



## UPDATE – City Hall Project Architectural Draft

The City of Carlton began the process of designing a new City Hall facility in 2019 by partnering with design students from George Fox University in Newberg. The students interviewed Carlton residents, met with City staff, developed introductory building concepts and presented their ideas to the Carlton City Council.

The City then solicited bid proposals from architectural firms and selected Holst Architecture from Portland to design the new City Hall facility.

This presentation was prepared for the Carlton City Council and represents the “first draft” of the architect’s work. The presentation provides some historical context beginning with the work of the George Fox students, details the architect’s process for the project highlights the different textures, material types and historical elements to be used, and provides the initial design. In addition to the information gathered by the student design team, key considerations are given to functionality, cost, expandability, customer service, accessibility and aesthetic characteristics.

The project is to be funded without any increase in taxes and construction will begin in 2021. Your input is important. If you have comments or suggestions, please contact Carlton City Hall by phone at (503) 852-7575 or email at [cityhallproject@ci.carlton.or.us](mailto:cityhallproject@ci.carlton.or.us).

H O L S T

05 May 2020

CITY OF CARLTON  
CITY HALL

CARLTON, OR

*City Council Presentation*

H O L S T



CARLTON<sup>INC</sup> 1899  
OREGON  
A GREAT LITTLE TOWN



GEORGE FOX  
UNIVERSITY

# COMMUNITY OUTREACH AND ENGAGEMENT

LAST YEAR, STUDENTS FROM GEORGE FOX UNIVERSITY ENGAGED WITH THE COMMUNITY TO DEVELOP AN UNDERSTANDING OF PROGRAM NEEDS AND DESIRES FOR THE NEW CARLTON CITY HALL. VISION BOARDS WERE CREATED TO GATHER EXTERIOR AESTHETIC GOALS, AND A COMPREHENSIVE PROGRAM DOCUMENT OUTLINED BUILDING ADJACENCIES AND REQUIREMENTS. THIS RESULTED IN A BASIS OF DESIGN DOCUMENT THAT WAS INCLUDED IN THE PROJECT RFP.



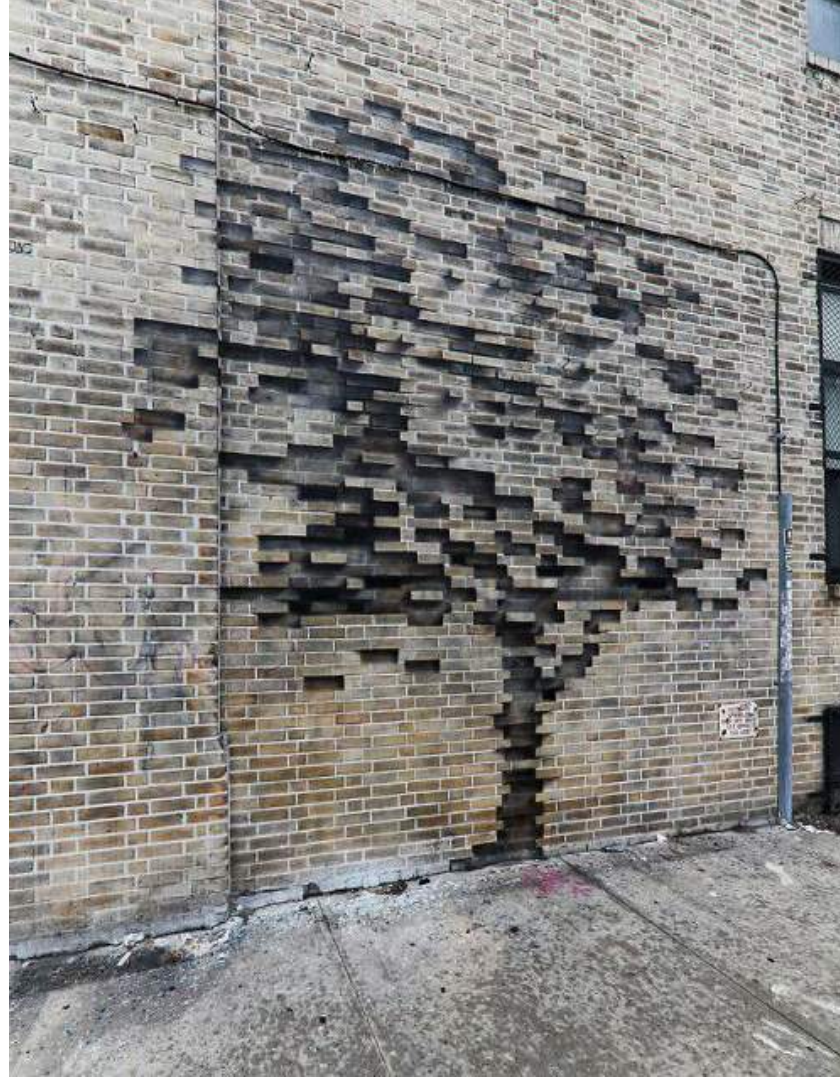


# PRECEDENTS - STUDENT WORK

THREE PRIMARY AESTHETIC GOALS CAME OUT OF STUDENT AND COMMUNITY COLLABORATION. THE EVOCATIVE IMAGERY BELOW DESCRIBES THE INTENT FOR PRIMARY STRUCTURE, EXTERIOR FINISH TEXTURES, AND INDOOR/OUTDOOR TRANSPARENCY. HEAVY TIMBER STRUCTURE CONNECTS WITH THE HISTORIC, LOCAL TIMBER INDUSTRY, WHILE THE BRICK RELATES DIRECTLY TO CARLTON'S DOWNTOWN. TRANSPARENCY COMMUNICATES THE WARMTH AND ACTIVITY OF THE INTERIOR OUT TO THE STREET WHILE BRINGING IN DAYLIGHT TO THE INTERIOR.



