

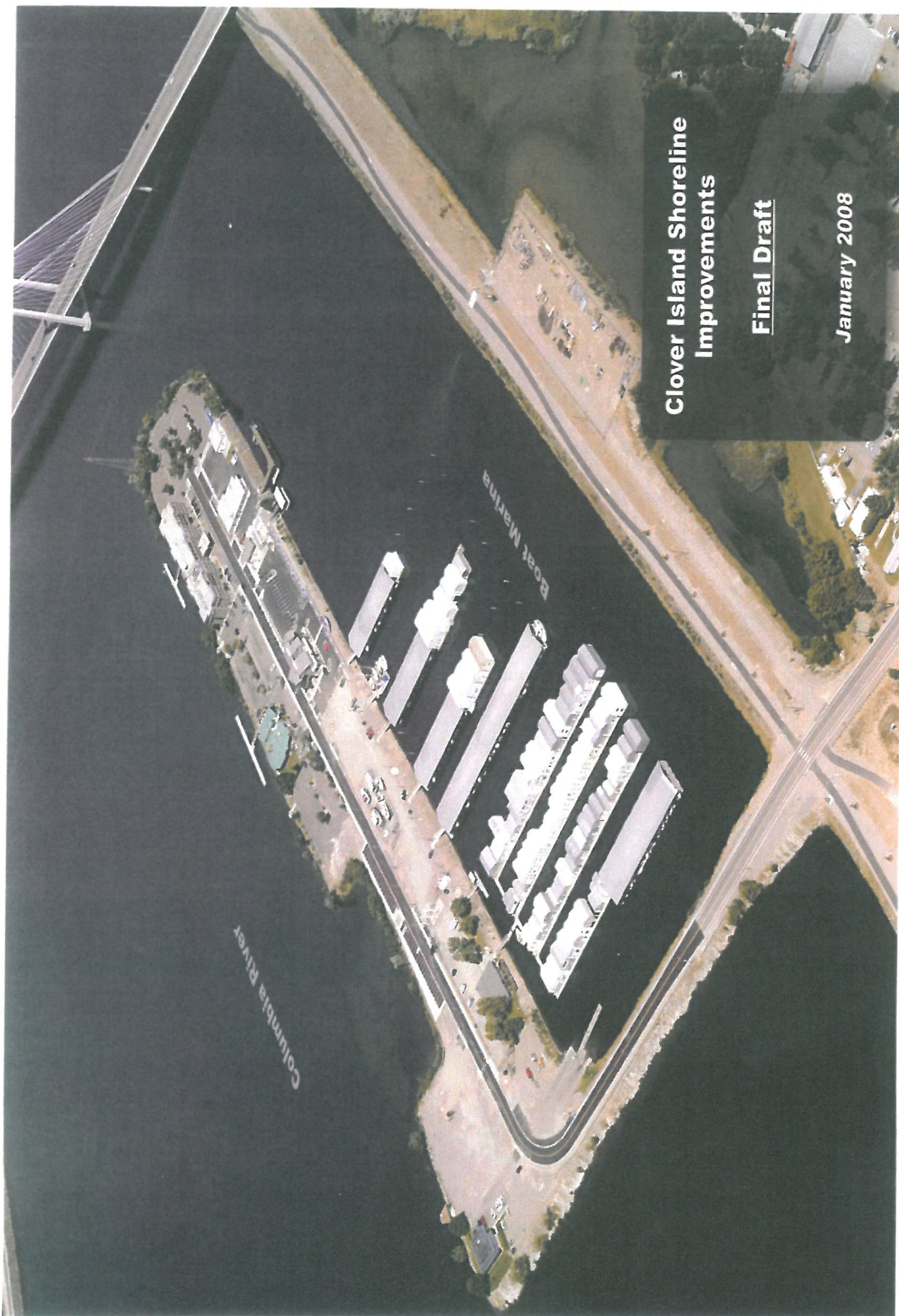


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Goal and objectives

Goal:

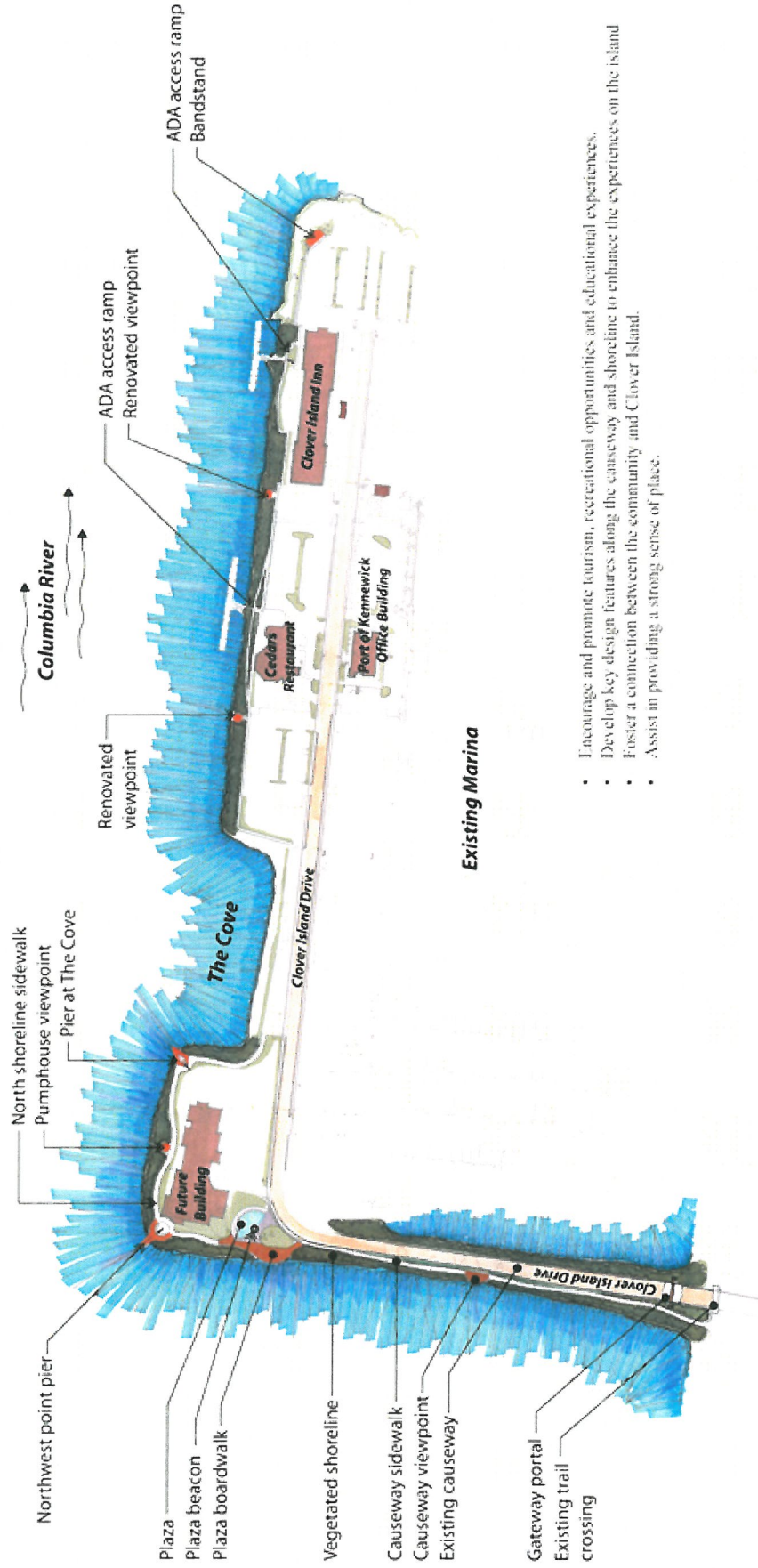
Foster development of public access and select recreational facilities along the shoreline of Clover Island.

Objectives:

- Reinforce a strong 'sense of place'.
- Enhance the shoreline experience for pedestrians.
- Create special opportunities for viewing.
- Celebrate the Columbia River's and Clover Island's special character.
- Provide opportunities for seasonal festivities (lighting, banners, signage, etc).
- Encourage pedestrian linkages.
- Provide opportunities for fishing in key locations.
- Promote ADA accessibility.
- Develop an environmental friendly and sustainable shoreline that supports plant life and habitat.
- Protect and enhance the structural integrity of the embankmen.



