



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee
From: Li Alligood, Assistant Planner and DLC Liaison
Date: February 8, 2012
Subject: Preparation for February 15, 2012, Meeting

Greetings! We will be in the City Hall Council Chambers for next Wednesday's meeting at 6:30 p.m. See Enclosure 1 for the meeting agenda.

Façade Improvement Program Application

The Committee will review a Façade Improvement Program application and approve or deny the request. Please review the application thoroughly prior to the meeting. See Enclosure 4 for more information.

Downtown Light Rail Station

TriMet is preparing to submit the next light-rail-related land use application for City approval in late March. TriMet's light rail design team presented information about the various aspects of the station at the November 7, 2011, December 5, 2011, and January 30, 2012, DLC meetings.¹ The design team will return to review outstanding discussion items from the January 30, 2012, meeting and discuss the systems buildings at 21st Ave & Adams St and south of Monroe St. See Enclosure 5 for a memo from the design team to TriMet staff.

Downtown Street Trees

DLC Member Chantelle Gamba has requested a discussion of the preferred street trees identified in the Downtown and Riverfront Public Area Requirements (PARs) and the City of Milwaukie Public Works Standards. This item was rescheduled from the January 30, 2012, meeting.

Officer Elections

As stated in the Committee bylaws, the Committee elects a Chair and a Vice Chair yearly. The current officers can be reelected, or new officers can be elected for one or both positions.

See you next Wednesday at 6:30 p.m.!

Enclosures

1. February 15, 2012, meeting agenda
2. December 5, 2011, meeting minutes
3. January 30, 2012, meeting minutes
4. Façade Improvement Program application (10600 SE McLoughlin Blvd)
5. Memo from Mayer/Reed Landscape Architects

¹ The November 7, 2011, meeting materials are available at <http://www.ci.milwaukie.or.us/planning/design-landmarks-committee-17>. December 5, 2011, meeting materials are available at <http://www.ci.milwaukie.or.us/planning/design-landmarks-committee-18>. January 30, 2012, meeting materials are available at <http://www.ci.milwaukie.or.us/planning/design-and-landmarks-committee-5>.



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Wednesday, February 15, 2012, 6:30 PM

**CITY HALL COUNCIL CHAMBERS
10722 SE MAIN ST**

1.0 Call to Order - Procedural Matters

2.0 Meeting Minutes – Motion Needed

2.1 December 5, 2011

2.2 January 30, 2012

3.0 Information Items

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda.

5.0 Public Meetings – None scheduled

6.0 Worksession Items

6.1 Façade Improvement Program application review: 10600 SE McLoughlin Blvd

Presenters: Li Alligood, Assistant Planner

6.2 Summary: Light rail station design worksession

Presenters: TriMet staff

7.0 Other Business/Updates

7.1 Street trees in downtown (DLC Member Chantelle Gamba)

7.2 Officer elections

8.0 Design and Landmark Committee Discussion Items – This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

March 5, 2012

1. Riverfront Park/Klein Point after-action review

2. Façade Improvement Program application review (*tentative*)

April 2, 2012

1. Façade Improvement Program application review (*tentative*)

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **DESIGN AND LANDMARK COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.

Public Meeting Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Committee members.

1. **STAFF REPORT.** Each design review meeting starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommendation with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Committee was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMITTEE MEMBERS.** The committee members will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the Committee will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC MEETING.** The Chairperson will close the public portion of the meeting. The Committee will then enter into deliberation. From this point in the meeting the Committee will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMITTEE DISCUSSION AND ACTION.** It is the Committee's intention to make a recommendation this evening on each issue on the agenda. Design and Landmark Committee recommendations are not appealable.
11. **MEETING CONTINUANCE.** Prior to the close of the first public meeting, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Design and Landmarks Committee will either continue the public meeting to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Design and Landmarks Committee:

Greg Hemer, Chair
Jim Perrault, Vice Chair
Patty Wisner
Becky Ives
Chantelle Gamba

Planning Department Staff:

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Brett Kelter, Associate Planner
Ryan Marquardt, Associate Planner
Li Alligood, Assistant Planner
Alicia Martin, Administrative Specialist II
Marcia Hamley, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MEETING MINUTES
Milwaukie City Hall
10722 SE Main St
WEDNESDAY, DECEMBER 5, 2011
6:30 PM**

