

CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission

FROM: Jennifer Dimsho, AICP, Associate Planner **RE:** 270 Strand Street (Columbia View Park)

DATE: December 30, 2022

In 2022, the Planning Commission reviewed and approved Site Development Review SDR.1.22 for a park expansion of Columbia View Park of about 0.6 acres southward onto City-owned property. This expansion is part of a larger city-initiated Columbia View Park improvement project which includes substantial improvements along the Columbia River with Phase I of the Riverwalk Project. Additional Columbia View Park improvements include a new stage, dance floor, pavilion (covered picnic structure), and new playground equipment.

We anticipate building permit applications and a sign application will be submitted in early 2023 to construct the new stage and pavilion. Per SHMC 17.132.172 (7), permanent exterior architectural changes to buildings (including new construction) must comply with the *Riverfront District Architectural Guidelines*. The Historic Landmarks Commission shall make a recommendation to the approval authority as to whether the Commission believes the proposal complies. Please review your copy of the Guidelines when looking at this proposal and be prepared to discuss. The Guidelines can also be found on the City website on the City's website:

https://www.sthelensoregon.gov/planning/page/riverfront-district-architectural-design-guidelines

Stage/Storage: The proposed stage is approximately 35' x 20' (700 sq. ft.). It is elevated approximately 3' high on the west side and flush with the grade at the back side. The stage is equipped with power and an area for mounting a projector screen and has an internal mounted lighting system. North of the stage, there is an approximately 135 sq. ft. storage building which houses the lighting controls, irrigation controls, and equipment storage for events. This storage building includes a push swing door and a rolling barn door on the stage side for easy equipment loading and unloading. There are also clerestory windows and a skylight to help provide natural light inside the structure. The storage building also serves as an area to post temporary event sponsorship recognition. There is an approximate 525 sq. ft. dance floor area just below the stairs to the stage.

There are seven (7) rolling stage panels with a track that runs the length of the stage to behind the storage building. The stage panels include a colored pattern which matches the storage building. When rolled behind the stage, these panels serve as a backdrop for performances, blocking wind and amplifying sound towards the audience. When rolled in their closed position behind the storage structure, the stage is open completely to the natural views of the river.

The columns of the stage are tapered wood-wrapped steel columns to help soften the appearance. The roof is a membrane roof with unique curved glulam beams which creates a water-like warped look from the side.

NOTE: Skylights were included on the stage roof design for cost estimating. The Riverwalk Technical Advisory Committee (TAC) may remove the skylights after cost estimates are finalized later in January.

Stage/Storage Staff Comments: Overall, the Guidelines are focused on consistency with surrounding mixed-use development. The stage is adjacent to the historic basalt Columbia County courthouse building. There are aspects of the design which incorporate basalt blocks including the stacked seatwalls just behind the dance floor and the basalt stone veneer around the sides of the stage. To help blend the old with the new, the stacked stone seatwalls are also similar in design to the existing stacked stone amphitheater seating which are remaining in the park. The other relevant section of the Guidelines which staff feels applies to the stage is the Material and Building Colors section on Pages 15 and 16.

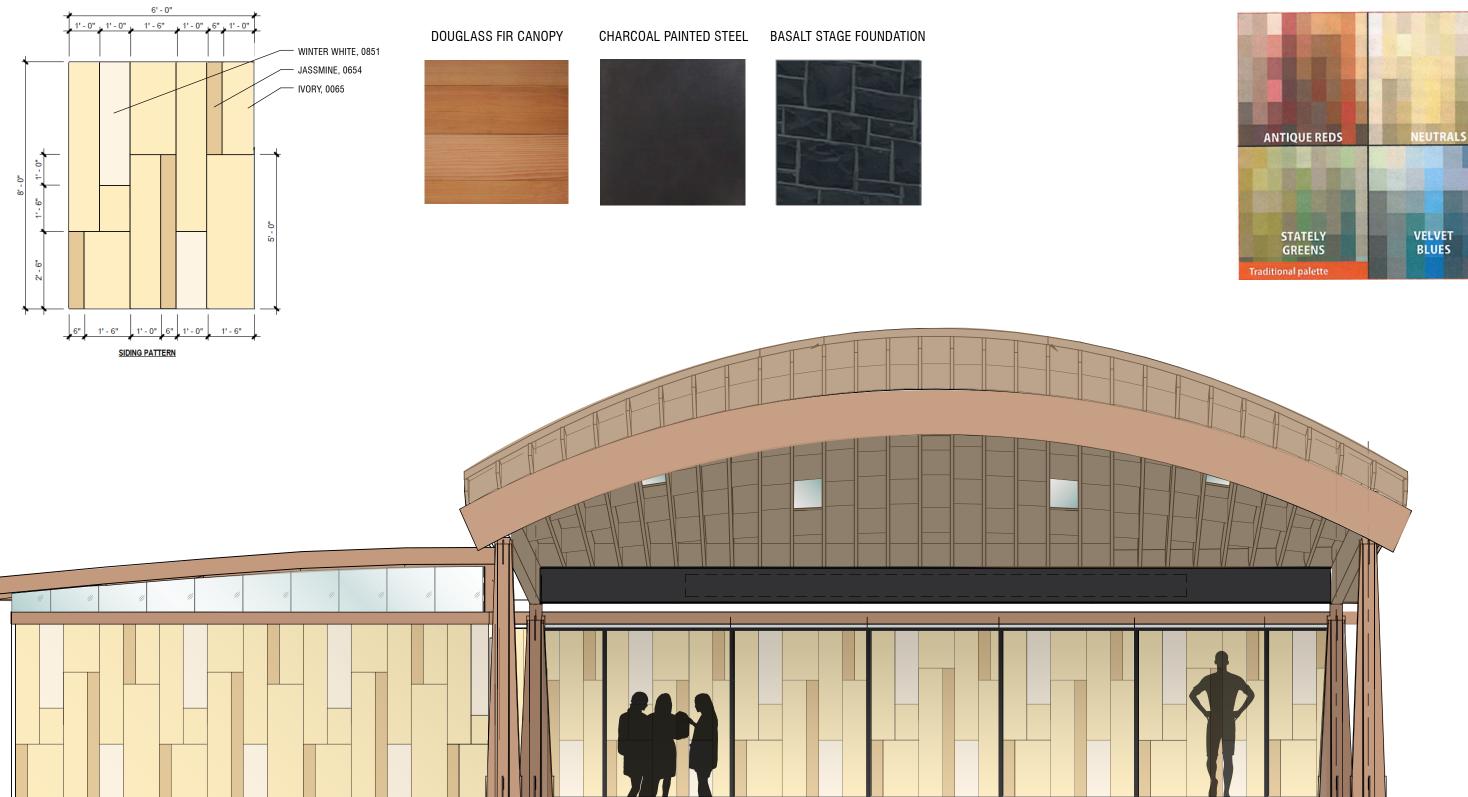
Does the Commission feel like the design of the stage is consistent with the Guidelines when it comes to the color pallet of the sliding stage panels and the storage building siding?

<u>Pavilion</u>: The proposed pavilion is approximately 12' x 22' (264 sq. ft.) located near the new playground equipment. The pavilion is considered a "add alternative" which gives the City the option to remove it from the scope if the overall project bids come back higher than the budgeted amount. Originally the pavilion included a roof made of entirely laminated art glass. The TAC expressed concerns with the cost and noted that one of the main purposes of the pavilion is to provide shade. Now, the design includes four (4) laminated glass panel skylights with an aluminum composite panel roof canopy. The shape and curved look of the pavilion is intended to look similar and consistent with the stage structure. The pavilion also has similar tapered wood wrapped metal columns as the stage.

<u>Pavilion Staff Comments</u>: Staff does not see any inconsistency with the Guidelines as applied to the pavilion. Does the Commission have any thoughts or concerns with the pavilion design as it relates to the Guidelines?

<u>Wall Sign</u>: The Wauna Credit Union Stage signage is required on the stage because of sponsorship dollars provided to the City to construct a new stage. The sign is precision cut bronze or stainless steel letters 3/8" thick mounted to the steel stage I-beam with concealed hardware.

<u>Wall Sign Staff Comments</u>: For new signage construction, the Guidelines state that metal is an appropriate material. The proposed sign has a simple lettering style which is proportional to the stage and easy to read. This is consistent with the Guidelines. <u>Does the Commission agree?</u>



RECOMMENDED COLOR PALETTE

Mayer/Reed St. Helens Riverwalk | 90% CD | January 03, 2023 | 1

#	DETAIL TITLE	DETAIL #	SHEET #		
	HARDSCAPE				
١	CONCRETE PAVING	1	L601		
3	CIP CONCRETE THICKENED EDGE	2	L601		
)	CONCRETE HEADER	3	L601		
)	STONE PAVERS	4	L601		
=	SAND FINISH, SAW CUT JOINTS	6	L601		
=	BROOM FINISH, TOOLED JOINTS	7	L601		

TAG#	DETAIL TITLE	DETAIL #	SHEET
2	WALLS/STAIRS		
2A	CIP CONCRETE WALLS AT RIVERBANK	1	L602
2B	CIP CONCRETE WALLS AT BERM	2	L602
2D	STONE WALL	4	L602
2E	CONCRETE STAIRS	5	L602
2F	CHEEK WALL AT STEPS	6	L602
2H	BASALT COLUMN RETAINING WALL	8	L602
21	BASALT SEATING, TYP.	9	L602
2J	STONE VENEER AT STAGE	10	L602

#	SHEET #	TAG#	DETAIL TITLE	DETAIL #	SHEE
		3	RAILINGS		
	L602	3A	GUARDRAIL	1	L60
	L602	3B	GUARDRAIL WOOD TOP RAIL	2	L60
	L602	3C	HANDRAIL AT RAMP	3	L60
	L602	3D	STAIR HANDRAIL	4	L60
	L602	3E	GUARDRAIL WITH HANDRAIL	5	L60
	L602				

TAG#	DETAIL TITLE	DETAIL #	SHEET #
4	FURNISHINGS & SIGNAGE		
4A	BIKE RACK	1	L605
4B	BENCH	2	L605
4C	LITTER RECEPTACLE	3	L605
4D	RELOCATED DOG STATUE (OPCI)		L605
4E	DRINKING FOUNTAIN	5	L605
4F	ROOT WAD REF SPECS.		
4G	RELOCATED CONCRETE BENCH	7	L605
4K	INTERPRETIVE SIGN AT GUARDRAIL	1	L606
4L	INTERPRETIVE PYLON AT STONE VENEER BASE	5	L606
4M	VOLUNTEER RECOGNITION PLAQUE	-	L607

SITE NOTES

PICNIC TABLES: 10

1. LOCATE ALL UNDERGROUND, SURFACE AND OVERHEAD UTILITIES PRIOR TO ANY WORK. 2. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. SO THAT UTILITIES MAY BE ACCURATELY LOCATED, EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY

HOURS BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION.

- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL FACTS CONCERNING CONDITIONS TO BE FOUND AT THE LOCATION OF THE PROJECT INCLUDING PHYSICAL CHARACTERISTICS ABOVE AND BELOW THE SURFACE OF THE GROUND AND TO FULLY EXAMINE THE PLANS AND SPECIFICATIONS. ANY DISCREPANCIES IN DIMENSIONING OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE AGENCY PRIOR TO THE ALTERATION OF PLANTING.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EACH PHASE OF CONSTRUCTION, NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. WHERE CONFLICT IS IDENTIFIED, COST OF PROCEEDING WITHOUT OWNER'S REPRESENTATIVE WRITTEN CLARIFICATION AND AUTHORIZATION TO PROCEED SHALL BE AT THE CONTRACTOR'S EXPENSE.

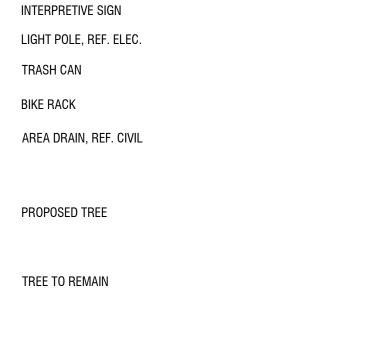
SITE FURNISHING QUANTITIES:

IN ADDITION TO FURNISHINGS SHOWN ON PLANS, CONTRACTOR TO PROVIDE ADDITIONAL FURNISHINGS TO OWNER FOR INSTALL OUTSIDE OF THE PROJECT AREA: TRASH CANS: 8 BIKE RACKS: 1



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GENERAL LEGEND

----- PROPERTY LINE

LIMIT OF WORK

— — — — — 100 YEAR FLOODLINE

RIPARIAN AREA

LAWN AREA

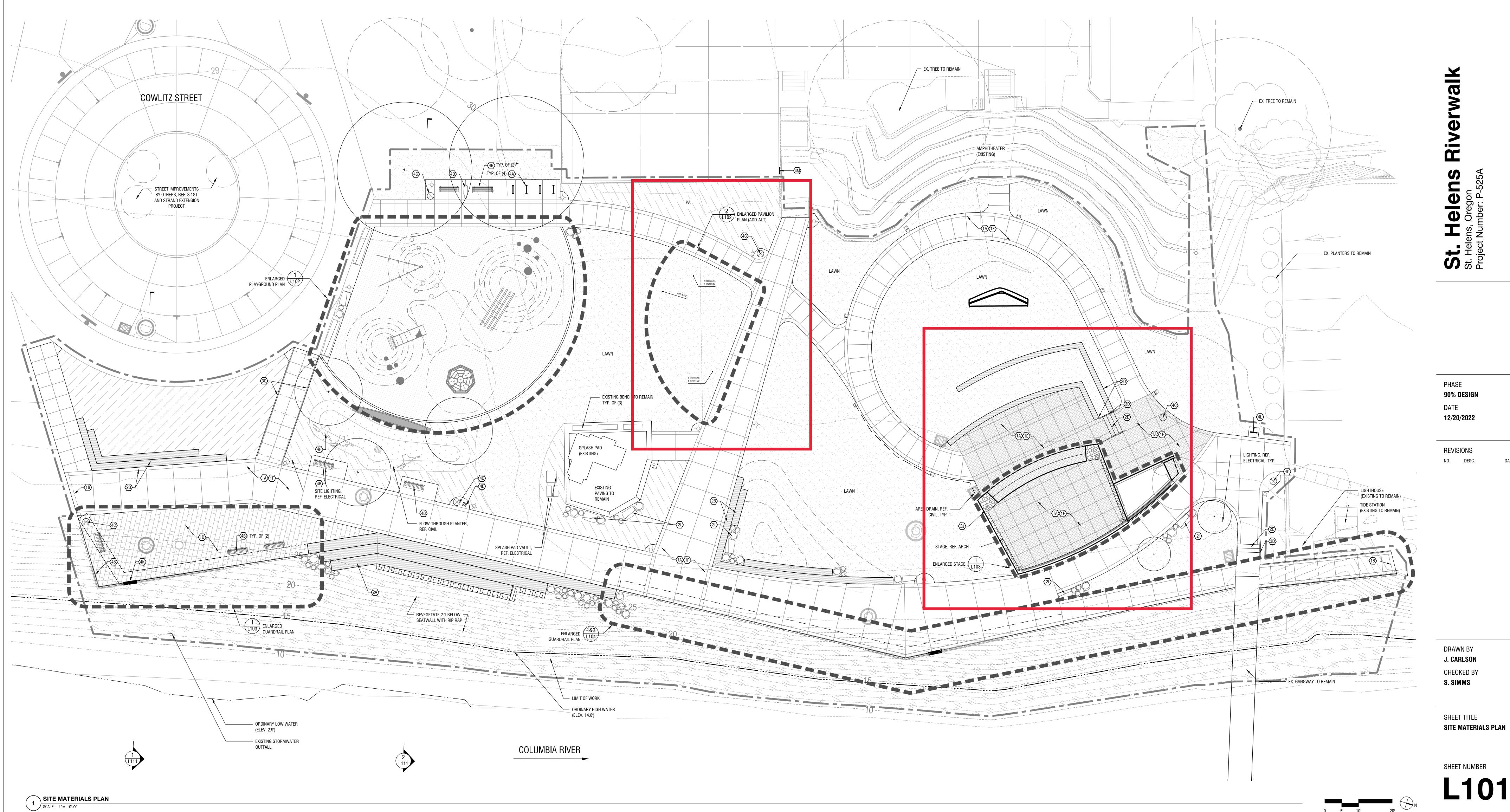
STORMWATER AREA

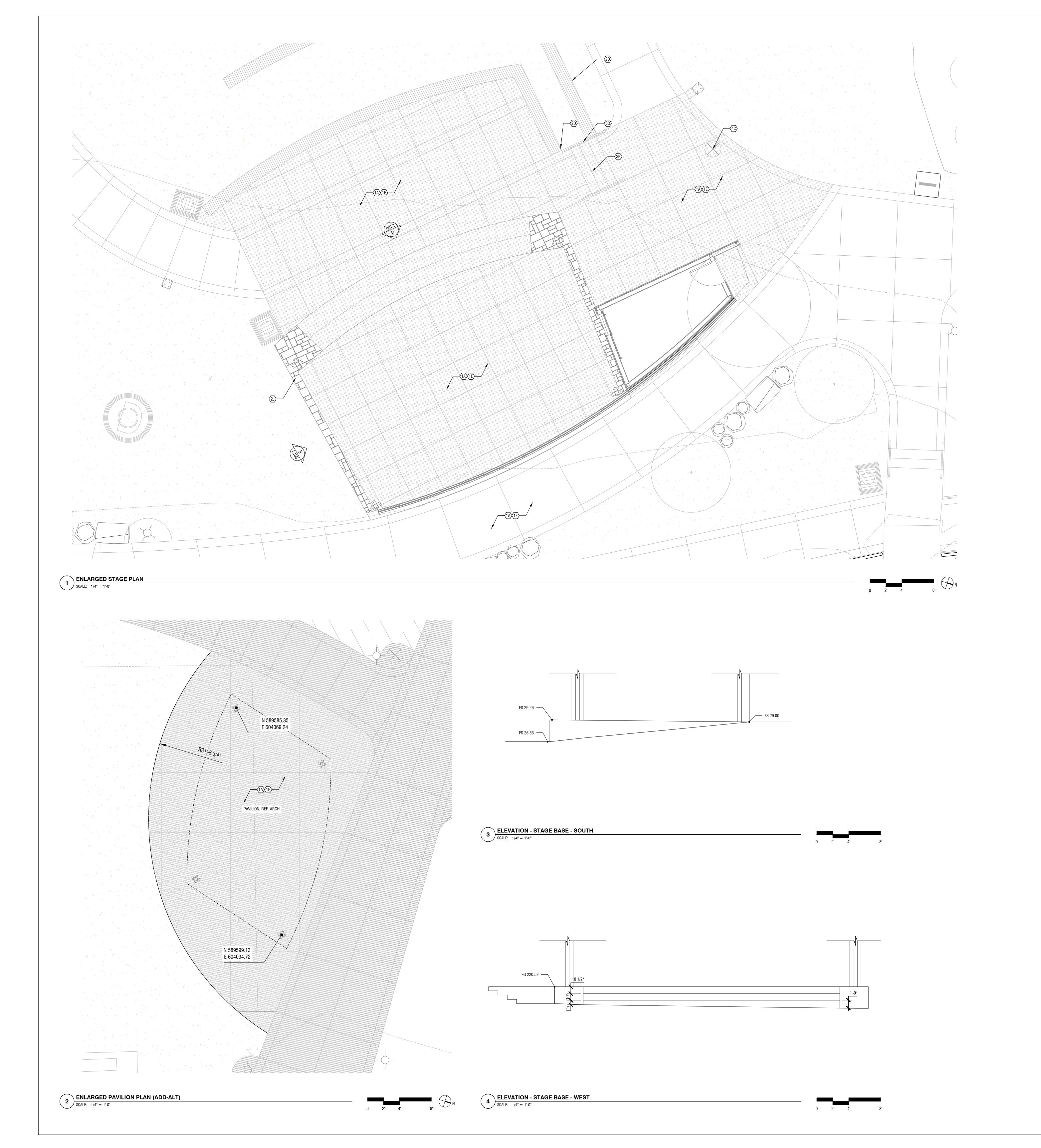
PLANTING AREA

SPECIALTY PAVING

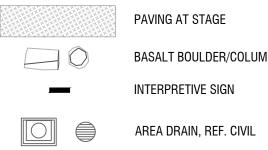
PAVING AT STAGE

BASALT BOULDER/COLUMN





 ORDINARY HIGH WATER (OHW
 100 YEAR FLOODLINE
RIPARIAN AREA
LAWN AREA
STORMWATER AREA
PLANTING AREA
SPECIALTY PAVING
PAVING AT STAGE
BASALT BOULDER/COLUMN
INTERPRETIVE SIGN



TAG#	DETAIL TITLE	DETAIL #	SHEET #
1	HARDSCAPE		
1A	CONCRETE PAVING	1	L601
1E	SAND FINISH, SAW CUT JOINTS	6	L601
1F	BROOM FINISH, TOOLED JOINTS	7	L601
TAG#	DETAIL TITLE	DETAIL #	SHEET #
2	WALLS/STAIRS		

