



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?

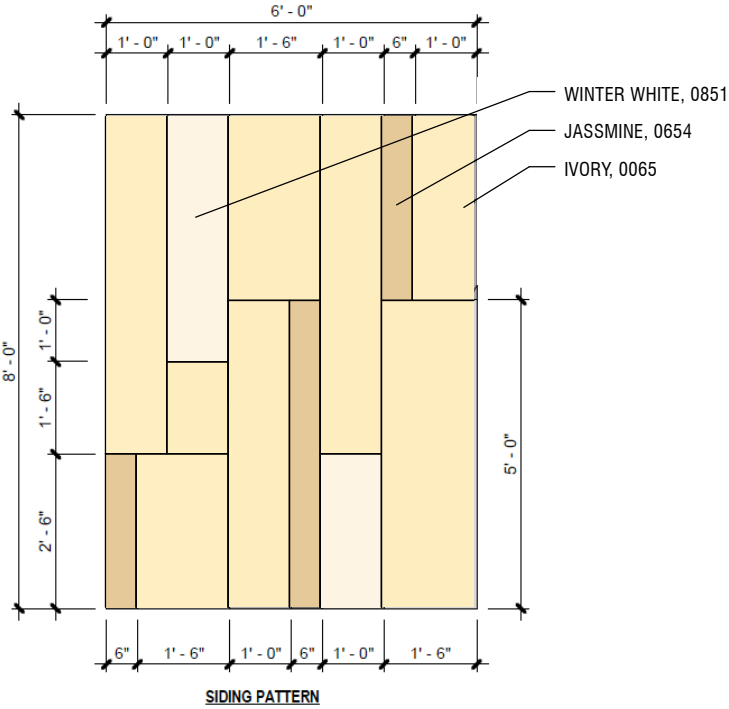
Pavilion: The proposed pavilion is approximately 12' x 22' (264 sq. ft.) located near the new playground equipment. The pavilion is considered a "add alternative" which gives the City the option to remove it from the scope if the overall project bids come back higher than the budgeted amount. Originally 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.

Pavilion Staff Comments: 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?**

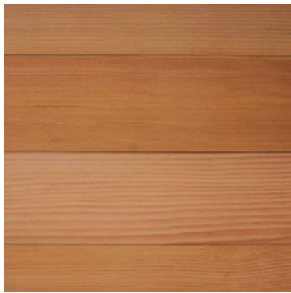
Wall Sign: The Wauna Credit Union Stage signage is required on the stage because of sponsorship dollars provided to the City to construct a new stage. The sign is precision cut bronze or stainless steel letters 3/8" thick mounted to the steel stage I-beam with concealed hardware.

Wall Sign Staff Comments: 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. **Does the Commission agree?**

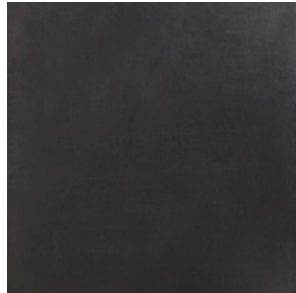
RECOMMENDED COLORS FROM 90%



DOUGLASS FIR CANOPY



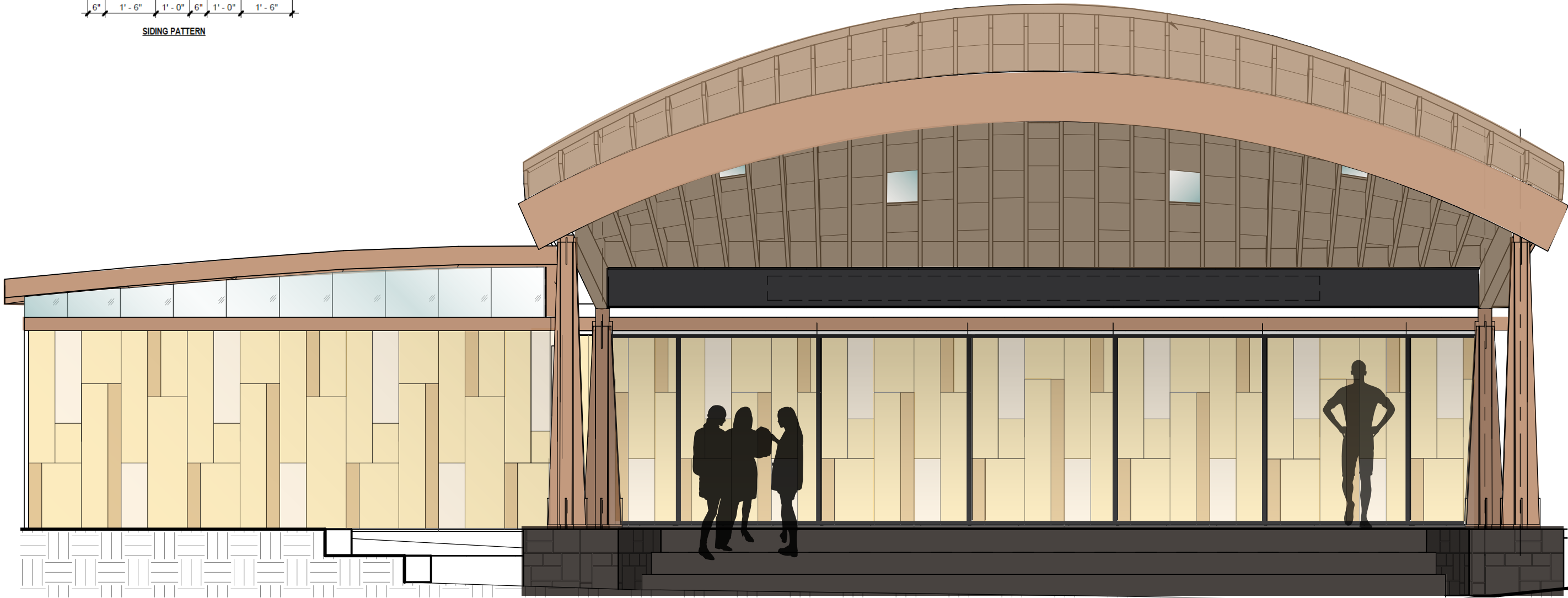
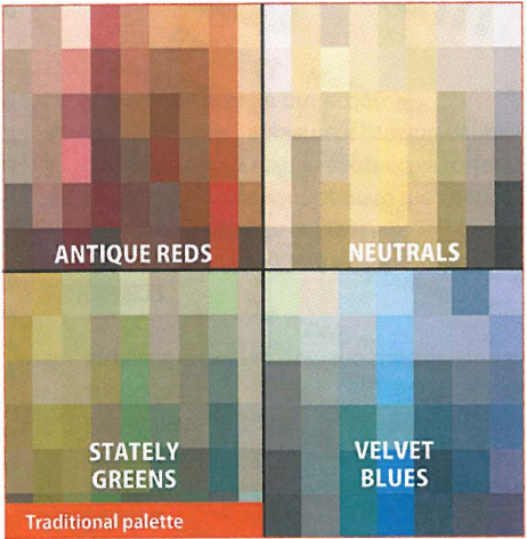
CHARCOAL PAINTED STEEL



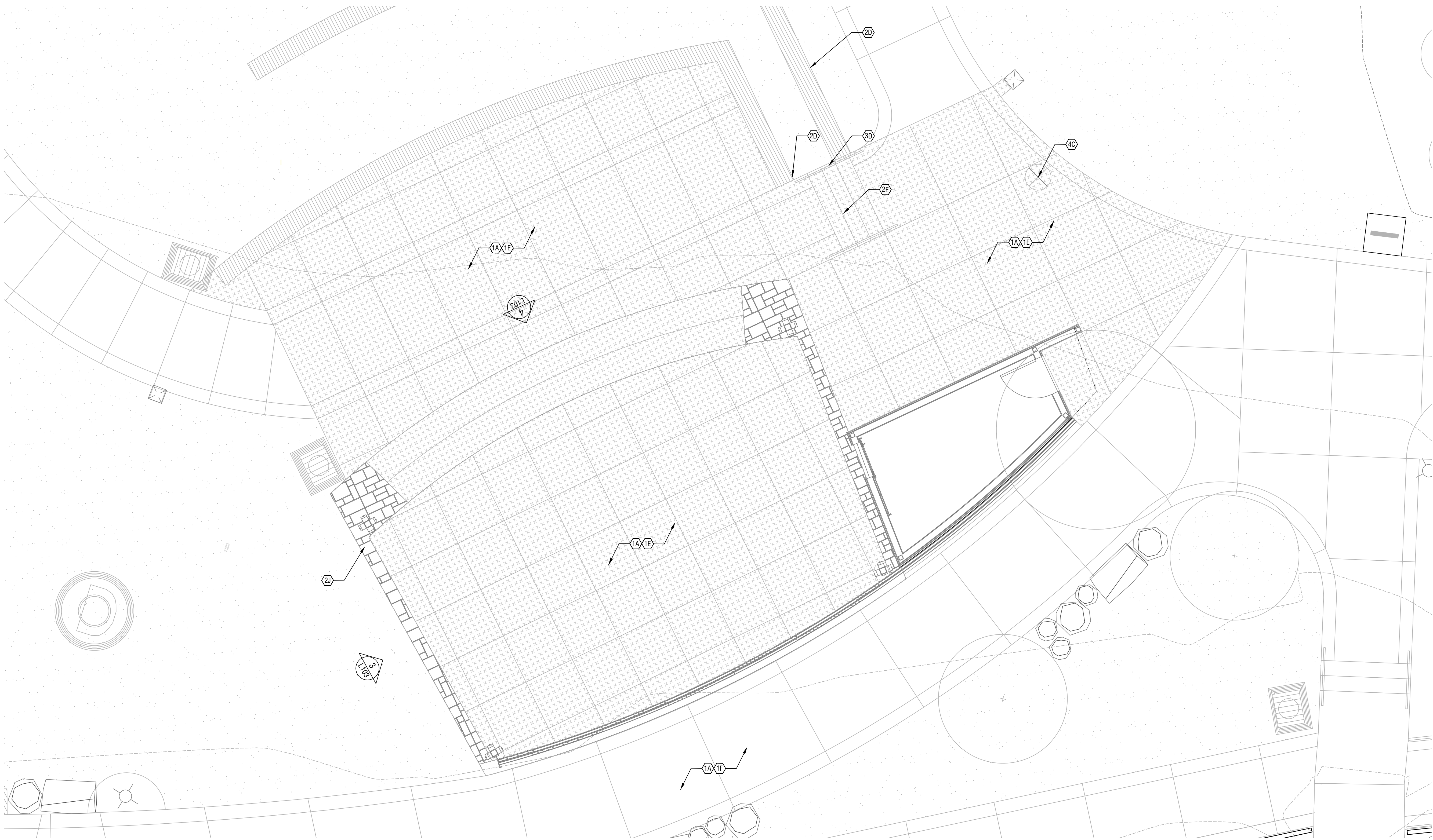
BASALT STAGE FOUNDATION



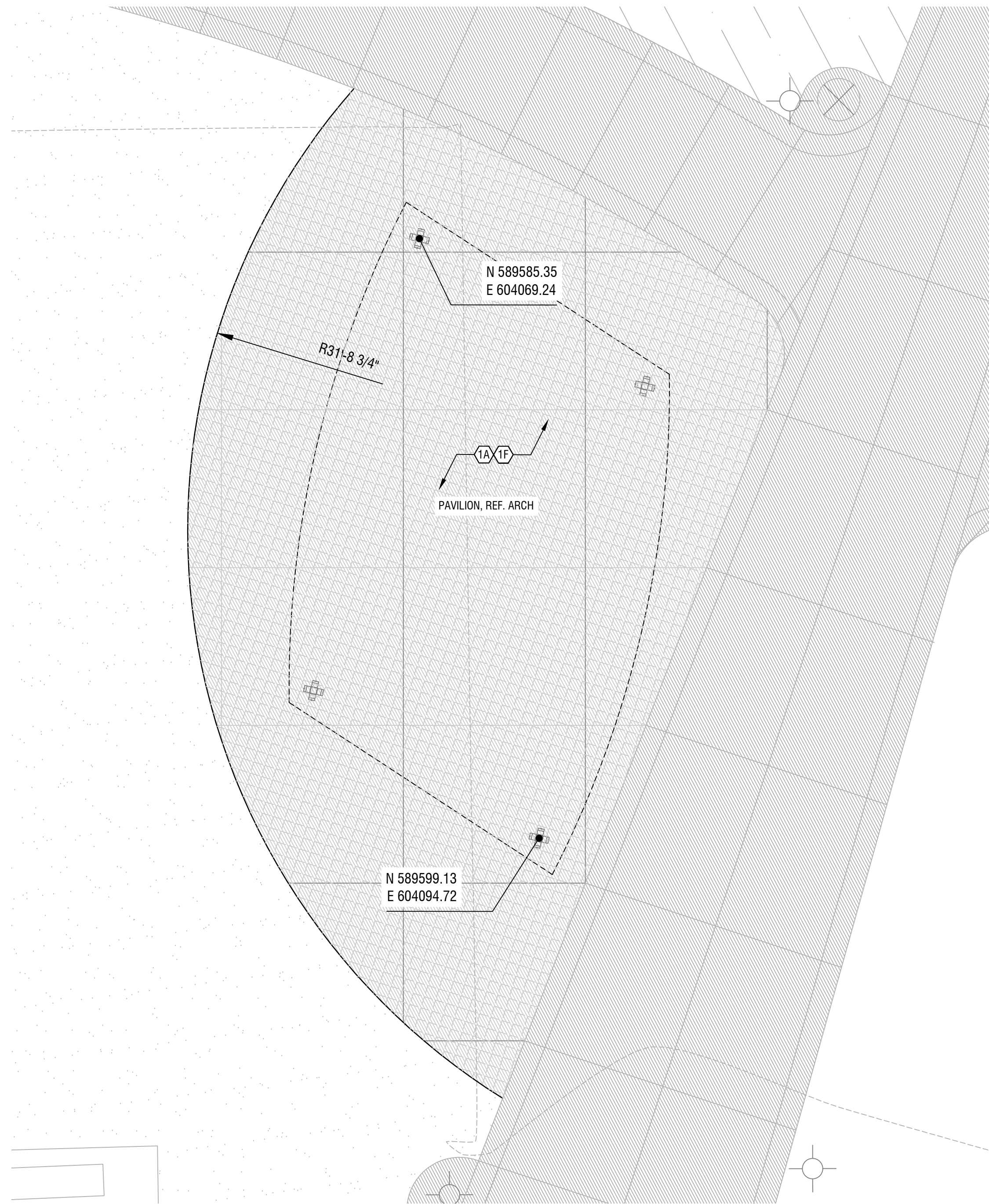
RECOMMENDED ARCHITECTURAL GUIDELINES



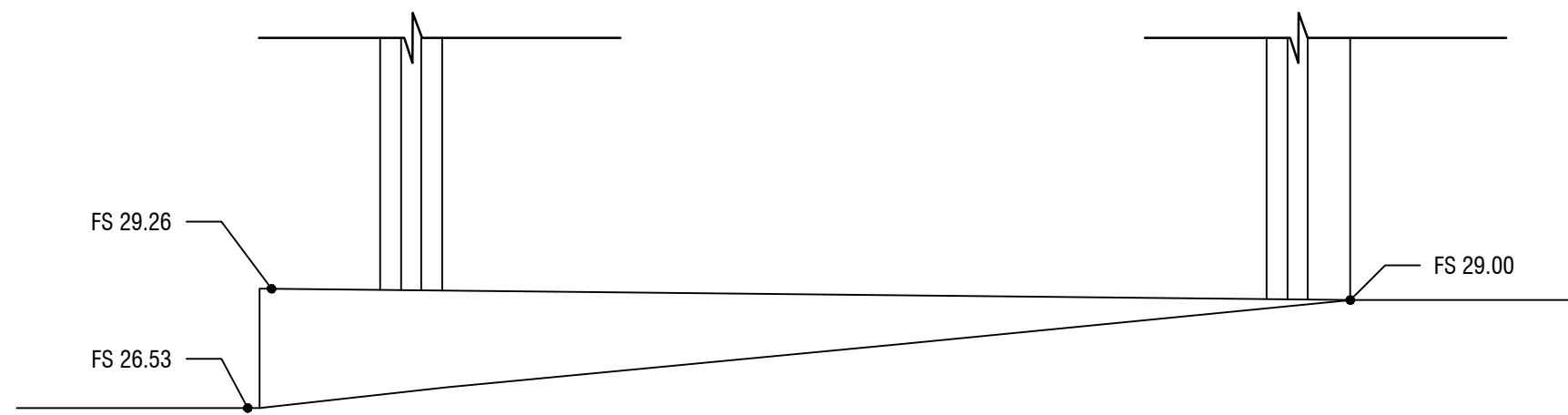
RECOMMENDED COLOR PALETTE



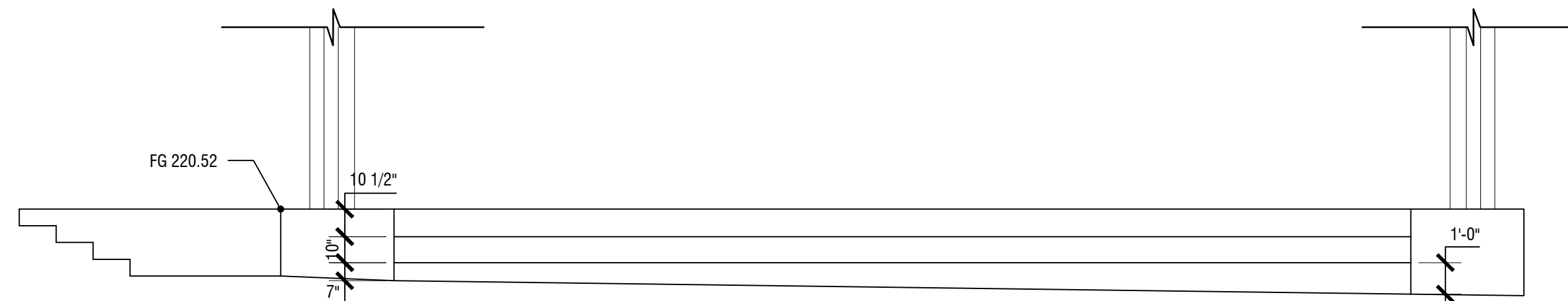
1 ENLARGED STAGE PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED PAVILION PLAN (ADD-ALT)
SCALE: 1/4" = 1'-0"