DLC MEMBERS PRESENT

Greg Hemer, Chair
Jim Perrault, Vice Chair
Becky Ives
Patty Wisner
Chantelle Gamba

STAFF PRESENT

Katie Mangle, Planning Director
Li Alligood, Assistant Planner, (DLC Liaison)

MEMBERS ABSENT

None

1.0 Call to Order – Procedural Matters

Chair Greg Hemer called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

2.0 Design and Landmarks Committee Minutes

2.1 October 17, 2011

DLC Member Patty Wisner moved to approved the October 17, 2011, Design and Landmarks Committee minutes as presented. **DLC Member Becky Ives** seconded the motion. The minutes were approved 4-0-1, with **DLC Vice Chair Jim Perrault** abstaining.

3.0 Information Items – There were no information items.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Summary: Façade Improvement Program application revision

Li Alligood, Assistant Planner, introduced the item. Carmen and Brian Meyer, owners of 11008 SE Main St and recipients of a July 2011 façade improvement grant in the amount of \$10,000, had submitted revisions to the original scope of work. They requested DLC review and confirmation of the original façade improvement grant amount of \$10,000, or direction from the DLC to submit a new grant application.

Mr. Perrault moved to approve the revised scope of work and original grant amount for façade improvement at 11008 SE Main St. DLC Member Chantelle Gamba seconded the motion. The application was approved unanimously.

6.2 Summary: Downtown Milwaukie light rail station design update

Carol Mayer-Reed, Mayer/Reed Landscape Architects, presented an overview of focus areas of design review via PowerPoint presentation.

Brian Goldbloom, Milwaukie station artist, presented station art concepts for each end of the station via PowerPoint presentation, and discussed the context of the site and his inspirations for the designs.

- **The Committee** applauded him for his attention to the community's history and expressed strong appreciation of the design.

Bob Hastings, TriMet architect, presented an overview of system buildings and transit station amenities via PowerPoint presentation. He described the purpose of the buildings, explained their scale, and explained the reasoning behind the proposed materials.

7.0 Other Business/Updates

7.1 January 2012 meeting date

The January 2012 regular meeting date fell on a City holiday. **The Committee** agreed to reschedule the meeting for January 4.

7.2 Annual City Council update

The Committee was tentatively scheduled to meet with City Council on June 19, 2012. Several Committee members had conflicts and requested that the meeting with Council be shifted to July 17.

7.3 Downtown design guidelines and applicability

Ms. Alligood and **Katie Mangle, Planning Director**, provided an overview of the difference between transit station uses and transit stop uses in response to concerns voiced by Chair Hemer. The light rail station in downtown Milwaukie was a transit stop, not a transit station, and was a permitted use. An extensive discussion of roles of the Committee and staff in design review followed.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

- | | |
|------------------|---|
| January 4, 2012 | 1. Façade Improvement program application review <i>tentative</i> |
| | 2. Light rail design update <i>tentative</i> |
| February 6, 2012 | 1. Façade Improvement program application review <i>tentative</i> |
| | 2. Light rail design update <i>tentative</i> |

Meeting adjourned at approximately 8:33 p.m.

Greg Hemer, Chair

CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MEETING MINUTES
Milwaukie City Hall
10722 SE Main St
MONDAY, JANUARY 30, 2012
6:30 PM

DLC MEMBERS PRESENT

Greg Hemer, Chair
 Jim Perrault, Vice Chair
 Becky Ives
 Patty Wisner

STAFF PRESENT

Katie Mangle, Planning Director
 Li Alligood, Assistant Planner, (DLC Liaison)

MEMBERS ABSENT

Chantelle Gamba

1.0 Call to Order – Procedural Matters

Chair Greg Hemer called the meeting to order at 6:33 p.m. and read the conduct of meeting format into the record.

2.0 Design and Landmarks Committee Minutes

2.1 November 7, 2011

Chair Hemer moved to approve the November 7, 2011, Design and Landmarks Committee minutes as presented. The minutes were approved 3-0-1, with DLC Member Patty Wisner abstaining.

Note: The information presented constitutes summarized minutes only. The meeting audio is available from the Planning Department upon request.

3.0 Information Items

Li Alligood, Assistant Planner, informed the Committee that due to reduced staff capacity, the City would no longer produce formal meeting minutes. The audio recording would be available upon request and archived, and there would be a minimal written record of the minutes for the Committee to approve and sign.