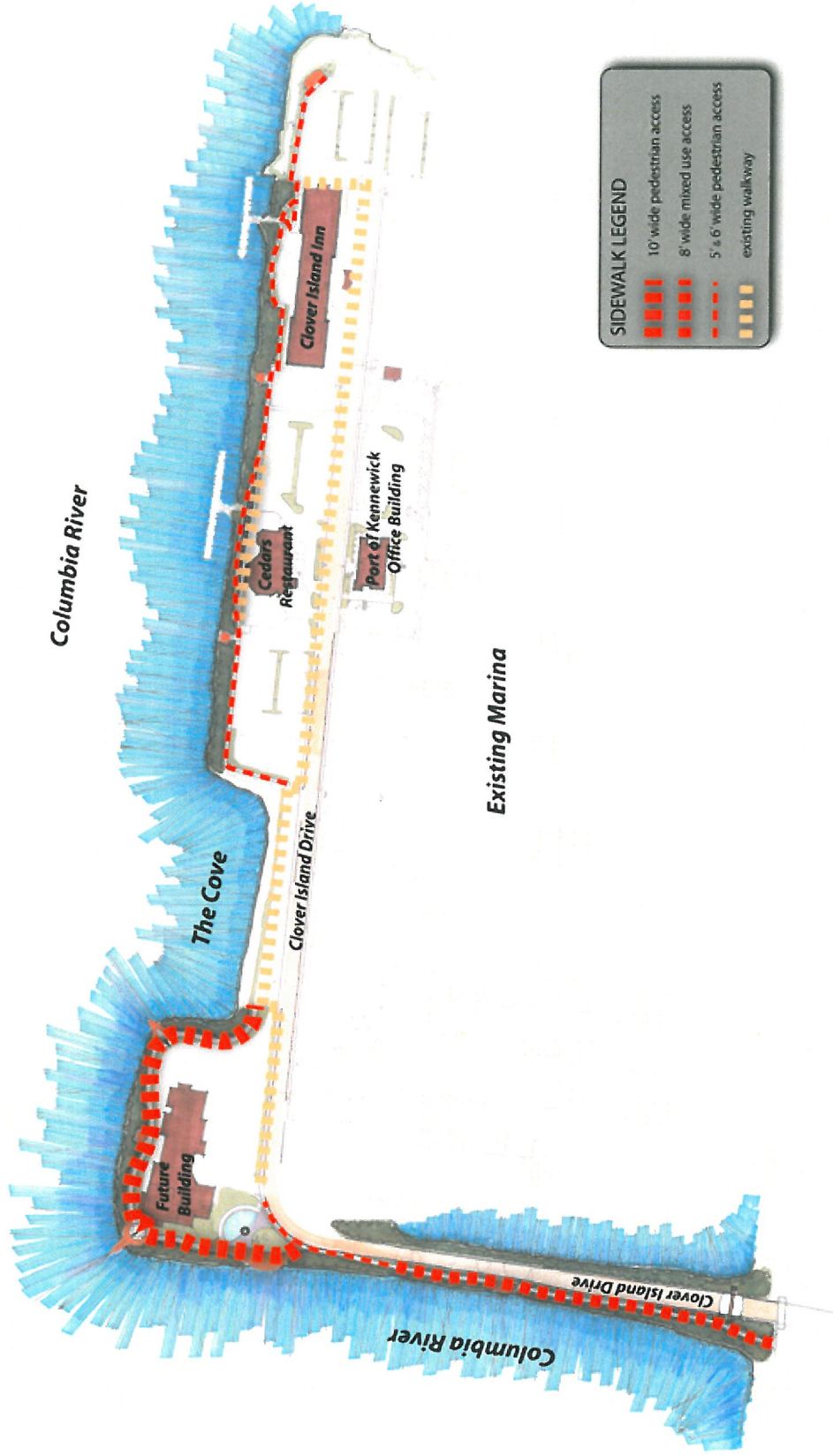
Overall plan



- Encourage and promote tourism, recreational opportunities and educational experiences.
- Develop key design features along the causeway and shoreline to enhance the experiences on the island.
- Foster a connection between the community and Clover Island.
- Assist in providing a strong sense of place.



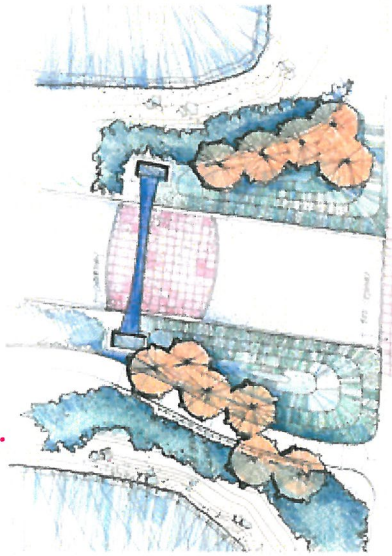
Walkway layout



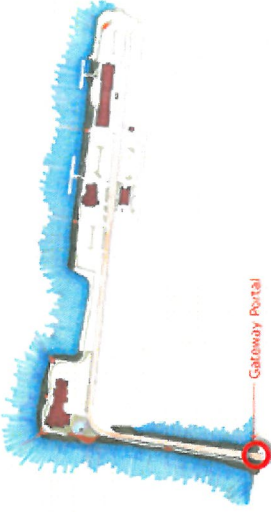
SIDEWALK LEGEND	
	10' wide pedestrian access
	8' wide mixed use access
	5' x 6' wide pedestrian access
	existing pathway

- Sidewalk widths vary depending upon the anticipated use.
- Widths of walkway vary between 5' and 10'.
- Concrete surfacing for ease of maintenance.
- Cross slope at 2% toward the water.
- All ADA accessible.
- Gradient along main pathway is less than 5%.
- In areas with adjacent steep slopes exist (2:1 or greater), railing is provided for safety.

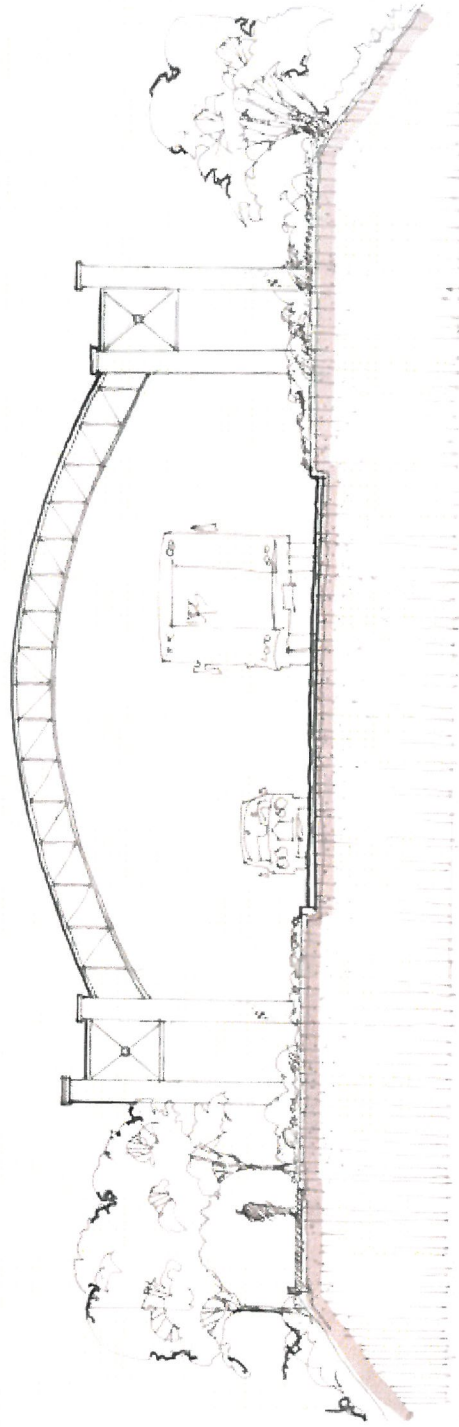
Gateway portal



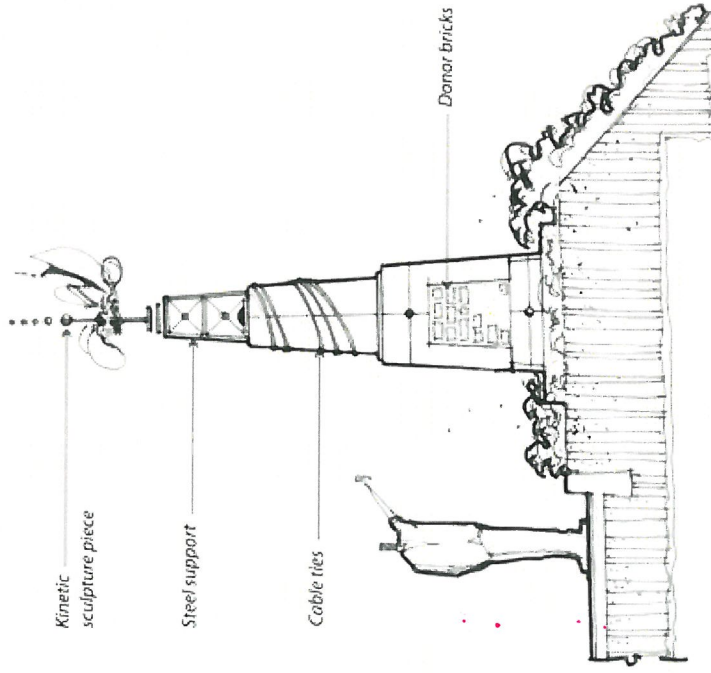
Enlarged plan



- Entry portal to the island.
- Round tube steel construction.
- Support columns are 24" in diameter.
- Color: cobalt blue
- Dimensions: height clearance 22' at mid point to allow for boat passage
- Structure is placed on the north side of the existing dike.
- Entry signage located near the base of the arch or on column structures.
- Capability to light up during seasonal times of the year.
- Decorative hardscape beneath the entry arch.
- Lawn and groundcover in the foreground of the arch with gentle berms on each side.
- Tree grove planting along the flanks of the entry.



