

SUMMARY

The proposed improvements to the plaza balance the practical requirements of hosting large annual events (Chainsaw Festival and Tsilila Festival), provision of overflow parking on a day-to-day basis (including demand for seasonal fishing activity and bus parking for the UDC) and improving its appearance and adding features to encourage more frequent activity and community gathering.

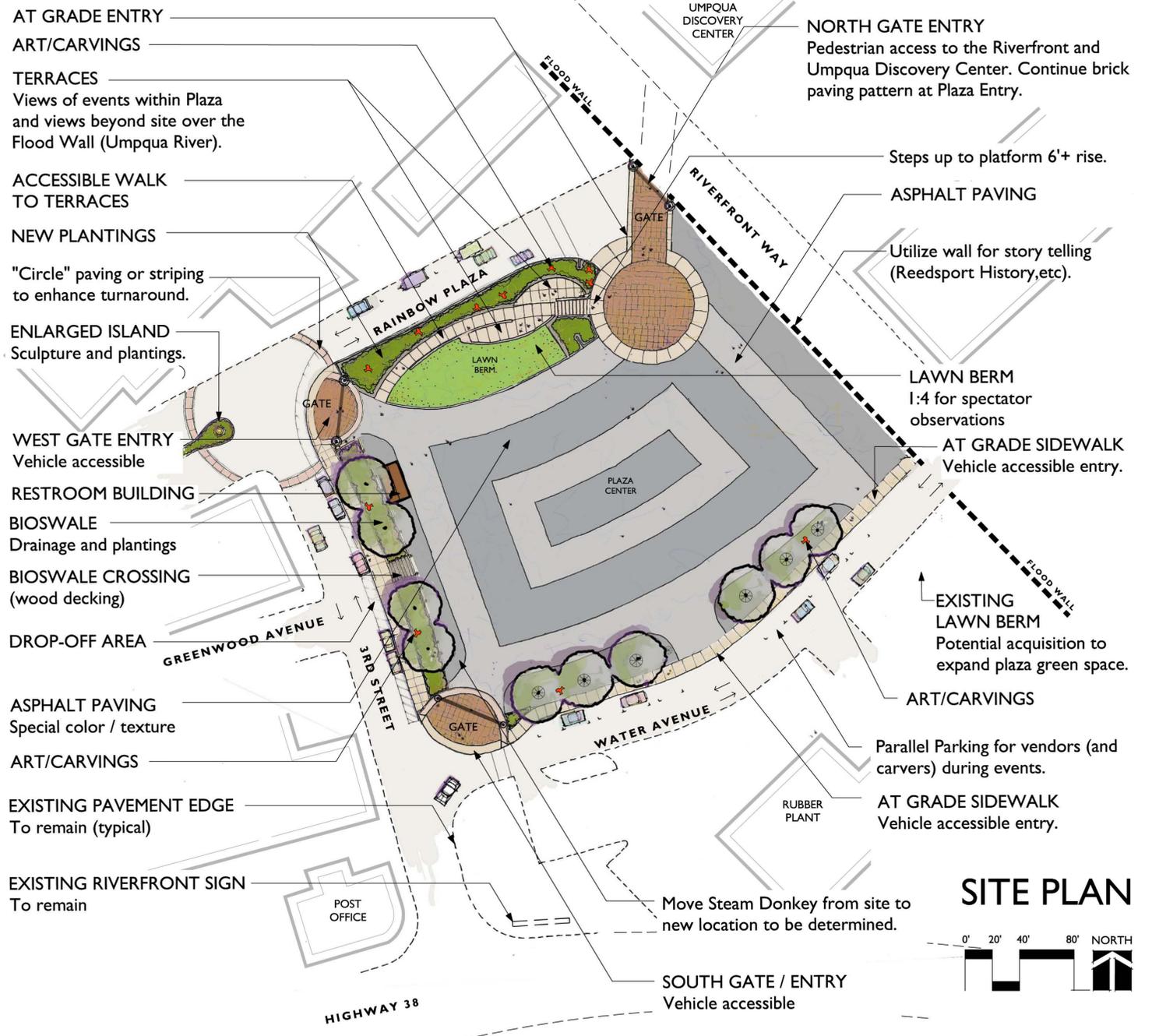
The most prominent new feature is a landform (berm) approximately 6 feet in height topped with a pedestrian walkway, which will provide excellent views of activities within the plaza and views over the flood wall of the riverfront area beyond. Access to this feature is provided by both a gently sloped ramp and a stairway. The lawn slopes of the berm will provide informal seating for observing performances and activities on the south side. Depending on the size of the activity and time of day, performers can orient themselves either towards the berm or towards the large open space. A permanent stage, one with a raised platform and covering, has not been sited for the sake of maintaining flexibility of use. The provision of a portable stage structure is advised as an alternative.

Vehicle accessways on the perimeter of the plaza have been remodeled. Rainbow Plaza east of 3rd Street has been reduced as a means of expanding the event area. Access to existing businesses fronting Rainbow Plaza will be maintained. It is intended that Water Avenue and the remodeled portion of Rainbow Plaza have limited and controlled access during large events and that adjoining parking spaces are used for special event needs (vendors, performers, staff, etc.). The north edge of Water Avenue is proposed to be "curbless" to allow for convenient uninhibited vehicle access into the plaza open space during setups, tear-downs, and non-event times. A special mid-block entry to the plaza from Water Avenue enhances vehicle access. Other vehicle features include a dedicated drop-off lane on 3rd Street for buses and passenger vehicles and a turnaround circle at the intersection of 3rd Street and Rainbow Plaza.

