19 February, 2015

City of Central Point
Planning Commission
140 South 3rd Street
Central Point, OR 97502

Re: Jackson County Justice Courts – Central Point

Narrative:

The project is a new one story building for the Jackson County Justice Courts located at 4173 Hamrick Road, south of the intersection of Hamrick Road and East Pine Street. The new building will be the new home of the Jackson County Justice Courts currently located at 505 Oak St. Central Point that the county is leasing.

The proposed site is currently vacant and the former building was demolished in 2012. The entire proposed project site is 1.01 acres with a combined street frontage of 132'-3" and is 336'-0" deep. The new Justice Courts building will be approximately 5203sf including a 1200sf courtroom.

The exterior of the new Jackson County Justice Courts is comprised of light tan brick, ground face glacier cmu, bronze vintage box rib metal panels, bronze vintage corrugated metal panels, bronze vintage flat metal panels, and curtain wall glazing with clear anodized window mullions.

The massing of the building is separated into three distinct areas symbolized through shape, function, and materials. The majority of the main entrance and lobby exterior is composed of curtain wall glazing with a singular light tan brick mass penetrating the southern façade. The brick mass extends into the main lobby area. The courtroom area is indicated by a tall rectangular shape the cuts through the main building and is composed of ground face glacier cmu. The remainder of the structure houses the day to day functions of the justice courts and is clad in varying bronze vintage metal panels.

Careful planning and design has gone into addressing massing volumes, setbacks, materials, and landscaping to enhance the surrounding area and to create a building with a strong and enduring civic presence for the Central Point community.

Context:

The adjacent properties around the proposed site are zoned C-4 (tourist and office) and M-2 (industrial general).

The lots directly to the west and north (lots 2900, 3000, 3100, 3200) are all zoned C-4 and are currently vacant. All three lots had structures on them at one time, but have all been subsequently removed.

The lot to the east and across Hamrick Road (lot 801) is currently occupied by a Hotel 8 that was built in 2005 and is zoned C-4. The building is in good condition and the grounds are well maintained.

The lot directly to the south (lot 3400) is currently a maintenance yard for the Oregon State Highway Department and is zoned M-2. The structures (visible from the street) on this property are in good condition and the grounds are well maintained.

Compatibility: The proposed Justice Courts building is designed as a modern civic building. The building's materials are of a civic nature, a primarily neutral palette of light tan brick, off white cmu, and bronze metal panels.

The site is on the perimeter of the city limits and is away from the downtown area of Central Point, but it is easily accessible from Interstate 5 and Pine Street. The immediate area is sparse in the way of commercial structures with two exceptions; the Hotel 8 across the street and the Umpqua Bank 200' to the northwest located next to the Bear Bridge Plaza. The remainder of structures in the area are either warehouses or maintenance buildings.

Circulation: The main entry of the Justice Courts is strategically placed at the southeast corner of the structure for convenient access from the accessible parking spots, bicycle parking, pedestrian sidewalk, and public parking. The structure is centrally located on the site to allow for the possible future drive up lane and possible future expansion of the structure to the west.

Stormwater: Stormwater will be piped from the roof drains and catch basins to the bio swale located along the southern edge of the property where it will be treated before connecting to the city stormwater system.

Landscape: The proposed landscape plan provides 4 new street trees along Hamrick Road and 27 trees located parking area and structure. Shrubs, perennials, and groundcover surround all sides of the building and are provided within the landscaped areas of the parking lot. The trees located around the parking area will provide shade during the hot summer months and will cut down on heat retained from hardscape surfaces.

Exterior Lighting: The street lights in the parking lot will be "dark sky" approved to protect views of the night sky and include hoods to keep light within the property lines. All lighting will not produce glare on adjacent properties and will maintain light within the property limits.

Signage: Street signage will be a 2'-0" tall 16'-0" wide 1'-0" deep free standing monument sign with a bronze metal panel top and a brick base. The sign will use the same materials used on the exterior of the justice courts structure. 5" stainless steel letters "JACKSON COUNTY JUSTICE COURTS" and 3½" tall stainless steel letters "4173 Hamrick Rd." aligned to the left with "Central Point, Oregon" aligned to the right will be surface mounted to the bronze metal portion of the sign.

The building sign will be very similar to the street sign with the same 5" stainless steel letters "JACKSON COUNTY JUSTICE COURTS".

<u>Fencing:</u> Surrounding the secured parking area that is located on the northwest part of the site will be a 6'-0" tall chain link fence. Vehicles will access the secured parking area through a chain link sliding security gate that separates the public parking from the secured parking. The secured area is to provide a safe and secure area for employees and law enforcement personal to enter the building.

Jim Roemer, AIA
Ogden Roemer Wilkerson Architecture