

GEARHART PUBLIC SAFETY BUILDING

2025.02.26 COUNCIL CHECK IN



Community Meeting 03

PRESENTATION

GEOTECHNICAL STUDY & RECOMMENDATIONS

COMMUNITY MEETING 02 SUMMARY

SITE OPTIONS

PRIORITIES

SITE OPTION ANALYSIS

79 OPTIONS RANKING SURVEYS

38 VISIONING SURVEYS

34 FEEDBACK SURVEYS

WORKSHOP

ACTIVITY - SITE OPTIONS DISCUSSION & VOTING

ACTIVITY - CHARACTER VISION

GEOTECHNICAL DATA

One boring drilled on 11/13/2024

Depth of Boring = 101.5 Feet

Drilled by PLI Systems using Mud-rotary System







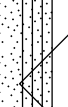
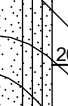
Quaternary Dune Sands underlain by tuffaceous siltstone or claystone (Astoria Formation)

Groundwater at 15 feet BGS

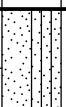
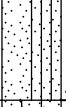
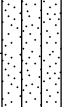

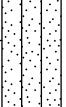
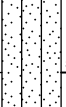
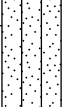
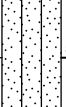
For Tsunami – Water above ground surface



CLIENT City of Gearhart PROJECT NAME Proposed Gearhart Public Safety Building
 PROJECT NUMBER COG-2024-001 PROJECT LOCATION 698 Pacific Way, Gearhart, Oregon
 DATE STARTED 11/13/24 COMPLETED 11/13/24 NORTH _____ EAST _____
 DRILLING CONTRACTOR PLi Systems GROUND ELEVATION 27.3 ft NAVD88 HOLE SIZE 5 inches
 DRILLING METHOD Mud Rotary with Auto Hammer GROUND WATER LEVELS:
 LOGGED BY CH CHECKED BY PH AT TIME OF DRILLING --- Not measured due to mud-rotary
 NOTES See notes at end of log AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION
0						
3.0						Silty-Sandy GRAVEL (GM); Brown to black; Fine-grained angular gravel [Roadway Base]
24.3						
5						SAND with some silt (SP); Dark brown; Moist to damp; Medium dense; Generally fine-grained to medium-grained sand [Fill Material]
21.3						
6.0	SPT 1	67	8-6-7 (13)	MC = 12% Fines = 8%		SAND with some silt (SP-SM); Brown to light brown with multicolored spots; Moist to damp; Medium dense; Generally fine-grained to medium-grained sand [Quaternary Dune Sand]
10	SPT 2	100	5-6-5 (11)	MC = 13% Fines = 8%		
15	SPT 3	100	6-7-7 (14)	MC = 27%		Gravelly SAND (SP); Brown; Wet; Medium dense; Fine-grained subrounded gravel [Quaternary Dune Sand]
12.3						
11.8						SAND with some silt (SP-SM); Brown to light brown with multicolored spots; Wet; Medium dense; Generally fine-grained to medium-grained sand [Quaternary Dune Sand]
20	SPT 4	100	12-16-16 (32)	MC = 25% Fines = 7%		SAND with some silt (SP-SM); Brown with black spots; Wet; Dense; Generally fine-grained to coarse-grained sand [Quaternary Dune Sand]
7.3						
25	SPT 5	100	18-22-25 (47)	MC = 26%		
30	SPT 6	100	13-14-15 (29)	MC = 27% Fines = 12%		SAND with some silt (SP-SM); Brown; Wet; Medium dense; Generally fine-grained to coarse-grained sand [Quaternary Dune Sand]
-2.7						

CLIENT City of Gearhart PROJECT NAME Proposed Gearhart Public Safety Building
 PROJECT NUMBER COG-2024-001 PROJECT LOCATION 698 Pacific Way, Gearhart, Oregon

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION
35						
	SPT 7	100	10-10-9 (19)	MC = 32%		SAND with some silt (SP-SM); Brown; Wet; Medium dense; Generally fine-grained to coarse-grained sand [Quaternary Dune Sand] (continued)
40	SPT 8	100	15-17-22 (39)	MC = 27% Fines = 12%		Silty SAND (SM); Dark brown; Wet; Dense; Contains occasional small pieces of shells [Quaternary Dune Sand]
45	SPT 9	100	19-21-22 (43)	MC = 26%		Silty SAND (SM); Dark brown; Wet; Dense [Quaternary Dune Sand]
50	SPT 10	100	23-22-22 (44)	MC = 28% Fines = 15%		Silty SAND (SM); Grey-brown; Wet; Dense [Quaternary Dune Sand]
55	SPT 11	100	12-6-14 (20)	MC = 36%		Silty SAND (SM); Grey-brown; Wet; Medium dense; Contains occasional small pieces of shells [Quaternary Dune Sand]
60	SPT 12	100	15-22-28 (50)	MC = 30%		Silty SAND (SM); Grey-brown; Wet; Dense; Generally fine-grained to medium-grained sand [Quaternary Dune Sand]
65	SPT 13	100	20-19-26 (45)	MC = 28% Fines = 16%		
70	SPT 14	100	15-16-23 (39)	MC = 30%		
75						

SEISMIC DESIGN CRITERIA

2022 Oregon Structural Specialty Code

ASCE/SEI 7-16 or ASCE/SEI 7-22

Essential Facility designated as Tsunami Risk Category IV

Design Earthquake $M_w = 8.9$ with $PGA = 1.13 g$

Liquefaction Results – 4 to 10 inches

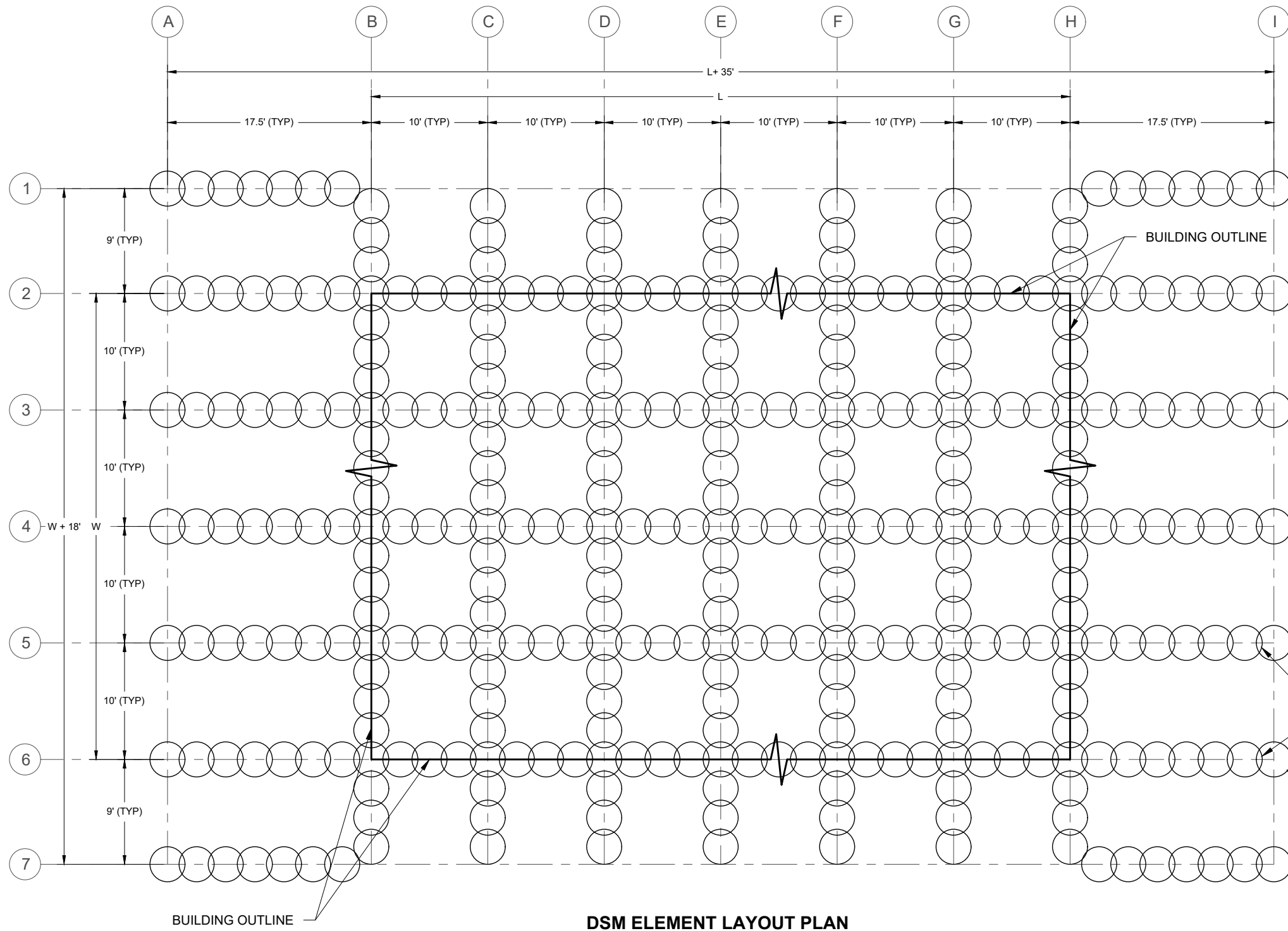
Lateral Spreading = 9 inches to 2 feet towards Ocean

Lateral Spreading = 3 feet to 5 feet towards Neacoxie Creek

Spread Foundations are not allowed for these magnitude of seismic hazards

Deep Foundations or Soil Stabilization is required

Soil Stabilization - Deep Soil Mixing recommended as the most cost effective approach



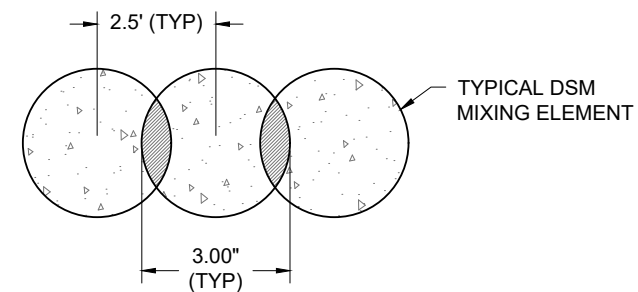
DSM ELEMENT LAYOUT PLAN

LEGEND

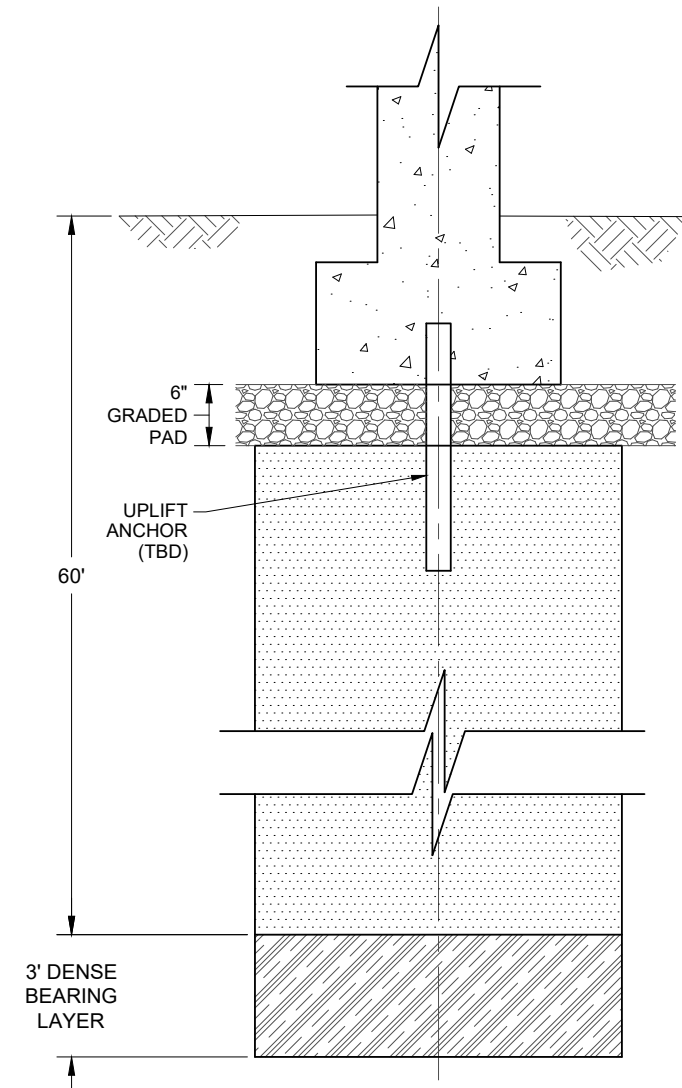
-  36 INCH DIAMETER COLUMN
-  DSM ELEMENT PATTERN BY CONTRACTOR (TYP)

DSM ELEMENTS
OVERLAP 6" MINIMUM
ON ENDS

DSM ELEMENT (TYP)

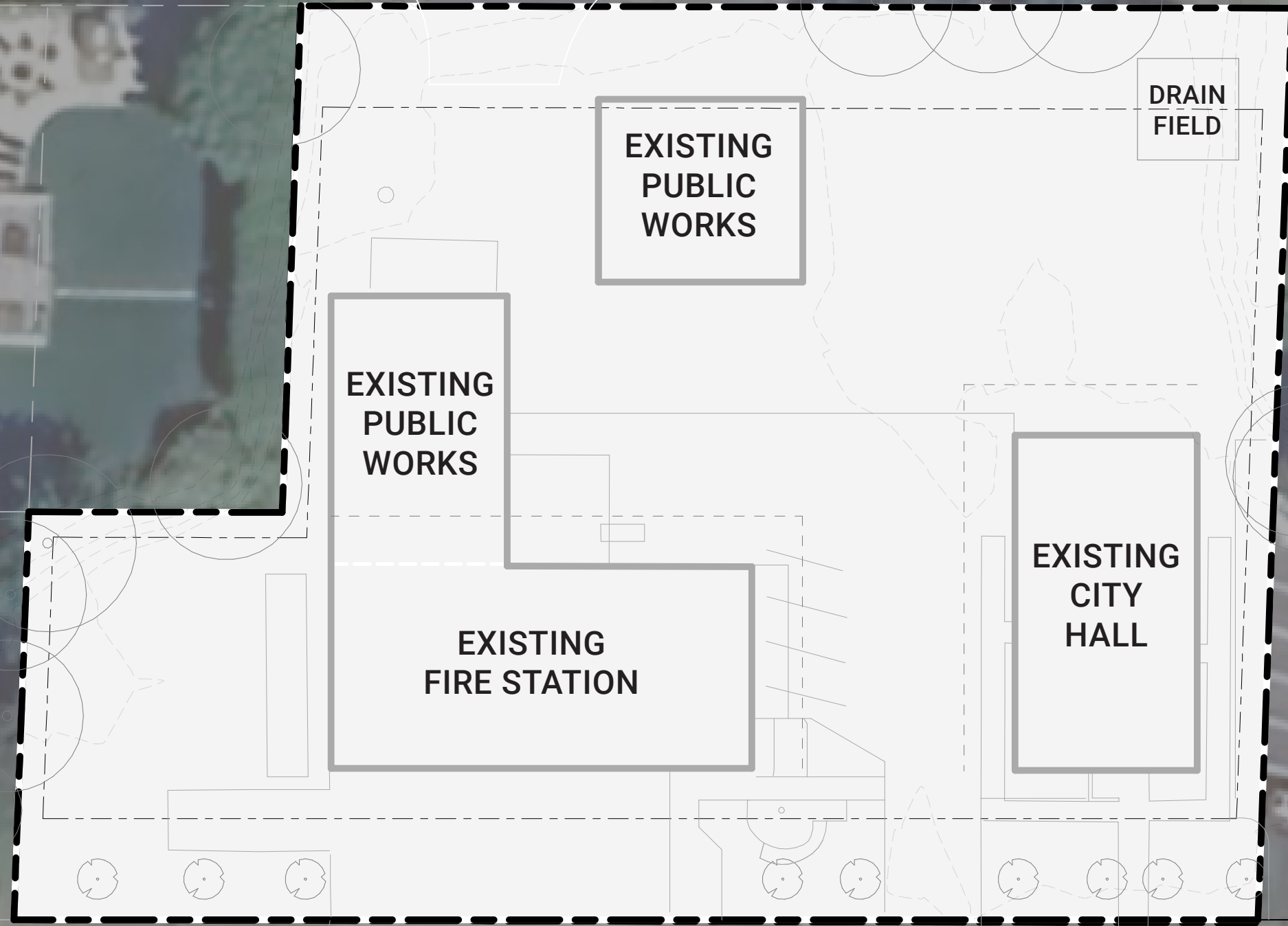


DSM CUTTER SOIL MIXING ELEMENT DETAIL

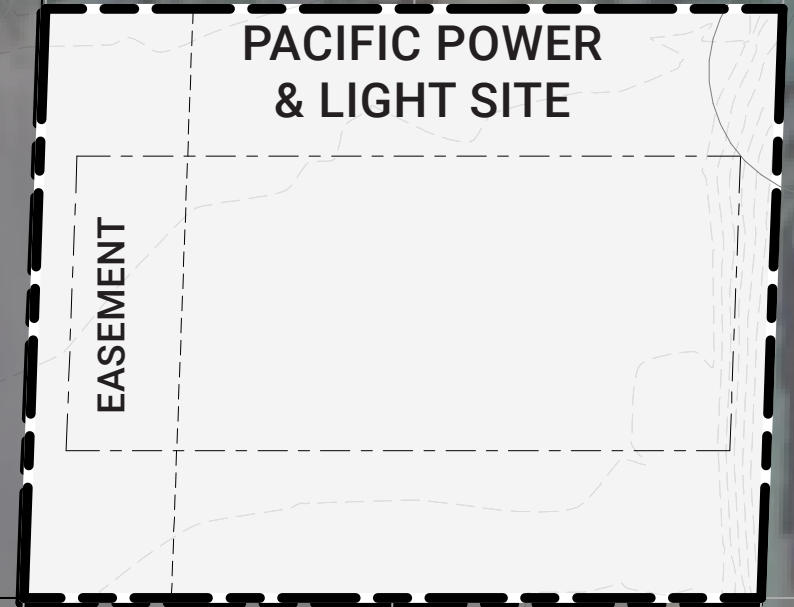


DSM ELEMENT SECTION (TYPICAL)

