

RESOLUTION NO. 1625

**A RESOLUTION ADOPTING THE TOWN CENTER STREETSCAPE DESIGN FOR
THE CITY OF TILLAMOOK**

WHEREAS, the Tillamook Urban Renewal Agency Streetscapes Committee, the Tillamook Urban Renewal Agency Board of Directors, and the City Beautification Committee have recommended the attached Town Center Streetscape Design to the City Council; and

WHEREAS, the Town Center Streetscapes Design will be used to set the theme for future community development in the downtown area in order to enhance the economy of the city; and

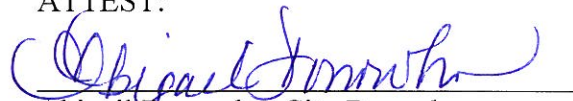
NOW THEREFORE, the City Council of the City of Tillamook hereby adopts the Town Center Streetscapes Design as attached in Exhibit A with the following implementation directives:

1. That the Planning Commission use this design as a basis for code revision; and
2. That the design be used as the guide for further design development for both the Tillamook Urban Renewal Agency 2nd Street Pilot project and other downtown projects such as ODOT's Hwy 101/US 6 project.

ADOPTED by the Tillamook City Council this 4th day of February, 2013.


Suzanne Weber, Mayor

ATTEST:


Abigail Donowho, City Recorder

TOWN CENTER STREETSCAPE DESIGN

2nd Street Pilot Program

Second St between Laurel Ave & Stillwell Ave is recommended as the Town Center Streetscape Design Pilot Program. This program will develop designs and characteristics for use on multiple east/west streets. The resulting designs should also be used by ODOT in their design work for the north/south US 101 couplet which commences winter 2013 and for the reconstruction of Highways 101 & 6 in 2015-2016.

The Second St Pilot Program would be divided into three phases:

Phase I: *Design & approval of streetscape concepts and typicals*

Phase II: *Design development & lower cost initial projects*

Phase III: *Higher cost projects*

In Phase I architectural/street characteristics are developed considering Tillamook's historical qualities and present needs. Phase II contains the easy-to-do, inexpensive, 'low-hanging fruit' and Phase III the more expensive, capital projects.



PROPOSED PILOT
PROGRAM AREA

PHASE I – STREET CONCEPTS AND TYPICALS

CONCEPT STATEMENT:

The Tillamook Town Center Streetscape Standards are inspired by the look and feel of Tillamook in the 1930s and 1940s, but introduce contemporary street infrastructure improvements. Consequently, the town center experience will evoke Tillamook in its heyday while remaining relevant to contemporary needs. The city is often identified by its connection to the dairy industry, therefore the plan seeks to also actualize the local legacy of creativity and forestry. The goal of this effort is to achieve a lively and inviting environment, which authentically reflects the welcoming character of the city.

GENERAL DESCRIPTION:

The streetscape standards preserve existing historical elements and specify a number of character-building features: historically inspired furnishings, soft "pops" of color, use of local wood, and richly textured materials that patina well. The standards also improve wayfinding, reduce visual clutter, and promote street safety.

TYPICALS:

SIDEWALK ZONES

The Tillamook Town Center Plan establishes sidewalk zones: **Building Front Zone**, **Through Zone** and **Furnishing Zone**. The Pilot Program specifies the boundaries for these zones and which features shall be located in each zone:

Building Front Zone is defined as a 3' strip of sidewalk directly in front the building facade. It shall include:

- Newspaper boxes
- Groupings of standard planters, benches
- Business owned furnishing
- Butt bins

