

**Boones Ferry Road – June 4, 2018 PAC Meeting
Preparation Notes for PAC
NNA Landscape Architecture**

To PAC Members:

The 95% drawings were submitted for review in March. A lot of design and engineering effort has gone on since the 60% submittal to get to this point. Inevitably changes were made and we want you to be aware of them. Our goals for this PAC meeting:

- Review general updates, design and layout changes
- Update for waysides
- Request to change the drinking fountain brand
- Art/history element update

Please prepare for these short presentations by reviewing this memo and the attached documents. If you have questions, please email me.

Ben Ngan

General Updates, Design/Layout Changes

- Metal isolation joints at wayside paving removed due to cost, complexity and potential errors in workmanship (example: thin metal strip between different colors of concrete or colored concrete and pavers).
- Metal edging at stormwater facilities and other sidewalk planters: curved top edge deleted due to difficulty of fabrication leading to excessive cost (fabricator’s opinion). For 6 interpretive locations, a modified design to make the text/imagery more visible will be discussed later in presentation, see below.
- Special paving: pavers still in at some waysides, textured colored concrete changed to light broom finish or light sandblast finish colored concrete. Texture was proposed to resemble stone and thought to be problematic during icy weather and also cleaning off potential moss growth.
- Tree up-lighting only at iconic trees or tree groupings in the median. Low lighting at seat walls was eliminated for long-term maintenance reasons.
- Only one drinking fountain remains in the project. The original locations for most of the fountains changed due to utilities, property issues or technical issues that cause the fountains to be eliminated.
- Planting palette remains same, additional trees in unirrigated stormwater facilities off BFR requested by Pam Peterson.

Waysides

The following is a summary on the current progress. As you read the descriptions, look at the wayside illustration also provided:

O’Leary’s Wayside

Current Design	No changes since last PAC meeting. The adjacent property owner approved the design which has remained very much like the preliminary drawings.
Art/History Elements	The log bench funded by the NEP grant will be integrated with the west retaining wall.

Lake Grove Shopping Center Wayside (Zupans)

Current Design	Final changes were made to the design for 95% that incorporated the adjacent property owners requirements. The paving will be colored concrete in different grey tones. The seatwall has been eliminated, grading on the backside of the retaining wall was manipulated to eliminate the need for railings. Benches provide seating opportunities. The bike racks are the same as used in the LGSC, not what the PAC selected. The iconic Oregon oak tree and appropriate plantings beneath the oak remains in the design. The oak tree was specified as a larger specimen tree, possibly 6" caliper. The one remaining drinking fountain is located at this wayside.
Art/History Elements	A foundation for future public art by AC is supposed to be included.

Albertson's Wayside

Current Design	The wayside is entirely in the right-of-way. Colored concrete paving will highlight the wayside, however utility vaults have made and impact and reduced the amount of colored concrete pavement. A bench and trash receptacle are still included. The drinking fountain and bike rack have been eliminated.
Art/History Elements	One of the 'thought bubbles' funded by the NEP grant will be placed here.

Aaron Bros/Lavang's Wayside

Current Design	The wayside at Lavang's restaurant has been modified to be contained in the right-of-way only, the owner elected not to have additional plaza paving next to the building for outdoor dining. The wayside at Aaron Bros will need to be slightly modified to provide access to the emergency exit at the west wall of their building. The paving material has changed to just colored concrete fields with colored concrete banding due to the adjacent property owners reluctance for special maintenance of the sidewalk area.
Art/History Elements	A foundation for future public art by AC at Aaron Bros.

SW Corner of New Signalized Intersection - Jenike Wayside

Current Design	The wayside layout in the 95% plans has issues and will need to be redesigned. The wayside wall needs to pull away from the building and stair. The ADA access is very tight with the required curb ramps and ped button poles. Signage for the building tenants will also drive the design.
Art/History Elements	A foundation for future public art by AC is supposed to be at this wayside, but it may have to move if there is no room for it.

SE Corner of New Signalized Intersection – Wayside Near Teriyaki Restaurant

Current Design	The wayside at the corner included in the 95% drawings is similar to what has been shown previously including the seatwall. The seatwall (or curb) along the sidewalk heading south has been eliminated. There may still be a need for a railing, see art/history.
Art/History Elements	If a railing is needed along the sidewalk south of the corner, it could have panels incorporated instead of standard pickets. The panels could be future art opportunities.