3 ELEVATION - STAGE BASE - SOUTH
SCALE: 1/4" = 1'-0"



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

GENERAL LEGEND

---	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
---	AREA DRAIN, REF. CIVIL

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		
2D	STONE WALL	4	L602
2E	CONCRETE STAIRS	5	L602
2J	STONE VENEER AT STAGE	10	L602

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)	-	L605



Mayer/Reed

Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953

St. Helens Riverwalk

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

Project Managers: Jennifer Dimsho; John Walsh

PHASE
90% DESIGN
DATE
12/20/2022

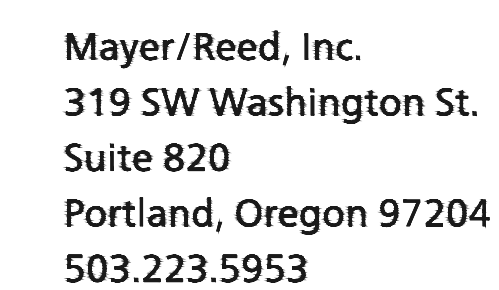
REVISIONS
NO. DESC. DATE

DRAWN BY
J. CARLSON
CHECKED BY
S. SIMMS

SHEET TITLE
ENLARGED SITE MATERIALS
PLANS

SHEET NUMBER

L103



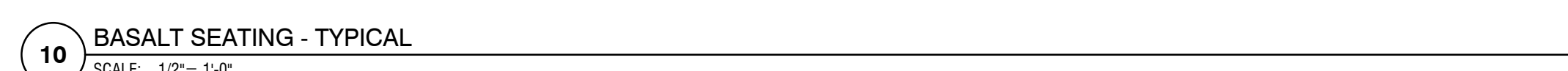
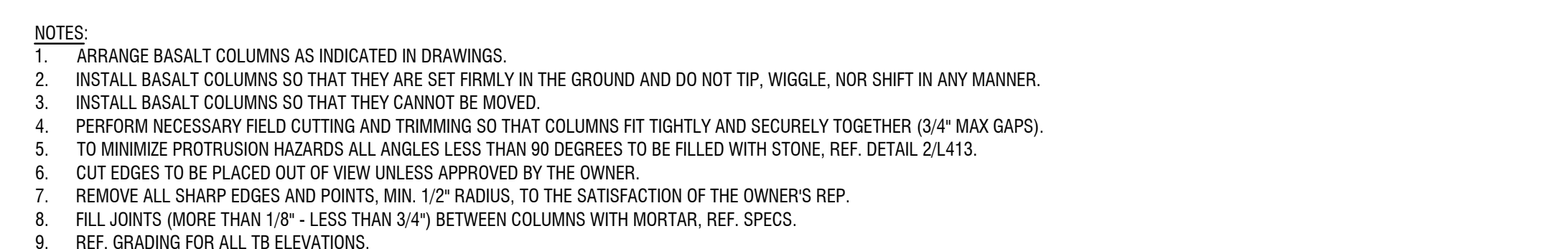
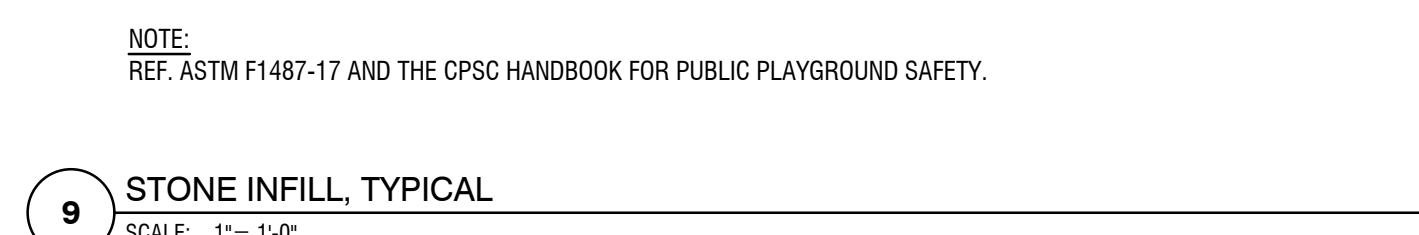
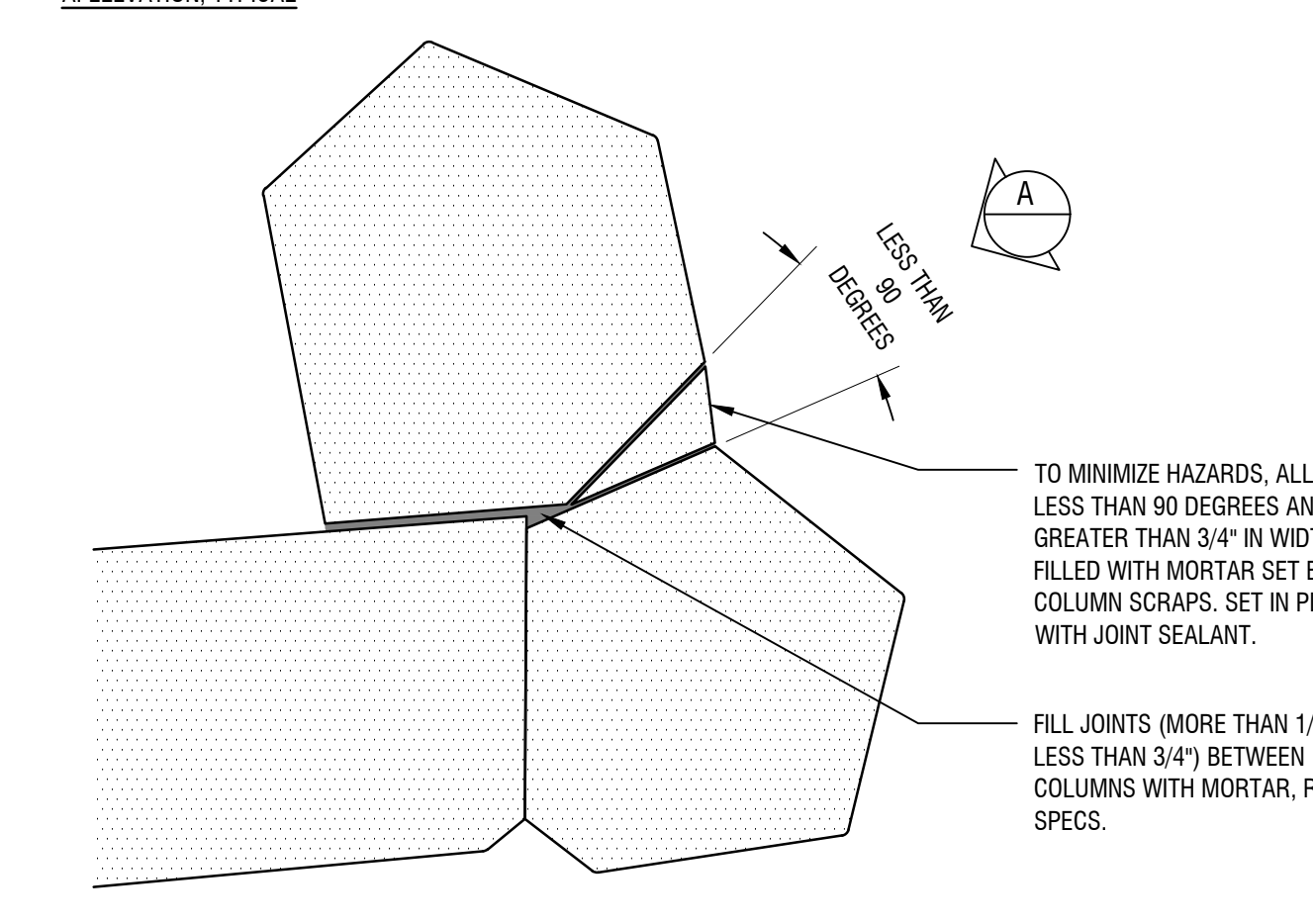
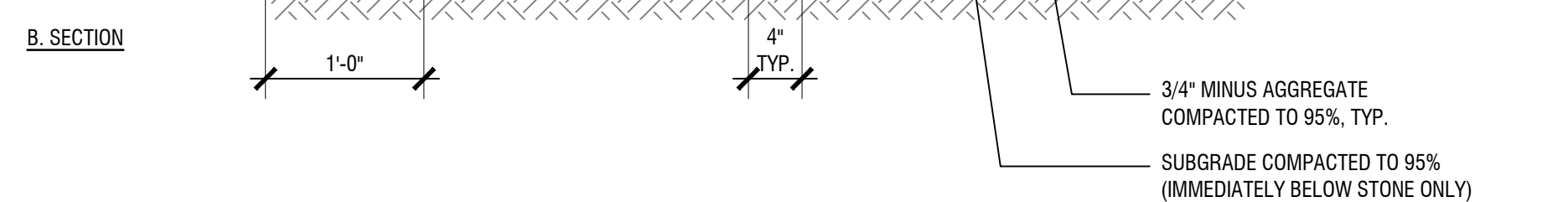
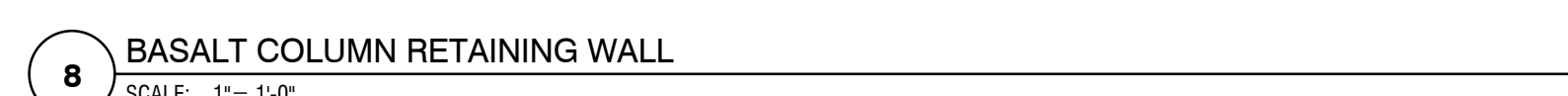
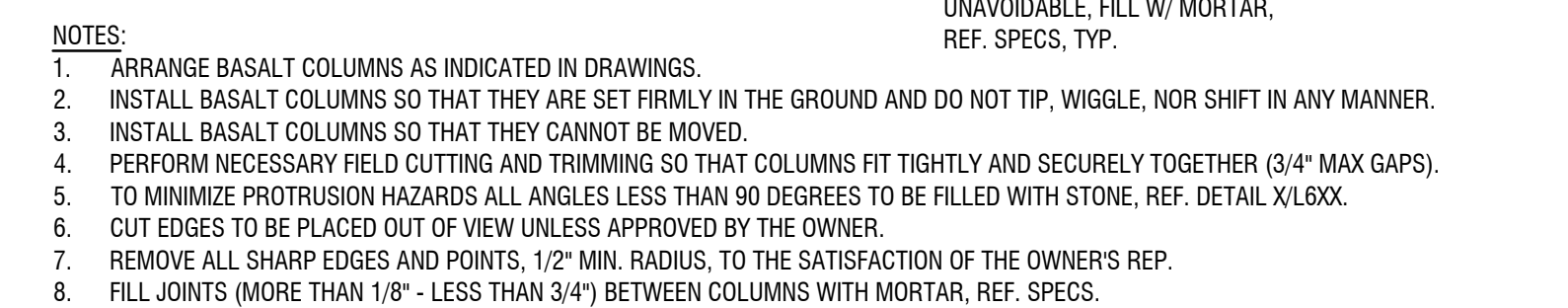
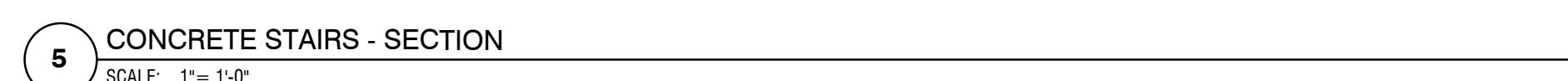
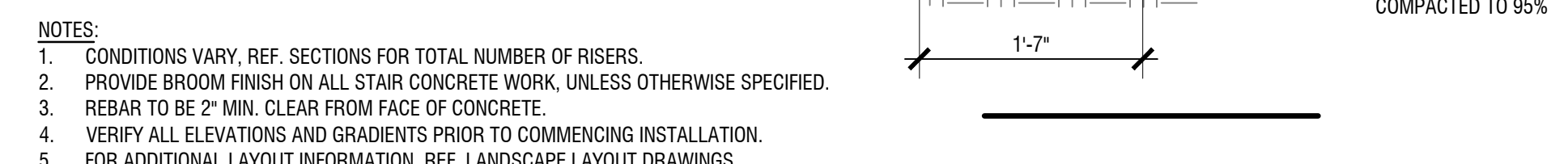
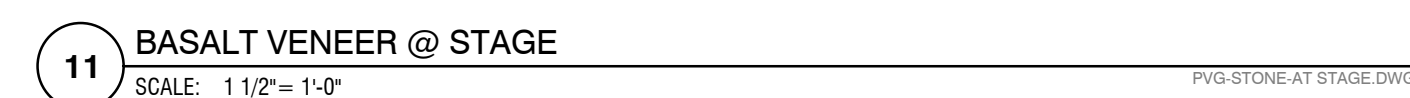
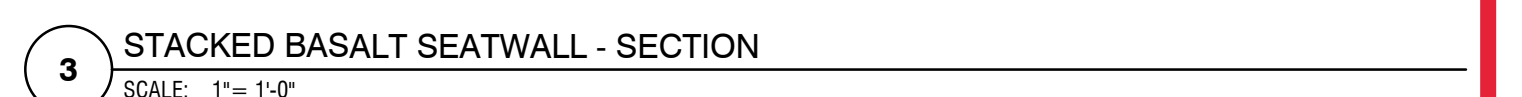
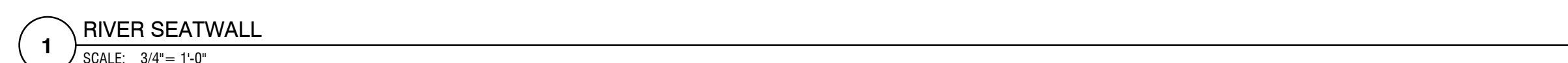
Project Managers: Jennifer Dimsho; John Walsh

PHASE
90% DESIGN
DATE
12/20/2022

DRAWN BY
J. CARLSON
CHECKED BY
S. SIMMS

SHEET NUMBER

L602





Mayer/Reed

Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953



Otak Architects, Inc.
808 SW Third Avenue, Suite 300
Portland, OR 97204
main 503.287.6825
www.otak.com

ELEVATION NOTES

- SEE BUILDING FLOOR PLANS FOR WINDOW AND DOOR TAGS AND ACTIVE PANELS.
- SIDING TYPE, REVEALS & BUILDING COLORS SHALL WRAP AROUND CORNERS INTO RECESSED AREAS UNLESS OTHERWISE NOTED.
- SEE A2.01 FOR CONSTRUCTION ASSEMBLY DETAILS.