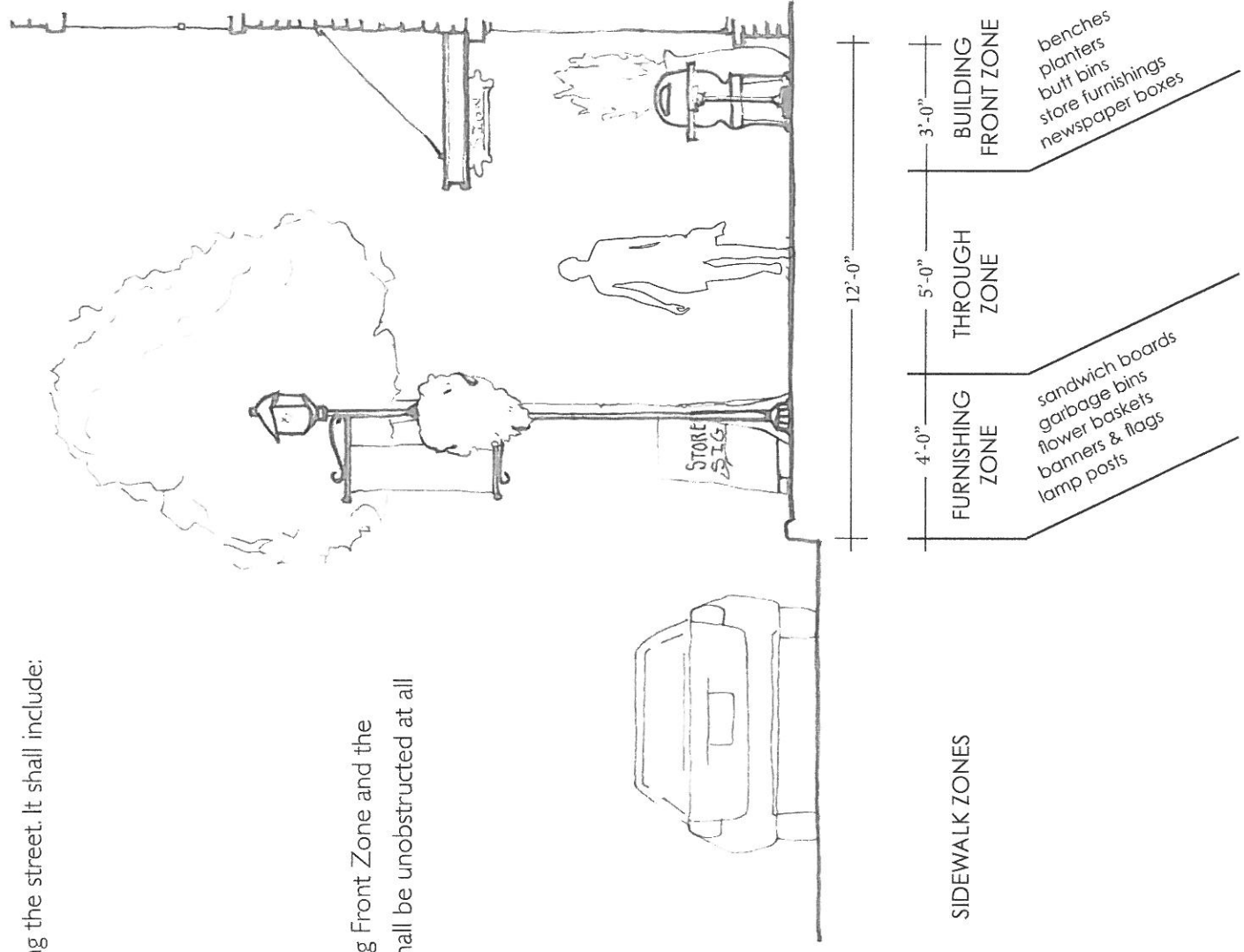


Historic Tillamook

Furnishing Zone is defined as a 4' strip of sidewalk abutting the street. It shall include:

- Garbage bins
- Sandwich boards
- Season/event banners
- Hanging flower baskets
- Street Lamps
- Street and traffic signs

Through Zone is defined as a 5' strip between the Building Front Zone and the Furnishing Zone. It is solely for pedestrian passage and shall be unobstructed at all times.



