

**Boones Ferry Road – PAC Meeting #13 – September 20, 2016**  
**60% Streetscape Plan Review and Approval, Prep Notes for PAC**

To the PAC Members:

This past month has been spent assembling the streetscape plan to a 60% level of design. We've incorporated thoughts from previous PAC meetings, work by the subcommittees and conversations with City staff. The goal is to submit a review set to ODOT at the end of September and to update the cost estimate. In our PAC meeting schedule, the September meeting was slated to be your opportunity to review the work and comment.

The PAC meeting agenda is full, so we will have about a half hour for comments and discussion. We've decided that we cannot take valuable time presenting the plan to you. Instead, we ask you to prepare for the comment and discussion by carefully reviewing the attached pdf files of the plan along with the detailed description included in this memo. The description starts at the south end near Madrona and heads north past Lanewood. The description is a listing of elements per every 100 feet where there is substantial redevelopment and as much as 700 feet where there are minor improvements. The review is meant to be like a walk along the corridor. The improvement locations are referenced to stationing along the road centerline (i.e. 18+00, etc) and or businesses. Trying to explain the plan for a project this large is difficult and I chose to do it in a more experiential manner rather than an accounting/inventory method where I would have explained where all the benches are and then all the trash cans, etc. I'd rather have you understand how we grouped streetscape elements together for a specific location so that you get an idea of what the experience will feel like as you move along the corridor. At the end of our discussion, we will ask you vote to endorse the plan with our without revisions.

Also provided is an updated materials and elements list as another way of looking at them by categories. The list has references to our budget derived from the 30% cost estimate and whether there are opportunities to involve art and/or history.

Please spend time reviewing the streetscape plan and come prepared with comments, questions, and observations to share. If you want to spend time reviewing the plan with a member of the design team before the PAC meeting, we invite you to come 30 minutes earlier. We will have the plan up on the wall by 8:30. You can also email questions to [ben@nevuengan.com](mailto:ben@nevuengan.com)

**60% Streetscape Plan**

**12+00 to 16+00 (Madrona intersection)**

- New sidewalk along east side, most of it narrower than 9' (5'?)
- New stormwater facility along east side at approximately 15+00, two new street trees in stormwater facility, pavers in the sidewalk at street trees
- New corners at Madrona intersection (16+00) include curb ramps, pedestrian signal buttons, mast arm signal poles
- Madrona intersection may have special treatment for crosswalks and interior area
- Upland planted median from approximately 12+00 to Madrona intersection, 11 trees included
- New street lights along east side at approximately 90 foot spacing

**16+00 to 17+00**

- Bus stops located at both sides of street
- Retaining wall needed on west side, opportunity to create a seat wall for bus stop

- Planters at west side with 3 street trees, pavers in sidewalk adjacent to trees, planters space to work with bus stop
- Stormwater facility begins on east side and continues north, no trees in facility because of nearby street light
- Sidewalk at west side is 9' wide
- Sidewalk at east side has a portion approximately 5' wide tapering up to 9'
- Median is upland with 3 trees included

#### **17+00 to 18+00**

- Planters at west side with 2 street trees, pavers in sidewalk adjacent to trees
- Stormwater facility continues on east side to about 17+35, no trees in facility because of nearby street light
- Sidewalk is 9' wide on both sides
- Bike rack at west side in furnishing zone at about 17+00
- Bike rack at east side in furnishing zone at about 17+50
- Median is upland to about 17+60 and stormwater facility to 18+00 and beyond, 4 trees included
- One new street light on each side of street, 2 total

#### **18+00 to 19+00**

- Planters at west side with 5 street trees, pavers in sidewalk adjacent to trees
- Stormwater facility continues on east side to about 18+35, 2 trees in facility
- Sidewalk is 9' wide on both sides
- Median is stormwater facility, 4 trees included
- New street lights on each side of street, 2 total
- Retaining wall needed on west side (possibly a seat wall), retaining wall on east side at Round Table Pizza begins at about 18+90