1ST ST



RIDGE PATH



PACIFIC WAY



Community Process

Community Meeting 03

PRESENTATION

COMMUNITY MEETING 01 SUMMARY
BUILDING PROGRAM REVIEW AND Q&A
STRUCTURAL EVALUATION AND TSUNAMI ASSESSMENT
SITE ANALYSIS

52 PARTICIPANTS

79 ONLINE RANKING SURVEYS

29 FEEDBACK SURVEYS

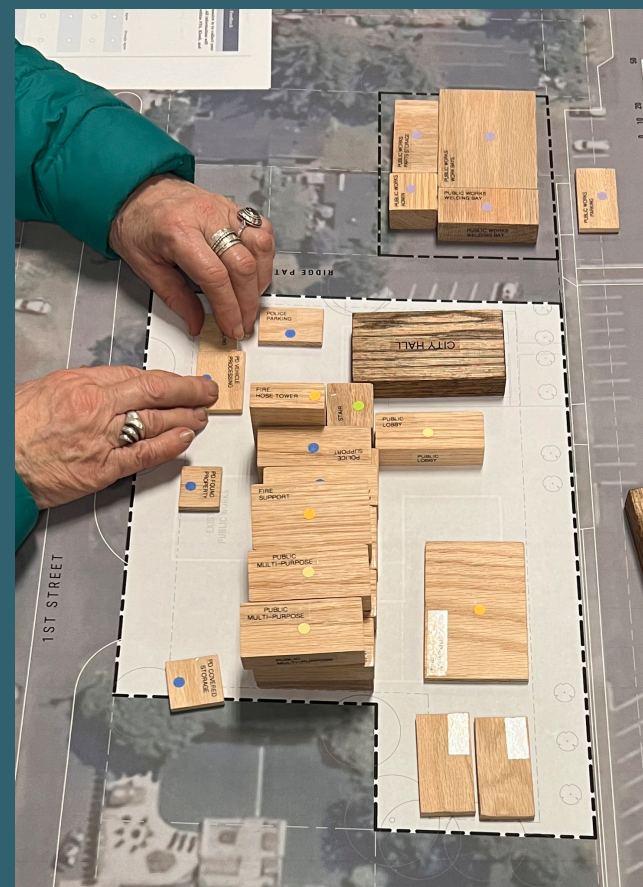
WORKSHOP

ACTIVITY - SITE AND RESPONSE PLANNING
ACTIVITY - RANK PRIORITIES



WORKSHOP ACTIVITY

WORKSHOP ACTIVITY



KEY FINDINGS

CHALLENGING TO FIT ALL THE PROGRAM BLOCKS ONTO THE EXISTING SITE

BUILDING NEEDS TO BE AT LEAST TWO STORIES

POTENTIAL IN DEVELOPING ADJACENT PACIFIC POWER & LIGHT PROPERTY

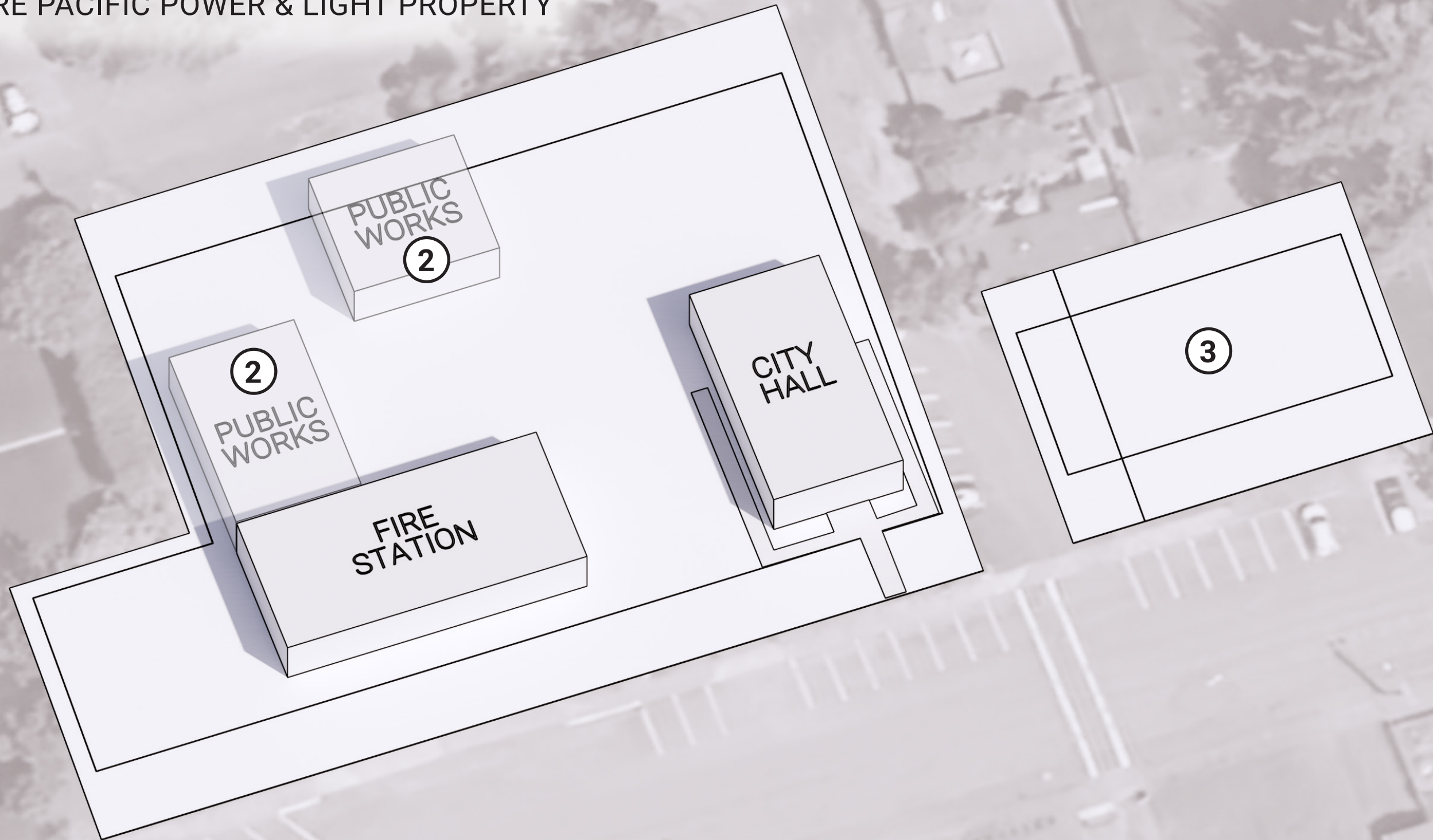
EXISTING FIRE STATION IMPEDES IDEAL DEVELOPMENT

EXISTING DIFFICULT TO DESIGN AROUND EXISTING CITY HALL

POTENTIAL TO INCORPORATE NEW (SMALLER) CITY HALL TO MAXIMIZE SITE POTENTIAL

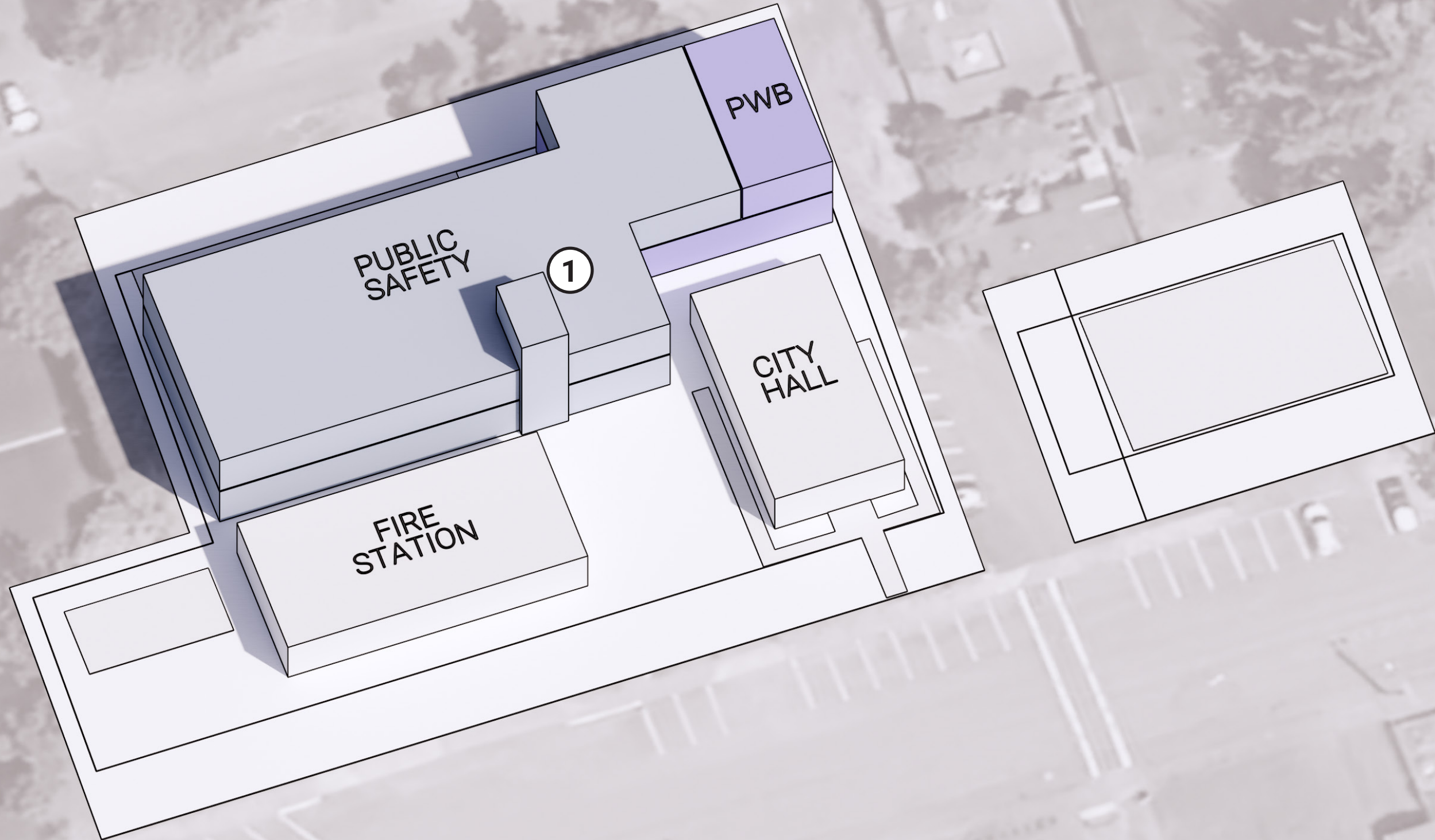
OPTION 1 | PHASE 1

- 1 | PUBLIC WORKS TEMPORARILY RELOCATED OFFSITE
- 2 | DEMOLISH EXISTING PUBLIC WORKS BUILDING
- 3 | ACQUIRE PACIFIC POWER & LIGHT PROPERTY



