

OAK HILLS RECREATION CENTER

The Next Fifty Years

1965: The New Oak Hills



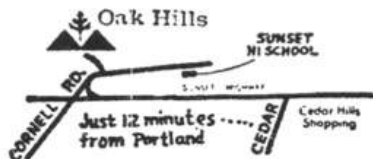
Oak Hills

Oregon's Most Complete Family Community . . .

Here you will find easy country living with 40 acres of rolling green parks. Completely planned for your enjoyment. Community recreation facilities include tennis courts, game areas, indoor recreation pavilion, and swimming pool. On the winding tree-lined streets is a variety of architecturally designed quality built homes by Portland's top builders. Today see for yourself Oak Hill's BETTER WAY OF LIVING.

Wide variety of plans priced from *21,350 to *33,825. 3, 4 & 5 bedroom homes. We will be open Sunday & Monday, Jan. 1 & 2.

You are invited to visit our 8 completely furnished model homes Open 10 til dark daily or call 645-1181



WHERE YOU LIVE
makes a big difference in

HOW YOU LIVE

Your next door neighbor, your surroundings, area location — all these make a big difference in your life and how you live. Oak Hills has people just like you. They like rolling hills, and wide open spaces. They like the Oak Hills tennis courts, large swimming pool, and indoor recreation hall for social events. They like the fact that all utilities are underground; that schools and shopping are nearby; and that Portland is only 12 short minutes away. Best of all, they like the beautiful homes by Portland's leading builders, starting at \$23,950.

DIRECTIONS: Drive out the Sunset Highway, turn north at Cornell Road Interchange and drive 2 blocks to Oak Hills. For information, call 645-1181.

Oak Hills



The luckiest kids live in Oak Hills

Sept 12, 1965

Oak Hills is a great place for kids. And not a bad place for parents either. The community is built on rolling hills scattered with great oak trees. There's a "green belt" recreation park with swimming pool, tennis courts, an indoor recreation hall and plenty of space for a baseball diamond. For the little ones, there will be a day nursery.

Schools are within hiking distance, shopping's convenient, downtown Portland's just 12 minutes away. All the utilities are underground — there's not an overhead wire in sight to mar your view. Just hills and trees, green parks and handsome homes. Sound well planned? It is. Oak Hills is being created by five of Portland's top builders,* to show just how nice a community can be.

Result? The lots are big with as much natural setting as possible. Each home is distinctive in quality, value and design. The terrific floor plans are suited to today's active families with prices ranging from just \$18,300 to \$25,900. Prices include lot and all improvements: underground power, sidewalks, curbed streets, sewer, street lights, etc.

If you have youngsters, this is your kind of community. See it. Head for the hills. Oak Hills.

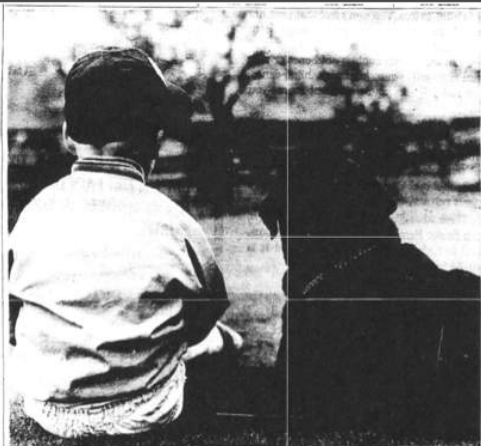
To get there, turn off Sunset Highway at Cornell Road Interchange and drive north. Follow the signs to Oak Hills. There are ten furnished model homes open daily for your inspection.



*Dorrice Construction Company, Douglas Lowell, Inc., Modern Homes, Inc., Padlack Construction Company and United Homes Corporation. For information call Oak Hills Realty, 646-3188.



1965: The New Oak Hills



Every dog and his boy should have an **Oak Hills**.

Oak Hills is a great place for boys and their dogs. And not a bad place at all for parents either. The community is built on rolling hills scattered with great oak trees. There's a "green belt" recreation park with swimming pools, tennis courts, an indoor recreation hall and plenty of space for a baseball diamond. For the little ones, there's even a day nursery.

Schools are within biking distance, shopping's convenient, downtown Portland's just 12 minutes away. All the utilities are underground — there's not an overhead wire in sight in any town here. Just hills and trees, green parks and handsome homes. Sound well planned? It is. **Oak Hills** was built by "Oak Hills Builders" to show just how nice a community can be.

Result? The lots are big with as much natural setting as possible. Each of the homes is distinctive in quality, color and design. The overall floor plans are suited to today's active families, with prices ranging from just \$19,500 to \$25,000. Prices include lot and all improvements: underground power, sidewalks, curbed streets, etc.

If you have a youngster with a dog, this is your kind of community. See it. Head for the hills.

To get there, turn off Sunset Highway at Corvallis Road Interchange and drive north. Follow the signs to **Oak Hills**. There are 20 furnished model homes open daily for your inspection.

*The Oak Hills Construction Co., Douglas Street Inc., Malibu Homes Inc., Parkhill Construction Co., and Grand Home Companies are representatives for information only. Plans, lot 416.



NATURAL GAS — You'll live most comfortably in a home equipped with a Natural Gas hot water tank. Entry Oak Hills homes also feature radiant, efficient and dependable Natural Gas heating.



Oak Hills has a Better way ...

... And you're invited to participate in **Oak Hills' Better Way** of doing things—all of which add up to a better way of life. Families here are proud of their homes, their lovely yards, the stately and colorful trees and the recreational facilities so readily available. Yes, and they appreciate the country atmosphere surrounding the more than 40 acres of rolling green parks.

In addition to a fine home, you and your family can enjoy swimming, tennis, badminton, horse shoes, a large indoor recreation pavilion and other game areas. Come see — our Better Way!

THE "OAKWOOD"

1580 sq. ft. of pleasant living!
3 bedrooms—2 baths.

'23,700



THE FAMOUS "SPACEMAKER"

National Award Winning Design
—2515 sq. ft.—3 bedrooms.

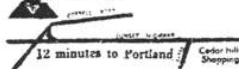
'29,350

Just 12 minutes from Portland, Oak Hills is a fine new residential community carefully planned to show just how pleasant community living can be.

from \$21,350

You are invited to visit our 8 completely furnished model homes Open 10 till dark daily or call 645-1181.

Oak Hills



Immediate occupancy... excellent financing available.

July 25, 1965



Great place for little squirts.

And for a little squirt's entire family, Oak Hills was designed with the conviction that community living can be good. The result is terrific.

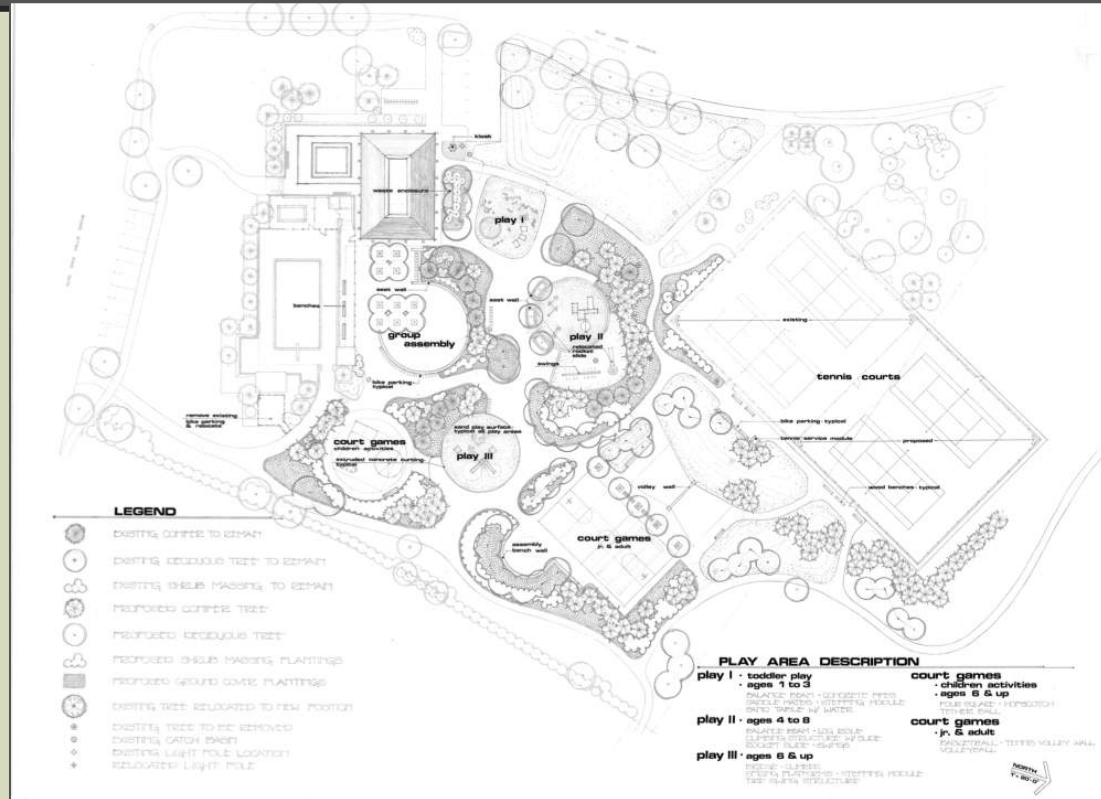
Oak Hills is a rare community. Complete with a beautiful "green belt" park to provide an unmatched recreation area. There's an Olympic-size swimming pool, a day nursery, indoor recreation hall, tennis courts and other game areas. All the utilities are underground — there's not a wire in sight to mar your view.