4.0 Audience Participation –This is an opportunity for the public to comment on any item

not on the agenda. There was none.

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Summary: Light Rail station area design

Carol Mayer-Reed, Mayer/Reed Landscape Architects, provided an overview of the platform elements to be discussed via PowerPoint presentation.

Bob Hastings, TriMet architect, presented two shelter roof options: a glass-roofed shelter or a shelter with a stainless steel roof. There were also two paint options for the shelter post and rafters: dark gray or black.

Mark Mikalovich, Waterleaf Architects, reviewed draft bridge column designs and presented the preferred design, which incorporated straight channels of varying height and widths.

Mr. Mikalovich discussed the proposed jump span lighting treatment, which included recessed LED light fixtures in randomized locations.

Jeb Doran, TriMet engineer, provided background information about the platform fixtures, lighting, noise, and lighting options.

After extensive discussion, **the Committee** provided the following direction to the design team:

- Preferred the glass-roofed platform shelter to the metal-roofed platform shelter
- Preferred black paint treatment on the shelter posts and rafters.
- Supportive of column design direction.
- Supportive of the proposed jump span lighting treatment.

7.0 Other Business/Updates

7.1 Kellogg Bridge appeal update

Katie Mangle, Planning Director, provided an update on land use file #AP-11-01. City Council upheld the Planning Commission's decision with additional conditions regarding the white oak in Kronberg Park.

7.2 Downtown street tree ordinance discussion

DLC Member Chantelle Gamba requested this agenda item. Due to her absence, **Chair Hemer** postponed the item to the February 15 meeting.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

- | | |
|-------------------|--|
| February 15, 2012 | 1. Light rail station area design worksession |
| | 2. Façade Improvement Program application review |
| | 3. Downtown street tree ordinance |
| | 4. Officer elections |
| March 5, 2012 | 1. Riverfront Park/Klein Point after-action review |
| | 2. Façade Improvement Program application review (tentative) |

Meeting adjourned at approximately 8:50 p.m.

Greg Hemer, Chair



DOWNTOWN FAÇADE IMPROVEMENT PROGRAM APPLICATION STAFF RECOMMENDATION

Date: February 15, 2012

Applicant: Heather Harris

Owner(s): McLoughlin Building LLC

Address: 10600 SE McLoughlin Blvd

Grant Request: \$2,860

Funding Recommendation: \$2,860

APPLICATION SUMMARY

A. Background

The site is located in the Downtown Commercial Zone DS. The building has multiple tenants, the most visible of which is Spring Creek Coffee.

B. Proposal

The applicant proposes to add an awning above the northern entrance (facing Scott St), install 2 planter boxes along the western building facade, and install 8 exterior lights on the western facade.

C. Narrative provided by applicant

All improvements will be visible from McLoughlin Blvd. They either cover areas that are visibly unappealing (planters), add continuity and function (awnings), or improve façade appearance and safety (lighting).

D. Eligibility as determined by staff

The proposal meets the grant program eligibility requirements and downtown design standards.

E. Amount requested

The applicant has requested a matching grant of \$2,860. Staff recommends funding the full amount.

F. Additional information

The downtown design guidelines contain useful information and tips for making downtown buildings more attractive and pedestrian friendly. Pedestrian friendly buildings have transparent windows, providing "eyes on the street" that enhance pedestrian safety. They may also have canopies or awnings to protect pedestrians from the elements, attractive window displays to attract the eye, or sidewalk decor such as planters to add depth to the

DLC Staff Recommendation—Downtown Façade Improvement Program
10600 SE McLoughlin Blvd

Page 2 of 2

front facade. Small, inexpensive changes can make a big impact. The applicant has included several of these items.

G. Next Steps

If the grant is awarded, competitive bids will be expected for any project components over \$5,000.



RECEIVED
FEB 02 2012
CITY OF MILWAUKIE
PLANNING DEPARTMENT

Downtown Façade Improvement Program Application Form

An informational meeting with City staff is required prior to submission of this form.