TAG#	DETAIL TITLE	DETAIL #	SHEET #
3	RAILINGS		
3D	STAIR HANDRAIL	4	L603

TAG#	DETAIL TITLE	DETAIL #	SHEET #
4	FURNISHINGS & SIGNAGE	•	
4D	RELOCATED DOG STATUE (OPCI)	1	L605



TAG#	DETAIL TITLE	DETAIL #	SHEET #
1	HARDSCAPE		
1A	CONCRETE PAVING	1	L601
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TAG#	DETAIL TITLE	DETAIL #	SHE
2	WALLS/STAIRS		
2D	STONE WALL	4	L6
2E	CONCRETE STAIRS	5	L6
2J	STONE VENEER AT STAGE	10	L6

TAO "	DETAIL TITLE	DETAIL "	OUEET #
TAG#	DETAIL TITLE	DETAIL #	SHEET #
3	RAILINGS		ī
3D	STAIR HANDRAIL	4	L603

TAG#	DETAIL TITLE	DETAIL #	SHEET #
4	FURNISHINGS & SIGNAGE		
4D	RELOCATED DOG STATUE (OPCI)		L605

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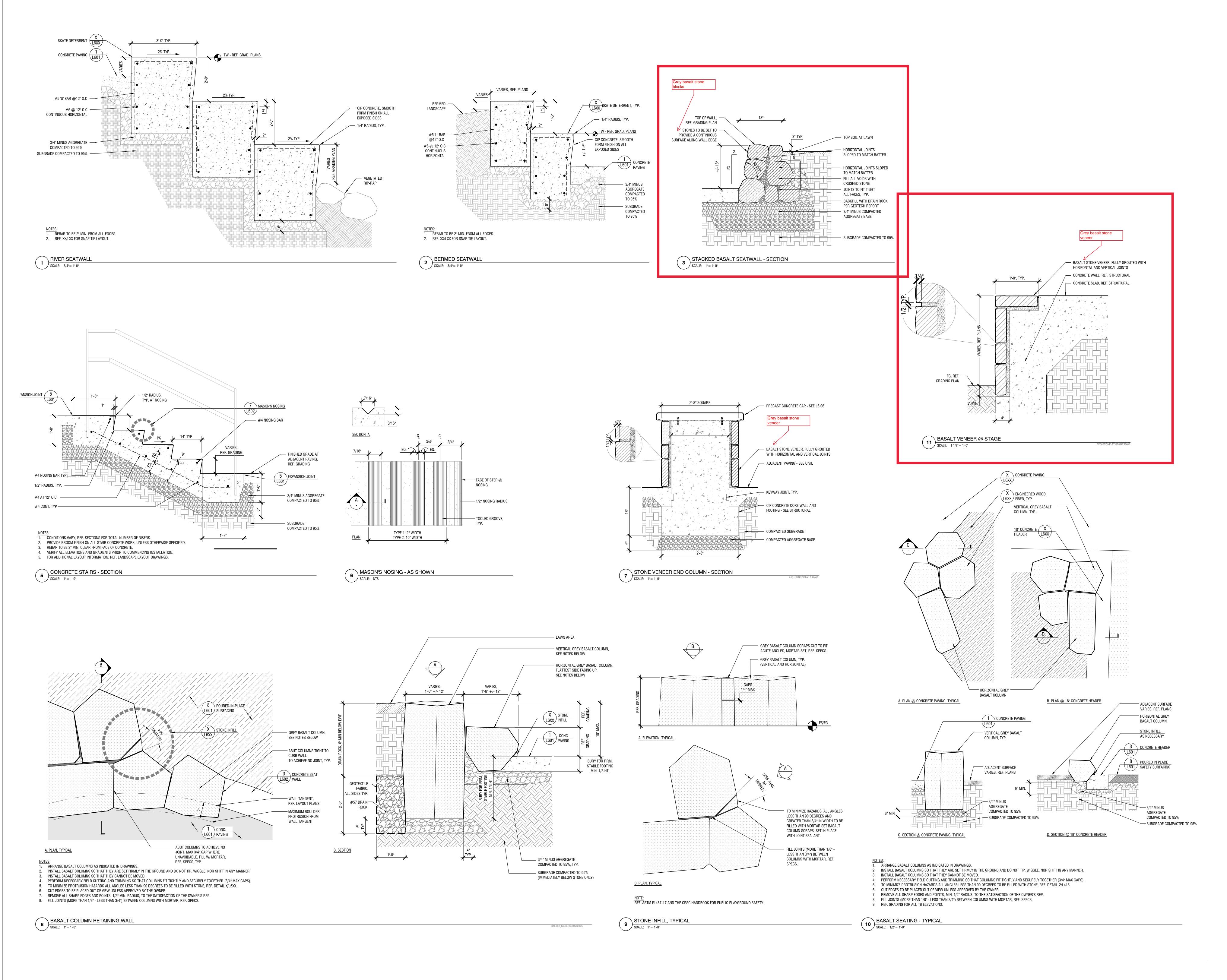
90% DESIGN

REVISIONS

DRAWN BY J. CARLSON CHECKED BY S. SIMMS

SHEET TITLE ENLARGED SITE MATERIALS PLANS

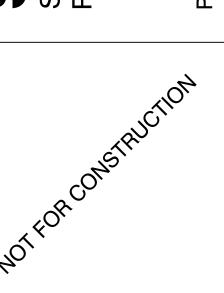
SHEET NUMBER L103





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St. Helens, Oregon
Project Number: P-525A



PHASE 90% DESIGN DATE 12/20/2022

REVISIONS

NO. DESC.

DRAWN BY

J. CARLSON

CHECKED BY

S. SIMMS

SHEET TITLE
SITE DETAILS WALLS & STAIRS

SHEET NUMBER

L602





SEE BUILDING FLOOR PLANS FOR WINDOW AND DOOR TAGS AND ACTIVE PANELS

2. SIDING TYPE, REVEALS & BUILDING COLORS SHALL WRAP AROUND CORNERS INTO RECESSED AREAS UNLESS OTHERWISE NOTED. 3. SEE A0.01 FOR CONSTUCTION ASSEMBLY DETAILS



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ELEVATION LEGEND

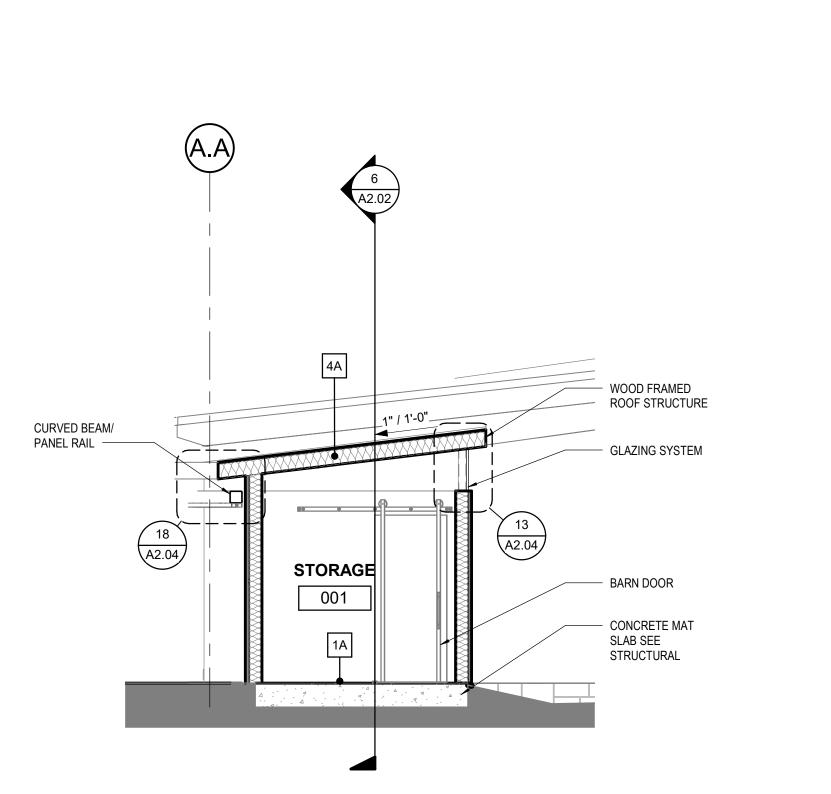
24 A2.04 5 STAGE CROSS SECTION

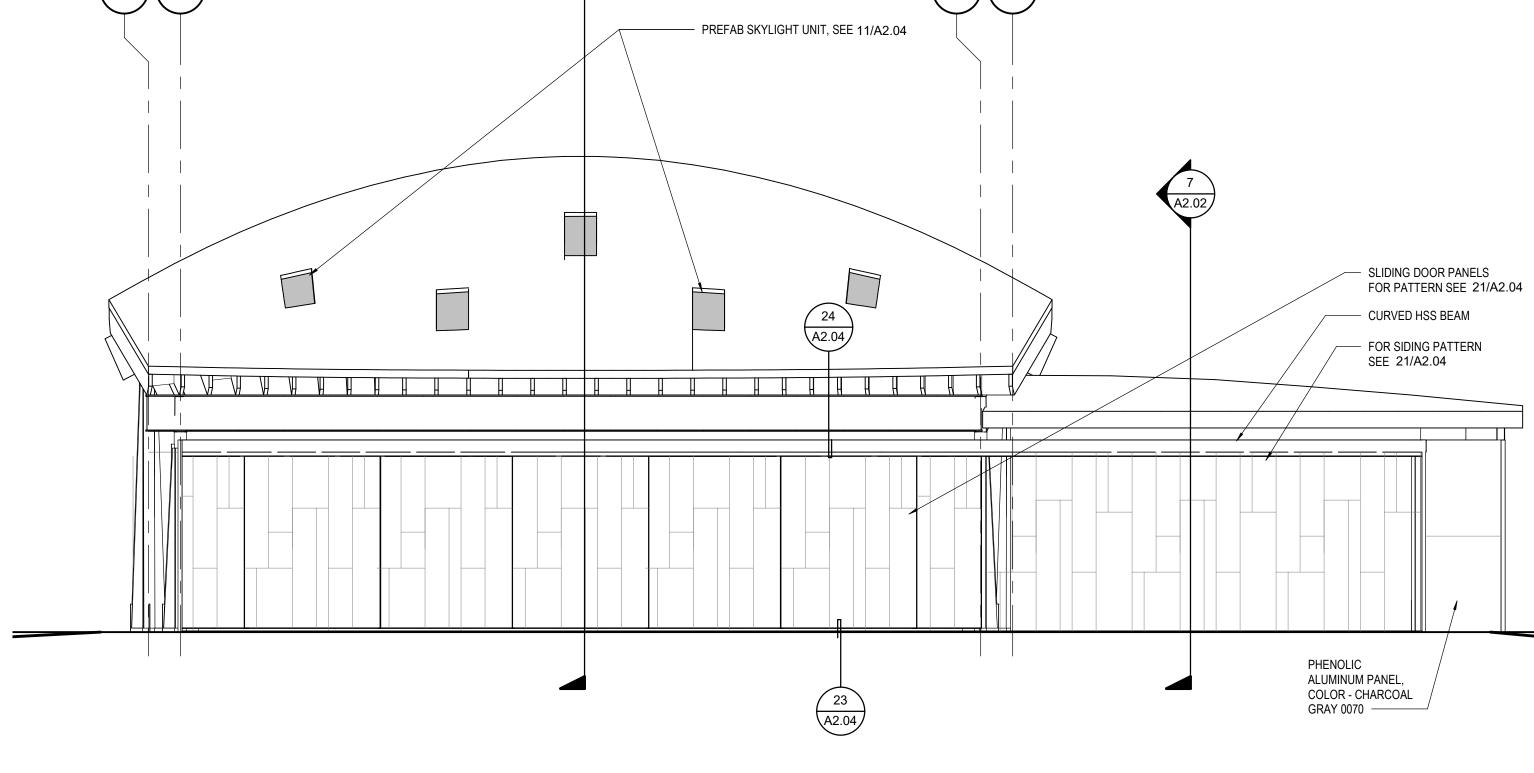
SECTION THOUGH STAGE AND STORAGE A2.02 SCALE: 1/4" = 1'-0"