Five different builders designed the outstanding homes.* Each has been carefully planned to fit gracefully into the community — each is distinctive in its quality con-

Also has NW Natural Gas Ad imbed.

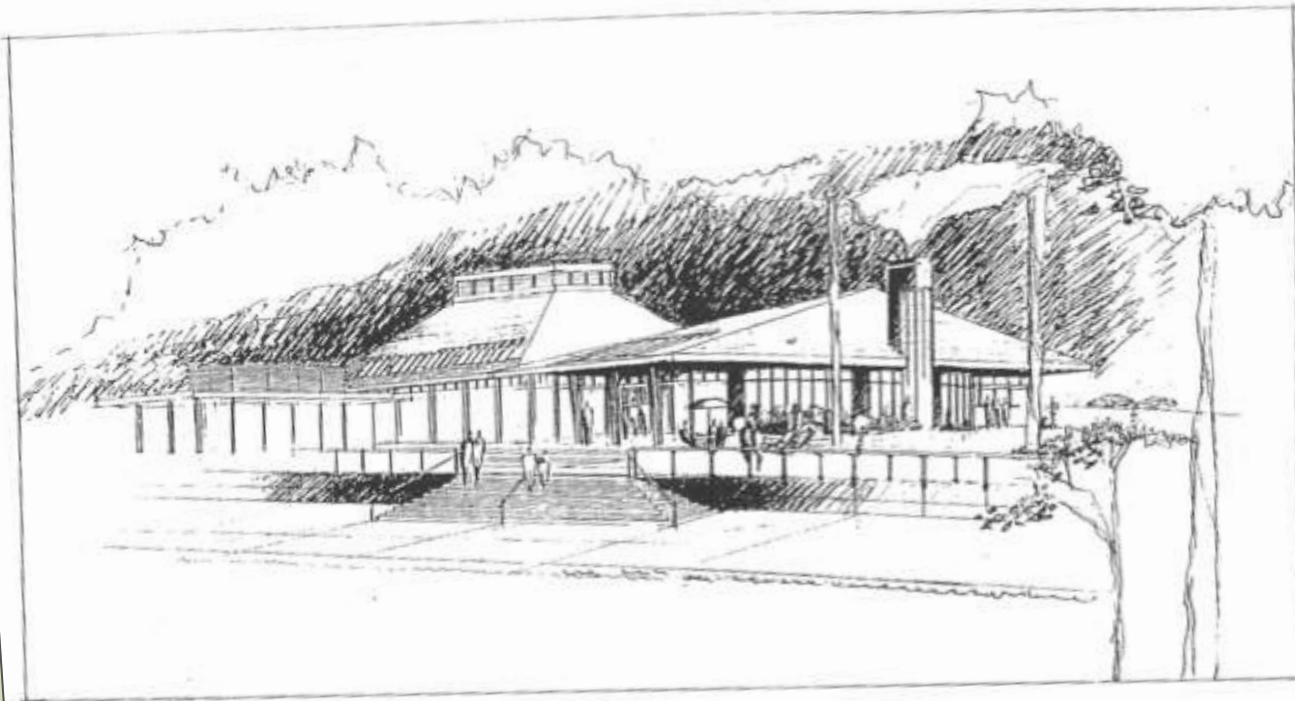
1975

1975: Landscape Redesign



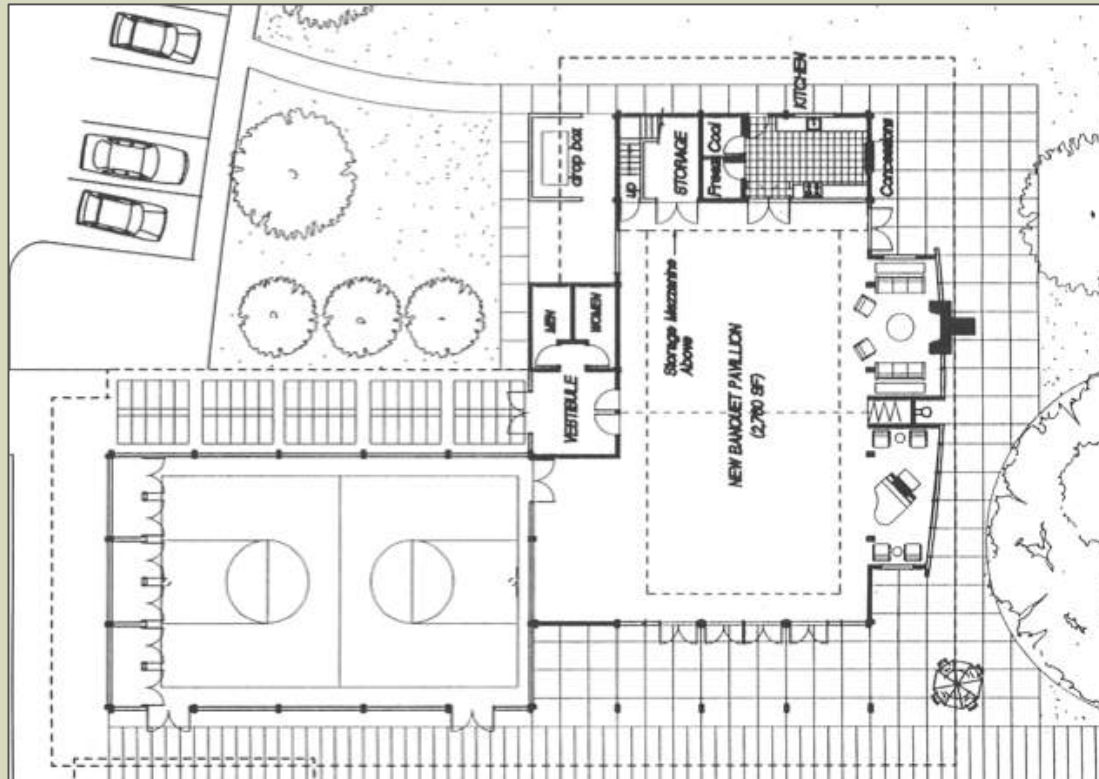
1992

1992: Recreation Center Proposal



VIEW LOOKING WEST

1992: Recreation Center Proposal



1992: Recreation Center Proposal

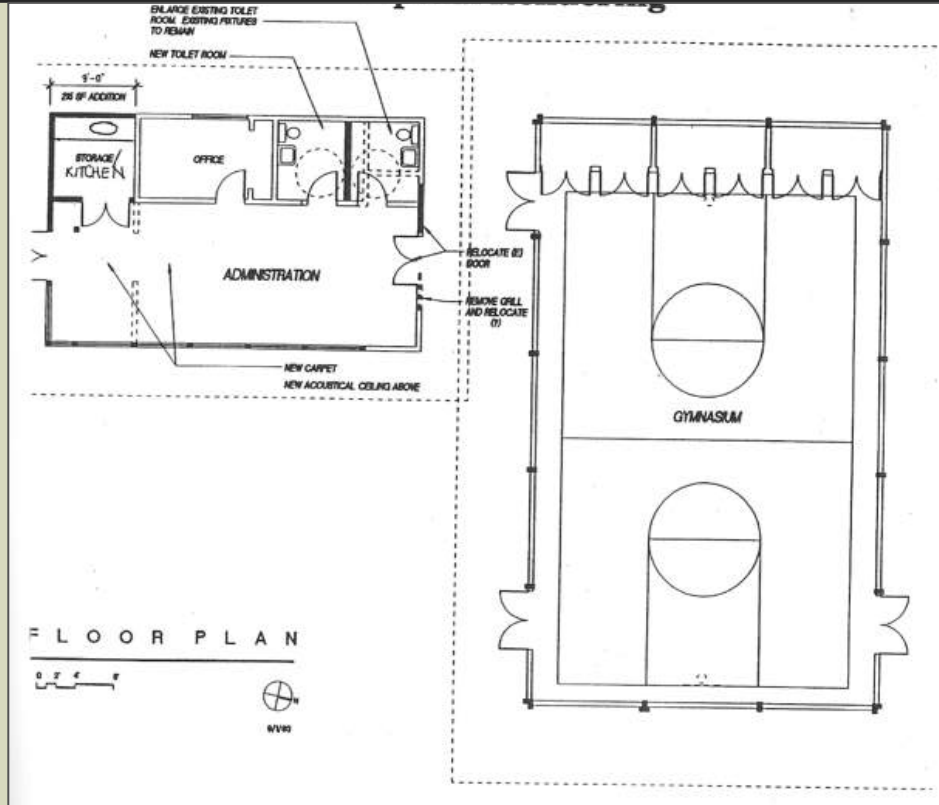
Total Cost: \$469,000

Per Household: \$721

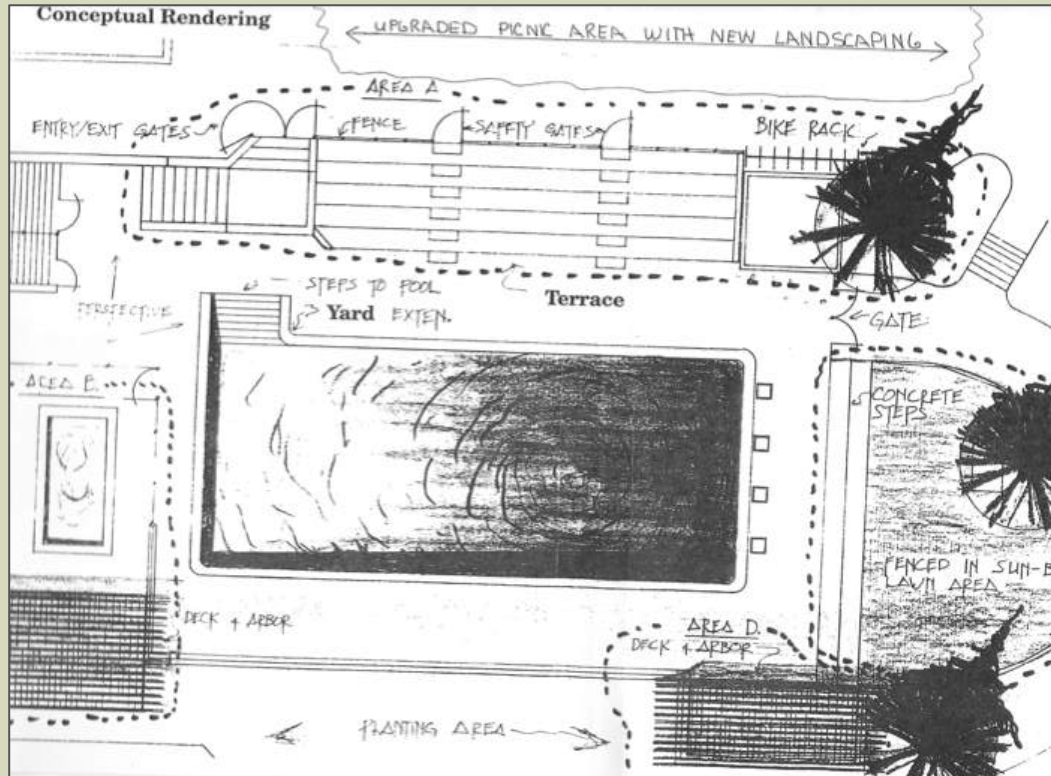
Over 5 Years: \$144 per year

1993

1993: Recreation Center Proposal



1993: Recreation Center Proposal