STRUCTURE



TEXTURE



CHRISTOPHER

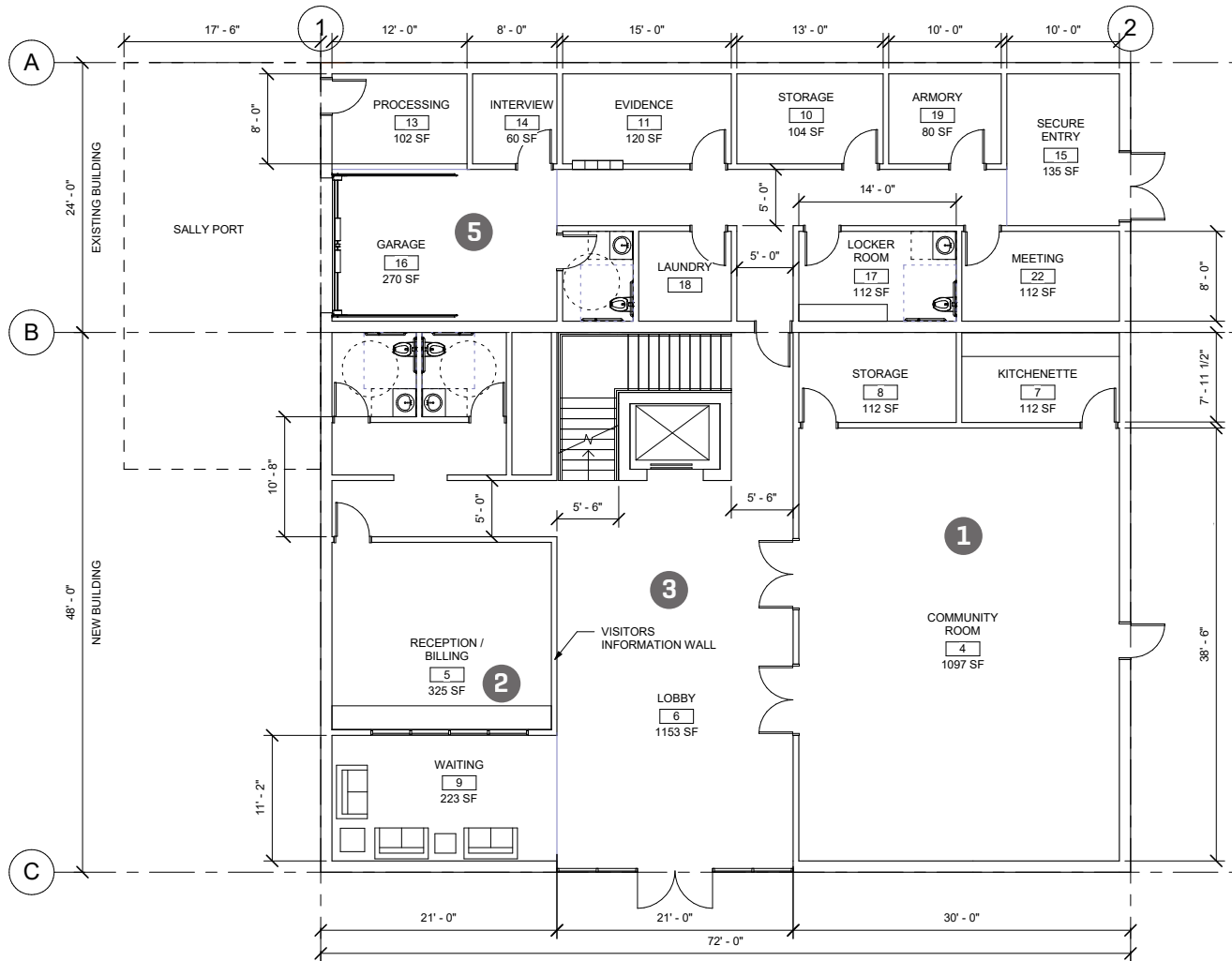
TRANSPARENCY



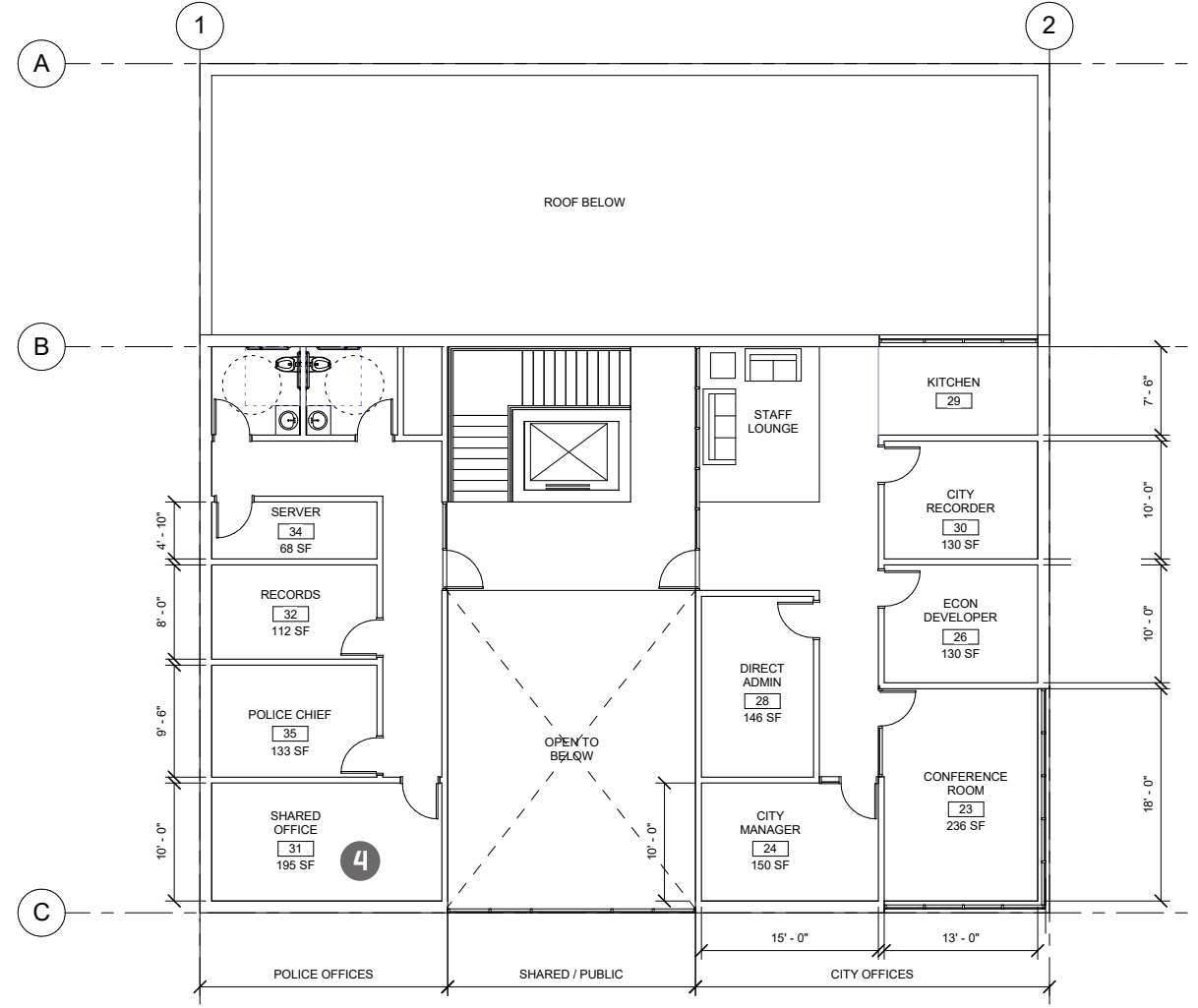
# STUDENT DESIGN - PLANS

## KEY DESIGN ELEMENTS

- 1** LARGE COMMUNITY ROOM ON THE CORNER
- 2** RECEPTION AND BILLING DIRECTLY OFF LOBBY
- 3** LOBBY ADJACENT TO COMMUNITY ROOM
- 4** POLICE OFFICES HAVE EYES ON MAIN
- 5** SECURE SEPARATION OF POLICE AND CITY HALL



GROUND FLOOR



LEVEL 2

# STUDENT DESIGN - MAIN STREET VIEW

## KEY DESIGN ELEMENTS

- 1 INVITING CENTRAL ENTRY
- 2 MATERIALS COMPLEMENT LOCAL ARCHITECTURE
- 3 VISUAL EXPRESSION OF WOOD STRUCTURE
- 4 RHYTHM OF PUNCHED OPENINGS
- 5 HORIZONTAL BANDING AT FLOOR LINE
- 6 TRANSPARENCY TO PUBLIC AREAS