STORAGE

001







PRE-FAB SKYLIGHT

- WOOD ROOF JOIST

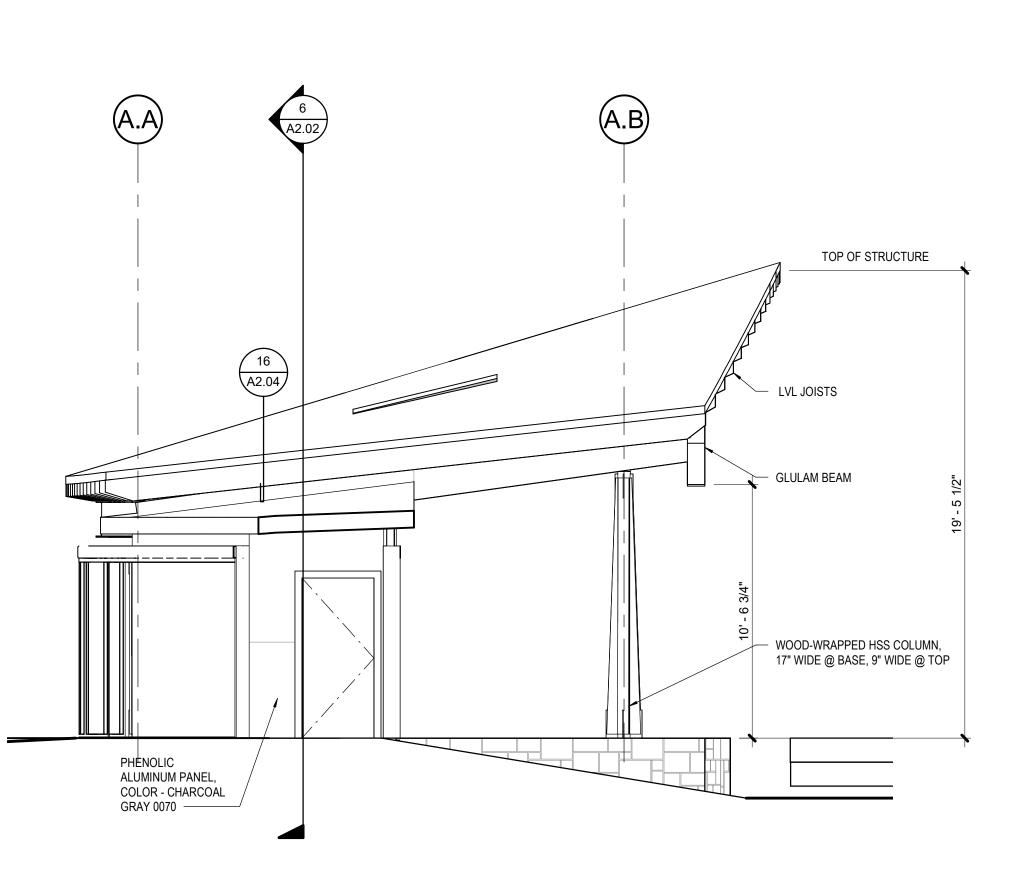
— GLULAM BEAM

CURVED WIDE FLANGE BEAM

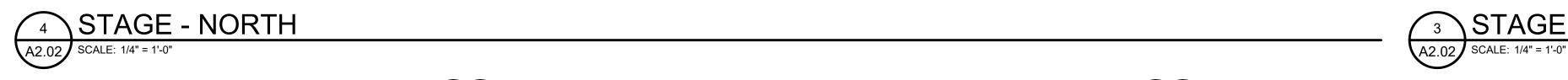
- SLIDING WALL

 WOOD WRAPPED STEEL COLUM

CONCRETE MAT
 SLAB SEE
 STRUCTURAL



7 STORAGE CROSS SECTION A2.02 SCALE: 1/4" = 1'-0"



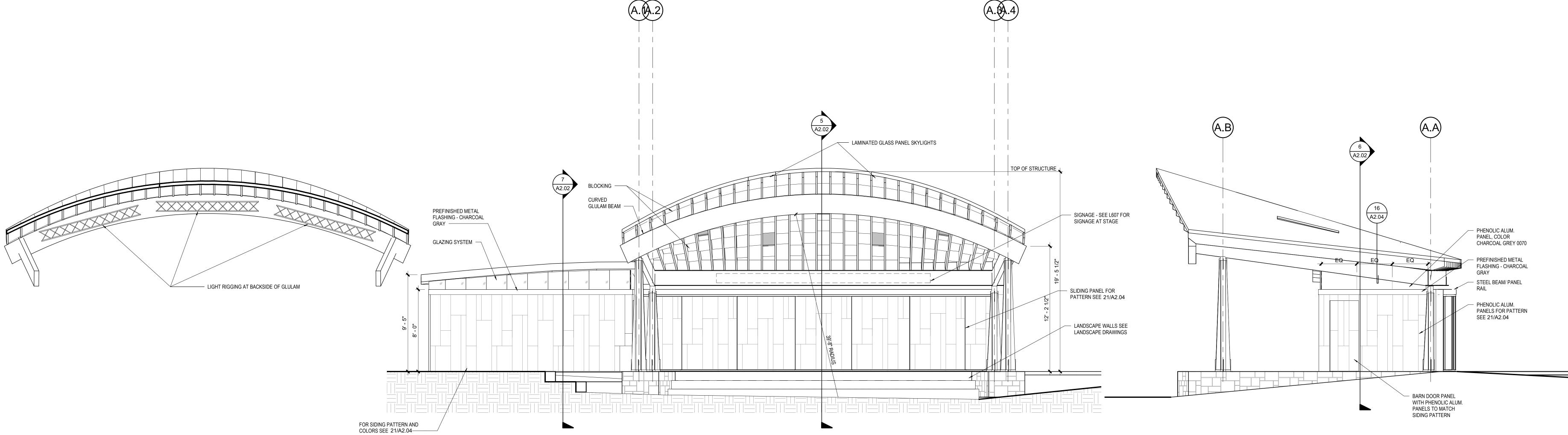
3 STAGE - WEST
A2.02 SCALE: 1/4" = 1'-0"

MEMBRANE ROOF

- WOOD ROOF JOIST

- WOOD-WRAPPED HSS COLUMN, 17" WIDE @ BASE, 9" WIDE @ TOP

- LANDSCAPE WALLS SEE LANDSCAPE DRAWINGS



DRAWN BY CHECKED BY

PHASE

90% DESIGN

12/20/2022

REVISIONS

NO. DESC.

SHEET TITLE STAGE EXTERIOR ELEVATIONS AND SECTION

SHEET NUMBER

8 STAGE RIGGING - ELEVATION
A2.02 SCALE: 1/4" = 1'-0"

2 STAGE - SOUTH
A2.02 SCALE: 1/4" = 1'-0"

1 STAGE - EAST
A2.02 SCALE: 1/4" = 1'-0"



BUILDING PLAN NOTES

ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS OTHERWISE NOTED.

2. SEE LANDSCAPE SHEET L201 FOR STRUCTURE LOCATIONS

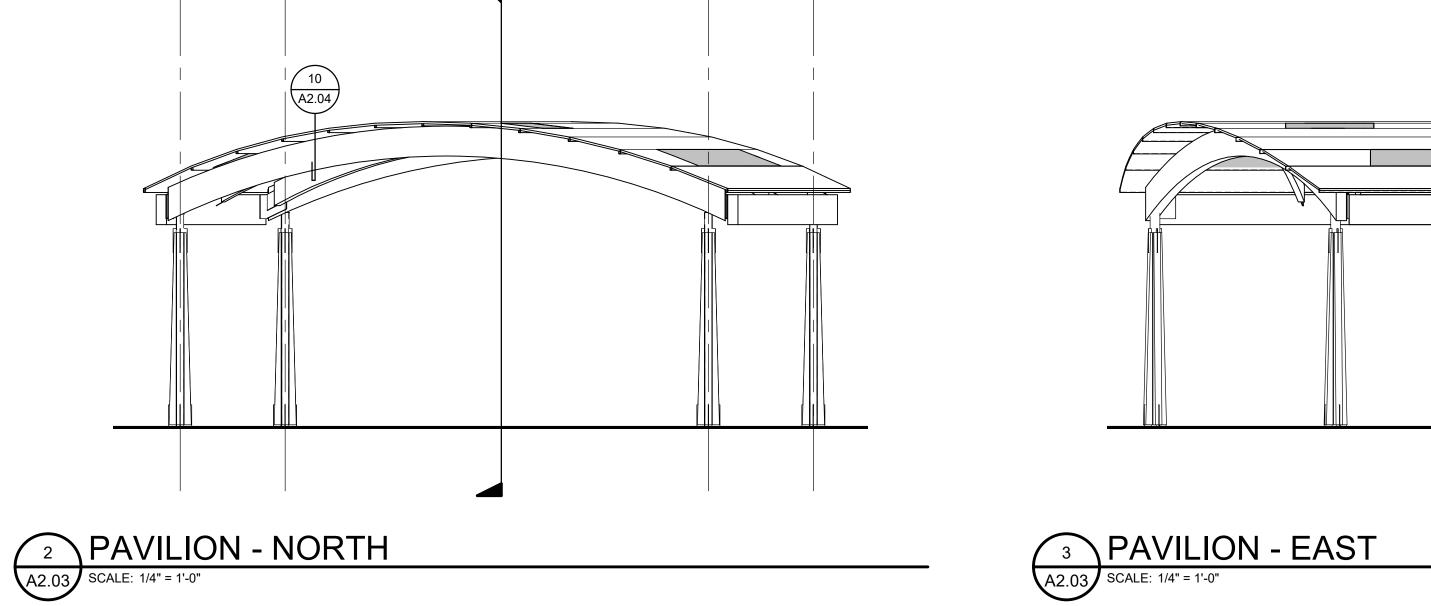
Mayer/Reed

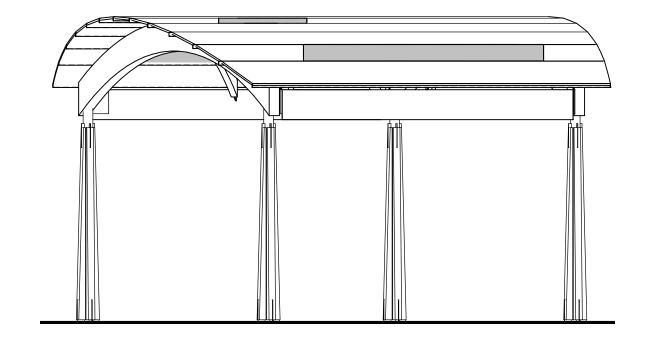
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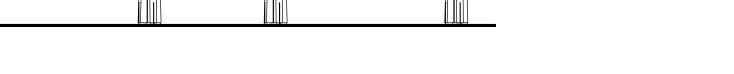