1993: Recreation Center Proposal

Total Cost: \$302,500

Per Household: \$470

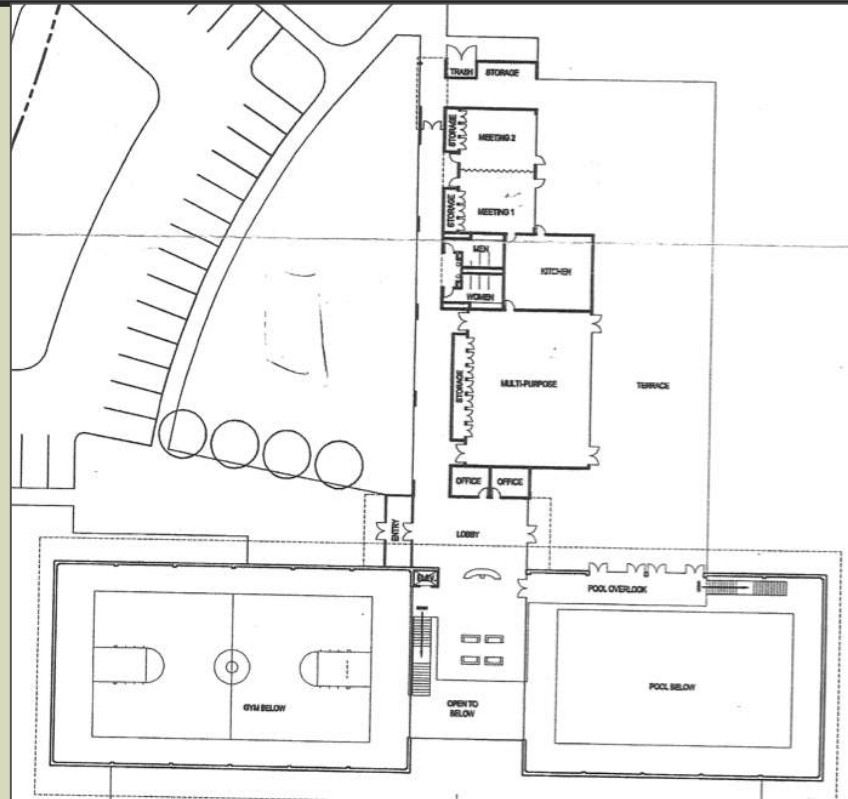
Over 5 Years: \$94 per year

1999

(not presented?)

1999: Recreation Center Proposal

NOT
PRESENTED
FOR
VOTE



1999: Recreation Center Proposal

Total Cost: 3,317,015

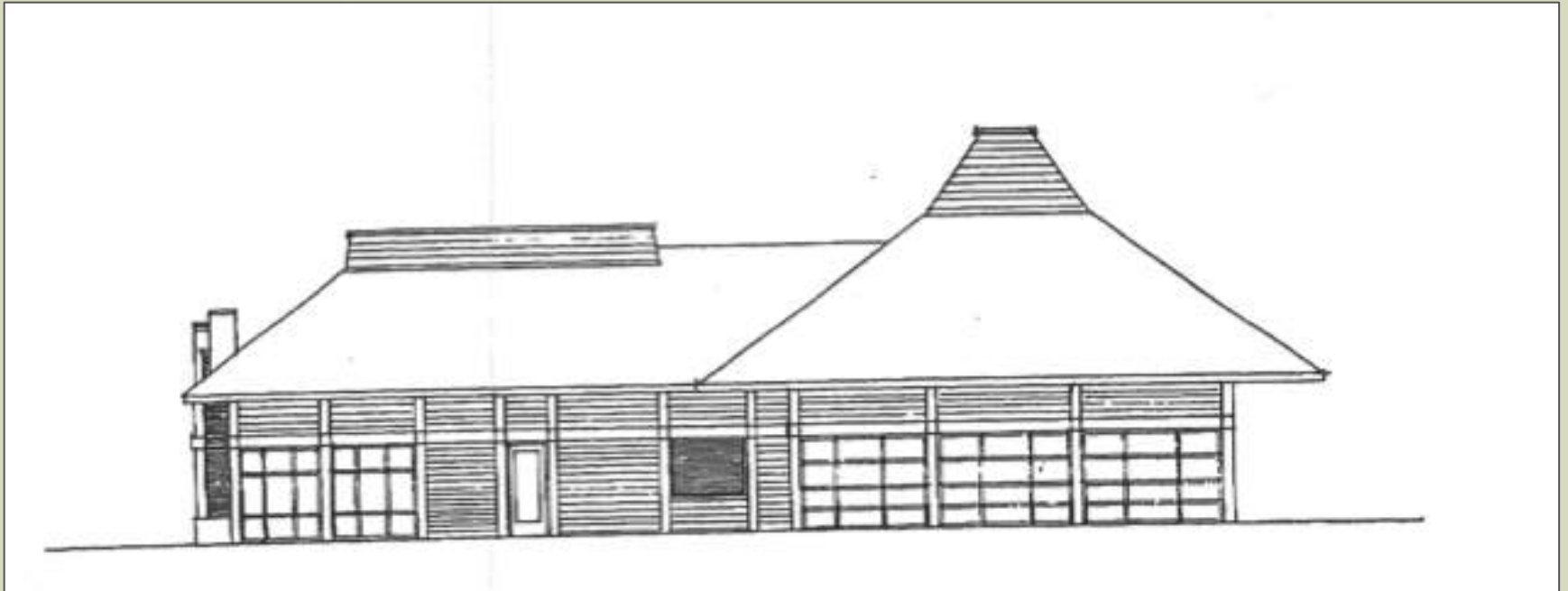
Per Household: 5,103.1

Over 5 Years: 1,020.62

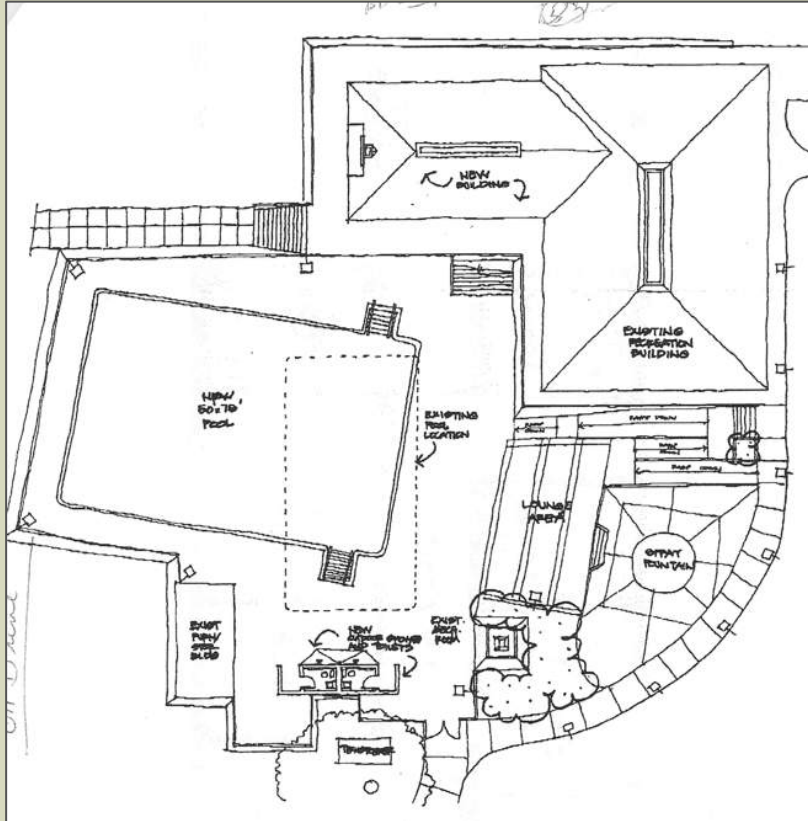
(not presented)

2002

2002: Recreation Center Proposal



2002: Recreation Center Proposal



2002: Recreation Center Proposal

Total Cost: \$1,320,000

Per Household: \$2000

Over 5 Years: \$400 per year

2014

SO, WHERE ARE
WE TODAY?