INFRASTRUCTURE

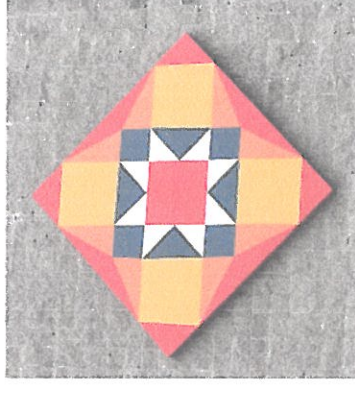
- Preservation of existing stamped curbing with old street names on street corners
- Retain existing curb extension across Main Ave at 2nd St (without integrated plantings); construct extensions in other key locations for ease and safety of pedestrian crossing; consider turning radii and lane widths for trucks
- Burnt red colored and stamped asphalt crosswalks across 2nd street
- Paint fire hydrant barrels chrome yellow with caps to be color coded as required by National Fire Protection Association (NFPA)
- Standard sidewalk design: 2' strip of concrete pavers parallel to curb edge for ease of underground utility access; standardized concrete surface treatment including a scoring pattern compatible with the pavern design
- Underground water for hanging flower baskets and electric for lamp posts and seasonal lights
- Retain the two concrete poles aligned across from each other at the northeast and northwest sides of 2nd St and Main Ave, outfit the poles to support cross highway banners
- Relocate the remaining four poles on 2nd St: locate two poles on either south side of 2nd St and Pacific Ave; the remaining two poles shall be relocated to mark another city gateway
- All traffic control and guidance structures painted black to coordinate with other streetscape furnishings

PUBLIC ART PROGRAM

- Public art program including
 - o Street sculptures
 - Flush, no-trip attachment system in sidewalks for public sculpture installation
 - o A mural program that encourages content inspired by local history and quilting traditions
 - o A window painting program, targetting vacant storefronts



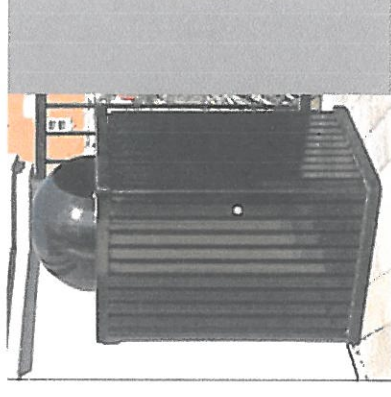
Example street sculptures.
Beijing, China



Mural content may compliment the Tillamook County Quilt Trail



Example no-trip Base
Portland, OR



Existing garbage bins

FURNISHINGS AND SIGNAGE

- Low maintenance, durable street screens to continue the street wall and shield pedestrians from parking lots
- Low maintenance, durable dumpster screens for dumpsters abutting sidewalks
- Standard black powder-coated garbage bins; Timberform 2834- AT Ash/Dome Top (or comparable); 10 bins have already been purchased and installed in the city by TURA
- Standards for business-owned furnishings in the Building Front Zone (to be developed by TURA)
- Standardized sign poles in 4" black powder coated steel with flush no trip bases (for ease of replacement) and base covers with a minimum 4" height
- Locate and group signage so visual clutter is minimized and clarity to travelers is maximized
- Standardized traffic and street signs inspired by the historic street signs
- Accepted tree program compliant with Town Center Plan: specify trees on the north side of the street and shrubs or no plantings on the south side of the street; tree canopy at a minimum of 10'; 2'- 6" to 3'- 0" tree trunk set back from street;
- Bike racks installed along the Tillamook Bike Routes
- Required covers for meters located along the street wall; to comply with PUD standards
- Standard Street Lamp
 - o Post: minimum of 5" diameter; fluted with black finish
 - o Base Cover: minimum of 18" high, fluted with black finish
 - o Arms for season/event banners and hanging flower baskets
 - o Luminaire: black finish
 - Acorn style with lid and finial
 - o Integrate electrical outlets for seasonal lights and underground water line for flower baskets
- Blade signs, projecting & marquee signs and sandwich boards
 - o Subject to city-approved standards approved by the Beautification Committee
 - o Encourage use of locally/regionally-made wood signs or aesthetically comparable material



Example Luminaire: Acorn style with Lid and finial



Planter Shape: Round



Planter Shape: Half-Round

- o Incentivized through a program where UR offers to pay for such signs (similar to existing blade sign program)
- Standard butt bins in key locations
- Overhang standards specifying that all new or replacement awnings/overhangs must be marquee style
- Restrictions on obstructing or covering mezzanine windows
- Develop banner design(s) and standards approved by the Beautification Committee; allow seasonal and event banners through an approval process
- Investigate options for a horizontal banner(s) and/or sign(s) across Main Ave and Pacific Ave; explore ODOT acceptance of an overhanging sign similar to the historic "Netarts, Oceanside Beaches" sign