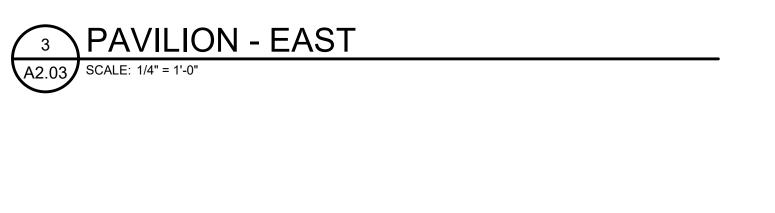


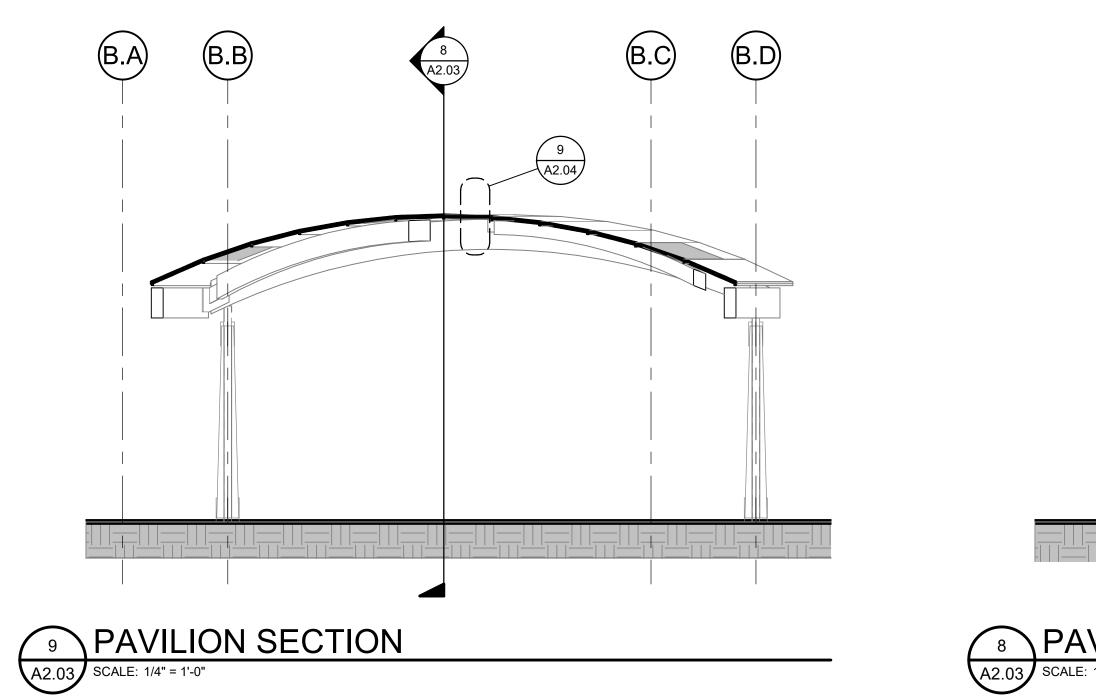
1. SEE LOWER FLOOR PLANS FOR BUILDING DIMENSIONS.