CURRENT CONDITIONS: Gymnasium



CURRENT CONDITIONS: Gymnasium

- Structurally in great condition
- Minor wind/earthquake retrofit needed
- New electrical to meet code
- Need natural light
- Need sightline connection to outside
- Need insulation
- Need sound abatement
- Need ventilation

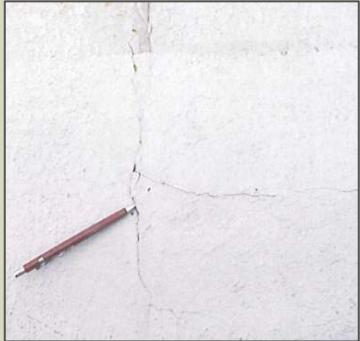
CURRENT CONDITIONS: Admin Office



CURRENT CONDITIONS: Admin Office

- Electrical hazard
- Needs all new safety glass windows
- Replacement of rotten wood screen
- Non ADA-Compliant bathroom
- Outdated heating

CURRENT CONDITIONS: Pool



CURRENT CONDITIONS: Pool

- Cracking concrete continues to destroy topcoat
- Brick surround poses slip hazard
- Small pool entrance is inconvenient and dangerous
- Shallow end too small for group use or moderate number of swimmers
- 4 lanes restricts number of lap or group swimmers
- 20 yard instead of 25 yard standard length

CURRENT CONDITIONS: Pump Shed



CURRENT CONDITIONS: Pump Shed

- Structural modifications to be made before use
- Major structural modifications needed to secure safety of deck
- Pool filter water line sits atop electrical panel
- New electrical panel needed

CURRENT CONDITIONS: Boiler Room



CURRENT CONDITIONS: Boiler Room



CURRENT CONDITIONS: Boiler Room

- Rotten plywood wall and ceiling panels
- Rotten structure
- Rotten floor, door and door jam
- Water and electrical in same room
- Water leaking under control panel rested on floor
- Ancient control system for entire complex
- Dated pool filtration and pump system

CURRENT CONDITIONS: Electrical

- Inability to plug in two devices (crock pot and coffee)
- One exterior working outlet, ungrounded
- Few internal outlets in gym
- No electricity at pool level

CURRENT CONDITIONS: Electrical

- All 3 electrical panels: Famous for lawsuits in 1980's. Some insurance companies refuse to insure
- Code violation location and accessibility of outlets in admin office
- Boiler room: rusted electric panel touching ground with wet floor underneath. Water marks from leaking behind panel.
- Real possibility that electric system could be shut down by external entity
- Improvements made to get through Summer 2014

CURRENT CONDITIONS: Electrical



Hazardous Panel X3



Main Control Panel:
Rusted at base and case.
Needs Inspection to
determine viability



Code Violations:

- 1) Water in same room as any electrical units
- 2) Leaking water in same room as electrical units
- 3) Water leaking under and near rusted (any) electrical units.
- 4) Chemicals stored in same space as electric panels
- 5) Uncovered and dated plugs in active use

CURRENT CONDITIONS: Structural



CURRENT CONDITIONS: Structural



CURRENT CONDITIONS: Structural



CURRENT CONDITIONS

- Tunnel temporarily shored up to conduct business
- Concrete pad to be removed around office
- Structural fill removed 360 degrees around office
- Add new waterproof membrane around bathroom walls
- Replace failed drains
- Pour new fill and replace concrete



TIME TO MOVE FORWARD

- Facilities and systems are at end-of life
- Built to last 50 years
- There is no “do nothing” option
- Wholesale upgrades are mandatory
- Even if all upgrades are made, no ADA access is possible
- Law and Code require ADA access
- ADA access is an ethical requirement