ELEVATION LEGEND

ST. HELENS RIVERWALK

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

Project Manager: Kurt Basford

PHASE
90% DESIGN
DATE
12/20/2022

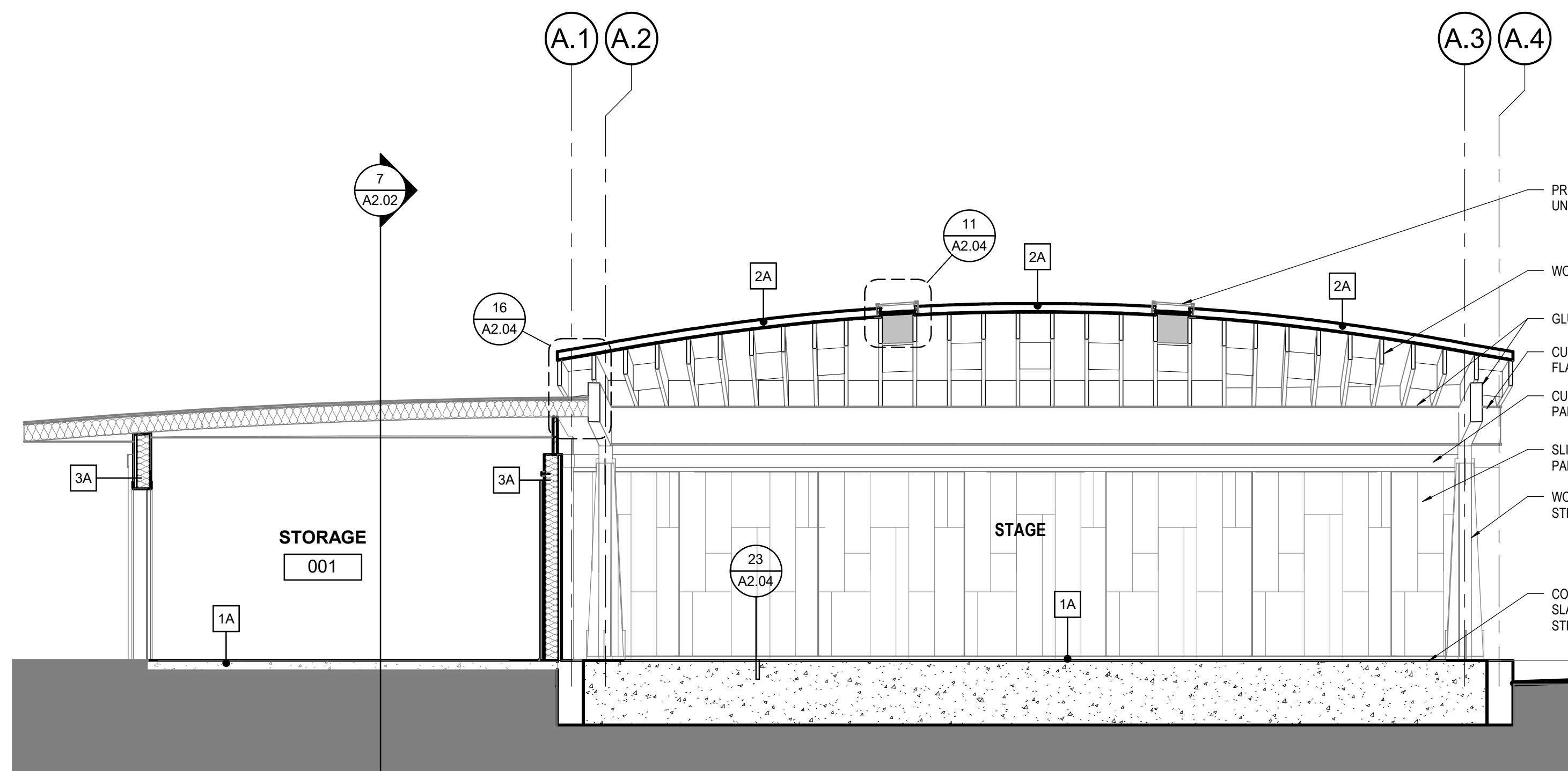
REVISIONS
NO. DESC. DATE

DRAWN BY
PP, AP
CHECKED BY
SE

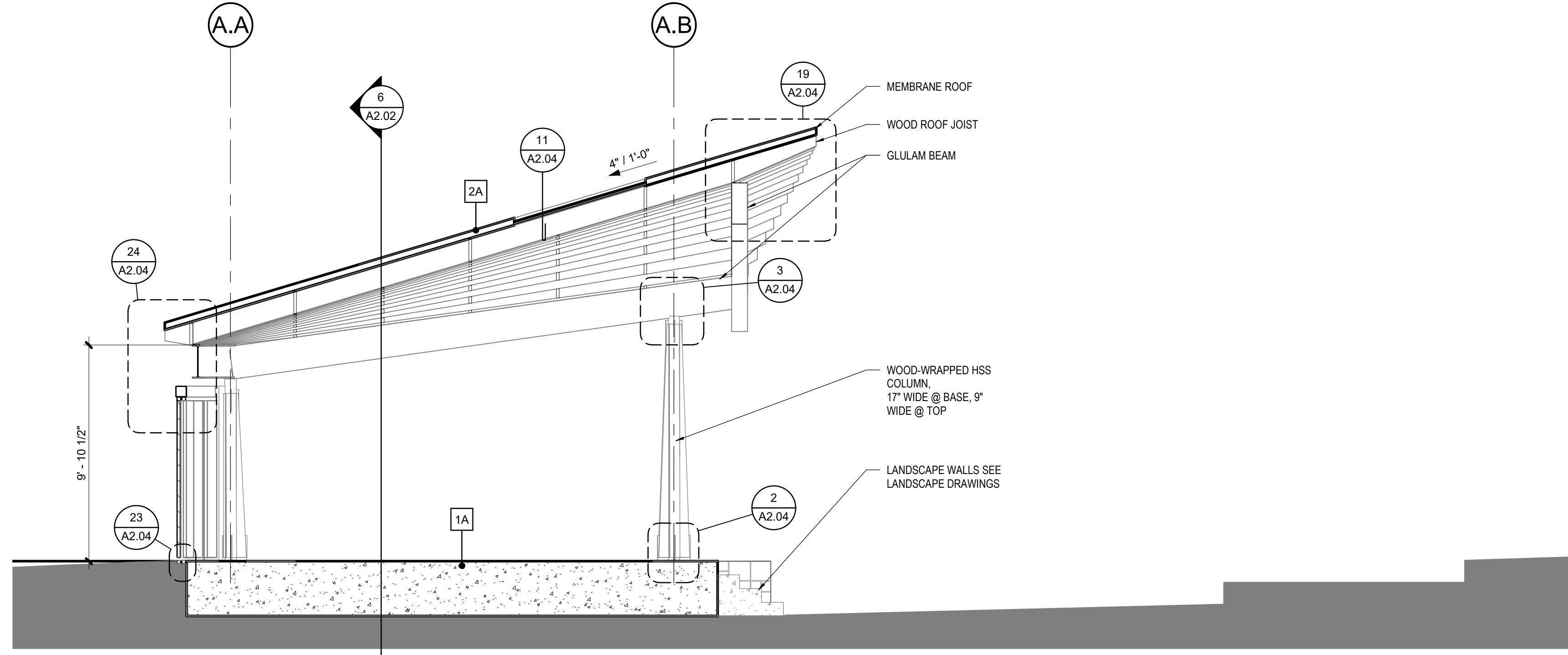
SHEET TITLE
STAGE EXTERIOR ELEVATIONS
AND SECTION

SHEET NUMBER

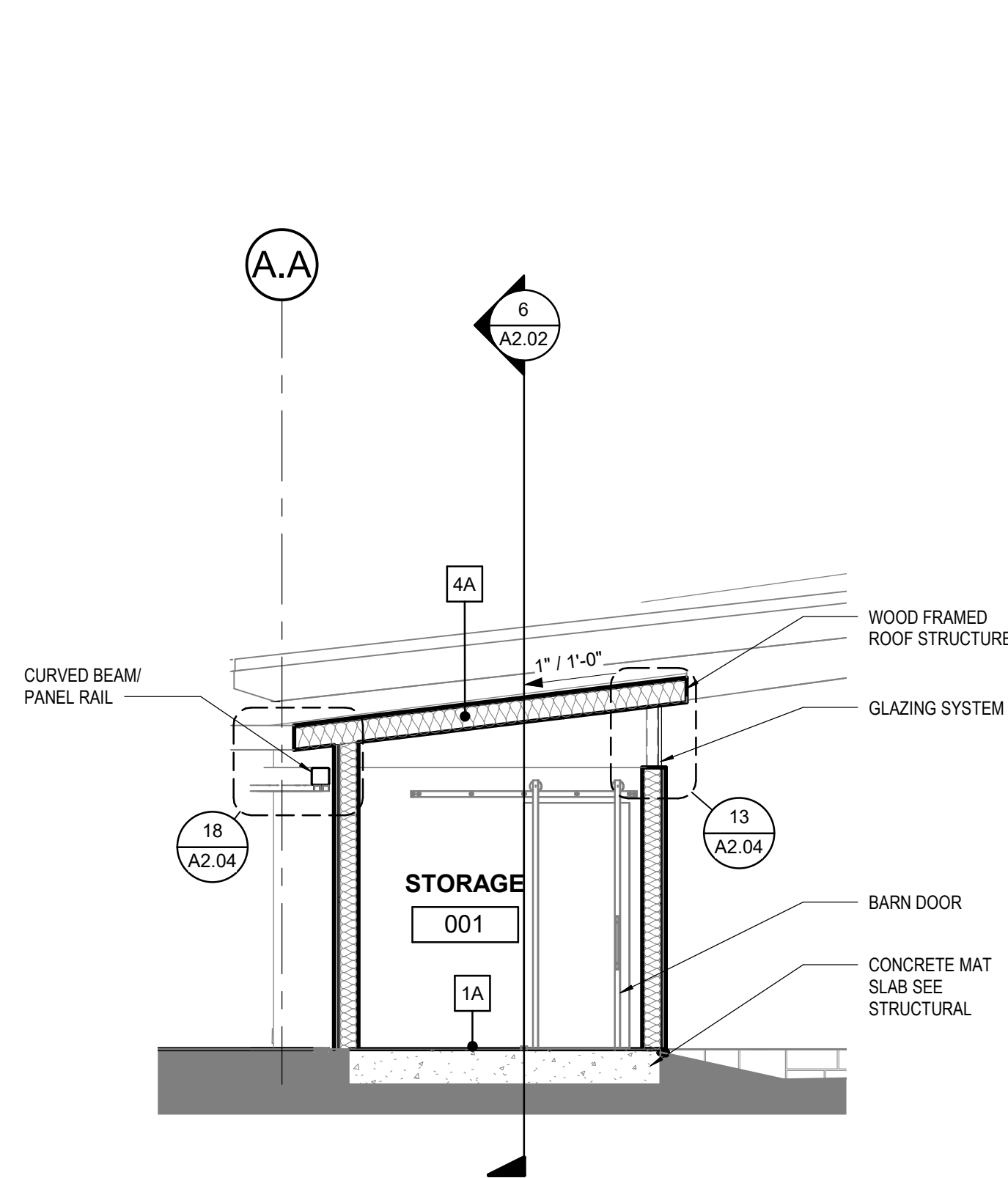
A2.02



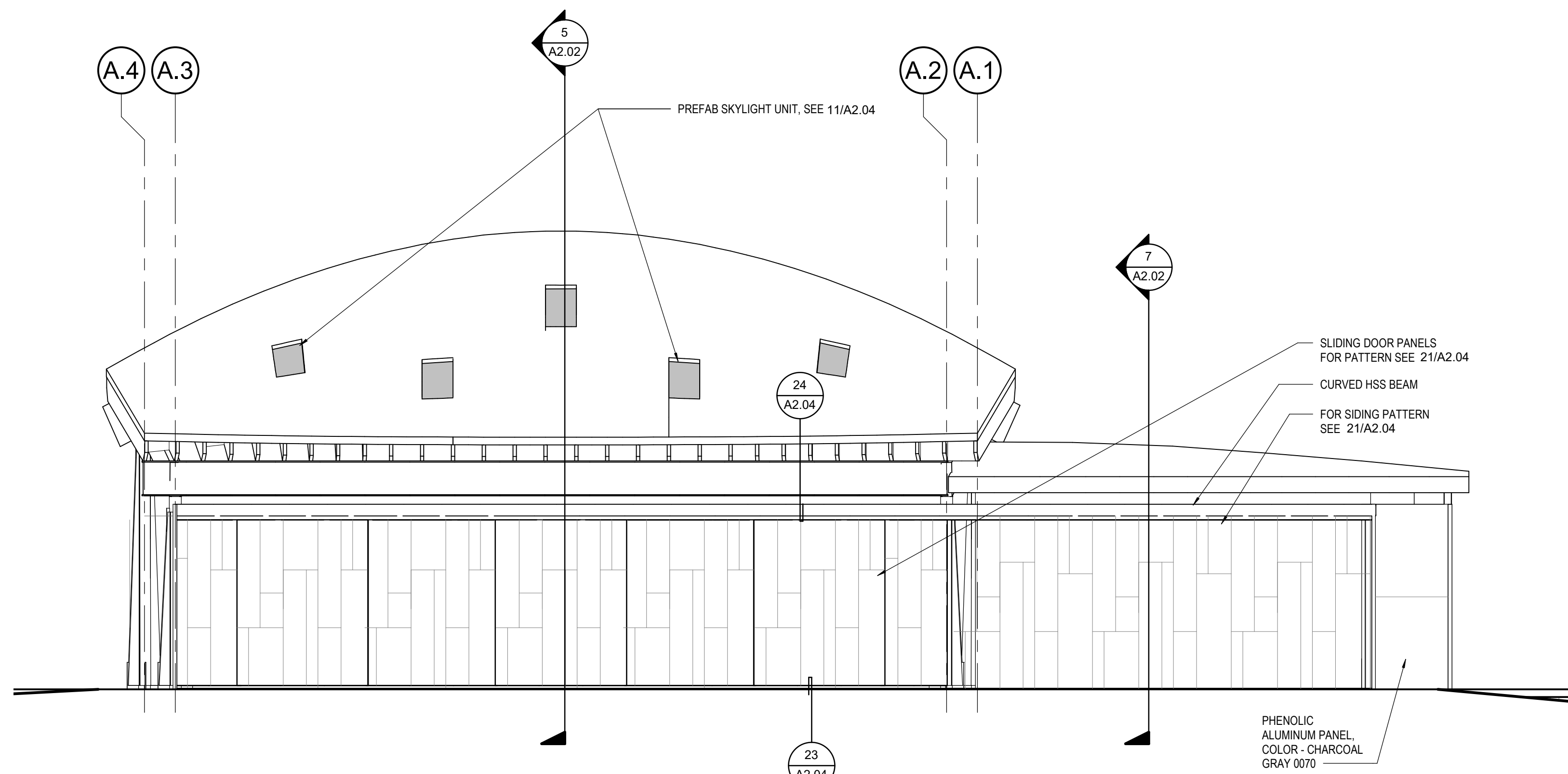
6 SECTION THOUGH STAGE AND STORAGE
SCALE: 1/4" = 1'-0"



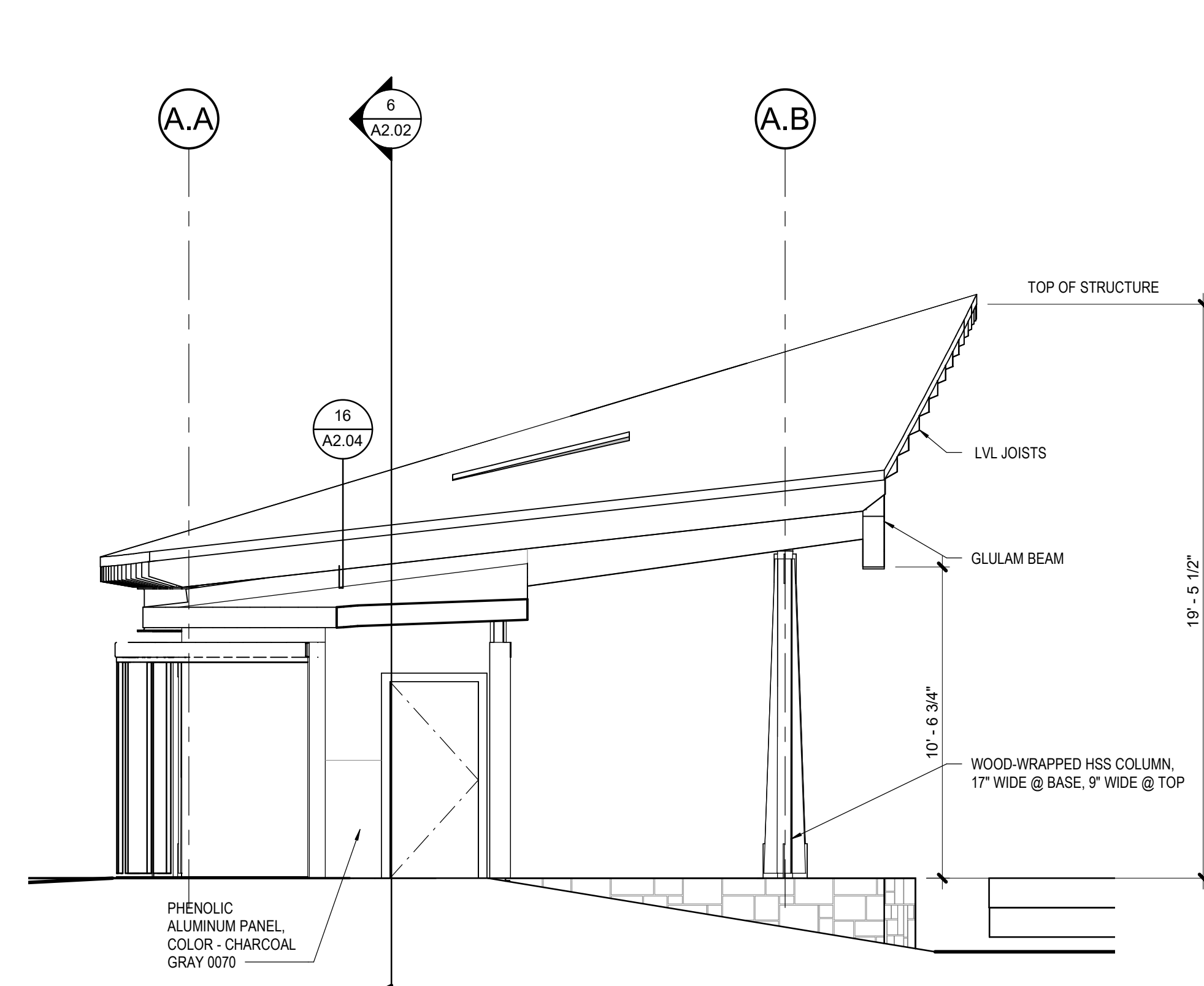
5 STAGE CROSS SECTION
SCALE: 1/4" = 1'-0"