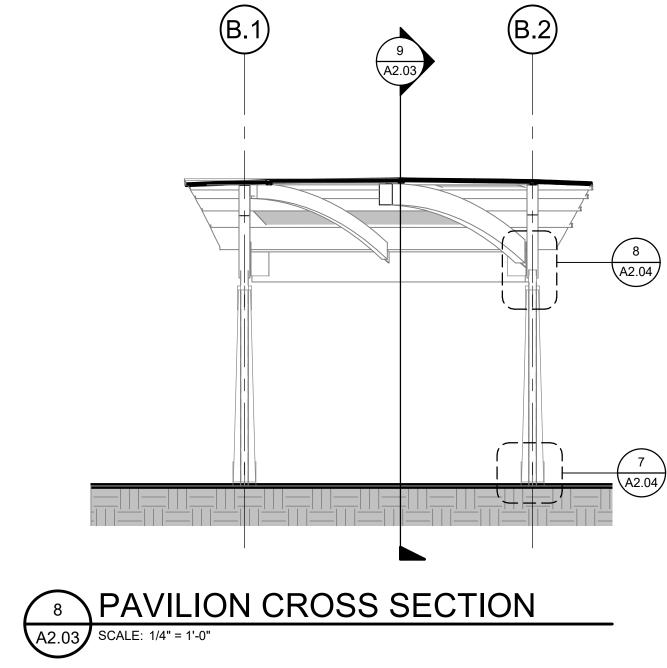


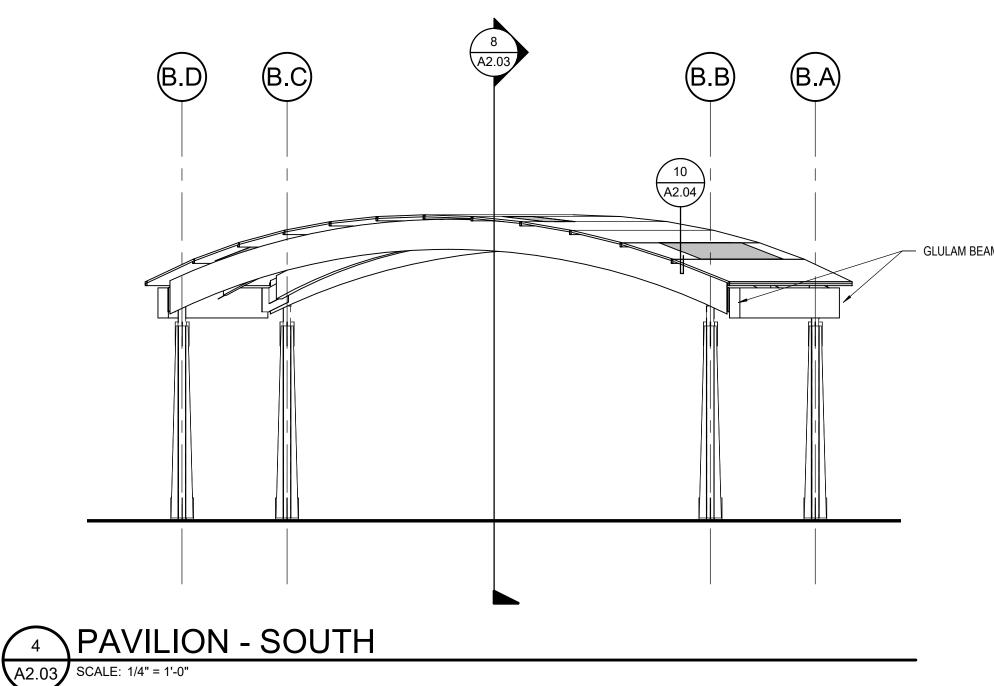


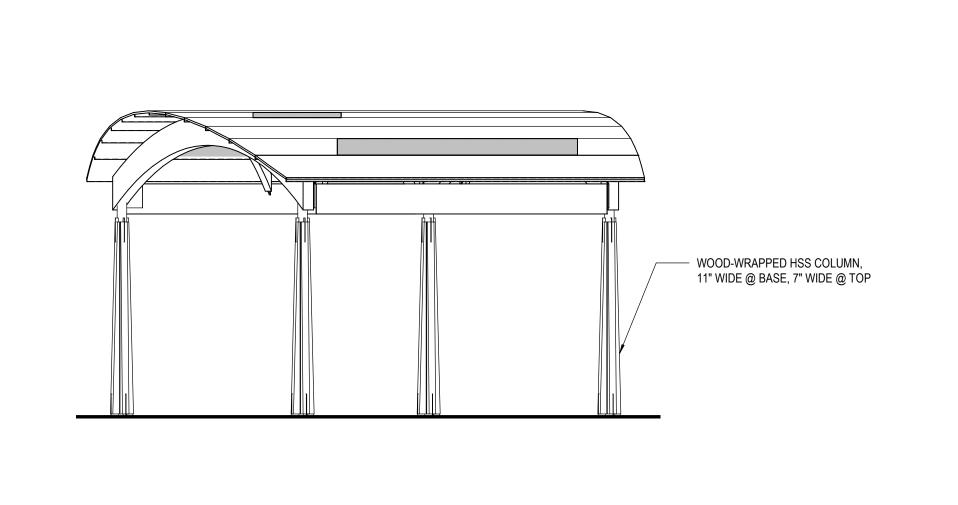










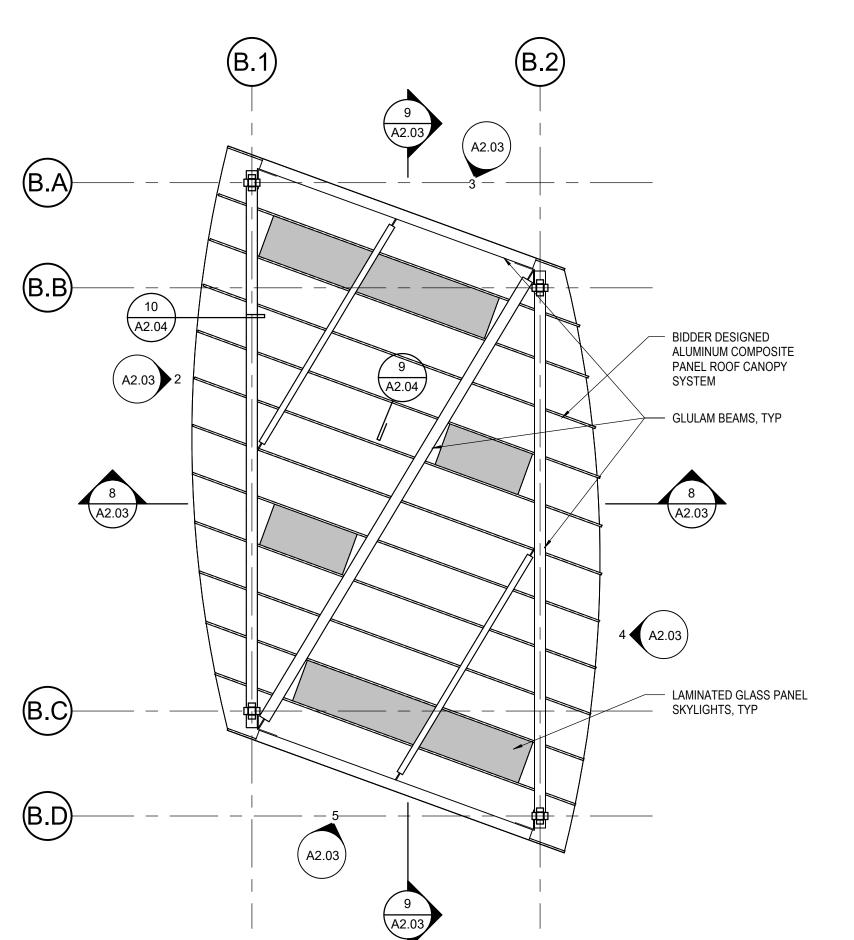


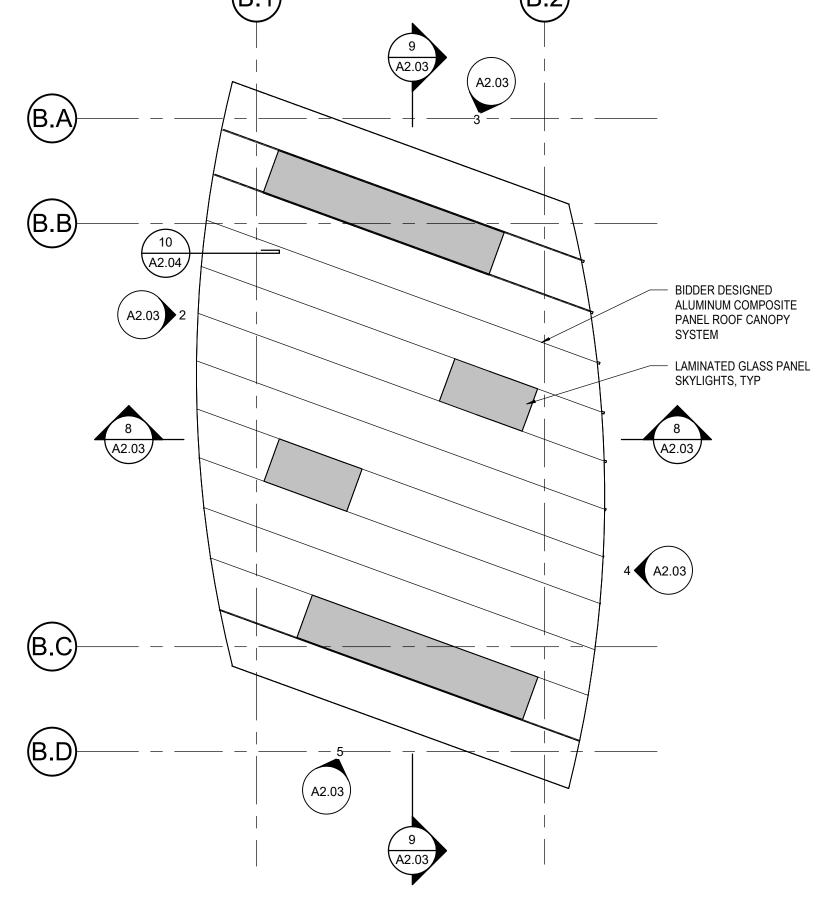
5 PAVILION - WEST
A2.03 SCALE: 1/4" = 1'-0"

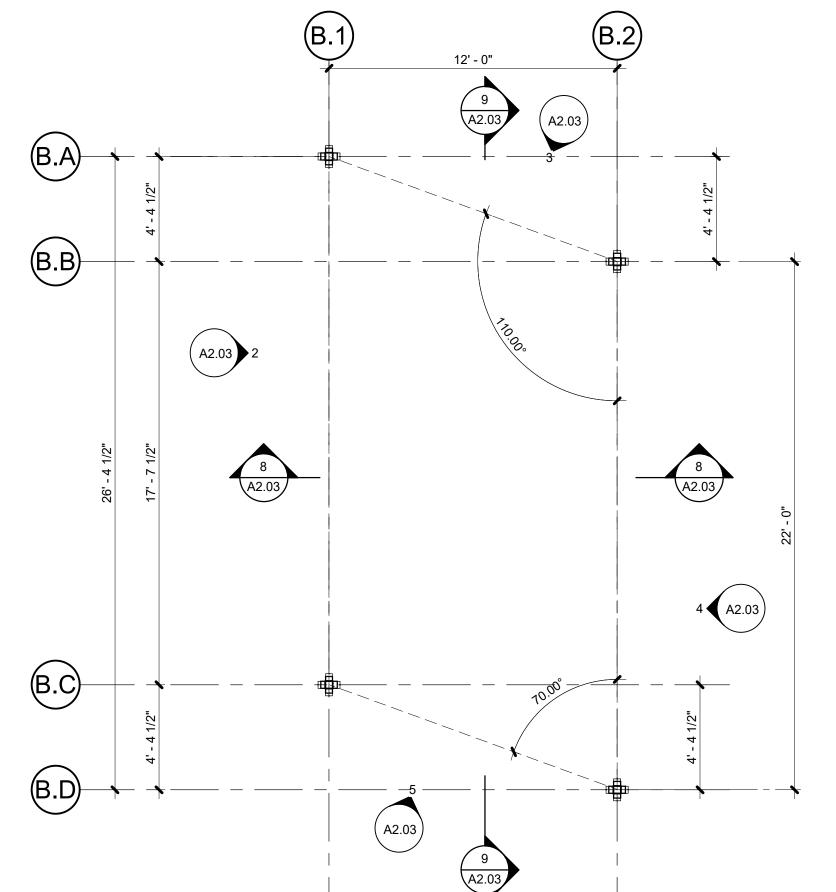


PHASE 90% DESIGN 12/20/2022

REVISIONS KEYNOTE LEGEND NO. DESC.







DRAWN BY PP, AP CHECKED BY

SHEET TITLE

PAVILION PLANS AND

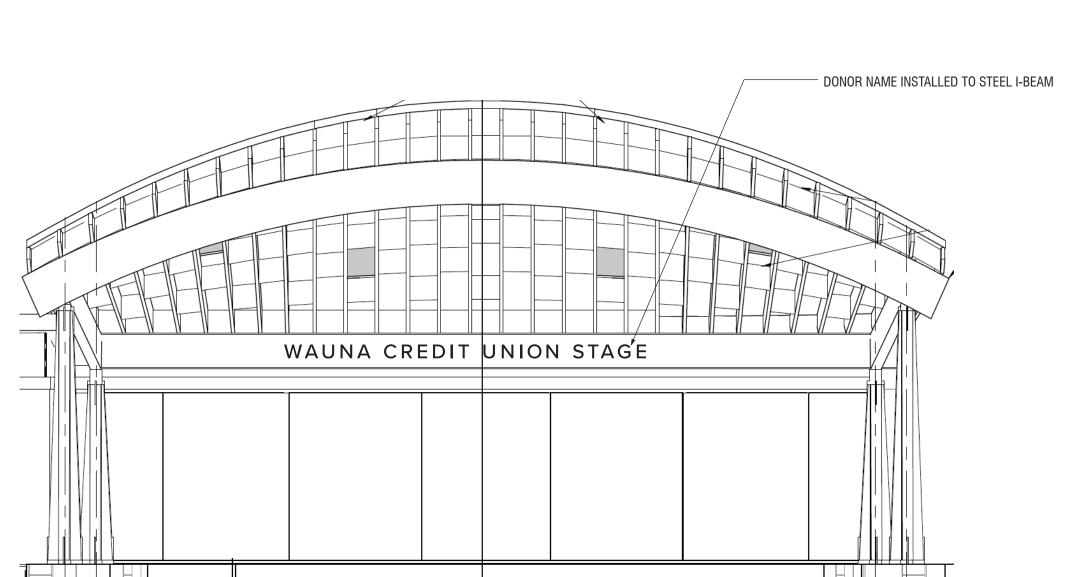
ELEVATIONS (ADD ALT)

SHEET NUMBER

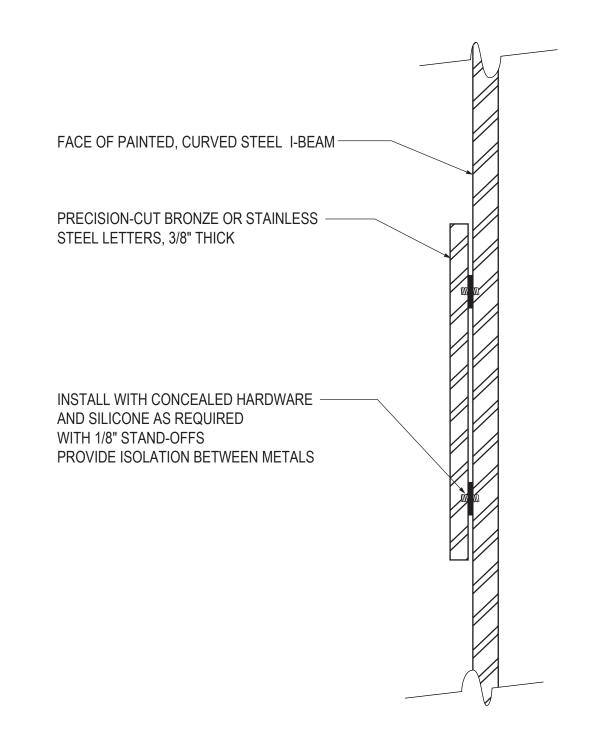
6 ROOF PLAN - PAVILION
A2.03 SCALE: 1/4" = 1'-0"

7 REFLECTED CEILING PLAN - PAVILION
A2.03 SCALE: 1/4" = 1'-0"

1 FLOOR PLAN - PAVILION
A2.03 SCALE: 1/4" = 1'-0"



STAGE - CONTEXT ELEVATION SCALE: 1/4"= 1'- 0"



3 DONOR LETTERS - SECTION
SCALE: HALF FULL



WAUNA CREDIT UNION STAGE

- EDGE OF STEEL I-BEAM, SEE ARCHITECTURAL

2 STAGE - DONOR LAYOUT SCALE: 1 1/2"= 1'- 0"



Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed diam nonummy nibh euismod

STAINLESS STEEL PLATE, 1/8" THICK WITH ETCHED AND INFILLED TEXT FINISH: FINE SATIN, NON-DIRECTIONAL TYPEFACE: PROXIMA NOVA, MEDIUM, BOLD INFILL COLOR: BLACK
INSTALL WITH CONCEALED MECHANICAL
FASTENERS AND SILICONE AS REQUIRED FINAL LOCATIONS TO BE FIELD LOCATED.