Causeway character

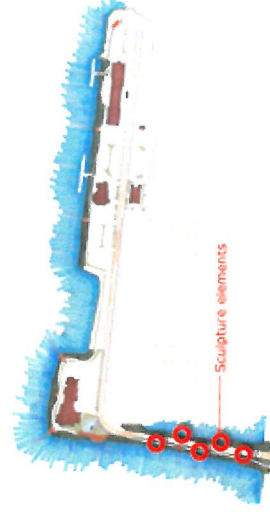
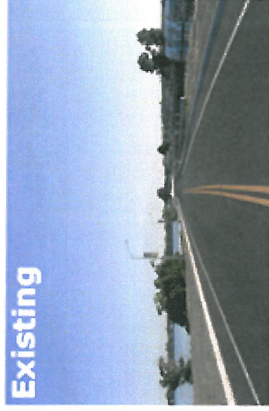


- Columns provide a visual connection between the entry and plaza.
- Sculptural monuments reflect the culture of island in history, recreation and tourism opportunities.
- Local artists involvement in art pieces
- Potential donor bricks or panels near the base of the sculpture columns
- Possible anodized aluminum pictorials of the original island in lieu of donor bricks.
- CMU/stucco finish with steel uprights.

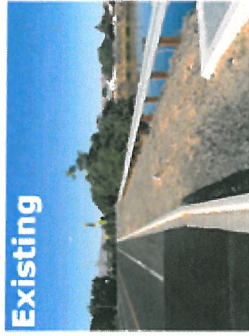
Proposed



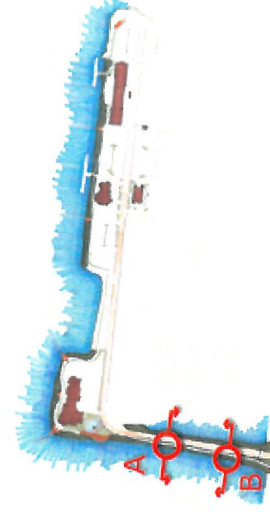
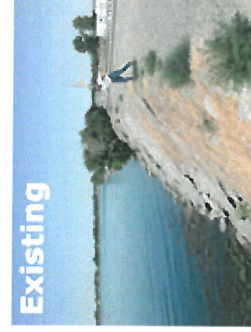
Existing



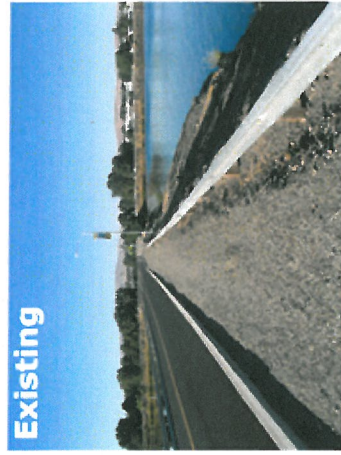
Causeway access



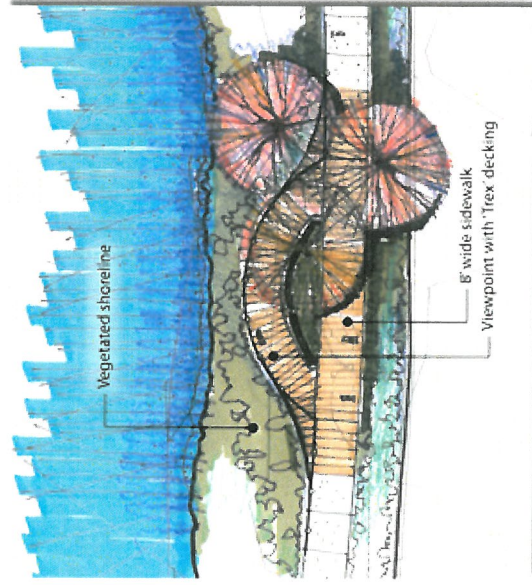
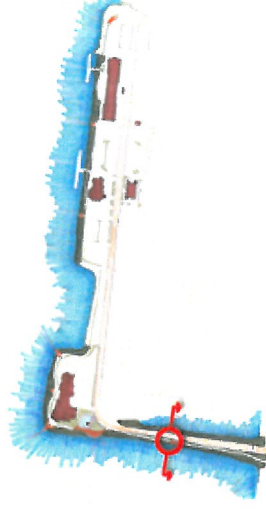
- Retain open view of the river.
- Use larger shade trees along walkway and columnar smaller trees near the plaza
- Frame key views of the river.
- Create shade areas along the walkway in key areas.
- Native species near the water's edge and embankment
- A mix of ornamental plants near the side of the road and adjacent to walkway area.
- Blend WSDOT tension cable guardrails into the roadside shrubbery.



Causeway viewpoint



- First rest stop along the causeway.
- Simple built out form in plan view.
- Viewing point of the 'blue bridge'.
- Decking is 'trex' material. Environmentally more friendly and durable.
- Cantilever structure.
- Sitting area / benches.



Enlarged plan



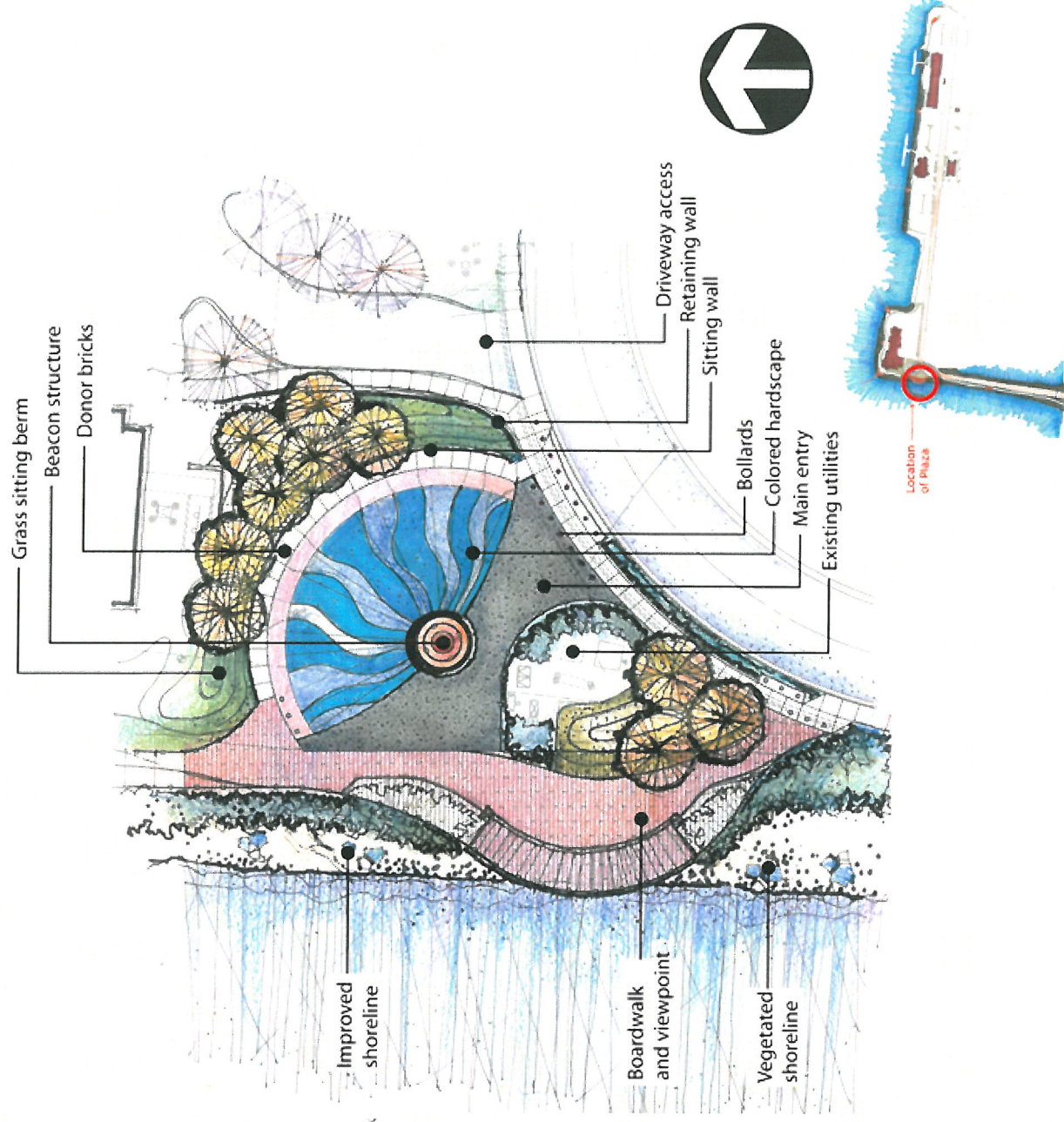
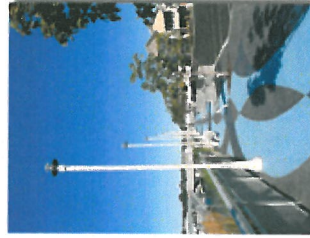
Proposed