NE Corner of New Signaled Intersection – McDonalds Wayside

Current Design	Adjustments have been made to the ramp and landings (designed by others). The seatwall was eliminated because it creates a high drop off to the bottom of the ramp. A railing will be design instead of the wall to protect from the drop off and provide another art/history opportunity, see below. The layout has been massaged to better position all of the elements that have to be located here.
Art/History Elements	The graduated seat concept is shown as a series of 3 stones of different heights. There will also be a foundation installed for future public art by AC, the location is not settled yet due to the many elements that need to be located here.

NW Corner of New Signaled Intersection – Marzocca Wayside

Current Design	No changes since last PAC meeting. The design is very similar to the preliminary plan with adjustments to work with other elements at the corner.
Art/History Elements	None proposed

Riccardo’s Wayside

Current Design	The design follows the theme of to the preliminary plan. The design was further developed for the 95% submittal. The paving is colored concrete, larger panels are one color and 2 foot wide banding are a complimentary color. The fountain structure is colored concrete similar to the sidewalk colored concrete banding. There are 4 stone-clad columns in the water fountain and 2 stone-clad columns outside the fountain. Heights of the columns vary, the center columns being the tallest at 68 inches. Water spouts are incorporated in the 4 columns in the fountain. A short metal wall is incorporated between each column in the fountain to provide separation from the street and the walls incorporate more water spouts. There is limited room for planting between the fountain and the street and on either end of the fountain. The plant bed is sloped to resolve the elevation differences between the building/plaza and the street. The drinking fountain had to be eliminated because the paved furnishing zone was eliminated to provide more planter to resolve elevation differences.
Art/History Elements	None proposed (besides the water feature)

Gubanc’s Wayside

Current Design	The design has evolved as shown in attached illustrations. Colored concrete panels of the sidewalk zone continue to the front of the building. A planter and stone wall interrupts the wayside and delineates the sidewalk through-zone from the gathering space. There is a fire pit, bike racks, wood screen walls, and an iconic tree (cedar). The geometry at the sidewalk through zone will continue on to Mike Wards property to the south, but will be standard concrete.
Art/History Elements	The ‘dog house’ funded by the NEP grant will be located here.

Thompson/Adams Wayside

Current Design	The design include on the plans currently are similar to the preliminary design. However, the wayside has scaled back to be totally contained in the right-of-way because the owner does not want to provide additional land for the wayside. The sidewalk paving will be colored concrete and there will be a trash receptacle placed in the furnishing zone. The original bench and drinking fountain were eliminated due to lack of space.
Art/History Elements	Text and/or images are incorporated into the paving and metal edging at the adjacent sidewalk planters.

Vic's Wayside

Current Design	No changes since last PAC meeting. The design include on the plans currently are similar to the preliminary design.
Art/History Elements	The house relief screen is proposed for this wayside and will have panels for art/history information and climbing vines.

Proposed element changes

1. Drinking Fountain: The maintenance department of the City requested that we consider using the City standard drinking fountain. Our project only has one drinking fountain currently, although we are looking for another location to put one. The problem with having a unique drinking fountain is that if it needs service, it will require more time to get parts and do the work. The City standard fountain has all the options the fountain the PAC endorsed offers. It is ADA compliant and has a dog water dish. Please review the attached images of both fountains. We will have a short discussion and then take a vote on whether to stay with the selected fountain or change to the City standard fountain.

Art/History Elements

Some of the art/history elements are paid for with a NEP grant and are not included in the project. Earlier we had thought that the other art/history elements would be fabricated by a contractor hired by the City and supplied to the road contractor as 'owner provided materials'. The current strategy is to include the art/history elements in the construction documents and have the contractor bid them. We will quickly review the items in the bid set and get your comments.

1. Review 'home' theme green wall at Vic's Auto
2. Review 'home' theme bike rack
3. Review graduated seat blocks at McDonalds
4. Review mock ups for scoring spacer quotes
5. Metal edging update, no curved top edge, but a solution to give a better condition at the 6 locations where we have interpretive cutouts
6. New opportunity at McDonalds wayside to introduce text/imagery on railing panels. Or it could be standard railing