OPTION 1 | PHASE 2

1 | BUILD PUBLIC SAFETY AND PUBLIC WORKS BUILDING



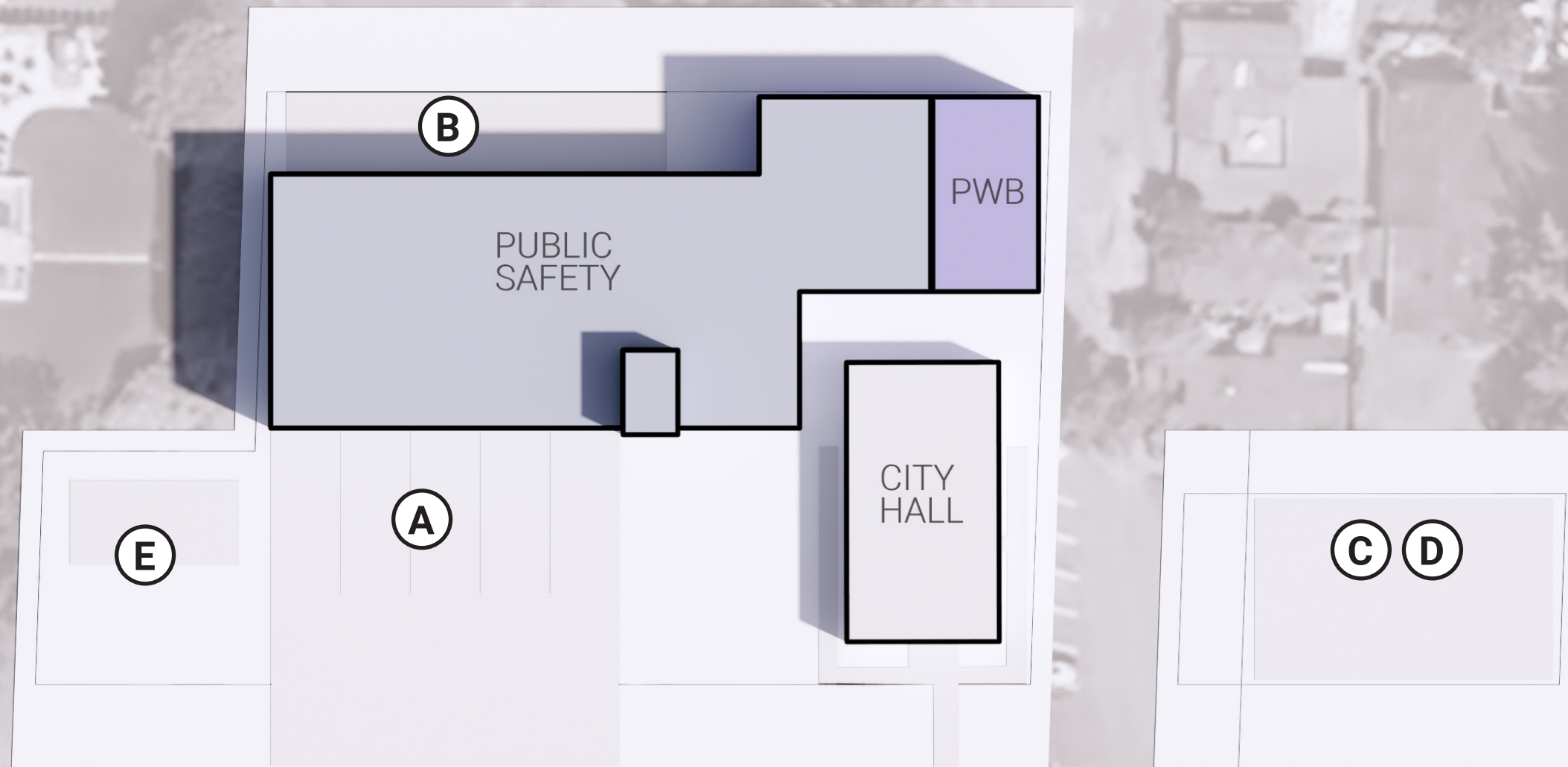
OPTION 1 | PHASE 3

1 | DEMO EXISTING FIRE STATION

2 | BUILD FIRE APPARATUS APRON



OPTION 1 | SITE PLAN

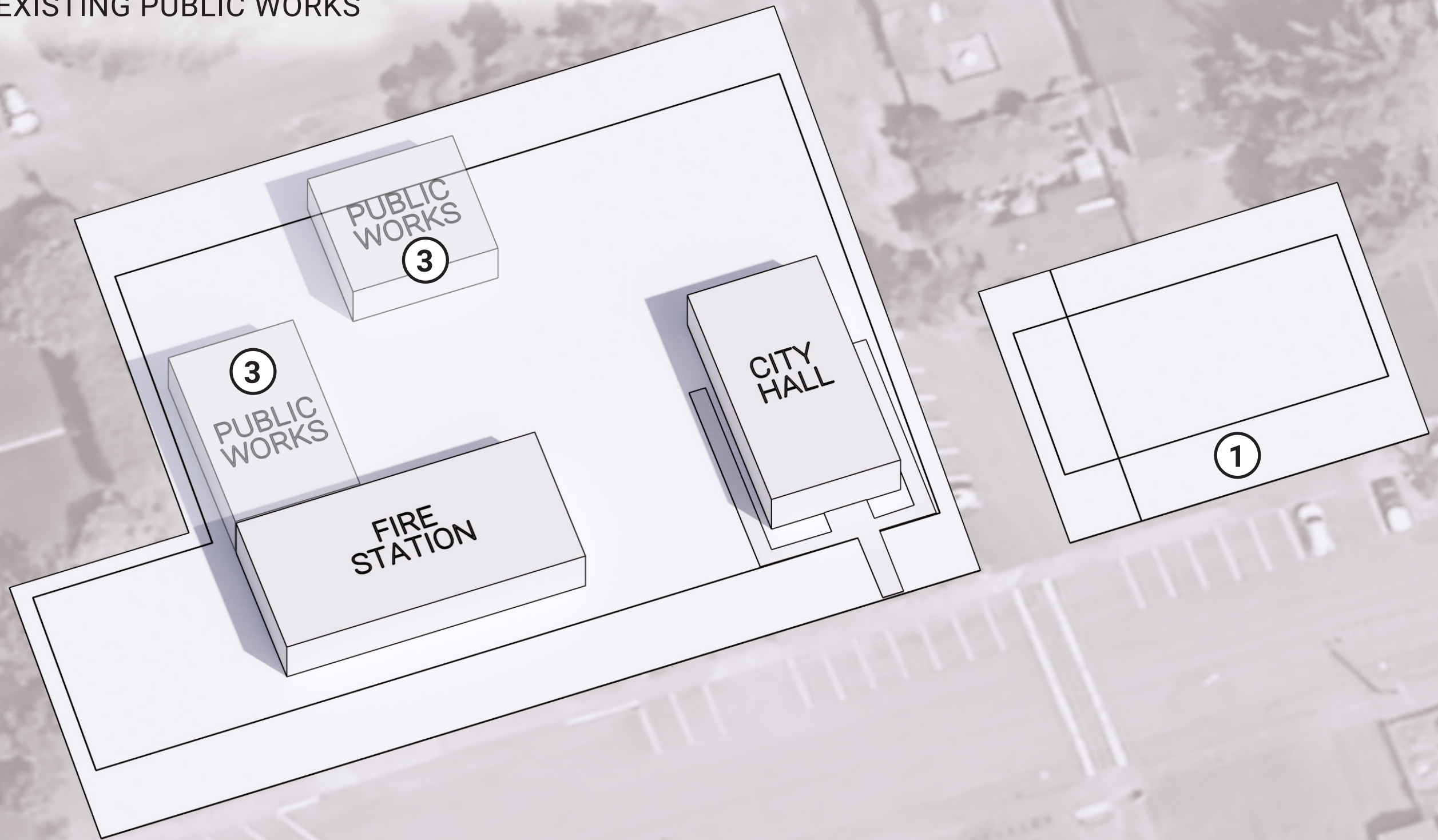


- A** | FIRE APPARATUS APRON
- B** | POLICE SECURE STORAGE
- C** | PD & PW PARKING STALLS

- D** | PW SITE STORAGE
- E** | DRAINAGE FIELD

OPTION 2 | PHASE 1

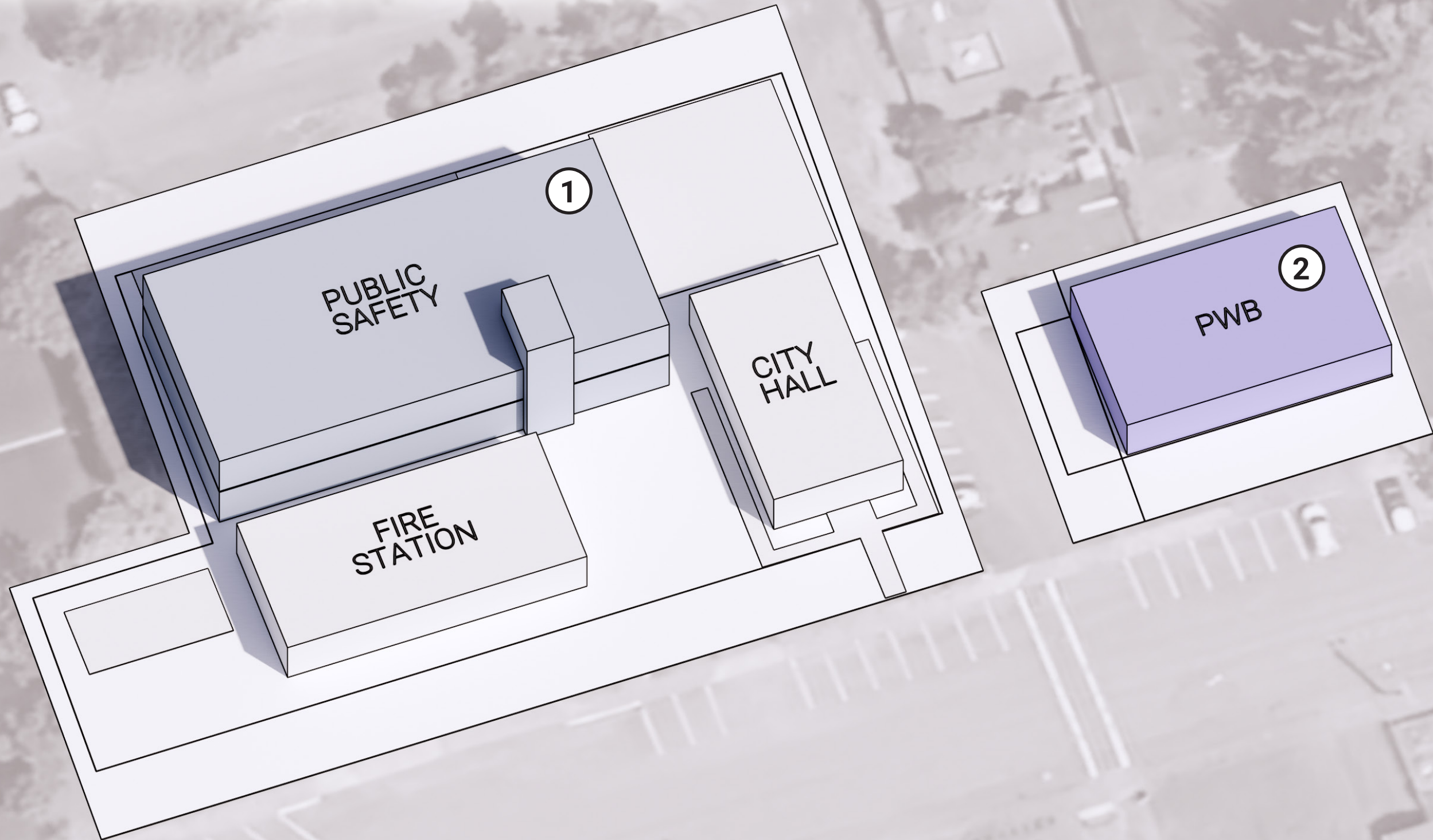
- 1 | ACQUIRE PACIFIC POWER & LIGHT PROPERTY
- 2 | PUBLIC WORKS TEMPORARILY RELOCATED OFFSITE
- 3 | DEMO EXISTING PUBLIC WORKS



OPTION 2 | PHASE 2

1 | BUILD PUBLIC SAFETY

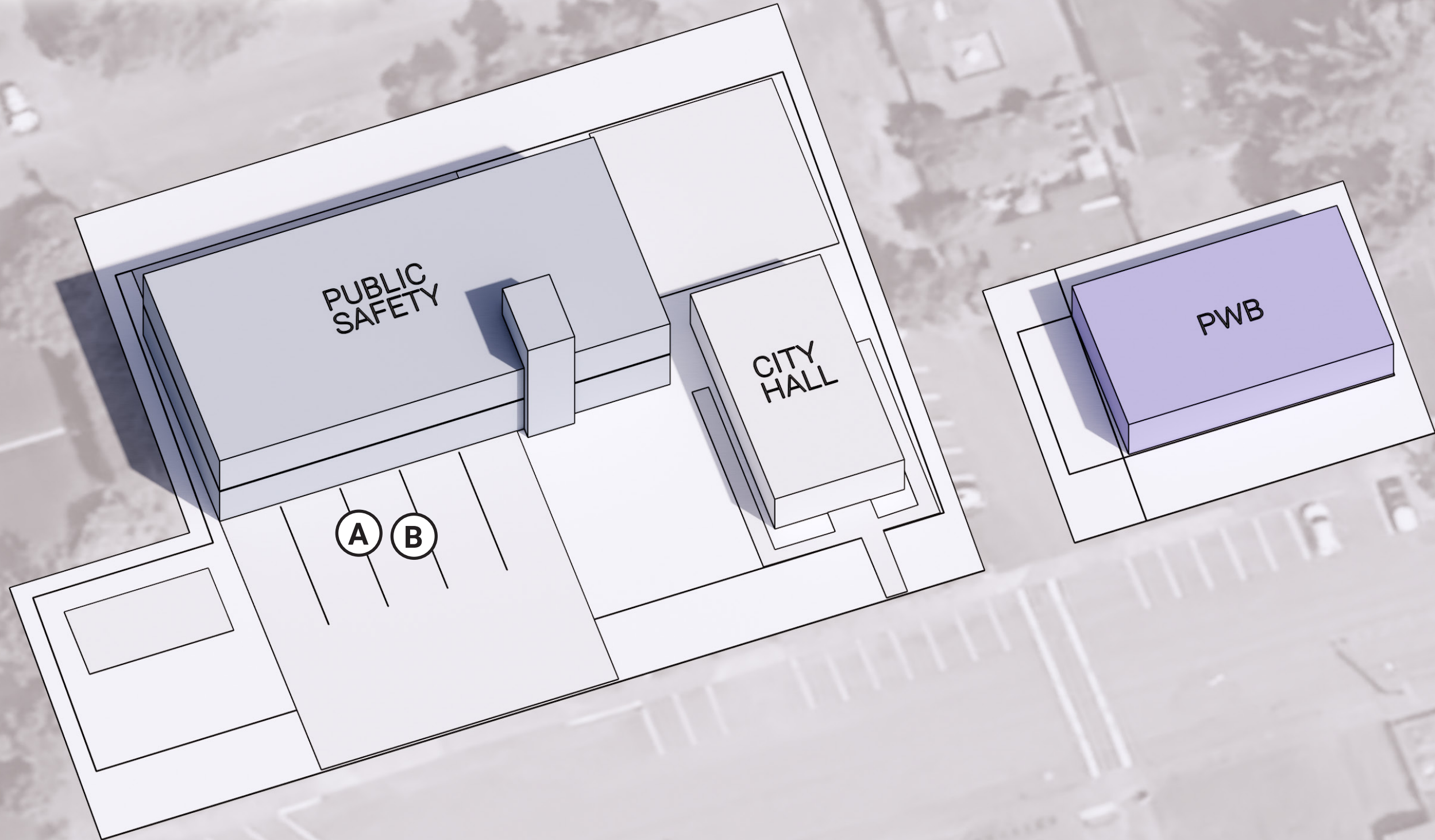
2 | BUILD PUBLIC WORKS BUILDING ON PP&L PROPERTY



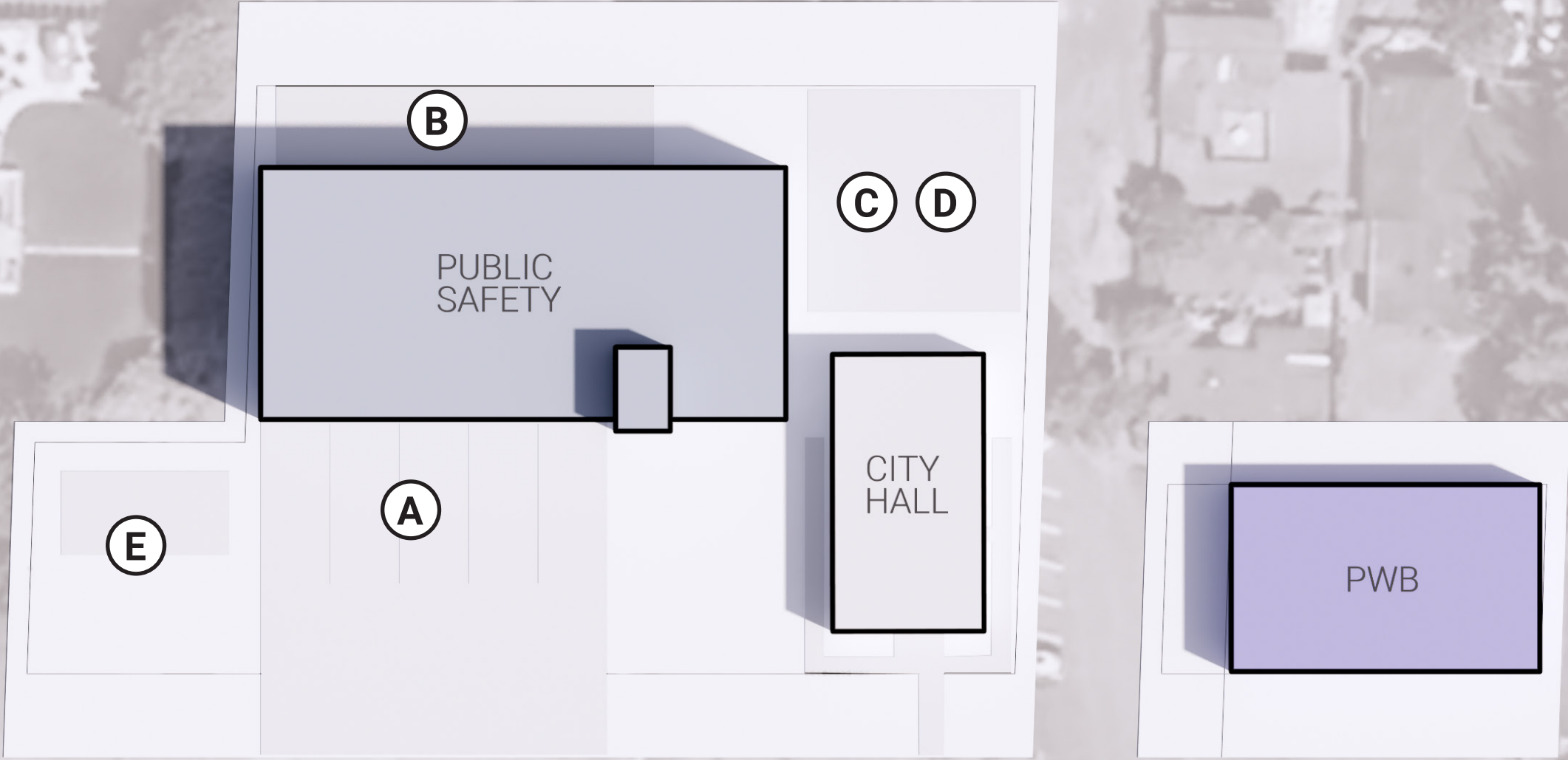
OPTION 2 | PHASE 3

1 | DEMO EXISTING FIRE STATION

2 | BUILD FIRE APPARATUS APRON



OPTION 2 | SITE PLAN



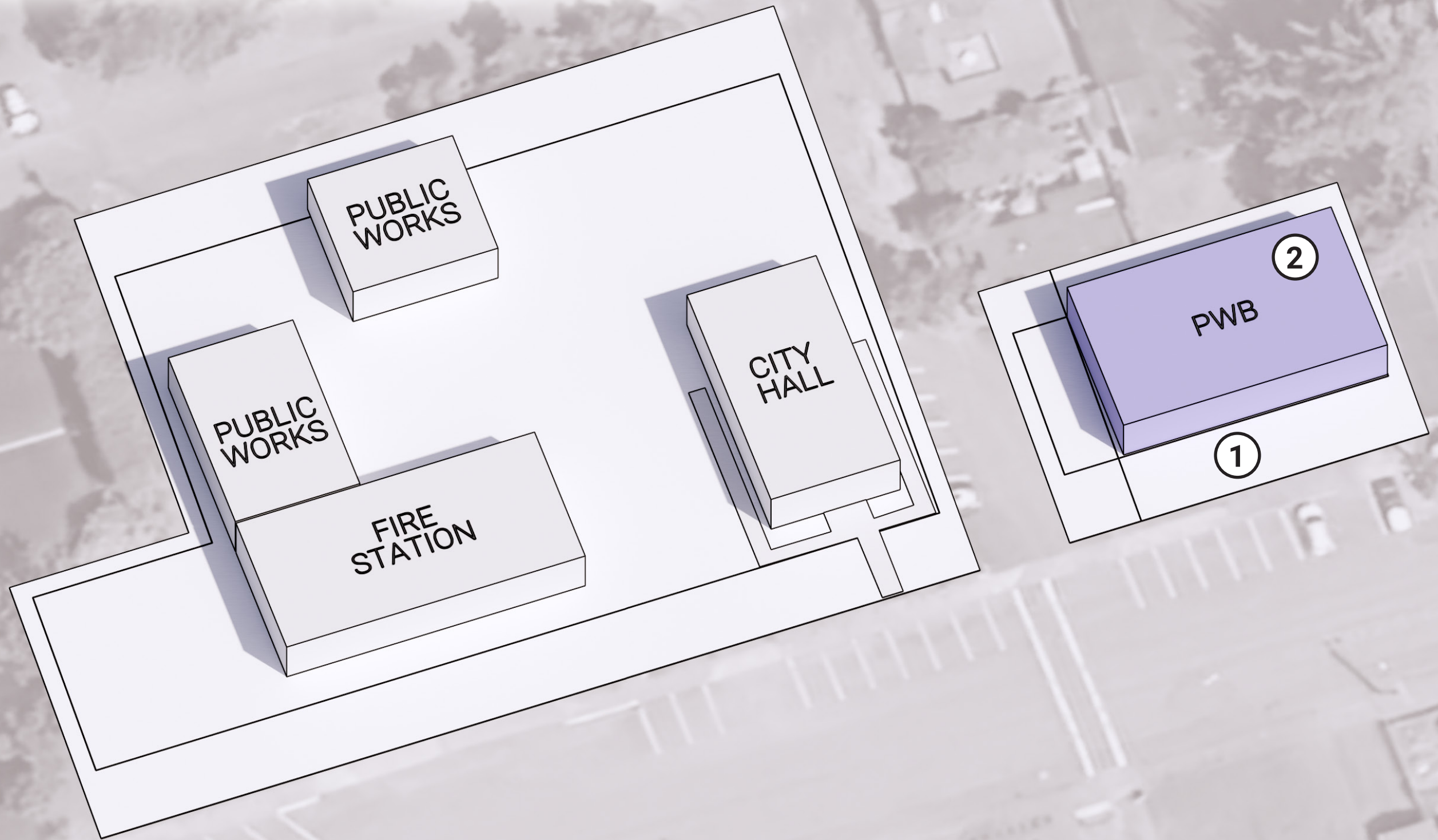
- A** | FIRE APPARATUS APRON
- B** | POLICE SECURE STORAGE
- C** | PD & PW PARKING STALLS