Plaza concept

- Main public space along the shoreline.
- Includes artwork and sculpture within space
- Main viewpoint.
- Columnar tree groves provide shade areas
- Beacon structure is centrally located.
- Buffer existing utilities with plant materials.
- Colored concrete patterns matching existing hardscape near the Port of Kennewick building.
- Decorative railing similar to railing near the Port of Kennewick building.
- Small amphitheater place for groups.
- Sitting walls and grass berm.
- Environmentally friendly 'Trex' surfacing on overlook structure and boardwalk.
- Donor brick walk areas surround the periphery of the plaza.

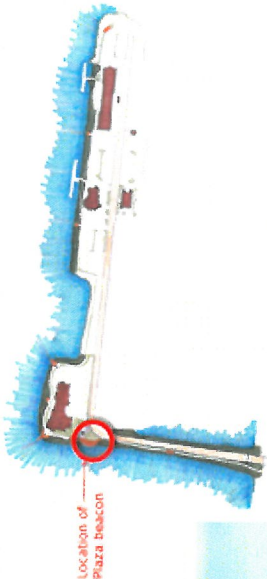
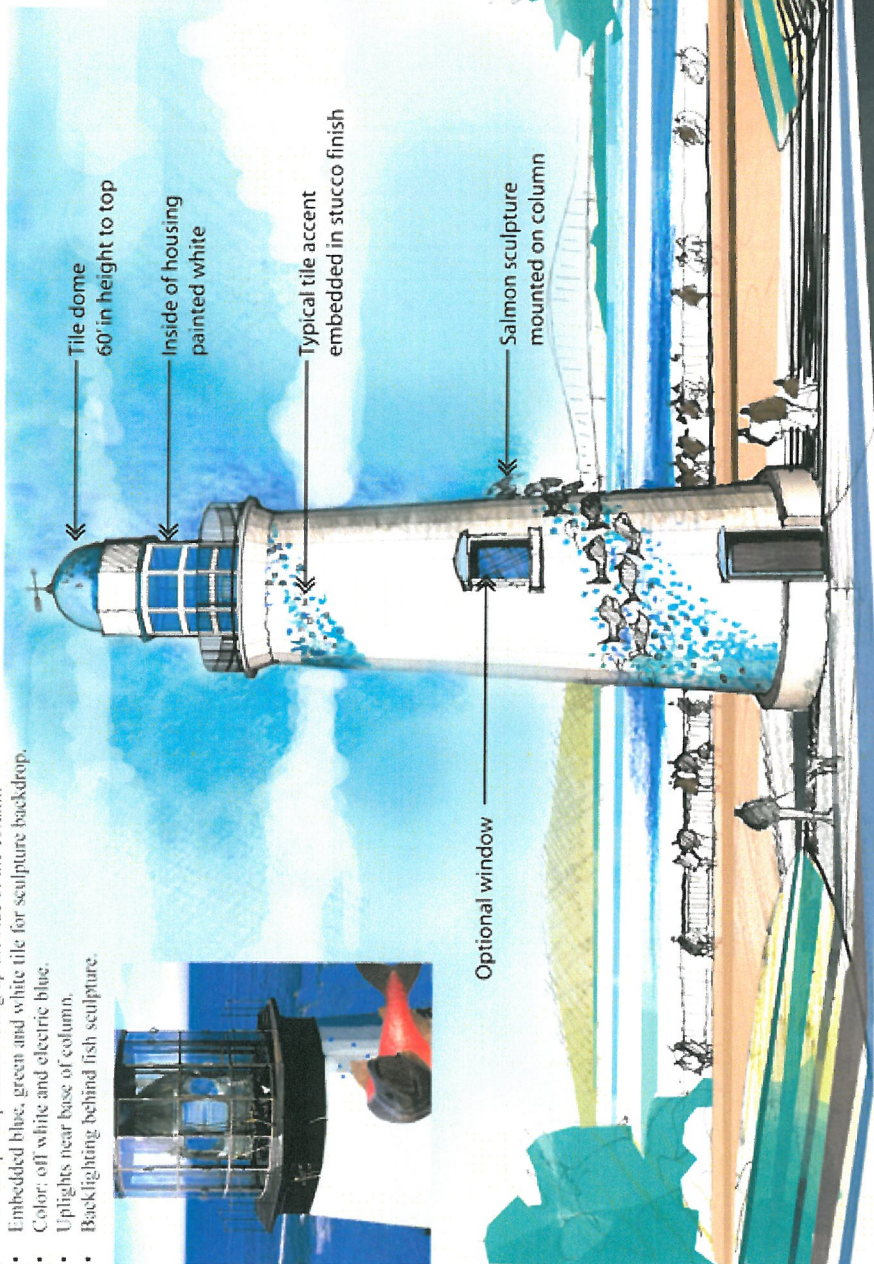


Typical bench



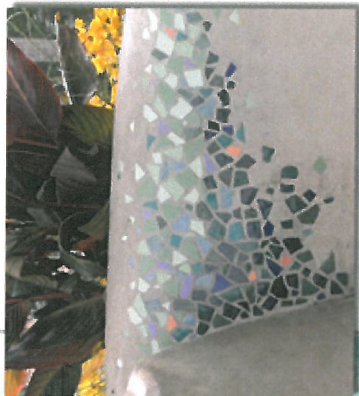
Plaza beacon

- CMU structure with stucco finish.
- Structure height is 60'.
- Base diameter dimensions are 16'.
- Tapered column.
- Not accessible to the general public.
- Fish sculpture pieces twisting up the side of the column
- Embedded blue, green and white tile for sculpture backdrop.
- Color: off white and electric blue.
- Uplights near base of column.
- Backlighting behind fish sculpture.



Location of Plaza Beacon

Colored accent tile

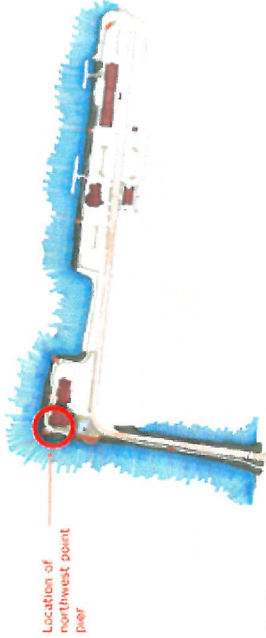
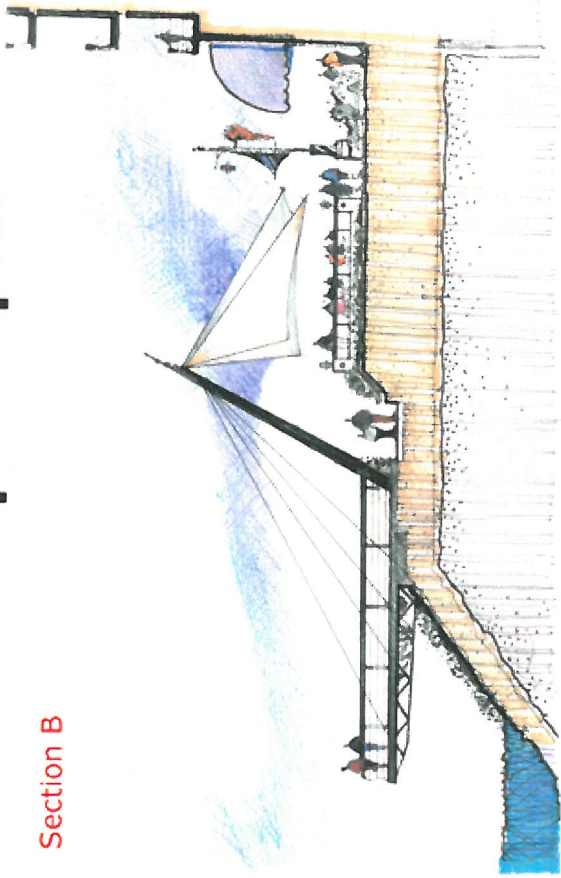