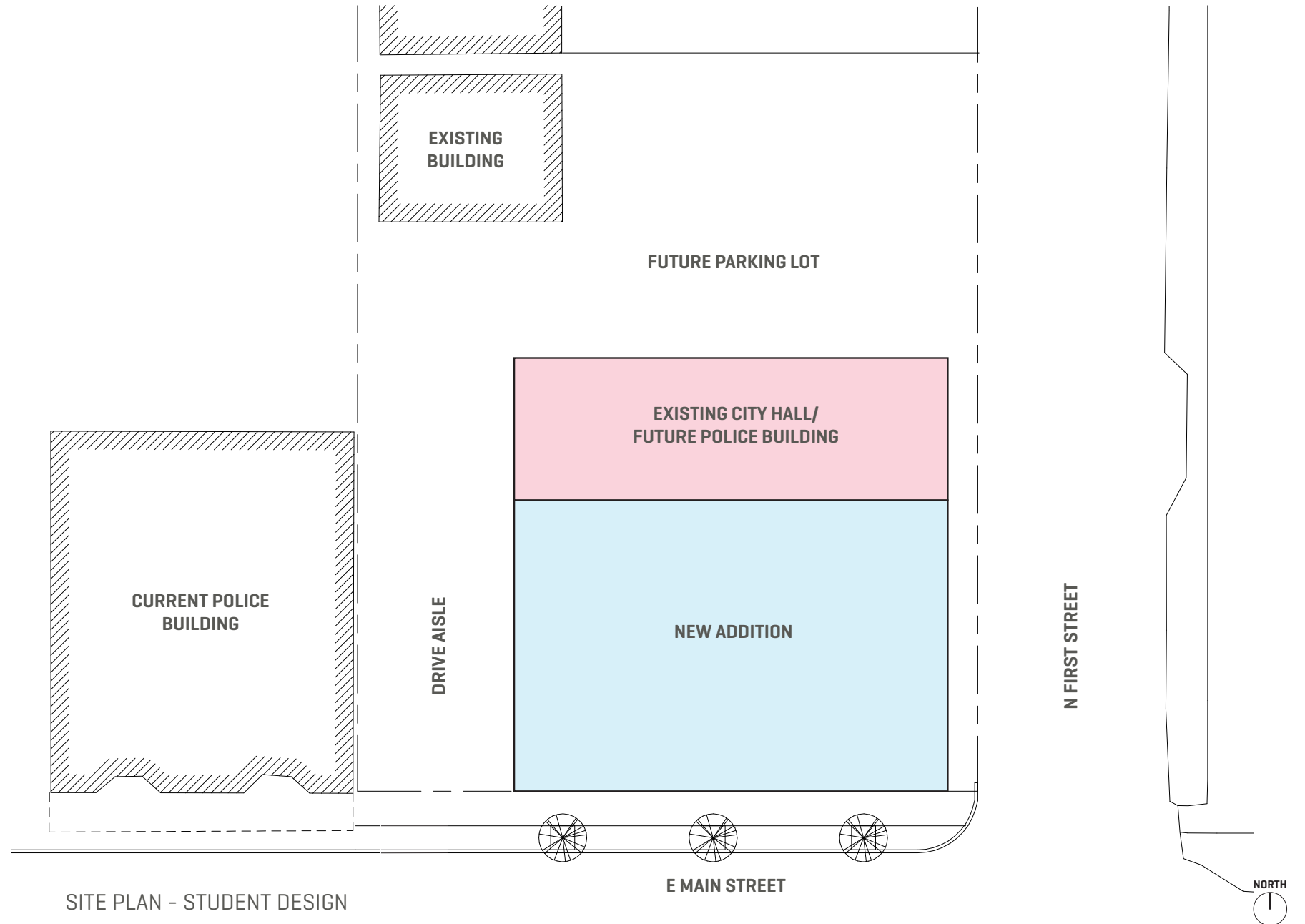


# HOLST DESIGN PROCESS

## ANALYSIS AND TEST FIT OF STUDENT DESIGN

### DISCOVERIES

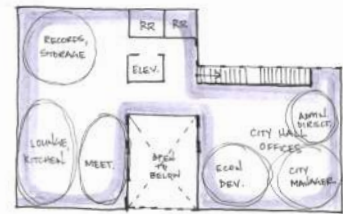
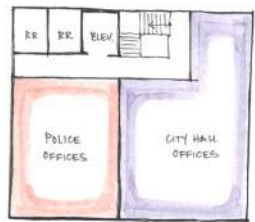
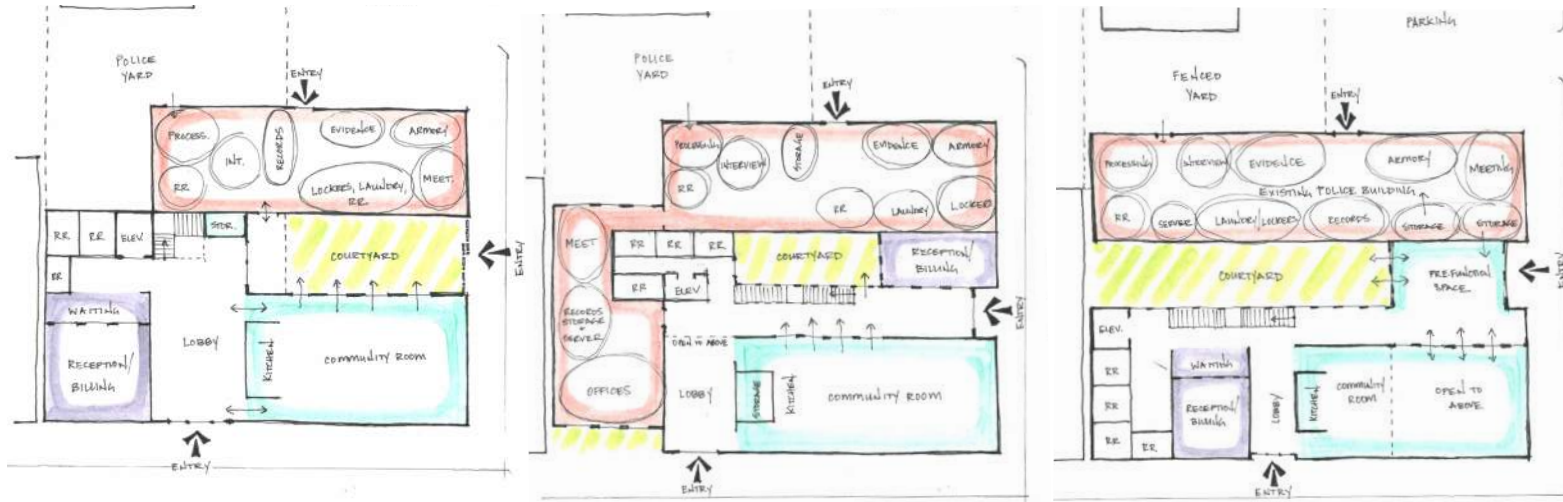
- > GPR REVEALS EXISTING BUILDING DOES NOT MEET RISK CATEGORY IV STRUCTURAL CODE
- > POLICE BUILDINGS ARE AN ESSENTIAL FACILITY BY CODE AND MUST MEET HIGHER STRUCTURAL RESILIENCE STANDARDS, MAKING THE EXISTING BUILDING NOT VIABLE FOR THIS PROGRAM
- > NEED FOR MORE EFFICIENT POLICE ADMIN AND BACK OF HOUSE CONNECTIONS
- > NEED FOR A LARGER EMERGENCY OPERATIONS CENTER THAN EXISTING BUILDING CAN HOUSE
- > DESIRE FOR MORE DIRECT PUBLIC BUILDING ENTRY FROM PARKING
- > WEST DRIVE AISLE AND INTEGRAL GARAGE NOT REQUIRED FOR THE POLICE PROGRAM
- > 7.5' DEDICATION REQUIRED FOR NORTH FIRST STREET RIGHT OF WAY, SHIFTING THE NEW BUILDING WEST TO ACCOMMODATE





# TEST FIT STUDIES

HOLST WENT THROUGH A SERIES OF IN-DEPTH DESIGN STUDIES TO BALANCE THE NEEDS OF THE PROJECT WITH THE NEW SITE CONSTRAINTS. EVERY EFFORT WAS MADE TO MAINTAIN KEY DESIGN ELEMENTS DEVELOPED BY STUDENT WORK, WHILE RESOLVING SOME THE PLAN ISSUES DISCOVERED.



