

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

*Σ SWANSON
12.9.09*



Downtown redevelopment plans by UCC cooperative work experience program

Meeting Date: December 14, 2009
Department: Community Development
www.cityofroseburg.org

Agenda Section: Special Presentation
Staff Contact: Brian Davis, Director
Contact Telephone Number: 440-1177

Brian

ISSUE STATEMENT AND SUMMARY

The City has partnered with downtown property owners and engineering students of Umpqua Community College's Cooperative Work Experience (CWE) Program to design conceptual plans for four downtown buildings with vacant upper floors. The four plans will be provided to the Council as a special presentation.

BACKGROUND

A. Council Action History.

On April 27, 2009 the Council adopted Resolution No. 2009-09, which supported a second-year application to the Resource Assistance for Rural Environments (RARE) Program. Upper floor redevelopment of downtown buildings was an objective of the City's participation in the RARE program. Work by the UCC students was coordinated by the City's RARE intern, Virginia Elandt.

B. Analysis.

One of the expected products from the second year RARE program was a single "pilot project," or a report showing potential floor plans and code impediments for one of the downtown buildings with a vacant upper floor. The City's partnership with UCC generated four pilot projects, and staff hopes to continue this program next semester.

C. Financial and/or Resource Considerations.

Through the Economic Development Commission, the City funded \$875 in tuition for seven UCC students who fulfilled the required 105 hours of work to receive CWE credit and eventually graduate. This equates to the City paying \$1.19/hour for design work that downtown property owners receive at no cost.

D. Timing Issues.

None.

COUNCIL OPTIONS, STAFF RECOMMENDATION, SUGGESTED MOTION

None at this time.

EXHIBITS

Conceptual floor plans:

- 1 – 435 SE Jackson (p. 3-4)
- 2 – 645 SE Jackson (p. 5-7)
- 3 – 445 SE Jackson (p. 8-10)
- 4 – 753 SE Main (p. 11-12)

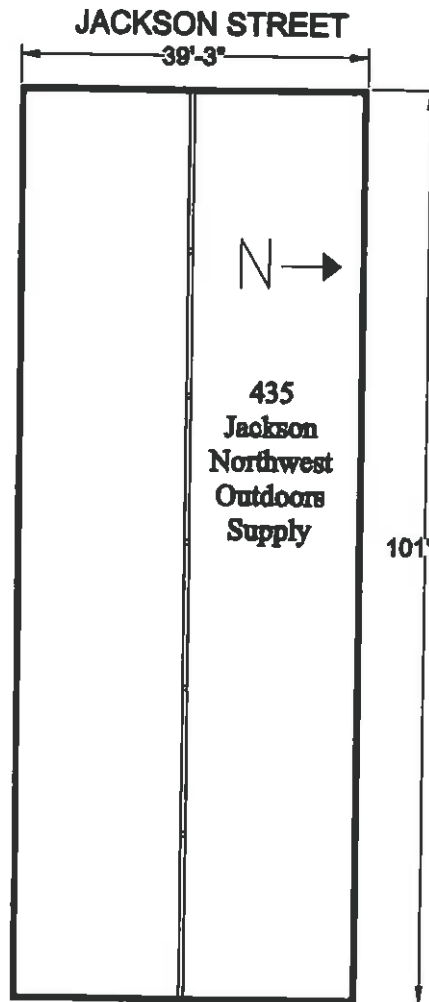
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
435 JACKSON STREET RENOVATION PROJECT
UCC CWE 280 & CITY OF ROSEBURG

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- Stories:** Two
- Historic Use:** Retail
- Current Use:** Retail
- Proposed Use:** Retail 1st floor
2 Apartments (2-Bed each)
- Exits:** One common staircase
- Windows:** Both with 3 windows & 2 French doors
- Sq footage:** 3944. Interior 3838 sq ft
- Construction:** Poured Concrete sidewalls with brick & stucco CMU front & back walls. Wood Floors and roof.