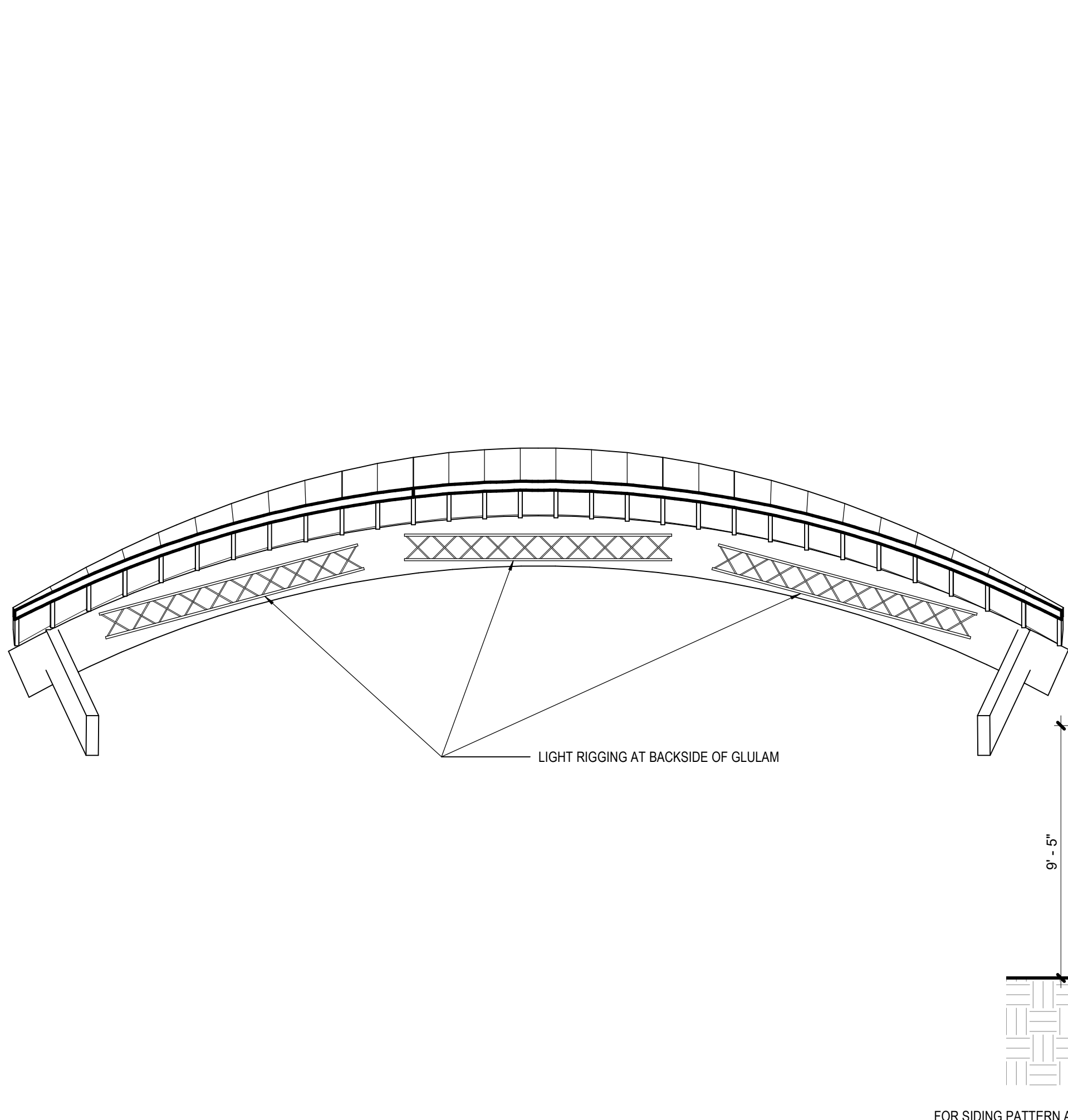
7 STORAGE CROSS SECTION
SCALE: 1/4" = 1'-0"



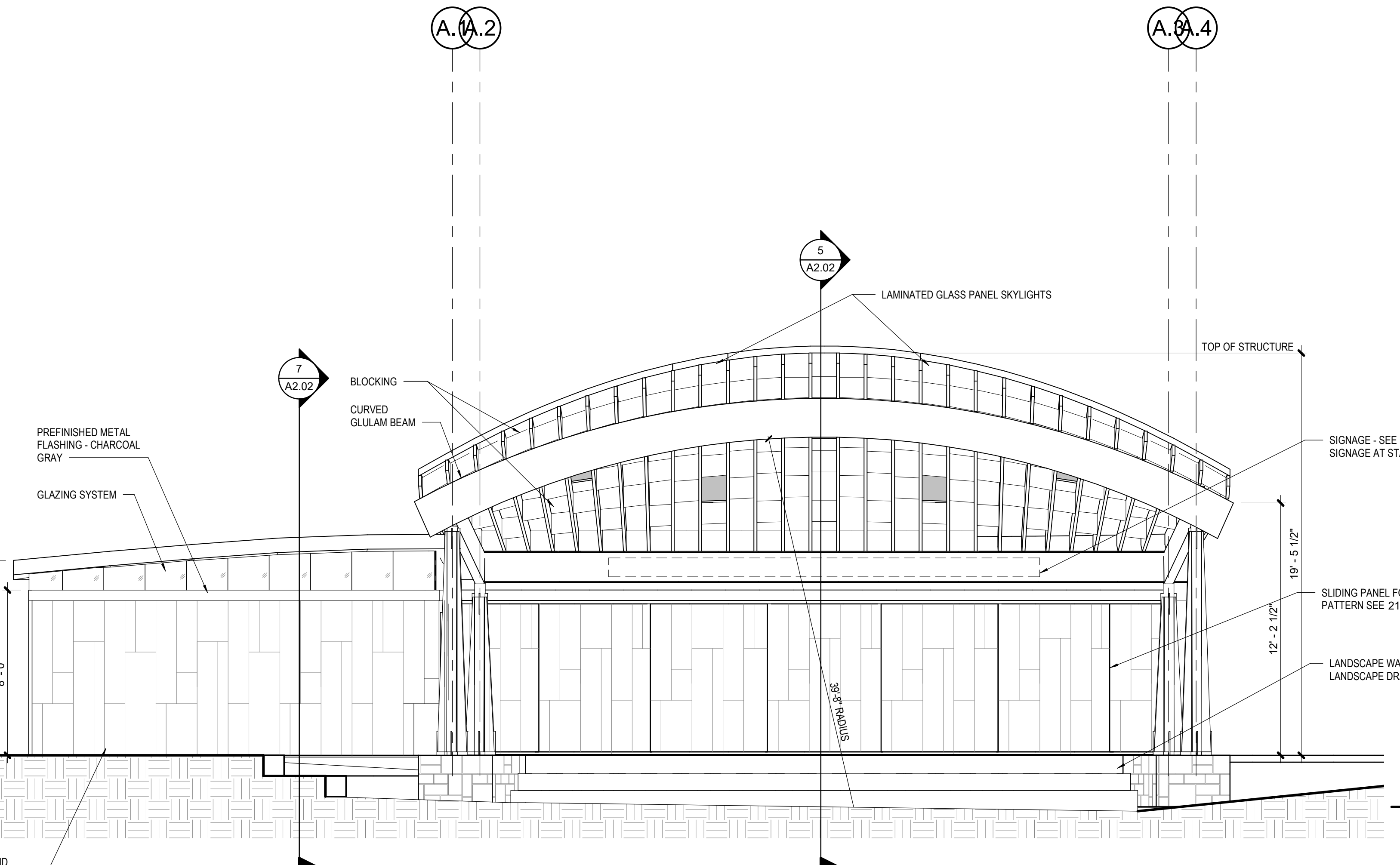
4 STAGE - NORTH
SCALE: 1/4" = 1'-0"



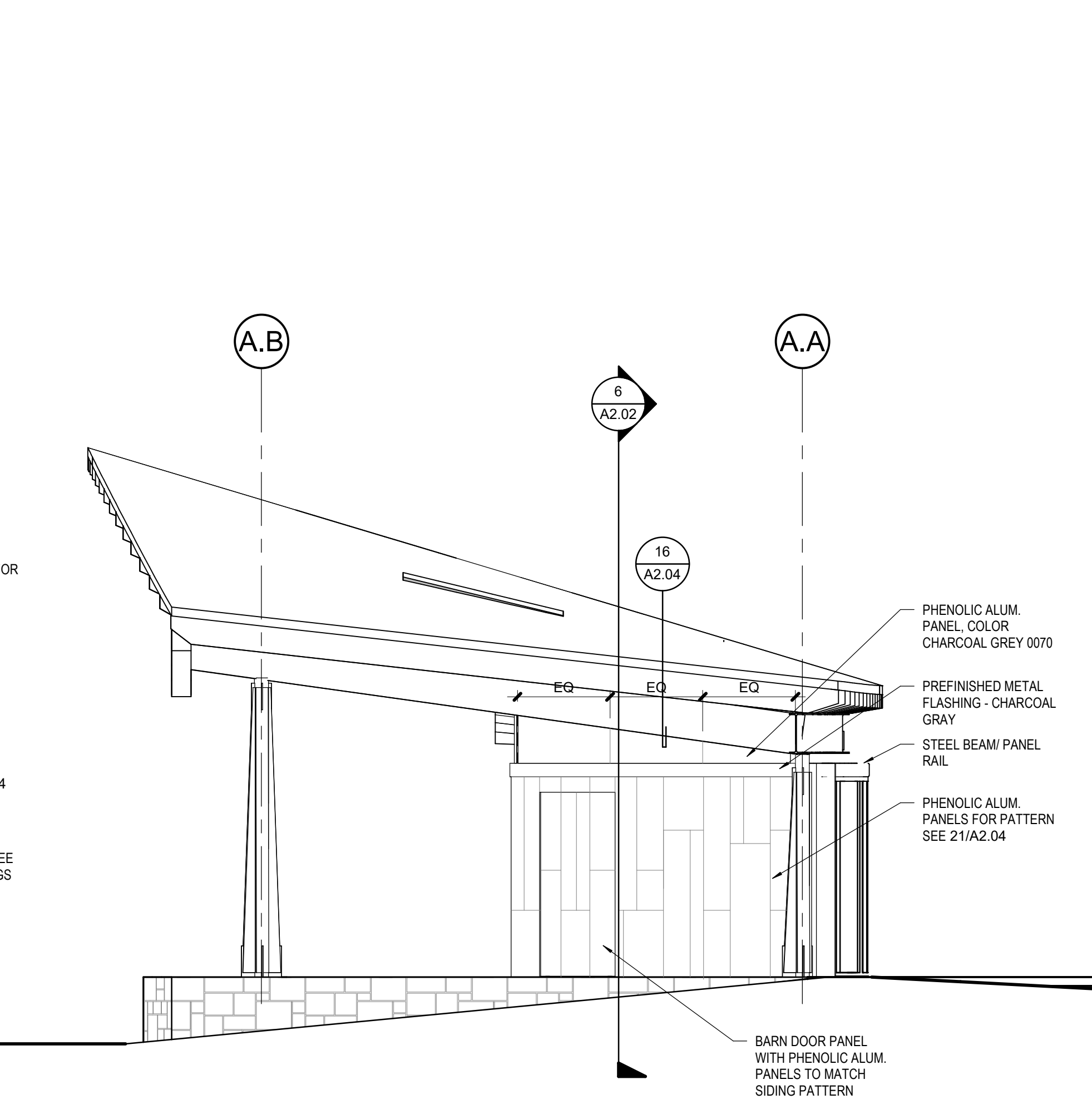
3 STAGE - WEST
SCALE: 1/4" = 1'-0"



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



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



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





Mayer/Reed

Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953



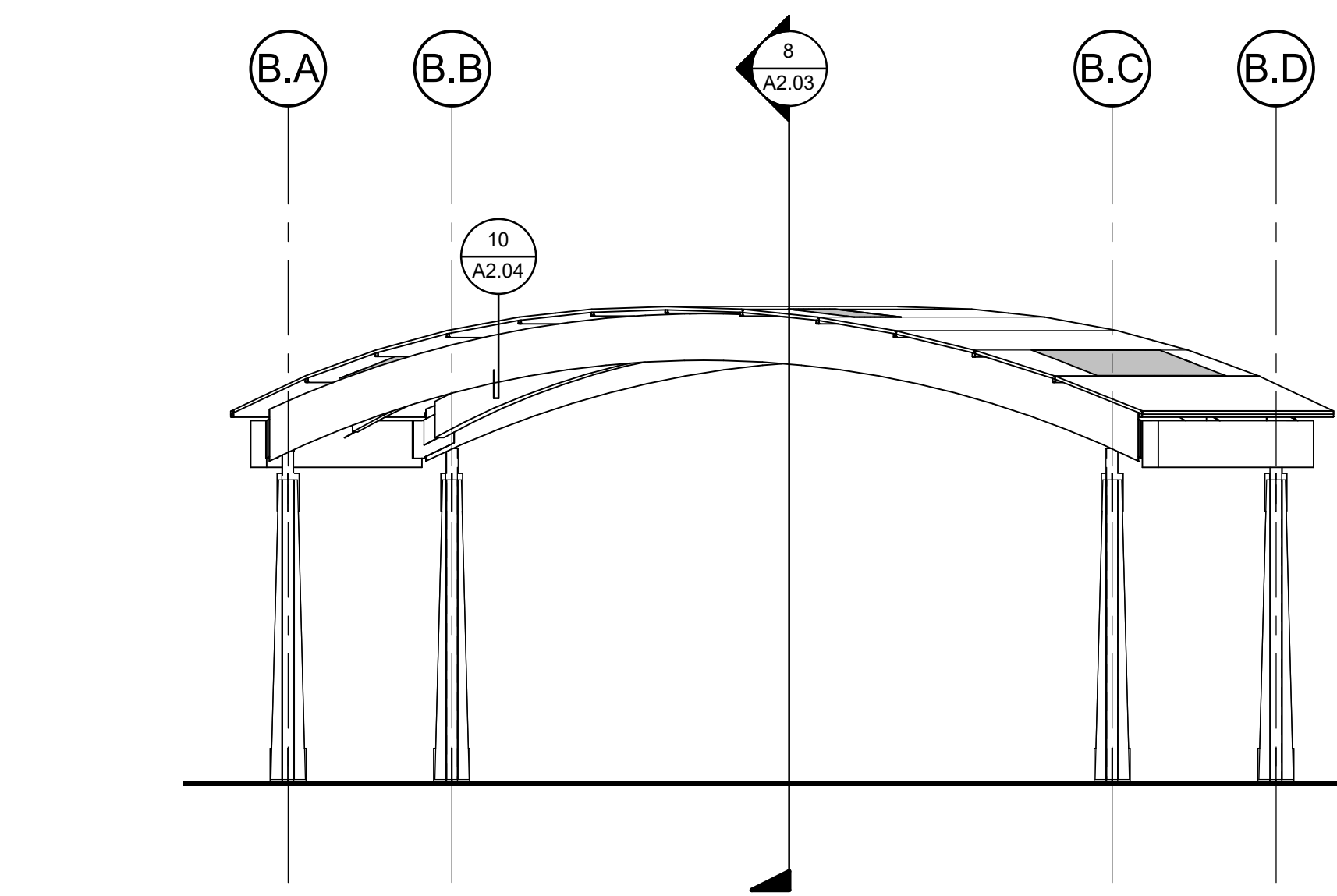
Otak Architects, Inc.
808 SW Third Avenue, Suite 300
Portland, OR 97204
main 503.287.6825
www.otak.com

