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## BURDEN OF PROOF – CROOK COUNTY JUSTICE CENTER

Date: 1/26/2022

City of Prineville  
Community Development  
387 NE Third  
Prineville, Oregon 97754

Crook County Justice Center Development Code Compliance

Dear City of Prineville,

The purpose of this letter is to show compliance with the Development Code with the proposed design of Crook County Justice Center to be located at the Corner of NW Beaver Street and NW 2<sup>nd</sup> Street. It is our understanding that this project must comply with "C-1 Central Commercial Zone" code 153.050 and subsequent other standards as defined in Chapter 153 "Land Development" of the Prineville development code.

### **Zone Requirements** (*Pinnacle Response in Italics*)

#### **153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.**

*The proposed project is a three-story approximately 68,000 square foot justice center, that is planned for an entire city block in the "C-1" zone. Per table 153.037 and 153.038 the project is subject to a "T-2" conditional use due to the "Public Facility" use, and height.*

*The intent of the project is to consolidate county and circuit justice affiliated departments into one location to help facilitate the improved function and efficiency of these departments.*

*Circuit Court and Administration  
District Attorney  
Sheriff's Office  
Juvenile Department*

*As part of the design, we propose a building that has a main roof line at approximately 50' feet above finish floor and elevator and stair access roof at 58' above finish floor. Finish floor is 6 inches to 18 inches above street level depending on location. Per section 153.118 the stair/elevator and other lifted portions of the roof are not subject to the Building Height requirements.*

*To improve parking in the area, the design includes converting Beaver Street into a one-way street with diagonal parking on both sides, diagonal parking along Eastside of Claypool, and parallel parking along Southside of 2<sup>nd</sup> Street. Moreover, the proposed design will include new diagonal parking stripping along the Northside of 1<sup>st</sup> Street from Deer Street to Main Street.*



## ENHANCING LIVES AND COMMUNITIES

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*The current block has multiple lots and an alley right of way that we seek to consolidate into one legal lot of record.*

### **153.021 SPECIAL DESIGN REQUIREMENTS FOR BUILDINGS WITH A FOOTPRINT OVER 40,000 SQUARE FEET IN COMMERCIAL ZONES {D}.**

*The proposed design uses ten of the required architectural features as defined, including but not limited to*

- *Recesses*
- *Projections*
- *Columns*
- *Bands*
- *Wall insets*
- *Balcony (roof deck)*
- *Arcade (main entry)*
- *Building Projects (main/rear entry)*
- *Decorative light fixtures*
- *Landscape features*

*The design also incorporates a roof cornice to articulate and hid the main flat roof with other portions of the building popping above this line to help break up and define certain functions. The use of window walls to help accentuate the use of pilasters and give the design a civic feel. The main entry (colonnade) has a covered area, adjacent to the yard that includes sitting and possible artwork to meet the requirements of {13 special requirements}. The monument sign is designed to have a low profile and into the landscape area at the Northeast corner of the project.*

### **153.037 USE TABLE AND 150.038 DIMENSIONAL STANDARDS**

*Zone C-1 Public Uses require T2 review/conditional use.*

*Setbacks are all zero and height is maximum 45' but allowed to go higher with conditional use.*

### **153.050 CENTRAL COMMERCIAL ZONE C-1 ZONE.**

**In a C-1 Zone, the following regulations shall apply.**

**(A) Purpose.** The purpose of the C-1 Zone is to preserve and enhance the dominant characteristics of that area of the city identified as the Downtown Core Commercial Area with emphasis on pedestrian shopper convenience and safety, the enhancement of historic features, downtown improvement needs and designs and to enhance the area's economic importance as a commercial center of the community.

*Not applicable.*

**(B) Specific Conditions.** Section 153.083 contains a list of uses with specific conditions that may apply to specific types of uses.

*Not applicable.*

**(C) Design Review.** Provisions set forth in 153.020 & 153.021 as applicable.

*See Sections above.*

**(D) Off-street parking and loading.** Provided in accordance with the provisions set forth in 153.085 and 153.086.

*Table 153.085 doesn't specifically cover a justice center, therefore we propose the following parking solution.*

- 1. Onsite parking consists of 14 unsecure parking stalls, with a sally port for in custody transfer. Plus 20 secure parking stalls for the sheriff's department.*
- 2. Street parking adjacent to the site includes 34 stalls along 1<sup>st</sup>, Claypool, and 2<sup>nd</sup> street. Beaver street will be converted to a one-way with 31 parking stalls. For the proposed diagonal parking stripping adjustment along the Northside of 1<sup>st</sup> street we will work with the City to maximize this parking.*
- 3. Bike parking will be provided at the main entrance and the rear entrance, and proposed at 8 spaces distributed evenly.*
- 4. Proposed parking will be a hard surface, either concrete or asphalt paving.*

**(E) Minimum landscaping requirements.** When design review is required a minimum level of landscaping in accordance with 153.087 and the provisions set forth in the currently adopted Downtown Improvement Plan which shall be periodically updated by the City Council may be required.

