

PLANNING COMMISSION

JUNE 9, 2021



WILSONVILLE TOWN CENTER STREETScape PLAN

AGENDA - 6/9/2021

1. Location and Investment Level Overview
2. Location and Investment Level
Recommendations and Discussion
3. Draft Plan Preliminary Feedback

PROJECT SCHEDULE

FALL
2020

WINTER
2021

SPRING
2021

SUMMER 2021

FALL
2021

PRELIMINARY
STREETSCAPE
CONCEPTS

FORUM #1

PLANNING
COMMISSION

REFINED
CONCEPTS

FORUM #2

PREFERRED
CONCEPT

PLANNING
COMMISSION
AND CITY
COUNCIL

PLANNING COMMISSION
AND CITY COUNCIL
REVIEW OF LOCATIONS &
INVESTMENT LEVELS

DRAFT PLAN

FINAL PLAN AND
ADOPTION

PLANNING
COMMISSION
AND CITY
COUNCIL

RECOMMENDED LOCATIONS / INVESTMENT

Location IN.3 - Park Place Redesign (Framework)
(Town Center Park to Courtside Drive)
Signature Design

Location IN.4 - Park Place Extension (Framework)
(Courtside Drive to Wilsonville Road)
Signature Design

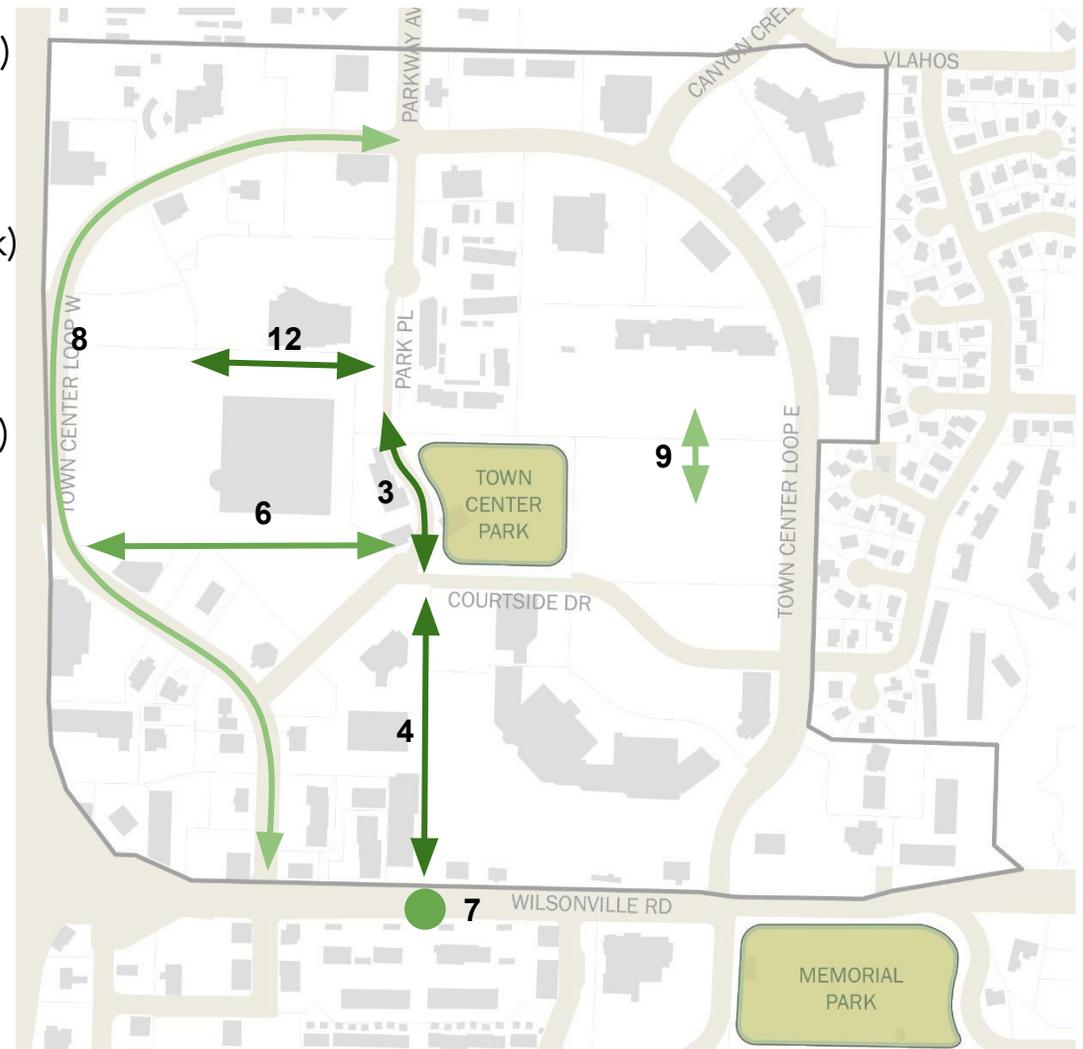
Location IN.6 - Courtside Drive Ext. (Framework)
(Park Place East to Town Center Loop West)
Enhanced Design

Location IN.7 - Intersection of Wilsonville Road
and Park Place
Enhanced Design

Location IN.8 - Town Center Loop West
Standard Design

Location IN.9 - Local Road Network
Standard Design (each location could vary)

Location IN.12 - Promenade (Framework)
Signature Design



DEGREES OF INVESTMENT AND CHANGE

STANDARD DESIGN

- Uses mostly existing Public Works standards and details
- Some products unique to Town Center
- Basic curb extensions and crosswalks

ENHANCED DESIGN

- Mostly Standards sidewalk and crosswalk design
- Enhanced treatment in furnishing zone and curb extensions (seating, stormwater, art)
- Uses custom off-the-shelf products

SIGNATURE DESIGN

- Custom sidewalk and crosswalk
- Signature seating, light fixtures, bike racks, tree grates, and other elements used extensively
- Curb extensions used to provide pedestrian amenity space, stormwater areas, and traffic calming