Fish sculpture



Northwest point pier

Section B

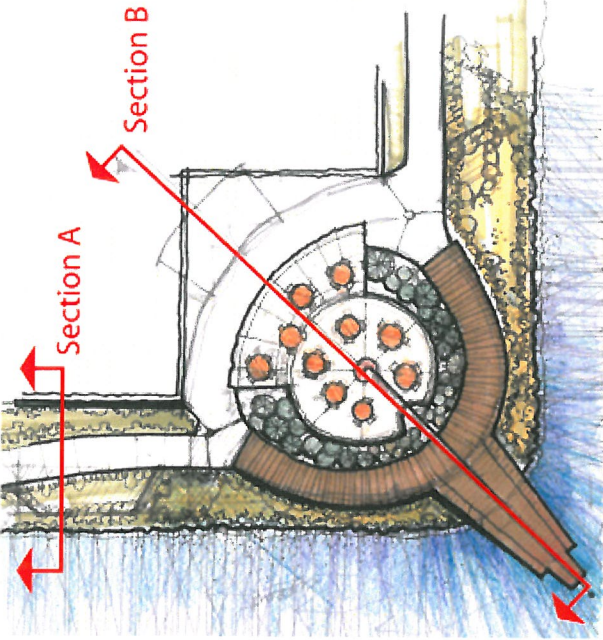


Location of northwest point pier

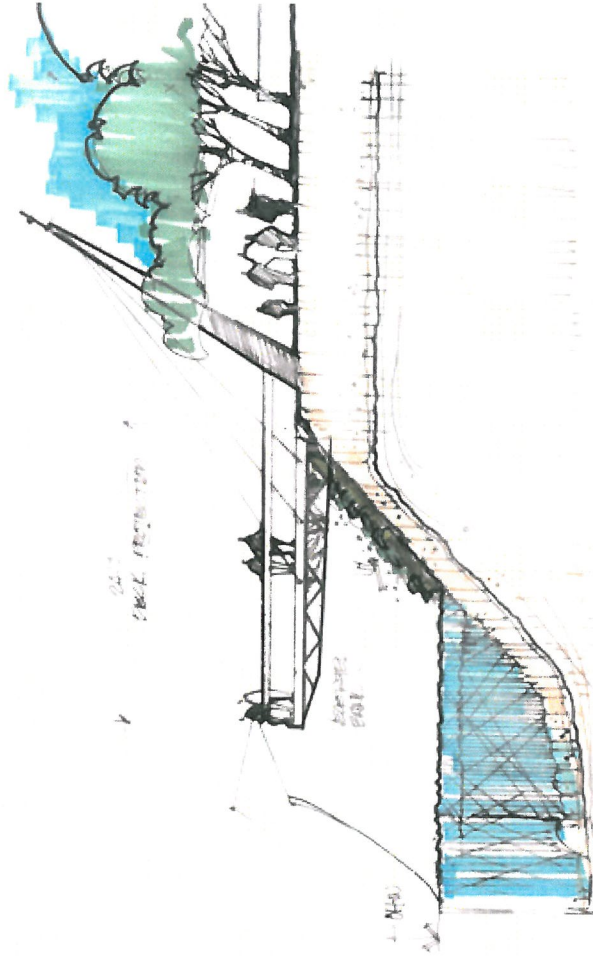
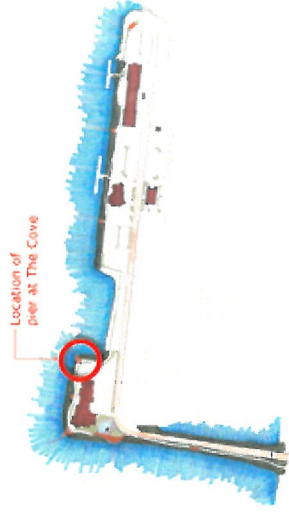
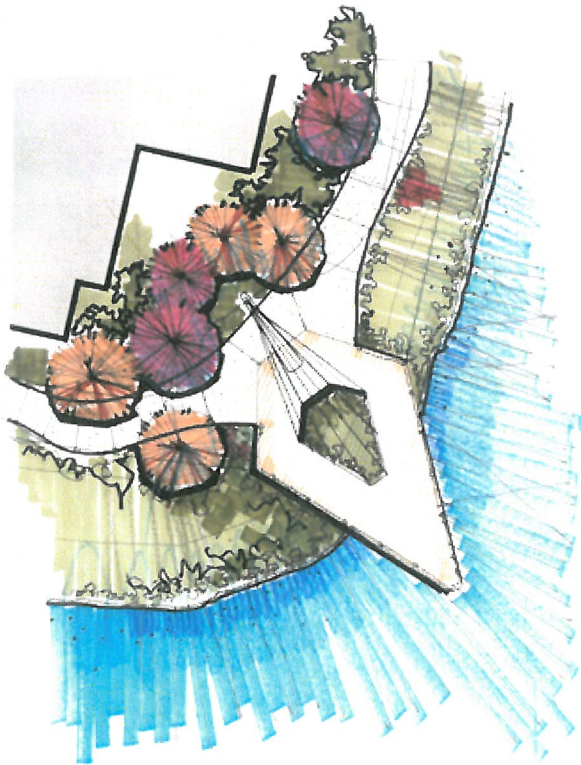
- A counter balance cable structure.
- Nautical theme with deck configuration and cables.
- Excellent view of rapid currents below.
- Audible feature to the river below.
- Configuration is narrow to preserve the views.
- Hand railing is cable allowing for transparency.
- Potential for evening and holiday lighting.
- No support columns on the embankment.
- Public access and ADA accessible.
- Shade banners for pier seating area.

See Appendix for structural notes.

Section A

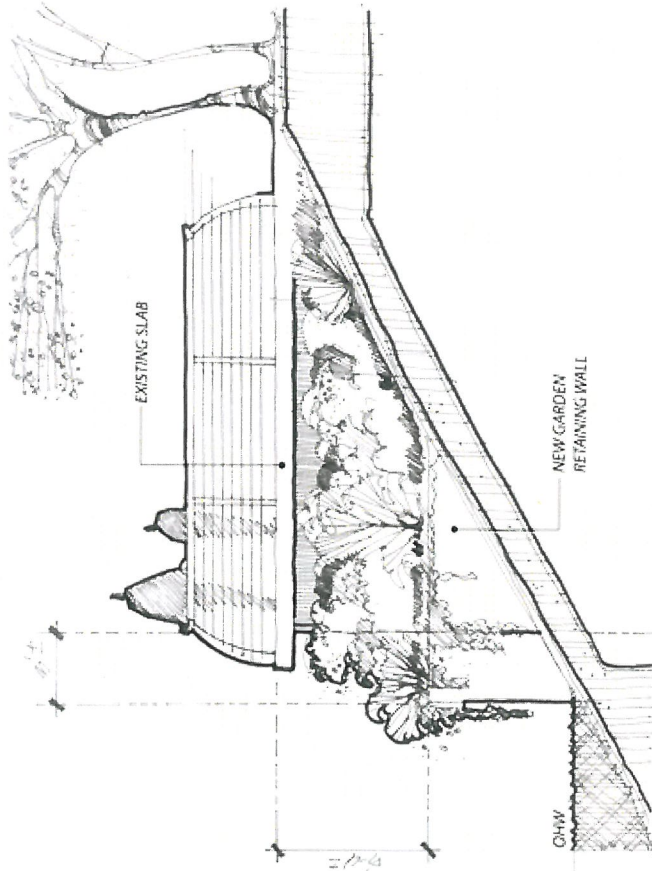


Pier at The Cove

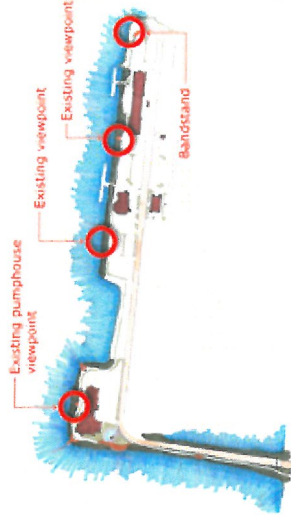
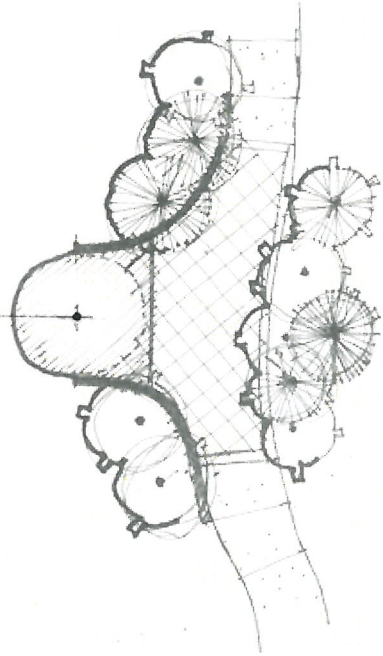