- D** | PW SITE STORAGE
- E** | DRAINAGE FIELD

OPTION 3 | PHASE 1

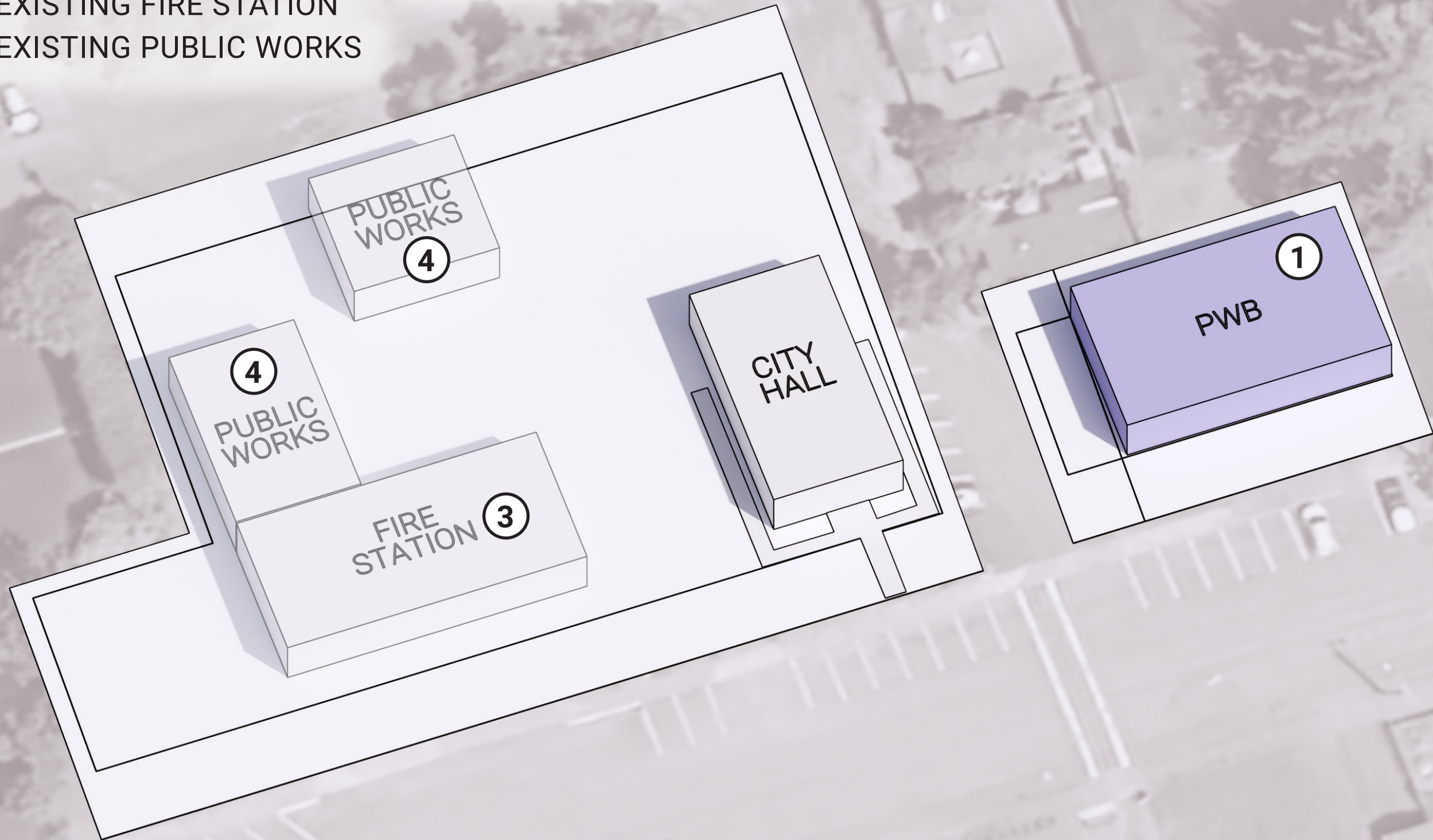
1 | ACQUIRE PACIFIC POWER & LIGHT PROPERTY

2 | BUILD PUBLIC WORKS BUILDING ON PP&L PROPERTY



OPTION 3 | PHASE 2

- 1 | FIRE TEMPORARILY LOCATED IN PUBLIC WORKS BUILDING
- 2 | PUBLIC WORKS TEMPORARILY RELOCATED OFFSITE
- 3 | DEMO EXISTING FIRE STATION
- 4 | DEMO EXISTING PUBLIC WORKS

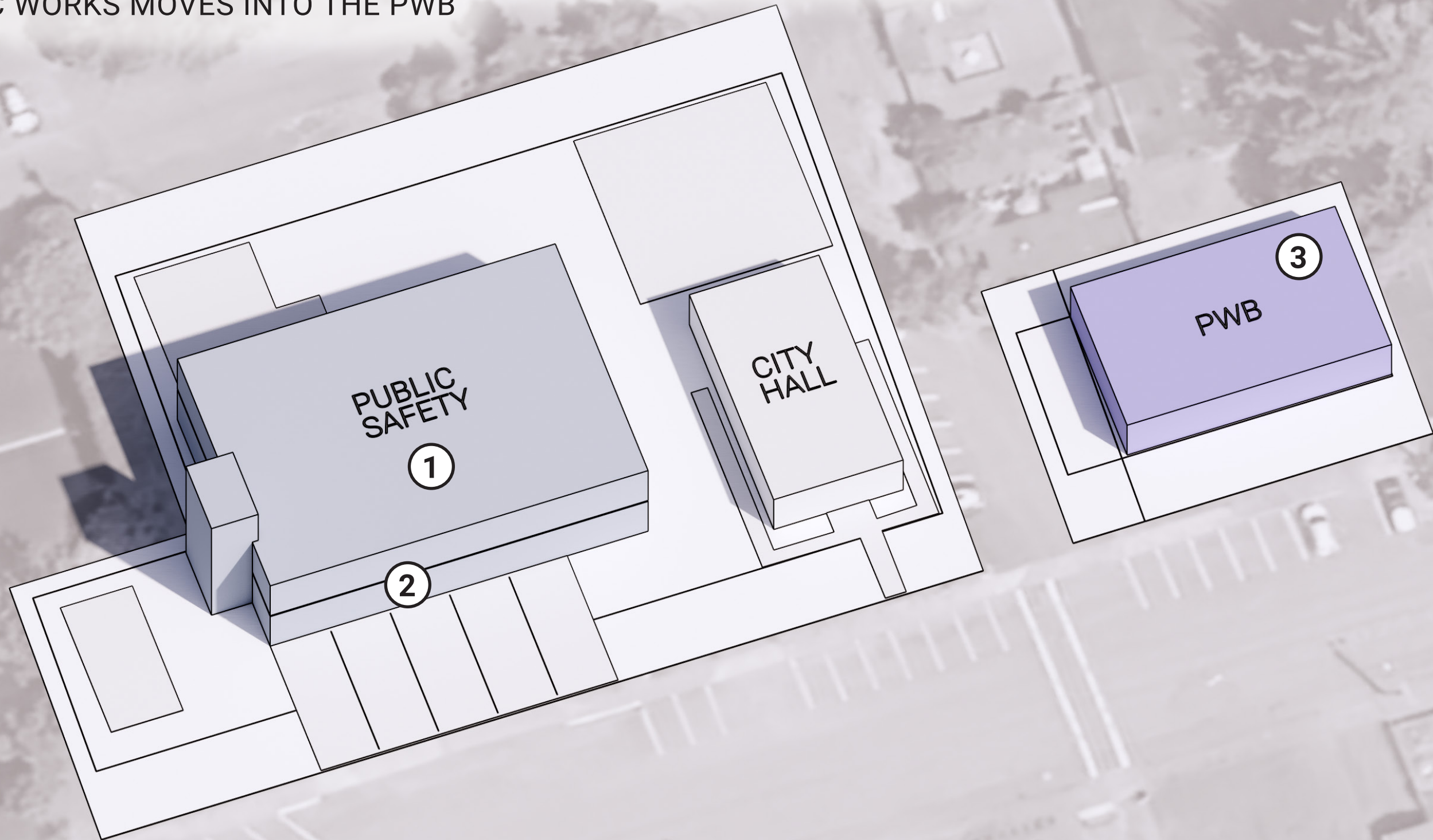


OPTION 3 | PHASE 3

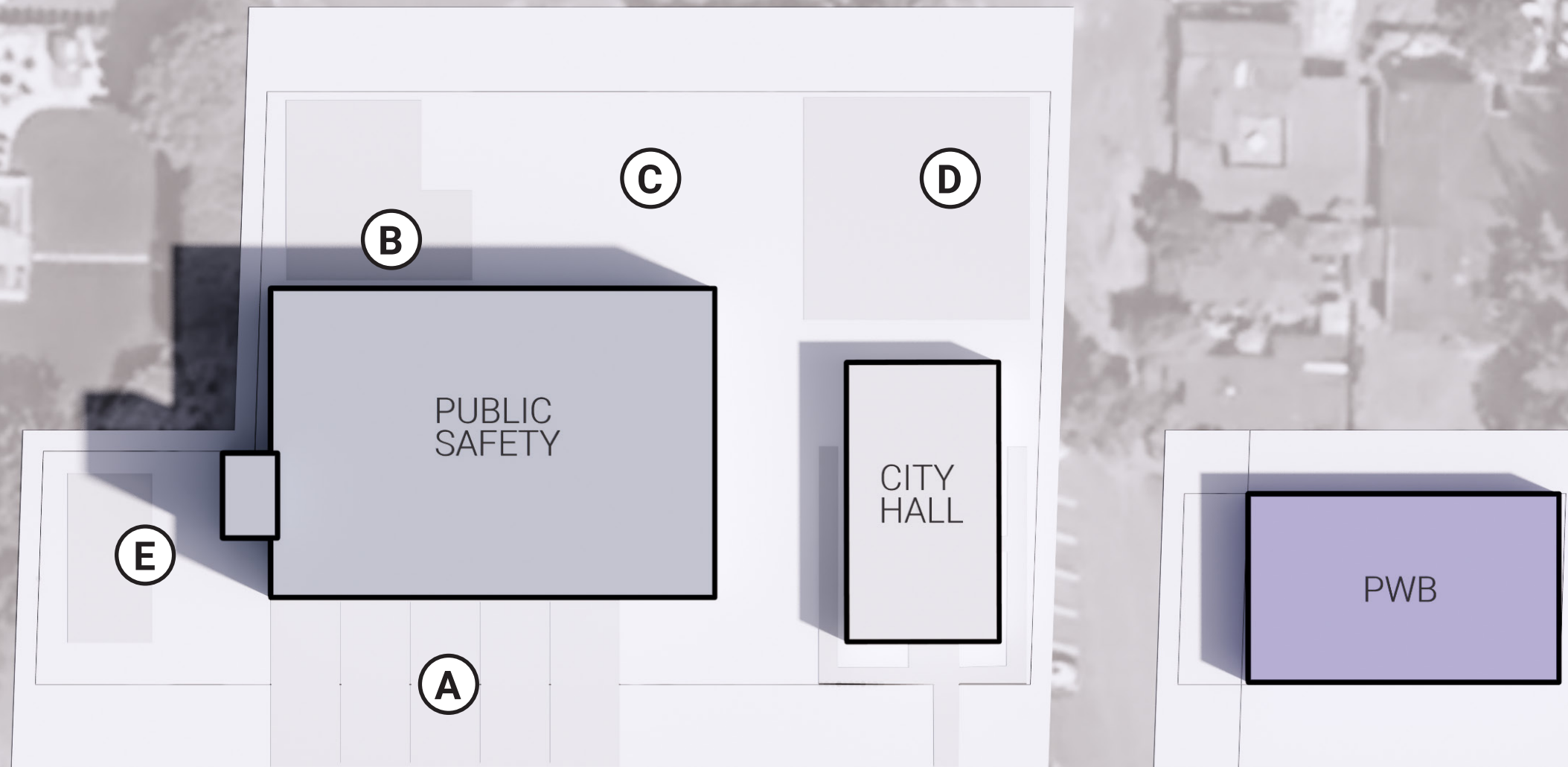
1 | BUILD PUBLIC SAFETY BUILDING

2 | FIRE WORKS MOVES OUT OF PWB AN INTO THE PUBLIC SAFETY BUILDING

3 | PUBLIC WORKS MOVES INTO THE PWB



OPTION 3 | SITE PLAN



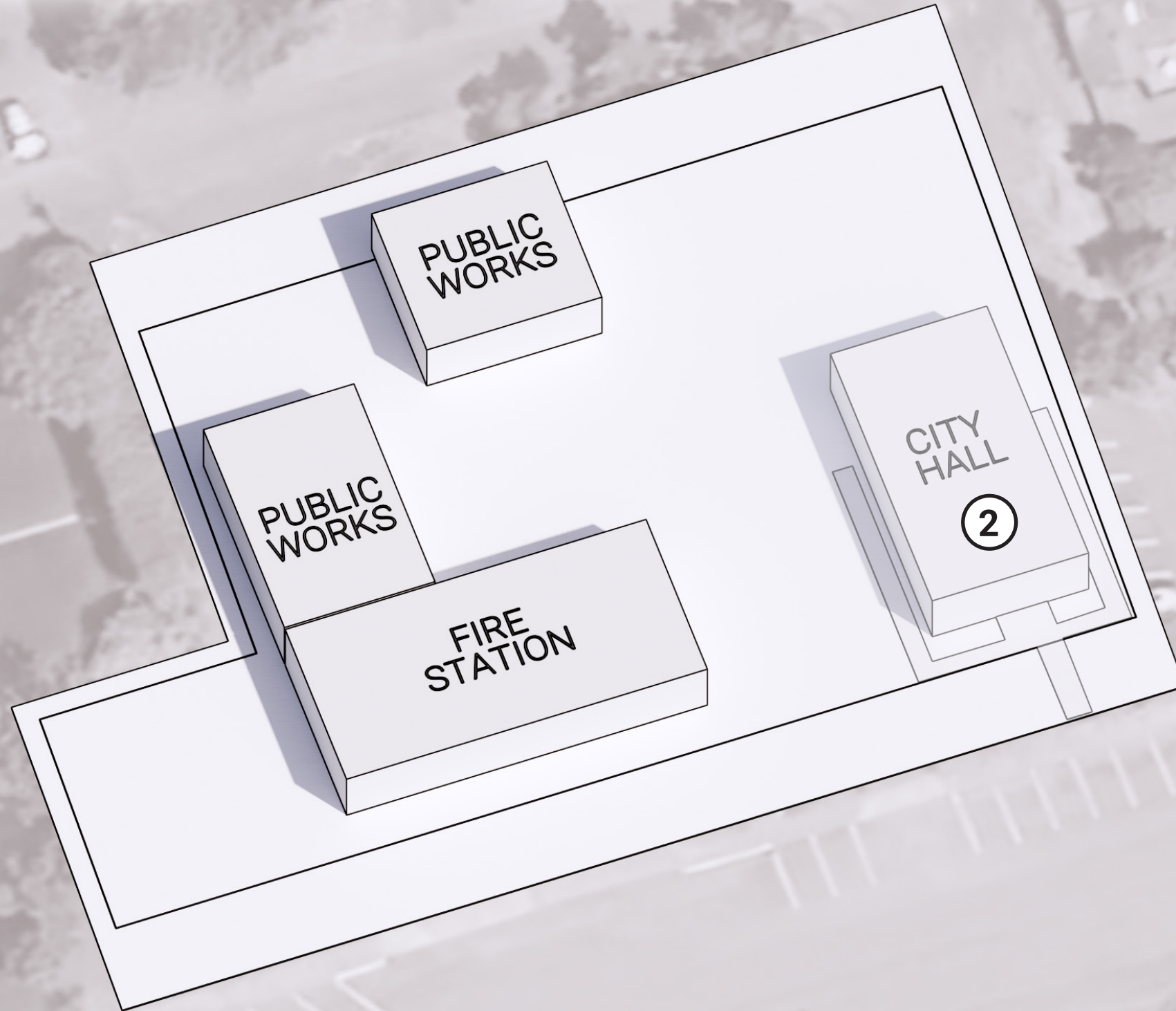
- A** | FIRE APPARATUS APRON
- B** | POLICE SECURE STORAGE
- C** | PD & PW PARKING STALLS

- D** | PW SITE STORAGE
- E** | DRAINAGE FIELD

OPTION 4 | PHASE 1

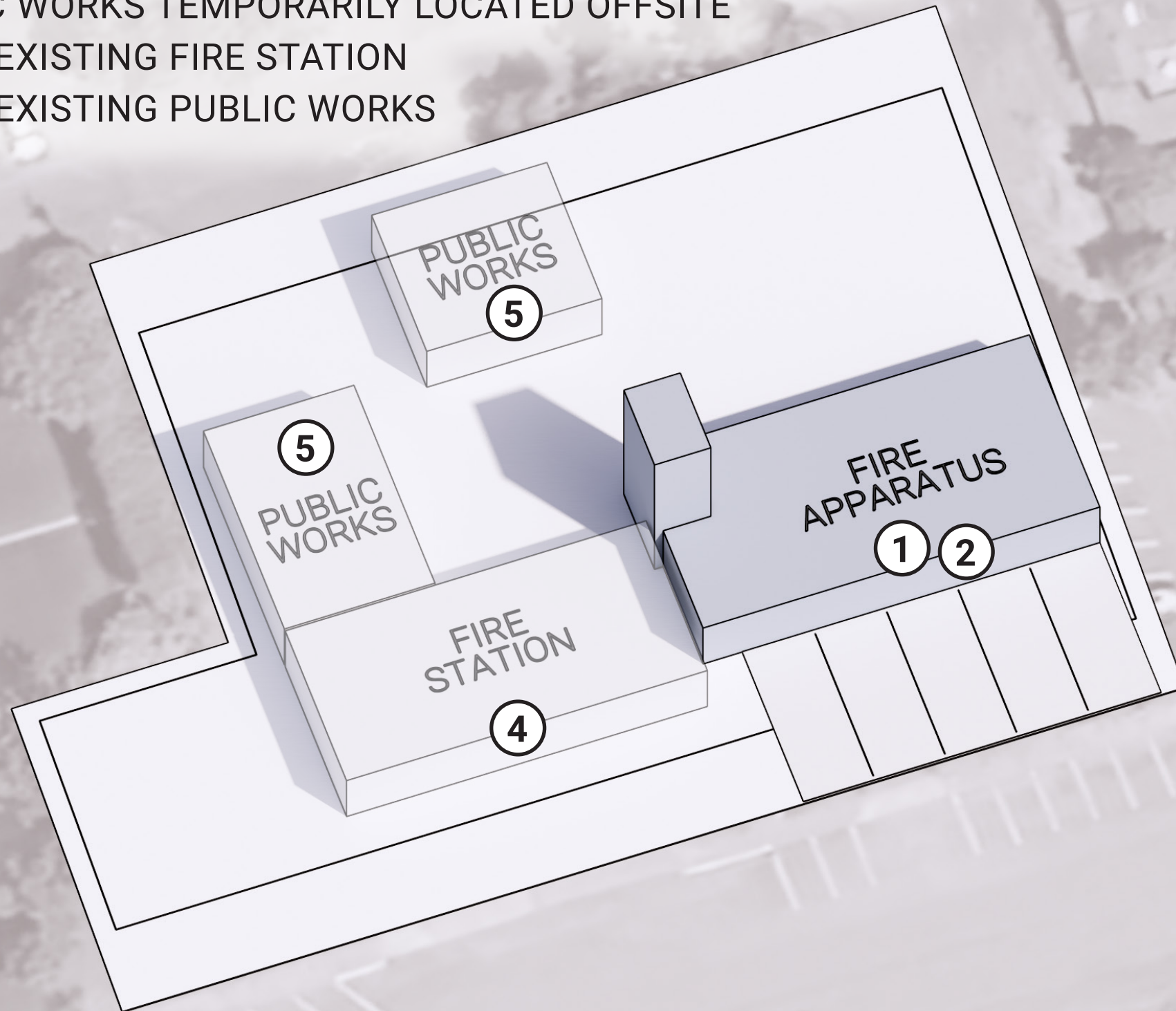
1 | CITY HALL STAFF TEMPORARILY RELOCATED OFFSITE