EXAMPLES OF INVESTMENT LEVEL

STANDARD DESIGN



Northwest Crossing - Bend, OR

ENHANCED DESIGN



Slabtown District - Portland, OR

SIGNATURE DESIGN



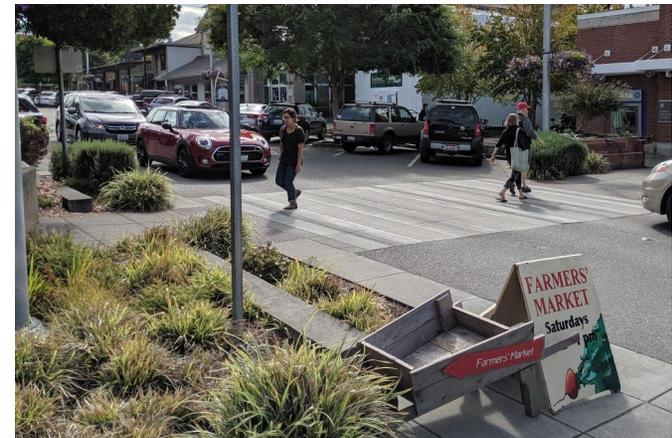
Cascade Ave (Hwy 20) - Sisters, OR



North Mississippi - Portland, OR



Main Street - Grand Junction, CO

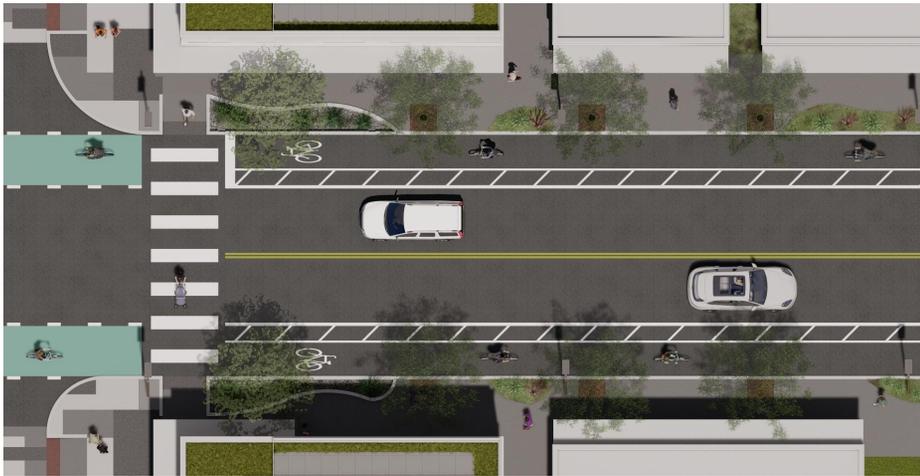


Winslow Way - Bainbridge Island, WA

DEGREES OF INVESTMENT AND CHANGE

Examples from the draft Streetscape Design Plan

STANDARD DESIGN - Local Streets



- Based on City standards
- Overall safety improvements
- Minor embellishments

SIGNATURE DESIGN - Park Place Extension



- Numerous custom/unique features
- Higher investment level
- Built-in seating emphasizes gathering

SIDEWALK DESIGN

DESIGN ELEMENTS

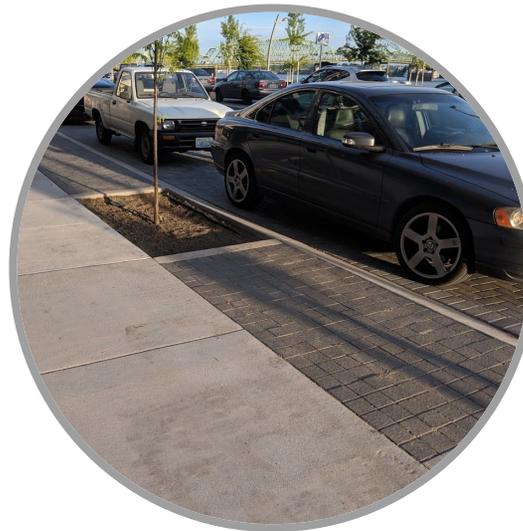
STANDARD



Basic scoring pattern and broom finish

*Larger image is a rendering from the draft Plan

ENHANCED



Special surface (concrete stamp, pavers, etc.) in the furnishing zone

SIGNATURE



Custom concrete color and scoring pattern creates a unique geometry

*Larger image is a rendering from the draft Plan

BENCH AND SEATING

DESIGN ELEMENTS

STANDARD



Landscape Forms Generation
50 bench

ENHANCED



Streetlife Rough&Ready Tree
Isles Bench (configurable as a
standardized design/size)

SIGNATURE



Streetlife Rough&Ready Tree
Isles Bench (fully customizable
shape, size, and integration
with planter)

*Larger image is a rendering from the
draft Plan

STREET TREES

Planting information is under review and will be further aligned with Urban Forestry Management Plan recommendations

DESIGN ELEMENTS

PRIMARY STREET TREE



Primary tree selection pending Urban Forestry Management Plan guidance

*Image is a rendering from the draft Plan

ACCENT TREE



Accent tree selection pending Urban Forestry Management Plan guidance and determination of use in Standard, Enhanced, and Signature locations

*Image is a rendering from the draft Plan

STORMWATER PLANTINGS



Stormwater planting species pending Urban Forestry Management Plan guidance, and will reference City stormwater standards

*Image is a rendering from the draft Plan

STREET DESIGN ELEMENTS

DESIGN ELEMENTS

POWDERCOATED IRON TREE GRATES



Iron Age Design Spin model tree grate for use in Signature locations

NATURAL STONE



Natural stone placed in planters and stormwater areas, and can also be used as bollards, seating, and accent in sidewalk furnishing areas