Applicant:	Heather Harris
<i>(If applicant is not the building owner, attach either a lease specifying tenant's right to make improvements or letter from owner authorizing improvements.)</i>	
Building location (address):	10600 SE McLoughlin #102, Milwaukie, OR 97222
<i>(See http://www.ci.milwaukie.or.us/gis/planning-maps)</i>	
Property Owner (corp/legal name):	McLoughlin Building
<i>(Attach copy of deed of trust or document establishing ownership.)</i>	
Name listed on applicant's business registration:	Wellspring Massage
Applicant's Mailing Address:	10600 SE McLoughlin #102, Milwaukie, OR 97222
Contact name:	Heather Harris
Phone:	503-888-2654
Email:	heatherharris1mt@comcast.net
Describe proposed work:	<p>Awnings: Above exterior entrance to match existing building awnings</p> <p>Lighting: Decorative and functional lighting on all West facing walls (McLoughlin Blvd facing)</p> <p>Built in Planters: on West facing walls to cover gaps in concrete walkways</p>
<i>(Attach photo of existing building. Attach color/material samples and a sketch, if applicable.)</i>	
How does the project contribute to an attractive and vibrant downtown environment?	<p>All improvements will be visible from McLoughlin Blvd. They either cover areas that are visibly unappealing (planters), add continuity & function (awning), or improve facade appearance & safety (lighting)</p>
<i>(Please refer, where applicable, to Downtown Design Guidelines.)</i>	
Total Project Cost Estimate and Grant Amount Requested	<p>Total cost: \$4520 \$5720</p> <p>Grant Amount Requested: \$2260 \$2860</p>
<i>(Maximum grant is \$10,000 and no more than 50% of total cost. Attach a detailed budget or formal estimate for any project element exceeding \$1,000.)</i>	

I, the undersigned, hereinafter "Applicant," submit this application for reimbursement of up to \$ 2860 for façade improvement work described above under the City of Milwaukie's Downtown Façade Improvement Program.

I certify that the information provided above is accurate to the best of my knowledge. I understand that all costs for which I seek reimbursement must be documented. Under no circumstances will the reimbursement amount exceed \$10,000 or 50% of total applicant incurred costs directly related to the project.

I understand that any work must be carried out under all applicable local, state, and federal laws; and in substantial conformance with the proposal approved by the City of Milwaukie ("City"). I have reviewed the "Program Guidelines" and hereby acknowledge that no reimbursement shall be made for work that is not eligible under the guidelines or that was completed in a manner that does not comply with the guidelines. I agree to repay the City if any amounts reimbursed to me are found to have been reimbursed in error.

I hereby release the City and Metro from any liability and relinquish any claim against the City and Metro for additional compensation related to the façade improvements described above. Further, I agree to indemnify Metro and the City, and their respective officers, agents and employees, and hold the City and Metro harmless in relation to any claims related to work performed by me or on my behalf by any contractor or sub-contractors in relation to the façade improvements described above.

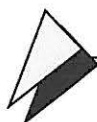

Signed

2-1-12
Date

Heather Harris
Printed Name & Title

Signed on behalf of

This pilot program is being funded by the City of Milwaukie and Metro.

**THE McLOUGHLIN BUILDING, LLC**

7677 SW 87th Avenue ▲ Portland, OR 97223-7003 ▲ (503) 977-9988 ▲ ed@parecki.com

January 31, 2012

Heather Harris
10600 SE McLoughlin Blvd Suite 102
Milwaukie, OR 97222

Dear Heather:

This letter serves as the required authorization to make the following improvements to the façade of your space:

- 1) Add approximately 10 lineal feet of awnings to the North entrance of your suite.
 - a. Awning to match the existing awnings located to the North entrance of Suite 105 (Spring Creek Coffee House). Fabric to be Sunbrella 4.
- 2) Add two planter boxes on the West side of Suite 101 and Suite 102. Exterior material to be stucco to match the existing stucco finish.
- 3) Add 8 exterior goose-neck lights. Three on the west McLoughlin Blvd Spring Creek wall, 2 on the west Wellspring Massage wall and 2 on the Nalu Kai west wall.

