

BFR Wayside Descriptions – February 17, 2017

Riccardo’s Wayside

<p>General description</p>	<p>Located at the front of Riccardo’s Restaurant, the wayside design provides many of the elements of the existing plaza and landscape design that will be removed when the road is widened. A new paving theme is introduced from the curb/planter to the face of building. The existing fountain is recreated at the sidewalk planter where metal screen panels of varying height is mounted between columns to provide some separation from the street. The paving pattern and the fountain/planter help frame the wayside space as one even though it is bisected by the row of columns supporting the roof overhang. The wayside is a almost 18’ wide from the curb to the face of building and about 70’ long. Riccardo’s Wayside, Gubanc’s Wayside and the north mid-block crossing are paired together and may share some similarities in design.</p>
<p>Paving design and materials</p>	<p>The new sidewalk/plaza pavement is proposed as colored concrete. The concrete mix could have a special treatment like stone texture . Larger panels of concrete are separated with narrower bands of concrete. We propose two colors of concrete, one for the banding and one for the larger panels. Metal strips are proposed to separate the bands from the larger panels. The choice of metal for this location is bronze, 0.5 to 1.0 inch thick. The sidewalk planter will have a metal steel band that will either be bronze or cor-ten steel.</p>
<p>Columns and screens</p>	<p>The columns and screen located in the sidewalk planter continue the metal theme. The columns align with the existing building columns creating a rhythm of vertical objects experienced as one walks along the sidewalk. The columns frame and support solid or woven panels. Our preliminary vision for the screen is an ornamental landscape theme. The columns and screens may be constructed from a kit of parts or it could be an artist that creates the pieces.</p>
<p>Water fountain</p>	<p>Water fountains are located located in the sidewalk planter. Water spouts are located in the columns and direct jets of water to troughs below in the planter. The material of the columns is stone faced or nicely finished cast concrete. The spouts will be cast elements similar to the existing fountain.</p>
<p>Lighting</p>	<p>Street lights with pedestrian level fixtures are located on both sides of the wayside. Additional lighting comes from the restaurants interior lighting and the fixtures underneath the entry cover (need to verify). Special lighting opportunities are proposed as follows: 1) lighting the two fountains, 2) lighting the lattice in the sidewalk planter (uplights or spotlights from the building?)</p>
<p>Landscape theme</p>	<p>Preserving some elements of the existing landscape theme is desired. A large Italian Cypress is currently growing out of a raised concrete planter. The tree could be salvaged and moved to the north side of the building and planted on Wells Fargo property. New plantings will have some Mediterranean species to continue the flavor of the existing landscape mixed in the sidewalk planter that will have similar plants as used along the west side of BFR.</p>
<p>Furnishings</p>	<p>Benches are proposed to be placed in line with the columns. The benches should be backless so that the user can sit facing the street or the restaurant. Freestanding planters can also be integrated with the benches.</p>