# SITE PLAN

## REVISED LAYOUT

### SOLUTIONS

- > DEMO EXISTING CITY HALL STRUCTURE TO PROVIDE A MORE ADEQUATE STRUCTURE FOR POLICE AND SAVE ON OVERALL PROJECT COSTS ASSOCIATED WITH RETROFIT
- > EXPAND NEW BUILDING TO BETTER UTILIZE SITE AND ACCESS TO DAYLIGHT
- > CONDENSE POLICE ADMIN AND BACK OF HOUSE PROGRAM TO ONE WING OF THE NEW BUILDING
- > NORTH SOUTH CITY HALL WING ALLOWS FOR DIRECT ACCESS AND CLEAR CIRCULATION FROM PARKING AND MAIN STREET
- > CATEGORY IV SEISMIC DESIGN OF ENTIRE BUILDING ALLOWS FOR COMMUNITY ROOM AS EMERGENCY OPERATIONS CENTER
- > PROVIDE DEDICATION TO IMPROVE FIRST STREET WIDTH



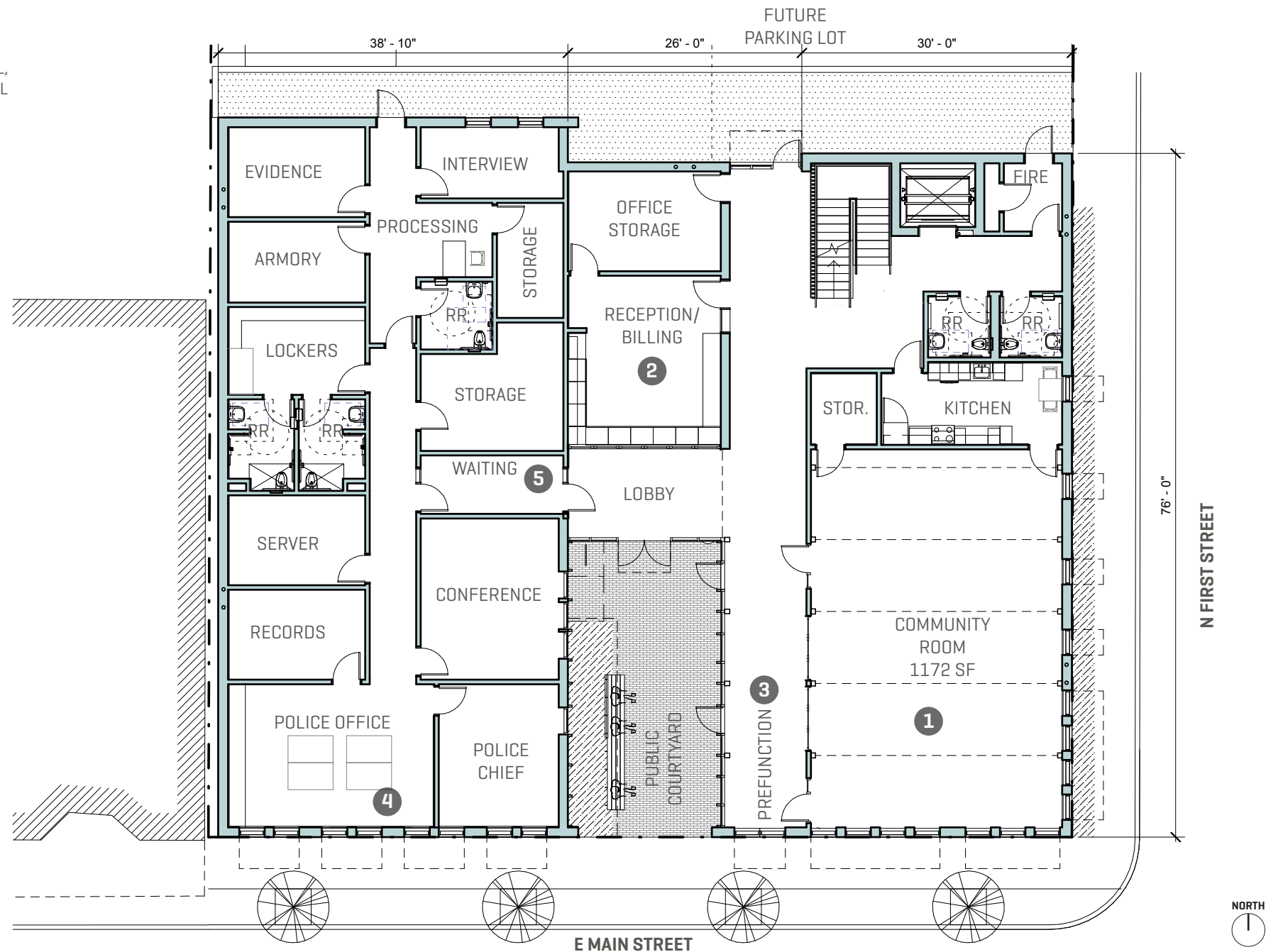
SITE PLAN - REVISED LAYOUT

# GROUND FLOOR PLAN

## KEY DESIGN ELEMENTS

WHILE THE SITE AND BUILDING LAYOUT WERE REORGANIZED OVERALL, THE FIVE KEY RELATIONSHIPS FROM THE STUDENT WORK ARE STILL PRESENT AND IMPROVED UPON.

- 1 LARGE COMMUNITY ROOM ON THE CORNER, EOC
- 2 RECEPTION AND BILLING DIRECTLY OFF LOBBY
- 3 PRE-FUNCTION SPACE EXTENDS TO COURTYARD
- 4 POLICE OFFICES HAVE EYES ON MAIN STREET
- 5 SECURE SEPARATION OF POLICE AND CITY HALL