*Smaller image is a rendering from the draft Plan

ADA TACTILE PAD



Neenah Foundry Quick Connect cast iron tactile pad for Signature locations

ADA Solutions Cast-in-Place Tactile Panel in black for Standard/Enhanced

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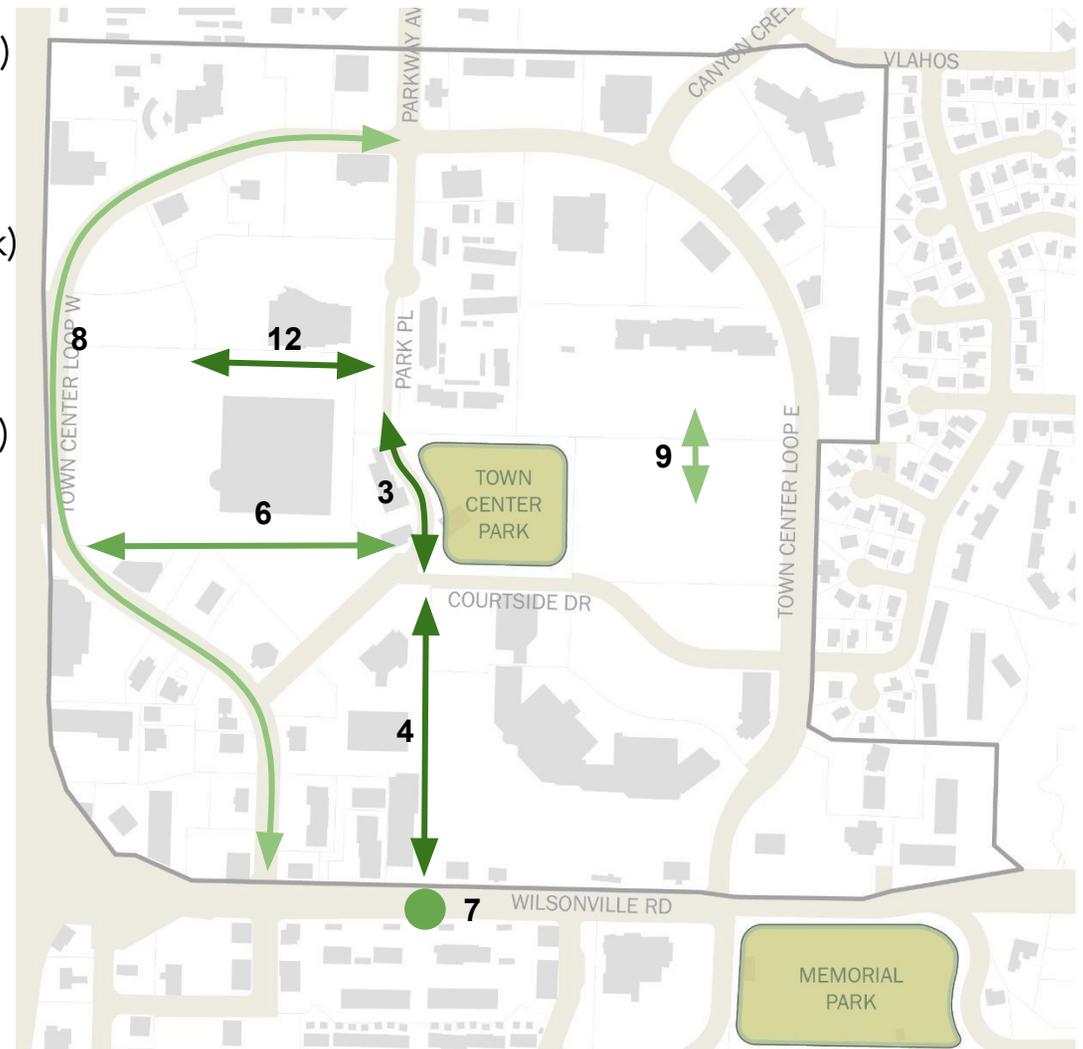
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Standard Design (each location could vary)

Location IN.12 - Promenade (Framework)
Signature Design



QUESTIONS:

- *Do you agree with the locations identified as those that should be highlighted in the final plan to give the detailed designs necessary to direct future investment?*
- *Of these locations, which areas warrant
Standard Design?
Enhanced Design?
Signature Design?*

QUESTIONS:

- *Are there any other key elements or considerations that should be included in a refined draft Streetscape Plan?*