2 | DEMO CITY HALL



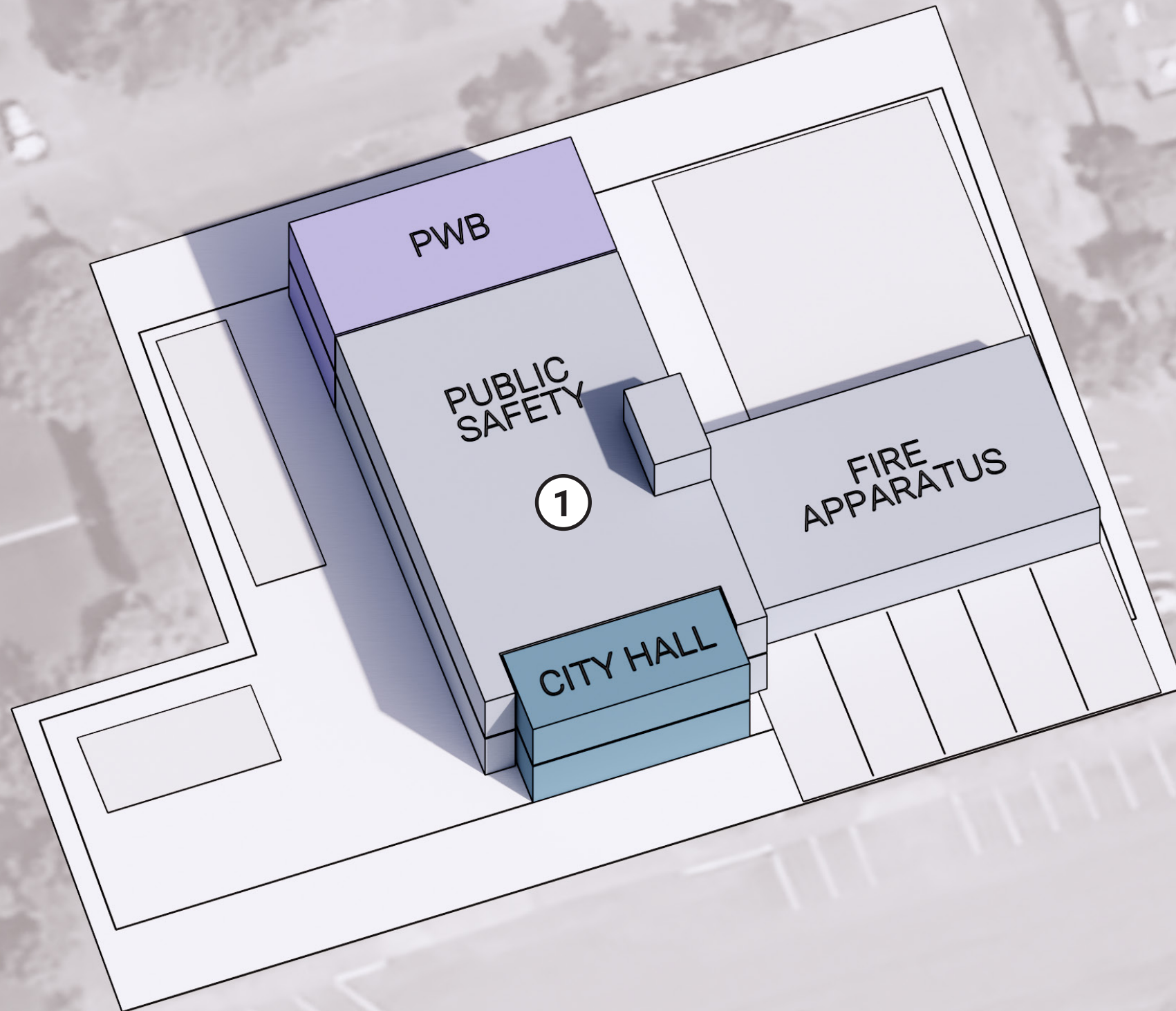
OPTION 4 | PHASE 2

- 1 | BUILD FIRE STATION APPARATUS BAYS
- 2 | MOVE FIRE EQUIPMENT INTO NEW FIRE APPARATUS BAYS
- 3 | PUBLIC WORKS TEMPORARILY LOCATED OFFSITE
- 4 | DEMO EXISTING FIRE STATION
- 5 | DEMO EXISTING PUBLIC WORKS

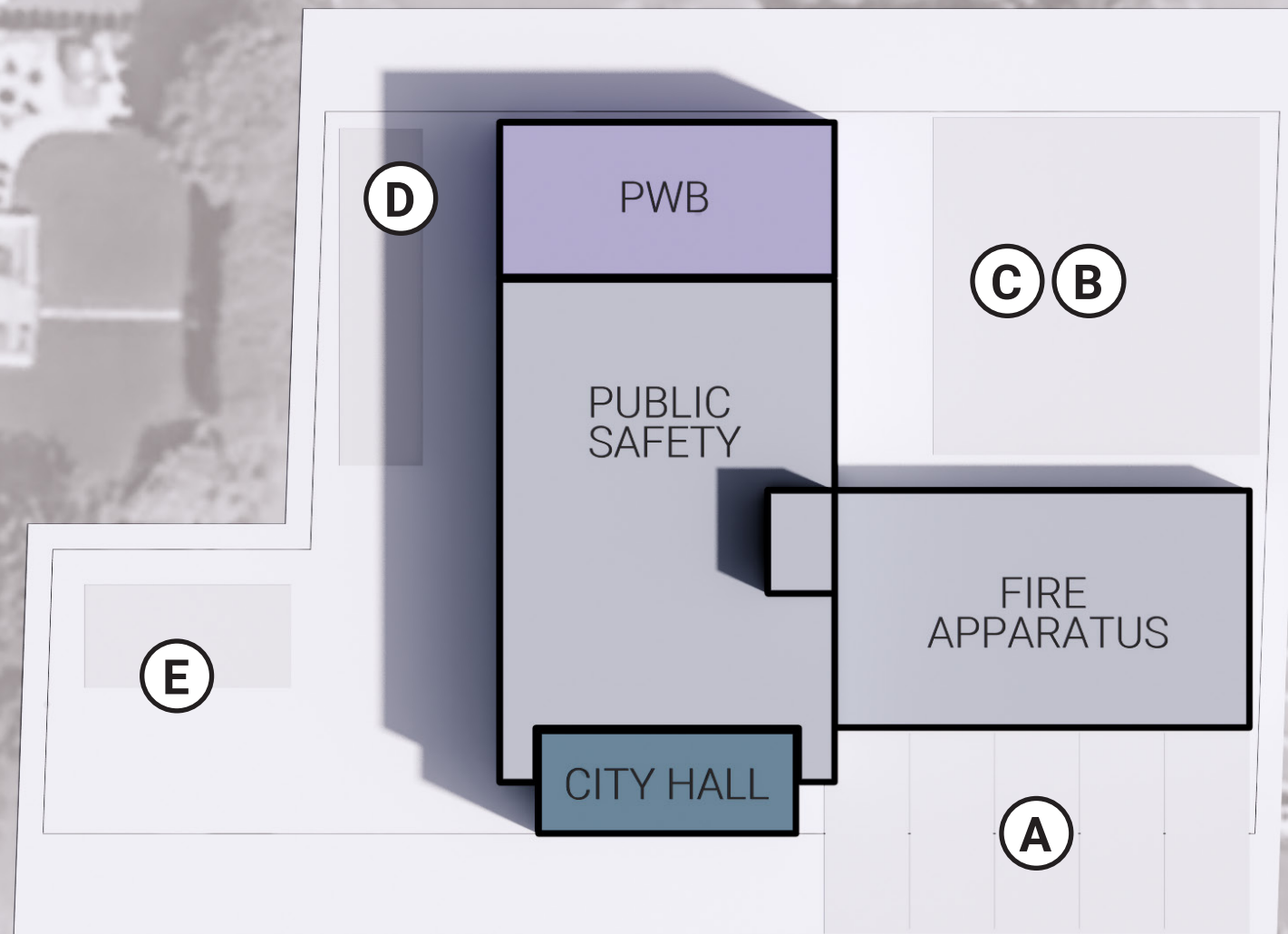


OPTION 4 | PHASE 3

1 | BUILD PUBLIC SAFETY BUILDING INCLUDING PUBLIC WORKS & CITY HALL



OPTION 4 | SITE PLAN



- A** | FIRE APPARATUS APRON
- B** | POLICE SECURE STORAGE
- C** | PD & PW PARKING STALLS

- D** | PW SITE STORAGE
- E** | DRAINAGE FIELD

OPTION 5 | PHASE 1

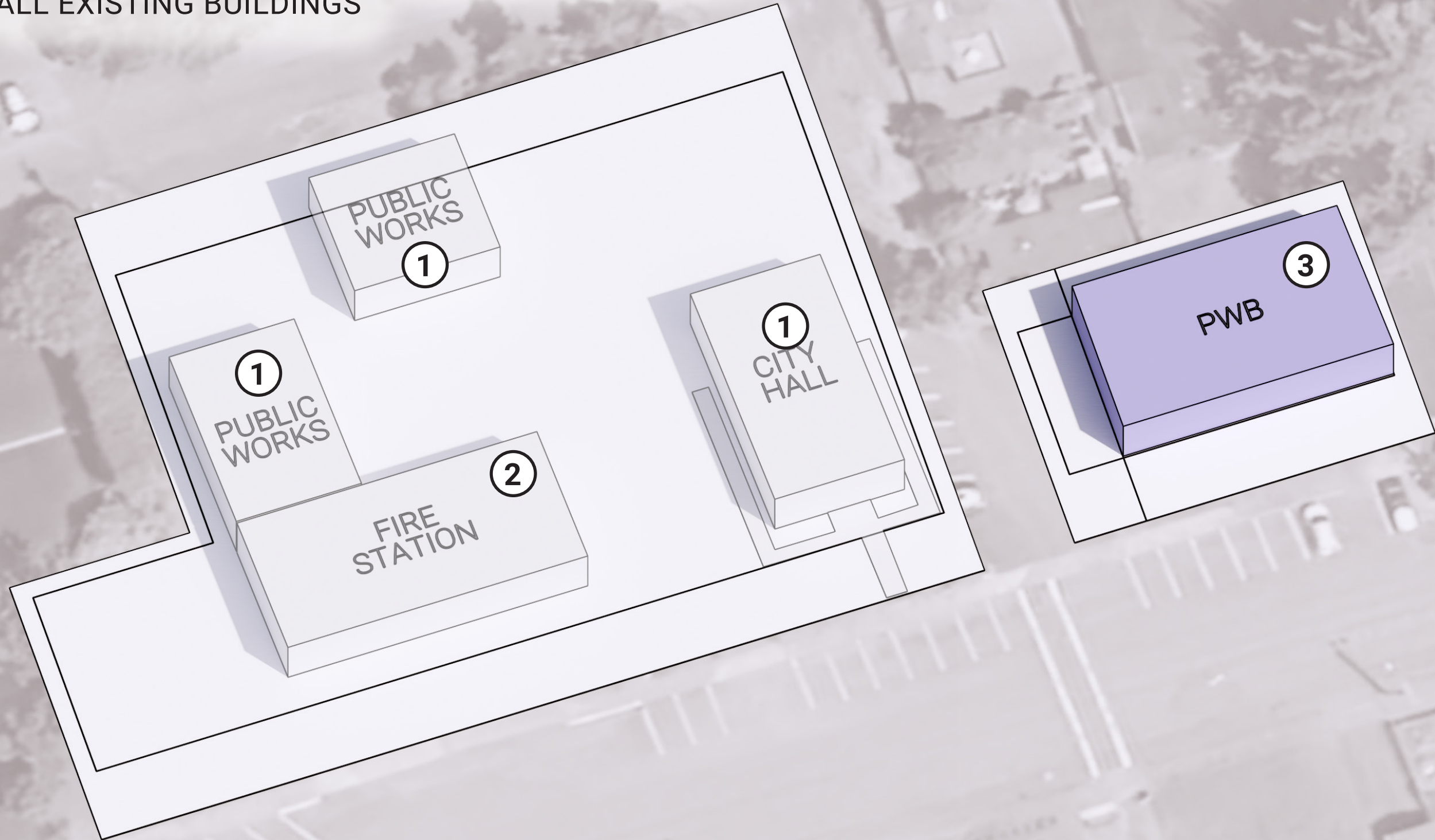
1 | ACQUIRE PACIFIC POWER & LIGHT PROPERTY

2 | BUILD PUBLIC WORKS BUILDING ON PP&L PROPERTY



OPTION 5 | PHASE 2

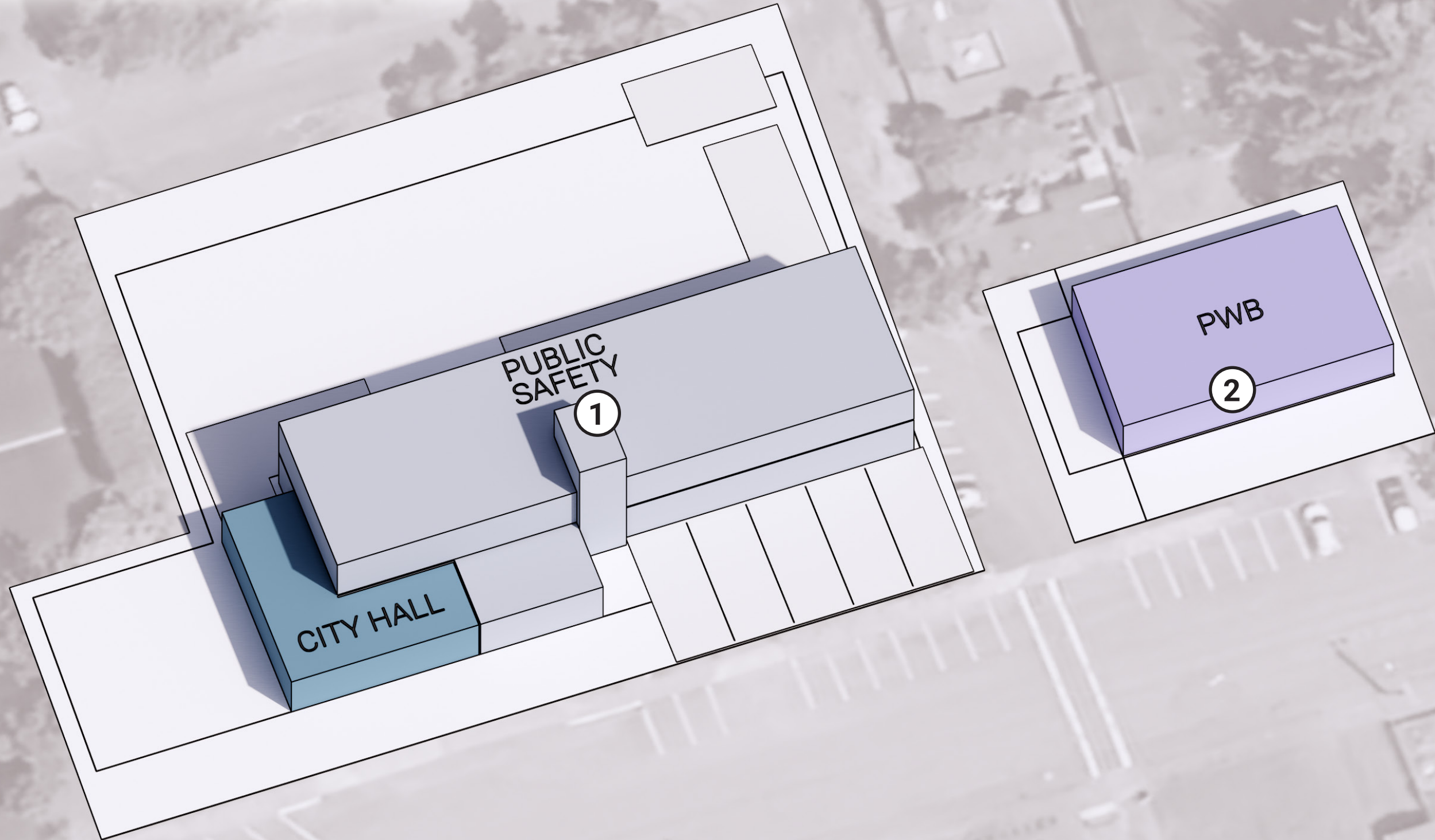
- 1 | CITY HALL & PUBLIC WORKS TEMPORARILY RELOCATED OFFSITE
- 2 | FIRE TEMPORARILY LOCATED IN PUBLIC WORKS BUILDING
- 3 | DEMO ALL EXISTING BUILDINGS