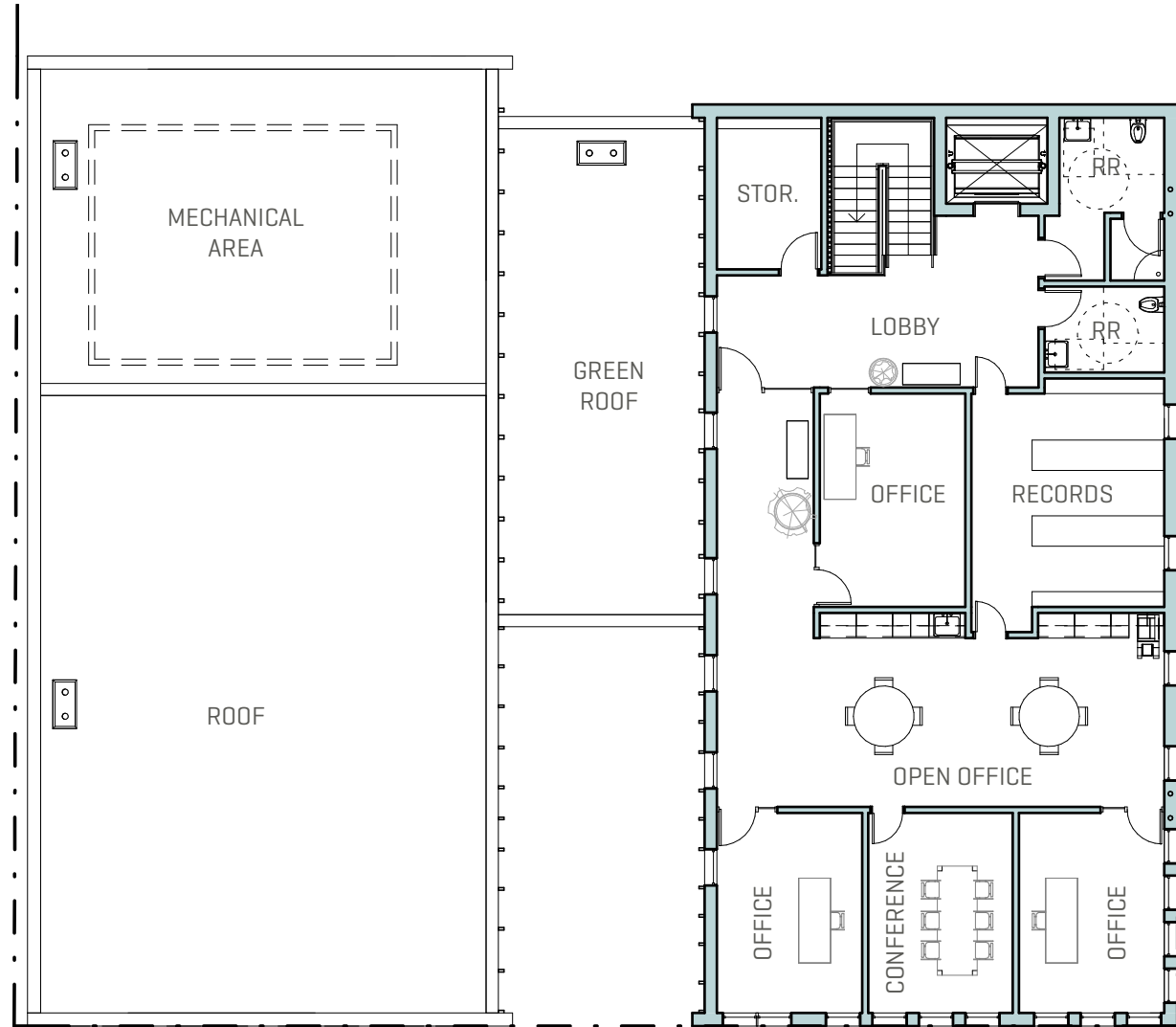




# SECOND FLOOR PLAN

## CITY HALL OFFICES

THE SECOND FLOOR IS COMPRISED OF THE CITY HALL ADMINISTRATIVE FUNCTIONS. ACCESS TO THE OFFICE IS SECURED AT THE LOBBY, AND THE ADDITION OF AN OPEN OFFICE AREA ALLOWS FOR EASY EXPANSION.

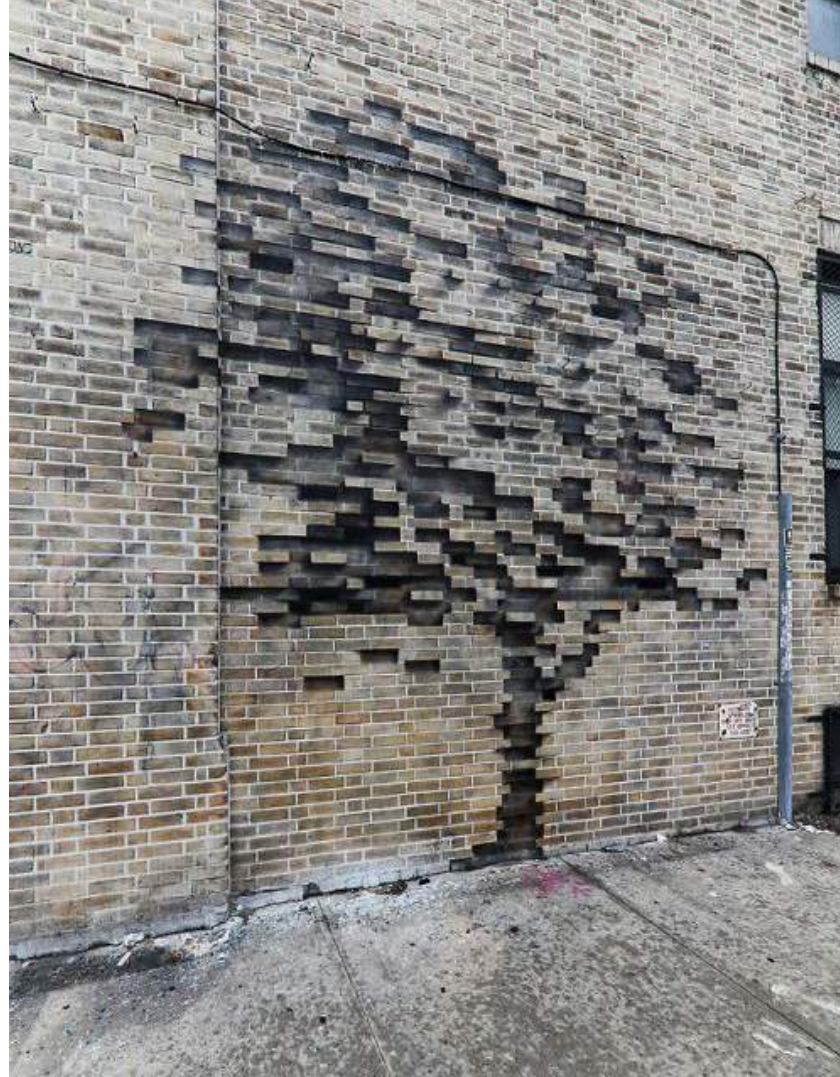


# PRECEDENTS - STUDENT WORK

BASED ON THE NEW SITE AND BUILDING PLAN, AND WITH THE THREE MAIN AESTHETIC GOALS DISCOVERED BY THE STUDENT TEAM, HOLST PUT TOGETHER A SERIES OF PRECEDENT IMAGES THAT BUILD ON THEMES OF EXPOSED TIMBER STRUCTURE, CLASSIC BRICK TEXTURE AND WARMTH AND TRANSPARENCY.