Example Horizontal Marquee Awning: Orenco Station, Oregon

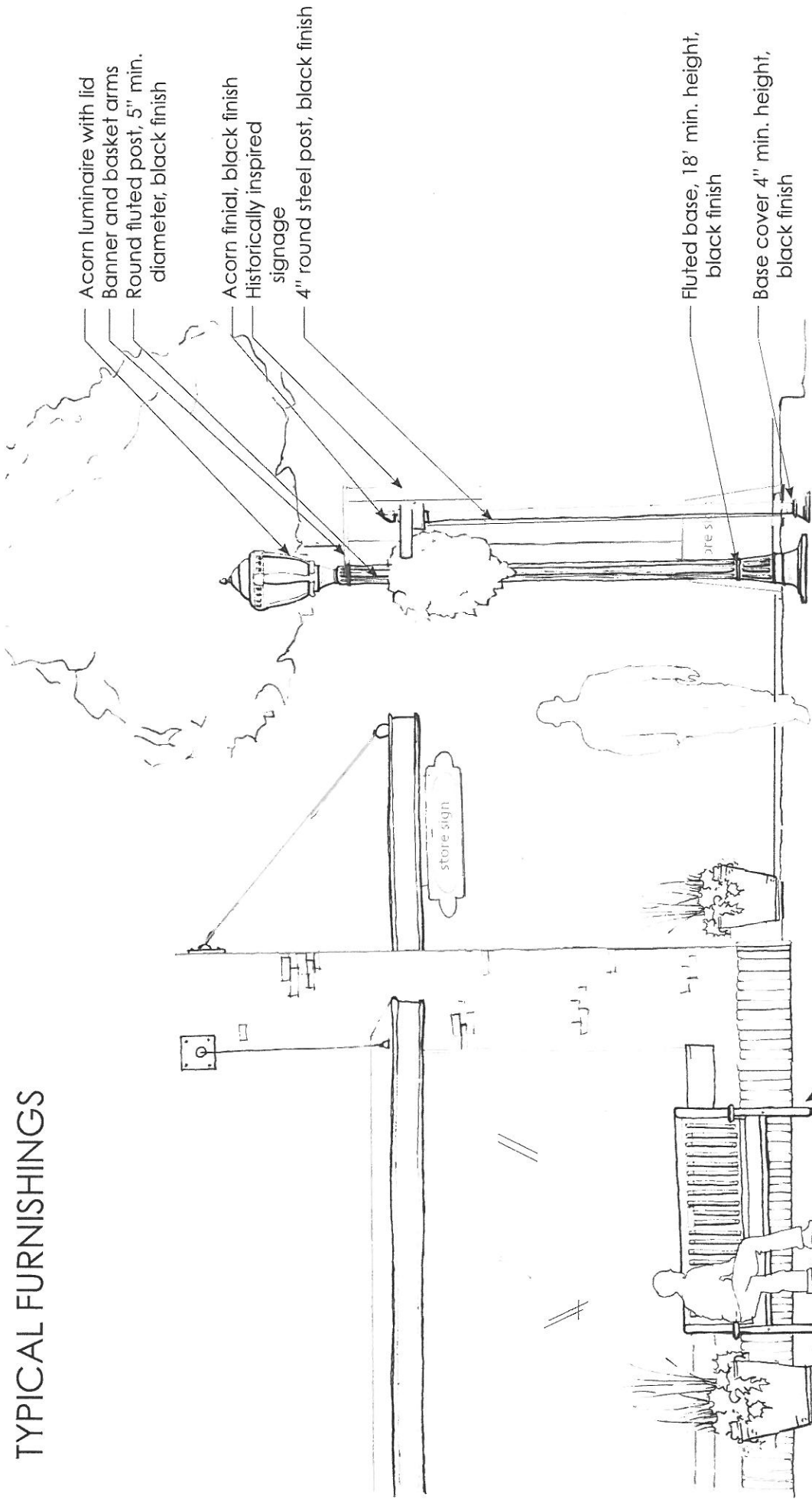
Standard pairings of the following may be privately sponsored. This sponsorship can be commemorated with a standard plaque mounted on the bench, and/or planter (if feasible)