#### **19+00 to 20+00**

- Planters at west side with 1 street tree, pavers in sidewalk adjacent to tree
- Stormwater facility continues on east side between Round Table driveways, 1 trees in facility
- Sidewalk is 9' wide on both sides
- Median is both upland planting and stormwater facility, 5 trees included
- New street lights on each side of street, 2 total
- Retaining wall continues on west side to about 19+30, retaining wall on east side at Round Table Pizza between driveways

#### **20+00 to 21+00**

- Planters at west side with 4 street trees, pavers in sidewalk adjacent to trees
- Stormwater facility from about 20+40 to 20+80, 2 trees in facility, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on both sides, although possibly constricted at Starbucks where there is a staircase to a below sidewalk level entry
- Median is upland planting, 3 trees included
- New street lights on each side of street, 3 total
- Bike rack at furnishing zone on east side next to light pole adjacent to Starbucks north entry

### **21+00 to 22+00**

- Planters at west side with 2 street trees, pavers in sidewalk adjacent to trees
- Stormwater facility along ESA on east side, 1 tree in facility
- Sidewalk is 9' wide on both sides, and widening at ESA on east side
- Median is upland planting, ends at about 21+35 and becomes left turn pocket into shopping center
- New street lights on each side of street, 2 total
- Retaining wall along west side up to north driveway of the Old Wells Fargo site
- Begin retaining/seatwall at ESA (21+50) at Lake Grove Shopping Center (Zupans) on the east side
- Mid-block crossing located at about 21+00
- Lake Grove Shopping Center (LGSC) ESA has 1) special paving at sidewalk and expanded area, 2) 7 bike racks at south end, 3) trash can next to bike racks

### **22+00 to 23+00**

- Planter at west side with 1 street tree
- Stormwater facility along ESA on east side, 3 trees in facility
- Sidewalk is 9' wide on west side, and widening at ESA, sidewalk along east side is part of LGSC ESA until it ends at north driveway into shopping center where it is reduced to less than 9' to accommodate B of A driveway
- A thin 2' wide median protects the left turn pocket into shopping center, it is likely not planted
- New street lights on each side of street, 2 total
- Bike rack on west side in furnishing zone at 22+25
- Retaining wall/seat walls are situated on both sides to define the ESA's
- O'Leary property ESA on west side has 1) special paving at sidewalk and expanded area, 2) 1 bike rack at south end, 3) new planting beds with 2 iconic trees, 4) seat walls, 5) potential integrated art, 6) bench, 7) trash can
- LGSC ESA has 1) special paving at sidewalk and expanded area, 2) new planting bed with 1 iconic tree, 3) 3 benches, 4) seat walls, 5) drinking fountain, 6) potential integrated art

### **23+00 to 24+00**

- Planter at west side with 2 street trees, pavers in sidewalk adjacent to trees
- Stormwater facility begins on east side at 23+80, 1 tree in facility, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on west side, sidewalk along east side is narrow where it is reduced to less than 9' to accommodate BofA driveway, but widens back to 9' starting at 23+55
- Median is a stormwater facility, 5 trees included
- New street light on west side
- Trash can next to street light on west side
- Retaining walls are situated on both sides to retain grade at the O'Leary property and B of A, retaining wall at B of A includes a railing

### **24+00 to 26+00**

- Planter at west side with 1 street tree, pavers in sidewalk adjacent to trees
- Stormwater facility begins on east side along B of A, 3 trees in facility, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on west side, tapering to less than 9' at the north driveway into Shell
- Sidewalk is 9' wide on east side

- New corners at Bryant intersection (about 26+00) include curb ramps, pedestrian signal buttons, mast arm signal poles
- Bryant intersection may have special treatment for crosswalks and interior area
- Median is both upland planting and stormwater facility, 6 trees included
- New street lights on both sides, 3 total
- Retaining wall situated at B of A to retain grade, retaining wall at B of A includes a railing