STRUCTURE



TEXTURE

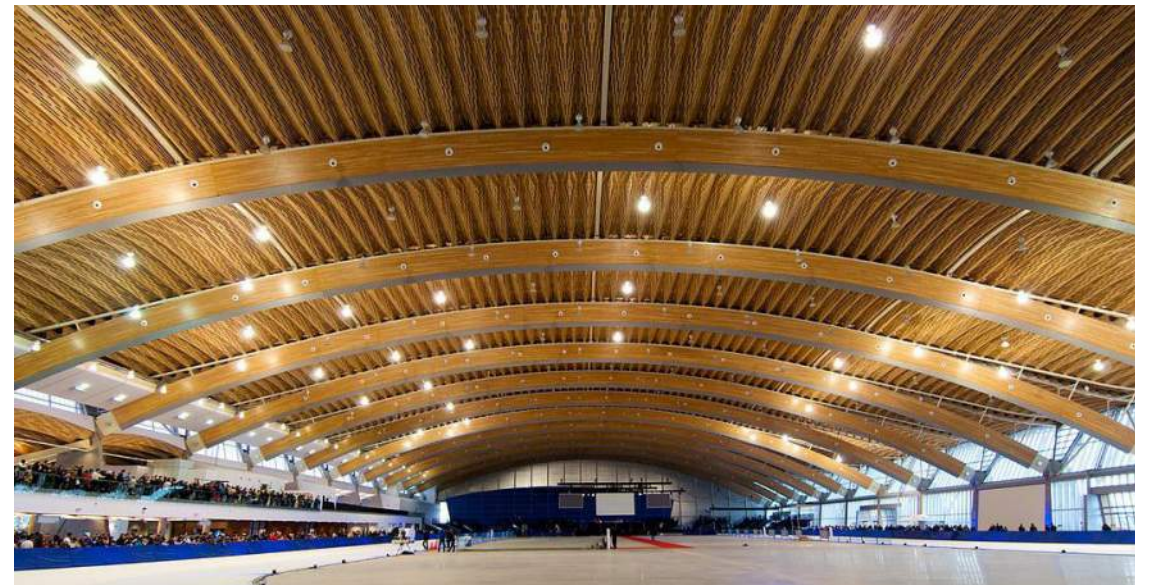


TRANSPARENCY



# BARREL STRUCTURE PRECEDENTS

INVESTIGATION INTO THE BARREL STRUCTURE PRESENT IN THE STUDENT DESIGN LED TO THE DISCOVERY THAT MOST CURVING TIMBER ROOFS ARE PRESENT IN LARGE OPEN SPACES, SUCH AS GYMS, AIRPORTS AND LARGE ARENAS. SCALING THIS FORM DOWN TO FIT A MODESTLY SIZED CITY HALL MAKES THE BARREL LESS FUNCTIONAL AND MORE ORNAMENTAL, WHILE ALSO FEELING UNRELATED TO LOCAL ARCHITECTURE.





# HISTORIC AND LOCAL PRECEDENTS

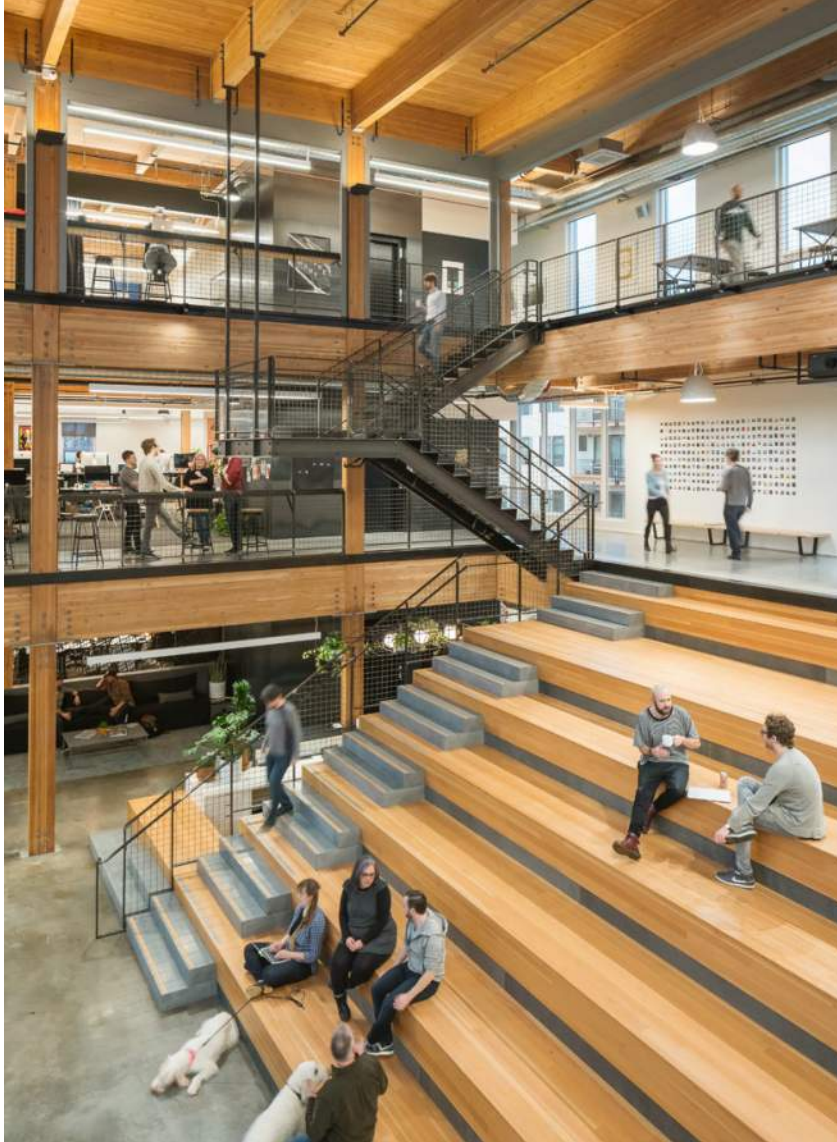
LOCAL ARCHITECTURE PROVIDES A FRAMEWORK TO WHICH THE NEW CITY HALL CAN RESPOND. GABLED ROOFS OF THE GRANARY AND TRAIN STATION ARE VISUAL NEIGHBORS WITHIN THE RAILROAD DISTRICT, WHILE CLASSIC BRICK FACADES LINE OTHER AREAS OF MAIN STREET.





