

Plaza Spaces

Planning Commission Study Session
August 27, 2019



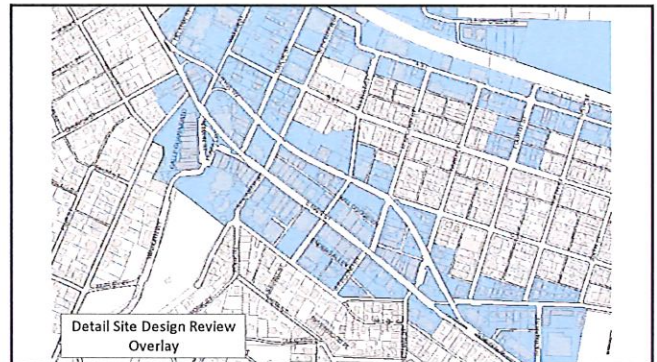
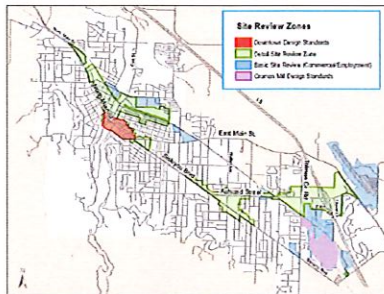
Detail Site Review Overlay

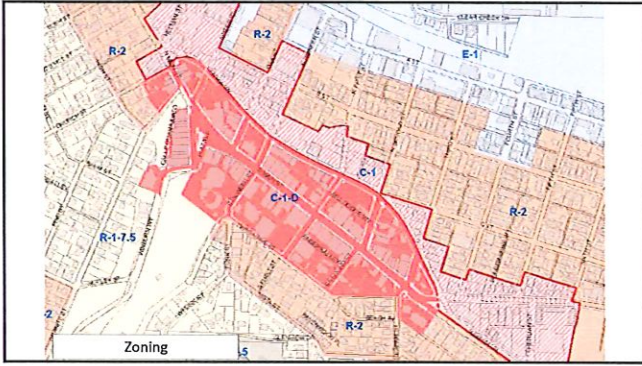
Applicability (maps located in ALUO 18.4.2)



- North Main, Historic District and Oak Street
- Siskiyou Boulevard, Ashland Street and Walker Avenue
- Ashland Street and Tolman Creek Road
- Crowson Road

Plaza Spaces Applicability





Plaza Spaces

Local Examples



Albertsons Plaza: Ashland Street

Plaza Spaces

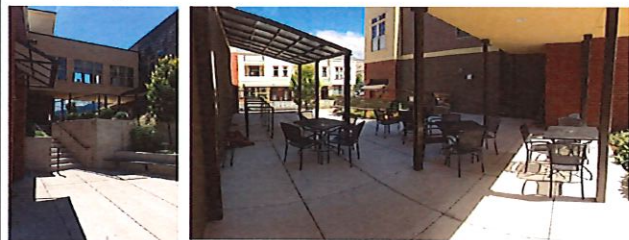
Detail Site Review General Requirements

18.4.2.040.D Additional Standards for Large Scale Projects

2. a. One square foot of plaza or public space shall be required for every ten square feet of gross floor area, except for the fourth gross floor area.
 - b. A plaza or public spaces shall incorporate at least four of the following elements.
 - i. Sitting Space – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.
 - ii. A mixture of areas that provide both sunlight and shade.
 - iii. Protection from wind by screens and buildings.
 - iv. Trees – provided in proportion to the space at a minimum of one tree per 500 square feet, at least two inches in diameter at breast height.
 - v. Water features or public art.
 - vi. Outdoor eating areas or food vendors. 18.4.2.040.D

Plaza Spaces

Local Examples



478 Russel Drive

Plaza Spaces
Local Examples



479 Russel Drive

Plaza Spaces
Local Examples



175 Lithia Way



Plaza Spaces
Local Examples



180 Lithia Way

Plaza Spaces
Local Examples



498 Oak St.

Plaza Spaces
Local Examples



498 Oak St.

Plaza Spaces
Local Examples



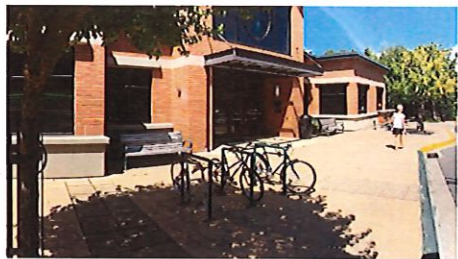
Ashland Fire Stations 1 & 2

Plaza Spaces
Local Examples



A St. (Ace Hardware)

Plaza Spaces
Local Examples



51 Winburn Way

Plaza Spaces

Local Examples



Rogue Credit Union: Ashland Street

Plaza Spaces

Local Examples



OSF Bricks