O'Leary Wayside

<p>General description</p>	<p>Located at the west side of BFR, this wayside utilizes existing landscape area between the new sidewalk and the existing building to create a paved public open space. The wayside area is triangular in shape with the additional paved area extending approximately 19' from the back of sidewalk into the O'Leary property. The long side of the wayside triangle is about 30' and the short side is 23'-6". The landscape area between the wayside and the building will be repaired with new plantings. A few Douglas Firs and a Western Red Cedar are preserved and become the focal theme of the wayside The O'Leary Wayside, Lake Grove Shopping Center Wayside (yet to be finalized) and the south mid-block crossing are paired together and may share some similarities in design.</p>
<p>Paving design, walls and materials</p>	<p>The new sidewalk/plaza pavement is proposed to be predominately brick pavers with concrete bands of differing widths bisecting the plaza. The brick pavers are proposed to be Endicott Ironspot bricks which are a deep dark brown with hints of purple, red and metallic colors. The bands are a dark grey colored concrete with cor-ten steel strips separating the bands from the brick paver panels. The brick pavers and cor-ten steel elements provide a tie to the iron production history of the area. The colored concrete bands will have a textured, bark-like finish, rough in texture, but not to the point of creating a tripping hazard. Three sections of Douglas fir tree logs are set in line with each band and positioned in the landscape behind the retaining wall to provide a vertical sculptural component to the plaza. The character of the logs is imagined to be snag-like. The retaining walls are stone-clad with cor-ten accents incorporated. They are 24" high and meant to be used for seating. The sidewalk planter will also have a cor-ten steel band.</p>
<p>Art/History Opportunities</p>	<p>The paving bands and walls are places where additional art or interpretive information could be displayed. The paving bands could have additional inlays of metal or be engraved with text or imagery by sandblasting the surface. The brick paving could incorporate a Kalapuya inspired pattern.</p>
<p>Lighting</p>	<p>A street light with a pedestrian level fixture is located along the furnishing zone near the middle of the wayside. Special lighting opportunities are proposed as follows: 1) up-lighting the 3 Douglas fir trunks, 2) low lighting incorporated in the retaining wall washing across the paving.</p>
<p>Landscape theme</p>	<p>As mentioned, the landscape theme for this wayside is the native plants with Douglas fir as the feature species. Additional native plants will be incorporated planter between the wayside and the building to complement the existing firs and cedar and a new Douglas fir will be added. The sidewalk planter will also have native plants.</p>
<p>Furnishings</p>	<p>Benches made of Douglas fir will be located along the south retaining wall. There is a wish to make them from the fir trees being removed by the project. This will depend on if the harvested wood can be cured in time. An option would be to engage Columbia Cascade to make special benches for the project. They use prepared Douglas fir in their product line. The metal components of the bench could be cor-ten steel to tie with other metal elements in the wayside.</p>

Lavang's/Aaron Bros Wayside

<p>General description</p>	<p>Located on the east side of BFR north of Bryant, this wayside includes the space from the new curb location to the wall of the building. The wayside is primarily comprised of a brick pavers in the sidewalk area and colored concrete at the outdoor seating area. A planted area is positioned to resolve the grade change between a higher street elevation and the lower building elevation. The purpose of the wider paving is to create a wider sidewalk and opportunities for outdoor seating for the restaurant or outdoor retail space. Site furnishings for outdoor seating, container plants and other amenities are to be movable and provided by the adjacent property owner. There is a stormwater treatment facility along the sidewalk. The wayside width varies from 13' to 30' and about 116' long.</p>
<p>Paving design, walls and materials</p>	<p>The new public space adjacent to Lavang's is up to 20' wide including the sidewalk planter and is proposed to be constructed of brick pavers. The brick pavers are proposed to be Endicott Ironspot bricks which are a deep dark brown with hints of purple, red and metallic colors. The bands are a dark grey colored concrete with cor-ten steel strips separating the bands from the brick paver panels. The brick pavers and cor-ten steel elements provide a tie to the iron production history of the area. A wall is located at the back of walk and will be made of colored concrete. The wall is 18-24" high and meant for screening. There is a break in the wall to allow a step down into the Lavang private space. The paving from the screen wall to the building wall will be colored concrete. At the south end of the wayside adjacent to Aaron Bros., where the width is narrower and uninterrupted by a wall, the paver pattern will run from the sidewalk planter to 6' from the building face. In this area there will be a planting bed to allow the grade change in front of the existing windows.. The sidewalk stormwater planter will also have a cor-ten steel band.</p>
<p>Art/History Opportunities</p>	<p>The concrete wall can have art and/or historic information integrated in some manner like embedments, formed shapes or text, or other techniques.</p>
<p>Lighting</p>	<p>A street light with a pedestrian level fixture is located at the north end of the wayside opposite Lavangs. Additional lighting fixtures could be incorporated in the screen wall to wash the sidewalk paving surface and the outdoor seating area at Lavangs. Low lights will be incorporated at the stairs and uplighting will be provided to highlight trees. Additional light comes from the interiors of the businesses.</p>
<p>Landscape theme</p>	<p>The planting at the sidewalk planter will native plants adaptable to a stormwater condition. The planting closer to the building will incorporate native plants and will also have palm trees as directed by the property owner. There is a landscape space at the north end on private property between the sidewalk and parking lot that could have palm trees and other plantings placed.</p>
<p>Furnishings</p>	<p>A trash can and bike racks will be placed in the wayside.</p>