BUILDING PLAN NOTES

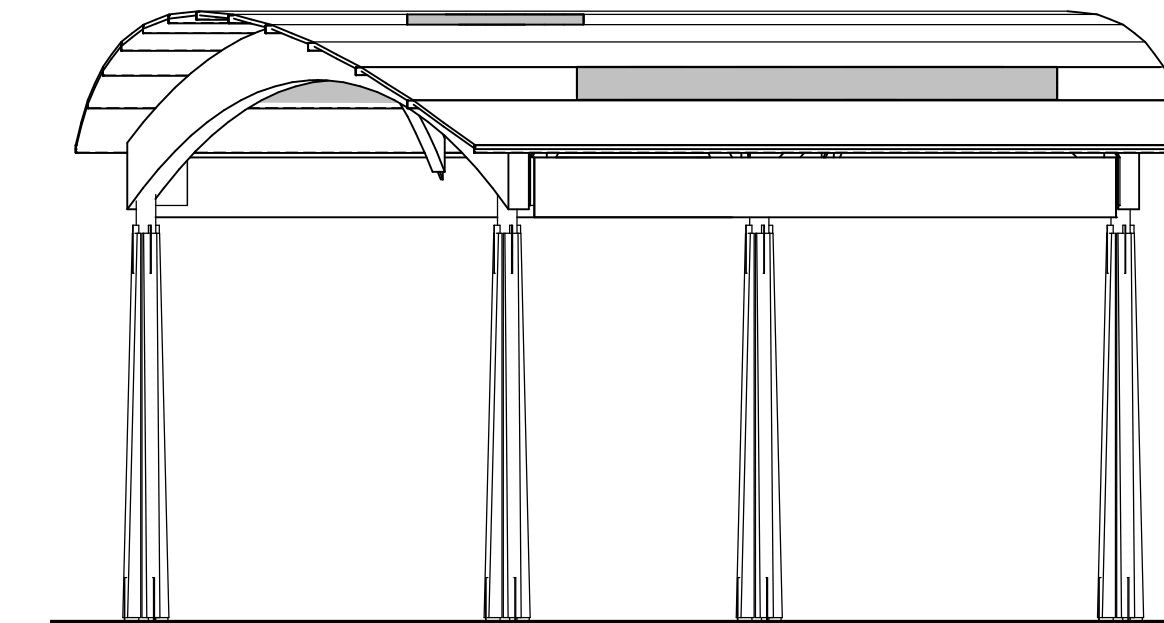
- ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS OTHERWISE NOTED.
- SEE LANDSCAPE SHEET L201 FOR STRUCTURE LOCATIONS

ROOF PLAN NOTES

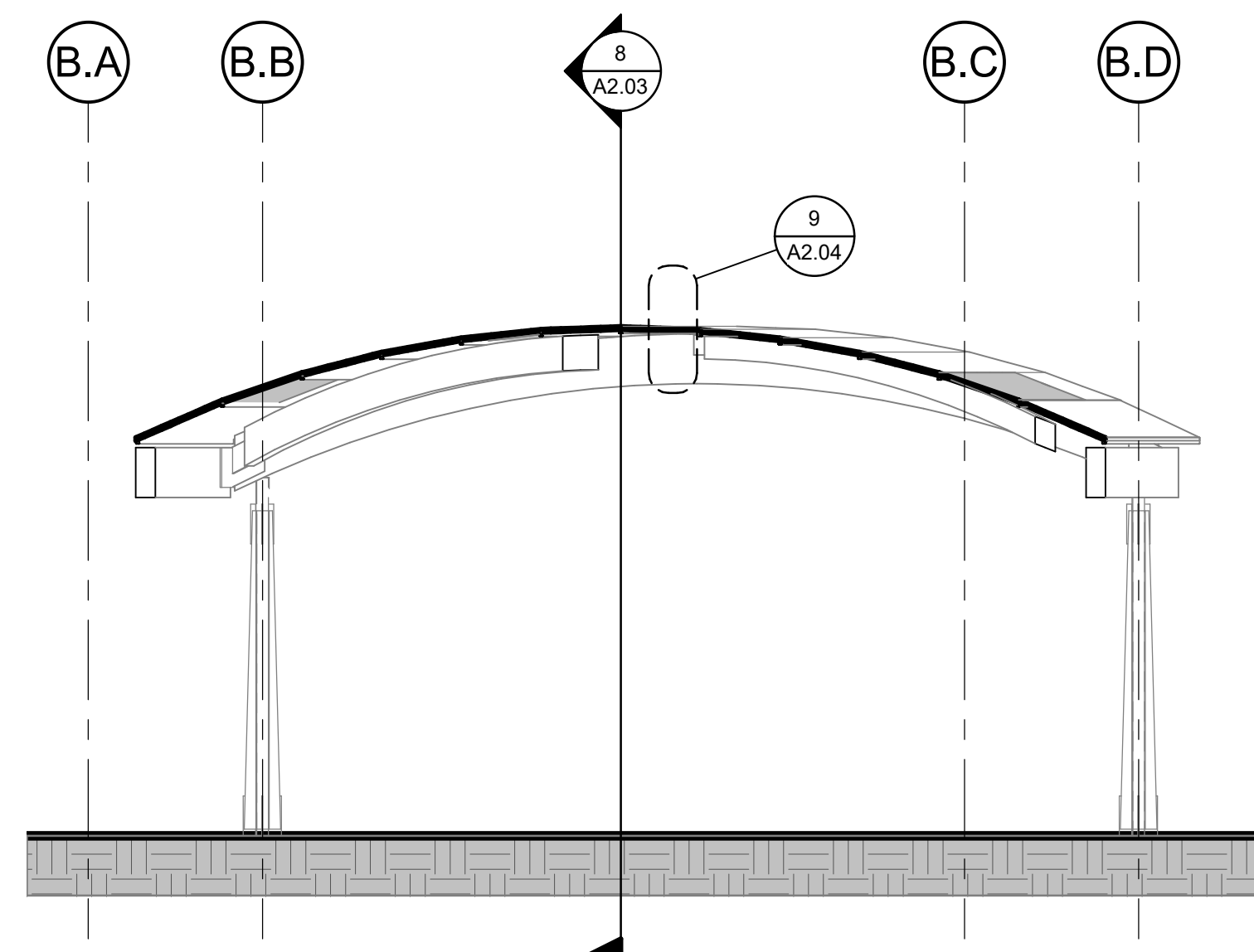
- SEE LOWER FLOOR PLANS FOR BUILDING DIMENSIONS.



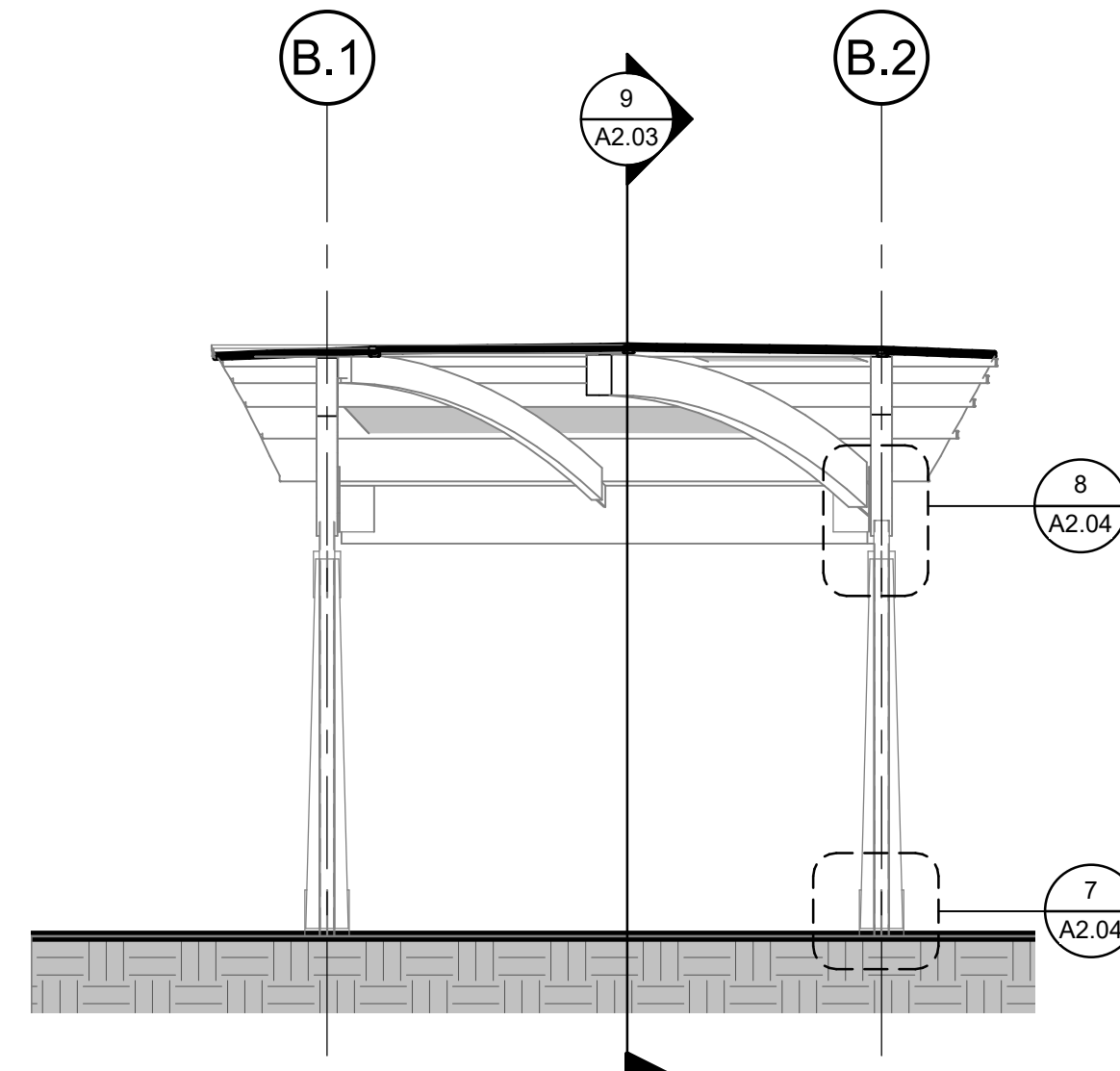
2 PAVILION - NORTH
SCALE: 1/4" = 1'-0"



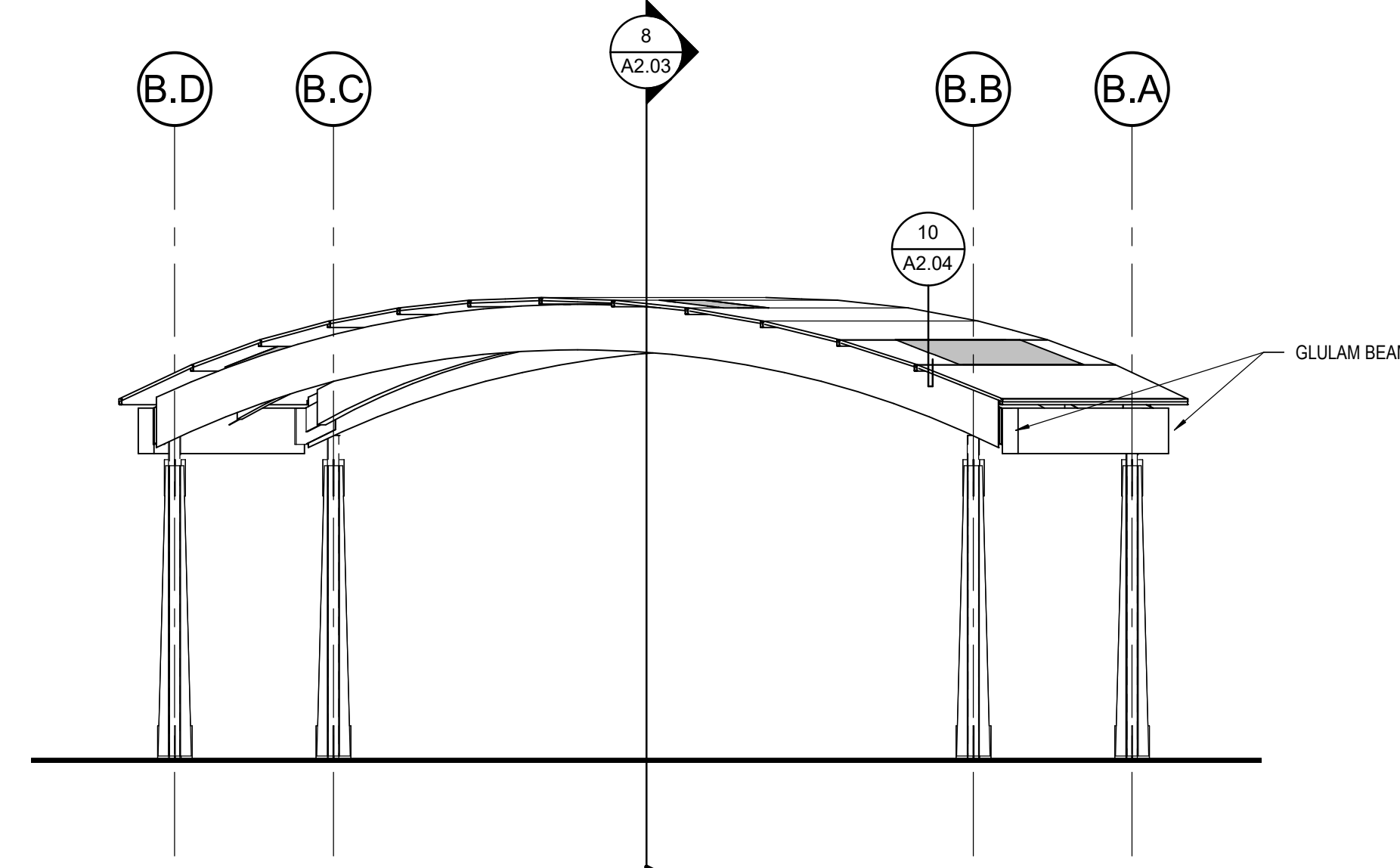
3 PAVILION - EAST
SCALE: 1/4" = 1'-0"



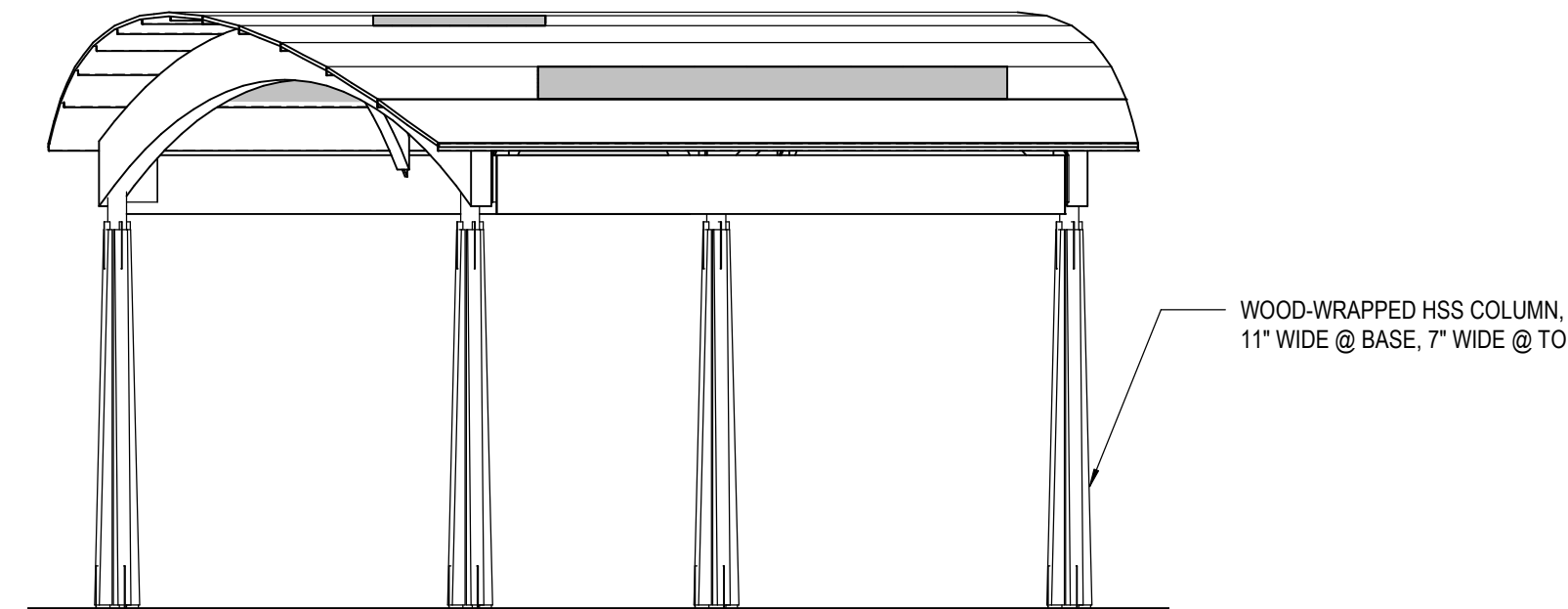
9 PAVILION SECTION
SCALE: 1/4" = 1'-0"