Appendix

Recommended
Streetscape Concept
March 2021

RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL

NATURAL - CONTRAST - MODULARITY

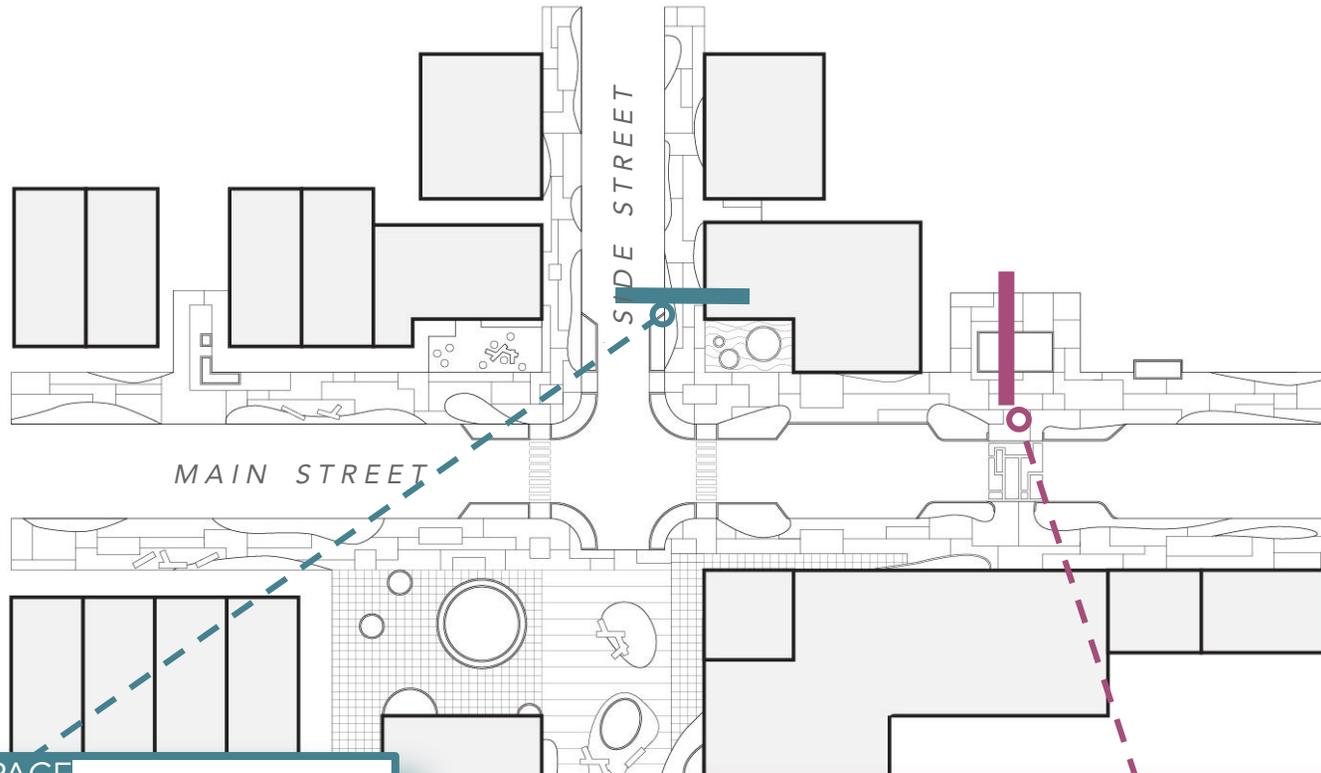


-  *Gathering Space*
-  *Landmark/Public Art/Transit Stop*
-  *Landscape Area*
-  *Motive Space*

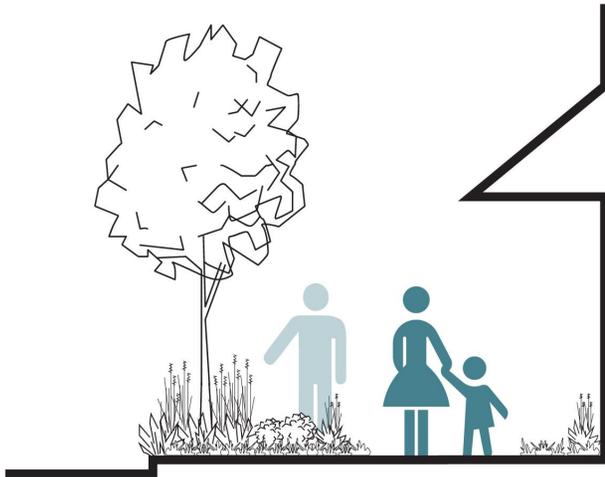
***Concept diagrams are not intended to show an actual to-scale design. Instead, this is an abstract depiction of how streetscape elements can be arranged with arrows representing movement through space, and colored blocks represent street elements.*

RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL

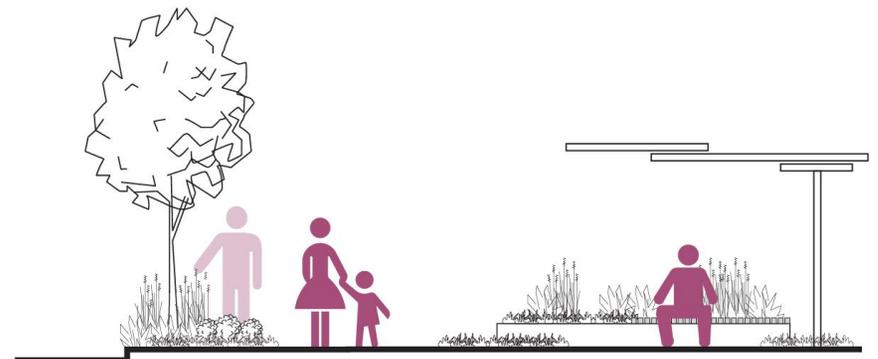
NATURAL - CONTRAST - MODULARITY



SECTION: MOTIVE SPACE

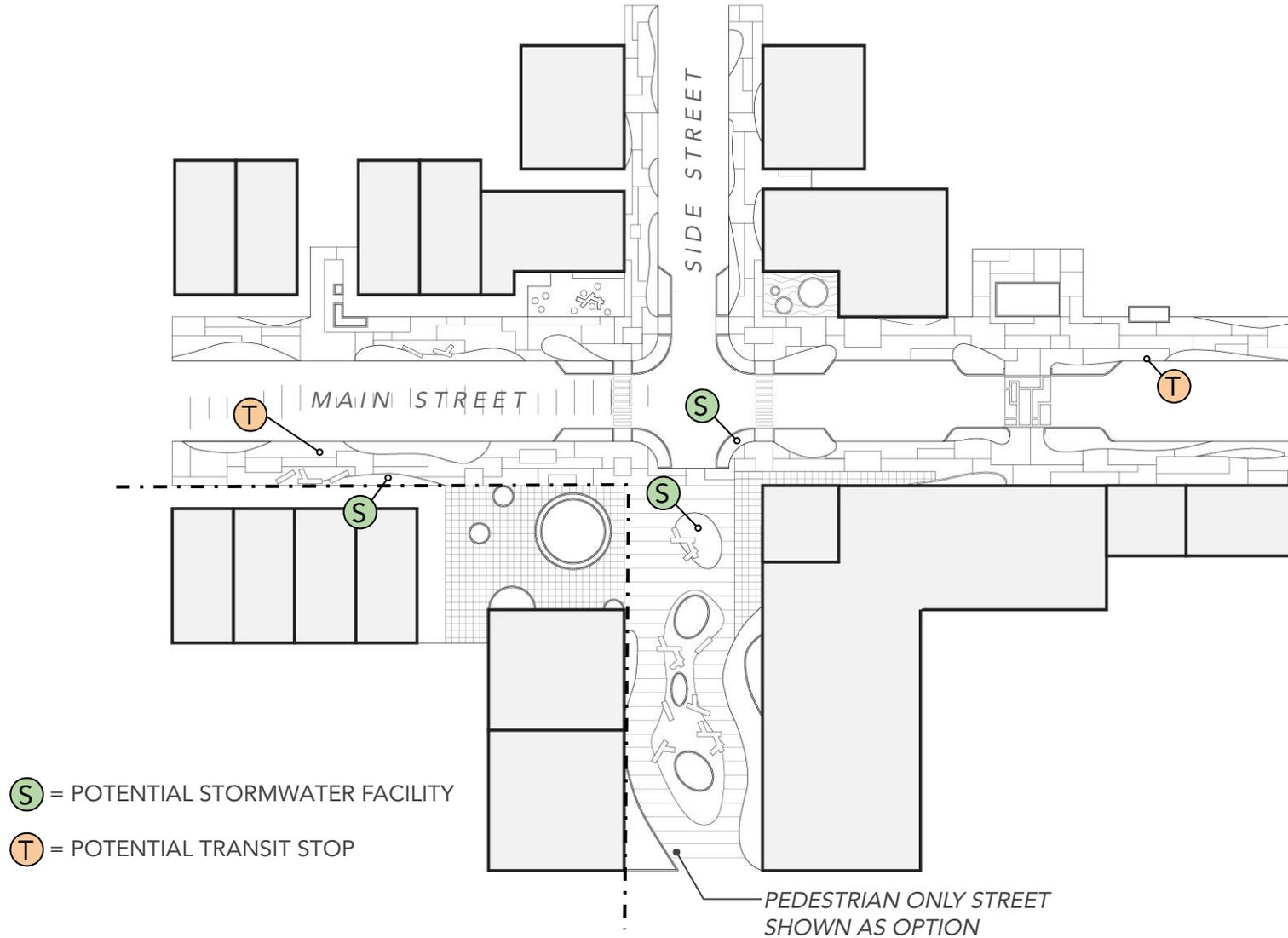


SECTION: COVERED GATHERING SPACE



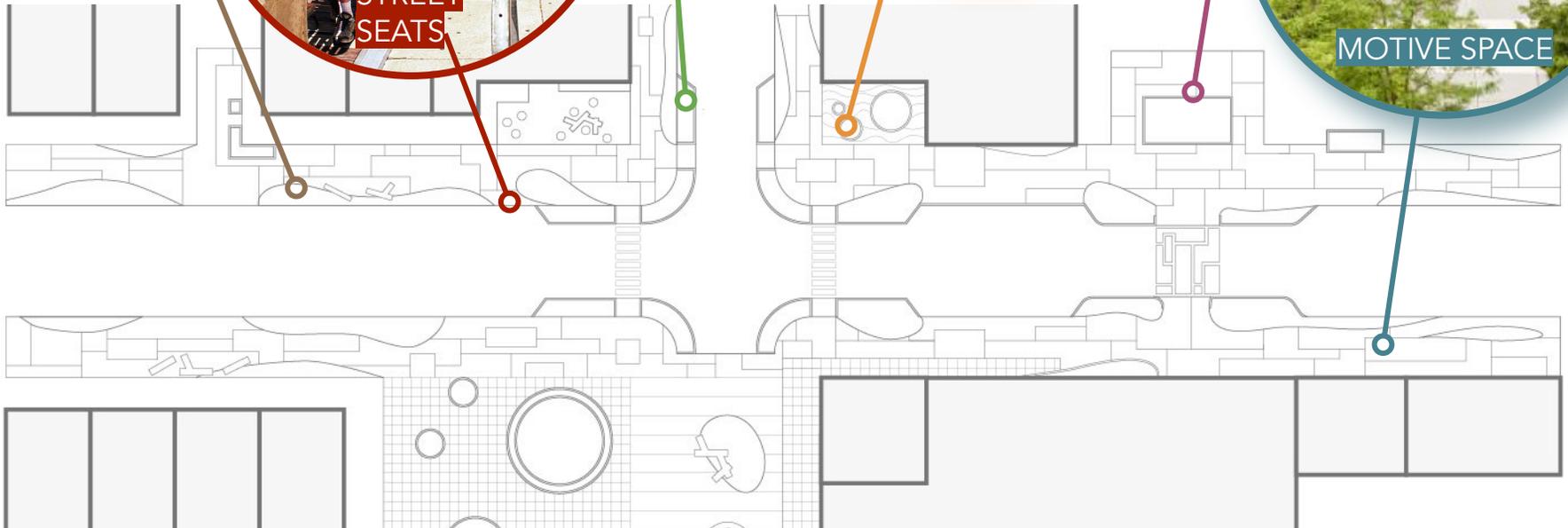
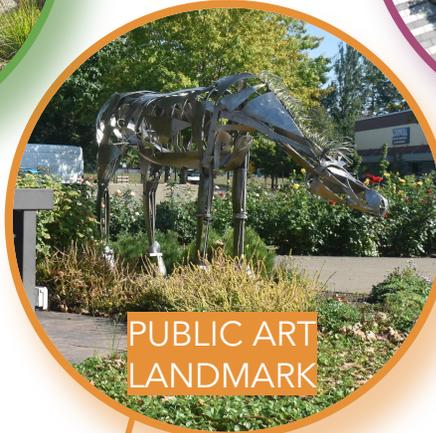
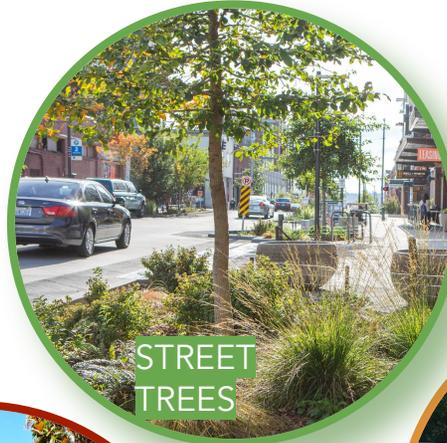
RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL

NATURAL - CONTRAST - MODULARITY



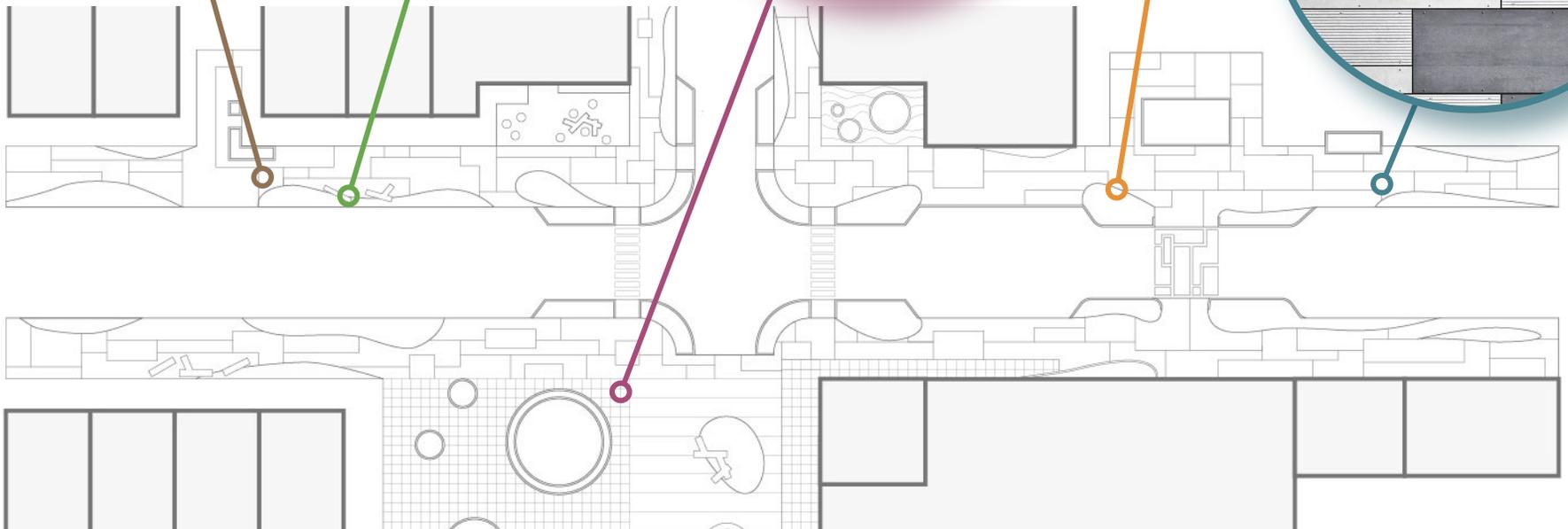
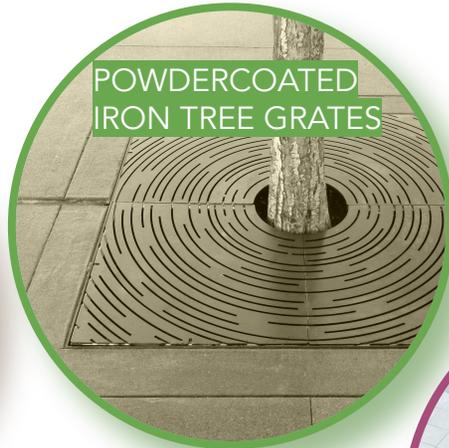
RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL

NATURAL - CONTRAST - MODULARITY



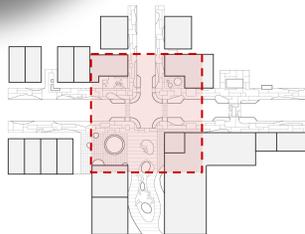
RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL

NATURAL - CONTRAST - MODULARITY



RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL

NATURAL - CONTRAST - MODULARITY



Town Center Plan Street
Design Concepts
2019



PROMENADE

(LOOKING EAST)

1" = 10'

existing theater



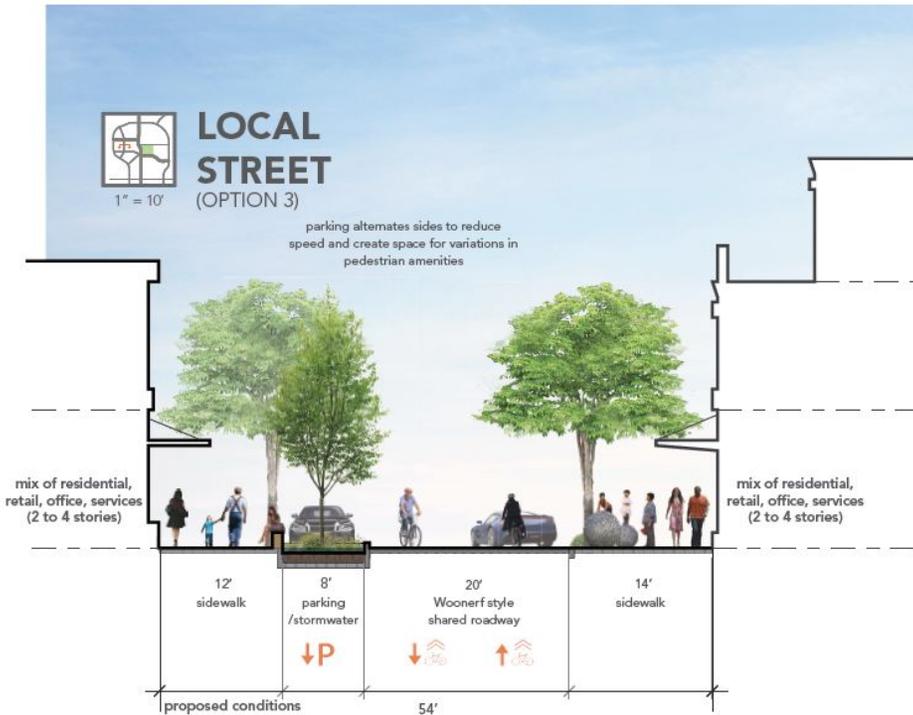
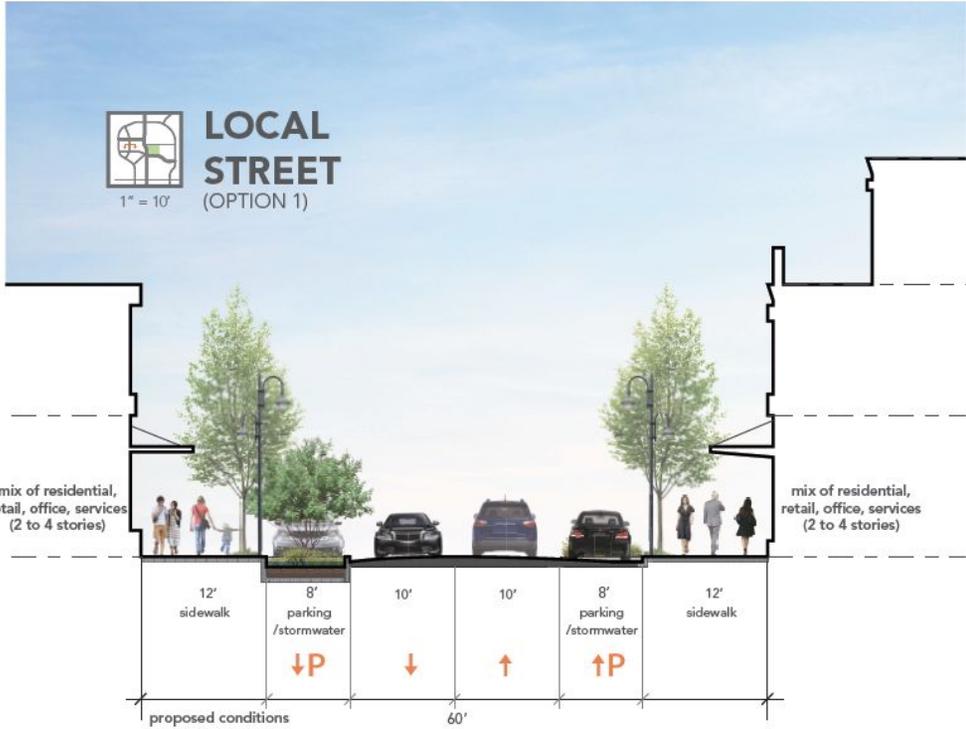
mix of office, entertainment, hospitality, residential and civic uses (3 to 5 stories)