McDonald's Wayside at New Intersection

<p>General description</p>	<p>Located adjacent to McDonalds restaurant at the new signalized intersection, the wayside fills the space between the new curb and the existing drive-thru lane. There is a significant grade difference between the wayside location and the drive-thru area and the existing sidewalk at the east side of the drive-thru lane creating the need for stairs and an accessible ramp to be incorporated in the wayside and integrated with a retaining/seatwall. The paving theme for the wayside has similarities to the other three corners of the new intersection. There is a stormwater treatment facility along the curb/sidewalk that is wider than other locations. The existing McDonalds sign is moved to a prominent location to be clearly visible from the street. The wayside is a approximately 20' wide from the curb to the face to the ramp/stairs (not including 8' for the stair/ramp) and about 90' long. At the corner of the intersection, curb ramps and a signal pole are incorporated into the layout.</p>
<p>Paving design, walls and materials</p>	<p>The new sidewalk/plaza pavement is proposed to be predominately brick pavers with concrete or mortar set stone bands of differing widths bisecting the plaza. The brick pavers are proposed to be Endicott Ironspot bricks which are a deep dark brown with hints of purple, red and metallic colors. The bands are mortar-set stone paving with cor-ten steel strips separating the bands from the brick paver panels. The brick pavers and cor-ten steel elements provide a tie to the iron production history of the area. The stone bands will match the stone used for the retaining/seatwall. The retaining wall, that are stone-clad with corten accents incorporated, separates the plaza area from the accessible ramp with an opening leading to the ramp and continuing into the landscape area. The wall is 18-24" high and meant to be used for seating at the plaza. The sidewalk stormwater planter will also have a cor-ten steel band.</p>
<p>Art/History Opportunities</p>	<p>The paving bands and walls are places where additional art or interpretive information could be displayed. The paving bands could have additional inlays of metal or be engraved with text or imagery by sandblasting the surface. The plaza area is large enough for the placement of an iconic art piece in the future.</p>
<p>Lighting</p>	<p>A street light is incorporated on the top of the signal pole to light the intersection and another street light with a pedestrian level fixture is located at the north end of the wayside. Additional lighting fixtures could be incorporated in the seatwall to wash the plaza paving surface. Up lights can be positioned for the future iconic art piece.</p>
<p>Landscape theme</p>	<p>A sustainable landscape theme is supported by the large stormwater facility between the curb and plaza and will have a white alder tree. The landscape area north of the plaza and ramp will feature native plants and a large iconic tree to underline the flora theme of sustainability for this wayside.</p>
<p>Furnishings</p>	<p>A trash can and bike racks will be placed in the plaza (trash to be maintained by McDonalds).</p>

NW Corner Wayside at New Intersection (Cafe Marzocca)

<p>General description</p>	<p>Located NW corner of the new signalized intersection and adjacent to a building that includes Cafe Marzocca, a business owned by Riccardo Spacerelli. The wayside is a widened area at the level of the sidewalk at the corner. The road widening created the necessity for a retaining wall to resolve the grade of the new sidewalk with the higher finish grade of the building. The retaining wall starts south of the driveway to Café Marzocca and Riccardo’s Restaurant at the back of new sidewalk and continues to the corner adopting a circular form and ending in another wall in line with the east wall of the building. ‘Seating steps’ are incorporate with the circular portion of the wall to provide an area for pedestrians to congregate and sit. We have also included a model showing this area being a retaining wall rather than steps. The existing seating area off the east end of the building that is paved with crushed rock is preserved. The wayside varies in width from 9-15’. At the corner of the intersection, curb ramps and a signal pole are incorporated into the layout.</p>
<p>Paving design, walls and materials</p>	<p>The new sidewalk/plaza pavement is proposed to be predominately brick pavers with concrete or mortar set stone bands of differing widths bisecting the plaza to be consistent with the other corners of the new signalized intersection. The brick pavers are proposed to be Endicott Ironspot bricks which are a deep dark brown with hints of purple, red and metallic colors. The bands are mortar-set stone paving with cor-ten steel strips separating the bands from the brick paver panels. The brick pavers and cor-ten steel elements provide a tie to the iron production history of the area. The stone bands will match the stone used for the retaining wall. The retaining wall, which is stone-clad with cor-ten accents incorporated, separates the wayside plaza area from the existing upper seating area at the east the building. The wall varies in height and to incorporate a seating element, 6” and 12” steps high are incorporated in the circular form at the south end. The steps are a dark grey concrete with corten strips integrated. A sidewalk planter north of the wayside will also have a cor-ten steel band.</p>
<p>Art/History Opportunities</p>	<p>The paving bands and walls are places where additional art or interpretive information could be displayed. The paving bands could have additional inlays of metal or be engraved with text or imagery by sandblasting the surface. The face of the tall seat steps could also be engraved with interpretive information.</p>
<p>Lighting</p>	<p>A street light is incorporated on the top of the signal pole to light the intersection. Additional lighting fixtures could be incorporated in the retaining wall and to wash the plaza paving surface.</p>
<p>Landscape theme</p>	<p>The landscape is limited to the sidewalk planter north of the wayside which will be planted with native shrubs and groundcovers and selected street trees. A large iconic tree is proposed be placed at the upper terrace to replace the trees removed.</p>