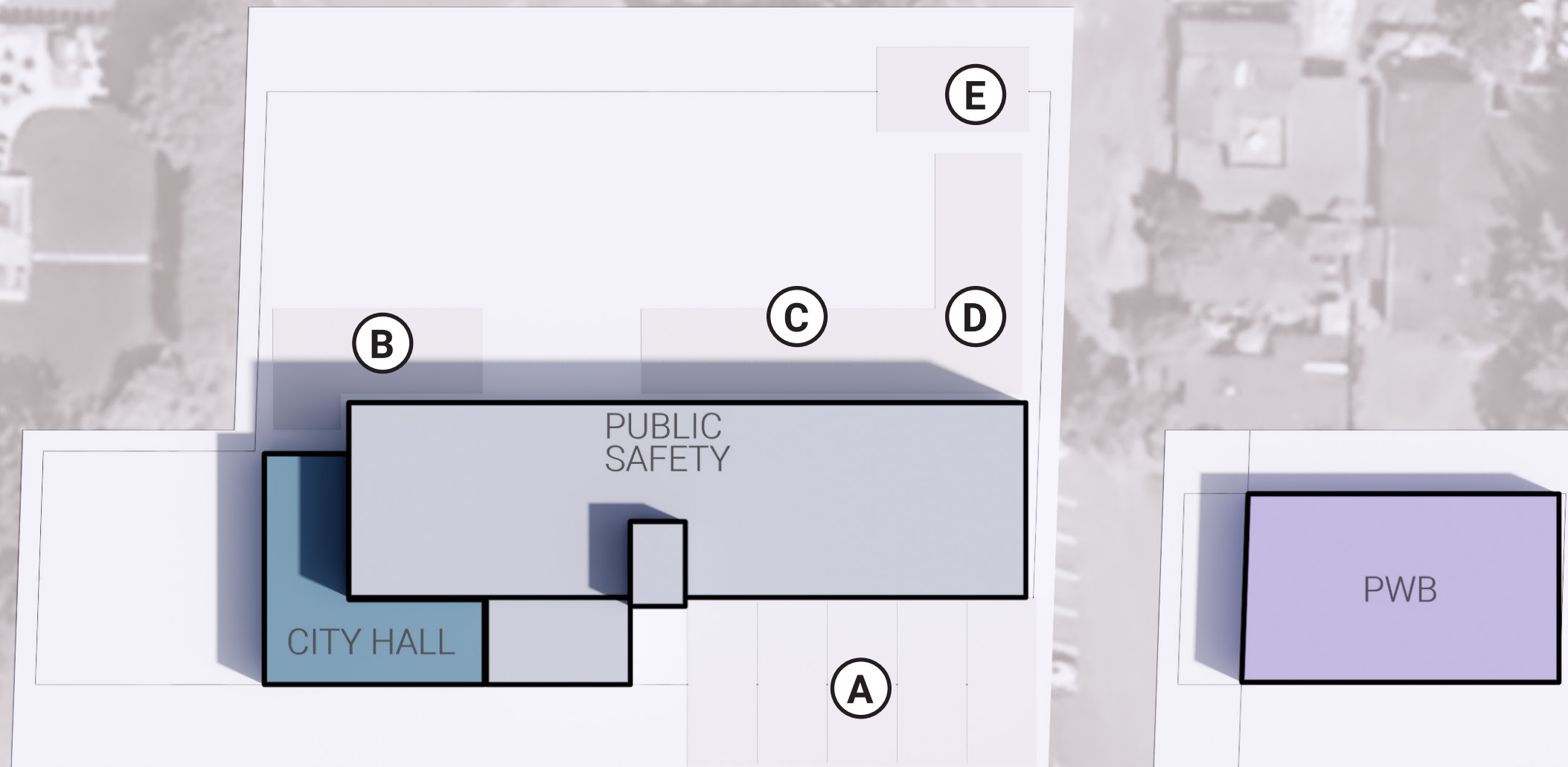
OPTION 5 | PHASE 3

1 | BUILD PUBLIC SAFETY BUILDING

2 | PUBLIC WORKS MOVES INTO THE PWB



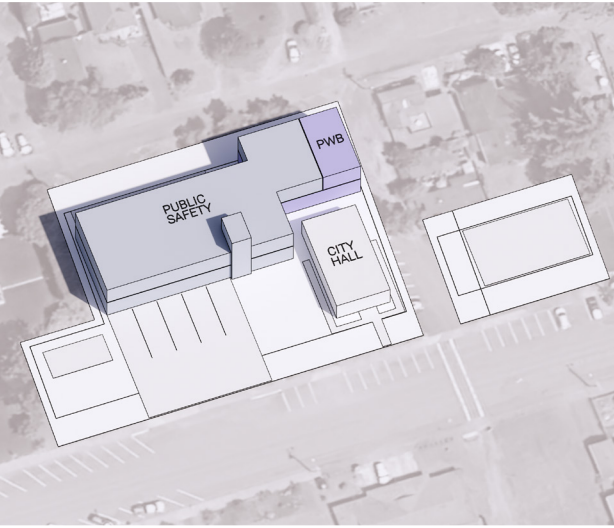
OPTION 5 | SITE PLAN



- A** | FIRE APPARATUS APRON
- B** | POLICE SECURE STORAGE
- C** | PD & PW PARKING STALLS

- D** | PW SITE STORAGE
- E** | DRAINAGE FIELD

OPTION 1



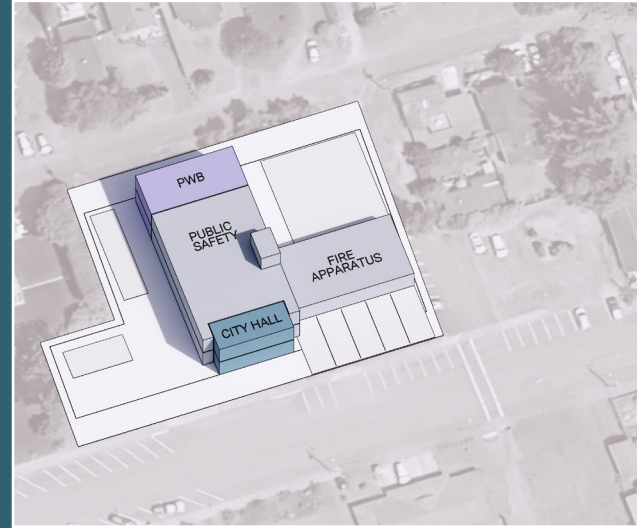
OPTION 2



OPTION 3



OPTION 4



OPTION 5



A large, dark-colored gear is partially buried in a field of tall, dry grass. The gear is positioned in the lower-left quadrant of the frame. In the background, a row of houses is visible on a slight rise, under a pale, overcast sky. The entire image has a monochromatic blue-green tint.

PRIORITY RANKING

Ranked Priorities

1 | FUNCTIONAL

2 | PRACTICAL | SIMPLE | UTILITARIAN

3 | SAFE | SECURE

4 | RESILIENT

5 | RESPONSIVE | AVAILABLE

6 | DEPENDABLE | SOLID

7 | TRANSPARENT | OPEN

8 | COMMUNITY

1 | Functional Operations

“ Supports the specific needs and operational workflow of the Fire Department and Police Department”

KEY FACTORS

- Accommodates all Program Spaces
- Ideal Adjacencies for Fire Department, Police Department, Public Works Department
- Shared Spaces to Collaborate

2 | Practical & Simple

“Optimized use of square footage, low-maintenance, cost-effective, Optimized use of square footage, low-maintenance, cost-effective, and straightforward”

KEY FACTORS

- Total Project Cost
- Total Building Square Footage
- Project Construction Duration & Phasing
- Simple Geometry & Building Orientation

3 | Safe & Secure

“Provides a workplace that prioritizes security and safety for all occupants”

KEY FACTORS

- Controlled access to sensitive areas
- Safe Ingress and Egress for Emergency Vehicles
- Safe environment

4 | Resilient

“Designed to prevent damage and remain operational and serve the community”

KEY FACTORS

- Operations After a Seismic Event
- Operations After a Tsunami Event
- Community Resilient - Evacuation Tower

5 | Responsive & Available

“Promotes rapid deployment, efficient operations, adaptability, and team readiness”

KEY FACTORS

- Access to Arterial Roads
- Response Time
- ISO PPC Rating

6 | Dependable & Solid

“Built with high-quality, durable materials to ensure consistent and reliable operations over time”

KEY FACTORS

- Durable Materials
- Accommodates future flexibility
- Accommodates future expansion

7 | Transparent & Open

“Strengthens trust, accessibility, and connections with the community”

KEY FACTORS

- Strengthens trust between departments and community
- Universally Accessible for All
- Feels warm & welcoming
- Entry easily visible

8 | Community

“Reflects Gearhart’s character, fostering civic pride and aligning with community values”

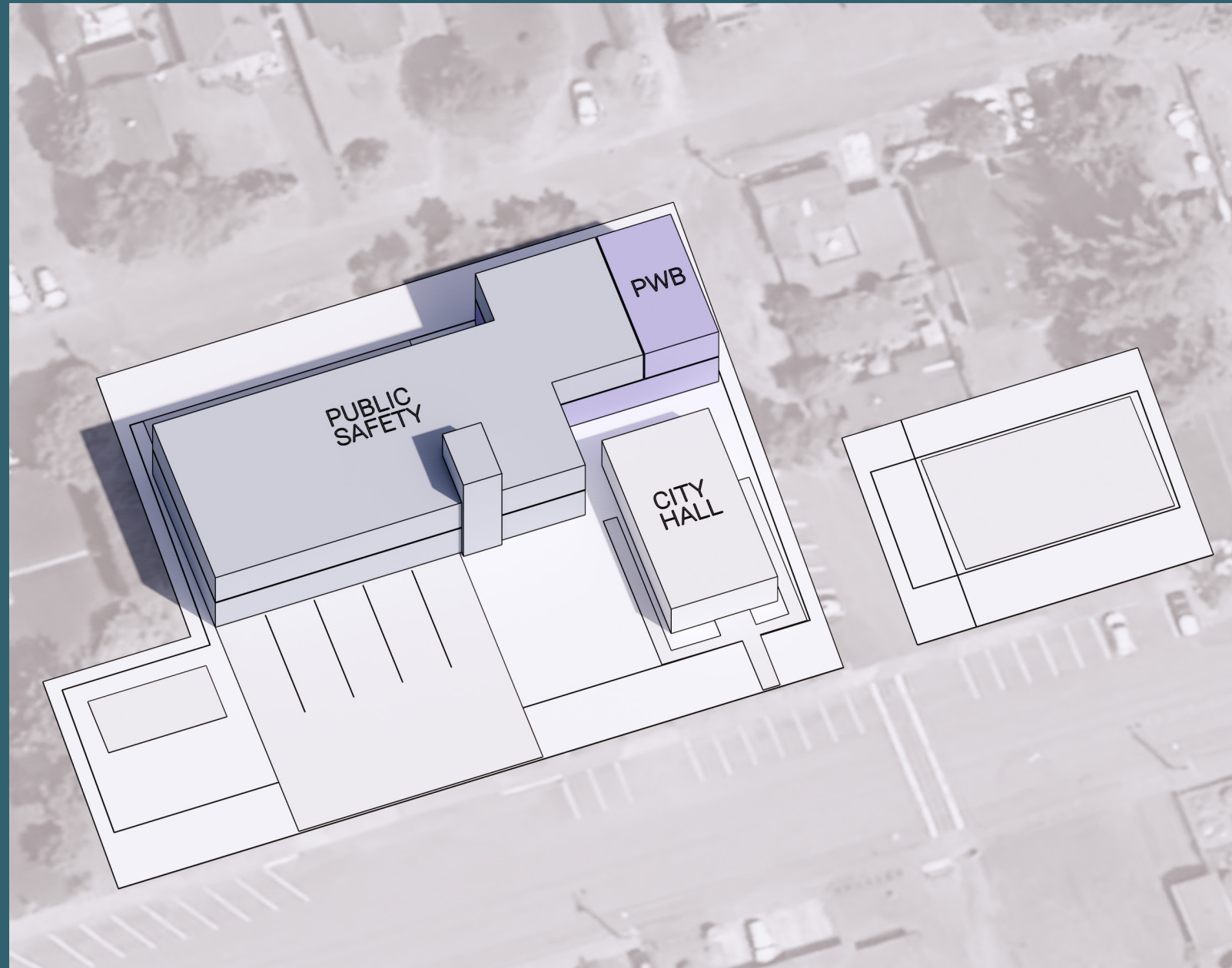
KEY FACTORS

- Demonstrates Civic Pride
- Fits into the architectural style of Gearhart
- Timeless



SITE OPTIONS | PROS & CONS

OPTION 1



COST CONSIDERATIONS

- 19,200 SF
- BASELINE CONSTRUCTION SCHEDULE
- \$ PP&L PROPERTY ACQUISITION

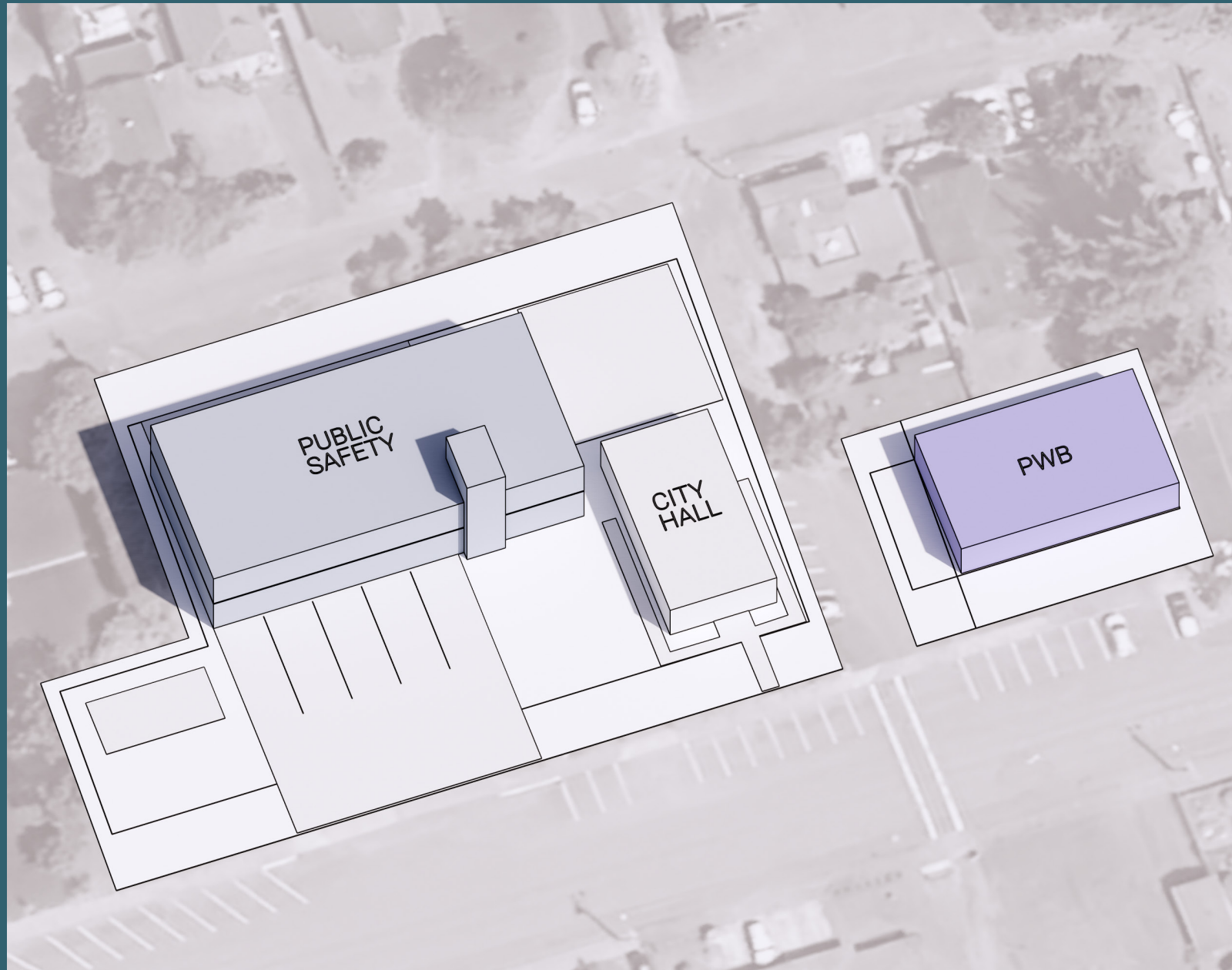
KEY CONSIDERATIONS

- (+) SINGLE BUILDING
- (+) SIMPLE CONSTRUCTION PHASING
- (+) PUBLIC WORKS IN BACK OUT OF SIGHT

- (-) NO FUTURE EXPANSION AREA AVAILABLE
- (-) SOME DEPARTMENT ADJACENCIES NOT IDEAL
- (-) LARGEST FIRE APPARATUS APRON
- (-) CLOSE PROXIMITY TO EXISTING CITY HALL
- (-) PWB SERVED FROM RESIDENTIAL STREET

	(-)	(+)
Functional Operations	<div style="width: 80%; background-color: white; border: 1px solid black;"></div>	
Practical & Simple	<div style="width: 90%; background-color: white; border: 1px solid black;"></div>	
Safe & Secure	<div style="width: 100%; background-color: white; border: 1px solid black;"></div>	
Resilient	<div style="width: 85%; background-color: white; border: 1px solid black;"></div>	
Responsive & Available	<div style="width: 100%; background-color: white; border: 1px solid black;"></div>	
Dependable & Solid	<div style="width: 60%; background-color: white; border: 1px solid black;"></div>	
Transparent & Open	<div style="width: 75%; background-color: white; border: 1px solid black;"></div>	
Community	<div style="width: 85%; background-color: white; border: 1px solid black;"></div>	