6' greenwall /mural
12' cycle track
6' sidewalk
10' stormwater
18' promenade



proposed conditions

52'

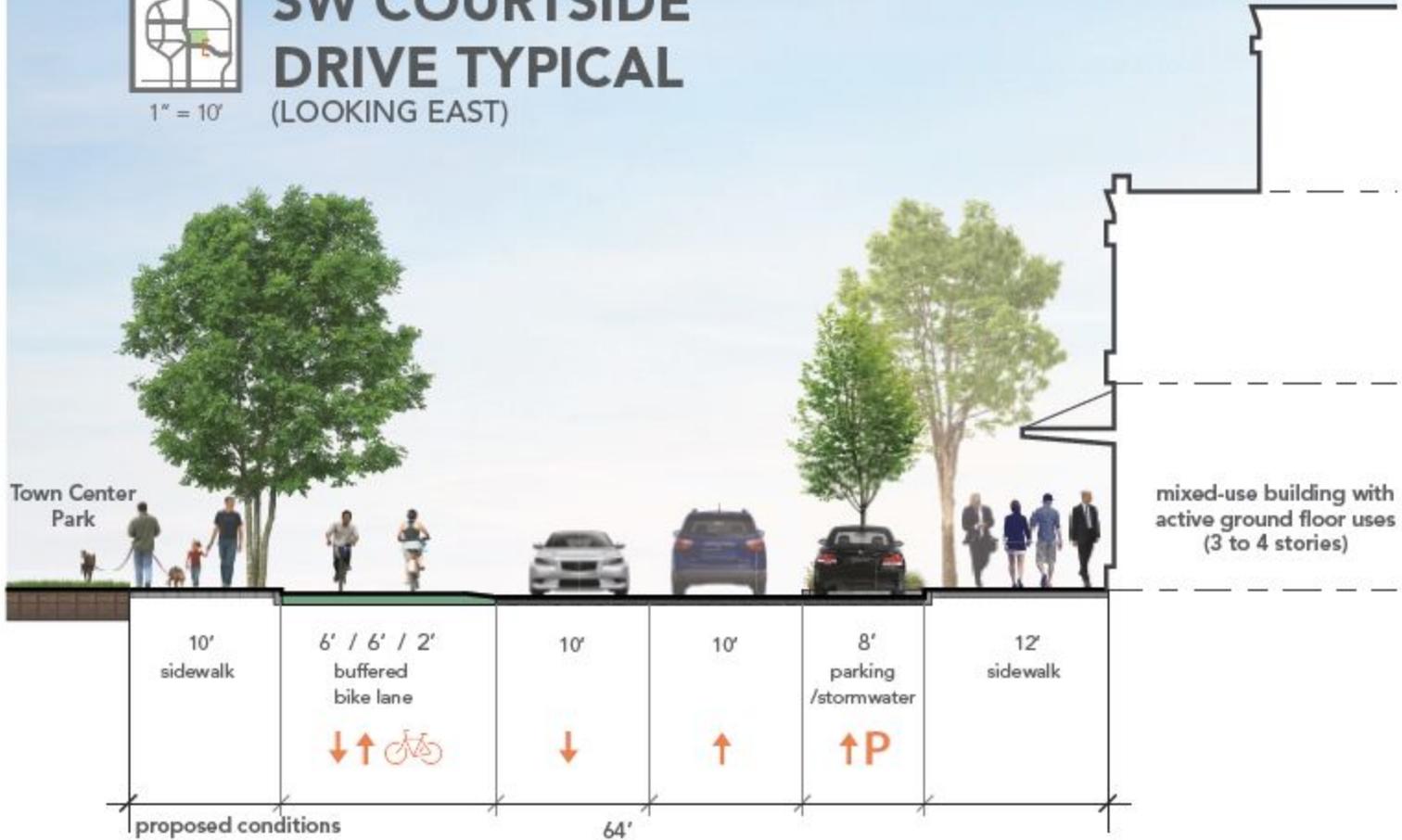




SW COURTSIDE DRIVE TYPICAL

(LOOKING EAST)

1" = 10'





PARK PLACE

(LOOKING NORTH)