FINAL REPORT: Erich Datig, Bob. Pappalardo 12/7/09

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CODE INFORMATION

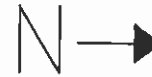
Type of Construction: Type 3A

Occupancy Class: R-3 Residential

Light 8% requirement:
1: 140 sq ft
2: 140 sq ft

Ventilation 4%:
1: 105 sq ft
2: 105 sq ft

Common Path of egress: 55' (max 65')



Egress width: All doors/corridors => 3'

Exits: Common entry via staircase.
Folding balcony fire escape ladders both units

Max Occupancy: 1750 sq ft / 200 = 8.75

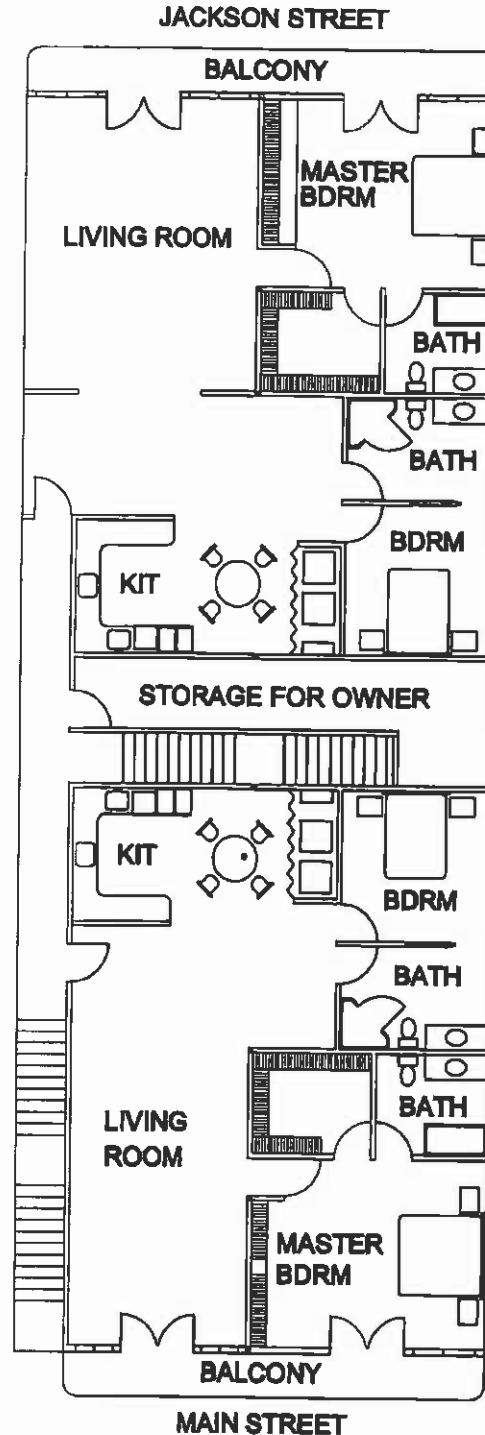
Walls and doors: All 1 hour fire rated

EXPENSES:

As our main focus of the project was to determine a conceptual design we did not explore the actual expenses involved in this renovation project.

COMMENTS:

The buildings current use is a sporting goods store and locksmith shop. There is a mezzanine area leading up to the 2nd floor storage. Proposed use of this 2nd floor space is two each, 2 bedroom apartments with central storage and roof top patio/garden area. Each apartments living and master bedrooms will face the street with ample windows and french style doors leading on to attached balconies. Additional natural lighting to the bathrooms, kitchen and bedroom will be accomplished via skylights. Common entry is via a staircase located on the Main Street side and there is also a common entry for the rooftop. Each unit is to be equipped with a balcony mounted fire escape ladder. All internal columns are enclosed in walls in each unit. Units are separated by minimum 1 hour fire construction methods Sprinkler system to also be provided for code requirements. Roof/top patio will also be used for gardening and possible solar power collection.