- A counter balance cable structure.
- Diamond plan configuration to allow a larger deck surface.
- Open central area for planting grove.
- Area for fishing.
- Nautical theme with the deck configuration and cables.
- Hand railing is cable allowing for translucency.
- Potential for evening and holiday lighting.
- No support columns on the embankment or in water.
- Public access and ADA accessible

Existing viewpoints improvements



EXISTING DECK

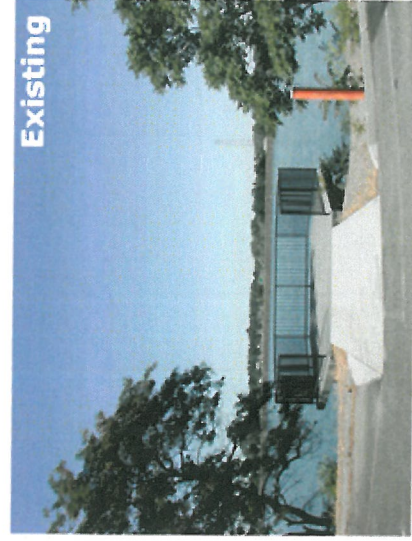


Existing viewpoints

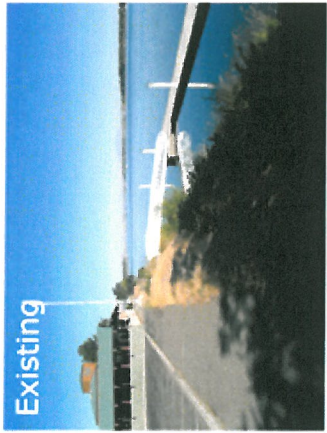
- Opportunity to view water and banks from three different vantage points.
- Retain existing concrete decks.
- Rest areas along the pathway.
- Viewpoints are at top of embankment and provide easy access.
- Proposed new cable railing for consistency.
- Proposed plant buffering near the existing concrete foundation.
- Stronger physical connection to the proposed walkway with transition.

Bandsand

- "Trex" deck system on far east end of the island.
- Approximate size is 20' x 40'.
- Excellent backdrop view with "cable bridge"
- Located just off the parking lot near the top of the embankment.
- Incorporated deck into the existing trees.

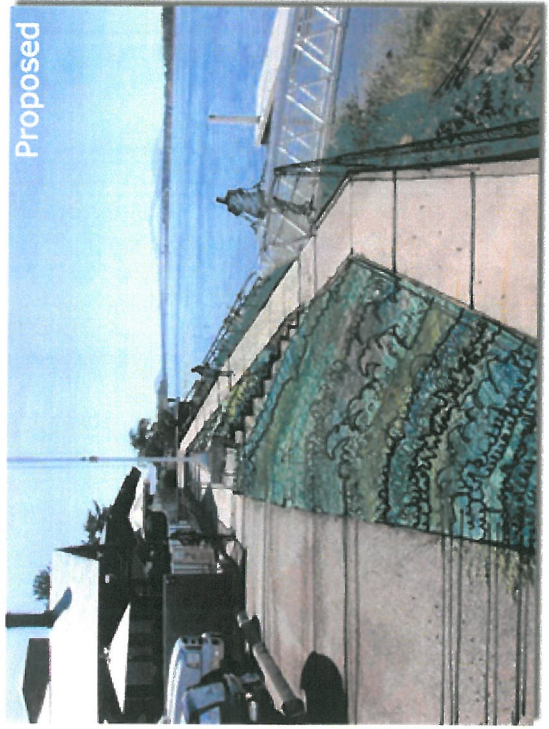
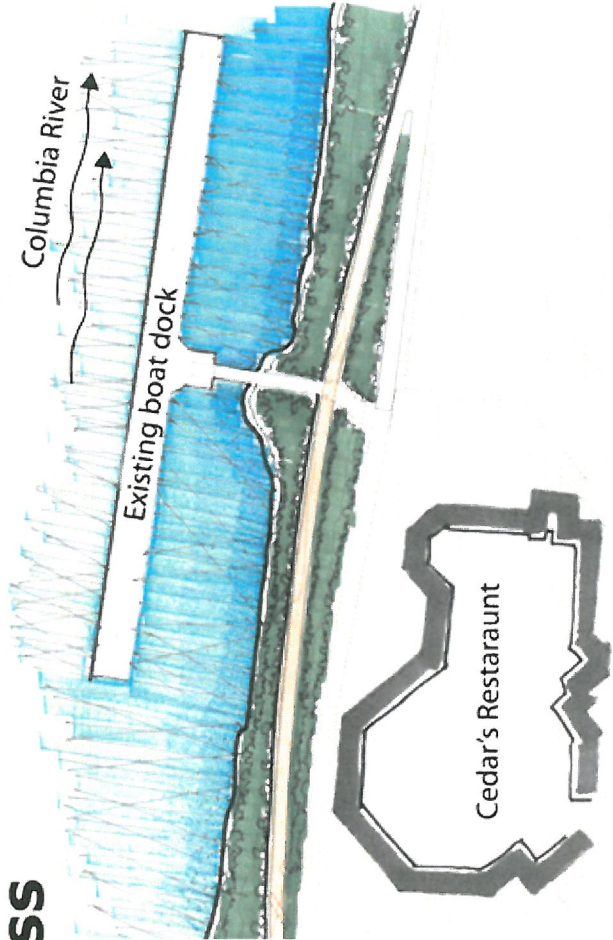


Cedar's Restaurant access

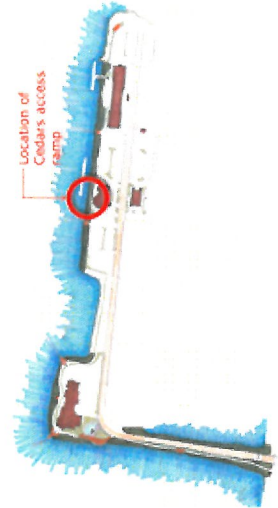


Existing

- Provisions for ADA accessibility sidewalks down to the existing boat dock ramp.
- Required retaining wall structures in conjunction with ADA sidewalks.
- Hand railing along the ADA walkway.
- Utilize existing steps with new handrails.
- Landscape embankment improvements.



Proposed

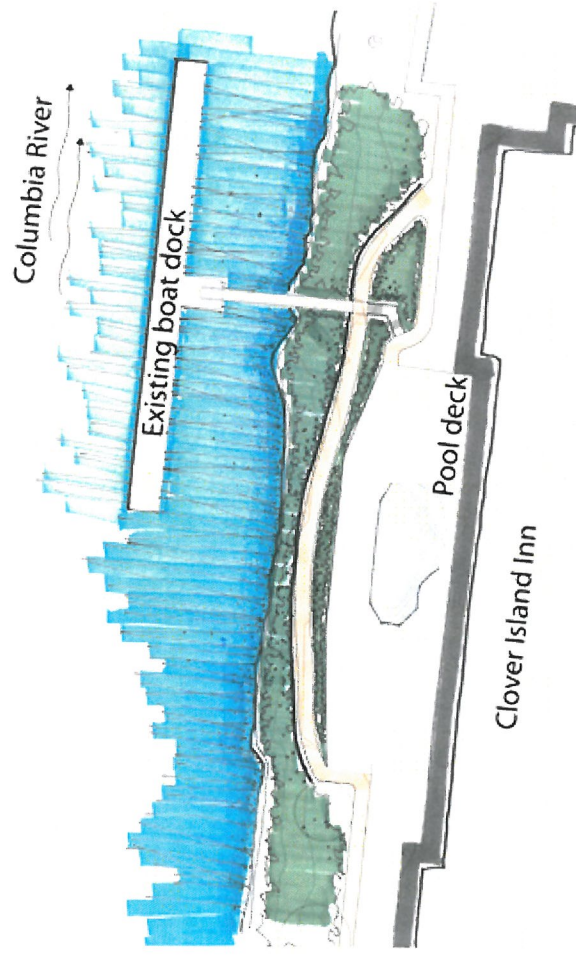


Location of Cedar's access ramp

Clover Island Inn access

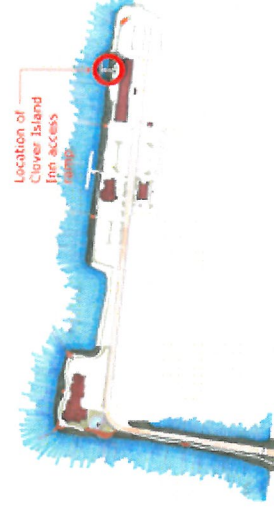


Existing view of pool deck edge



Cross section view of ADA ramp

- Provisions for ADA accessibility sidewalks down to the existing boat dock ramps.
- Required retaining wall structures in conjunction with ADA sidewalks.
- Hand railing along the ADA walkway.
- New reconfigured stair case access.