*The landscape design will adhere to the requirements of this section. A preliminary plan is provided for comment.*

- 1. Onsite parking includes islands per the standards of this section.*
- 2. Trash Enclosure is not in the setback and will be screened from view.*
- 3. Generator is not in setback and will be screened from view.*

**(F) Streets & Public Facilities.** When design review is required streets and public facilities shall be required in accordance with section 153.194 and the City's Standards and Specifications. These improvements include but are not limited to right-of-way dedication, streets, stormwater management, sidewalks, waterlines, sewer lines, access management and the like.

*The design team will work with the City to incorporate these standards and requirements.*

**(G) Chapter 155 Natural Features Overlay District.** This chapter contains provisions for the protection of riparian areas, wetlands, rimrock, Barnes Butte and construction on steep slopes.

*Not applicable.*

**(H) Minimum sidewalk requirements.** Whether replacing or required by design review; sidewalks shall be required to be constructed in accordance with the currently adopted Downtown Improvement Plan which shall be periodically updated by the City Council. The minimum sidewalk width in a C-1 Zone shall be 10 ft. and comply with the City's Standards and Specifications. Greater widths may be required; the following is guidance for certain situations:

**(1)** When replacing existing sidewalks greater than 10 feet they shall be replaced at the greater width. Unless approved otherwise under design review incorporating landscaping against an existing building.

**(2)** When replacing sidewalks less than 10 feet wide the sidewalk shall be widened.

**(3)** Sidewalks shall not be less than existing sidewalks to which the new or replacement sidewalk is connected. If the general pattern of the street has sidewalks greater than 10 feet then the larger shall be required.

*The design team will work with the City to incorporate these standards and requirements.*

**(I) Outdoor merchandising.** Outdoor merchandising shall only be permitted as set forth in 153.093, or as otherwise approved by the city.

*Not applicable.*

**(J) Signs.** In a C-1 Zone, signs are permitted in accordance with the provisions set forth in Chapter 152 as amended.

*The design team will work with the City to incorporate these standards and requirements.*

**(K) Use limitations.** In a C-1 Zone, permitted uses shall be subject to the following limitations and standards.

**(1)** All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for drive-in windows as may be approved by the Planning Commission. Display of merchandise along the outside wall of the building shall not in any case impede parking or preclude pedestrian use of walkways, sidewalks and the like; these limitations do not apply to the outside display of merchandise during a merchants or community sponsored promotional sale.

*Not applicable.*

**(2)** All building frontages or primary entrances shall be constructed to the sidewalk of the primary or higher order street. In the case of a corner lot where a building has no entrances on the side street, landscaping shall be provided as a buffer to the sidewalk. Exemptions to this rule include extensions to the streetscape that include outdoor



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**seating for restaurants, cafés, bakeries etc. or plazas open to the public.**

*The proposed design has the main entry at the Corner of NW 2<sup>nd</sup> Street and Beaver Street, that incorporates the features and landscaping elements of this criteria.*

**(3) All nonresidential uses permitted in this zone shall be screened from abutting properties in a residential zone by a sight-obscuring fence except as otherwise approved by the city.**

*The subject is surrounded by public right of ways therefore the project does not have an abutting residential zone, therefore the requirements of this section would not apply.*

**(4) Nuisance. No structure or land shall be occupied or used for any purpose which creates or causes to be created any public nuisance, including but not limited to excessive odor, dust, noise, vibration, flashing light or any hazard to the general health, safety and welfare of the area.**

*Not applicable.*

### **153.082 ONSITE LIGHTING.**

*Onsite lighting will adhere to the requirements of this section. A preliminary photometric site plan is included with this submission. In general lighting will be shielded and designed to minimize offsite disturbance.*

### **153.090 FENCES.**

*The secure parking for the Sheriff department is proposed at eight feet tall, therefore subject to the conditional use. Proposed fence is shown below.*



## SITE PHOTOS







3D RENDERINGS





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DESIGN TEAM:

Pinnacle Architecture, Inc  
Contact: Mark Rossi, RA  
960 SW Disk Drive Suite 101  
Bend, Oregon 97702  
Ph: 541-388-9897  
Em: [mark@parch.biz](mailto:mark@parch.biz)

OWNER:

Crook County Administration  
Contact: Brian Barney, County Commissioner  
300 NE 3<sup>RD</sup>  
Prineville, Oregon 97754  
Ph: 541-447-6555  
Em: [Brian.Barney@co.crook.or.us](mailto:Brian.Barney@co.crook.or.us)