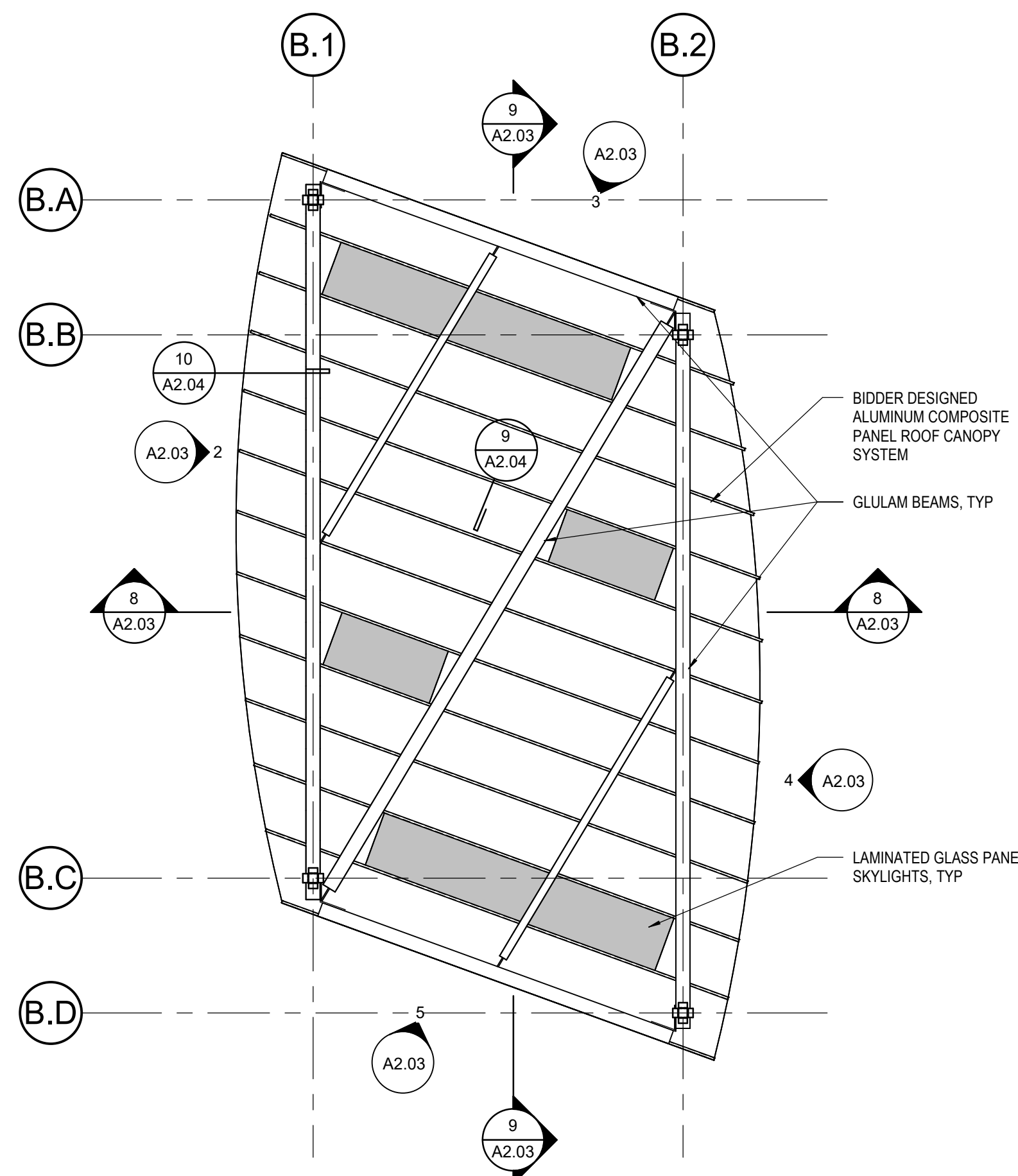
8 PAVILION CROSS SECTION
SCALE: 1/4" = 1'-0"



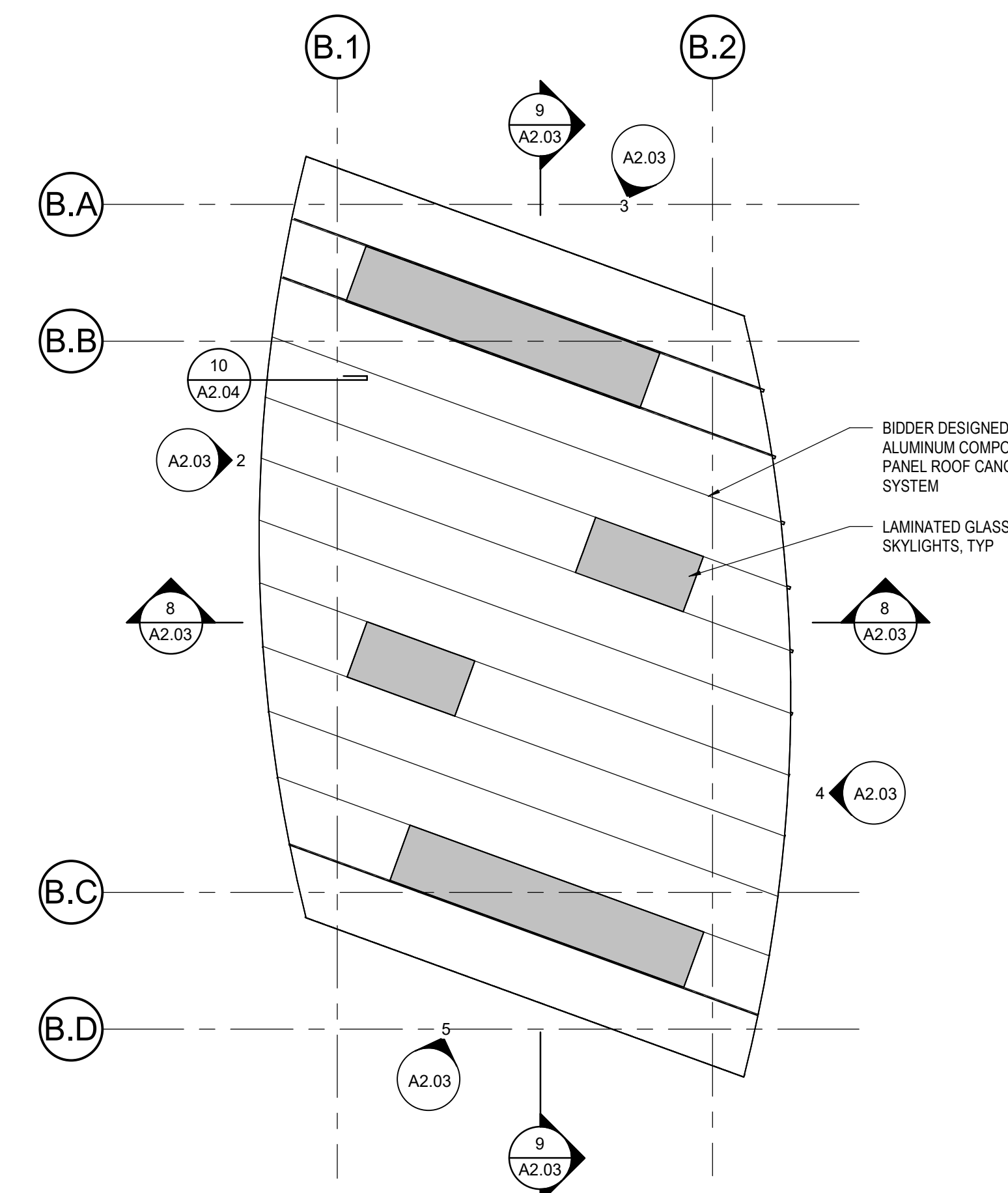
4 PAVILION - SOUTH
SCALE: 1/4" = 1'-0"



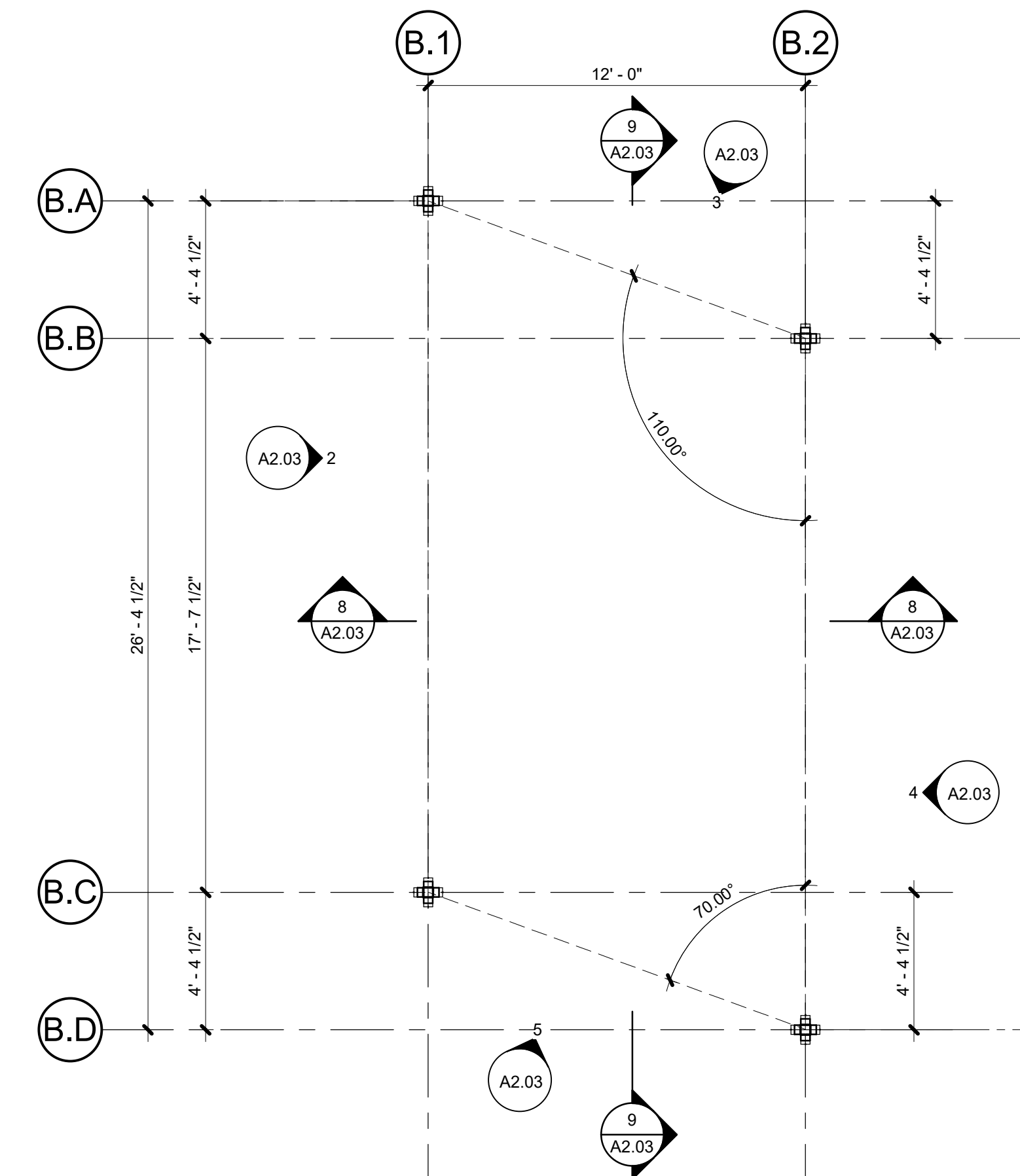
5 PAVILION - WEST
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTE LEGEND

PHASE
90% DESIGN
DATE
12/20/2022

REVISIONS
NO. DESC. DATE

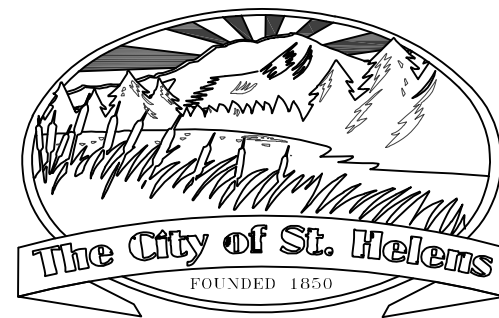
DRAWN BY
PP, AP
CHECKED BY
SE

SHEET TITLE
PAVILION PLANS AND
ELEVATIONS (ADD ALT)

SHEET NUMBER

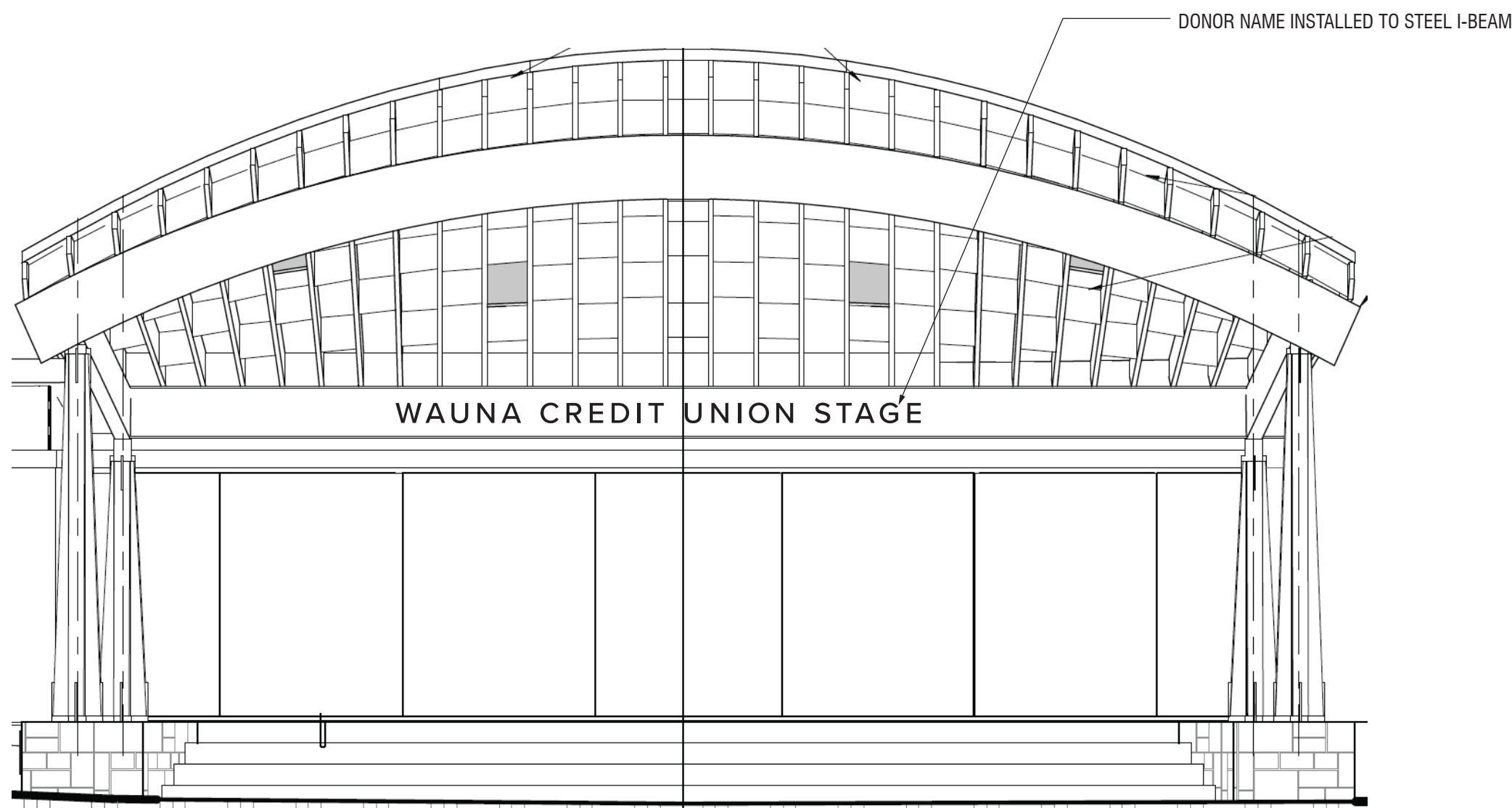
A2.03





Mayer/Reed

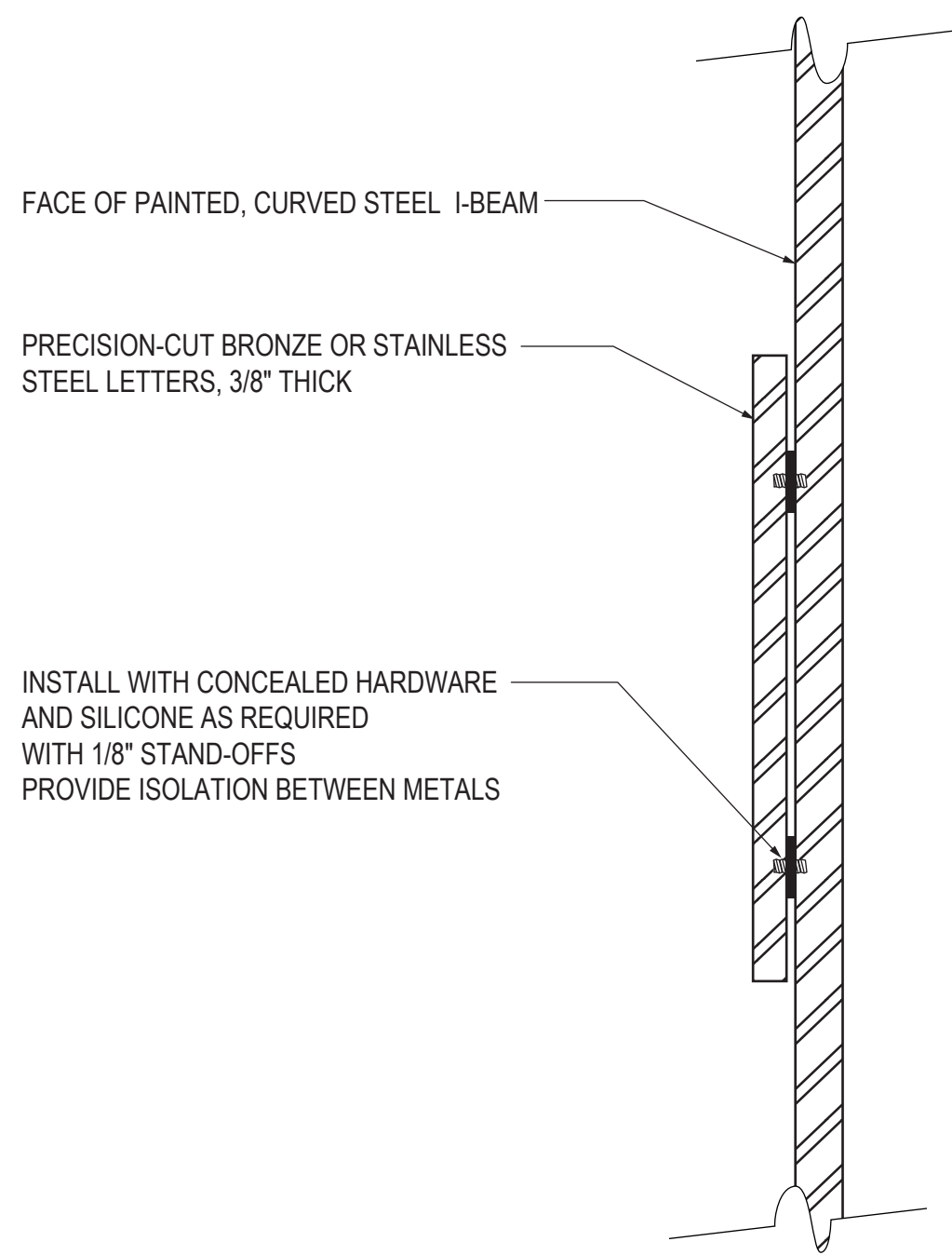
Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953