# STRUCTURE PRECEDENTS

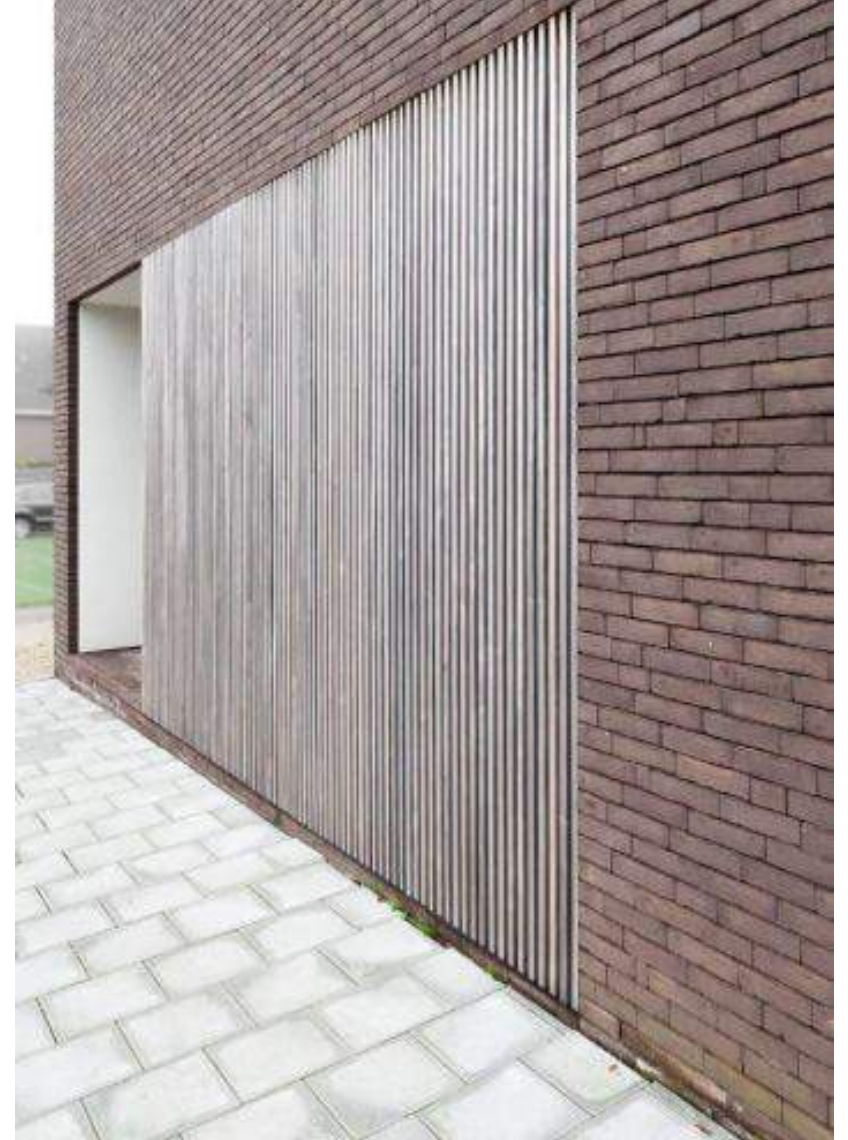
THE TEAM WAS INSPIRED BY THE SIMPLE EXPRESSION OF STRUCTURE, UTILIZING POST AND BEAM GLULAM CONSTRUCTION. A SLOPING ROOF FORM ENGAGES THE HISTORIC AGRICULTURAL CONTEXT, AND EXPOSURE OF STRUCTURAL ELEMENTS PROVIDES A WARM, NATURAL INTERIOR.





# TEXTURE PRECEDENTS

USING BRICK AS THE PRIMARY FACADE MATERIAL OF THE NEW CITY HALL RESPECTS THE CHARACTER AND TEXTURE OF THE SURROUNDING HISTORIC DOWNTOWN. THE ADDITION OF WOOD ADDS VARIATION WHILE DRAWING INSPIRATION FROM LOCAL TIMBER AND WINE INDUSTRIES.





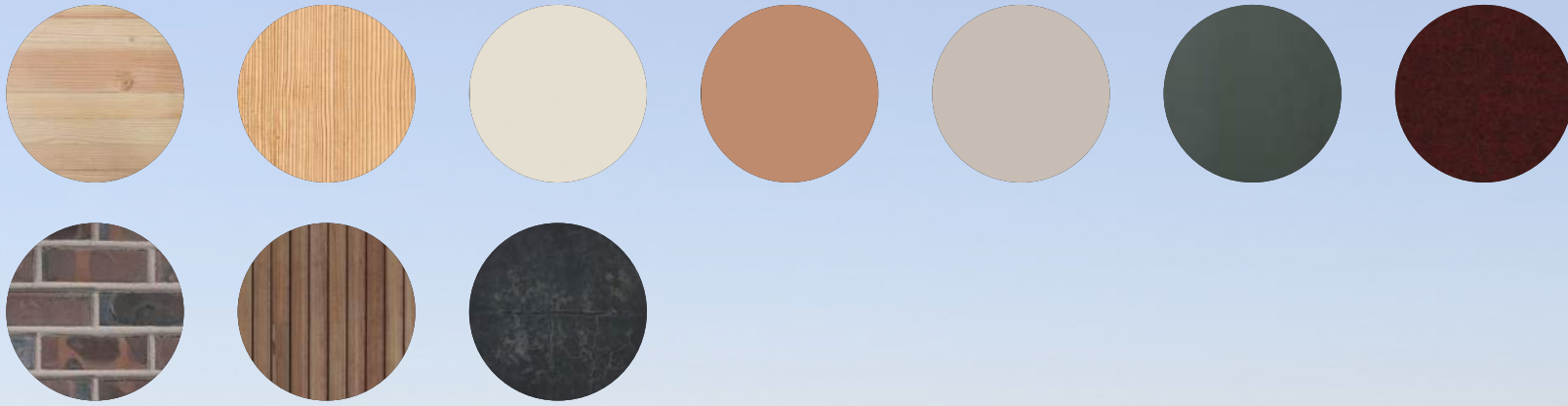
# TRANSPARENCY PRECEDENTS

THE EXPRESSION OF WARMTH AND LIGHT CAN BE ACHIEVED BY A VARIETY OF METHODS. LAYERING AND SCREENING ELEMENTS PROVIDE A SUBTLE GLOW, WHILE EXPANSES OF GLASS ALLOW SPACES TO FLOW DIRECTLY BETWEEN INDOOR AND OUTDOOR ENVIRONMENTS.





# MATERIAL BOARD



PRIMARY INFLUENCES FOR THE BUILDING MATERIAL PALETTE INCLUDE THE HISTORIC BUILT CONTEXT, LOCAL TIMBER AND WINE INDUSTRIES, AND EXPRESSION OF THE 'TERROIR,' OR SURROUNDING LANDSCAPE. NATURAL WOOD, EARTH AND CLAY TONES ARE REPRESENTATIVE OF THE REGION.



# MAIN STREET

POLICE AND CITY HALL BUILDING WINGS FLANK AN INVITING PUBLIC ENTRY COURTYARD THAT FLOWS DIRECTLY INTO THE LOBBY AND COMMUNITY ROOM. THE CLASSIC BRICK FACADE IS CARVED OUT TO REVEAL WOOD IN A SPECIAL MOMENT OF ARRIVAL. THE OPEN COURTYARD BRINGS DAYLIGHT TO THE INTERIOR SPACES, WHILE THE SLOPING ROOF FORMS ADDRESS EACH OTHER IN A RELATIONSHIP THAT IS REPRESENTATIVE OF LOCAL AGRICULTURAL STRUCTURES.





## MAIN STREET - FLAT ROOF

THE FLAT ROOF ALTERNATIVE TO THE PRIMARY DESIGN QUIETS DOWN THE OVERALL FEEL OF THE MAIN ELEVATION. WHILE RELATING MORE DIRECTLY TO HISTORIC DOWNTOWN. THIS VERSION OF THE DESIGN FEELS MORE ORDINARY, WITH LESS OF A FOCUS ON THE ICONIC ROOF FORMS OF THE RAILROAD DISTRICT. REMAINING IMAGERY WILL FOCUS ON THE SLOPED ROOF DESIGN.



SOUTHWEST CORNER





# SOUTHEAST CORNER

WINDOW PATTERNING PLACES THE DENSITY OF OPENINGS TOWARDS THE SOUTH, MAIN STREET ELEVATION OF THE BUILDING WHERE THE MAJORITY OF THE PUBLIC PROGRAMMING EXISTS. WINDOWS DECREASE IN FREQUENCY AS THE FACADE TURNS ONTO FIRST STREET AND MOVES NORTH.





# FIRST STREET

BRICK TEXTURE AT THE NORTHEAST CORNER OF THE BUILDING CREATES A PLAYFUL PATTERNING THAT IS AN ABSTRACTION OF DOUG FIR FOREST STANDS. WOOD MATERIAL INSET ON THE NORTH ELEVATION DIRECTS VISITORS ARRIVING FROM THE PARKING LOT INTO THE MAIN PUBLIC CORRIDOR.