Sincerely,

Ed Parecki
The McLoughlin Building, LLC

Wellspring Massage Clinic
Facade Improvement Grant
Budget Proposal

Item	Description	Cost Per Item	Quantity	Total
Awning	Install awning above exterior entrance of suite 102 to match existing awnings of the buildings other north facing walls	\$1600.00 (materials and installation)	1	\$1,600.00
Planter Boxes	Permanent planters installed to cover existing gaps in concrete walkways. Planters will match existing stucco finish of building walls	\$250.00	2	\$500.00
Exterior Lighting	Gooseneck style lighting on all west (McLoughlin Blvd) facing walls improving appearance of building during the day and safety/functionality at night	\$450.00	7	\$3,150.00
Exterior Lighting Installation	Wiring and installation of gooseneck fixtures	\$820.00	1	\$820.00
Design Review	Design review for lighting and awning	\$150.00	1	\$150.00
Total Cost				\$5,720.00

Wellspring Massage Clinic
Facade Grant Proposal
Existing Photos of Building Exterior



Proposed changes to building facade include additional awning to match existing awning that is visible in the photo above the deli and coffee house, goose style lighting on either side of massage clinic signage as well as on the west (McLoughlin Blvd) facing walls of the coffee house and chiropractic office, and built in planters between window banks of the massage clinic and chiropractic office.



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[Barn Lights & Barn Style Sconces](#)

Post and Panel

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[Contemporary Post and Panel](#)

18" Large Barnlight



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Barn lighting can be built to accommodate standard incandescent bulbs, halide lighting or other high intensity discharge lamps that save establishments maintenance costs and energy as well. We offer integral or remote ballast options for all bulb and lamp configurations (other than incandescent which is self ballasted).

Alternate Shade Sizes

[12" Barn Lights](#)

[16" Barn Lights](#)



Gooseneck Light Aluminum - 18" x 1/2" Dia. Arm with 18" Barn Light Shade
Price: \$336.85



Gooseneck Light Aluminum - 35" x 1/2" Dia. Arm with 18" Barn Light Shade
Price: \$368.85



Gooseneck Light Aluminum - 24.75" x 1/2" Dia. Arm with 18" Barn Light Shade
Price: \$370.85



Gooseneck Light Aluminum - 22.25" x 1/2" Dia. Arm with 18" Barn Light Shade
Price: \$369.85



Gooseneck Light Aluminum - 34" x 3/4" Dia. Arm with 18" Barn Light Shade
Price: \$355.85



Gooseneck Light Aluminum - 22.25" x 3/4" Dia. Arm with 18" Barn Light Shade
Price: \$380.85

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ANP Lighting ORB216-FR-41-E6-41-RTC RLM Spun Aluminum Outdoor Wall Sconce and Gooseneck Arm Extension

Item #: BCI1152123

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Product Details for the ANP Lighting ORB216-FR-41-E6-41-RTC

RLM Spun Aluminum Outdoor Wall Sconce and Gooseneck Arm Extension

- Max wattage based on open lamp.
- Glass enclosure reduces maximum wattage.
- Painted finishes are powder coated for a durable, scratch-resistant finish.
- White paint standard inside all painted fixtures.
- Fixtures, arms and post mounts are U.L. wet listed when installed according to manufacturers instructions.

Other Customers Viewed


Forte Lighting 5099-01
Functional Wall Washer
Sconce
★★★★★
\$52.20


Maxim 22169
Discus 1-Light Wall Sconce
★★★★★
\$52.20


Sea Gull Lighting 41040
Contemporary / Modern
Reversible Wall Sconce from
the Chrome Etched
Collection
★★★★★
\$61.02

[Accessories](#)



QUOTE/SALES AGREEMENT

OR CCB# 194699

WA CCB# rosecca906KM

January 27, 2012

Well Spring Massage Clinic
10600 SE McLoughlin
Portland, OR 97222

Estimate Date: 1/27/12

Quote Valid 30 Days

Phone: (503) 888-2654

Availability: Approx. 5-6 Weeks after receipt of all information

Fax/Email: (503) 653-5328

Per our job site of recent date, we are pleased to quote as follows:

Furnish and install one each stationary awning in the traditional design 10' wide, height and projection to match existing awnings on building. The frame will be one-inch welded aluminum square tube and the cover will be stapled on in Sunbrella 100% acrylic fiber available in your choice of Black Cherry #4640 sewn with black thread and finished with black welt. The valance will be stapled in and rigid. Cost for the one awning installed would be **\$1,600.00**.

☐ If you would like to add lettering or a graphic in Gerber 3M Scotchcal graphic film please submit camera ready artwork or font choice to sales@rosecityawning.com so that it can be quoted. Any characters 8" high or smaller will be \$20.00 per letter with a minimum of \$150.00 in your choice of available fonts.

☐ Please note, the above quote does not include any structural calculations or permits that the city might require, which we estimate to be approximately \$600.00. Check the box if you'd like us to obtain the permits on your behalf. *The permitting process can add six weeks or more to your estimated availability period.*

Thank you for the opportunity to quote your needs, we hope you favor us with the order.