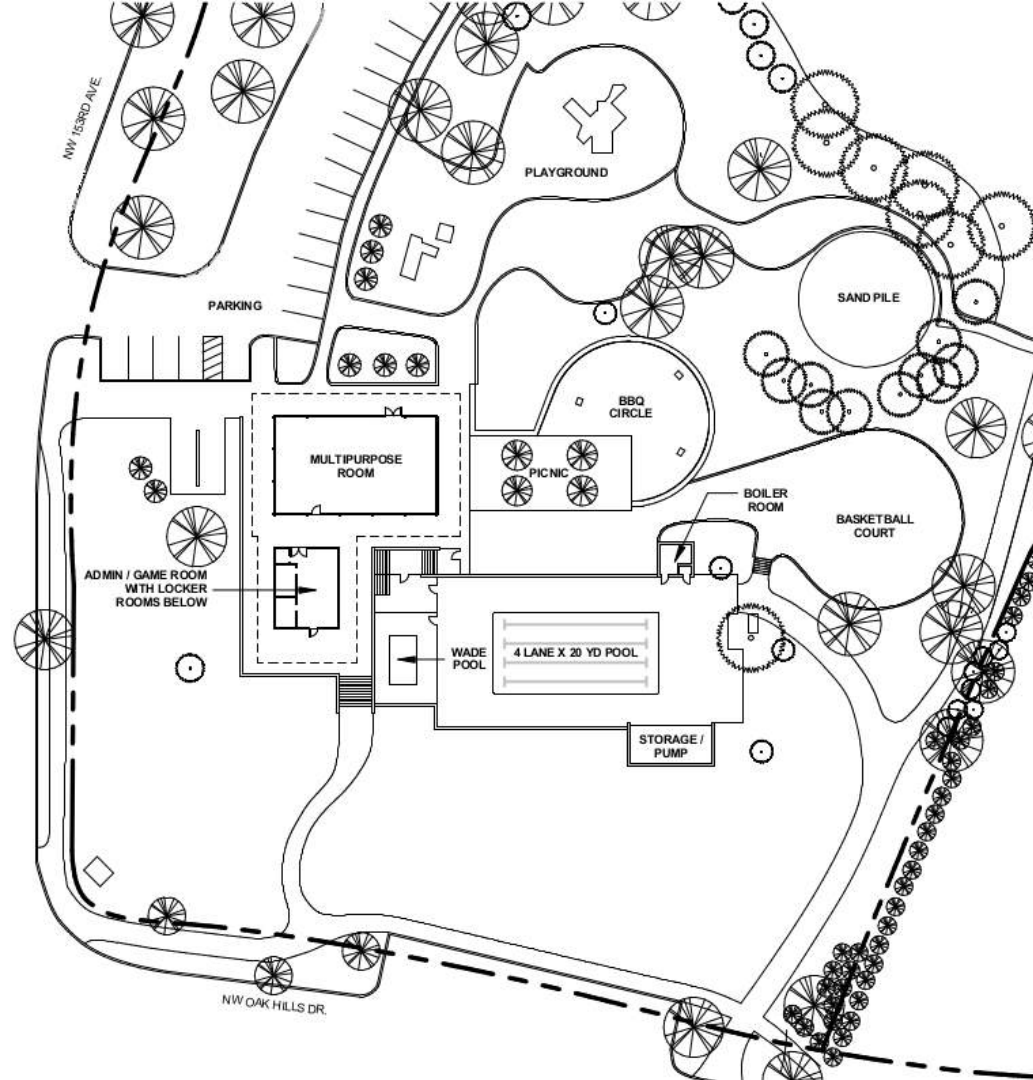
THE NEXT FIFTY YEARS



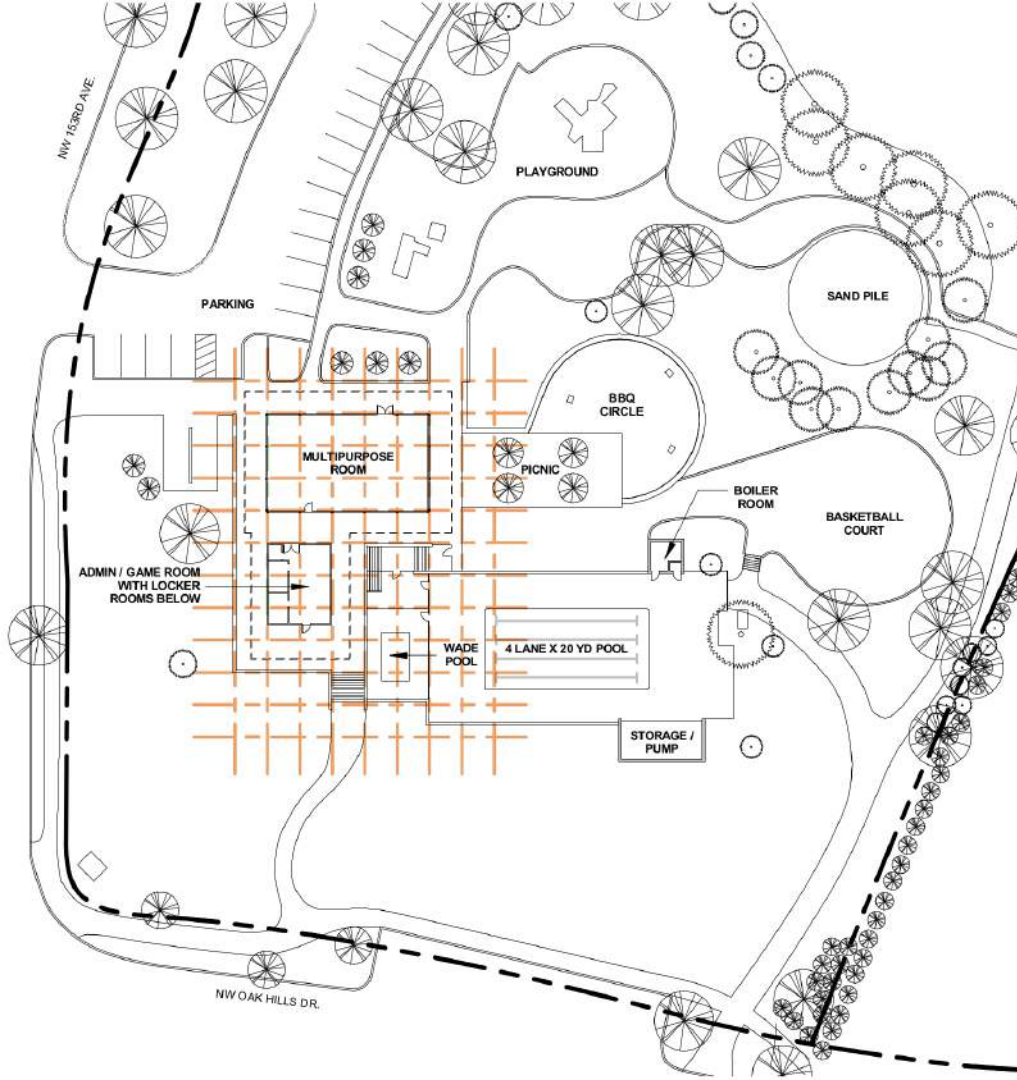
THE NEXT FIFTY YEARS

EXISTING ARCHITECTURE





EXISTING SITE PLAN



EXISTING ARCHITECTURE -
12 FOOT GRID



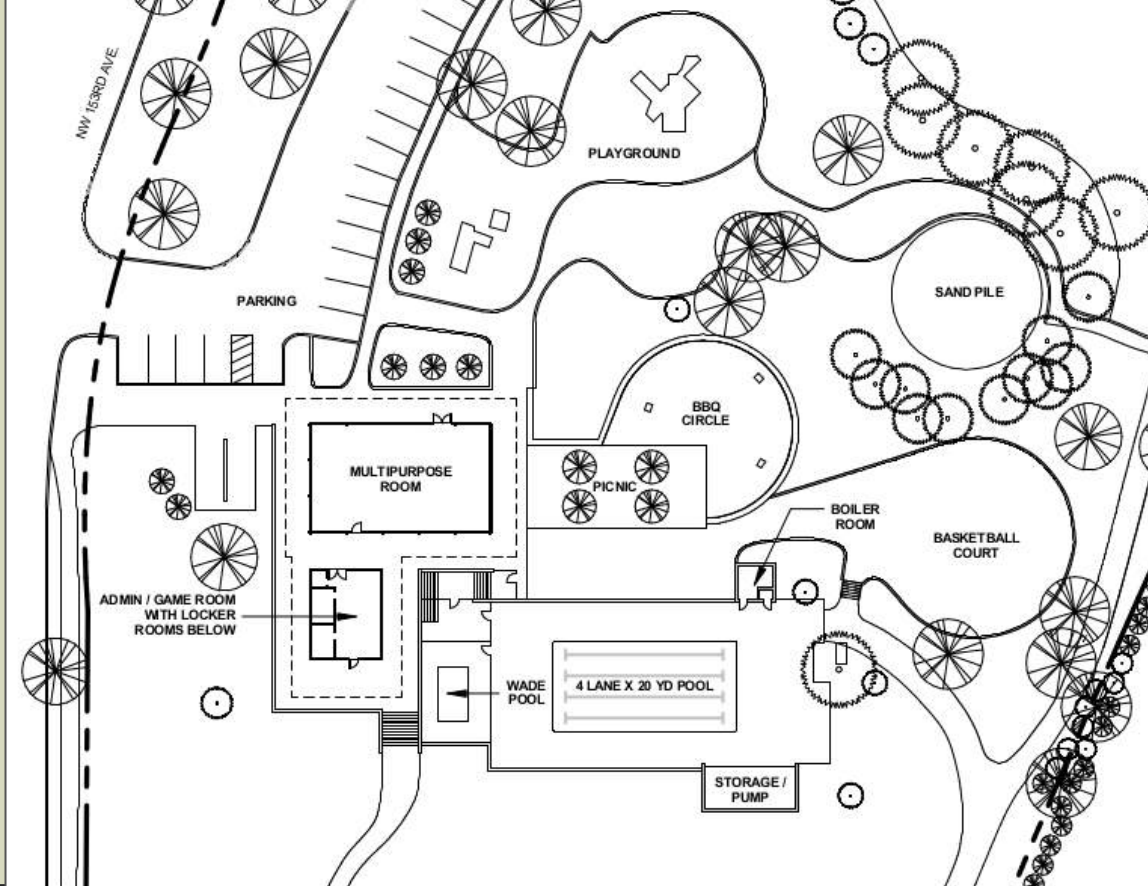
EXISTING ARCHITECTURE - 12 FOOT GRID



EXISTING ARCHITECTURE - SHIFTING CONCRETE PLANES AND TERRACE WALLS



EXISTING ARCHITECTURE - BOLD ROOF FORMS



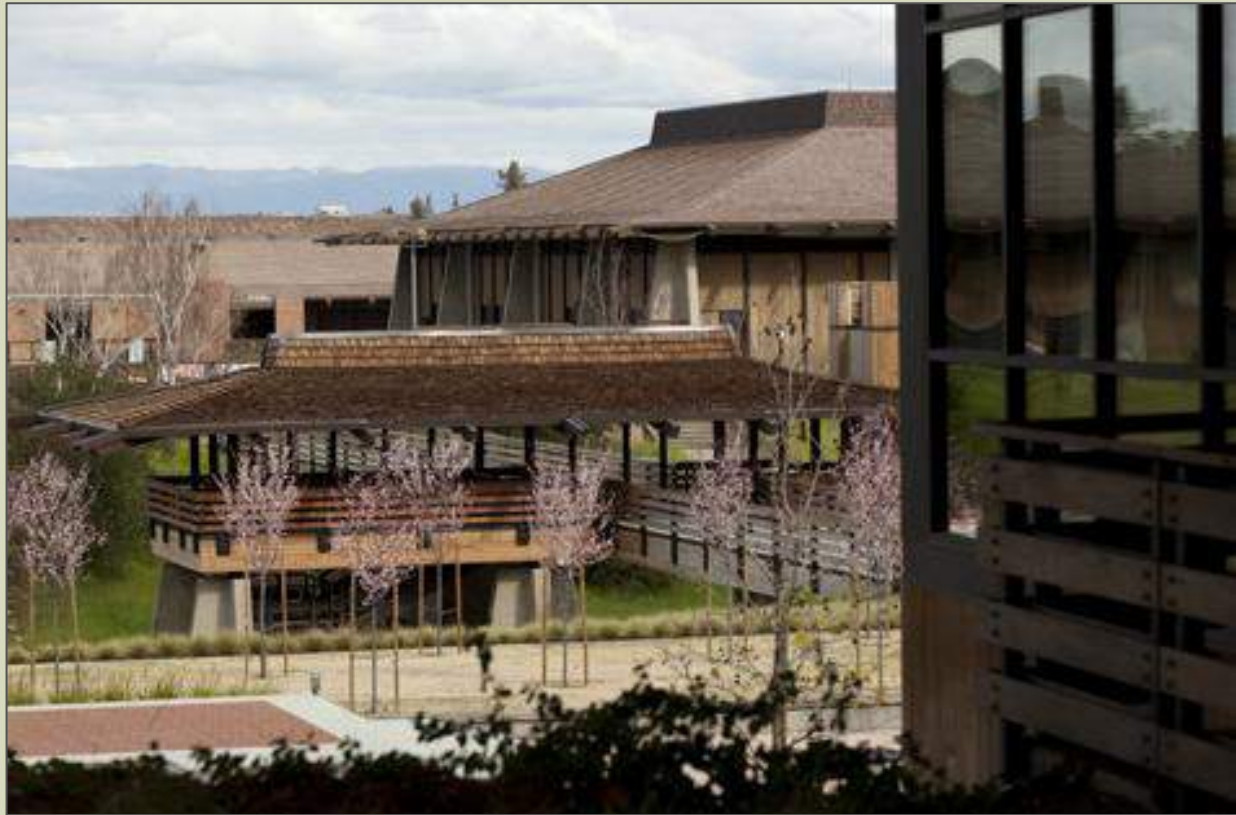
EXISTING ARCHITECTURE - ORGANIC LANDSCAPE FORMS



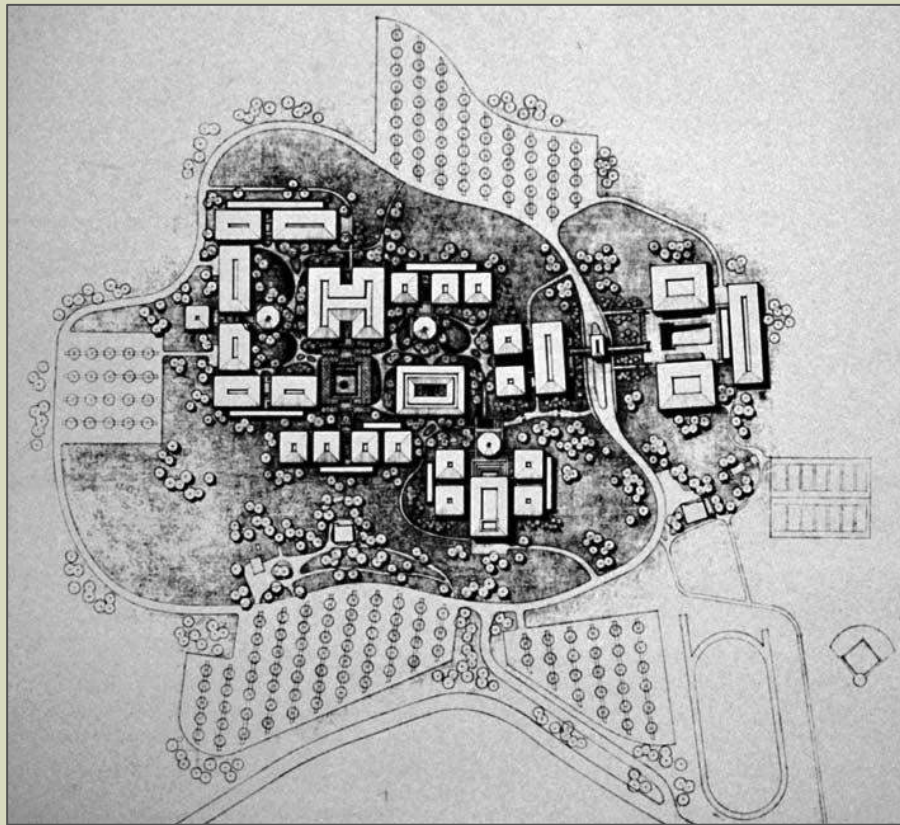
EXISTING ARCHITECTURE - ORGANIC LANDSCAPE FORMS



ARCHITECTURAL INFLUENCES - Foothill Community College



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ARCHITECTURAL INFLUENCES - FOOTHILL COMMUNITY COLLEGE