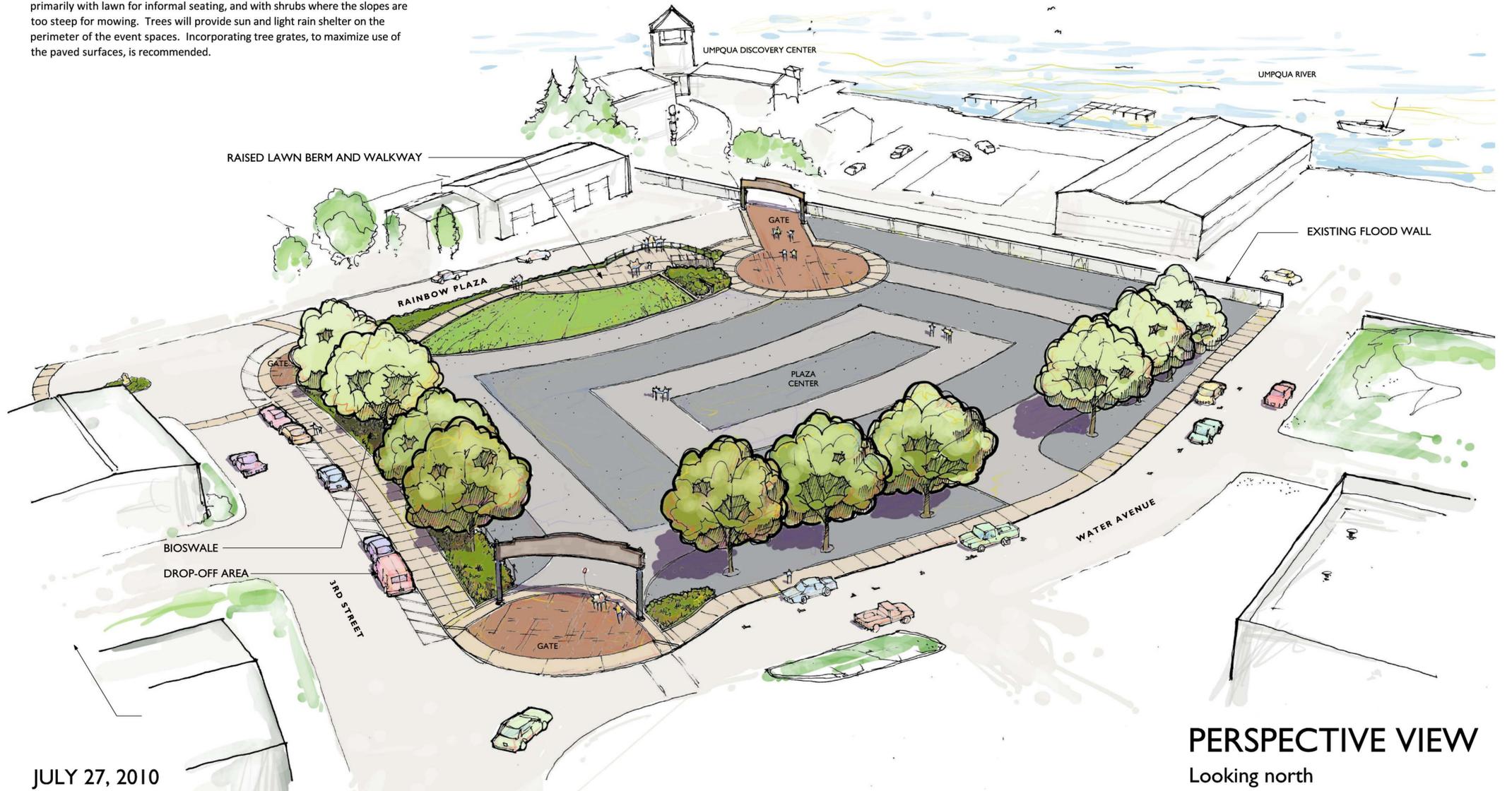
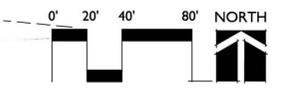
Access and egress for the event area is provided at each of the four corners. The south and west gates are primary entrances that can serve both higher volumes of pedestrians during large events and allow vehicle access during set-up and tear-down times. The east and north gates are intended primarily for pedestrians, but can also be accessed by vehicles. Three of the four gateways incorporate large decorative columns and an archway to pass beneath - to increase the identity and welcoming festive feel of the plaza. A pedestrian walkway is provided on the west and south sides of the plaza.

Pavements within and around the plaza vary. Perimeter sidewalks are concrete. The entry gates feature concrete and unit paving. The large open space in the center is comprised primarily of asphalt, with the ability to incorporate stamped and colored patterns to create visual interest. The pavements can be specified to be permeable, which may be desired to increase the rate of drainage. Material choices may vary and be adapted according to final budgets and project objectives as the design is refined. Directional signs, lights and subgrade utilities are not shown on this plan, but provisions for them are included in the program and budget.

Landscapes have been located in concentrated areas to serve specific functions and to minimize their maintenance. A vegetated bioswale fronts 3rd street and will provide functional drainage capacity and be a visual buffer between the plaza and industrial activities on 3rd Street. The berm feature will be surfaced primarily with lawn for informal seating, and with shrubs where the slopes are too steep for mowing. Trees will provide sun and light rain shelter on the perimeter of the event spaces. Incorporating tree grates, to maximize use of the paved surfaces, is recommended.



SITE PLAN



PERSPECTIVE VIEW
 Looking north

JULY 27, 2010

RAINBOW PLAZA REDEVELOPMENT CONCEPT

REEDSPORT, OREGON