Sincerely,
Rose City Awning Company

Eric Snair

If you wish to proceed with this agreement: where applicable, please check preferred options, choose color/thread, total below & remit 1/2 deposit, sign & return a copy of this agreement for our files.

**** PLEASE READ TERMS & AVAILABILITY BEFORE SIGNING ****

THIS BECOMES A BINDING CONTRACT IF ACCEPTED BY BOTH PARTIES

TERMS: 1/2 Deposit – Balance Net 30 Days

PROJECT TOTAL:\$ _____ SIGNATURE: _____

1/2 DEPOSIT REQUIRED:\$ _____

BAL DUE 30 DAYS FROM COMPLETION:\$ _____ DATE: _____

Availability: Approx. 5-6 Weeks after receipt of all information

M E M O R A N D U M

To:

Jeb Doran
710 NE Holladay Street
Portland, OR
97232

Tel (503) 962-2141
Fax

Project:

PMLRT East Segment

Project Code:

PME

Date:

01.19.12

Sent via: Email

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Milwaukie Station

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The east segment urban design team has reviewed the roof and façade treatment design proposals for the systems buildings along the LRT alignment from OMSI station through Park Avenue, reviewed lighting suggestion and recommendations for the “jump span” of the Kellogg Bridge over Lake Road and the proposed treatment for the platform shelters. Below are recommendations for each that respond to the City of Milwaukie Design Guidelines including: Reinforcing and Enhancing the Pedestrian System, Defining the Pedestrian Environment, and Promote Architectural Compatibility.

1 - Systems Buildings

Current options for the systems buildings’ roofs are standing metal seam, photovoltaic panels or a sedum green roof. Current options for the facades are either ceramic glazed CMU or a metal screen.

We understand that these proposals have taken into consideration the initial installation costs as well as the long term operations and maintenance concerns. Mayer/Reed’s team has reviewed the proposals from an urban design perspective, weighing the overall alignment design objectives along with general conversations and input from some of the local stakeholders from OMSI station through Park Avenue and as they apply to the City of Milwaukie Architecture Guidelines including: Wall Structure, Green Architecture and Building Security.

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Roof Treatments

Two options are suggested for the roof treatment as appropriate, depending on visual and solar exposure. As a rule, we propose PV panels where appropriate if the orientation offers suitable solar access; but that green roofs are used for all others.

The following are our recommendations for roof treatment for each building in Milwaukie:

- Monroe Substation Building – Photo Voltaic panels, potentially reorient building roof to accommodate solar exposure.
- Lake Rd. Sig/ Com – green roof, as proposed
- Park TPSS – green roof, as proposed
- Park Sig/ Com – green roof, as proposed
- Park OCB – green roof, as proposed

Façade Treatments

We feel the systems buildings should be one of the elements of consistency, providing a common language along the entire alignment. A predictable appearance will help reinforce the identity of the alignment, contributing to the family of consistent design elements along with the welded wire fencing, platform furnishings and signage, the train rails, and electrification pole system.

We recommend that the façade treatments be:

- Consistent for the entire project, while giving unique identity to the Orange line
- Simple, understated and well-detailed
- Warm in tone / color
- Visually recede in its context, rather than stand out or attract attention
- Where possible, include climbing plants for added graffiti resistance and more naturalized appearance

Therefore, our recommended building façade treatment is the metal screen option. We believe that the texture and detailing of the screens will be appropriate in the context of all of the station areas ranging from urban neighborhoods to more commercial and industrial sites. The screens add to the sense of care and craft for these small buildings and enhance the pedestrian experience particularly in Milwaukie where there is an urban downtown context.

We recommend perforated weathering steel as the material for the façade screens. The screen material may have a fairly open mesh or perforation to resist tagging with graffiti paint. The screen will add to the play of light and shadow, thereby diminishing the overall scale of the buildings. The screens do not have to be the same gauge on all sides of the building. Perhaps there is a hierarchy in the design to distinguish front from back or top to bottom. We do not encourage recognizable imagery, custom art work or decorative patterning that varies from station to station; rather allow the public art be one of the strong distinguishing features of each of the stations instead.