OPTION 2

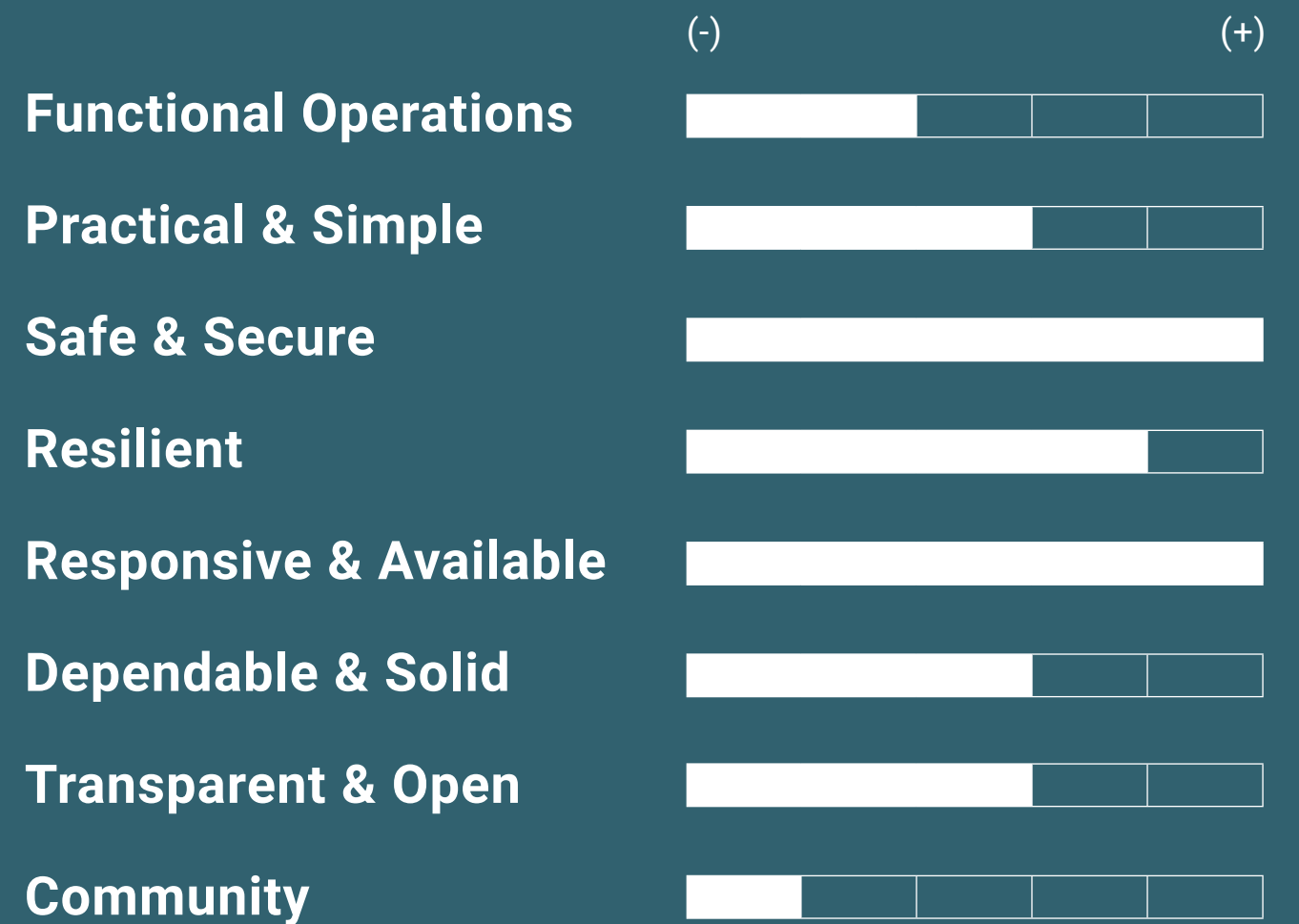


KEY CONSIDERATIONS

- (+) SIMPLE CONSTRUCTION PHASING
- (+) FUTURE EXPANSION AREA AVAILABLE
- (-) TWO BUILDINGS - ADD 500SF
- (-) PUBLIC WORKS LOCATED OFF PACIFIC WAY
- (-) SOME DEPARTMENT ADJACENCIES NOT IDEAL
- (-) CLOSE PROXIMITY TO EXISTING CITY HALL

COST CONSIDERATIONS

- \$ 19,700 SF
- BASELINE CONSTRUCTION SCHEDULE
- \$ PP&L PROPERTY ACQUISITION



OPTION 3



KEY CONSIDERATIONS

- (+) BUILDING ENTRY CLOSER TO PACIFIC WAY
- (+) FUTURE EXPANSION AREA AVAILABLE
- (-) MULTI-PHASED CONSTRUCTION SCHEDULE
- (-) TWO BUILDINGS - ADD 500SF
- (-) PUBLIC WORKS LOCATED OFF PACIFIC WAY
- (-) SOME DEPARTMENT ADJACENCIES NOT IDEAL

COST CONSIDERATIONS

- \$ 19,700 SF
- \$\$ MULTI-PHASED CONSTRUCTION SCHEDULE
- \$ PP&L PROPERTY ACQUISITION

Functional Operations



Practical & Simple



Safe & Secure



Resilient



Responsive & Available



Dependable & Solid



Transparent & Open



Community



OPTION 4



KEY CONSIDERATIONS

- (+) SINGLE BUILDING
- (+) CIVIC PRESENCE OF PUBLIC SAFETY BLDG
- (+) BUILDING ENTRY CLOSER TO PACIFIC WAY
- (+) IDEAL DEPARTMENT ADJACENCIES
- (+) EASILY ALLOWS FOR FUTURE EXPANSION

- (-) MULTI-PHASED CONSTRUCTION SCHEDULE
- (-) CITY HALL FUNCTIONS - ADD 1500SF
- (-) PUBLIC WORKS SERVED OFF 1ST STREET

COST CONSIDERATIONS

- \$\$ 20,700 SF
- \$\$ MULTI-PHASED CONSTRUCTION SCHEDULE
- NO PROPERTY ACQUISITION

Functional Operations



Practical & Simple



Safe & Secure



Resilient



Responsive & Available



Dependable & Solid



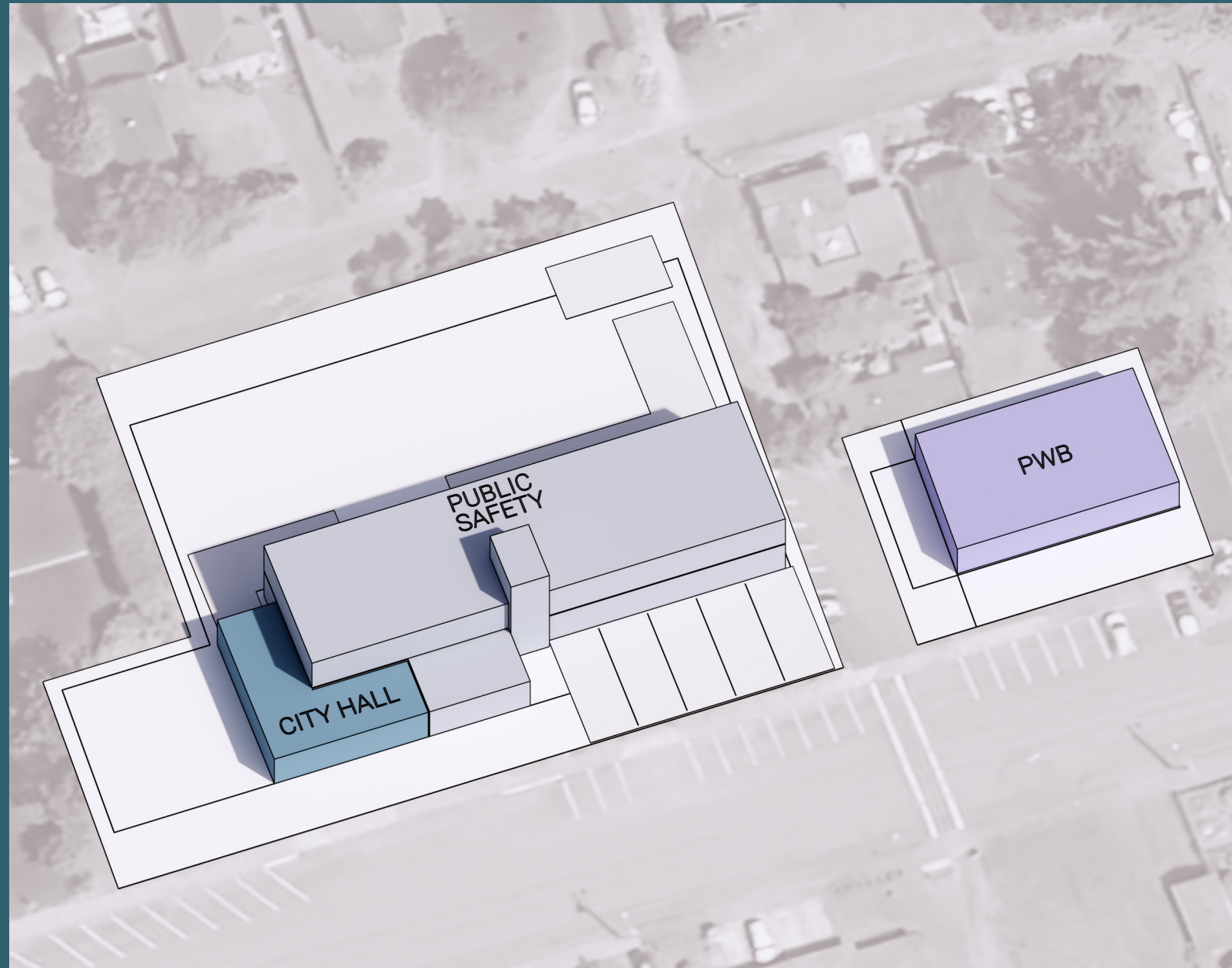
Transparent & Open



Community



OPTION 5



KEY CONSIDERATIONS

- (+) PD & FD DEPARTMENT ADJACENCIES
- (+) EASILY ALLOWS FOR FUTURE EXPANSION
- (-) MULTI-PHASED CONSTRUCTION SCHEDULE
- (-) TWO BUILDINGS - ADD 500SF
- (-) CITY HALL FUNCTIONS - ADD 1500SF
- (-) PUBLIC WORKS LOCATED OFF PACIFIC WAY

COST CONSIDERATIONS

- \$\$ 21,200 SF
- \$\$ MULTI-PHASED CONSTRUCTION SCHEDULE
- \$ PP&L PROPERTY ACQUISITION

Functional Operations



Practical & Simple



Safe & Secure



Resilient



Responsive & Available



Dependable & Solid



Transparent & Open



Community



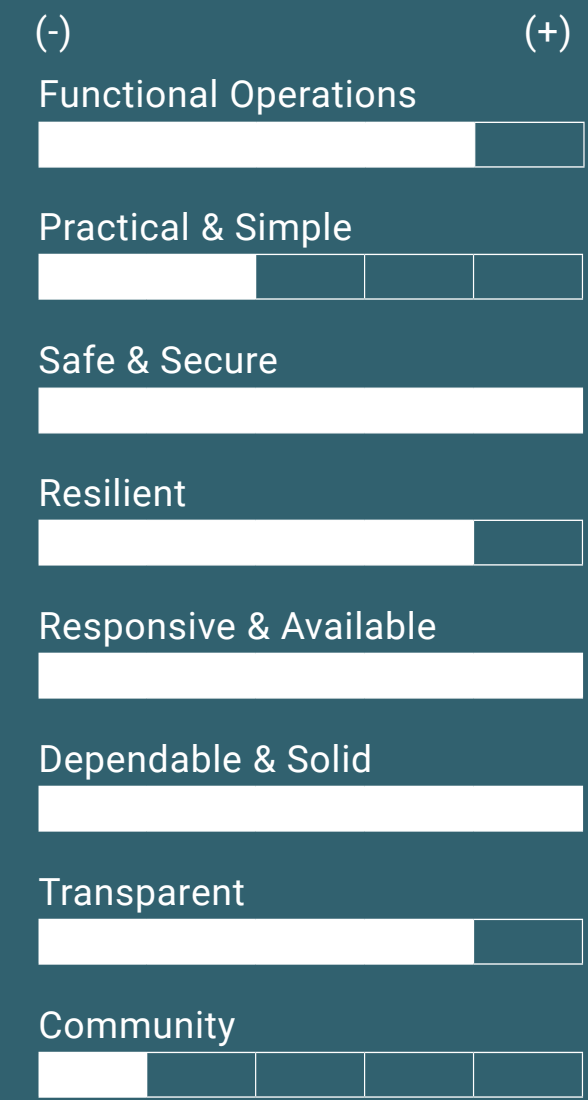
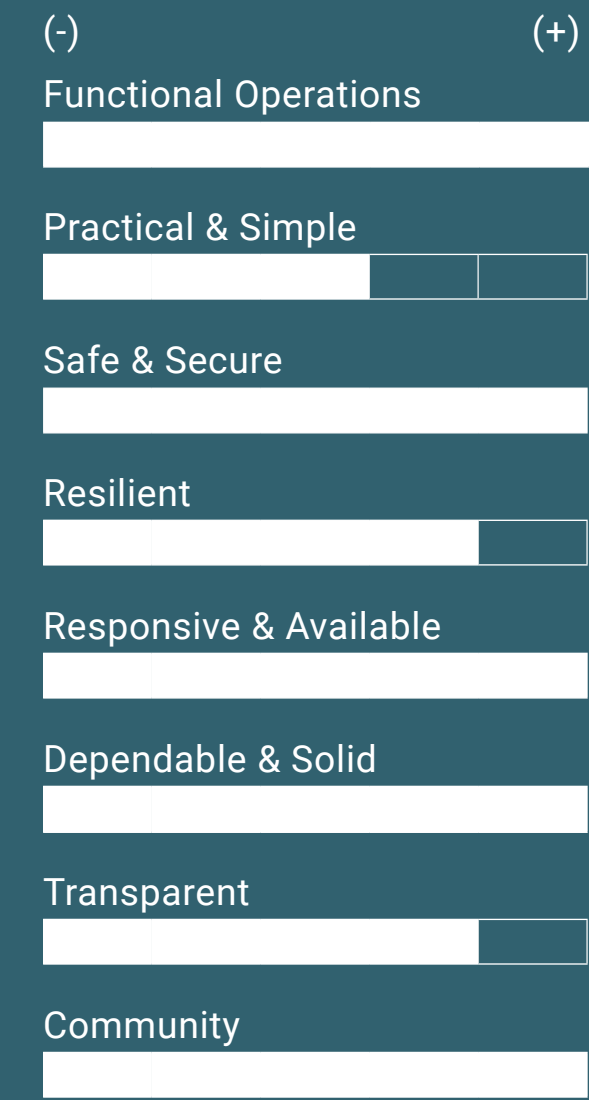
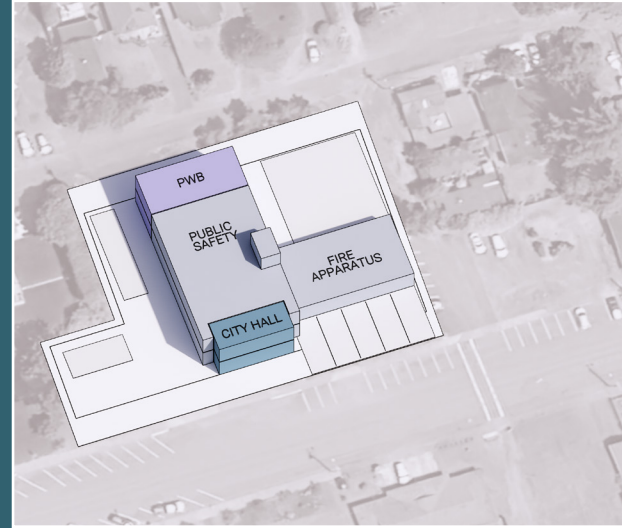
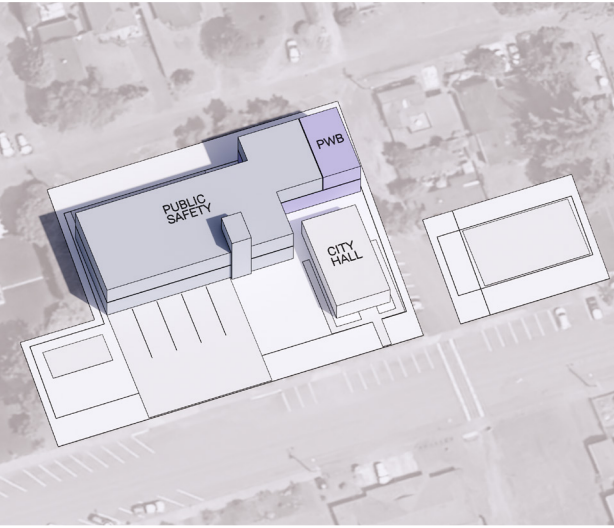
OPTION 1