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PROPOSED APARTMENTS CONVERSION FLOOR PLAN



Garrett Thomson 541-784-6945

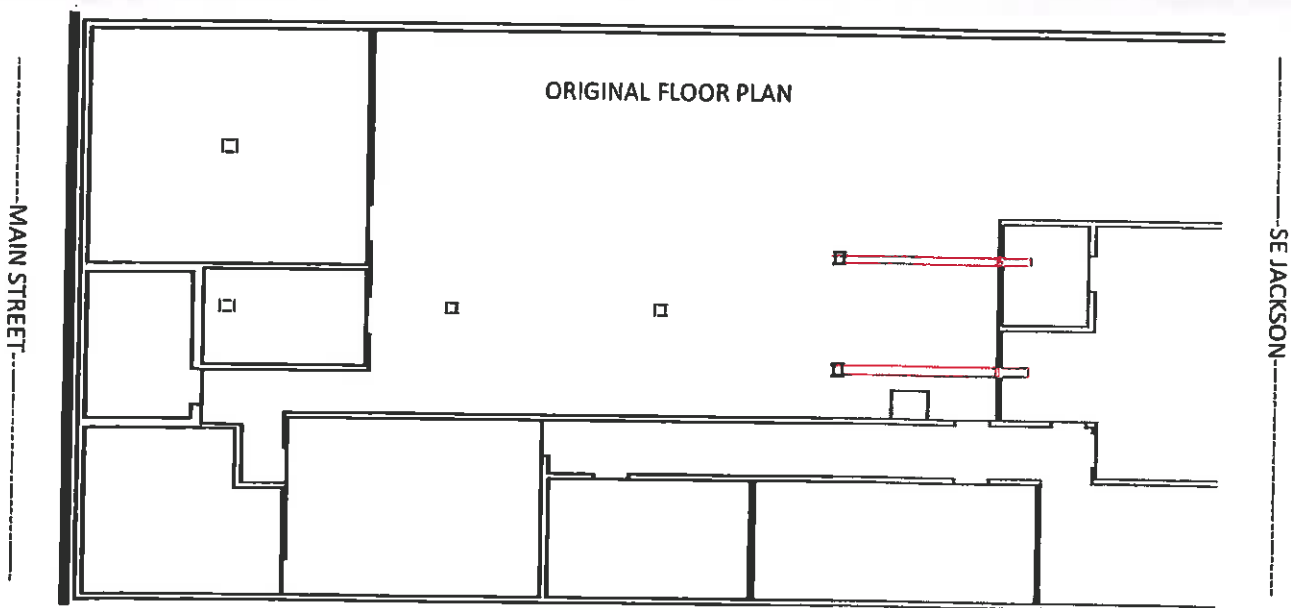
Jason Burke 541-430-1494

Jason Burke & Garrett Thomson

The floor plan that we have designed is the best fit for this building. The floor plan was designed to utilize the existing floor space, while maintain building code, and making the necessary adjustments to make the 2nd floor into residential (R-3).

ROSEBURG COMMUNITY DEVELOPMENT DOWNTOWN REVITALIZATION PROJECT

Proposed floor plan for 645 SE Jackson



Stories: 2, + basement.

Square Footage: 5,000 per floor.

Exits: 2, East and West on the 1st & 2nd floor.

Windows: On East & West Side of building.

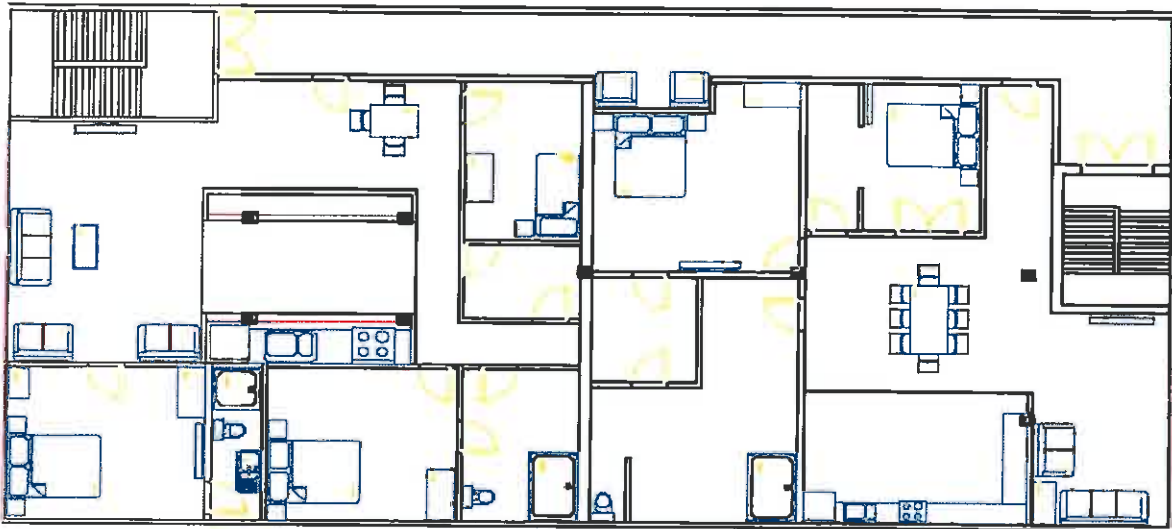
Previous Use: Offices, Dance Hall, Recreational Facility.