#### **26+00 to 28+00**

- Bus stops are located both sides north of the Bryant intersection, an ESA is proposed at the west side for the south bound stop
- The Bryant ESA on west side has 1) special paving at sidewalk and expanded area, 2) benches, 3) replanted beds that buffer the Albertsons parking lot, 4) trash can 5) drinking fountain, 6) potential integrated art
- Planters at west side with 5 street trees, pavers in sidewalk adjacent to trees, configured to work with bus stop
- Stormwater facilities on east side, 1 tree in one facility, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on both sides
- Bike rack in furnishing zoned at 26+70
- Median is stormwater facility, 7 trees included
- New street lights on both sides, 2 total
- Retaining wall situated at Key Bank on east side to retain grade

#### **28+00 to 30+00**

- ESA at Aaron Bros on east side has 1) special paving at sidewalk and expanded area to hold events or sidewalk merchandise displays, 2) trash can
- ESA at Lavang restaurant on east side has 1) special paving at sidewalk and expanded area, 2) plant beds to resolve grade change, possibly a stormwater facility, 3) steps to enter into plaza area, 4) plaza area for outdoor seating
- Planters at west side with 4 street trees, pavers in sidewalk adjacent to trees
- Stormwater facilities and upland planters on east side, 5 street trees, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on both sides, expanding at ESA's on east side
- 2 bike racks at Aaron Bros, 28+25
- Median is stormwater facility and upland planting (majority), 5 trees included
- New street lights on both sides, 3 total
- New corner at south side of Quarry includes curb ramp
- Reconstructed island at Quarry intersection includes refuge for pedestrians and new planting bed

#### **30+00 to 31+80**

- New corner at north side of Quarry includes curb ramp
- Planter at west side adjacent to Banner Bank with 3 street trees, pavers in sidewalk adjacent to trees, replanted landscape area at Jenike property with iconic tree
- Stormwater facilities and upland planters on east side, 5 street trees, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on both sides
- Small length of median is stormwater facility, 2 trees included
- New street lights on both sides, 3 – 4 total

- Retaining walls required at Banner Bank, Jenike property, and the restaurant at the SW corner of the McDonalds intersection to retain grade

### **31+80 to 33+00**

- New intersection at McDonalds creates opportunities for 4 ESAs at the corners, the corners include curb ramps, pedestrian signal buttons, mast arm signal poles
- New intersection may have special treatment for crosswalks and interior area
- ESA at Jenike property at the SW corner has 1) special paving at sidewalk and expanded area, 2) seat wall, 3) trash can
- ESA at Bar Marzocca at the NW corner has 1) special paving at sidewalk and expanded area at upper and lower area, 2) retaining wall to resolve grade differential with possibly a water fountain integrated into it, 3) steps to get to the upper level, accessible route could go through business, 4) upper plaza area for outdoor seating
- ESA at McDonalds at the NE corner has 1) special paving at sidewalk and expanded area, 2) seat wall, 3) larger sidewalk planting area with iconic tree 4) trash can
- ESA at the SE corner is small and has 1) minimal amount of special paving to match the other ESA's, 2) seat wall
- Planters at west side with 2 street trees, pavers in sidewalk adjacent to trees
- Bike rack at Bar Marzocca ESA
- Bench at McDonalds ESA
- Sidewalk is 9' wide on both sides, expanding at ESA's as applicable
- Median is upland planting, 2 trees included in grouping near 33+00
- New street lights on each signal pole