OPTION 2

OPTION 3

OPTION 4

OPTION 5



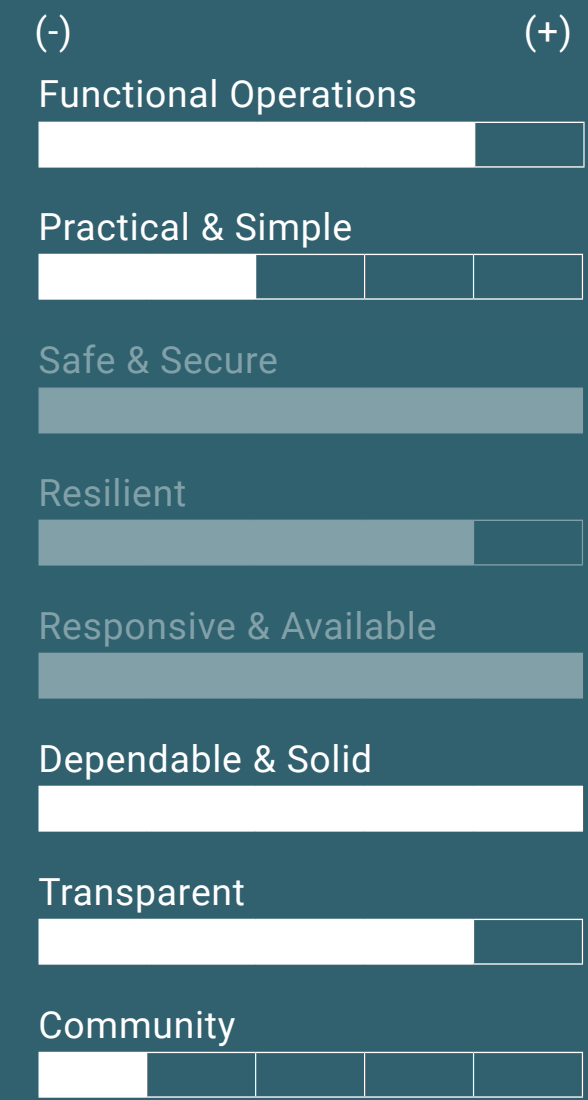
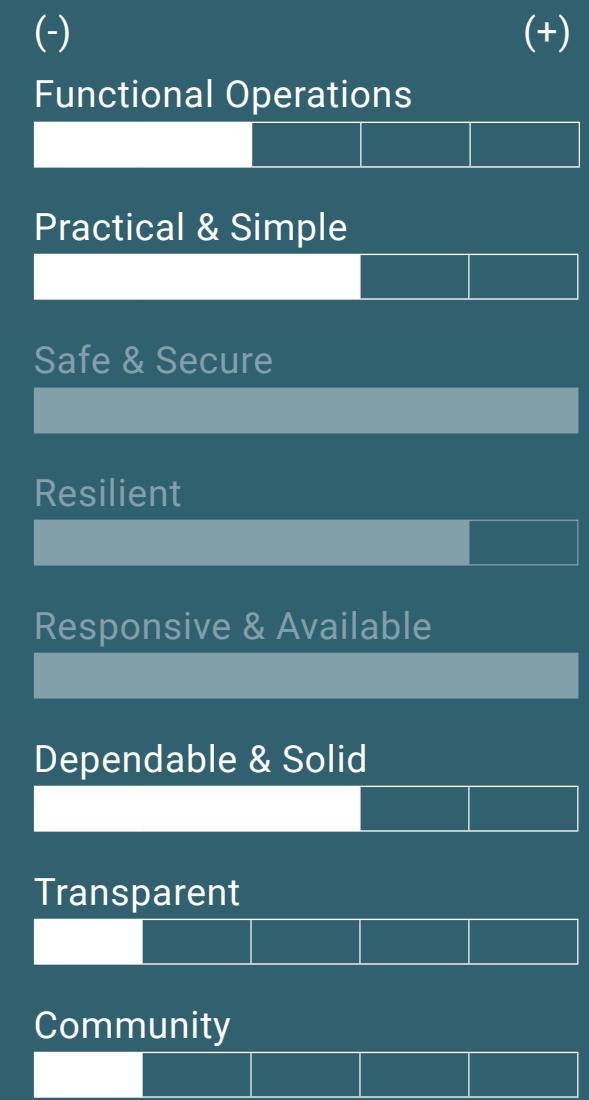
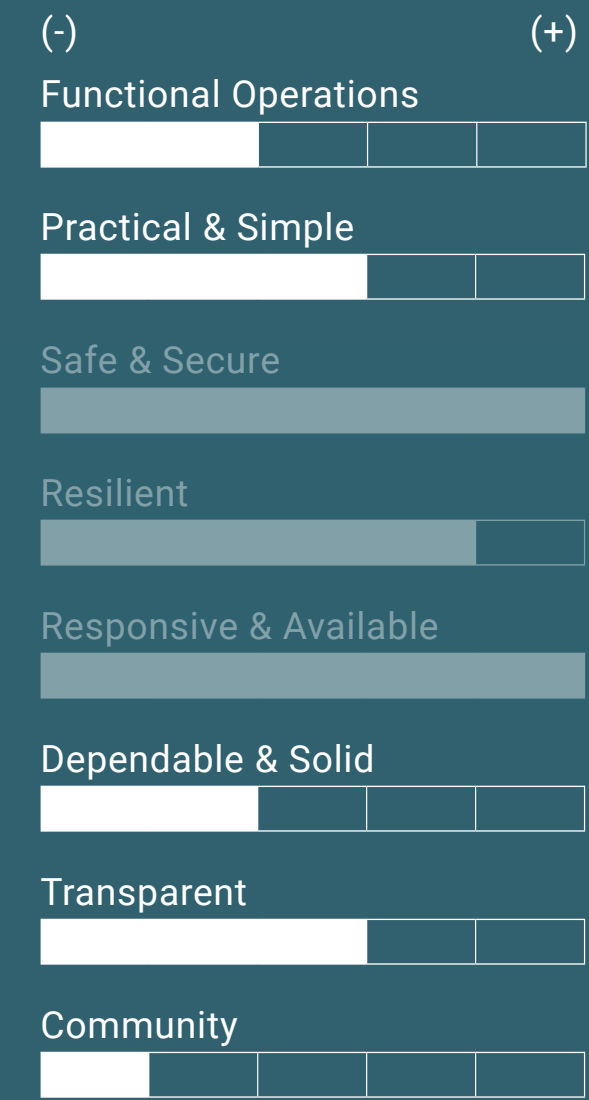
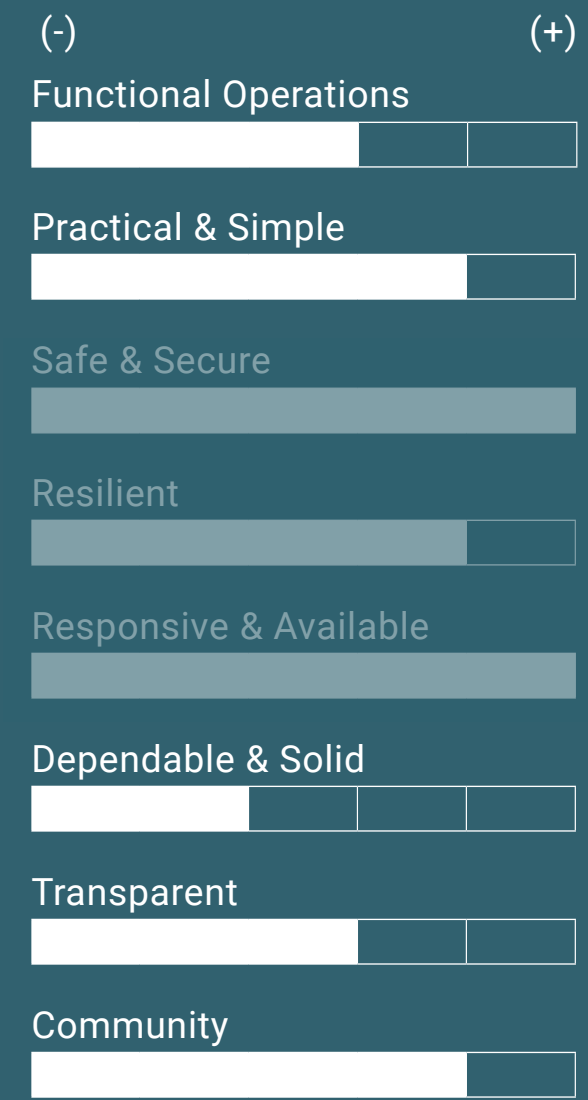
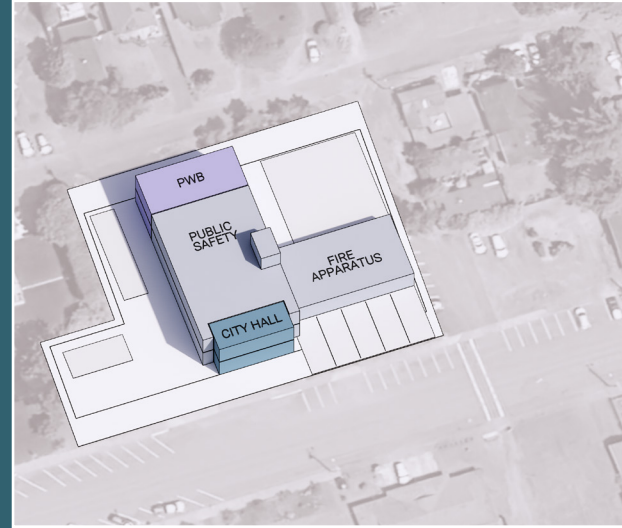
OPTION 1

OPTION 2

OPTION 3

OPTION 4

OPTION 5



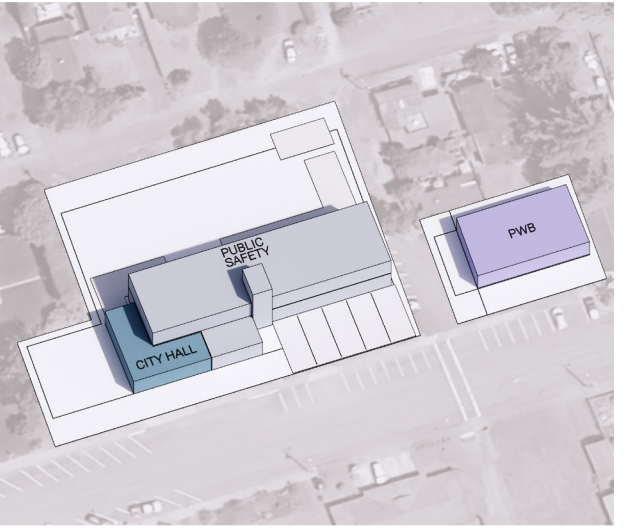
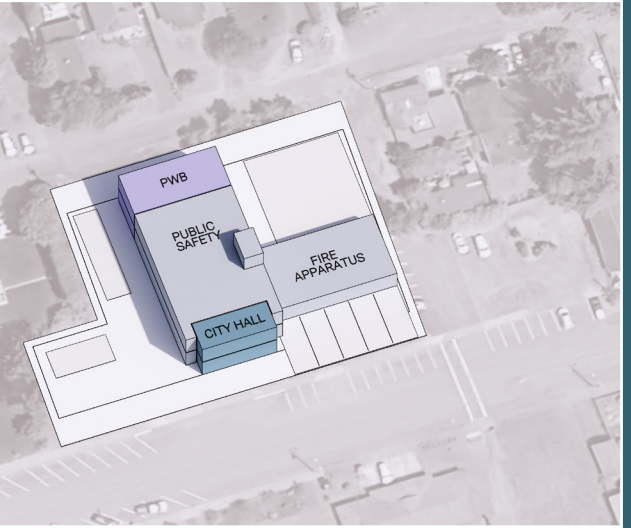
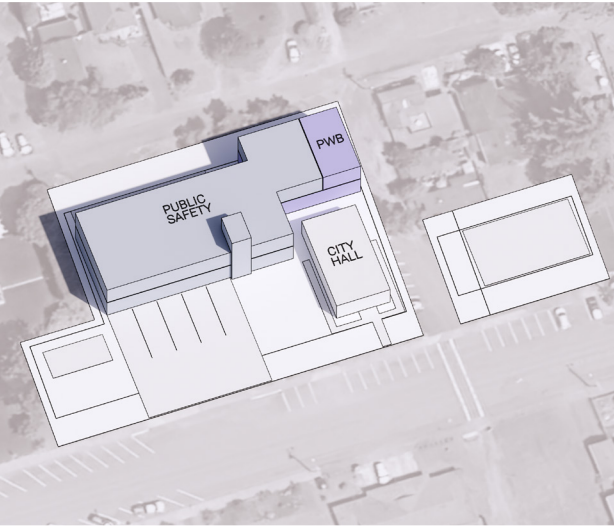
OPTION 1

OPTION 2

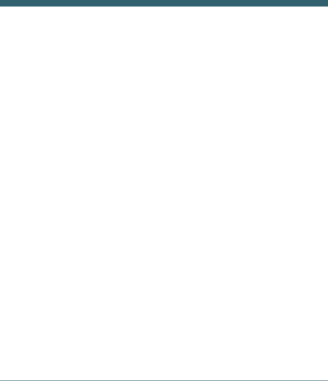
OPTION 3

OPTION 4

OPTION 5



25 VOTES



24 VOTES



33 VOTES

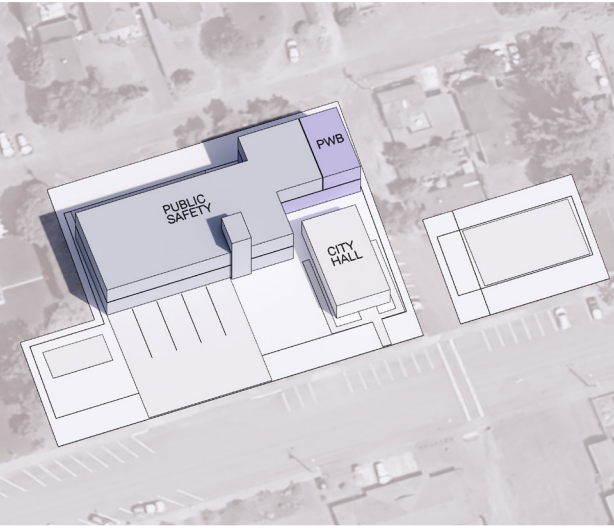


50 VOTES



55 VOTES

OPTION 1



Lower Cost
Keeps City Hall as is
Our small community needs a **Small Project**
One Building preferred

OPTION 2



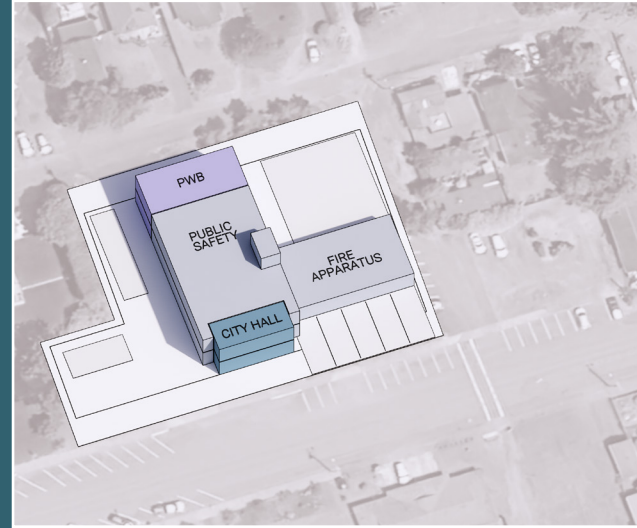
Lower Cost
Keeps City Hall as is

OPTION 3



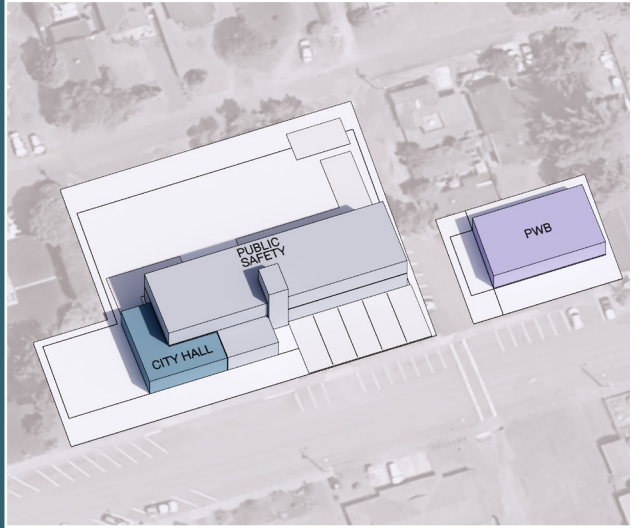
Keeps City Hall as is
Public Safety Building is Closer to Pacific Way, shorter apron
More Site Available vs 1 & 2
Pacific Power & Light site is a **Smart Use of Money**, good value
City Hall can be replaced at a later date
Public Safety Building **Located Further Away from City Hall**

OPTION 4



Public Safety Building is Closer to Pacific Way, shorter apron
New City Hall, fresh and elegant
One Building preferred
More Future Flexibility
Room for **Future Expansion**
Best **Meet's City's Needs**
Synergies in **Planning / Cost**
More Functional
Public Works Building out of sight, not on Pacific Way
Doesn't require PPL site, **One Site Location**

OPTION 5



City Hall can be a **Gateway to the City of Gearhart**
New City Hall, now up to date
PWB location is acceptable if integrated properly
Pacific Power & Light site is a **Smart Use of Money**, good value
More Future Flexibility
Room for **Future Expansion**
Least imposing
Design Freedom with cleared site to develop all at once
Cleaner Construction, ground improvements all at once

SITE OPTION RECOMMENDATION



OPTION 3 - Excludes City Hall

Keeps City Hall as is

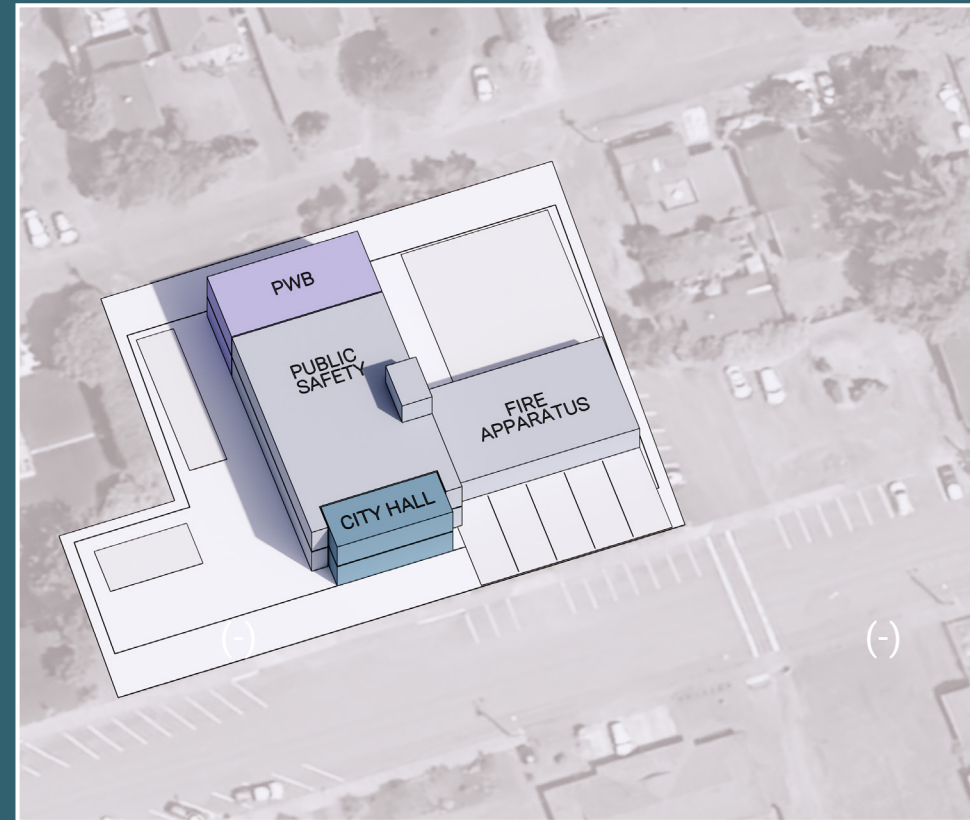
Public Safety Building is Closer to Pacific Way, shorter apron

More Site Available vs 1 & 2

Pacific Power & Light site is a **Smart Use of Money**, good value

City Hall can be replaced at a later date

Public Safety Building **Located Further Away from City Hall**



OPTION 4 - Includes City Hall

Public Safety Building is Closer to Pacific Way, shorter apron

New City Hall, fresh and elegant

One Building preferred

More Future Flexibility

Room for **Future Expansion**

Best **Meet's City's Needs**

Synergies in **Planning / Cost**

More Functional

Public Works Building out of sight, not on Pacific Way

Doesn't require PPL site, **One Site Location**



OPTION 5 - Includes City Hall

City Hall can be a **Gateway to the City of Gearhart**

New City Hall, now up to date

PWB location is acceptable if integrated properly

Pacific Power & Light site is a **Smart Use of Money**, good value

More Future Flexibility

Room for **Future Expansion**

Least imposing

Design Freedom with cleared site to develop all at once

Cleaner Construction, ground improvements all at once