Proposed Use: Two apartments on the 2nd floor, and Commercial use on the 1st floor.

Construction: Brick & concrete load bearing walls, with 8 continuous timbers running from basement to roof.

BUILDING INFORMATION

PROPOSED APARTMENT FLOOR PLAN



PROJECT OVERVIEW

The existing floor plan has been completely redesigned to utilize the space for the two apartments. The proposed plan shows a hallway on the north side connecting the east and west exits to give the tenants two means of egress. The remaining space was separated into two apartments approximately 2,100 SQ FT each. The kitchen area in the west apartment has a raised floor to conceal the 10" x 8" steel beams used to reinforce the structure. This apartment is a 3 bedroom with 1 ½ bath. The east apartment is a 2 bedroom with a single bath. The dividing wall between the two apartments will be 10" thick, with insulation for sound proofing and will have a 1 hour fire rating.

: UP GRADES NECESSARY FOR PROPOSED APARTMENT:

- Install an automatic fire sprinkler system on 2nd floor
- Install new plumbing, electrical wiring, heating and cooling units for 2nd floor
- Demolition of all existing interior walls & concrete safe on 2nd floor
- Install new interior walls, carpet or wood floors, kitchen appliances, counter tops & range hoods



445 SE Jackson Main Proposed

Stories: 2

Historic Use: Skating rink/storage

Current Use: Storage

Proposed use: storage/ 2 one-bedroom apartments

Exits: one to street, one to store below.

Windows: 5 front, 5 back, 3'x94"

Sq. Footage: approx. 3,800 of usable space, interior is 40'x100'.

Construction: Brick- exterior load bearing walls, plaster, support columns, wood flooring and roof, stone foundation.

Code concerns: will need to add secondary exit from apartment windows and sprinklers to meet fire code.



Current Floor plan

Challenges: support columns may interfere with new design and exit conditions, stairs in middle of room may need to be removed to provide more floor space for storage and/or living area,

Benefits: Elevator and primary stairs provide possible entries/exits.