SW Corner Wayside, Jenike Property at New Intersection

<p>General description</p>	<p>Located SW corner of the new signalized intersection and adjacent to a building owned by the Jenike family that includes Kumon Math and Reading Center. The wayside is a widened area at the level of the sidewalk at the corner that continues west to the end of the first steps and doorway of the Jenike building and southward approximately 12' where the paving transitions to standard concrete sidewalk. The wayside is bounded by a retaining wall that is necessary to rectify the new sidewalk grade with the existing building grade. The wayside varies in width from 9-18'. At the corner of the intersection, curb ramps and a signal pole are incorporated into the layout.</p>
<p>Paving design, walls and materials</p>	<p>The new sidewalk/plaza pavement is proposed to be predominately brick pavers with concrete or mortar set stone bands of differing widths bisecting the plaza to be consistent with the other corners of the new signalized intersection. The brick pavers are proposed to be Endicott Ironspot bricks which are a deep dark brown with hints of purple, red and metallic colors. The bands are mortar-set stone paving with cor-ten steel strips separating the bands from the brick paver panels. The brick pavers and cor-ten steel elements provide a tie to the iron production history of the area. The stone bands will match the stone used for the retaining wall. The retaining wall is stone-clad with cor-ten steel accents incorporated. The wall will be at a seat wall height and continues south along BFR until it is not needed to retain grade.</p>
<p>Art/History Opportunities</p>	<p>The wall is a place where additional art or interpretive information could be displayed. The plaza is selected by the PAC for the placement of a piece of public art in the future.</p>
<p>Lighting</p>	<p>A street light is incorporated on the top of the signal pole to light the intersection. Additional lighting fixtures could be incorporated in the retaining wall and to wash the plaza paving surface. Up lights can be positioned for the future art piece.</p>
<p>Landscape theme</p>	<p>The landscape is limited to the sidewalk planter north of the wayside which will be planted with native shrubs and groundcovers and selected street trees. A large iconic tree is proposed be placed in the landscape area on private property next to the building.</p>

SE Corner Wayside at New Intersection

General description	Located SE corner of the new signalized intersection. The wayside is not a larger public open space, but really an embellished corner to complement the other corners of the new signalized intersection. A retaining wall is necessary to resolve the new sidewalk grades with the lower elevation of the existing building to the east. The corner is just large enough to accommodate curb ramps and a signal pole.
Paving design, walls and materials	The new sidewalk pavement is proposed to be brick pavers to be consistent with the other corners of the new signalized intersection. The brick pavers are proposed to be Endicott Ironspot bricks which are a deep dark brown with hints of purple, red and metallic colors. Cor-ten steel strips are incorporated in the brick paving to provide a tie to the iron production history of the area. The retaining wall is stone-clad with cor-ten steel accents incorporated. The wall will be at a seat wall height and continues south along BFR until it is not needed to retain grade.
Art/History Opportunities	The wall is a place where additional art or interpretive information could be displayed.
Lighting	A street light is incorporated on the top of the signal pole to light the intersection. Additional lighting fixtures could be incorporated in the retaining wall and to wash the plaza paving surface.
Landscape theme	The landscape is limited to repair of the private property below the sidewalk. There is a large pine at the corner that will be preserved.