ARCHITECTURAL INFLUENCES - Foothill Community College

DEVELOPING A PROGRAM

Current Uses + Enhancements

Community Living Room

Better Bathrooms

Kitchen

Meeting/Party Space

Larger Pool

DESIGN GOALS

Historic Sensitivity

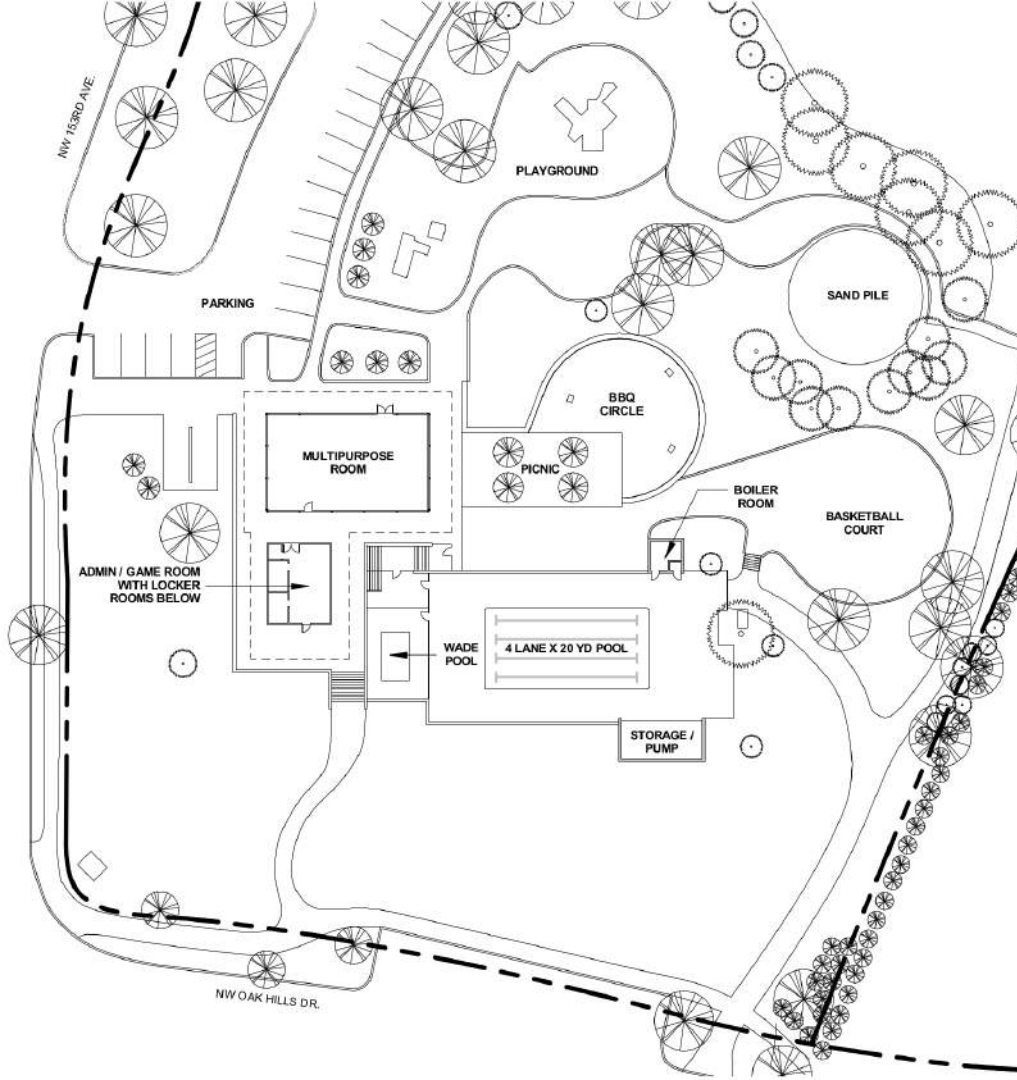
Accessibility

All-Ages

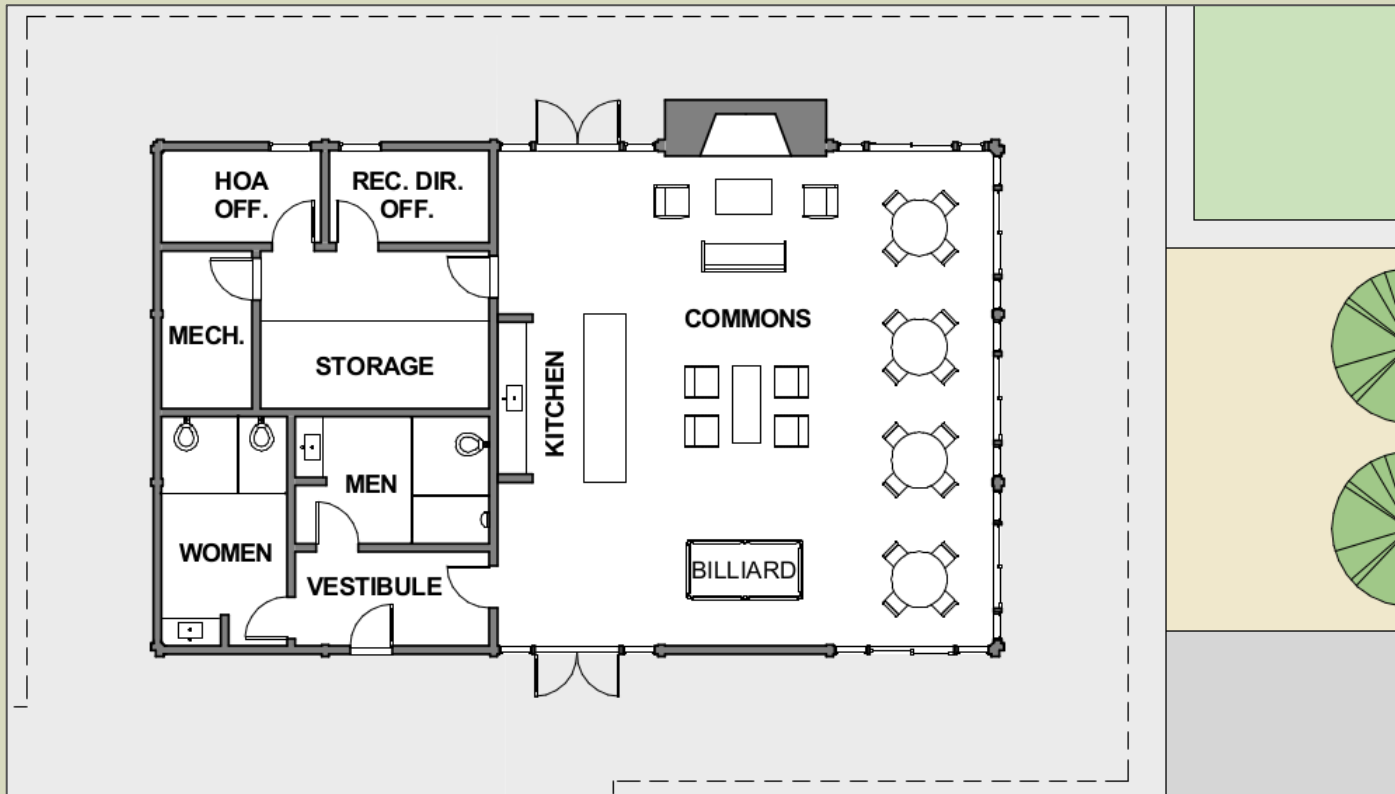
Code Compliance

Budget Modesty

Building Community



CONCEPTUAL SITE PLAN -
COMMONS



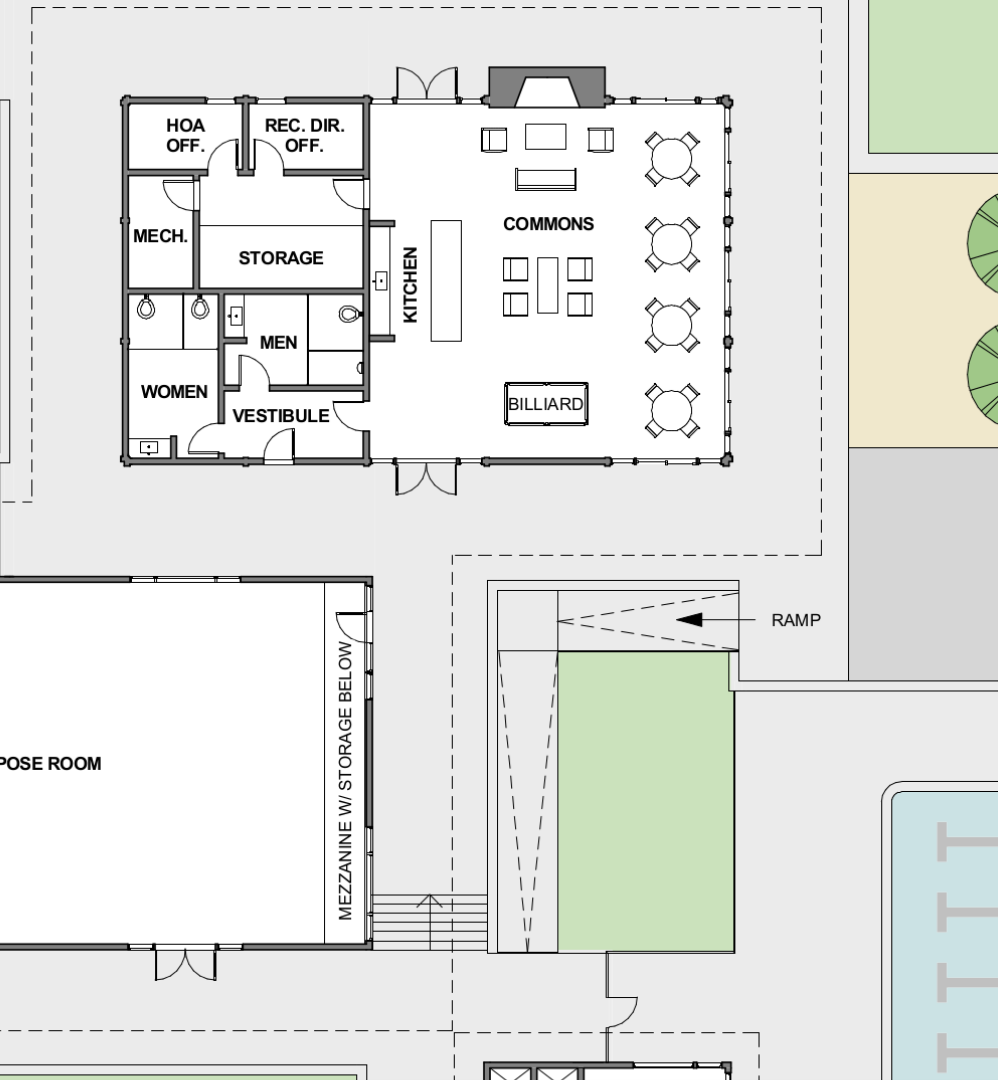
CONCEPTUAL SITE PLAN - COMMONS



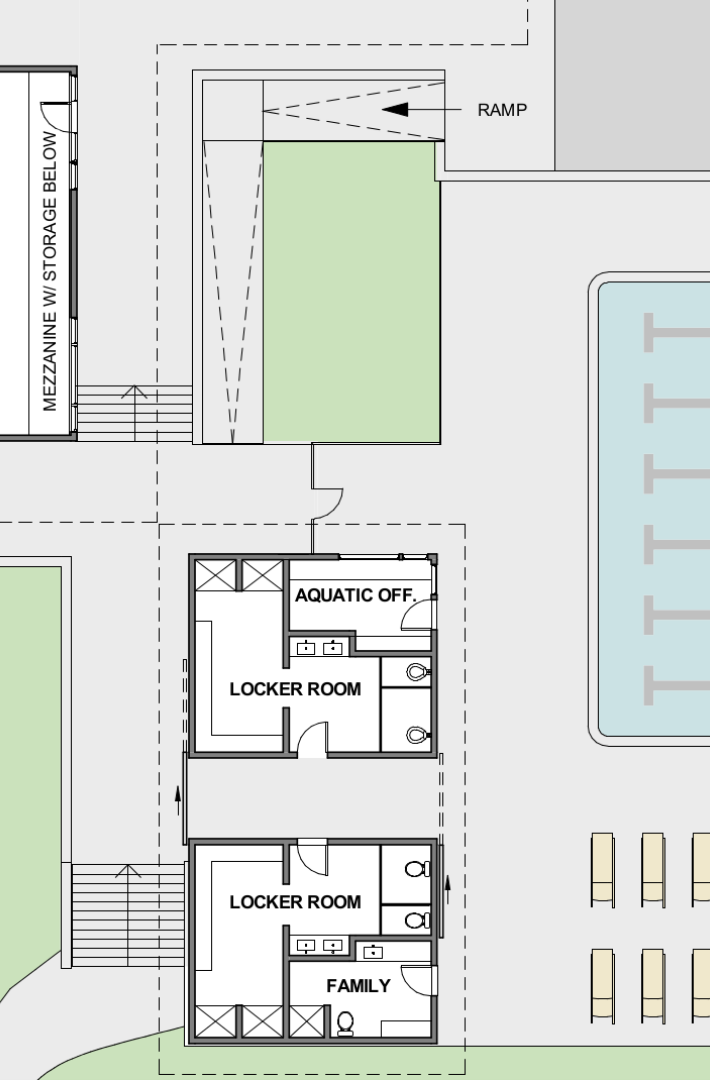
EXISTING CONDITIONS - GYMNASIUM



STUDENT UNION - FOOTHILL COMMUNITY COLLEGE



CONCEPTUAL SITE PLAN - RAMP



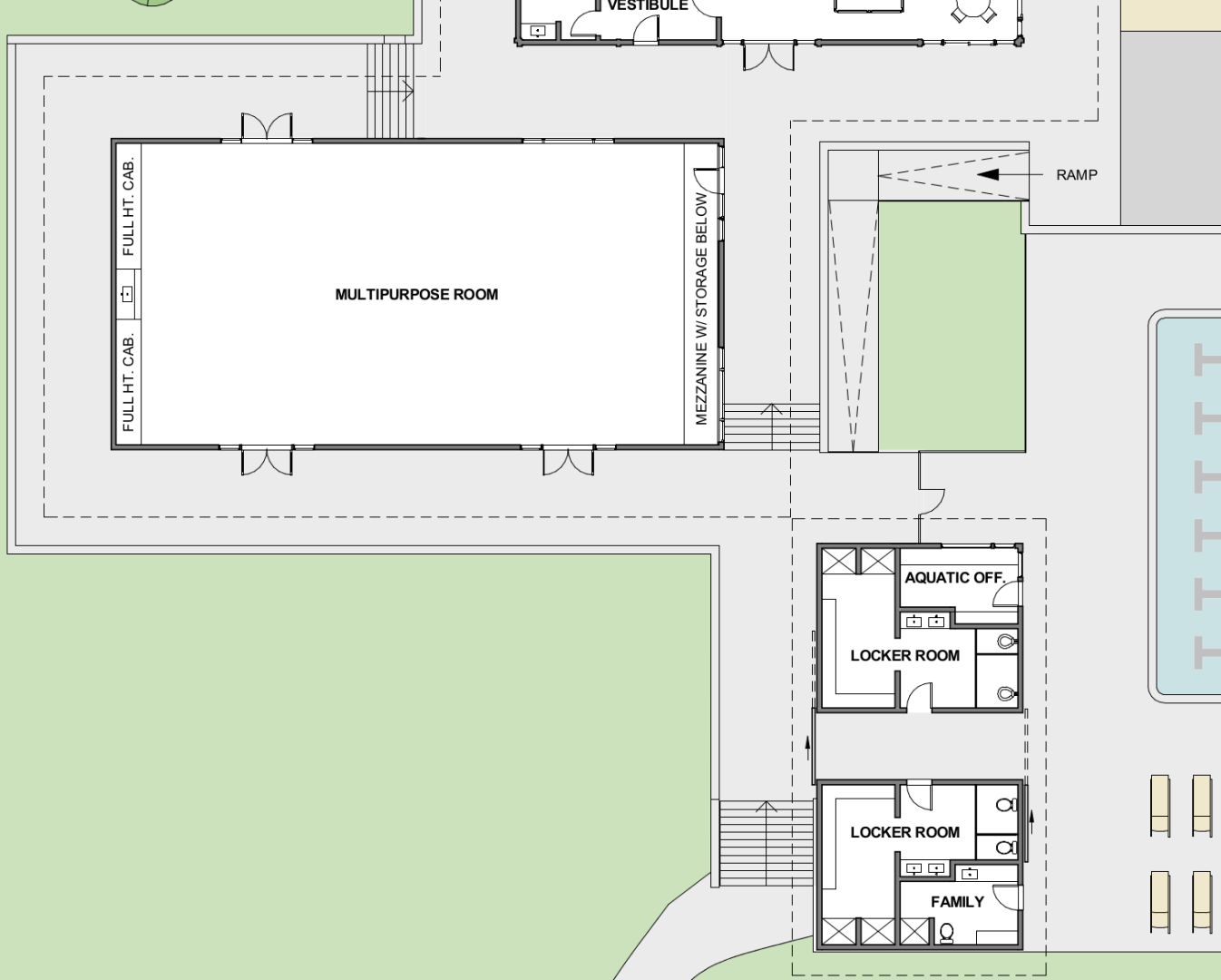
CONCEPTUAL SITE PLAN - POOLHOUSE