1" = 10'

mixed-use building with active ground floor uses (3-4 stories)

optional setback 20' max.



private

12' sidewalk

8' buffered bike lane

10'

10'

8' buffered bike lane

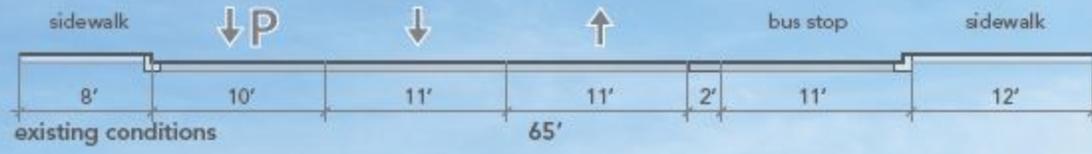
12' sidewalk

existing apartments

proposed conditions

60'





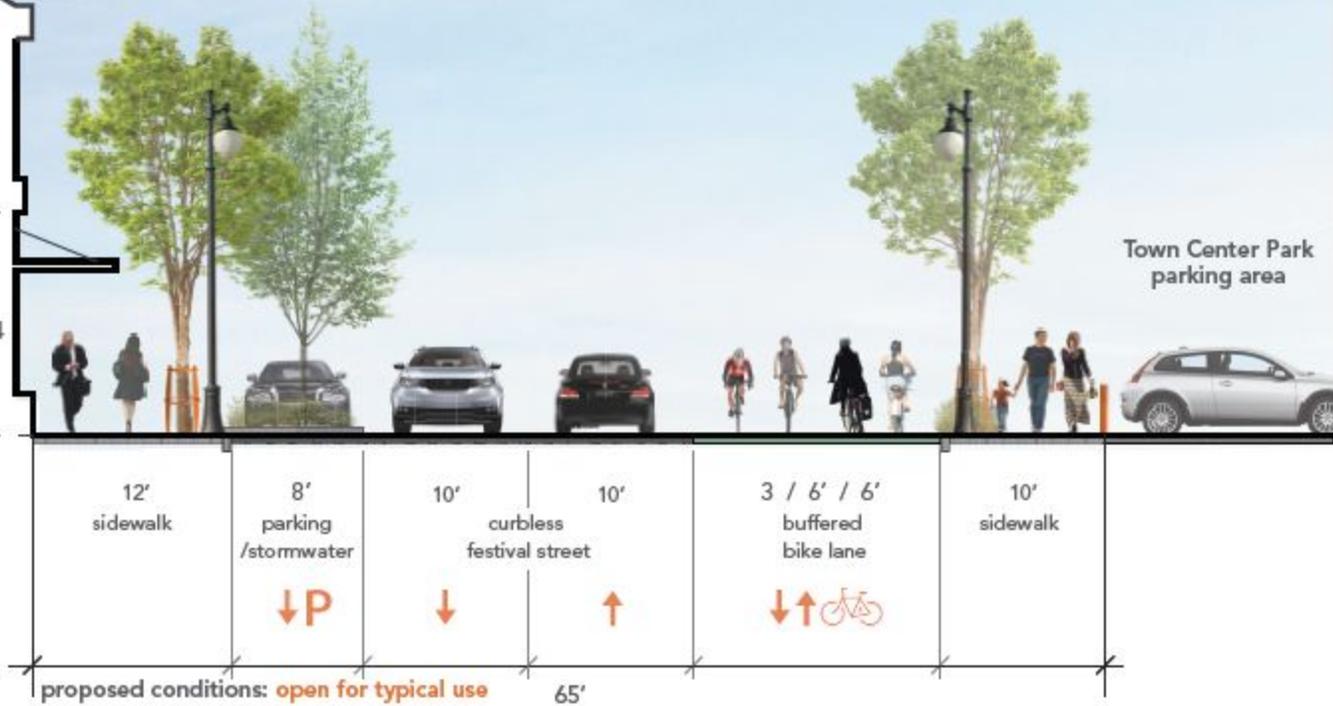
PARK PLACE AT TOWN CENTER PARK

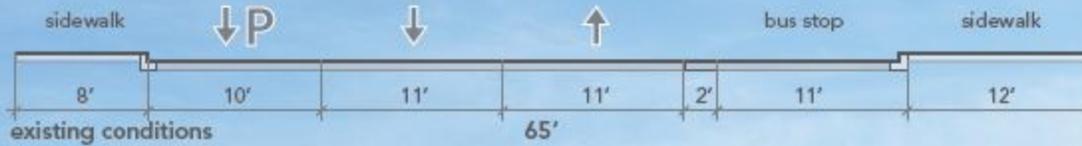
(LOOKING NORTH)

1" = 10'

mixed-use building with active ground floor uses (3 to 4 stories)

Town Center Park parking area



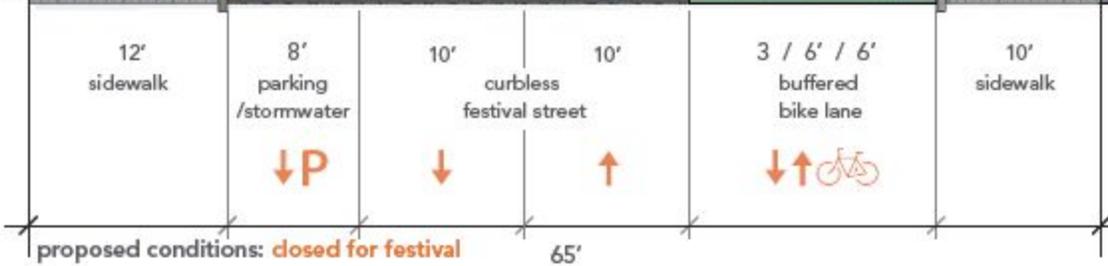


PARK PLACE AT TOWN CENTER PARK

(LOOKING NORTH)

1" = 10'

mixed-use building with active ground floor uses (3 to 4 stories)





1" = 10'

PARK PLACE EXTENSION

(LOOKING NORTH)





1" = 10'

PEDESTRIAN/BICYCLE CONNECTION