Albertson's Wayside

General description	Located on the west side of BFR at the NW corner of Bryant/Firwood intersection, this wayside is a widened sidewalk area at the existing bus stop. It utilizes area that is currently landscape area that serves as parking lot screening. The wayside is primarily comprised of colored concrete paving with metal banding and furnishings. The wayside area creates a wider more comfortable place for transit users and pedestrians. The wayside width varies from 11' to 14' and about 35' long.
Paving design and materials	The new widened sidewalk pavement is proposed to be dark grey textured colored concrete. Cor-ten steel strips will be incorporated into the concrete paving to provide a tie to the iron production history of the area. The colored concrete will have a textured, stone-like finish.
Art/History Opportunities	The concrete paving can have art or interpretive information incorporated as inlays of metal or be engraved with text or imagery by sandblasting the surface.
Lighting	A street light is incorporated on the top of the signal pole to light the intersection.
Landscape theme	The planting is limited to a small sidewalk planter between where the doors of a bus are expected to be when stopped. Native plants will be used at the sidewalk planter and to repair the parking lot planter where disturbed by construction.
Furnishings	A bench, drinking fountain, trash can and bike racks will be provided.

Vic's Auto Repair Wayside

General description	Located at the east side of BFR at the NE corner of the Reese/Oakridge intersection, this wayside includes the sidewalk area along the west side of Vic's Auto Repair Shop extending down to the corner. This area is also a bus stop. The wayside is primarily comprised of colored concrete paving with metal banding and furnishings. The wayside area creates a wider more comfortable place for transit users and pedestrians. Shallow ramping is proposed to mitigate the difference in grade between the new sidewalk and the door/interior elevation at the west building wall. A sidewalk landscape planter will serve as a stormwater treatment area and grade separation between the street and existing door. The wayside width is 75' x 12'
Paving design, walls and materials	The new widened sidewalk pavement is proposed to be dark grey textured colored concrete. Cor-ten steel strips will be incorporated into the concrete paving to provide a tie to the iron production history of the area. The colored concrete will have a textured, stone-like finish. The wall is stone-clad with cor-ten steel accents incorporated. They are 24" high and meant to be used for seating. The sidewalk stormwater planter will also have a cor-ten steel band.
Art/History Opportunities	The concrete paving and wall are places where additional art or interpretive information could be displayed. The paving could have additional inlays of metal or be engraved with text or imagery by sandblasting the surface. A freestanding mural or sculptural element is proposed to be placed next to the blank building wall with transportation related historic information.
Lighting	A street light is incorporated on the top of the signal pole to light the intersection. Additional lighting fixtures could be incorporated in the retaining wall and to wash the plaza paving surface.
Landscape theme	The planting at the sidewalk planter will native plants adaptable to a stormwater condition. Additional native plants will be used at planters at the west building wall and at the corner and along the back of walk along Reese. Trellis structures are also proposed against the west wall.
Furnishings	A bench and trash can will be placed for transit users and pedestrians.

Thompson/Adams Wayside

General description	Located at the east side of BFR at the SE corner of the Reese/Oakridge intersection, this wayside includes a wider sidewalk area and landscape strip separating the wayside from a parking lot. The wayside is primarily comprised of colored concrete paving with metal banding and furnishings. A sidewalk landscape planter will serve as a stormwater treatment area. The wayside width varies from 9' to 19' and approximately 85' long.
Paving design and materials	The new widened sidewalk pavement is proposed to be dark grey textured colored concrete. Cor-ten steel strips will be incorporated into the concrete paving to provide a tie to the iron production history of the area. The colored concrete will have a textured, stone-like finish. The sidewalk stormwater planter will also have a cor-ten steel band.
Art/History Opportunities	The concrete paving is a place where additional art or interpretive information could be displayed. The paving could have additional inlays of metal or be engraved with text or imagery by sandblasting the surface.
Lighting	A street light is incorporated on the top of the signal pole to light the intersection.
Landscape theme	The planting at the sidewalk planter will native plants adaptable to a stormwater condition. Additional native plants will be used at planters between the sidewalk paving and the parking lot.
Furnishings	A bench, drinking fountain and trash can will be placed for pedestrians.

Other Waysides

Waysides at Gubanc's and the Lake Grove Shopping Center are still under development and will be presented at a different time.