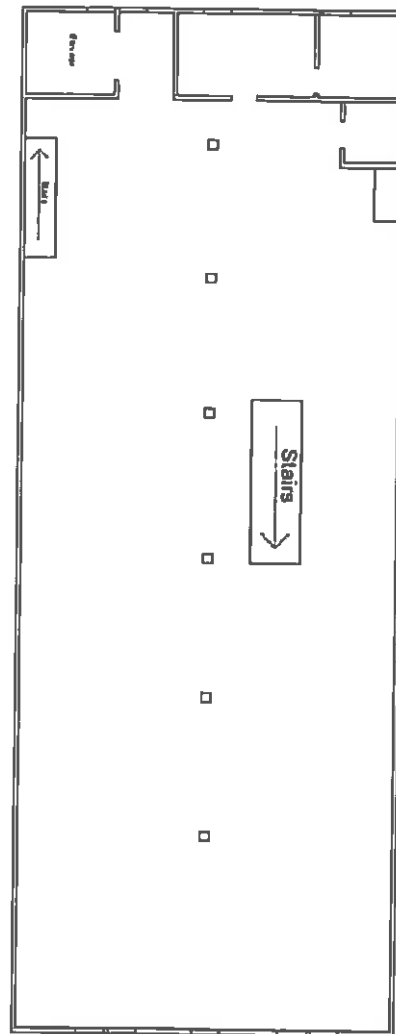
West Wall



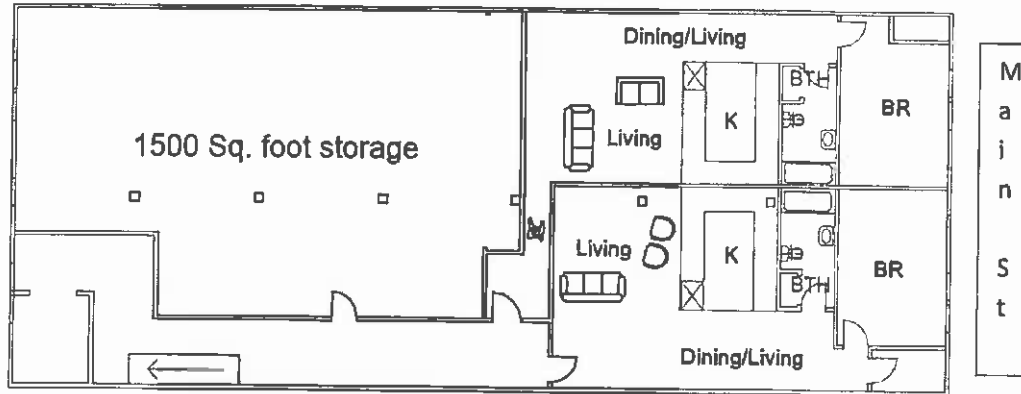
SE Wall (center stairs)



Elevator Shaft



Potential Future Layout

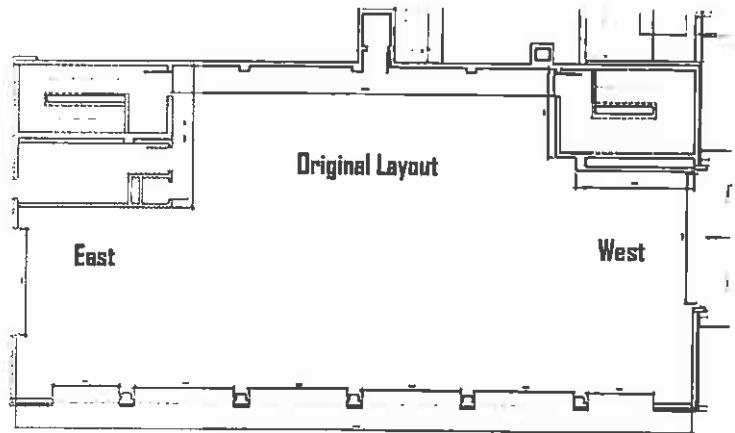


- The existing floor plan was broken up into a few unusable rooms and the rest of the space open for storage except for the stairs in the middle of the room. About half of the usable space was divided into habitable apartments both with one bedroom, one bath, kitchen and living room with extra space for a dining area. Support columns were kept and were able to be worked around to provide decent living space and obtain the required storage space. The north apartment is over 760 sq. feet and the south apartment is over 790 sq. feet. A bearing wall divides both apartments and by code, each designated bedroom must have access to a window, which explains the layout configuration.
- Each apartment and storage area is ventilated and naturally lighted to some degree by the windows on either end of the building and the hallway meets code requirements so that there isn't any closed end for more than 25 feet.