IDENTIFICATION Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed diam nonummy nibh euismod

CANOE

to life and shaped the park into the community space it is today.

THANK YOU

To the volunteers and donors in

2005 and 2005 who brought

the Columbia View Amphitheater





PLAQUES - LAYOUT

SCALE: 1 1/2"= 1'- 0"



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> REVISIONS NO. DESC.

D. SHAW CHECKED BY

SHEET TITLE SIGNAGE DETAILS

SHEET NUMBER



BUILDING PLAN NOTES

ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS OTHERWISE NOTED.

2. SEE LANDSCAPE SHEET L201 FOR STRUCTURE LOCATIONS

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ROOF PLAN NOTES

1. SEE LOWER FLOOR PLANS FOR BUILDING DIMENSIONS.

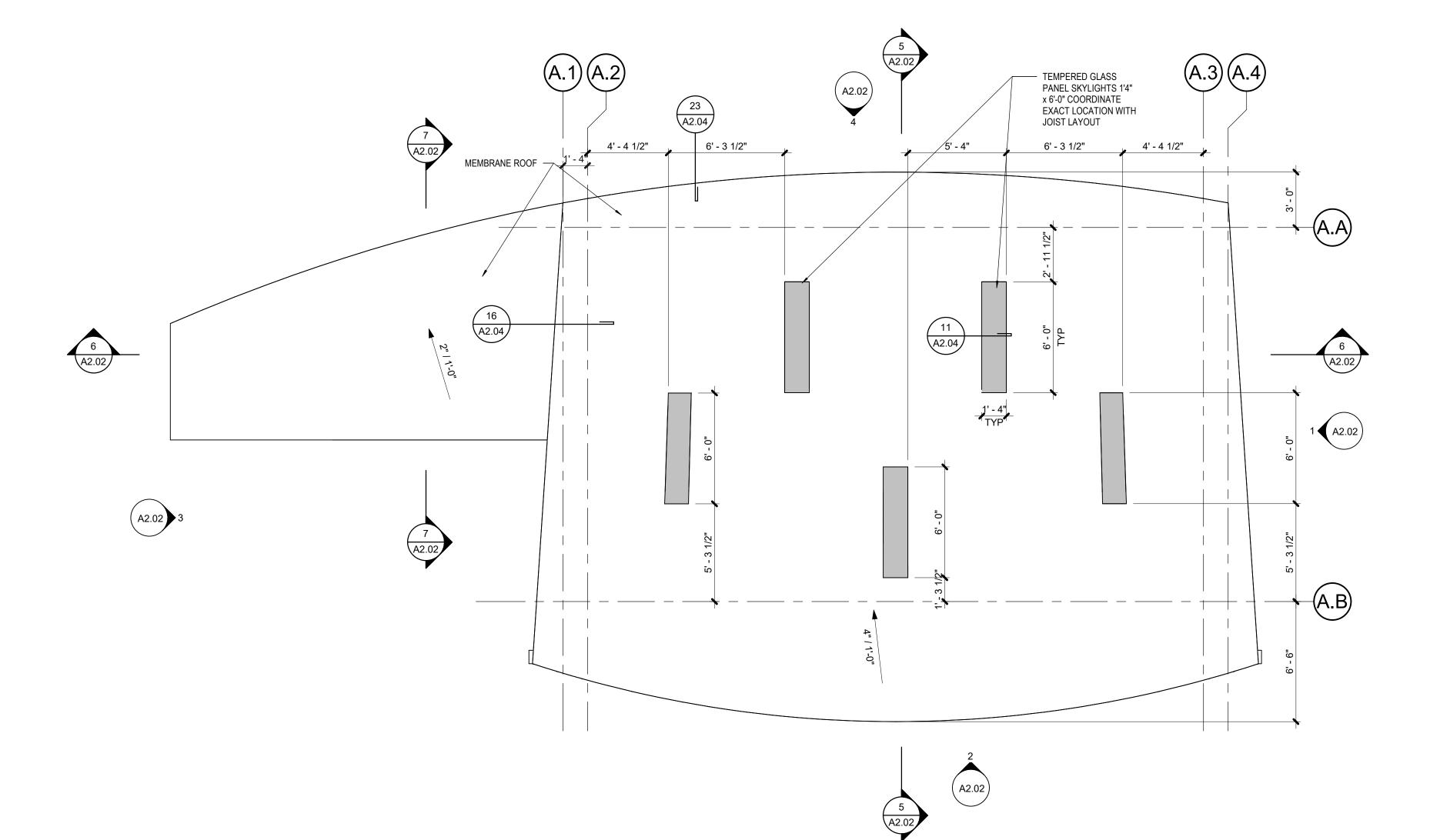
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SHEET TITLE
STAGE PLANS

SHEET NUMBER



2 ROOF PLAN - STAGE
A2.01 SCALE: 1/4" = 1'-0"

CUSTOM FABRICATED BARN DOOR FINISH TO MATCH STAGE SLIDING PANELS

LIGHT RIGGING AT BACK SIDE OF GLULAM

CUSTOM FABRICATION

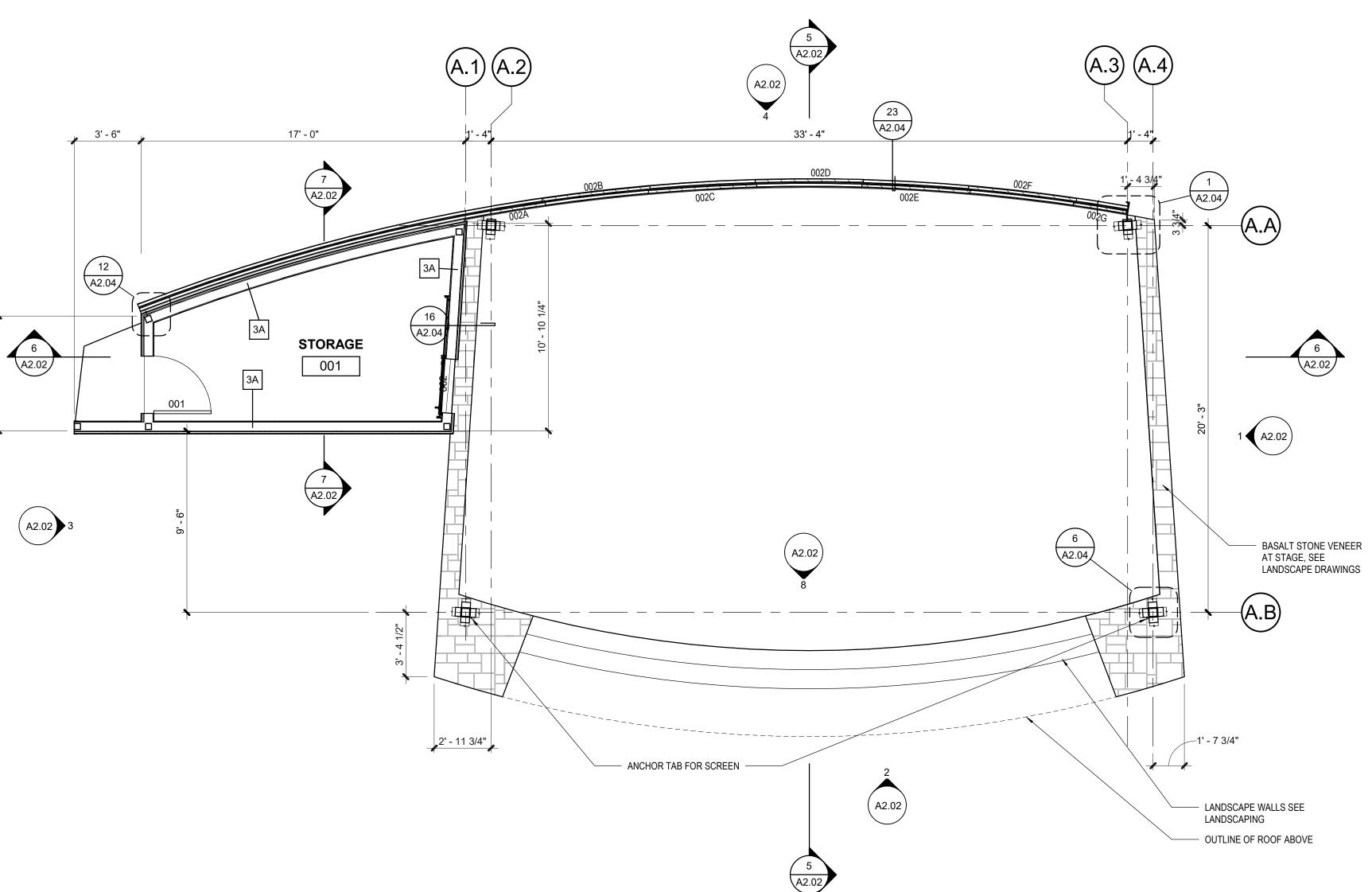
CUSTOM FABRICATION

CUSTOM FABRICATION

CUSTOM FABRICATION CUSTOM FABRICATION

CUSTOM FABRICATION

CUSTOM FABRICATION



1 FLOOR PLAN - STAGE
A2.01 SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - STAGE

DOOR / PANEL SCHEDULE - STAGE

B. ROLLING STAGE PANEL

STORAGE 001

³ DOOR TYPES

A2.01 SCALE: 1/4" = 1'-0"

HSS COLUMN SEE STRUCTURAL, TYP -

A2.02 3

ALUMINUM

ALUMINUM ALUMINUM

ALUMINUM ALUMINUM

ALUMINUM

SPRING LOADED CASTERS

- PHENOLIC ALUMINUM PANEL

EXTERIOR GRADE BARN DOOR HARDWARE

PAINT CHARCOAL GRAY

- PHENOLIC ALUMINUM PANEL

POWDER COATED

POWDER COATED

POWDER COATED

POWDER COATED

POWDER COATED

POWDER COATED

SPRING LOADED CASTER WHEELS

SPRING LOADED CASTER WHEELS

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SPRING LOADED CASTER WHEELS NR