ADMINISTRATION / LOCKER ROOM BUILDING



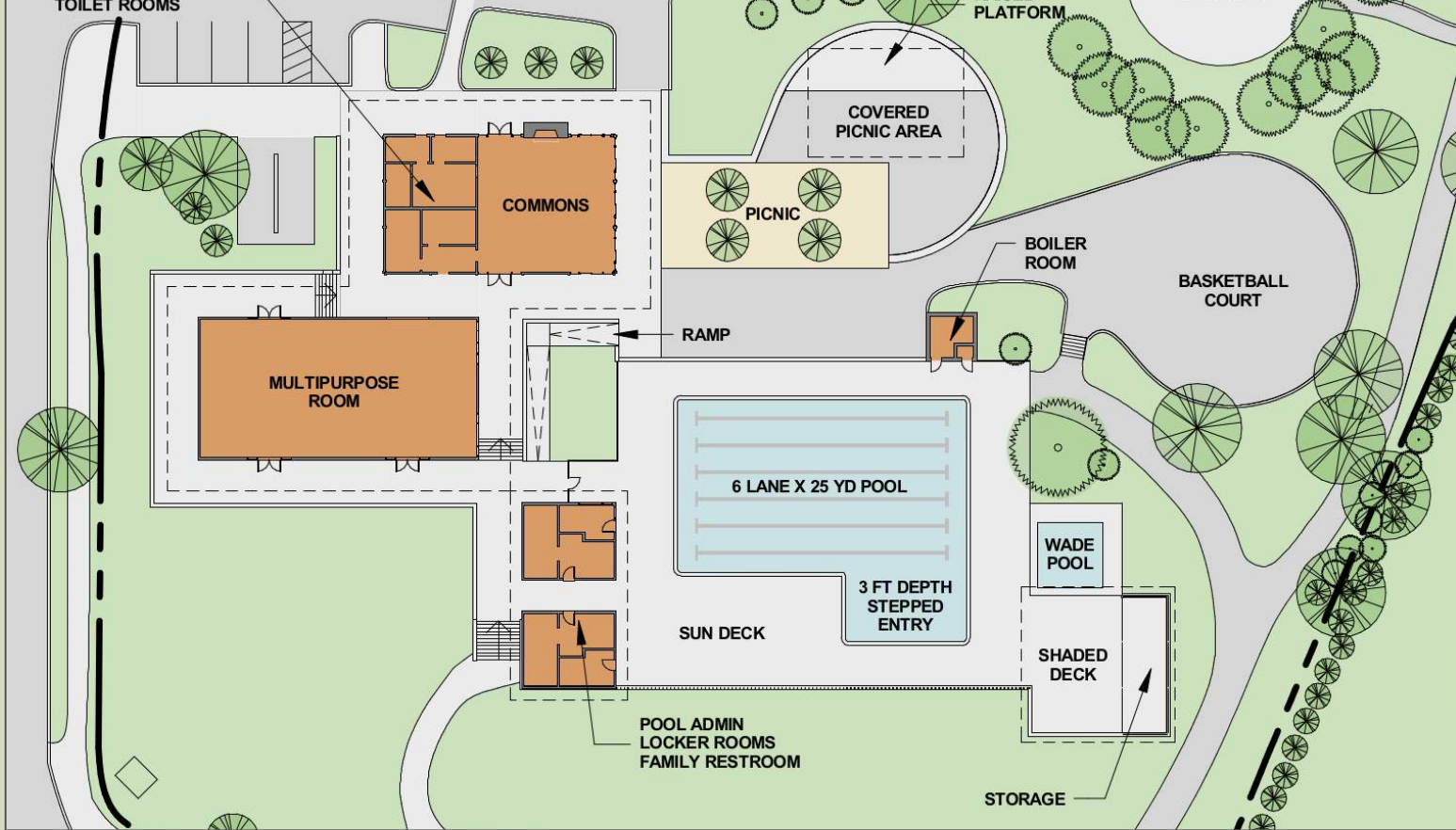
CONCEPTUAL SITE PLAN - MULTIPURPOSE ROOM



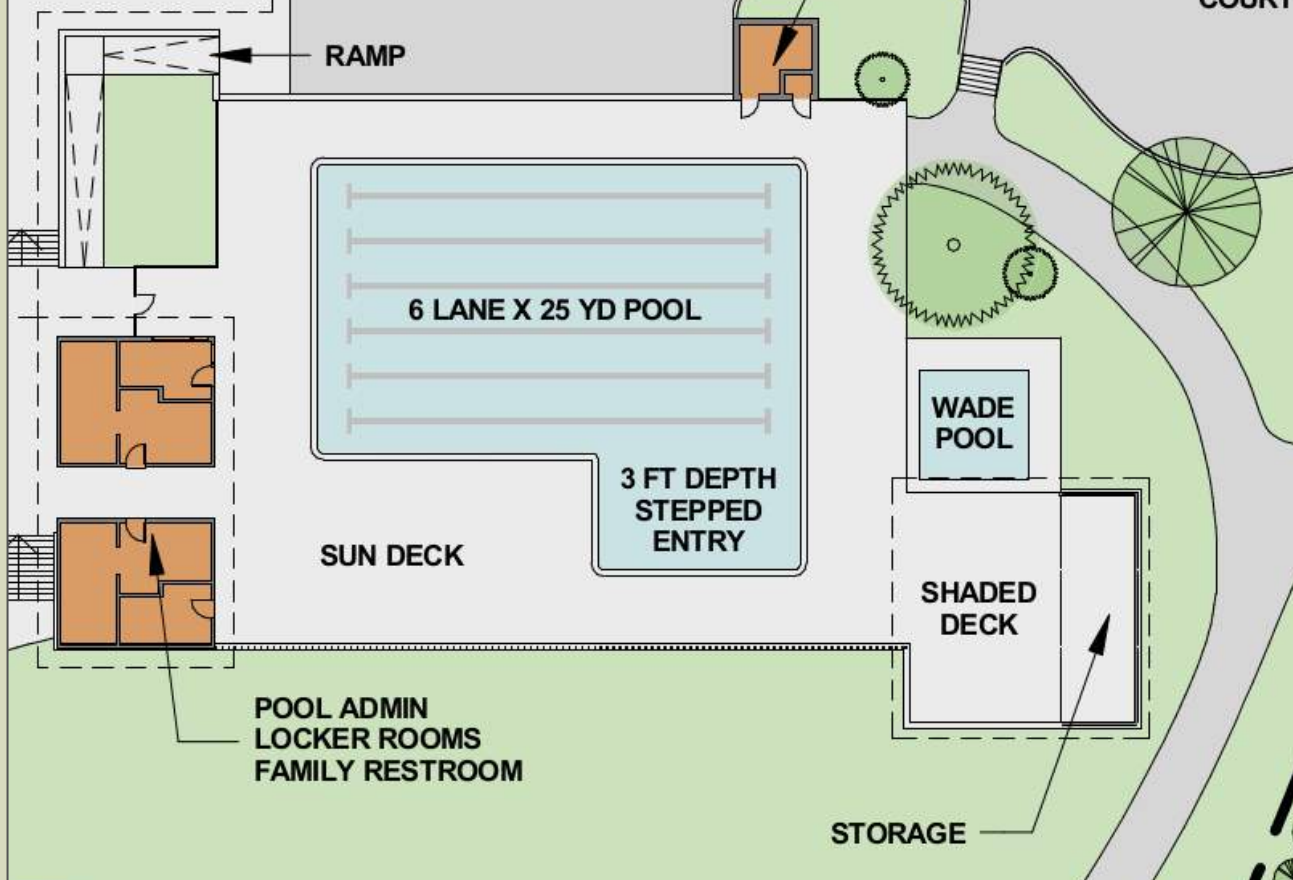
CONCEPTUAL PLAN -
MULTIPURPOSE
ROOM



CONCEPTUAL RENDERING



CONCEPTUAL SITE PLAN - ENLARGED POOL



CONCEPTUAL SITE PLAN - ENLARGED POOL



CONCEPTUAL RENDERING



CONCEPTUAL SITE PLAN - COVERED PICNIC AREA



Drainage

Asphalt and paving

Water fountains

Historic District prep

New swings

Wheelchair access to
playground



New RV Lot fence
Expanded RV Lot
Covered Parking
Paved surface
Lighting
Security Cameras



CONCEPTUAL RENDERING

SOUNDS GREAT,

SO HOW MUCH IS IT?

COST

We don't know, yet

Need feedback and dialogue with you

Revised plan based on community input will be used to develop construction and financing bids

THE PITCH

THE PITCH

- ❑ Buildings and systems have reached end-of-life
- ❑ Renovation not a viable option, as ADA accessibility can not be renovated into these facilities
- ❑ There's no going back, time to move forward

THE PITCH

- ❑ This is a modest and realistic conceptual plan
- ❑ This would change the way we live in Oak Hills
- ❑ This would strengthen our bonds as a community, and cause greater enjoyment for those who gather here
- ❑ Property values will undoubtedly rise
- ❑ This problem and this need will not go away
- ❑ Now is the time!



CONCEPTUAL RENDERING

NEXT STEPS

Dialogue: What do you want and need?

Open House @ Rec Sunday, June 8 at 3pm

Questions?

THANK YOU!!