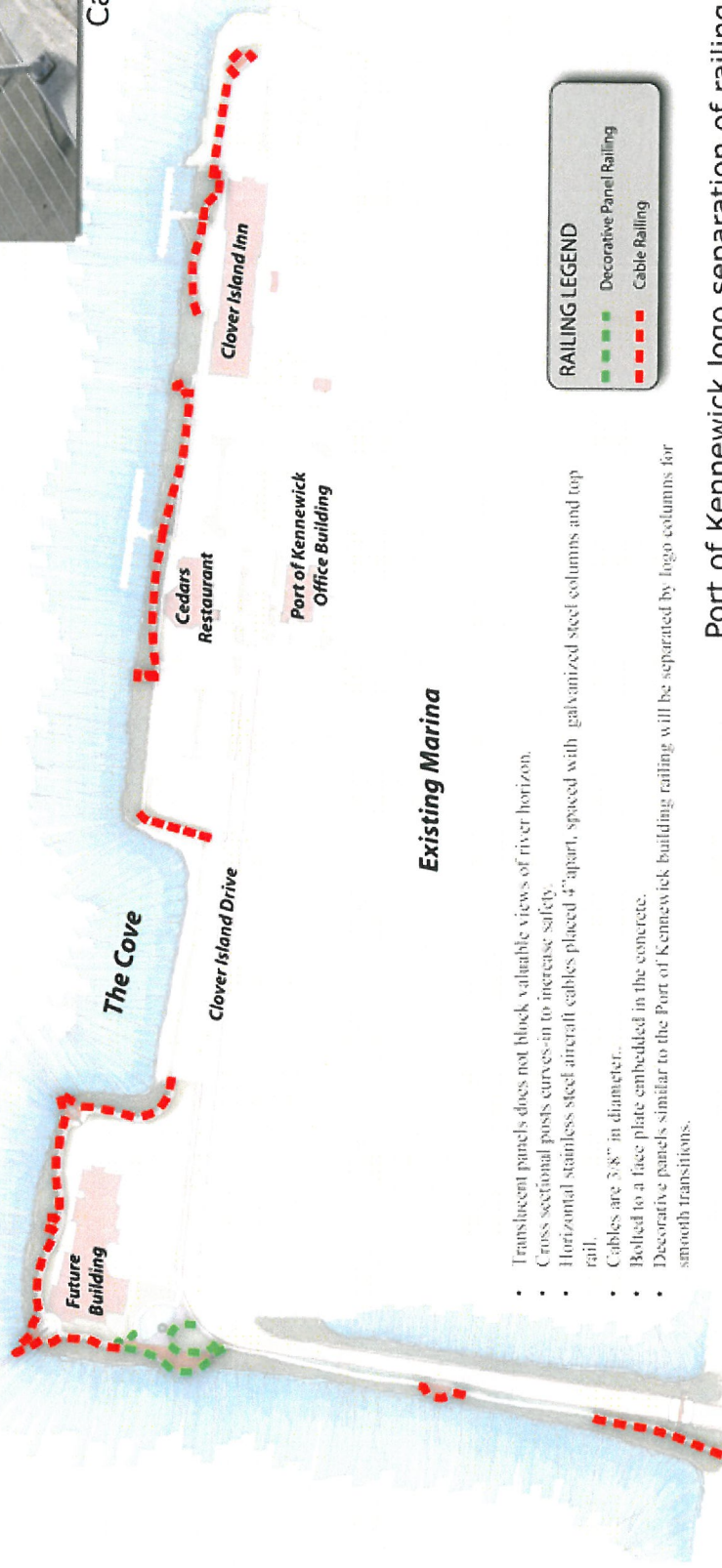


Location of Clover Island Inn access

Railing plan



Cable railing



Existing Marina

- Translucent panels does not block valuable views of river horizon.
- Cross sectional posts curves-in to increase safety.
- Horizontal stainless steel aircraft cables placed 4" apart, spaced with galvanized steel columns and top rail.
- Cables are 3/8" in diameter.
- Bolted to a face plate embedded in the concrete.
- Decorative panels similar to the Port of Kennewick building railing will be separated by logo columns for smooth transitions.

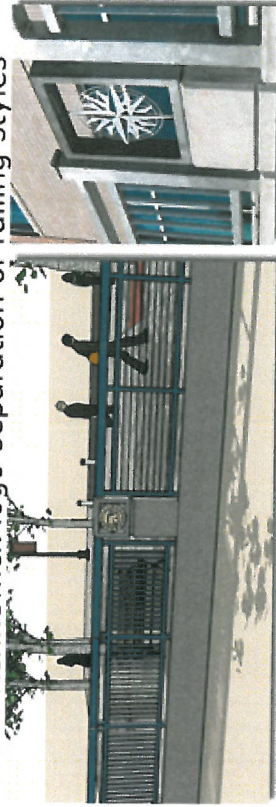
RAILING LEGEND

- Decorative Panel Railing
- Cable Railing

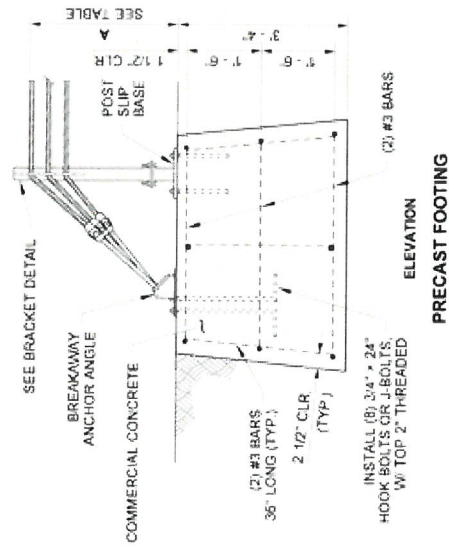
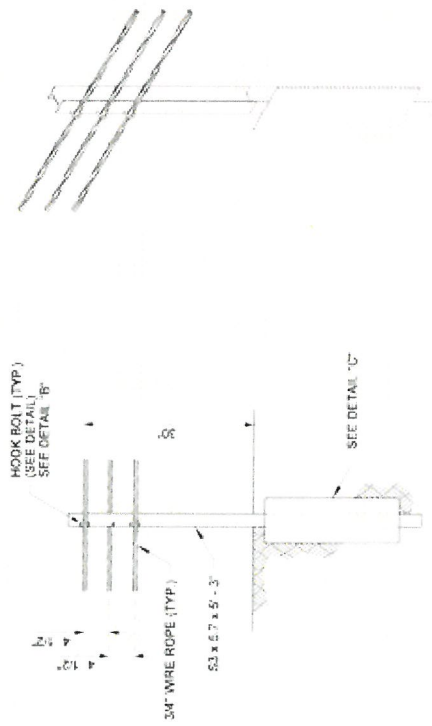
Decorative railing at plaza