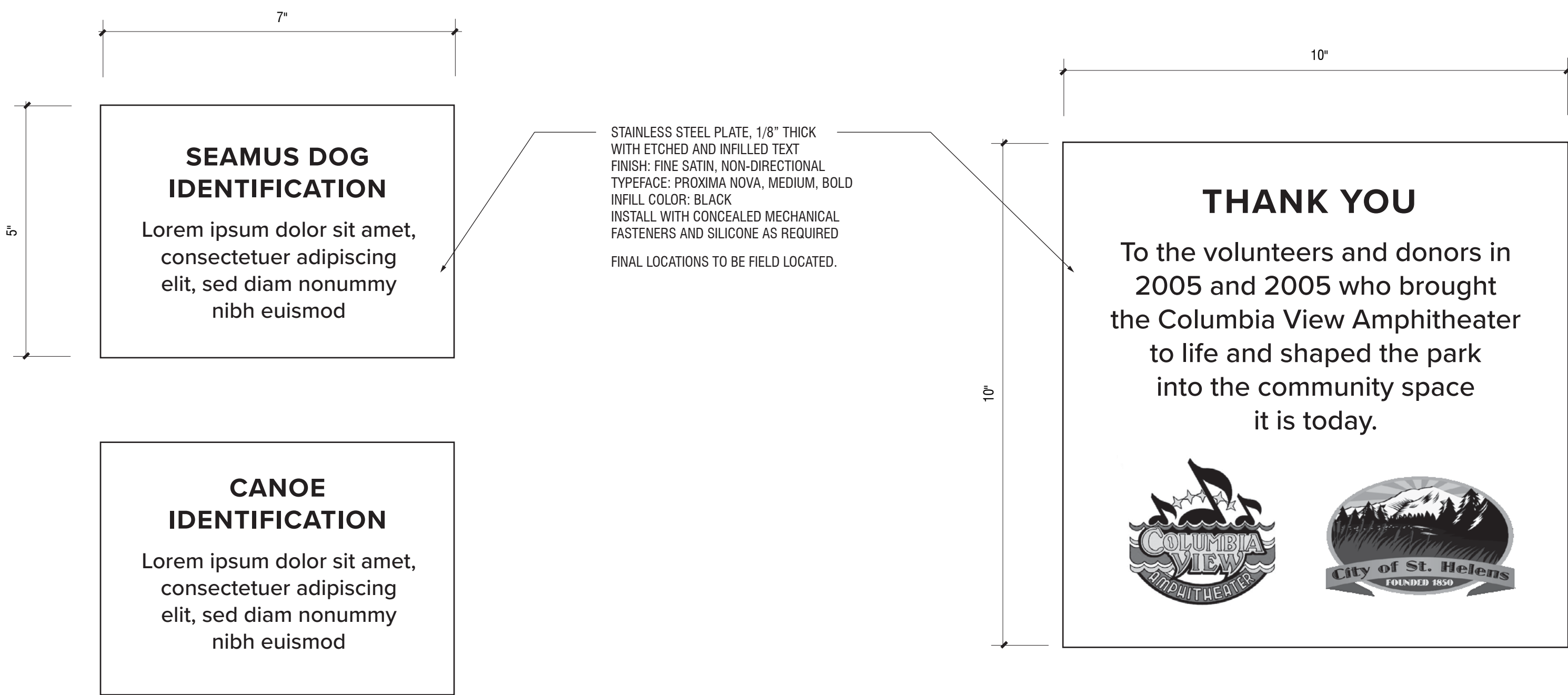
1 STAGE - CONTEXT ELEVATION
SCALE: 1/4" = 1'-0"



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



3 DONOR LETTERS - SECTION
SCALE: HALF FULL



4 PLAQUES - LAYOUT
SCALE: 1 1/2" = 1'-0"

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

Project Managers: Jennifer Dimsho; John Walsh

PHASE
90% DESIGN
DATE
12/20/2022

REVISIONS
NO. DESC. DATE

DRAWN BY
D. SHAW
CHECKED BY
S. SIMMS

SHEET TITLE
SIGNAGE DETAILS

SHEET NUMBER

L607



Mayer/Reed

Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953



Otak Architects, Inc.
808 SW Third Avenue, Suite 300
Portland, OR 97204
main 503.287.6825
www.otak.com

BUILDING PLAN NOTES

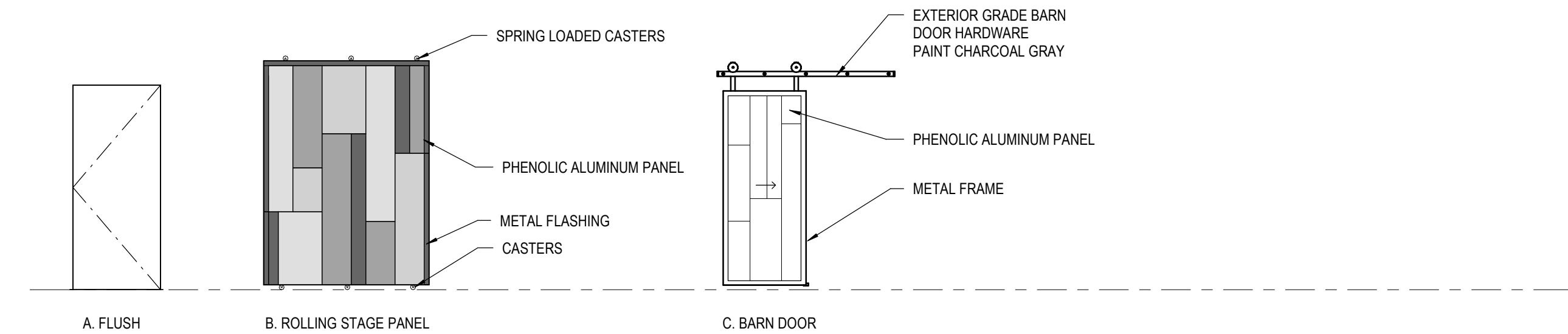
- ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS OTHERWISE NOTED.
- SEE LANDSCAPE SHEET L201 FOR STRUCTURE LOCATIONS

ROOF PLAN NOTES

- SEE LOWER FLOOR PLANS FOR BUILDING DIMENSIONS.

DOOR / PANEL SCHEDULE - STAGE

DOOR NO.	Type Mark	LOCATION	OPENING WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FINISH	FRAME MATERIAL	FINISH	HARDWARE	FIRE RATING	COMMENTS
001	A	STORAGE	3'-0"	6'-8"	1 3/4"	HM	PAINTED	HM	PAINTED		NR	CUSTOM FABRICATED BARN DOOR FINISH TO MATCH STAGE SLIDING PANELS
002	C	STORAGE	3'-0"	7'-0"	1 3/4"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED		NR	
002A	B	STAGE	2'-10"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION
002B	B	STAGE	5'-8"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION
002C	B	STAGE	5'-8"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION
002D	B	STAGE	5'-8"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION
002E	B	STAGE	5'-8"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION
002F	B	STAGE	5'-8"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION
002G	B	STAGE	2'-10"	7'-6"	2"	ALUM	PRE-FIN	ALUMINUM	POWDER COATED	SPRING LOADED CASTER WHEELS	NR	CUSTOM FABRICATION



3 DOOR TYPES

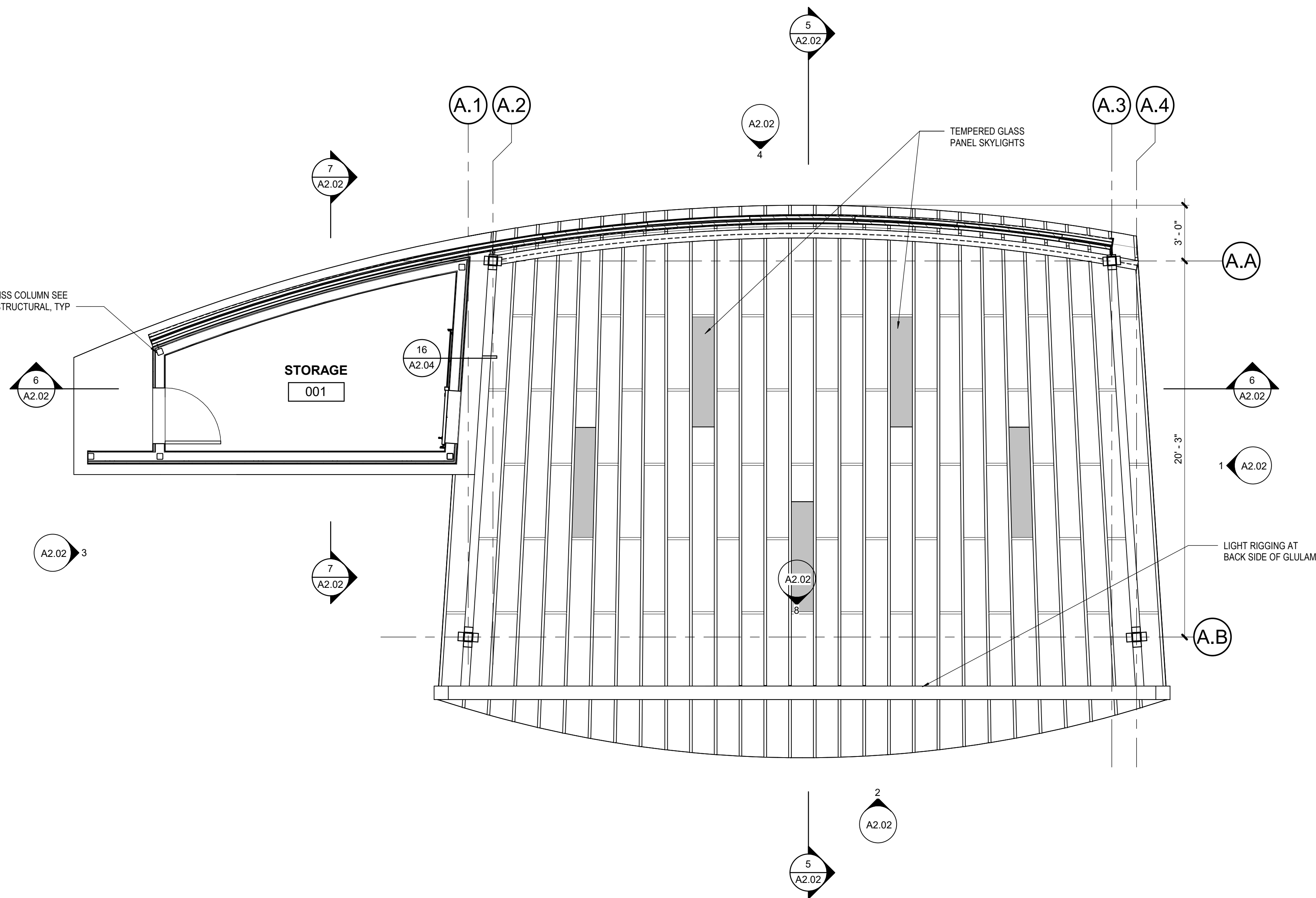
A2.01

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

2 ROOF PLAN - STAGE

A2.01

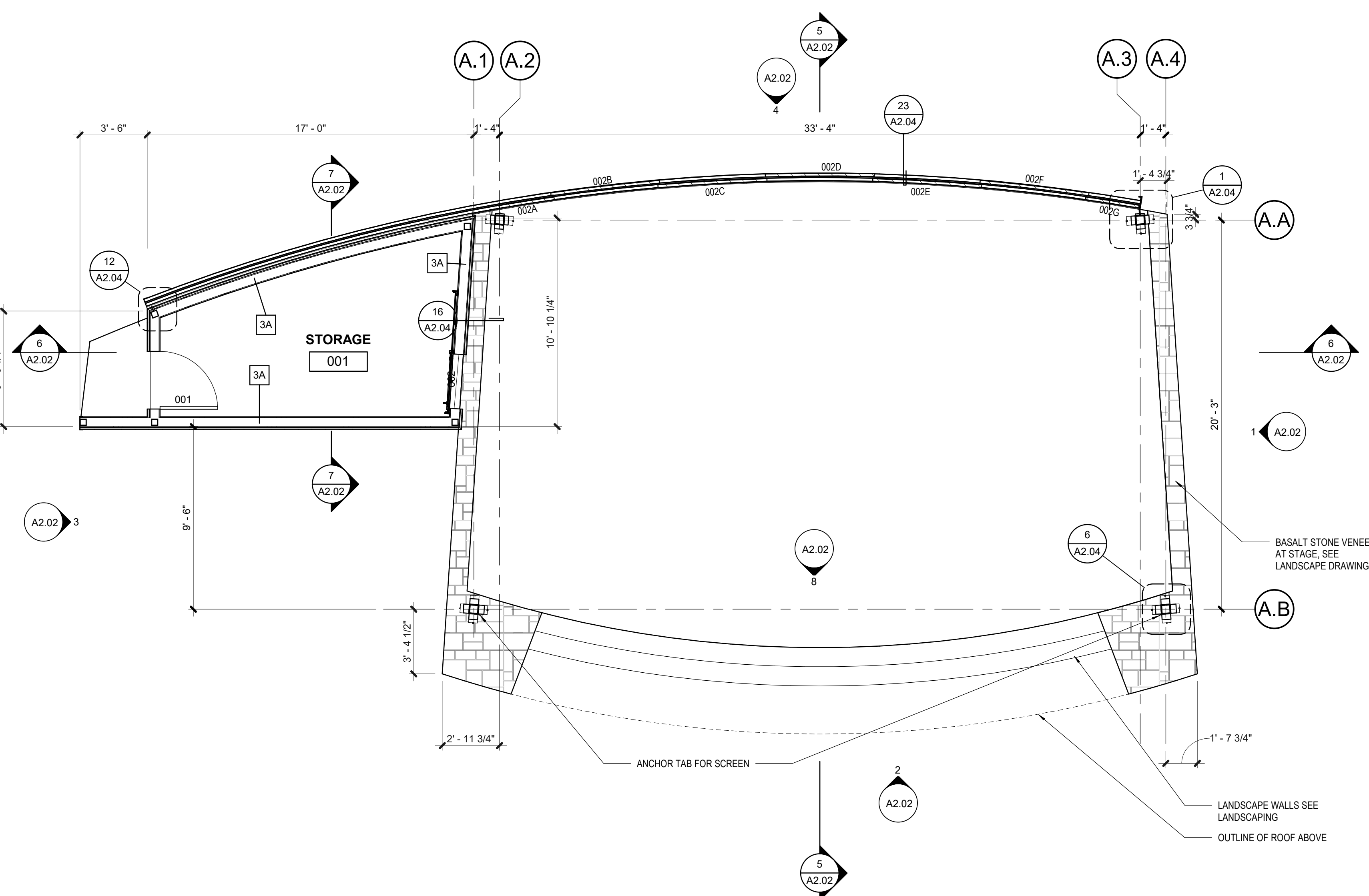
SCALE: 1/4" = 1'-0"



3 REFLECTED CEILING PLAN - STAGE

A2.01

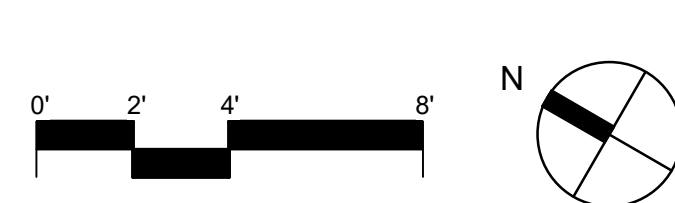
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - STAGE