### **33+00 to 35+00**

- ESA at Riccardo's Restaurant has 1) special paving at sidewalk and expanded area, 2) water fountain/wall (thin) at the sidewalk planter, 3) drinking fountain, 4) 2 benches, 5) potted plants at front entry, 6) additional landscape at north side of building (on Wells Fargo property)
- ESA at Gubanc's Restaurant has 1) special paving at sidewalk and expanded area at upper and lower area, 2) retaining/seat wall to resolve grade differential, 3) steps to get to the lower restaurant level, accessible route uses driveway, 4) revised plant beds with iconic tree 5) restaurant plaza level proposed to have special paving for outdoor dining, water fountains, 6) trash can
- Planter at west side is part of ESA at Riccardo's and is describe above
- Planter on east side is stormwater facility with 2 trees, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on both sides, expanding at ESA's as applicable, sidewalk narrows to less than 9' for a short distance at Babica Hen (35+00) to avoid building columns
- Median is stormwater facility and upland planting, 5 trees included
- New street lights on both sides of street, 4 total

### **35+00 to 36+00**

- Wells Fargo plaza has 1) new special paving at sidewalk area to match ESA at Riccardo's, much of the existing plaza paving remains
- Mid-block crossing at 35+30
- Planters at west side with 2 street trees, pavers in sidewalk adjacent to trees
- Planter on east side is stormwater facility with 2 trees, pavers in sidewalk adjacent to trees
- Sidewalk is 9' wide on both sides, expanding at ESA's as applicable
- Bike rack on west side in furnishing zone at 35+50 (Wells Fargo plaza)

- Median is stormwater facility south of the mid-block crossing and upland planting north of the crossing, 2 trees included
- New street lights on both sides of street, 2 total

#### **36+00 to 38+00**

- Sidewalk is 9' wide on both sides, except where it narrows down to 7' at Chevron to accommodate their interior bypass aisle
- A screen wall is proposed at Chevron to provide more separation between the bypass aisle and the sidewalk, it could be an art opportunity or planted trellis
- Planter on east side in front of Naomi's is stormwater facility with 2 trees, pavers in sidewalk adjacent to trees
- Median is stormwater facility and upland planting, 11 trees included
- New street lights on both sides of street, 4 total

#### **38+00 to 41+00**

- New corners at Oakridge/Reese intersection (39+00) include curb ramps, pedestrian signal buttons, mast arm signal poles
- Intersection at Oakridge/Reese may have special treatment for crosswalks and interior area
- ESA at Thompson and Adams property at the SE corner has 1) special paving at sidewalk and expanded area, 2) 3 benches 3) drinking fountain, 4) new plantings to separate the ESA from the parking lot
- ESA at Vic's Auto at the NE corner has 1) special paving at sidewalk and expanded area at upper and lower area, 2) bench 3) trash can, 4) the wall of the building may be an art opportunity for a mural, 5) new plantings separate the sidewalk from building and parking lot
- Planters at west side with 3 street trees, pavers in sidewalk adjacent to trees, configured to work with bus stop
- Sidewalk is 9' wide on both sides, expanding at ESA's as applicable
- Median is stormwater facility south of intersection with 5 trees, and upland planting north of intersection with 6 trees
- New street lights on each signal pole at the intersection and 3 additional street lights

#### **41+00 to 46+00**

- Between the intersection at Oakridge/Reese and Lanewood there are sections of new improvements that will be replaced when final reconstruction of this part of BFR takes place
- New sidewalks on the west side between 41+00 to 43+00 of varying width, mostly less than 9' wide
- New sidewalks on the east side between 41+00 to 46+00 of varying width, mostly less than 9' wide
- Stormwater planters on west side between 43+35 to 44+40 and 45+30 to 46+00 (approximately)
- Stormwater planters on east side between 42+75 to 43+25 (approximately)
- Median is upland planting with 3 trees, ends at 42+50

#### **46+00 to 47+00**

- New corners at Lanewood intersection (46+50) include curb ramps, pedestrian signal buttons, mast arm signal poles

**47+00 to 54+00**

- Minor improvements are included in this section
- New sidewalk between 47+00 to 49+20, less than 9' width
- Stormwater facility on west side between 48+55 to 48+95
- Stormwater facilities on east side between 48+10 to 48+60, 51+70 to 52+10, and 53+20 to 53+70