACCESSIBLE. ELEVATORS AND STAIRS PROVIDE ACCESSIBILITY BUT THEY STILL ARE A TYPE OF BARRIER TO OVERCOME FOR CHILDREN, ELDERLY, PEOPLE WHO DON'T HANDLE STAIRS WELL, STROLLERS AND LIBRARY CARTS.
- 2 STAIRS PLUS 1 ELEVATOR EQUAL 1000 SQFT. THESE ARE REQUIRED EXPENSES. THEREFORE ONE STORY WITHOUT THESE REQUIREMENTS GIVES THE TEAM MORE FLEXIBILITY TO MAKE BUDGET ADJUSTMENTS.
- EASIER SUPERVISION OF ENTIRE LIBRARY.
- LIBRARY INTERIOR ENGAGES MORE OF THE PARK
- EASIER TO GET DAYLIGHT TO ALL SPACES
- ACOUSTICS (ESPECIALLY FOR KIDS) CAN BE SOLVED WITH PARTITIONS AND DISTANCE. WE KNOW KIDS MUST BE ACOUSTICALLY SEPARATE IN ANY OPTION AND HAVE THEIR OWN TERRITORY.