A2.01

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



ST. HELENS RIVERWALK

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

Project Manager: Kurt Basford

PHASE
90% DESIGN
DATE
12/20/2022

REVISIONS
NO. DESC. DATE

DRAWN BY
PP, AP
CHECKED BY
SE

SHEET TITLE
STAGE PLANS

SHEET NUMBER

A2.01



Mayer/Reed

Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953



Otak, Inc.
808 SW Third Avenue, Ste. 800
Portland, OR 97204
503.287.6625
www.otak.com

St. Helens Riverwalk

St. Helens, Oregon

Project Manager: Jennifer Dimsho; John Walsh

NOT FOR CONSTRUCTION

PHASE
90% DESIGN
DATE
12/20/2022

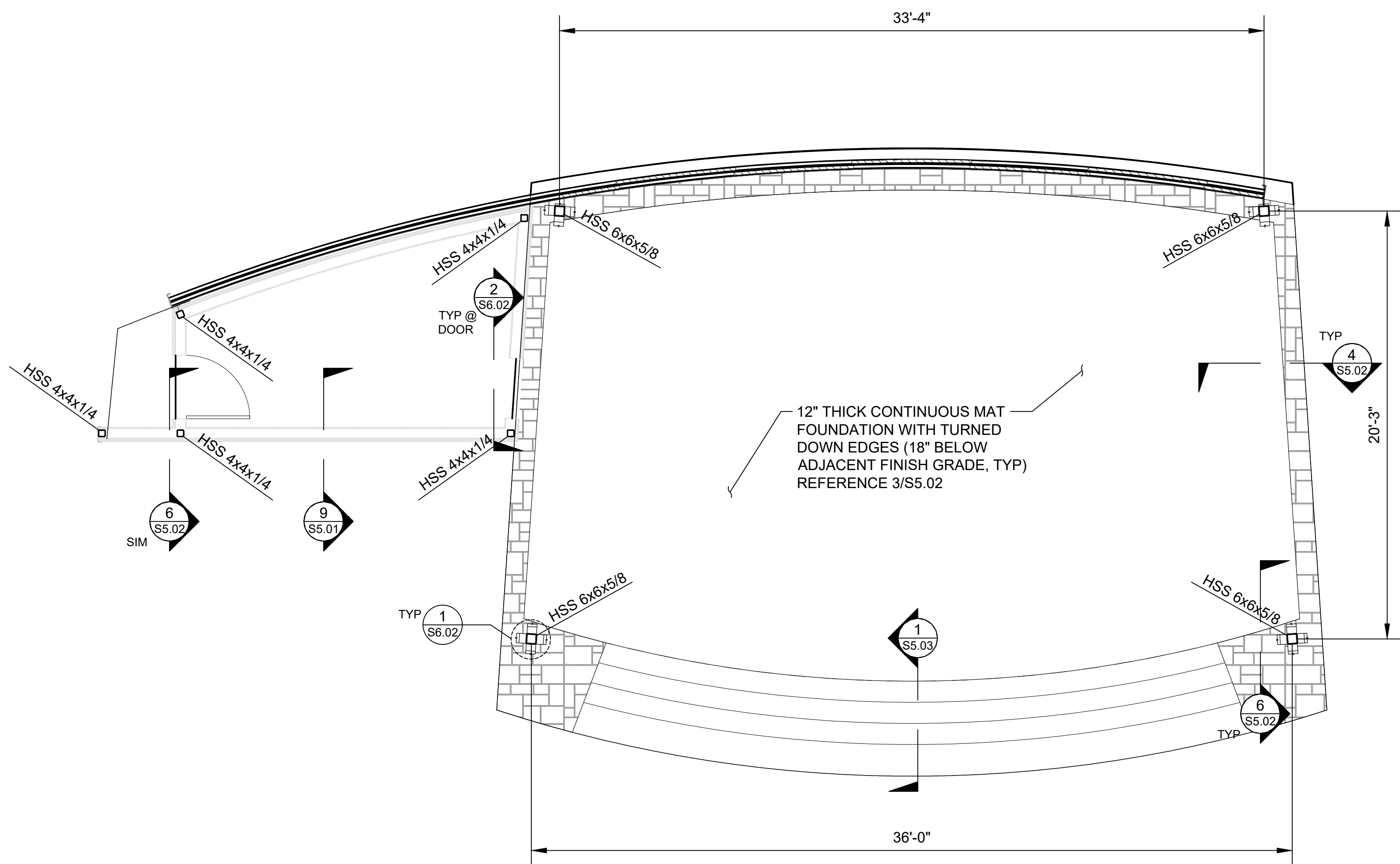
REVISIONS
NO. DESC. DATE

DRAWN BY
MJB
CHECKED BY
SC

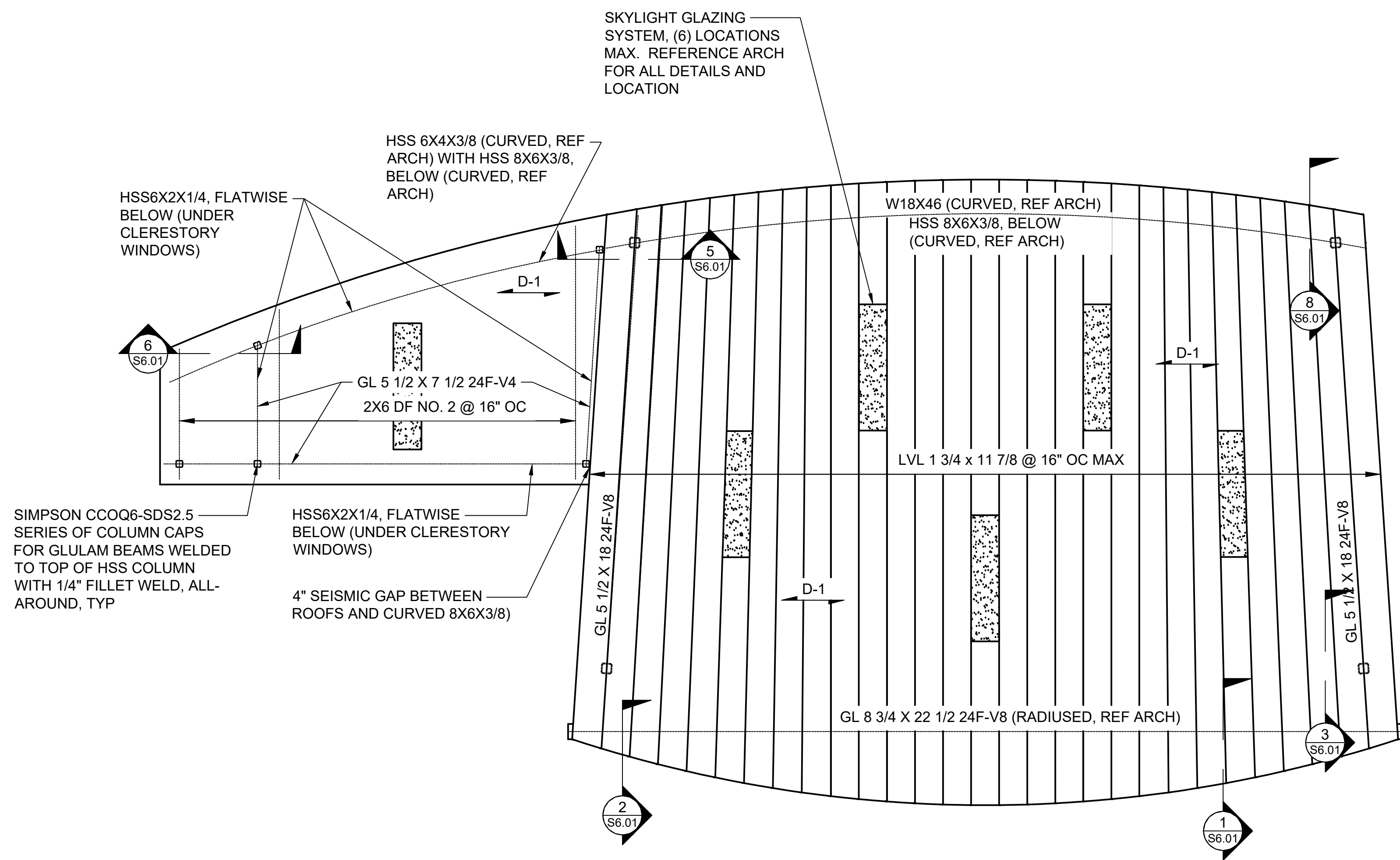
SHEET TITLE
STAGE PLANS

SHEET NUMBER

S2.01



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



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



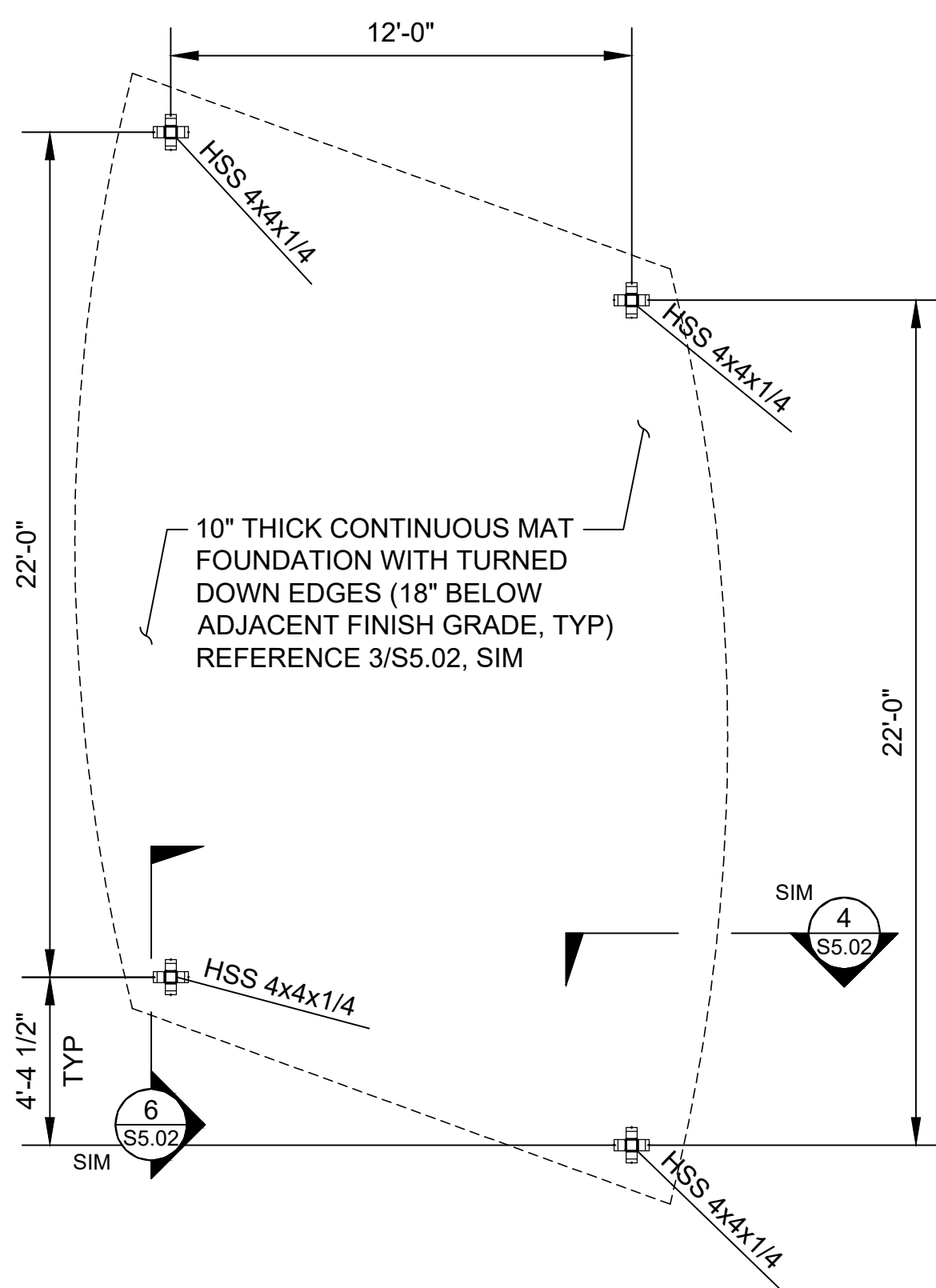


Mayer/Reed

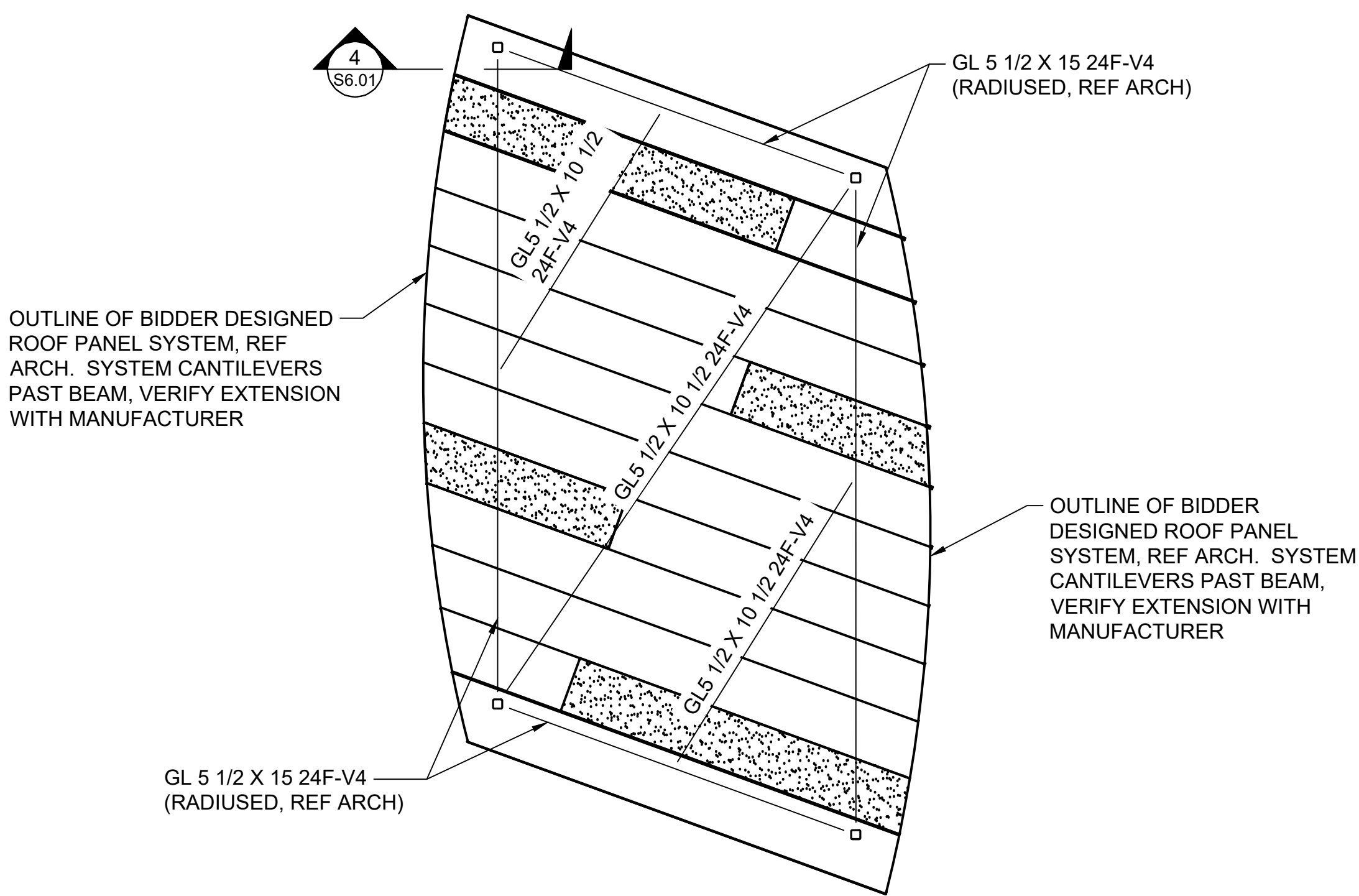
Mayer/Reed, Inc.
319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953



Otak, Inc.
808 SW Third Avenue, Ste. 800
Portland, OR 97204
503.287.6625
www.otak.com



1 FLOOR PLAN - PAVILION (ADD ALT)
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - PAVILION (ADD ALT)
SCALE: 1/4" = 1'-0"

St. Helens Riverwalk

St. Helens, Oregon

Project Manager: Jennifer Dimsho; John Walsh

NOT FOR CONSTRUCTION

PHASE
90% DESIGN
DATE
12/20/2022

REVISIONS		
NO.	DESC.	DATE

DRAWN BY
MJB
CHECKED BY
SC

SHEET TITLE
PAVILION PLANS
-ADD ALT

SHEET NUMBER

S2.03