Redeemer's Church

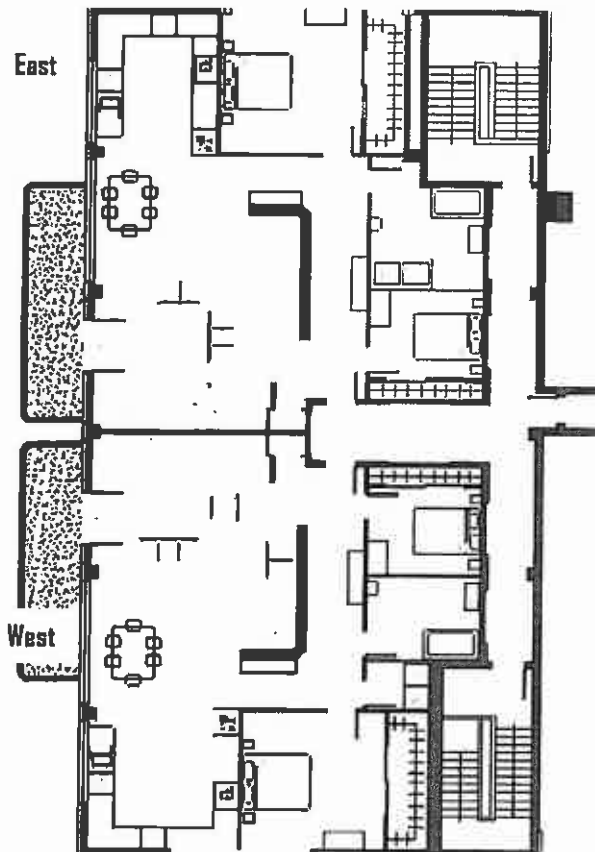
753 SE Main
3rd Story Renovation

STORIES: THREE
HISTORIC USE: CHURCH
CURRENT USE: VACANT
PROPOSED USE: TWO, 2-BED APTS
EXITS: THREE TO PARKING LOT
WINDOWS: 6 FRONT & 1 EACH SIDE
SQ. FOOTAGE: APPROX. 3,736 SQ.FT.



Roseburg Community Development Downtown Revitalization

BY RONDA OSBORN



East Apartment

Master bedroom: 16' x 19'
Bedroom 2: 12' x 11'
Kitchen: 10' x 13'
Living Room: 20' x 31'
Bathroom: 9' x 11'
Approx sq. ft.: 1670 sq.ft.

West Apartment

Master bedroom: 16' x 18'
Bedroom 2: 12' x 11'
Kitchen: 13' x 7'
Living Room: 20' x 31'
Bathroom: 15' x 11'
Approx sq. ft.: 1630 sq.ft.

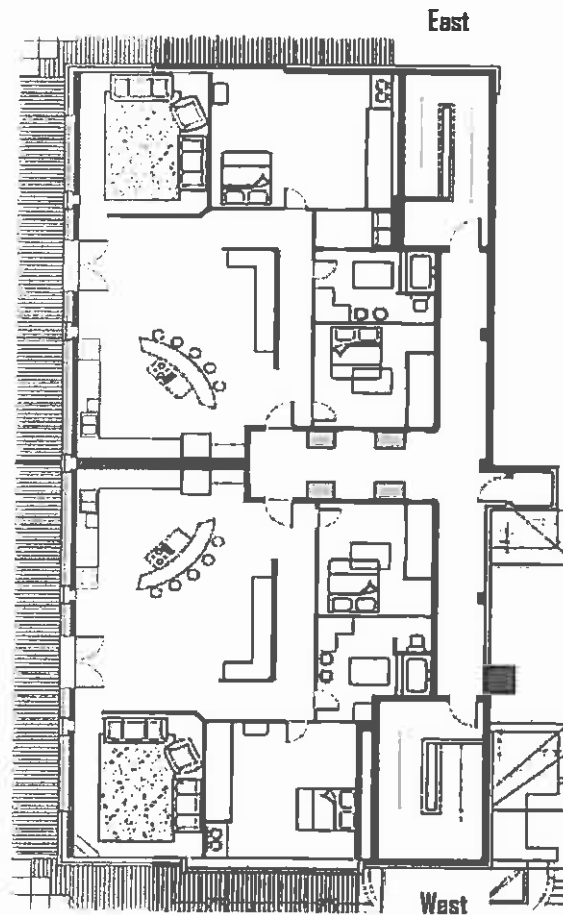
BY KRISTI WOODS

East Apartment

Master bedroom: 16' x 19'
Bedroom 2: 12' x 12'
Kitchen: 29' x 19'
Living Room: 17' x 13'
Bathroom: 9' x 12'
Approx sq. ft.: 1600 sq.ft.

West Apartment

Master bedroom: 16' x 16'
Bedroom 2: 13' x 12'
Kitchen: 29' x 20'
Living Room: 17' x 13'
Bathroom: 15' x 11'
Approx sq. ft.: 1560 sq.ft.



The Codes

Type of Construction: Type 5-A
Occup. Classification: Residential, R-4
Max Occupancy Load: 1,560 sq.ft. / 200 = 7

Challenges

Natural lighting

To provide natural lighting to the areas void of windows we decided to utilize sky lights.

Egress

The issue of Egress from the additional bedrooms was resolved by providing a second exit from the rooms through the adjoining bathroom.