TEMPERED GLASS
PANEL SKYLIGHTS

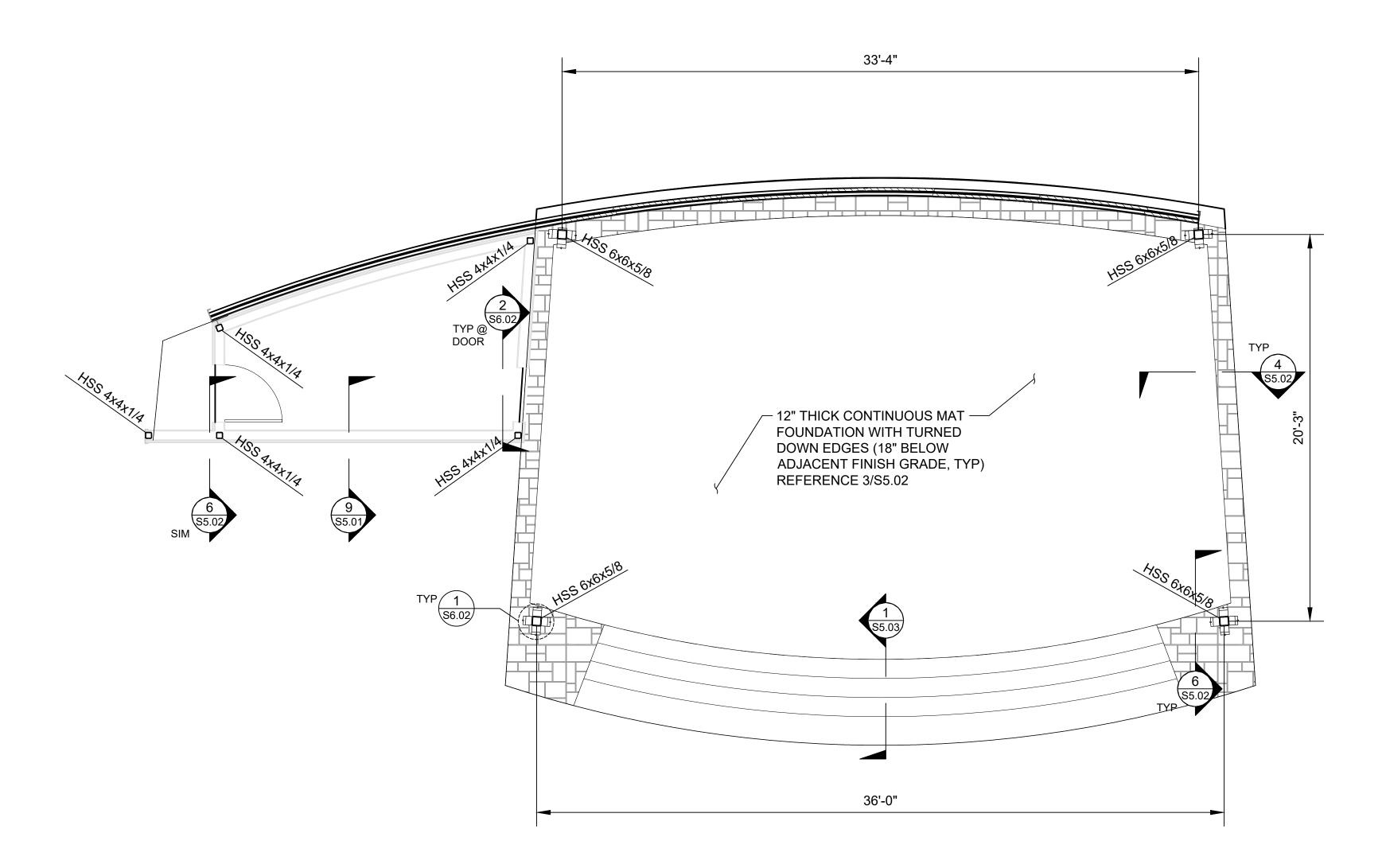
SPRING LOADED CASTER WHEELS NR



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HSS 6X4X3/8 (CURVED, REF – ARCH) WITH HSS 8X6X3/8, BELOW (CURVED, REF HSS6X2X1/4, FLATWISE W18X46 (CURVED, REF ARCH) BELOW (UNDER HSS 8X6X3/8, BELOW CLERESTORY (CURVED, REF ARCH) WINDOWS) – GL 5 1/2 X 7 1/2 24F-V4 – 2X6 DF NO. 2 @ 16" OC LVL 1 3/4 x 11 7/8 @ 16" OC MAX SIMPSON CCOQ6-SDS2.5

SERIES OF COLUMN CAPS
FOR GLULAM BEAMS WELDED
TO TOP OF HSS COLUMN
WITH 1/4" FILLET WELD, ALL-HSS6X2X1/4, FLATWISE ——— BELOW (UNDER CLERESTORY WINDOWS) 4" SEISMIC GAP BETWEEN ———/
ROOFS AND CURVED 8X6X3/8) AROUND, TYP GL 8 3/4 X 22 1/2 24F-V8 (RADIUSED, REF ARCH)

PHASE 90% DESIGN DATE 12/20/2022

REVISIONS NO. DESC.

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SHEET TITLE STAGE PLANS

SHEET NUMBER

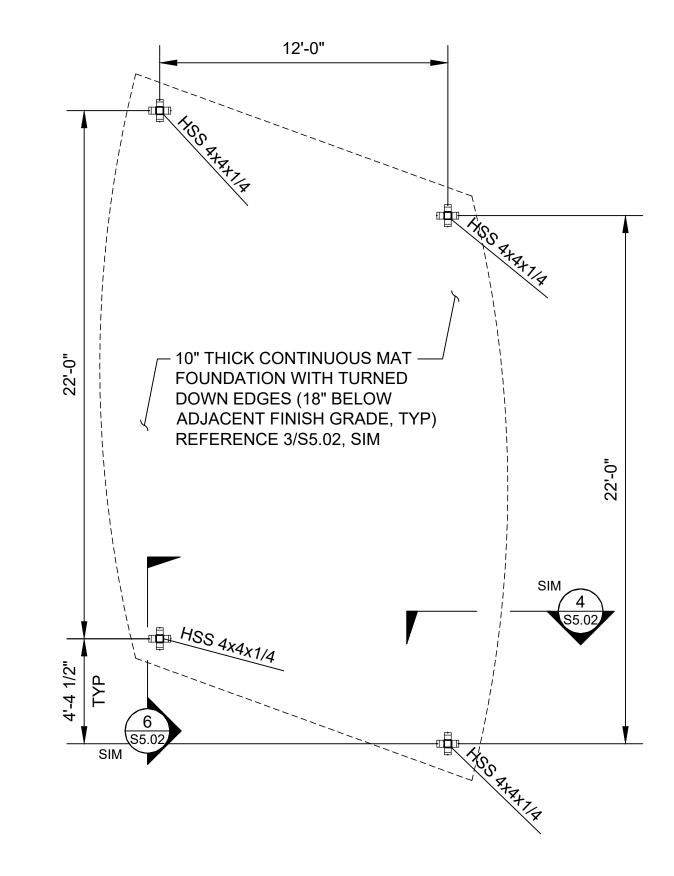
S2.01

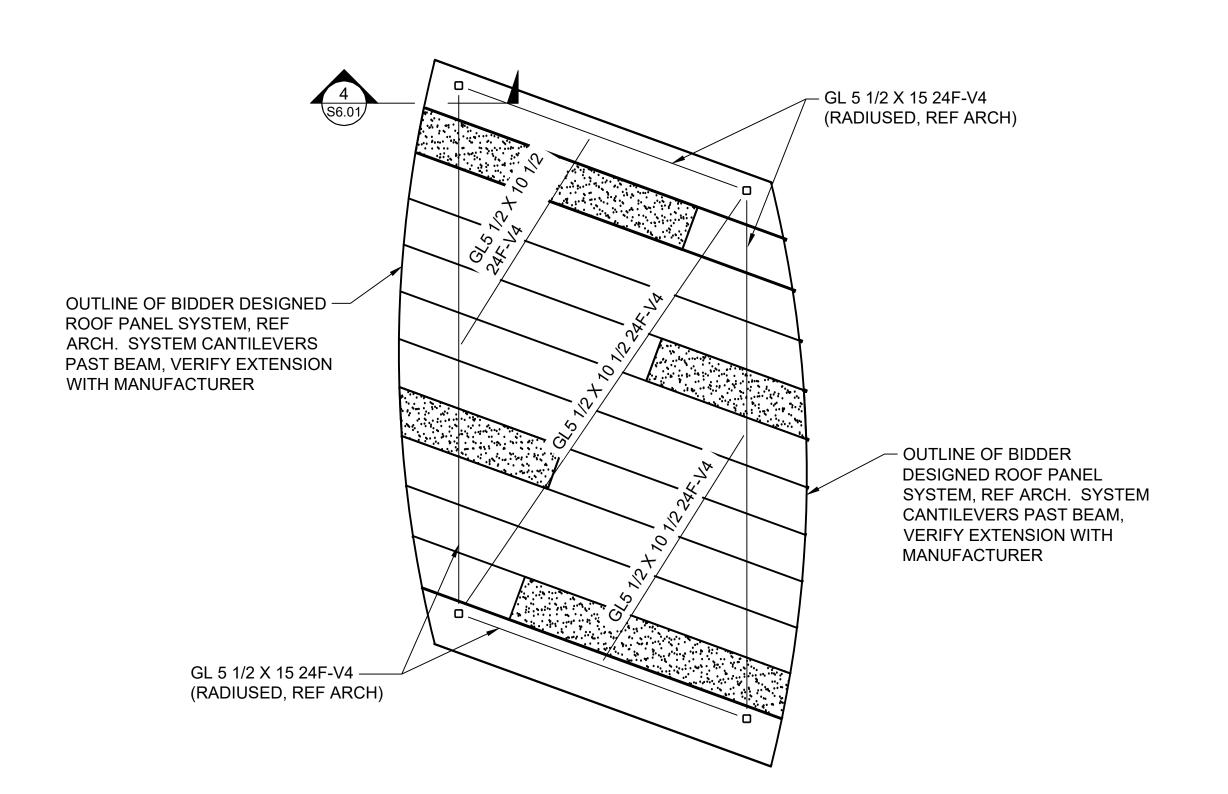


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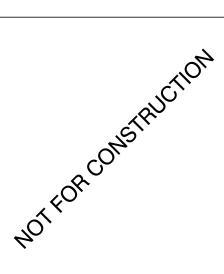
FLOOR PLAN - PAVILION (ADD ALT)

SCALE: 1/4" = 1'-0"

POOF PLAN - PAVILION (ADD ALT)

SCALE: 1/4" = 1'-0"

Helens ens, Oregon



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SHEET TITLE
PAVILION PLANS
-ADD ALT

SHEET NUMBER

\$2.03



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PHASE 90% DESIGN DATE 12/20/2022

> **REVISIONS** NO. DESC.

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SHEET TITLE **DETAILS**

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