# AERIAL

THIS BIRDS EYE VIEW SHOWS THE OVERALL ORIENTATION OF THE BUILDING ON THE SITE, AND A SPECIAL MOMENT FOR A GREEN ROOF OVER THE BILLING AND RECEPTION ENTRY.





# COURTYARD APPROACH





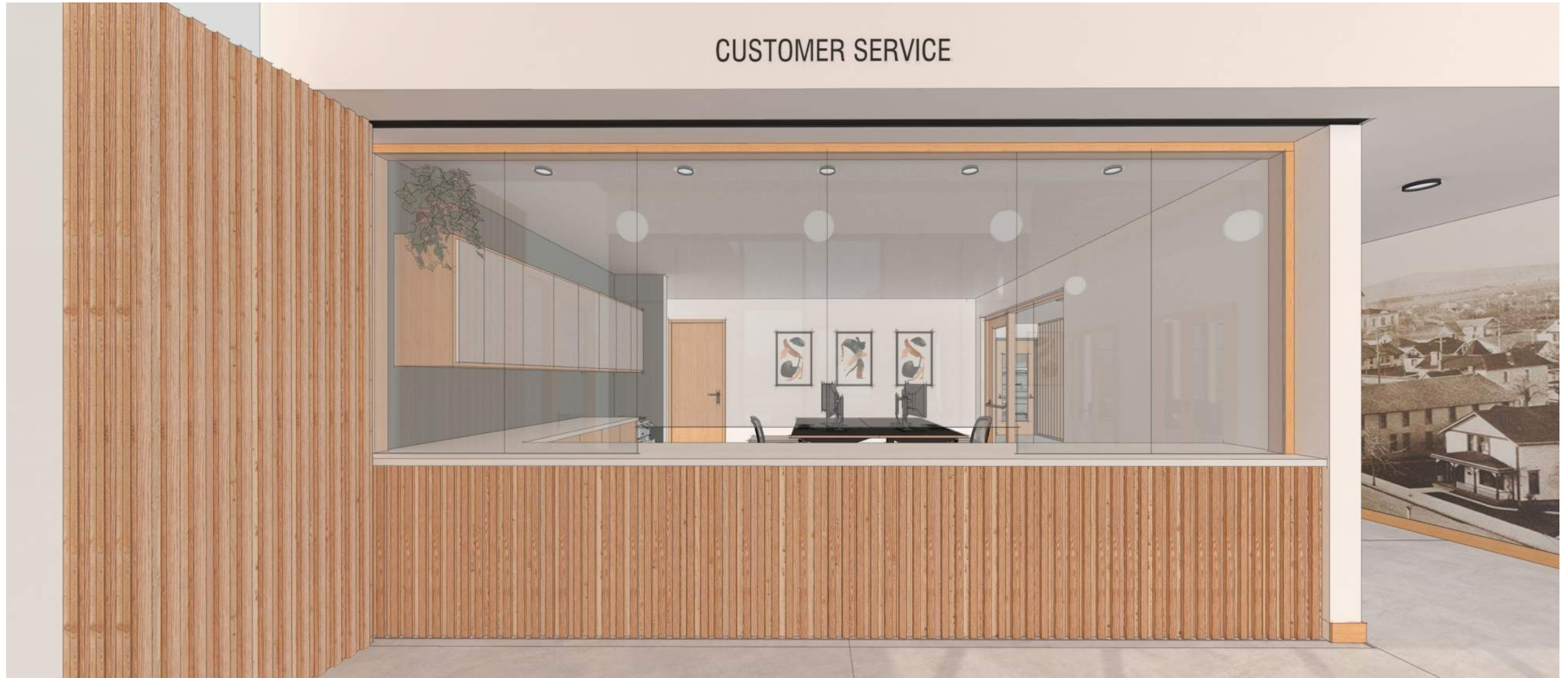
## MAIN STREET ENTRY





# RECEPTION AND BILLING COUNTER

VISITORS ARE GREETED UPON ENTRY BY THE CUSTOMER SERVICE DESK, WHICH IS THE PRIMARY CHECKPOINT FOR ALL BUILDING ACTIVITIES.



# PREFUNCTION LOBBY

THE LOBBY OUTSIDE THE COMMUNITY ROOM PROVIDES A GENEROUS PREFUNCTION SPACE FOR EVENTS AND FLOWS TO THE EXTERIOR COURTYARD.





## COMMUNITY ROOM ENTRY

LARGE DOORS INTO THE COMMUNITY ROOM CAN OPEN UP THE SPACE AS NEEDED FOR EVENTS, OR REMAIN CLOSED FOR MORE SEPARATION.



## COMMUNITY ROOM - NORTH

EXPRESSION OF THE WOOD STRUCTURE PROVIDES A WARM AND INVITING SPACE FOR PUBLIC MEETINGS AND EVENTS. WOOD SLATS ALONG THE NORTH WALL PROVIDE A BACKDROP FOR THE ROOM AND FURTHER THE NATURAL FEELING OF THE SPACE.





# COUNCIL DAIS

THE BACKDROP OF THE NORTH WALL ALSO INCORPORATES DOORS TO CHAIR STORAGE AND KITCHEN.





## COMMUNITY ROOM - SOUTH

THE VIEW SOUTH FROM THE COMMUNITY ROOM SHOWS A DIRECT CONNECTION TO MAIN STREET AND AN EXPANSE OF DAYLIGHT.





# POLICE ENTRY AND RECEPTION

THE WELCOMING RECEPTION DESK CAN CLOSE DOWN AFTER HOURS, PROVIDING A WOOD BACKDROP TO THE ENTRY FOR EVENING EVENTS.



# POLICE ENTRY AND RECEPTION





# POLICE ENTRY AND RECEPTION



# NORTH ENTRY

WOOD FINS RELATING TO THE ENTRY COURTYARD LINE THE CORRIDOR SIDE OF THE STAIR AND DEFINE THE CIRCULATION TO THE CITY HALL OFFICES ABOVE.





## STAIR AND ELEVATOR LOBBY



## STAIR AND ELEVATOR LOBBY

WOOD SLATS CONTINUE UP THE STAIR TO WRAP THE CEILING AT THE LOBBY. THE LARGE GRAPHIC ALONG THE STAIR LANDING PROVIDES A GLIMPSE AT HISTORY, WHILE THE VIEW OUT THE WINDOW SHOWS THE PRESENT. OPEN WEB TRUSSES SUPPORT THE SLOPING ROOF ABOVE.





# STAIR AND ELEVATOR LOBBY



# CITY HALL OFFICE ENTRY

A SHORT TERM WAITING AREA OUTSIDE THE CITY HALL OFFICES ENTRY PROVIDES A SPACE FOR VISITORS TO MEET CITY HALL STAFF.





# CITY HALL OFFICES

JORY SOIL EARTH TONES OF THE MAIN OFFICE ARE VISUALLY CONNECTED TO THE FOREST TONES OF THE ADJACENT STAIR AND ELEVATOR LOBBY. THE RHYTHM OF EXPOSED ROOF TRUSSES AND EXPOSED DECKING CONTINUES.





CITY HALL OFFICES





# CONFERENCE ROOM



# MAIN STREET





H O L S T

THANK YOU.