- Concrete round or half-round planters with integral color; minimum 20" in height, color options selected by the Beautification Committee
- 5' -6' exterior wood benches with black cast iron or aluminum sides

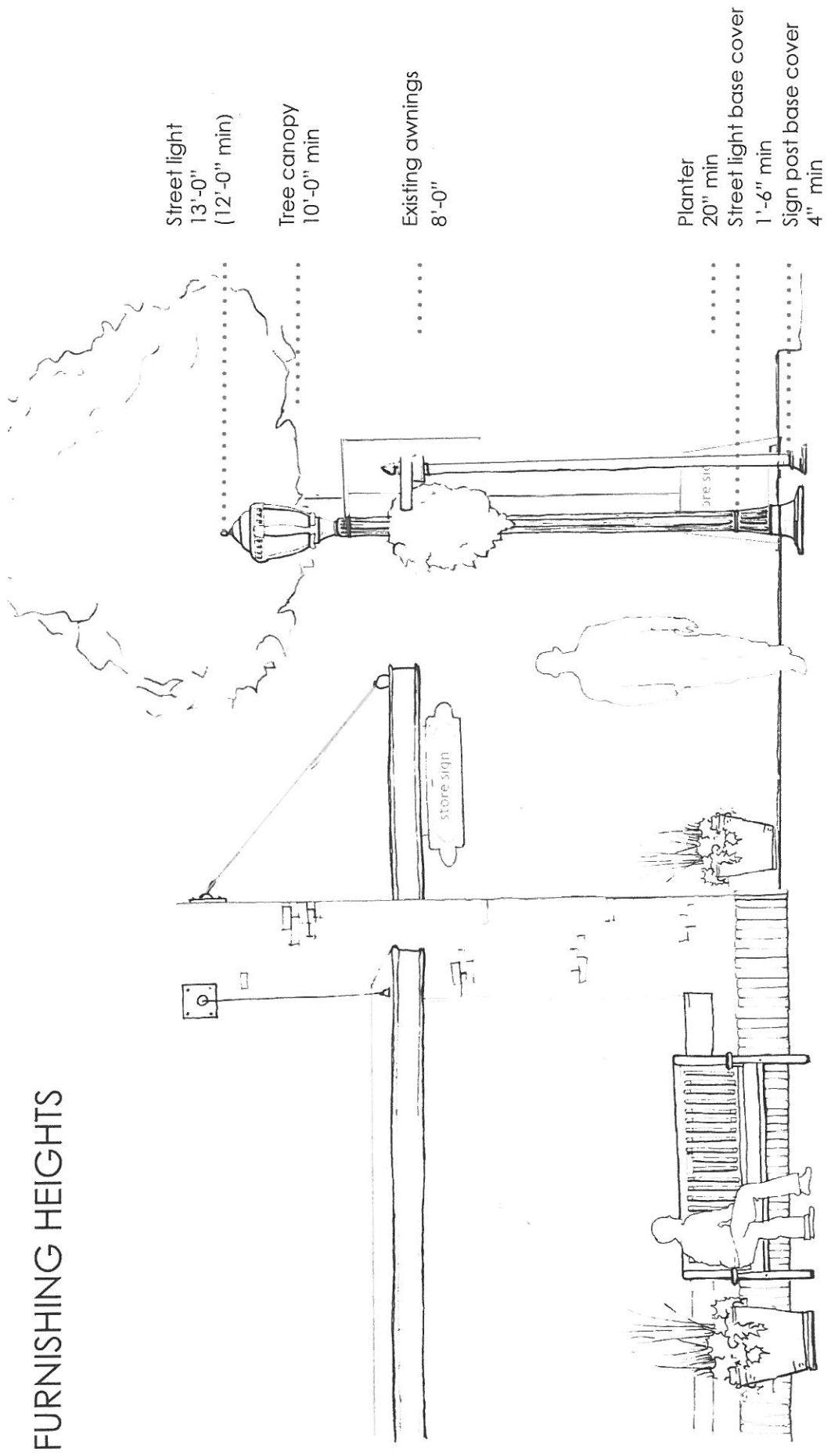


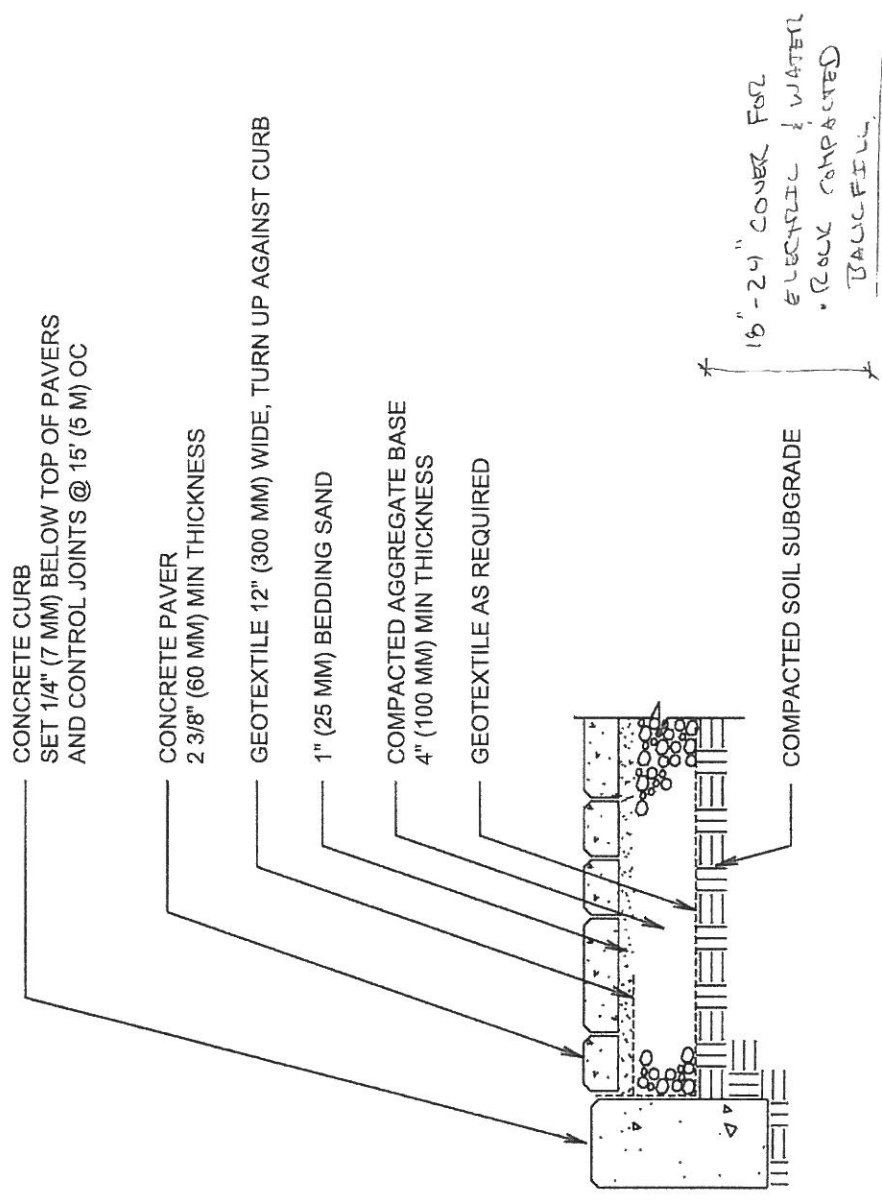
Example Bench: Exterior wood bench with cast aluminum sides

TYPICAL FURNISHINGS



FURNISHING HEIGHTS





- NOTE:
1. THICKNESS OF BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE.
COLDER CLIMATES MAY REQUIRE THICKER BASES.
 2. CONSULT ICPI TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS
FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.

PATIO / SIDEWALK / PLAZA ON COMPACTED AGGREGATE BASE	DRAWING NO.	ICPI-16
	SCALE	F.S.