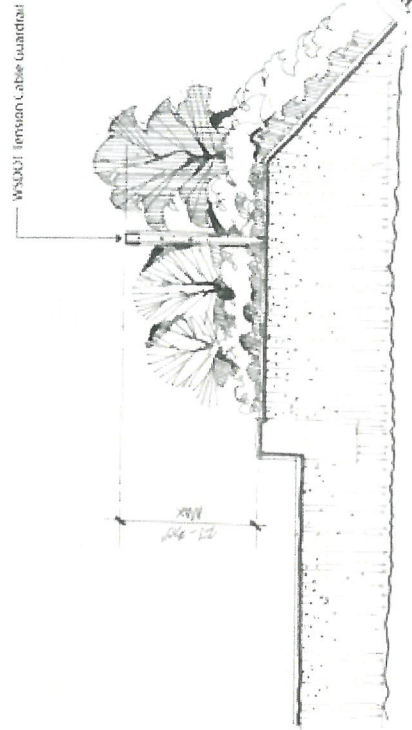
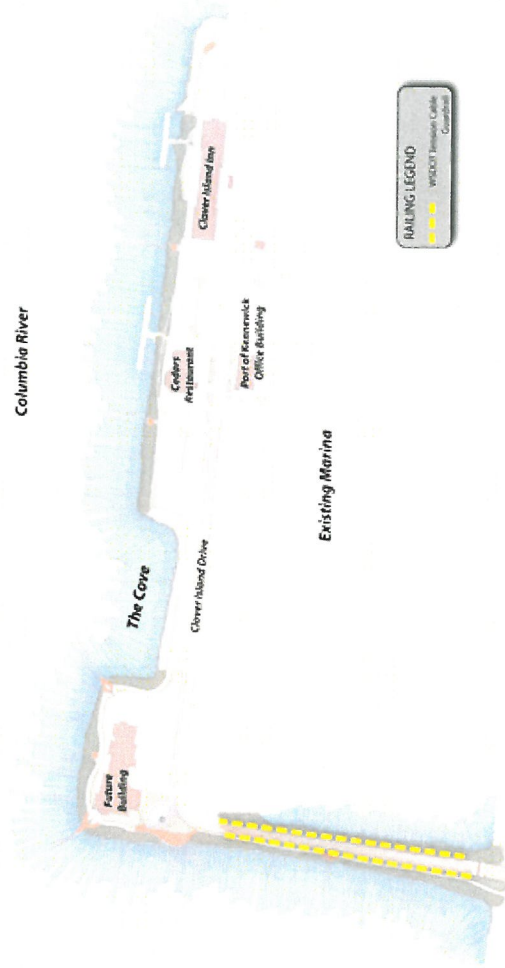
Port of Kennewick logo separation of railing styles



WSDOT tension cable guardrail



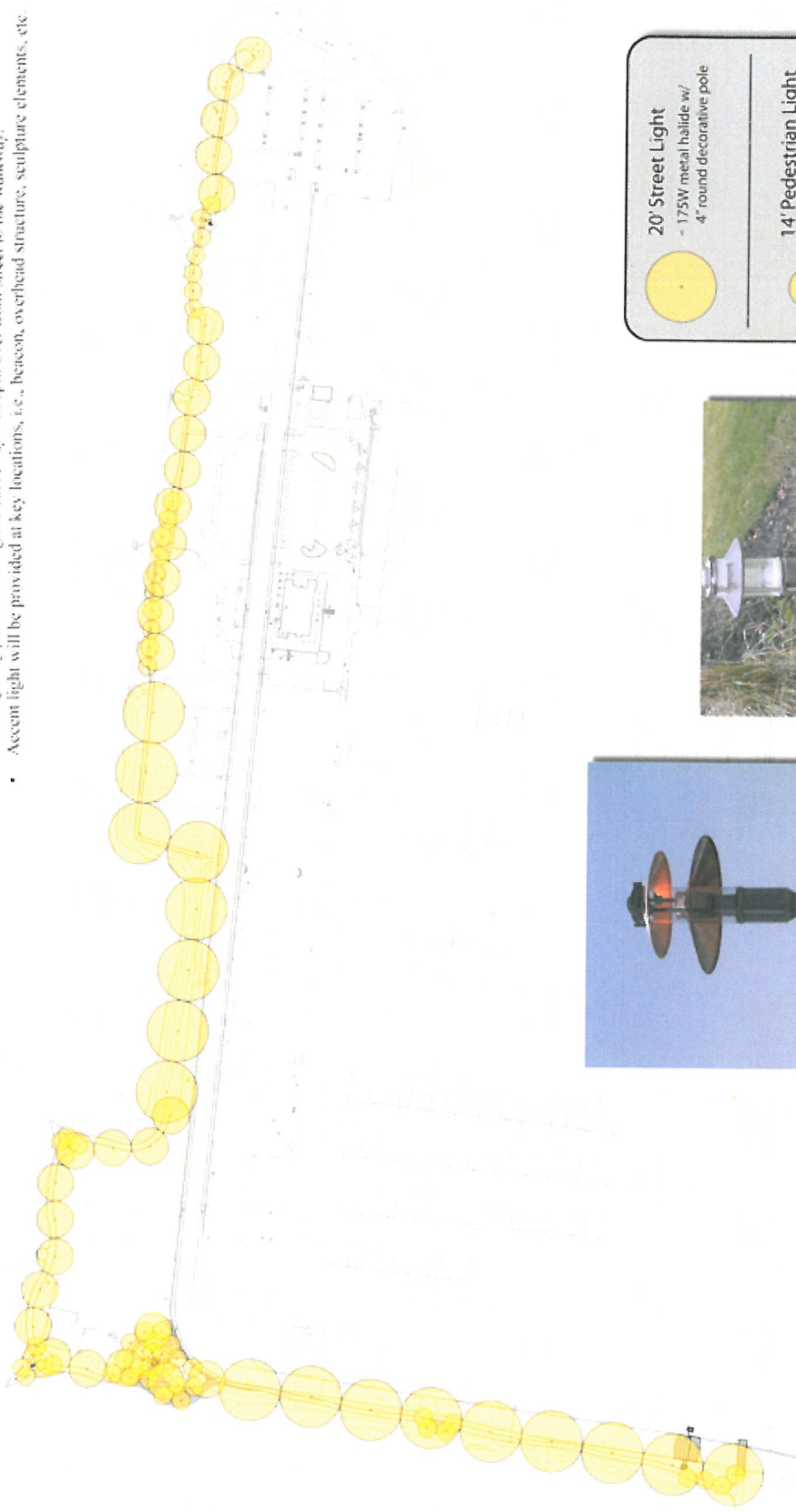
Existing guardrail



- Standard WSDOT system for roadside containment.
- Translucent in appearance
- Can be visually buffered with low growing landscape on both sides.
- Cables total 3 and are 3/4" diameter.
- Cost effective in comparison to other systems.

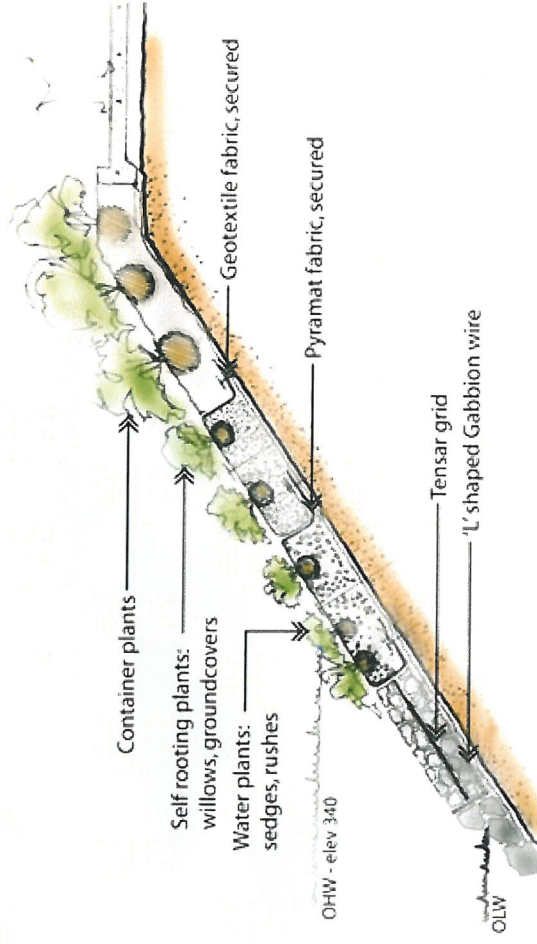
Lighting plan

- Utilize existing style of light luminaire on improved street.
- Update old and inconsistent lighting where applicable along the walkway.
- Standardized luminaires will be bollard, pedestrian (12") and street light (20").
- Street lighting provided along the causeway will spill over from street to the walkway.
- Accent light will be provided at key locations, i.e., beacon, overhead structure, sculpture elements, etc.



	20' Street Light - 175W metal halide w/ 4" round decorative pole
	14' Pedestrian Light - 100W metal halide w/ 3" round decorative pole
	Bollard Light

Bio-engineering solutions



- Removal of all superficial concrete and extraneous material that impedes high quality plant growth.
- Protect and stabilize the water's edge with open gabion structure which is backfilled with graduated rock.
- Placement of two different types of graduated topsoil depending on the proximity to the ordinary high water line.
- Two types of reinforcement fabric to stabilize the two soil profiles.
- Placement of snags and larger boulders in key locations for habitat.
- Placement of native plantings near the water's edge and below high water line.
- Placement of a select list of ornamental plantings above the high water line.
- Provisions for irrigation to ensure healthy and rapid plant growth.

Tensar grid



Pyramat fabric



Gabion wire



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