2 – Lighting at Kellogg Bridge Jump Span

In response to comments from the DLC and PC on the design team's previous proposal for lighting at the jump span, we are proposing a lighting solution that utilizes linear LED luminaires mounted at intervals in recesses in the concrete slabs that span Lake Road. During the day this solution presents an uncluttered lighting design, and a richer pattern and texture at the bottom of the jump span slabs. In the evening and at night, the lighting solution creates a pleasant, safe feeling, well-lit environment that accentuates the architectural treatment of the adjacent concrete walls, and a visually interesting pattern of lights at the ceiling of the space. This proposed solution responds to the City of Milwaukie Design Guidelines as explained below.

Milwaukie Character Guidelines

Establish or Strengthen Gateways: At night, the lighting solution will reinforce the sense of a gateway that is created by the jump span walls, piers and ceiling by accentuating the walls and creating a soft even glow on the ceiling of the space as light is reflected off of the roadway and sidewalks. It will accentuate this transition space at the south entrance to the city by creating a frame of light.

Promote Architectural Compatibility: The lighting solution respects the character of the Kellogg Lake area, and the character of the bridge itself, through its uncluttered design that is, at the same time, sympathetic to the pattern and character of the bridge art proposal.

Use Architectural Contrast Wisely: The lighting solution highlights the gateway element at night, as noted above, distinguishing it in its surroundings.

Pedestrian Emphasis Guidelines

Reinforce and Enhance the Pedestrian System: The lighting solution enhances the pedestrian experience by creating a pleasant, well-lit environment. Visual interest is created in the pattern of lights at the underside of the jump span, and by accentuating the architectural wall treatments.

Define the Pedestrian Environment: The lighting solution creates visual interest during the day in the pattern and texture of reveals and light fixtures at the underside of the jump span. At night, the lighting creates an interesting pattern of points of light on the underside of the jump span, and accentuates the architectural wall treatment.

Architecture Guidelines

Wall Structure: The pattern of parallel lighting recesses alternating with the joints between the concrete slabs of the jump span, along with the pattern of the light fixtures themselves, creates a greater visual richness and variety in the “ceiling” of the jump span by breaking up the flat expanses of the concrete slabs. By accentuating the architectural wall treatment, the lighting reinforces a sense of enclosure at this point in the street.

Green Architecture: The linear LED light fixtures are low energy, use durable and minimal materials, have a long life, and require minimal maintenance.

Building Security: The lighting will provide sufficiently high levels of light for safe vehicular and pedestrian travel, and, as well, will create a sense of security because of the even lighting levels and the lighting of wall and ceiling surfaces.

Lighting Guidelines

Exterior Building Lighting: The light fixtures, and the recesses in which they reside, are an integral component of the visual composition of the bottom surface of the structural slabs that span Lake Road. The lighting design will provide an adequate level of lighting without glare. The effect of the light will be to articulate the architectural wall treatment at the piers and abutment each side of Lake Road, creating a visually interesting and safe pedestrian experience. Light will be reflected from the roadway and sidewalks back up onto the underside of the jump span, giving the sense of a bright room, and alleviating any cave-like effect. The fixtures themselves, being of sturdy construction and being recessed in the bottom of the concrete slabs, will thus be tamper resistant.

3 – Station Shelter

The proposed Milwaukie Station shelter is identical in form as the other shelters proposed at other stations but with some unique materials, color and finishes. This approach provides consistent structures in form allowing for consistency of elements along the alignment enabling simplified/standard maintenance procedures and visual identity for users.

The standard shelter is proposed to be built of very high quality materials. The durability of these materials will withstand the day to day use and minimize maintenance over time. It is also designed to be pedestrian friendly and provide comfort and interest to the users. Standard features include: a standing seam metal gable roof, silver/grey color, wind screen and bench. The Milwaukie shelter structure is proposed with the same standard features but with a glass roof and black structure. The black color is

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consistent with Milwaukie's downtown character and will be more durable over time requiring less maintenance. The black structure supporting the glass roof will provide contrast between the elements and is reminiscent of older train stations and buildings where the architecture is featured and adds interest.

Art is also proposed on the columns of the shelter adding unique character to this station. Art on the columns is proposed to be granite sculptures by the same artist providing art at each end of the station.

Overall, the shelter will be consistent with the other shelters along the alignment but will have a unique color, roof and artwork distinguishing it as unique to Milwaukie but identifiable to users as a station and be of consistent materials and structure for maintenance purposes.

END